

Flight Lane Reserve

931.90 +/- Acres • Woodruff & Jackson Counties, AR

AVAILABLE FOR ACQUISITION: *Flight Lane Reserve is an outstanding and proven duck hunting property. The land rests on Bayou DeView and has been restored to ideal waterfowl habitat by Ducks Unlimited biologists and habitat engineers. The property offers 20 diverse hunting locations from fields, flooded green-timber, and an old Bayou DeView channel. There is an ideal location for the development of a hunting lodge with fishing lake. The land offers excellent whitetail deer hunting as well.*



MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



Flight Lane Reserve

PROPERTY SUMMARY

Flight Lane Reserve is an opportunity to acquire an outstanding turn-key and proven duck hunting property in one of the best waterfowl wintering areas in Arkansas. The property is in Woodruff and Jackson Counties and comprises 931.90 +/- total acres. The hunting land is two connected tracts totaling 891.90 +/- acres. 40 +/- acres are located a few miles southwest of the hunting land, which is ideal for the development a hunting lodge and compound with fishing lake. The land provides a diverse duck hunting environment, from shallow, moist-soil vegetation fields, sloughs, and potholes to treelines, bottomland green-timber along Bayou DeView, and the old bayou channel oxbow. The property is a quintessential Arkansas duck hunting environment, with prairie land reminiscent of a David Maass northern marsh painting. The hunting land is very secluded and positioned directly on the notorious Bayou DeView duck flyway (hence the name Flight Lane Reserve).

The Cache River is just a few miles to the west, and legendary duck hunting properties such as Strait Lake, the Coco-Cola Woods, and several others are nearby. Thousands of acres of adjacent land are managed for waterfowl in the autumn and winter, which contributes to holding large concentrations of ducks in the immediate area. Corn, millet, and milo could be planted in several locations to establish exceptional feeding areas for ducks. 87% of the hunting land is wetland terrain. However, 120 +/- acres are upland topography, which is conducive to possibly establishing a quail population for future hunting. Excellent deer hunting is also available along the Bayou DeView corridor and the upland acreage.

In 2018, the property was enrolled in the USDA Natural Resources Conservation Service (NRCS) Wetlands Reserve Easement (WRE) wetlands restoration program. Ducks Unlimited managed the WRE restoration project, which included the development of eight moist-soil units, major levee construction, and water-control improvements. 128,000 trees were planted in strategic areas to restore the natural forest. The property and adjacent land are considered a substantial area of focus for The Nature Conservancy in Arkansas in their effort to restore the Bayou DeView basin to its natural state.

More often than not, Bayou DeView supplies sufficient water to flood the land for duck hunting. The water control systems are designed so that when Bayou DeView swells, the pipes can be opened to allow water to flow onto the hunting land. When the water reaches a certain level, the pipes can be closed, trapping the water. The water control pipes have spillways, which maintain the water at a level best for ducks and hunting. The duck hunting land can also be artificially flooded via an electric well tied to underground piping, which delivers water to four risers.

The property has private gated access and an excellent road and levee system for travel throughout. All major points of interest are easily accessible via a four-wheel drive vehicle or ATV/UTV, depending on conditions. There are many hunting locations, which are also accessible by boat.

Flight Lane Reserve is a superior recreational hunting property, which must be seen to appreciate. The landholding is offered for sale at the price of \$8,500,000.00. Qualified buyers should contact Chuck Myers of Myers Cobb Realtors at 501-830-5836 with questions or to schedule a property tour.



▼ CLICK BELOW ▼
TO VIEW VIDEO



PROPERTY DETAILS

Acreage – Flight Lane Reserve consists of three tracts totalling 931.90 +/- acres

Tract 1 (North Tract): 418.83 +/- acres

- 84.0 +/- acres Developed moist-soil units
- 265.0 +/- acres Lowland reforested land planted in beneficial trees for wildlife
- 62.0 +/- acres Bottomland hardwoods and natural vegetation associated with Bayou DeView
- 7.83 +/- acres Levees, ditches, roads, natural vegetation

Tract 2 (South Tract): 473.07 +/- acres

- 117.0 +/- acres Developed moist-soil units
- 100.0 +/- acres Bottomland hardwoods and natural vegetation associated with Bayou DeView
- 92.0 +/- acres Lowland reforested land planted in beneficial trees for wildlife
- 70.0 +/- acres Upland reforested land planted in beneficial trees for wildlife
- 50.0 +/- acres Upland natural natural vegetation
- 44.07 +/- acres Levees, ditches, roads, well sites, natural vegetation

Tract 3 (Southwest Tract): 40.0 +/- acres

- 25.0 +/- acres Lodge site and tillable cropland
- 15.0 +/- acres Wetland habitat

Location – The property is located in the Delta Region, just northeast of McCrory, Arkansas in Woodruff and Jackson Counties.

