

Three Mile Refuge

1,240.0 +/- Acres • Poinsett County, Arkansas

EQUITY-PARTNERSHIP OPPORTUNITY: 3 Mile Refuge is a diverse, all-season outing property resting along Bayou DeView in the heart of Northeast Arkansas duck country. This highly-developed landscape offers the discerning sportsman private green-timber duck hunting, trophy deer hunting, bass fishing, and a new spacious lodge planned for construction.



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Three Mile Refuge

It is no secret that the terrain between the Cache River and Bayou DeVew of Northeast Arkansas is a prime wintering ground for waterfowl and well-known for world-class duck hunting. 3 Mile Refuge is positioned in the heart of this region and provides authentic and controlled duck hunting via flooded timber flats and grain fields. This special place is not your average hunting property; the land is meticulously managed for waterfowl from top to bottom. The property has been intentionally developed by seasoned sportsmen who are passionate about waterfowl and wildlife conservation. The current owners are profoundly committed to the land and devoted to nurturing 3 Mile Refuge as a legacy outing place for generations. The owners are presenting an exclusive and limited equity partnership opportunity to join them and enjoy multiple benefits and value appreciation for years to come.

An Equity Partnership Opportunity 3 Equity Positions (15% per unit) Offered

♦ Limited to only 6 Equity Partners ♦



Each Unit Available For

\$2,216,559.00







EXECUTIVE SUMMARY

3 Mile Refuge is an exceptional, highly-developed recreational and agricultural property offering outstanding duck hunting in the flooded bottomland hardwoods and cultivated fields of Northeast Arkansas. In addition, trophy deer hunting and fishing are available, and a beautiful, high-end hunting lodge is planned for construction.

The property consists of 1,240.0 +/- total contiguous acres and delivers some of the most diverse waterfowl habitat in the Arkansas Delta, including substantial timberland along Bayou Deview. The land incorporates intensively managed cropland and impounded green timber with the naturally attractive features and benefits of being positioned between the Cache River and Bayou Deview, two of the most significant mallard duck flyways in the lower Mississippi Flyway.

Located in Poinsett County, just over an hour's drive from Memphis and 90 minutes from Little Rock, 3 Mile Refuge is a sprawling landscape developed and managed over the years by three reputable people well-known in Arkansas waterfowl and wildlife habitat management circles.

3 Mile Refuge is owned by two close friends from Arkansas who are avid duck hunters and value the land and its wildlife resources. The owners are offering one to three qualified individuals the opportunity to join them in the ownership of this distinctive hunting property. Up to 45 percent (3 units at 15% each) of the ownership is offered as equity positions in the LLC, which owns the property and assets.

The majority owner will serve as the managing member and handle ongoing operations, management, and administration. An operating agreement with distinct bylaws will govern the ownership and serve as each member's rights, voting structure, and other essential details.

Based on the ownership structure and plan, no more than six total partners will own the 1,240.0 +/- acre property. Each 15 percent ownership position (3 units) is offered for \$2,216,559.00 per unit. This unit price includes "paid up" on the construction of a hunting lodge (2025-2026, exact timing to be determined). Each partner will be entitled to a private member suite of their own in the lodge. The lodge site pad, driveway, utility infrastructure, and adjacent built-out shop with lockers are already constructed and ready for use.

First and foremost, the objective of 3 Mile Refuge is to ensure a high-quality hunting experience while minimizing the stress on wildlife resources. The property has a substantial agricultural operation, driven to provide grain fields and quality habitat for ducks, deer, and other wildlife, and this perspective will not change in the short or long term.

3 Mile Refuge provides multiple impounded green-tree reservoirs, immense acres of flooded agricultural fields, and strategically planted rest areas cultivated with high-value food to attract and hold ducks. In addition, a significant 50.0 +/- acre reservoir offers fishing and serves irrigation needs. The extensive underground irrigation system, multiple high-output wells, risers, lift stations, and natural streams allow the landscape to transform into an influential "wetland complex" each autumn. The varying water levels, food diversity, and contiguous flooded acres are manipulated to create an outstanding annual habitat for ducks.

Photos, videos, and words don't tell the whole story about how many ducks annually winter at 3 Mile Refuge and the adjacent area. Listed below are the noteworthy properties facts.

- Rare block of large, remote, contiguous acreage located in the heart of the flyway at the junction of two large bottomland drainages.
- Large, mature green timber impoundments on the property total 360.0 +/- acres, with contiguous water in flooded agricultural fields creating constant trafficking of ducks to and from the woods and rest areas.
- A well-documented history of consistent and impressive duck harvest records since the current owners have held the property. A strong percentage of ducks taken annually consist of mallards in the flooded green timber.
- An extensive levy, water control, pumping infrastructure system, and excellent roads spanning miles have all been established.
- Luxury hunting blinds have been placed strategically around the landscape. The diversity of habitat and configuration provides excellent opportunities to hunt in specific fields and tree line edges, giving sportsmen multiple options when conditions for hunting the timber are not optimal.
- A 550.0 +/- acre agricultural operation producing rice and soybeans is tailored to provide annual revenue. The farm operation is balanced to best suit the needs of providing a world-class hunting experience and habitat. Recent precision leveling and forming have been accomplished in strategic areas to maximize crop yields and allow for precise water levels for ducks.
- A large 50.0 +/- acre irrigation reservoir has been drained and renovated, and a professional fisheries management plan has been implemented to provide trophy bass fishing. The reserve has been stocked with "Red Hills Titan Maxx Largemouth Bass," bluegill, redear brim, and other forage and feeding fish. This excellent reservoir also holds thousands of wintering ducks and geese at various times during the fall and winter.
- The property also offers high-end, free-ranging trophy deer hunting. The fertile hardwood bottoms have a longstanding history of big bucks in 160" +/- inch class being harvested often. A trophy deer management program is in place on the property to promote a quality deer hunting experience. Each partner is entitled to 1 trophy whitetail buck tag per year.
- Included in the property is a large amount of equipment and infrastructure, as well as a recently constructed top-end shop building with member lockers, pecky cypress bar, wall finishings, and lighting. In addition, an elevated pad, graveled drive, and utilities such as water, electricity, and septic have been installed.
- Upon taking a tour, the agent can provide more details regarding a comprehensive list of assets included with the partnership buy-in opportunity.

3 Mile Refuge is an exceptional place a discriminating sportsman must personally experience to appreciate all its value and year-round outdoor opportunities. The property presents a rare option to acquire one to three partner positions limited to five owners. Qualified and interested individuals should contact Chuck Myers at 901-830-5836 with questions regarding all the specific details or to schedule a meeting and property tour. If you are serious about duck hunting properties, you will not regret touring this unique sporting property.



PROPERTY DETAILS

Equity Partnership Offer

- 3 equity ownership positions (15% per unit | 45% of the LLC)
- \$2,216,559.00 per equity ownership position
- Limited to only 6 ownership positions

Acreage

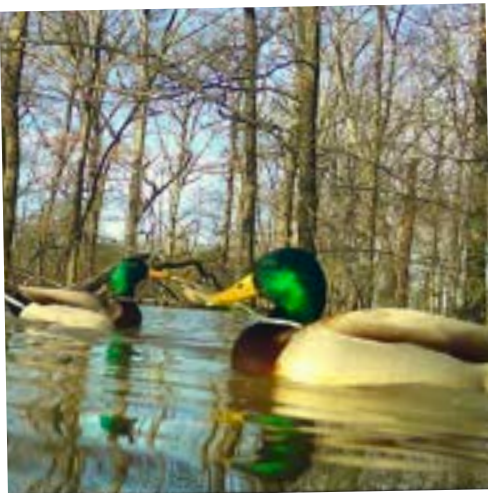
- 1,240.0 +/- total surveyed acres (1,000.0 +/- acres floodable for duck hunting)
- 550.0 +/- acres in tillable cropland (farmed and managed for annual income and duck hunting opportunities)
- 415.0 +/- acres in hardwood timber (multiple green-tree reservoir units)
- 101.0 +/- acres in duck and deer food plots (the majority of the acreage is dedicated to waterfowl)
- 91.0 +/- acres in natural vegetation and planted trees
- 50.0 +/- acres in managed and stocked bass fishing reservoir
- 28.0 +/- acres in roads, levees, ditches, well sits, and other
- 5.0 +/- acres in headquarters shop site

Highlights

- Total ownership is capped at 5 positions
- Green timber and field duck hunting
- Managed and planted waterfowl rest areas
- 1,000.0 +/- acres are floodable for duck hunting
- Managed trophy deer hunting and fishing
- Excellent lodge planned for construction
- Agricultural investment
- 1.8 +/- miles of bayou frontage
- 1.5 +/- miles of creek frontage
- 4 irrigation wells and 2 relift stations
- 2.1 +/- miles connected underground irrigation pipeline
- 10.5 +/- miles of compacted levees
- 1.8 +/- miles of improved levee roads
- 1.3 +/- miles of raised graveled roads



Photographic Essay



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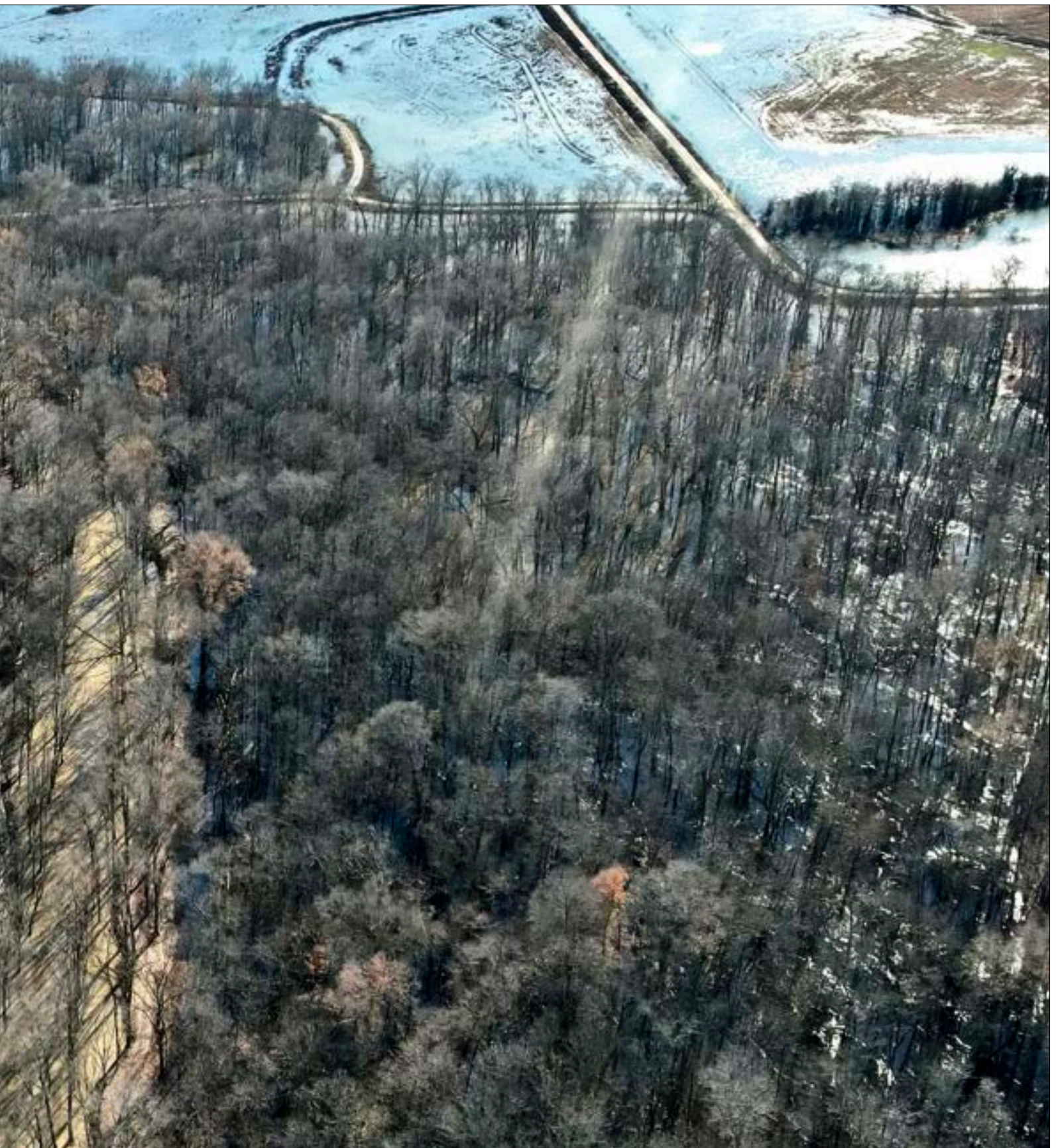


