

Turtle Creek Land Network, LLC

Your First Step to Buying Land in the Mid South

FARM

TIMBER

HUNTING

FOR SALE

1 EQUITY MEMBERSHIP

MALLARD FLATS HUNTING CLUB

ARKANSAS CO, AR

\$800,000

-Ideal Location

Situated in the heart of one of the strongest flyways in the state of Arkansas. Mallard Flats boasts 2.5 miles of White River frontage between St. Charles and Crockett's Bluff.

-Serious Duck History

Mallard Flats has been used as a commercial hunting operation for the last several years. This use has proven that the hunting can handle heavy pressure while sustaining a harvest history of 1,500+ ducks per year.

-Year Around Activity

Private 60-acre upland lake managed for trophy bass, plus the White River oxbow of Stinking Bay offer great fishing through all seasons.



KIRK MALMO

*Principal Broker & Farm Manager
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DUCK HUNTING

- 5 dedicated floating blinds for any water level
- 300+ acres of controlled or permanent water plus hundreds more acres of river-dependent timber hunting.
- Years of proven duck history and ready to hunt now.
- Multiple locations planned for new impoundments to increase opportunity

Years of commercial duck hunting history have resulted in hundreds of great hunts and repeat clients. Click on these logos to link to the original Mallard Flats website or the Daniel Boone Duck Club site for more pictures and information.



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PROPERTY DETAILS

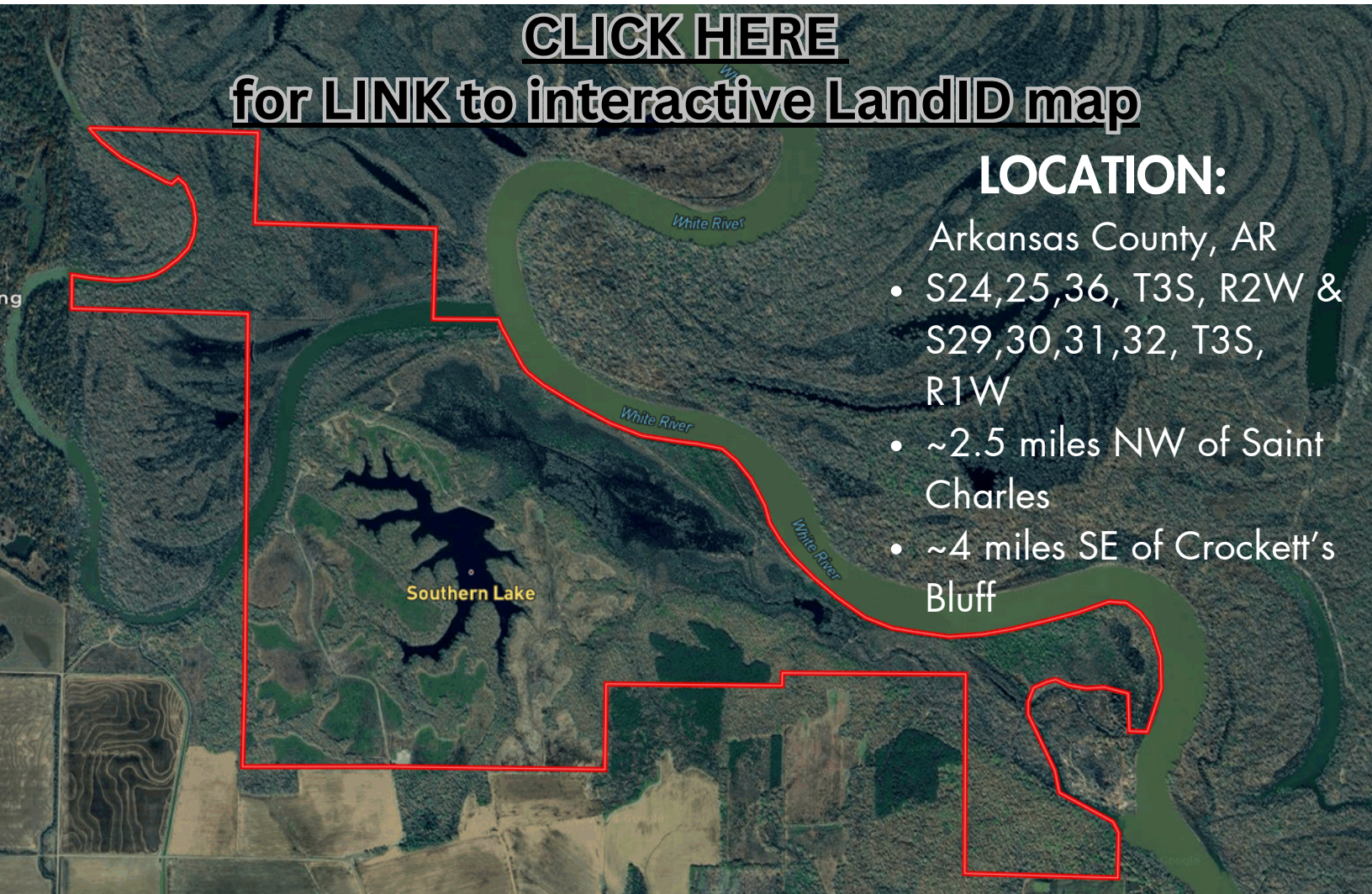
- 1,352+/- acres total
- ~650 acres within White River flood plain
- ~200 acres levee-controlled bottoms consisting of willow, cypress, & tupelo and planted to millet yearly
- ~700 acres upland consisting of mature hardwood, old field expired CRP, lake, & cabin sites
- ~60 acre manmade lake along the bluff stocked with bass, bream, & crappie
- ~45 acres within Stinking Bay for fishing and duck hunting