- McCrory, AR: 12 +/- miles
- Searcy, AR: 46 +/- miles
- Memphis, TN: 70 +/- miles
- Wynne, AR: 26 +/- miles
- Jonesboro, AR: 44 +/- miles
- Little Rock, AR: 92 +/- miles

Access – The property has an excellent road and levee system, providing excellent access throughout. All major points of interest are easily accessible via 4-wheel drive vehicles, depending on conditions. It is advisable to use an ATV or UTV when conditions are wet. In addition, there are areas accessible by boat.

The Landscape – Bayou DeView flows along the east boundary of Tract 1 and continues southerly through Tract 2. Most of the property is considered wetlands, with some upland acreage on the east portion of Tract 2. The wetland acreage consists of moist-soil vegetated fields with sloughs and potholes, bottomland timber and a portion of the original Bayou DeView channel. The upland acreage comprises native dry-land grasses, shrubs, evergreen trees, mixed-species hardwoods, and other vegetation. Tract 3 is comprised of tillable farmland and a wetland.

Ducks Unlimited Restoration Project – In 2018, the property was enrolled in the USDA Natural Resources Conservation Service (NRCS) Wetlands Reserve Easement (WRE) program. The mission of the WRE program is to restore critical habitats to their natural state for migratory waterfowl and other wildlife. Ducks Unlimited coordinated the WRE restoration project for the NRCS on the property. The project included developing 8 moist-soil units totaling 201 +/- acres and planting 128,000 trees. 357 +/- acres of the wetland landscape and 70 +/- acres of upland acreage were also planted with trees. These trees included bald cypress, cherry bark oak, nuttall oak, shumard oak, swamp chestnut oak, water oak, willow oak, pecan, persimmon, and sugarberry. In addition to the wetland habitat development and reforestation, significant levee construction and water-control structural improvements were performed.

PROPERTY SUMMARY DETAILS

Hunting Opportunities – The property has a proven history of offering outstanding duck hunting at 20 established locations. The land is right on the Bayou DeVew flyway, and the Cache River is just a few miles west. Notorious duck hunting clubs and other managed waterfowl properties are near the hunting land. The property provides a diverse hunting habitat from shallow natural fields, sloughs, and treelines to flooded green-timber timber associated with Bayou DeVew, small open short-tree pockets, and a portion of the original Bayou DeVew channel. The property could be significantly enhanced by planting duck food crops such as corn, millet, and milo. The land offers excellent deer hunting along the corridor of Bayou DeVew and the upland acreage located on Tract 2. The upland acreage is conducive to potentially establishing a quail population for future hunting.

Hunting Lodge and Compound – Tract 3 is 3.5 miles from Tracts 1 and 2 and consists of 40 +/- acres. Half the parcel is currently tillable cropland, trees, native vegetation, and a wetland cover the remaining acres. The property provides an excellent site for developing a private lodge compound and fishing lake. The ideal lodge site is 5 +/- acres between the cropland and wetland. The wetland could be developed into a beautiful fishing lake with little effort and expense. The cropland acreage offers several possibilities, such as remaining in agricultural production, converting to CRP, developing a dove hunting field, and other options.

Water Resources – An electric well is located on Tract 2 just off County Road 36, behind a main access gate. The well is tied to underground piping, which delivers water to 4 risers (1 on Tract 1 and 3 on Tract 2). The property has levees and water control systems for proper water management. Bayou DeVew is the primary water source for flooding the land for duck hunting. More often than not, Bayou DeVew water levels are sufficient, and water control systems are such that when Bayou DeVew rises, pipes can be opened to allow water to flow onto the property. When the water reaches a certain level, the pipes can be closed, trapping the water at a specific level. The water control pipes have spillways, which keep the water at a level best for ducks and hunting. Tract 3 has an electric well.