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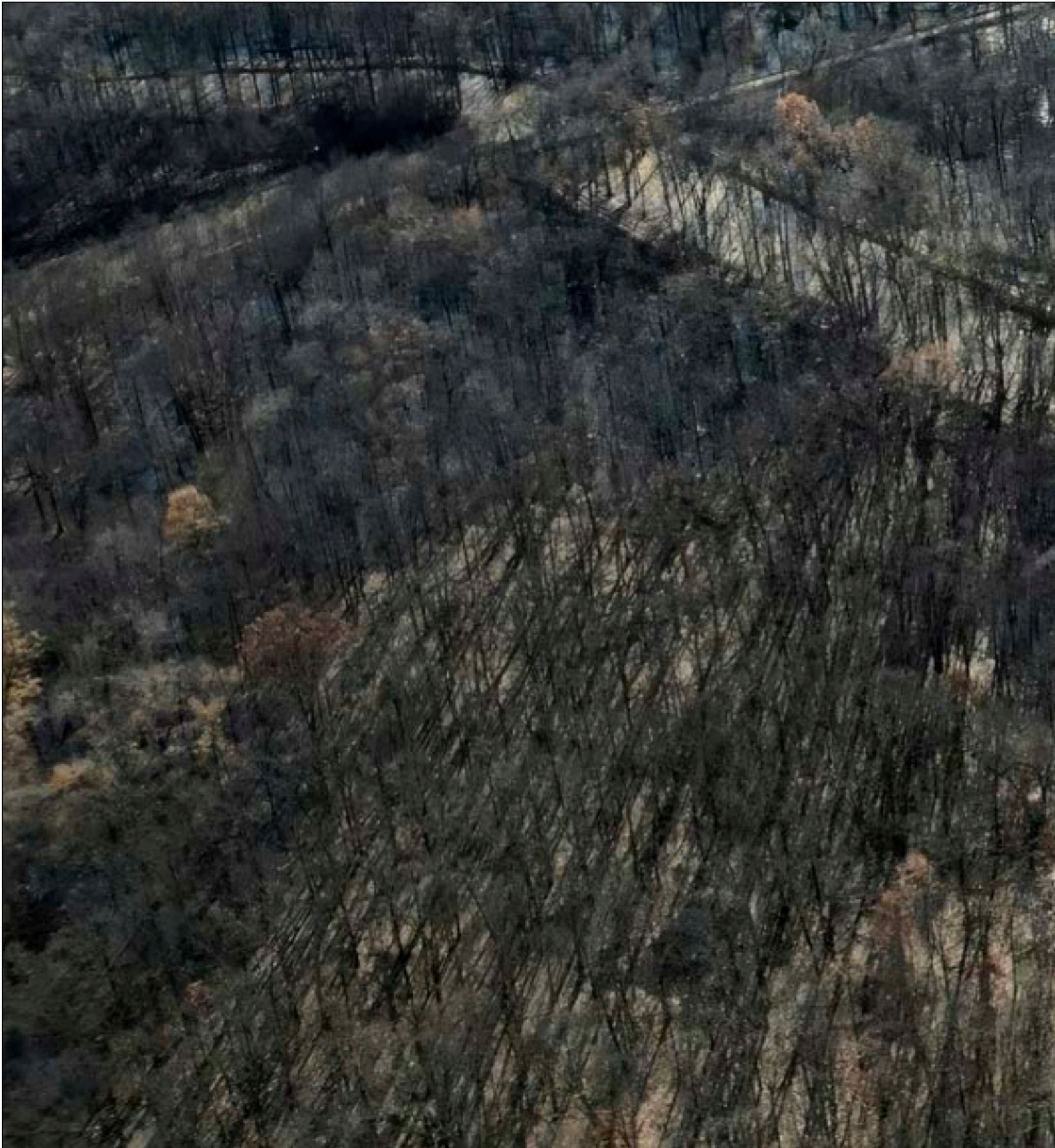


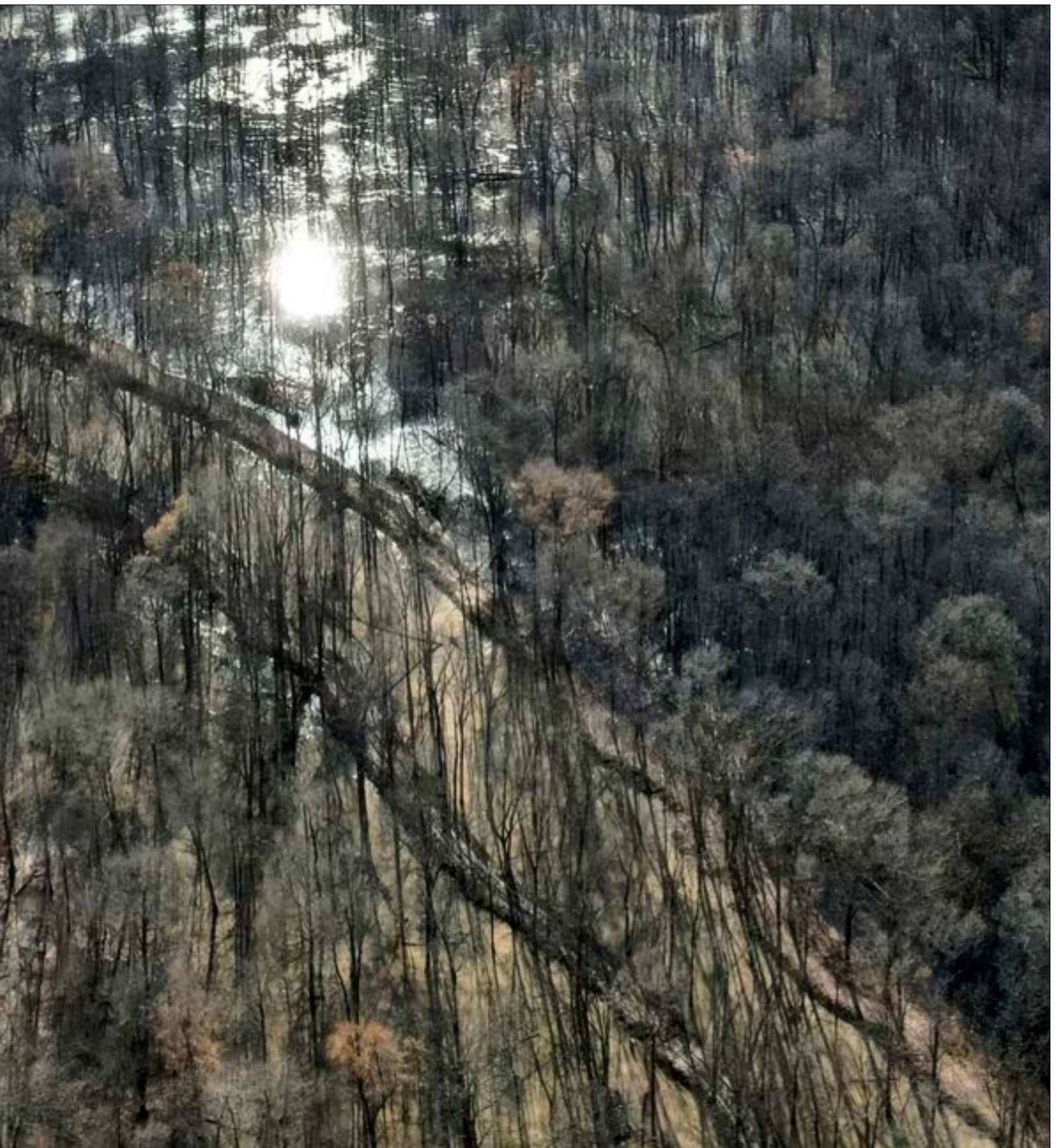
AERIAL VIEW





AERIAL VIEW





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AERIAL VIEW



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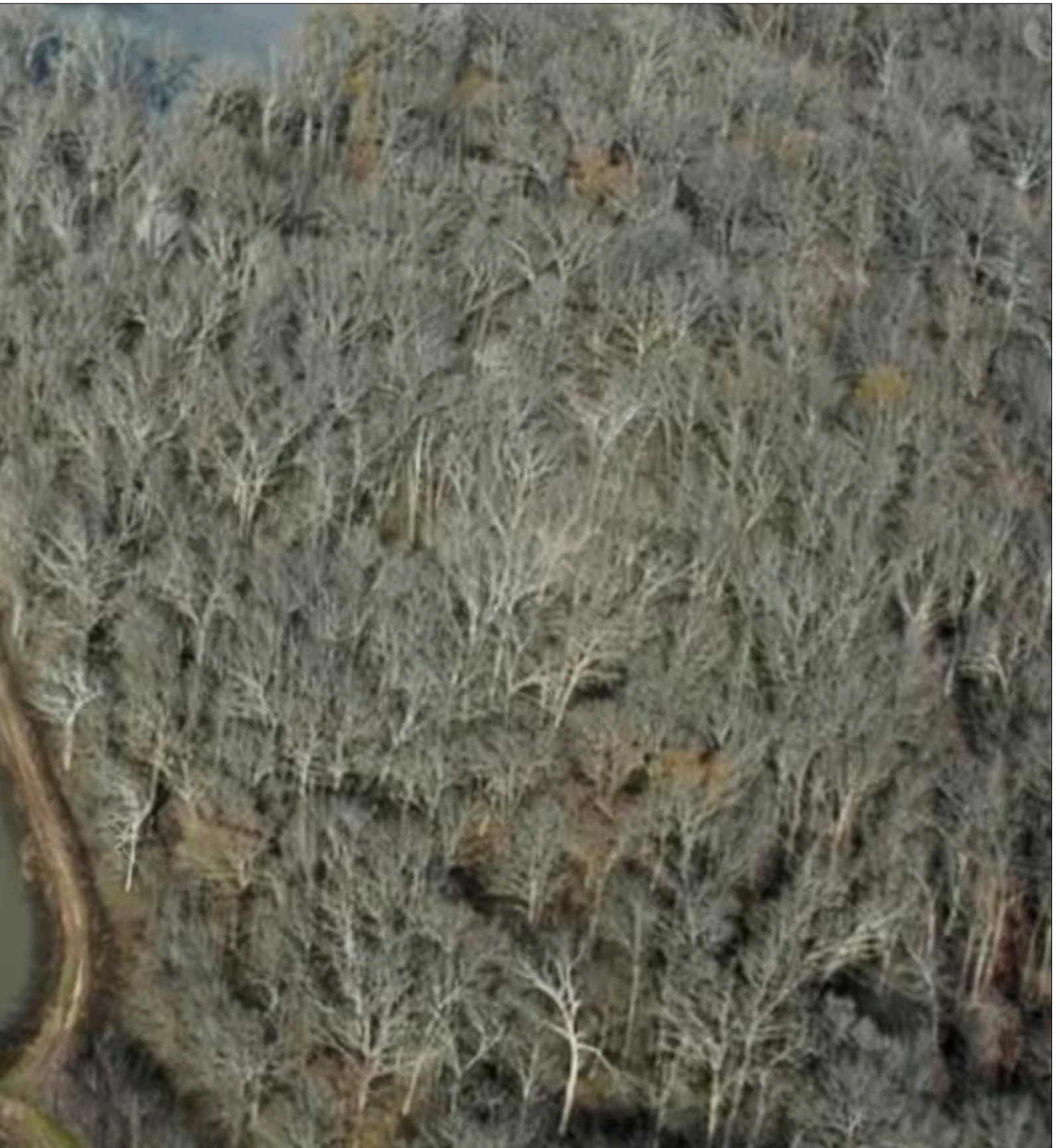
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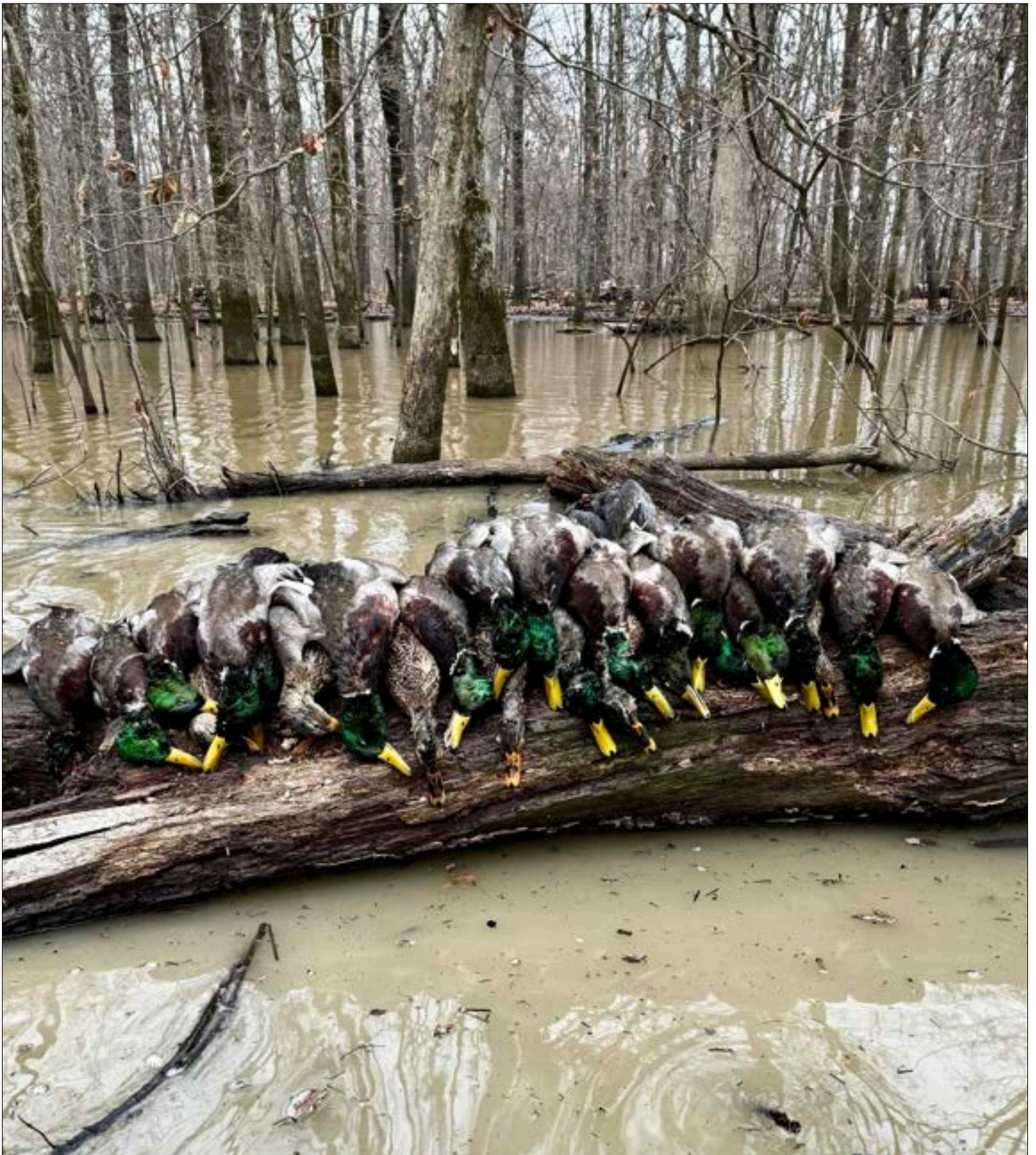
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TROPHY WHITETAIL DEER

