

St. Francis Willow Farm

561.0 +/- Acres • St. Frances County, Arkansas

AVAILABLE FOR PURCHASE: The St. Francis Willow Farm is an outstanding, turn-key outing place managed for ducks and trophy whitetail deer hunting. The land is between Widener and Hughes, Arkansas. The property offers a new barndominium-style lodge, a diverse landscape of mature hardwood timber, willow flats and wetlands, and St. Francis River frontage.



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St. Francis Willow Farm

PROPERTY SUMMARY

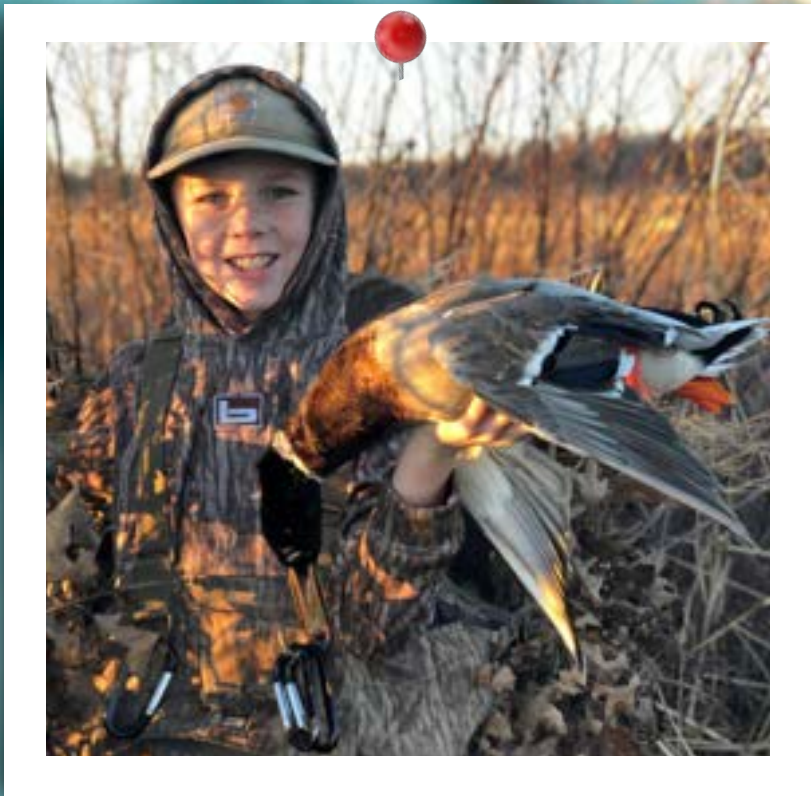
The St. Francis Willow Farm is an outstanding, turn-key sportsman's outing place positioned in the Delta Region of East Arkansas. The land totals 561.0 +/- contiguous acres located between Widener and Hughes, Arkansas and only 45 minutes from Memphis, Tennessee. This outstanding recreational hunting property is the ideal getaway for entertaining family, friends, and business associates.

The landscape is typical of the Mississippi River Delta, characterized by flat terrain covered in mature hardwood timber, willow flats with aquatic vegetation, and fields of native and various shrubs and grasses. The St. Francis River, which fronts the property's west boundary, offers almost a mile of river frontage. Numerous sloughs, potholes, and drains are scattered throughout land and water resources are abundant, with two wells available for pumping waterfowl habitats. The land has a robust levee system and water control structures, ensuring adequate water catch and release management.

The property is managed first and foremost for recreational hunting and is a sanctuary for trophy whitetail deer and waterfowl. The area is renowned for its massive bucks with 150+ inch deer common. Large mature bucks in excess of 190 inches have been harvested in recent years. The St. Francis River is a well-known waterfowl flyway funneling ducks right over the property. Several managed duck clubs are in the area with the legendary Mud Lake Club located just five miles to the southeast. The land offers a great venue for duck hunting, including mature greentimber, willow potholes and sloughs, and natural wetland fields. Wild turkey are also known to frequent the property and there is a field for dove shooting.