CLICK HERE
for **LINK** to interactive LandID map

LOCATION:

Arkansas County, AR

- S24,25,36, T3S, R2W & S29,30,31,32, T3S, R1W
- ~2.5 miles NW of Saint Charles
- ~4 miles SE of Crockett's Bluff



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HOUSING & AMENITIES

- A dedicated area along the gravel driveway is set aside for Members to each build their own cabin.
 - Easy all-season access with existing power
 - 3/4mi behind private gated entrance to Property
- Any Member who wishes to build a cabin may parcel out a house lot for individual ownership of both lot and cabin.
- Cabins may be built to any specs desired by the Member; encouraged to keep within the general style of the property & existing improvements.
- Lots are centrally located on the property on high ground well outside of the White River flood plain.
- Two 2BR/1.5BA cabins already exist on the property and are owned collectively by 5 Members
 - One of the two cabins will be available for use by new Members in their first year of membership or while their personal cabin is being built. Reserved on a first come first served basis.



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60-Acre Upland Trophy Bass Lake

FISHING

- 60-acre lake centrally located and backs up to existing cabins
 - Surrounded by mature hardwood timber
 - Used as reservoir to draw down and flood the bottoms for duck season
 - 6" electric well for maintaining water level and quality
 - Managed for trophy bass fishing through all seasons
 - Bass fishing club helps manage populations through summer months while providing lease income to Mallard Flats.
- Stinking Bay reservoir is a cutoff of the White River encompassing ~125 surface acres of water, ~45 of which fall within Mallard Flats' property lines
 - Provides great fishing for all species within the White River
 - Potential bow fishing opportunities in off season for rough fish
 - Rip-rap weir officially separates the Bay from the navigable waters of the White River.



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Membership Details

- 10 Total Memberships - Up to 5 Available for Sale
 - Each Membership owns 10% of the LLC which holds ownership of the property.
- Liberal Guest Policy - Family & Business Friendly
 - Up to 5 hunting guests per day
 - No currently stated limit on fishing or social guests
 - Mallard Flats is intended to be used by the whole family, not just one spouse or child at a time.
 - Plenty of room to entertain multiple clients in a single weekend
- Minimal yearly maintenance dues and offsetting income
 - The property has been managed at net cash positive in recent years
 - Blind & cabin leasing to Daniel Boone Duck Club provides reliable income
 - 588.56 FSA fallow, former-cropland acres offer possible future opportunity for CRP, WRP, or farm production income.
 - High quality upland and bottomland hardwood timber with select cut management plan in place to improve habitat quality and offset future capital improvement costs.

ITEMS FOR VOTE UPON ACHIEVING

FULL MEMBERSHIP:

- **Future of blind/cabin leasing to DBDC.**
- **Continuance of summer-long bass club lease**
- **Budget for yearly dues, capital improvements, income sources**
- **Details of hunting, fishing, & guest rules**



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