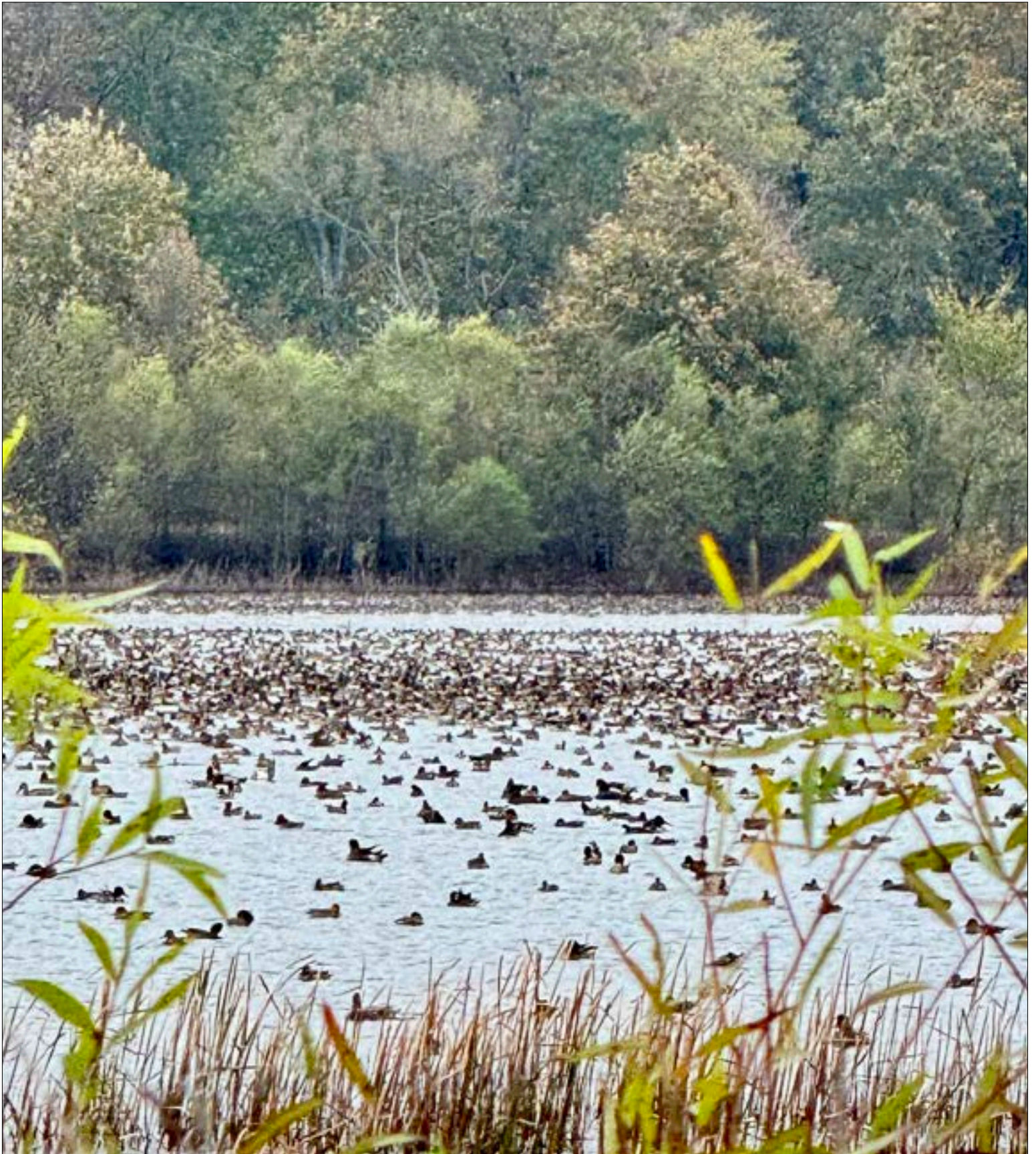


TROPHY WHITETAIL DEER



Deer food plot - forage soybeans!

PROPERTY VIEWS



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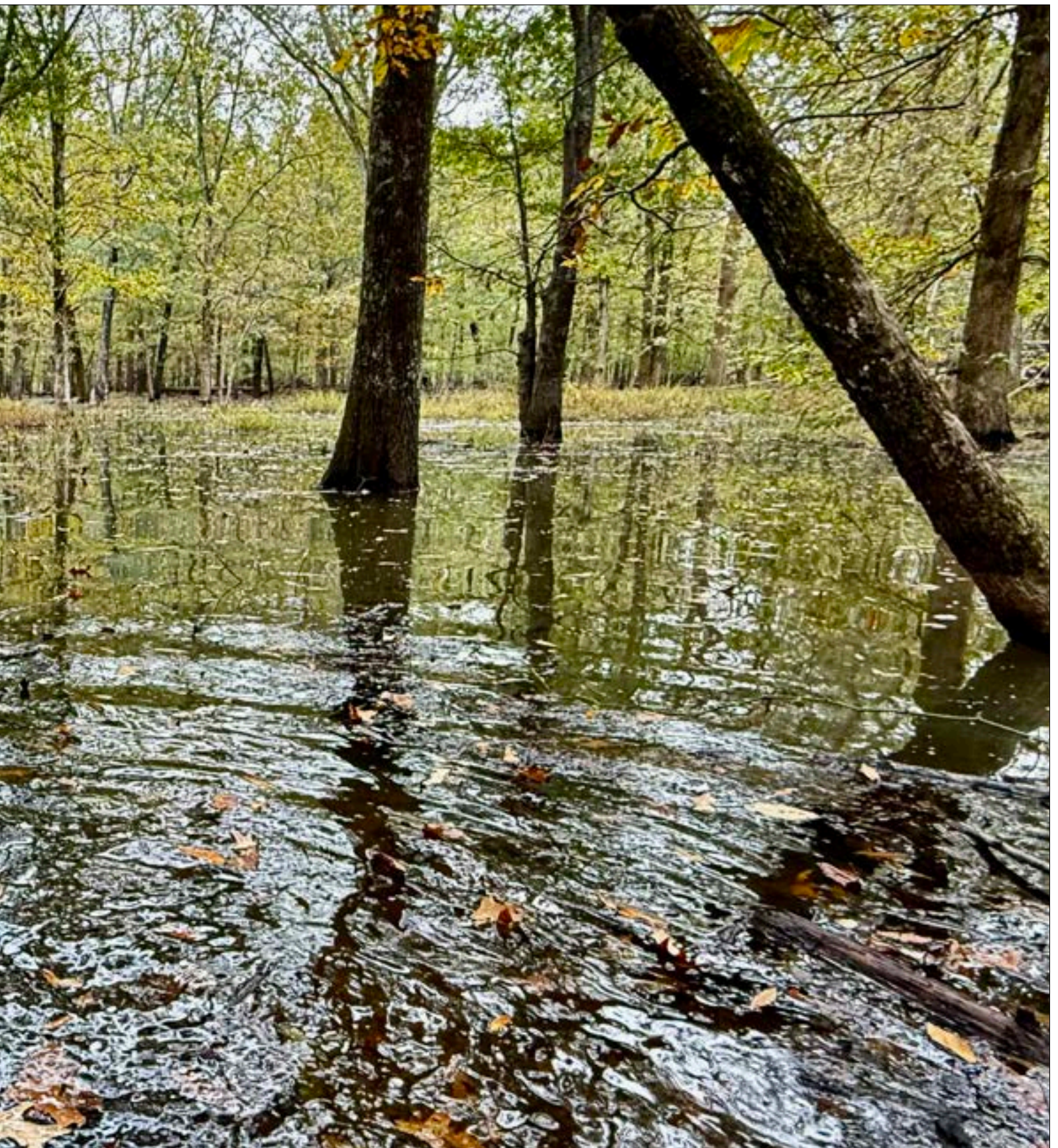
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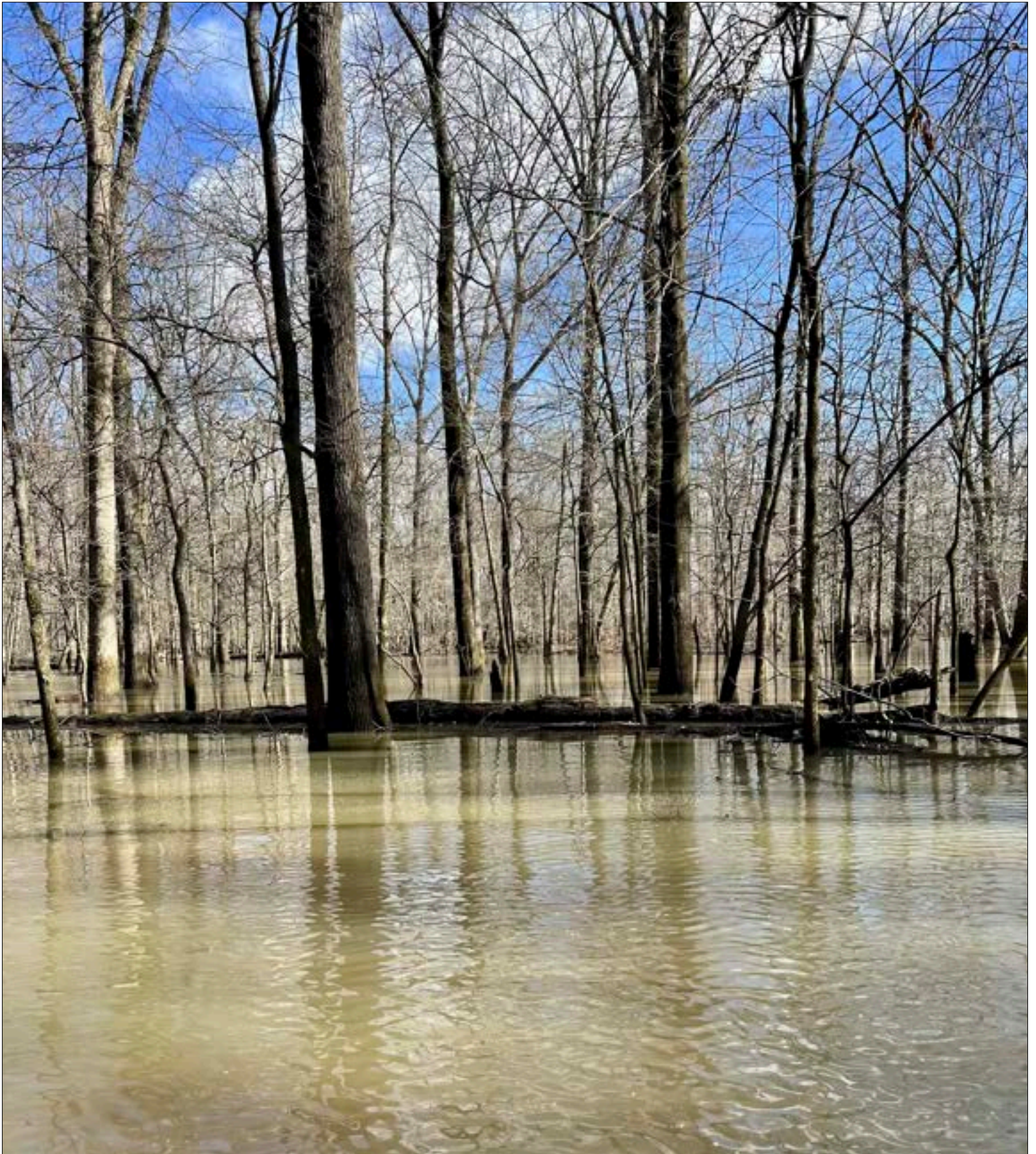