A masculine, 4,968 squarefoot barndominium-style hunting lodge rests on the far southeast corner of the property. The lodge is accessible via an all-weather gravel road off Arkansas Highway 38, making the site both secluded and secure. A country-modern design, the lodge provides all the comforts of home, serving as a perfect base for hunting, entertainment, and land management.

This outstanding property is offered at \$3,085,500. For more information or to schedule a property tour, please contact Chuck Myers at 901-830-5836. The St. Francis Willow Farm is marketed in conjunction with National Land Realty.





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PROPERTY DETAILS

Acreage – The St. Francis Willow Farm consists of 561.0 +/- total contiguous acres

- 558.5 +/- acres in mature Wetlands Reserve Program (WRP)
- 2.5 +/- acres in improvement site (lodge and grounds)

Location – 7.0 +/- miles southeast of Widener, Arkansas

- St. Francis County, Arkansas
- Coordinates: 34.99305° N, 90.58613° W
- Address: 2889 AR-38, Hughes, AR 72348

Legal Description

- Parcel ID 0001-05301-0: 4218 PT SE, S-T-R 29-05-5E
- Parcel ID 0001-05316-0: 4226 ALL NE1/4 L&E 13.33 ACRES IN SE1/4 NE1/4 & NE1/4 NE1/4, S-T-R 32-05-5E
- Parcel ID 0001-05318-0: 4228 PT S 1/2, S-T-R 32-05-5E
- Parcel ID 0001-05318-0: 1644 FRL W 1/2 NW 1/4, S-T-R 05-04-5E

Access – The land has excellent access directly from Arkansas Highway 38 (1.0 +/- mile of highway frontage) from on the north and southeast sides of the property. The primary access to the lodge and property is from the southeast corner off Arkansas Highway 38 via a .25 +/- mile all-weather gravel road. Access to the interior of the land is via various well-maintained gravel and dirt roads beginning at the lodge grounds. The road system throughout the property is excellent, allowing for travel to hunting location and management operations.

Adjacent Towns and Cities – Estimated distance from the subject property.

- Interstate 40: 9.0 +/- miles
- Widener, AR: 7.0 +/- miles
- Hughes, AR: 9.0 +/- miles
- Forrest City, AR: 14.0 +/- miles
- Little Rock, AR: 132.0 +/- miles
- Memphis, TN: 42.0 +/- miles

The Lodge and Grounds – The property offers a 4,968 square-foot NEW barndamenium-style hunting lodge resting 2.5 +/- acres. The lodge and grounds is the quentiential outing-place, designed to be the headquarters for accessing, enjoying, and managing the property. Positioned on the far southeast corner of the land and .25 miles off Arkansas Highway 38, makes the location quiet, secure, and secluded. The lodge is designed to be highly-functional for hunting and entertainment and offers a comfortable, country-modern style that complements the landscape. The building has all the ammenities of home and checks all the boxes for a functional and comfortable hunting lodge. Listed below are all the details of the lodge and grounds:

Exterior

- Two levels built on a concrete slab
- Lodge is a flat black color, which idealing complements the landscape
- Large parking area with new rock and plenty of room vehicles, equipment, and additional development
- Screened porch (504 square-feet) accessible from the kitchen and entertainment/hunt-prep area

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- Cooking area (120 square-feet) accessible from the kitchen and entertainment/hunt-prep area
- Shop/maintenance area (240 square-feet) accessible from the portico and entertainment/hunt-prep area
- Portico (840 square-feet) with 16' overhead door for direct access to the entertainment/hunt-prep area
- Front main covered entry porch (240 square feet) with double doors
- Hidden mechanical area