Mineral Rights – All mineral rights (if any) shall transfer to the Buyer

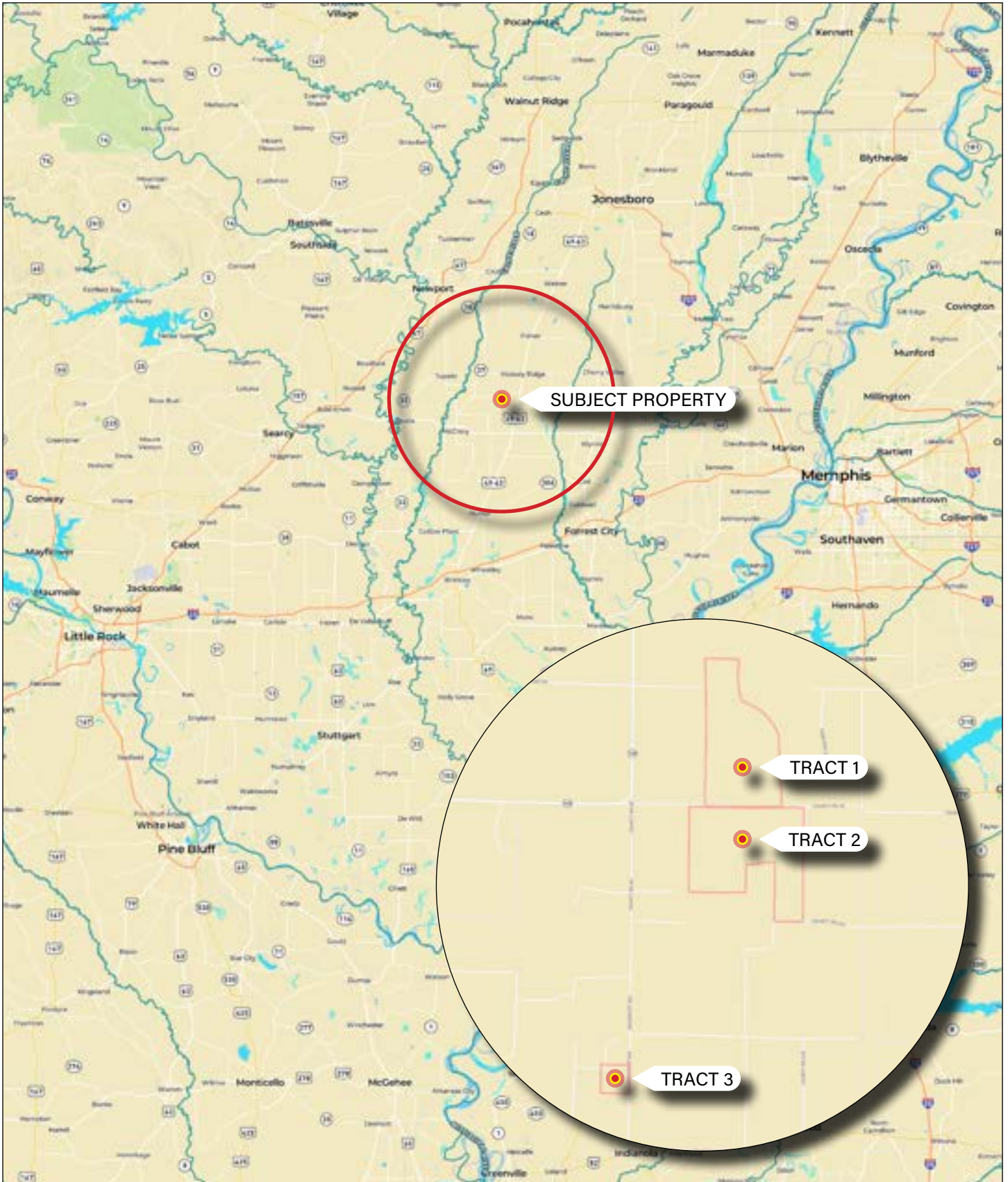
Real Estate Taxes – \$3,667.27 (source: Woodruff and Jackson County Assessors, 2024)