PROPERTY VIEWS





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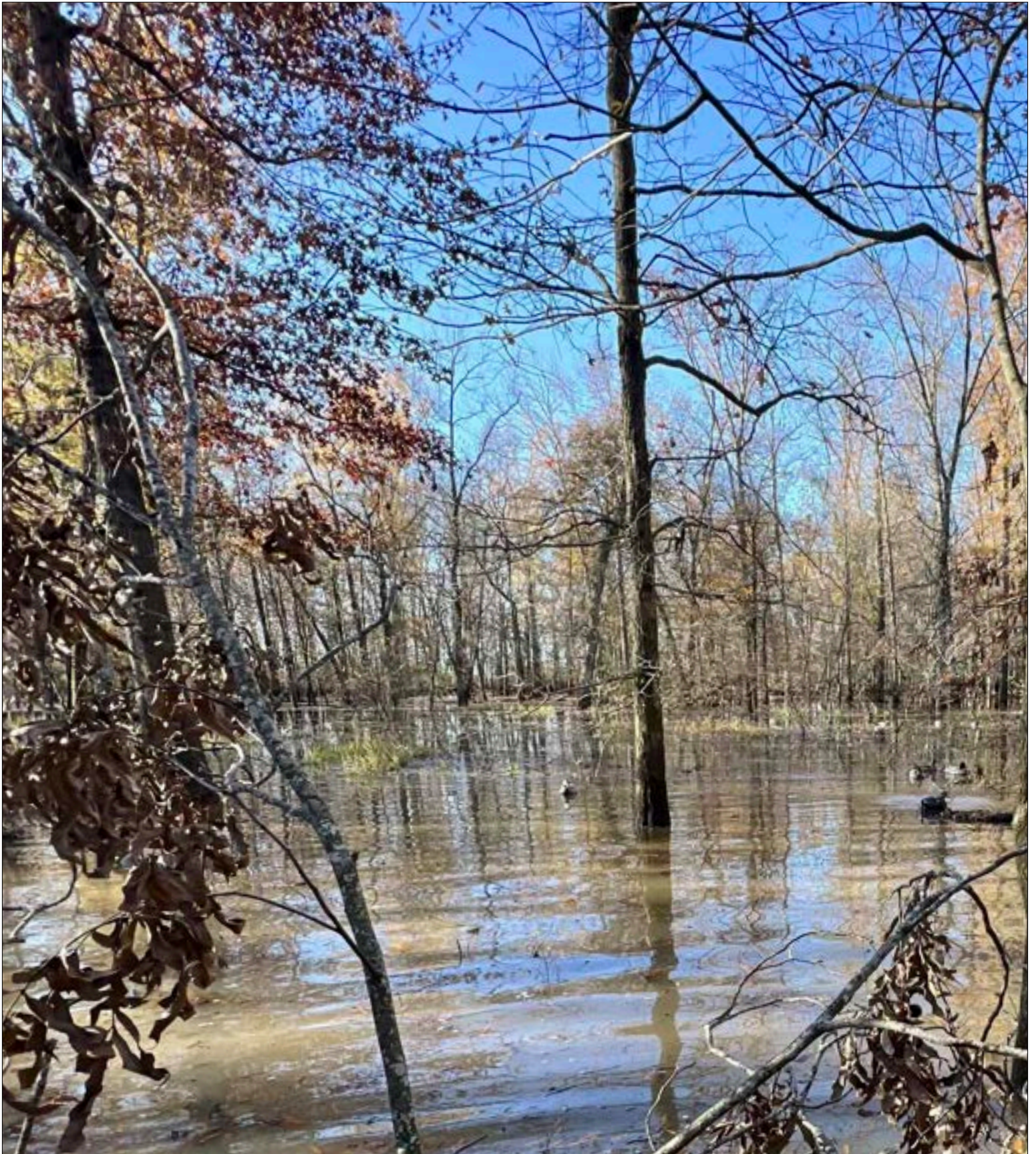
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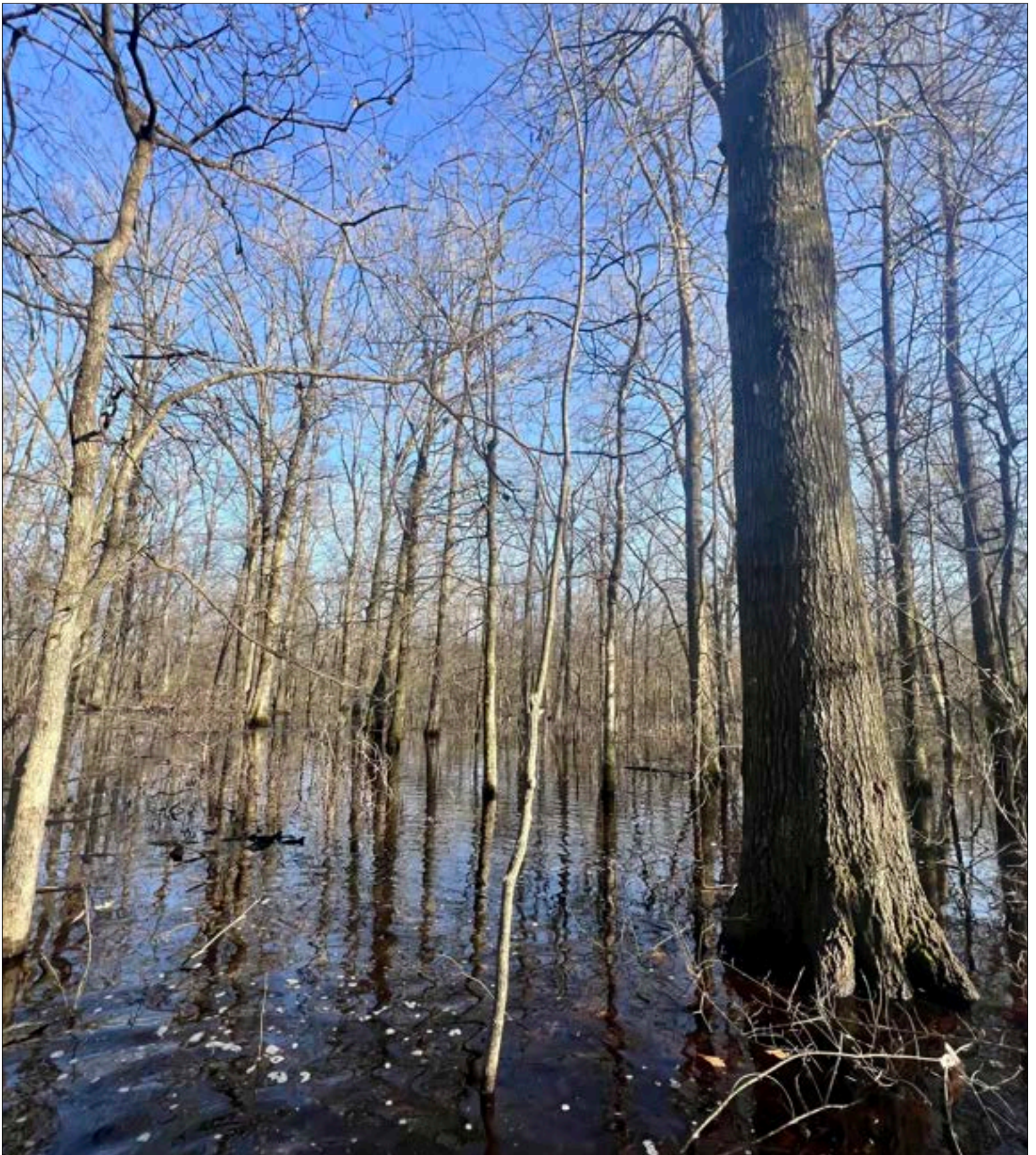
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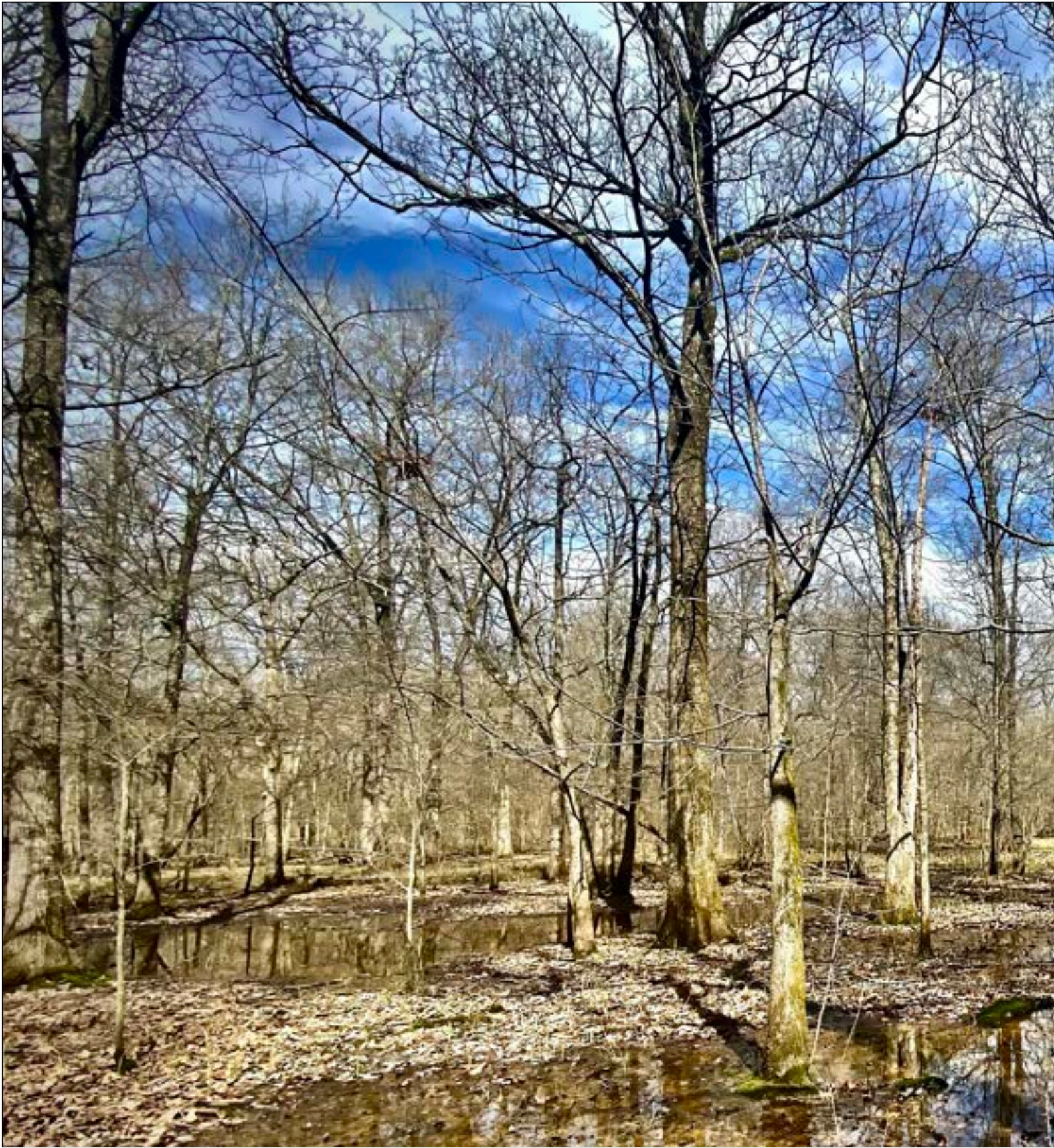
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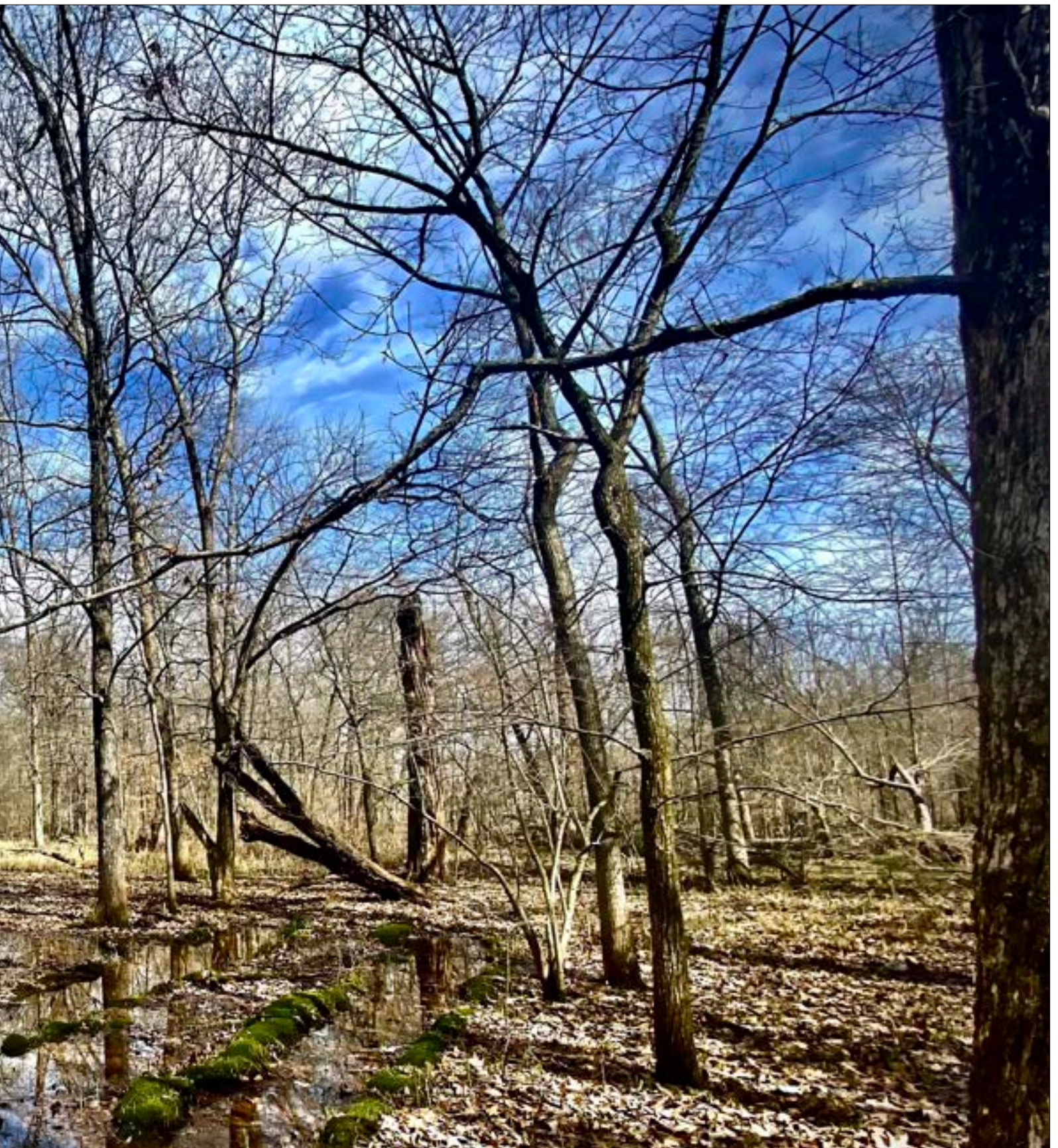