Interior

- A-frame construction with 30' vaulted ceilings, large masculine beams, and finished concrete floors
- Open layout design accomidating kitchen, casual dining, and great room
- Great room offers large living area with fireplace, and big screen television
- Chief's kitchen with all major appliances
- Large pantry with sliding barn-style door
- Utility room with washer and dryer, and room for storage
- Large storage closet off great room under stairs
- 4 bedrooms including a mastersuite and 3 guest rooms (sleeps 8 guests)
- Lower level mastersuite and guest room have separate bathrooms
- All bedrooms have plenty of closet storage
- Upper level guest rooms have a jack and jill bathroom
- All bathrooms have showers
- Upper level has a balcony overlooking great room
- Separate heating and cooling for each level
- Large ceiling fan in great room and ceiling fans in all bedrooms
- Sliding storm windows throughout living area
- Entertainment/hunt-prep area with large open layout with 3 cubicles for hunting gear
- Abundant storage space
- Fully furnished

Utilities

- Central heat and air
- Community water and sewer
- Underground electric
- Propane gas
- Starlink satillite

The Landscape – The property is fronts the east bank of the St. Francis River (.75 +/- acres of river frontage) and is typical Mississippi River Delta bottomland. The land predominantly flat consisting of mature to mixed-age hardwood timber, impounded willow flats with aquatic vegetation, and native vegetation fields. Additionally, there are numerous sloughs, potholes, and drains scattered throughout the land. The property is managed as an outing place for recreational hunting with whitetail deer and ducks as the central focus. 99.5 percent of the property is enrolled in WRP creating a sanctuary for wildlife. The adjacent and neighboring acreage is large-scale cropland.

Hunting and Wildlife Resources – St. Francis Willow Farm is located in a well known for the big deer and migratory waterfowl. The land provides an outstanding and diverse habitat for whitetail deer and ducks. The deer herd is excellent with many trophy bucks in the 150+ inch class (large mature bucks in excess of 190" have been harvested). Additionally, several expansive timber tracts in the area along with the St. Francis River help contribute to the deer population. The St. Francis River is a well-known waterfowl flyway and several managed duck hunting clubs are in the general area. The legendary 100+ year-old Mud Lake Club is located

just five miles southeast of the property. The landscape offers a great venue for duck hunting, including mature green-timber, willow potholes and sloughs, and natural wetland fields. Wild turkey are also known to frequent the property and there is a field for dove shooting as well.

Water Resources – There two wells used for pumping waterfowl habitat. There are numerous sloughs, drains, and potholes across the landscape. The St. Francis River forms the west boundary. An excellent levee system with water control systems is engineered throughout the land for holding and managing water.

Real Estate Taxes – \$621.76 (tax year 2023 | source: St. Francis County Assessor)

- Parcel ID 0001-05301-0000: \$50.51
- Parcel ID 0001-05316-0000: \$172.70
- Parcel ID 0001-05318-0000: \$349.19
- Parcel ID 0001-05318-0000: \$49.36