Offering Price – \$8,500,000.00

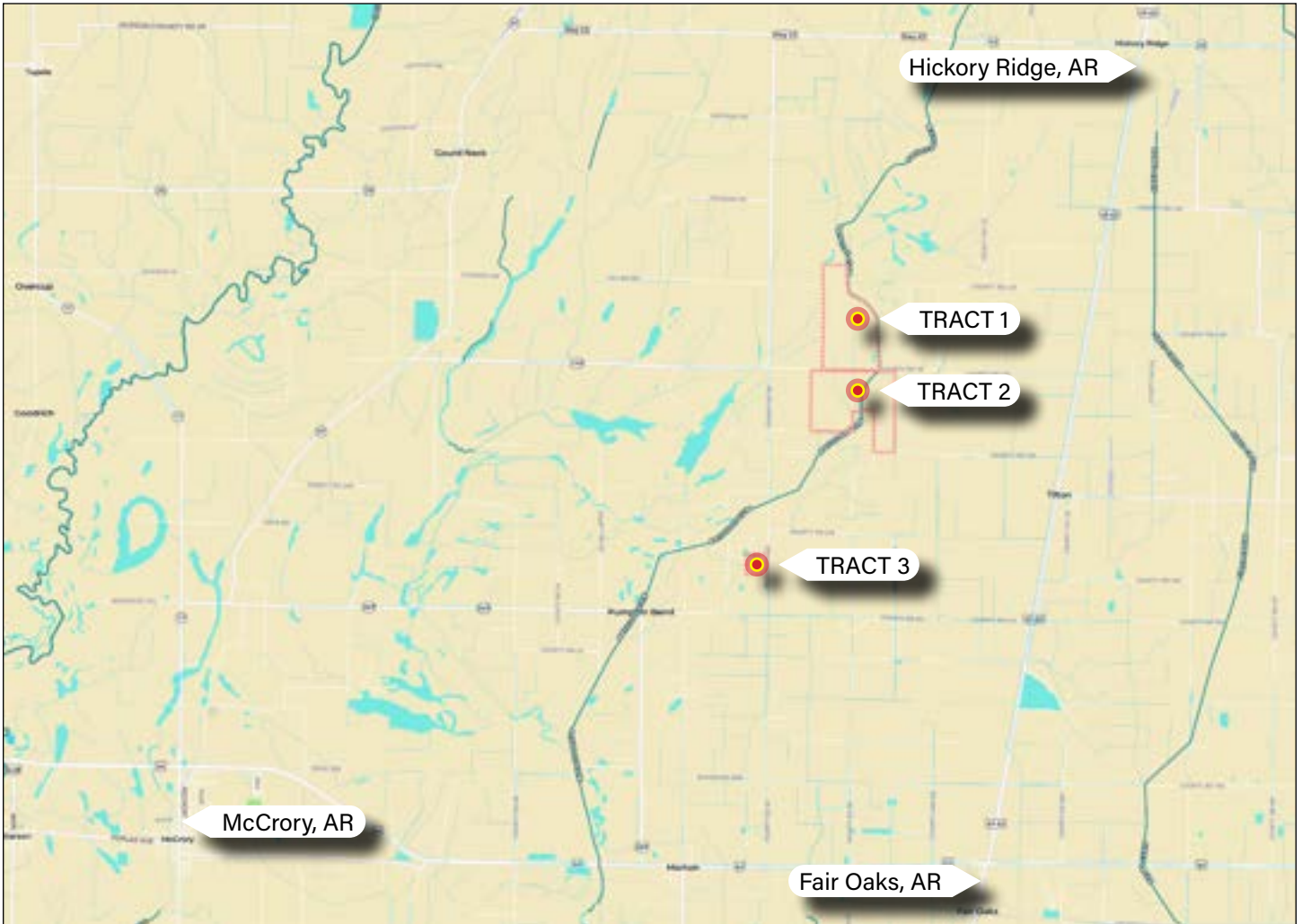
Contact – Qualified buyers should contact Chuck Myers of Myers Cobb Realtors at 501-830-5836 regarding questions or scheduling a property tour.

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.