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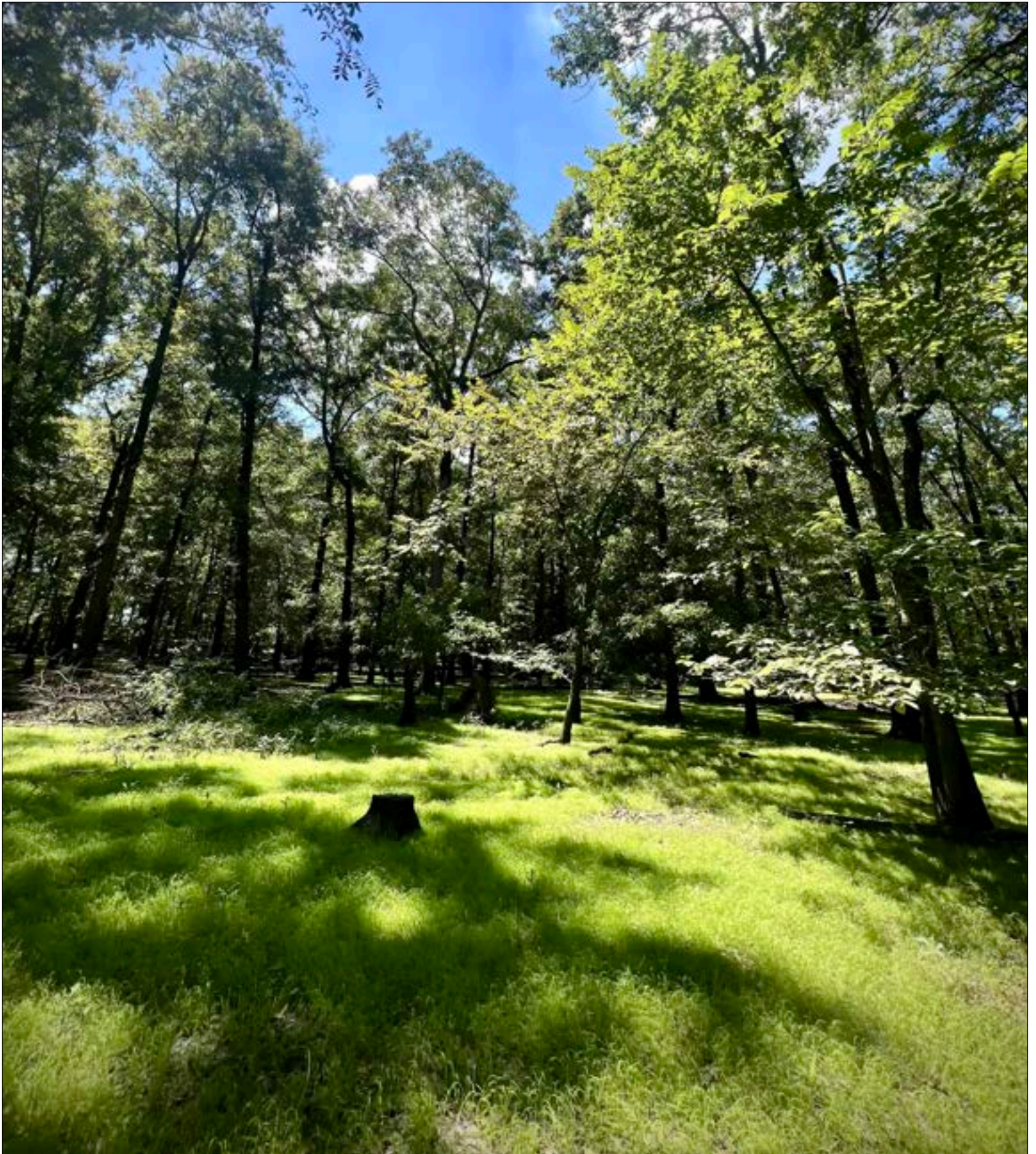


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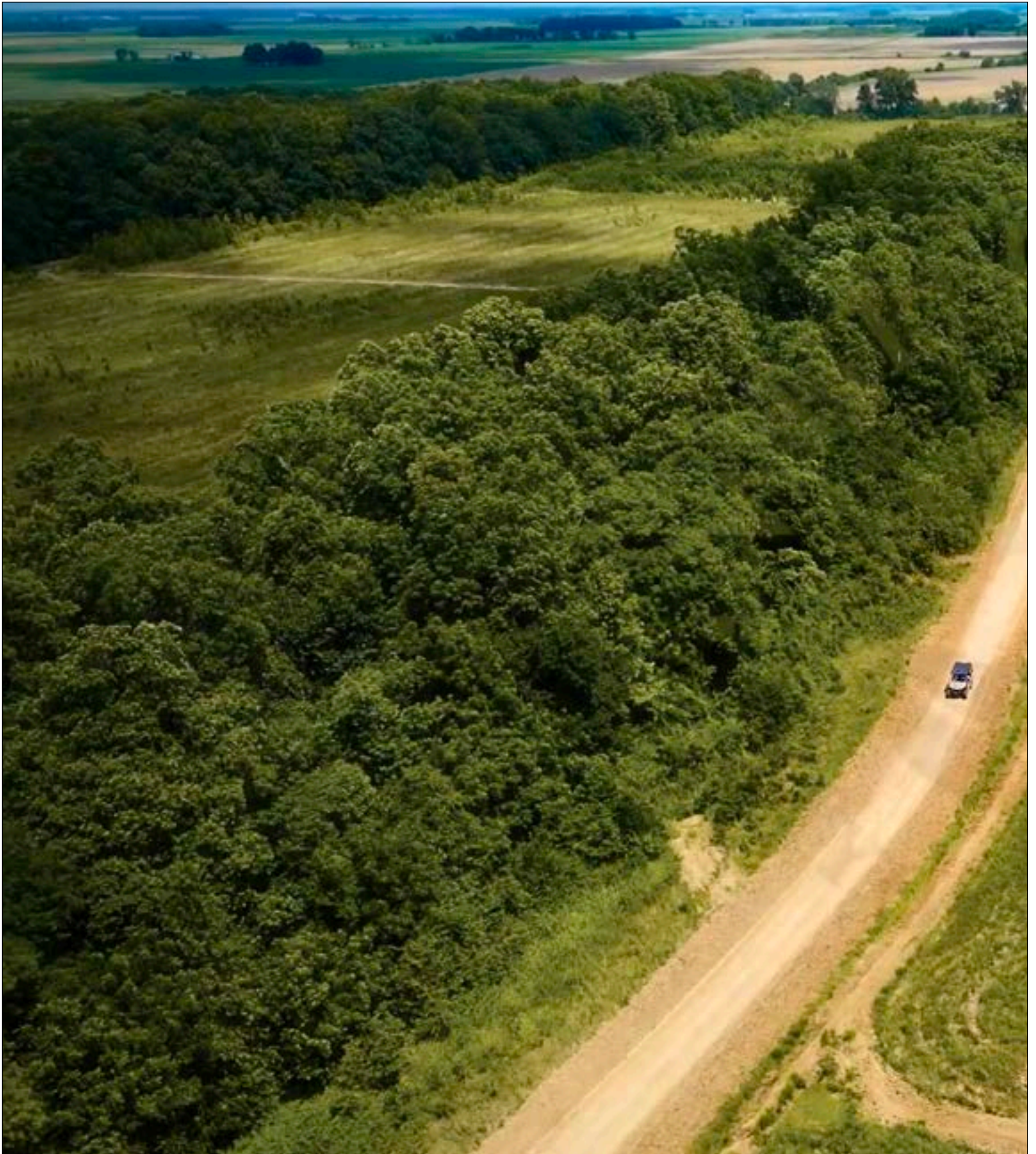