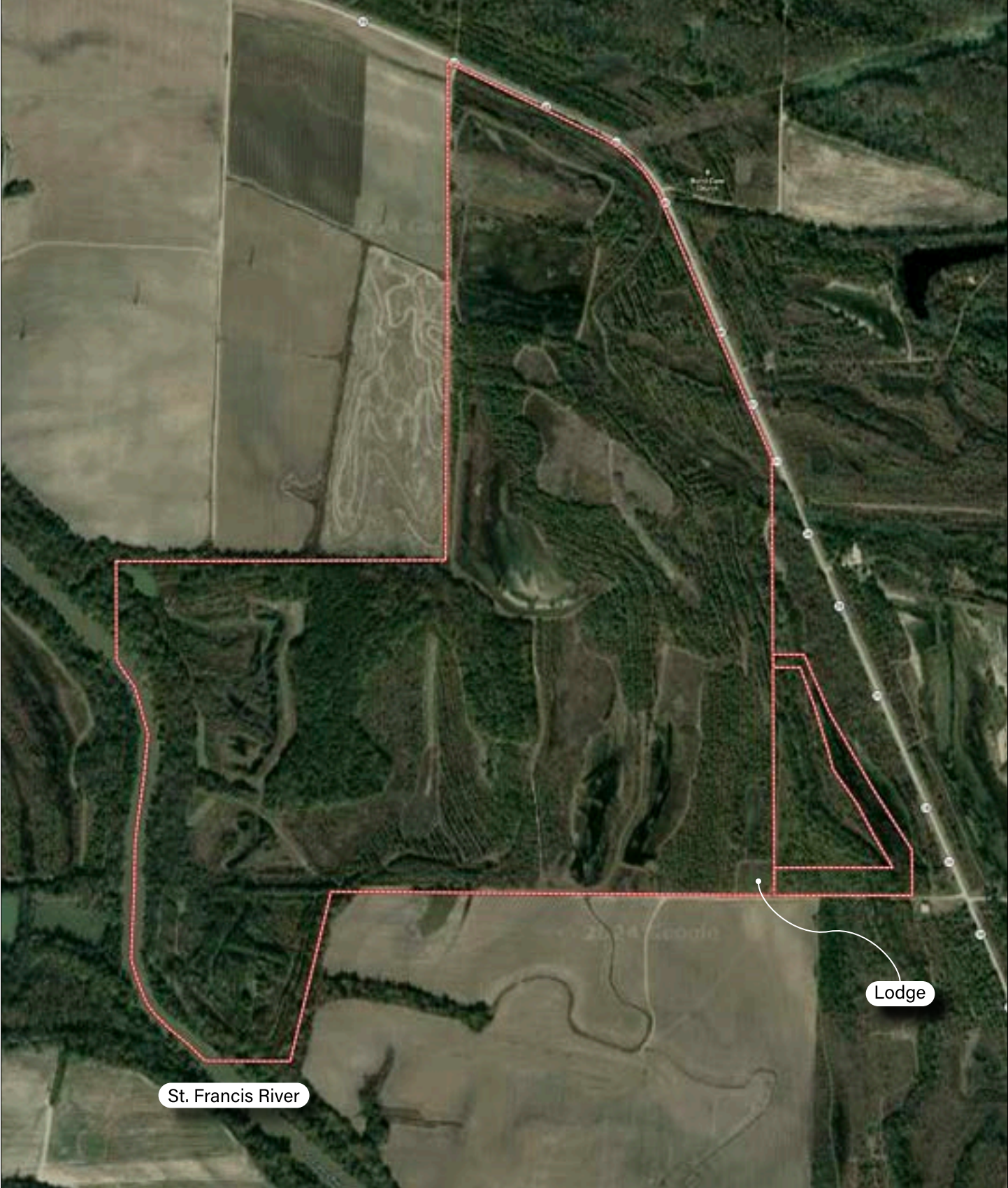
Offering Price – \$3,085,500.00

Contact

For more information, contact Chuck Myers at 901-830-5836 regarding questions or to schedule a property tour. The St. Francis Willow Farm is marketed in conjunction with National Land Realty.

ATTENTION: Myers Cobb Realtors is the Exclusive Agent for the property described herein. This property brochure and all information contained herein are believed to be correct; however, no guarantee is made as to its certainty. Prospective buyers are urged to inspect the property and perform independent due diligence. Myers Cobb Realtors and its agents assume no liability as to errors, omissions, or investment results. All information is approximate. Some images shown within this property brochure are used for representative purposes and may not have been taken on location at the subject property. A representative of Myers Cobb Realtors must be present to conduct a tour of the property. We respectfully request that interested parties contact us in advance to schedule a proper showing and not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