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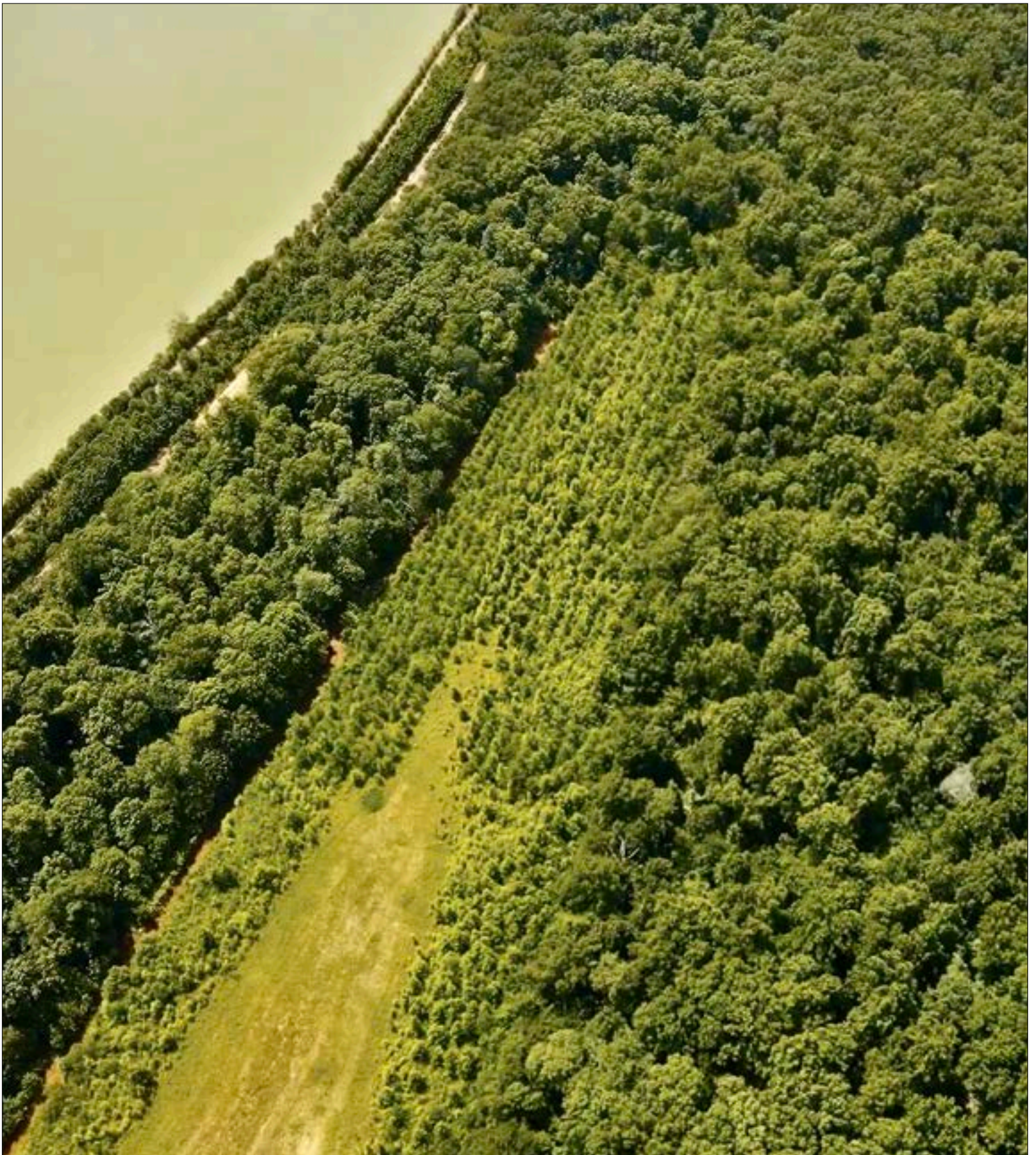
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AGRICULTURE OPERATION





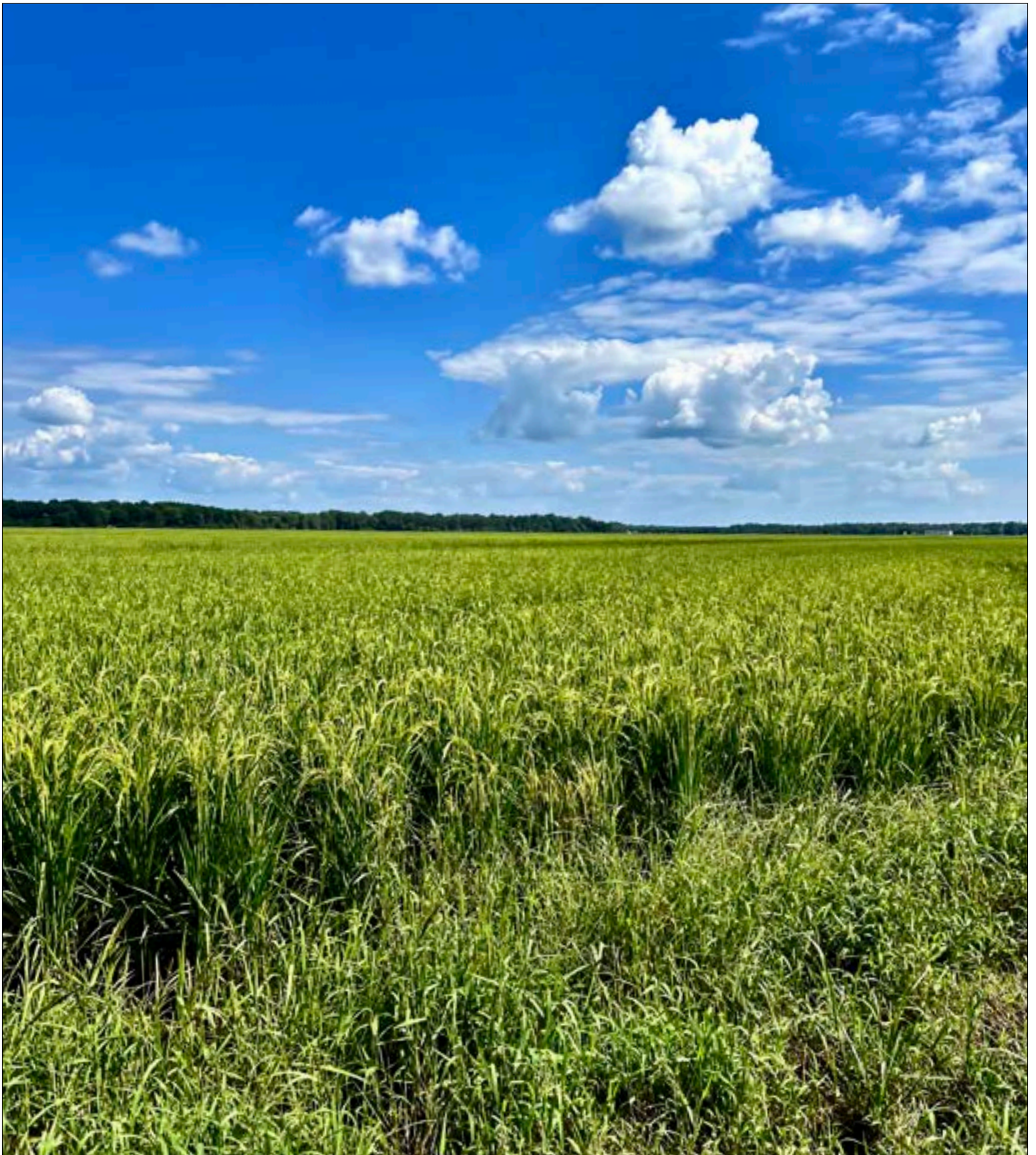
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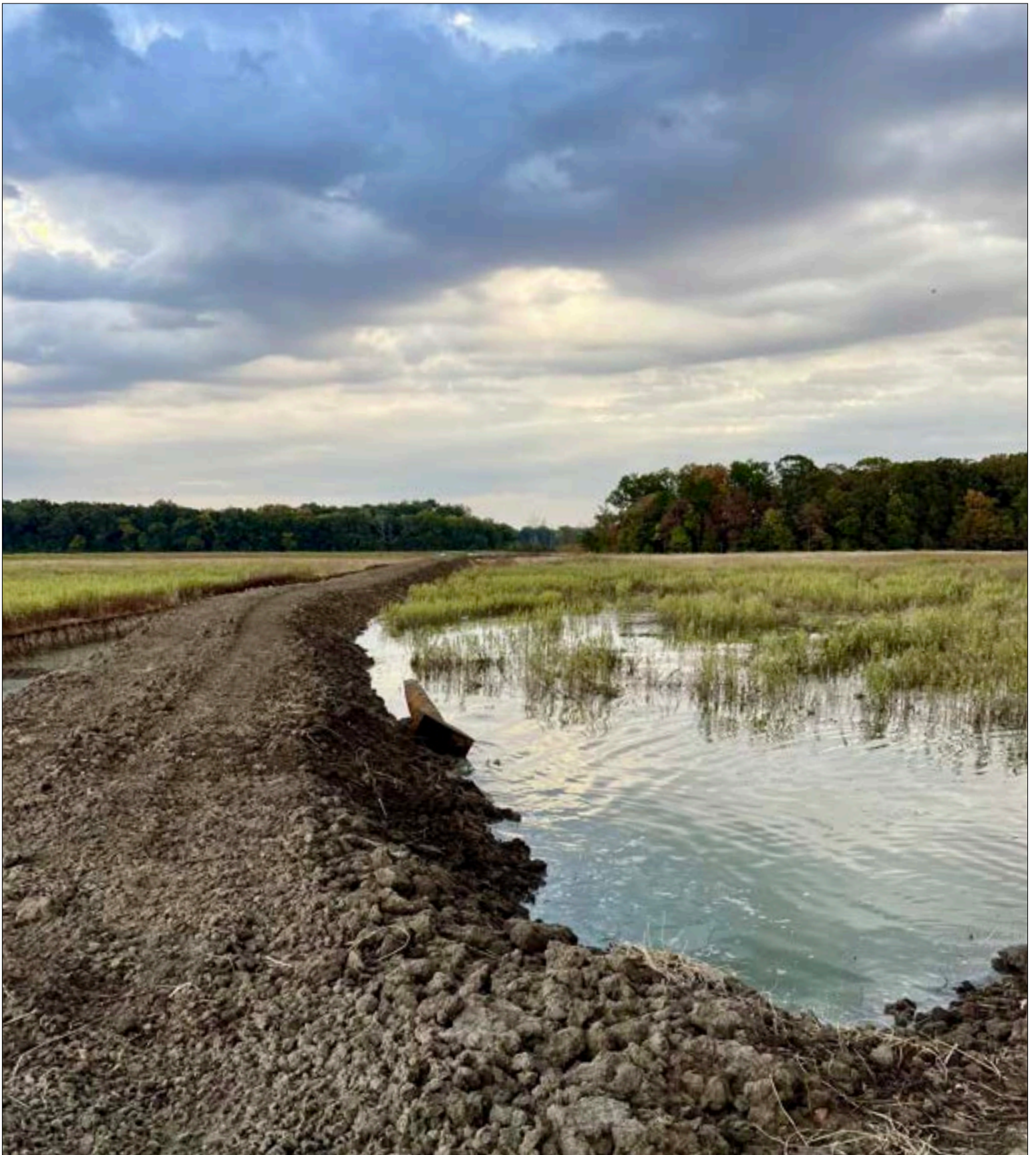
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AGRICULTURE OPERATION





IRRIGATION AND FISHING RESERVOIR



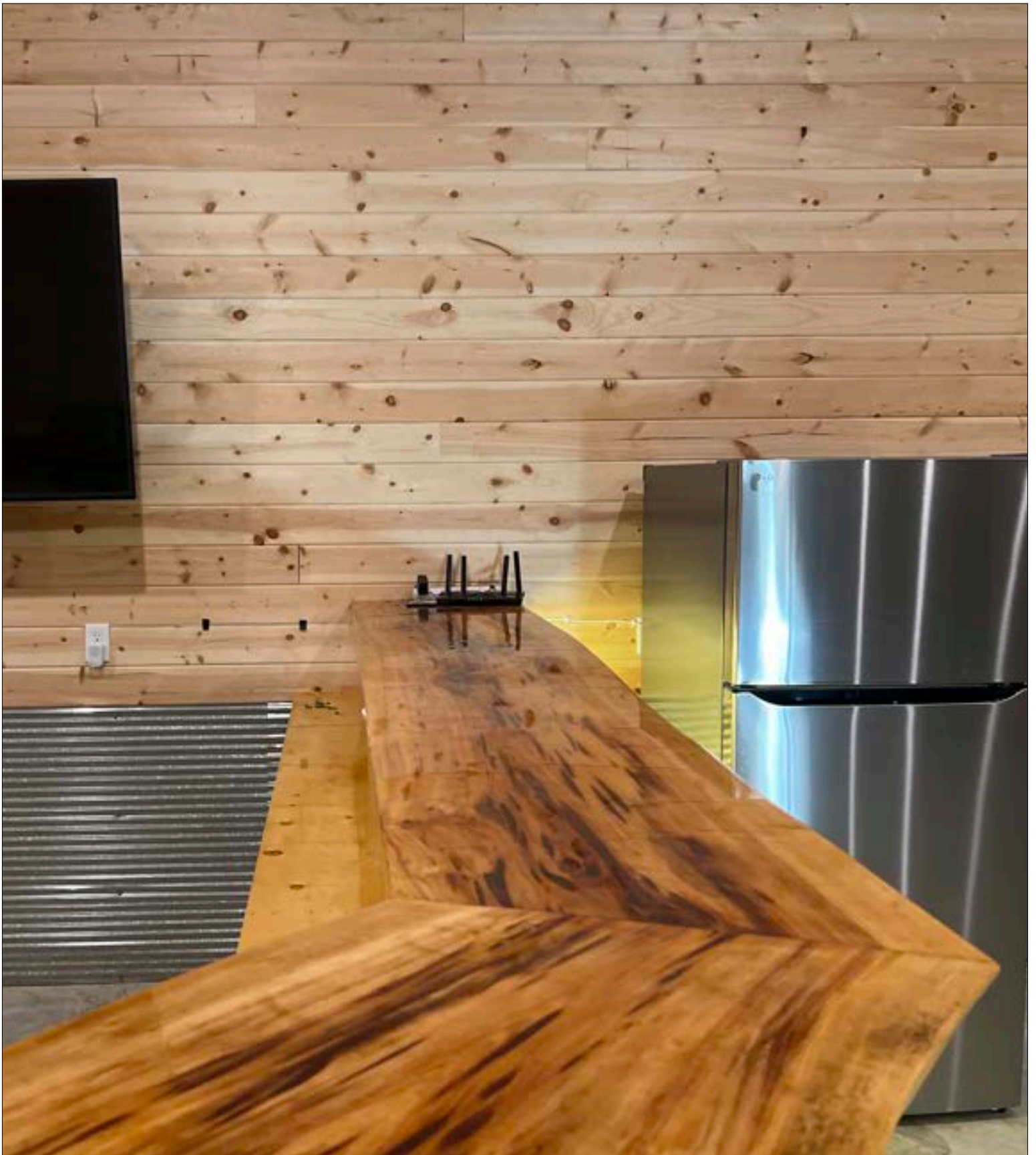
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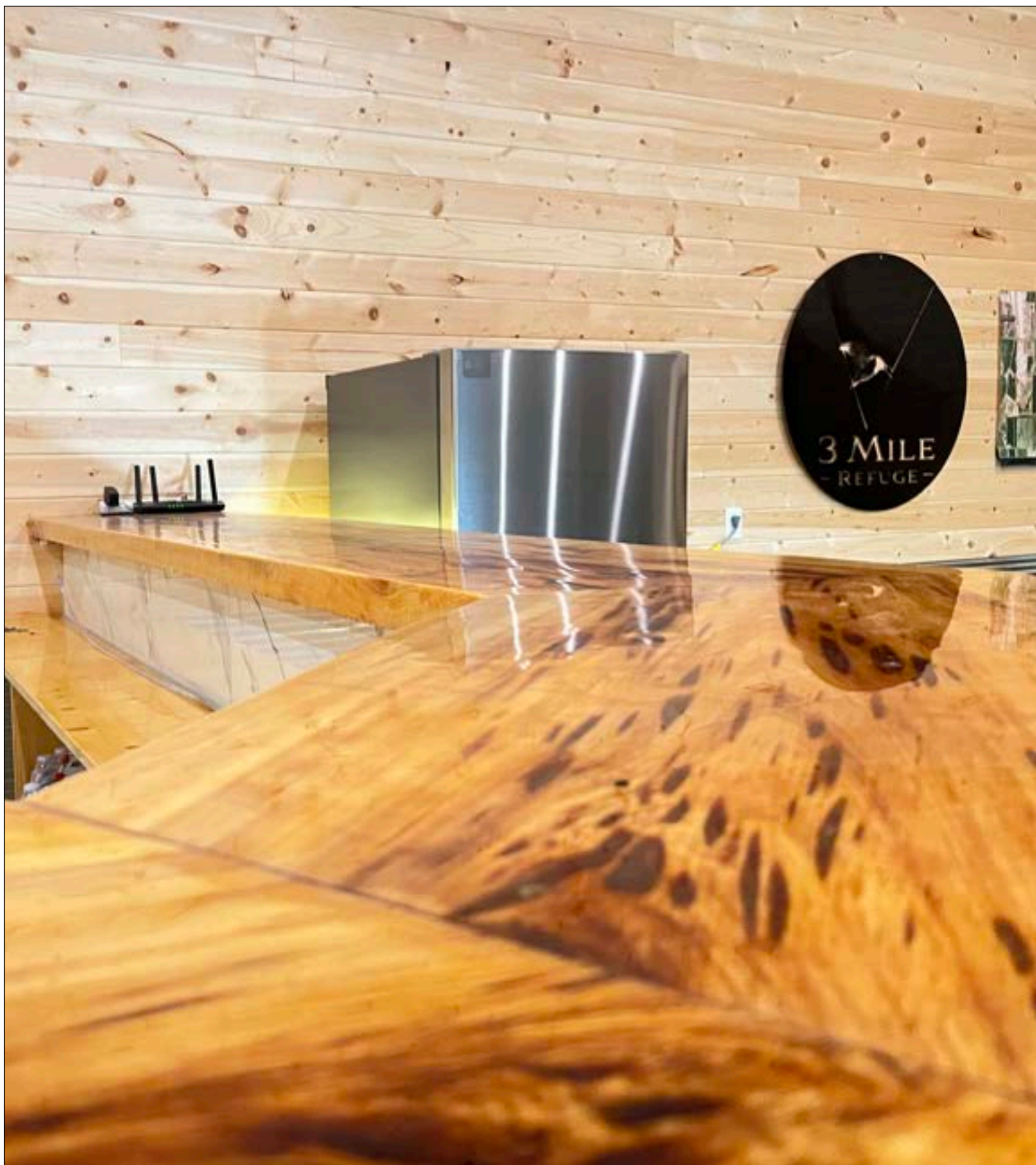
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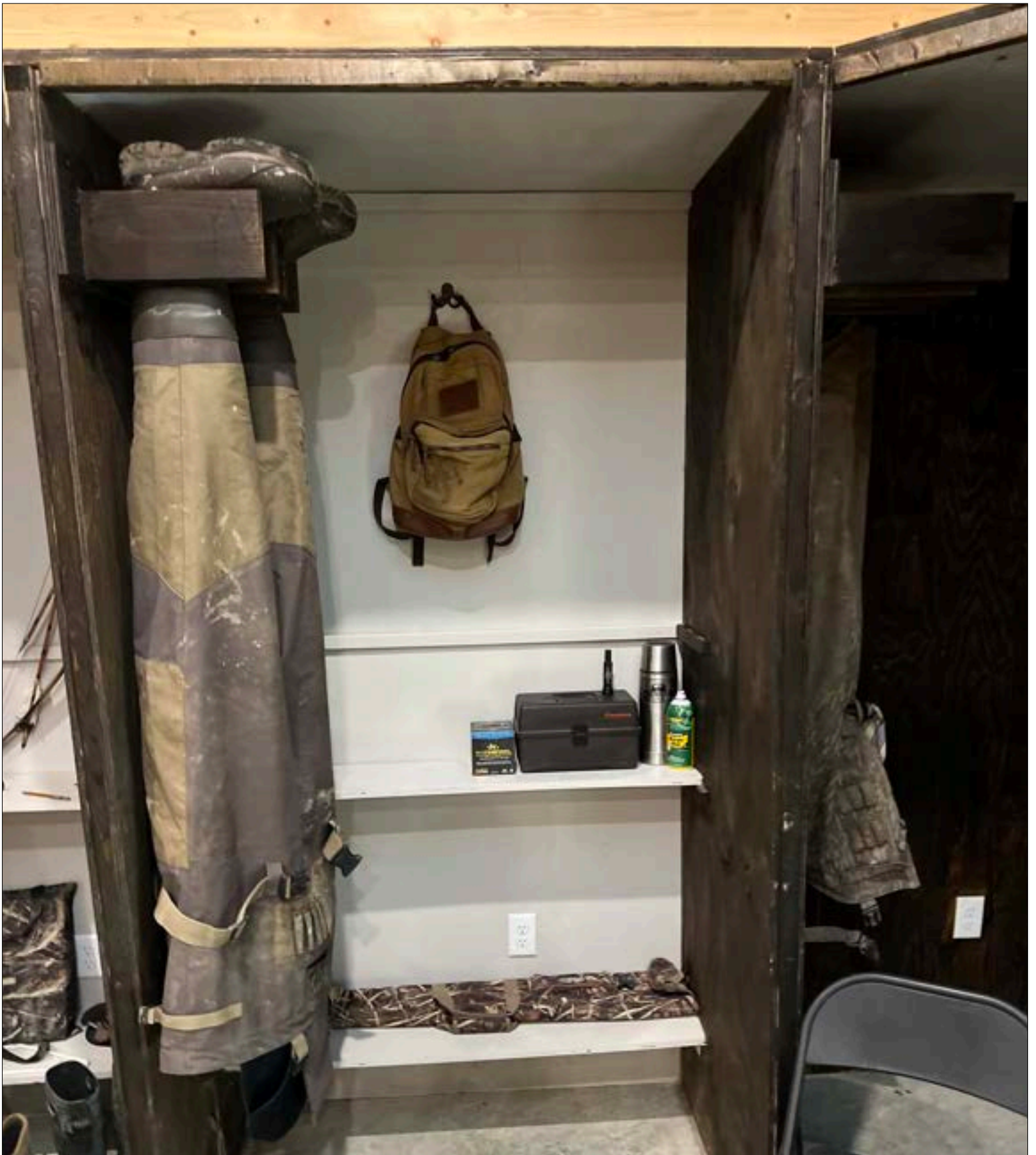
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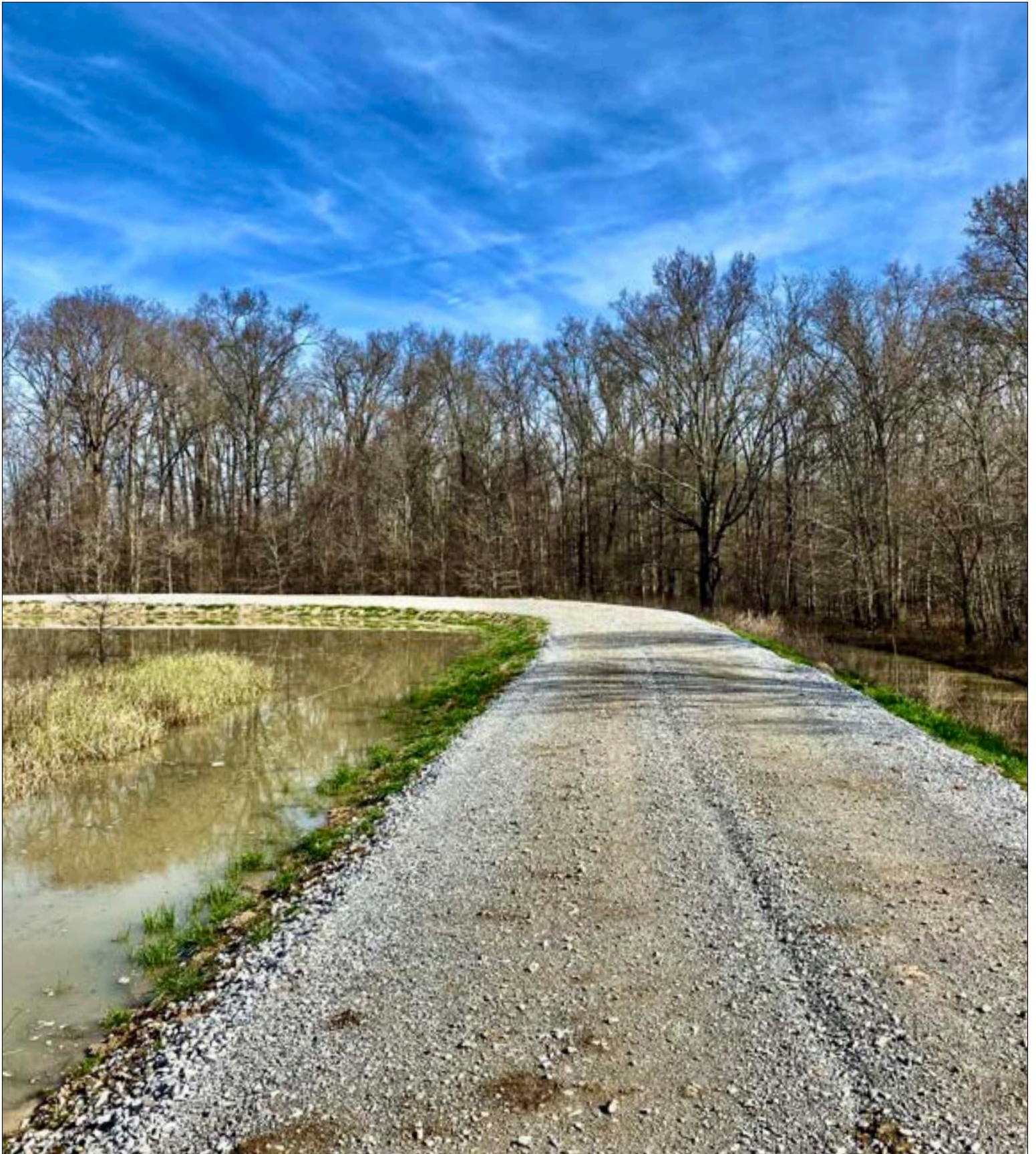
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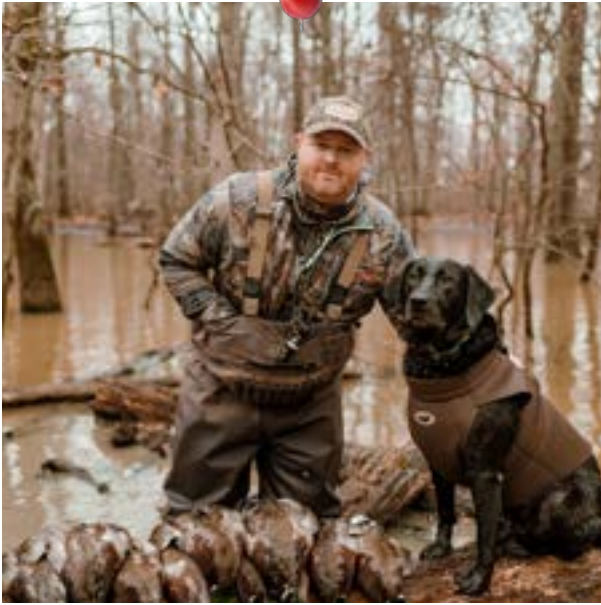
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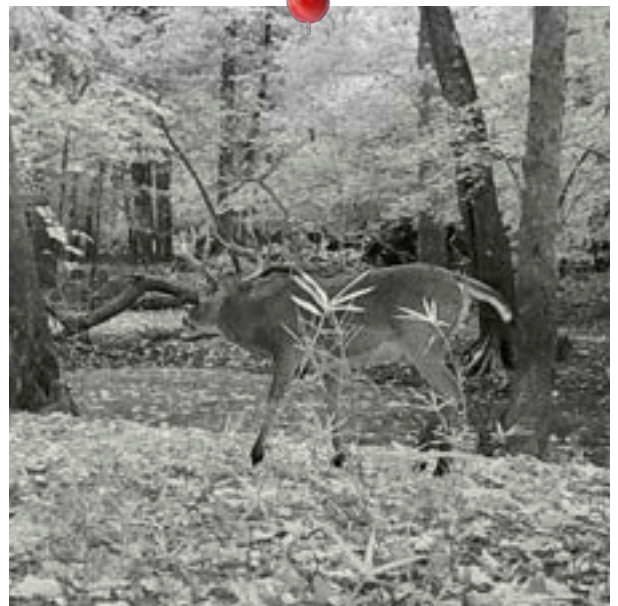
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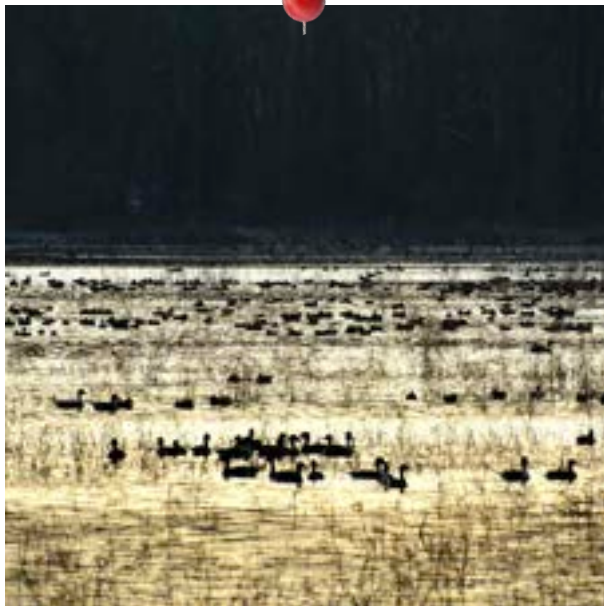
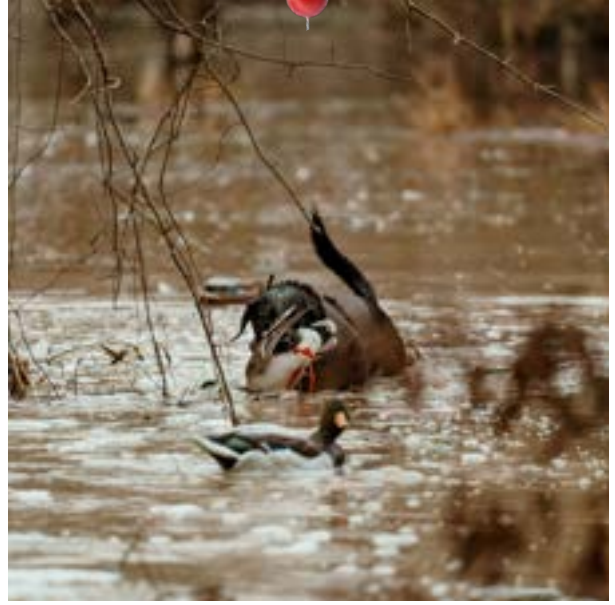