SUBJECT PROPERTY



TOPOGRAPHIC MAP









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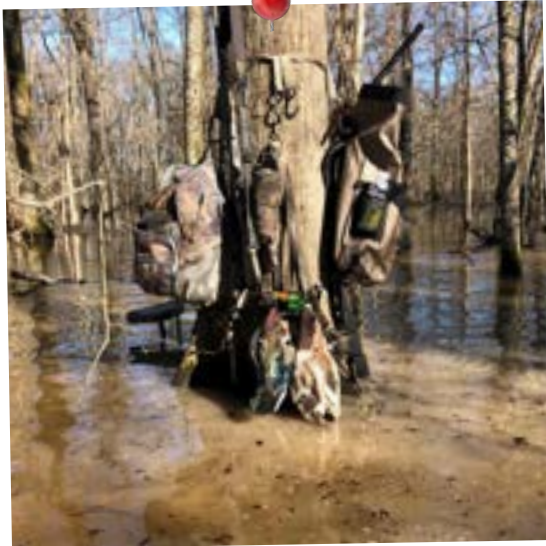
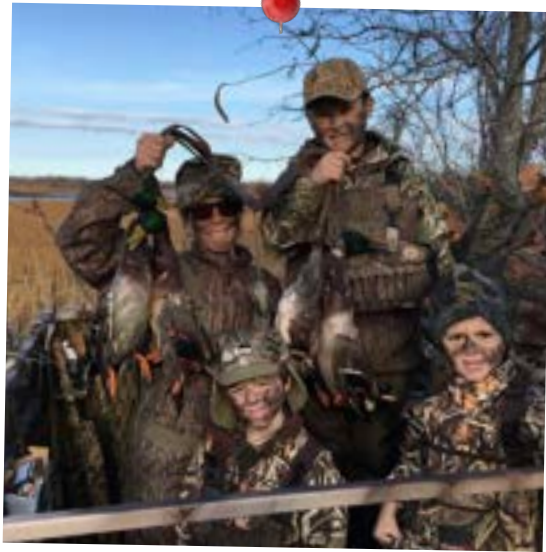


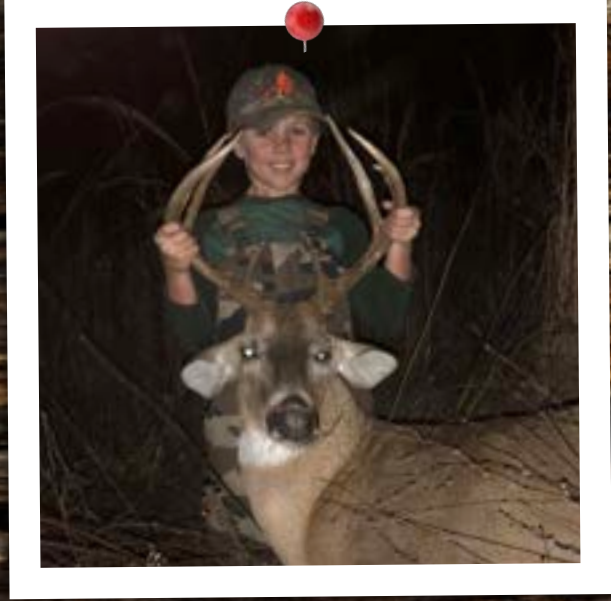












Chuck Myers

Chuck Myers is a Partner and Agent with Myers Cobb Realtors, licensed in Arkansas, Mississippi, and Tennessee. After an Agribusiness career as an industry National Sales and Marketing Manager, Chuck entered the real estate market, developing and managing legacy hunting clubs in North America.

Chuck has a proven history of marketing and selling equity in premium hunting properties. He also has many notable real estate sales of premier hunting clubs. Chuck has a 30 year market reputation of assisting clients and partners with the acquisition, development, management, and selling of exclusive recreational estates. Chuck has a comprehensive archive of hunting and farmland involvement achievements. A limited list includes Greenbriar, River Oaks, Wolf Farm, Paradise, Deer Creek, and Delta Duck Farms.

Over the years, Chuck has developed an extensive range of relationships with qualified land investors and professionals within the agriculture and outdoor real estate business. He is a seasoned land specialist and has transacted millions of dollars in Mid-South land sales. A knowledge of land and a passion for the outdoors, Chuck identifies with the client, is direct, and enjoys the agent-client transactional relationship.

He and his wife, Jerri, have three children, seven grandchildren, and currently reside in Memphis, Tennessee.



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