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Chuck Myers

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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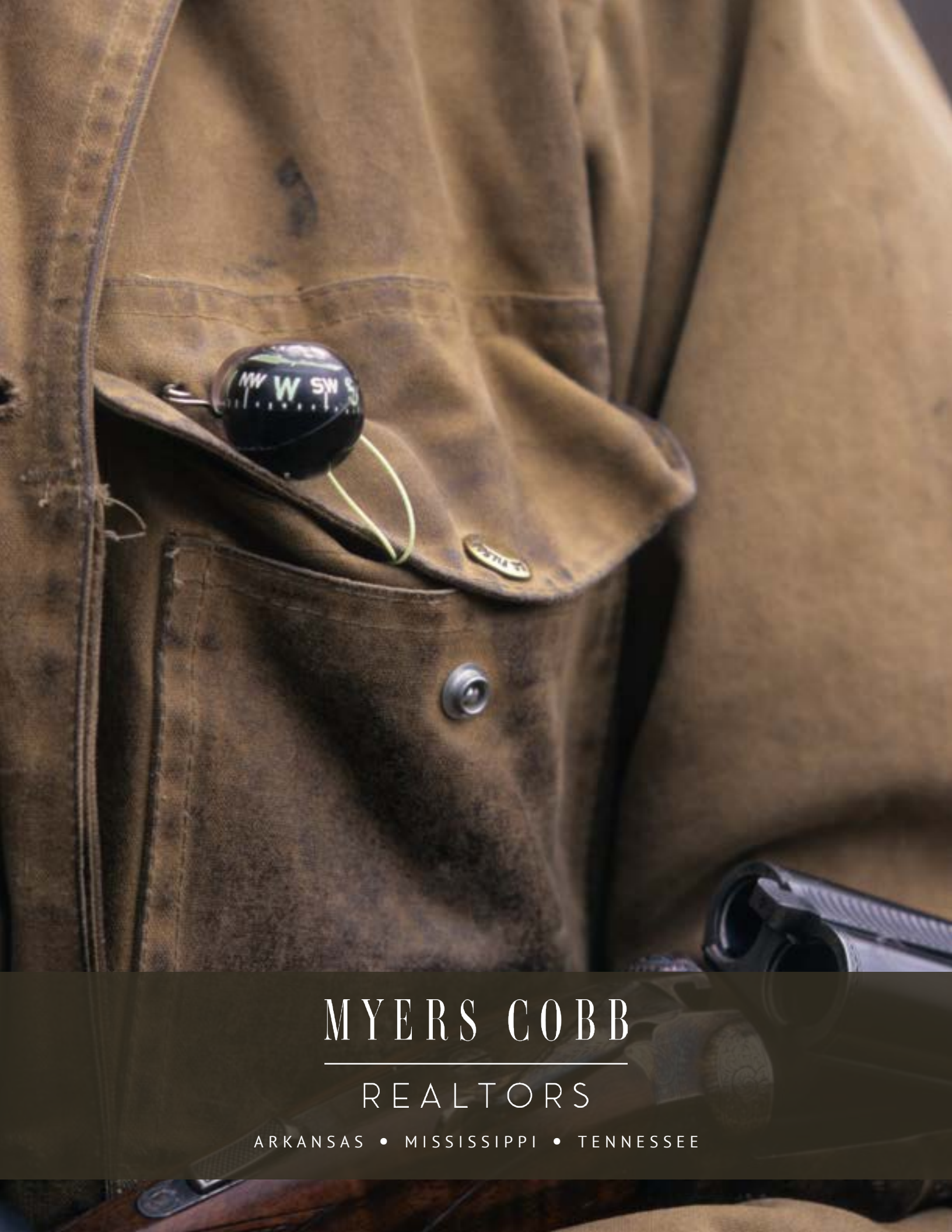
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