PROPERTY LOCATION



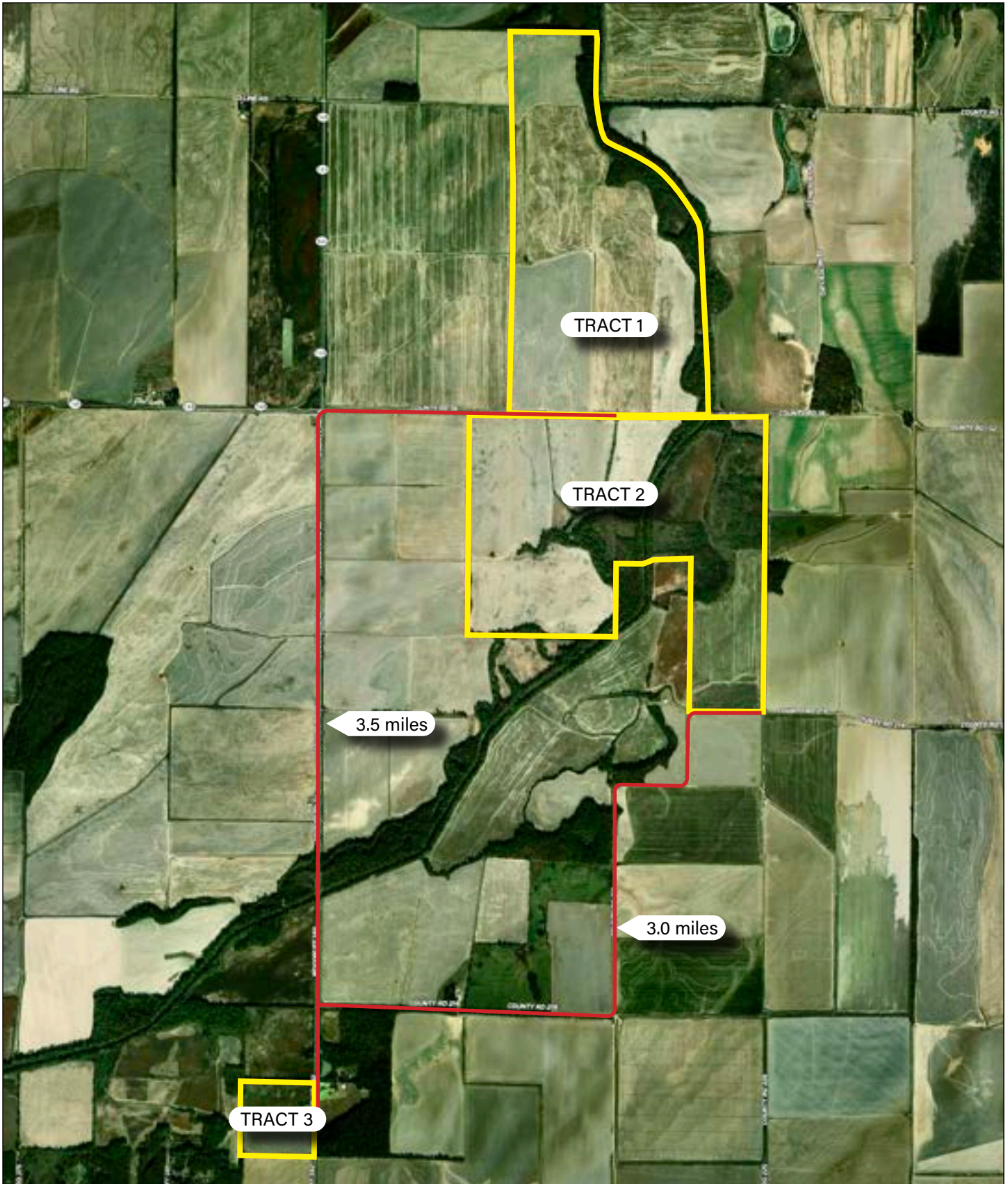
PROPERTY LOCATION



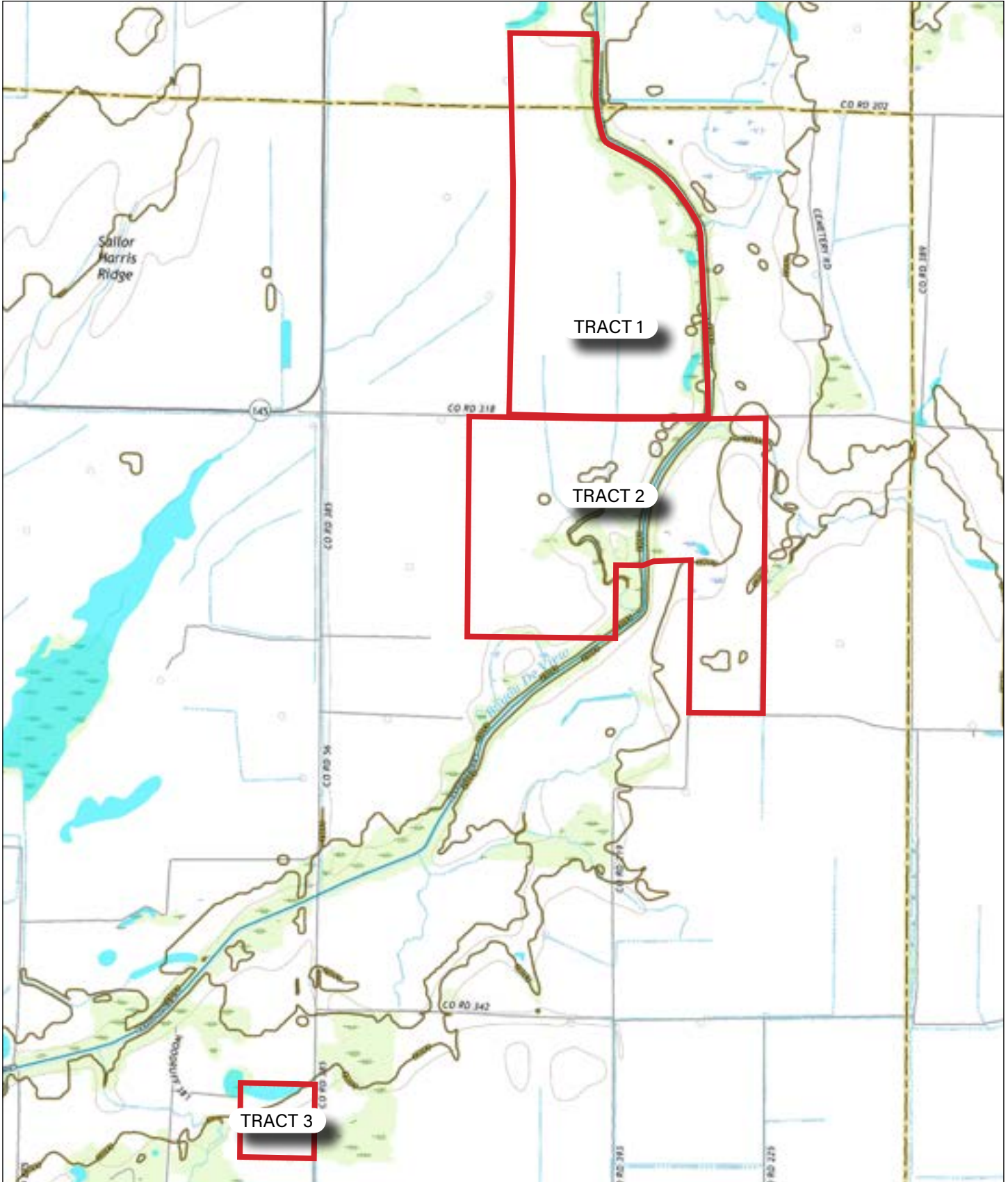
DIRECTIONS

Tract 1 and 2: Starting from McCrory, AR, travel north on AR Highway 17 for 2 miles, then turn right (east) onto AR Highway 269 and travel .5 miles, then turn left (north) onto AR Highway 37 and travel northeast for 4.5 miles, then turn right (east) onto AR Highway 145 and travel 4.5 miles to County Road 36 and continue to travel east for 1 mile to the subject property. Starting from Hickory Ridge, AR, travel south on U.S. Highway 49 for 4 miles, then turn right (west) onto County Road 132 and travel 1.5 miles, take a slight right turn onto County Road 36, and travel 1.25 miles to the subject property. Starting from Fair Oaks, AR, travel north on U.S. Highway 49 for 6 miles, then turn left (west) onto County Road 132 and travel 1.5 miles, take a slight right turn onto County Road 36, and travel 1.25 miles to the subject property. The property has private gated access and an excellent road/levee system for travel throughout. Tract 3: Starting from McCrory, AR, travel north on AR Highway 17 for 2 miles, then turn right (east) onto AR Highway 269 and travel 5.5 miles, continue straight (east) onto County Road 350 for 1.5 miles, then turn left (north) onto County Road 342 and travel .5 mile to the property. Starting from Hickory Ridge, AR, travel south on U.S. Highway 49 for 7 miles, then turn right (west) onto County Road 52 and travel for 3 miles, then turn right (north) onto County Road 342 and travel .5 mile to the property. Starting from Fair Oaks, AR, travel north on U.S. Highway 49 for 3 miles, then turn left (west) onto County Road 52 and travel for 3 miles, then turn right (north) onto County Road 342 and travel .5 mile to the property. From Tract 3, traveling to Tract 1 and 2, travel north on County Road 342 for 2.5 miles, then turn right (east) onto County Road 36 and travel 1 mile to the property.

SUBJECT PROPERTY MAP



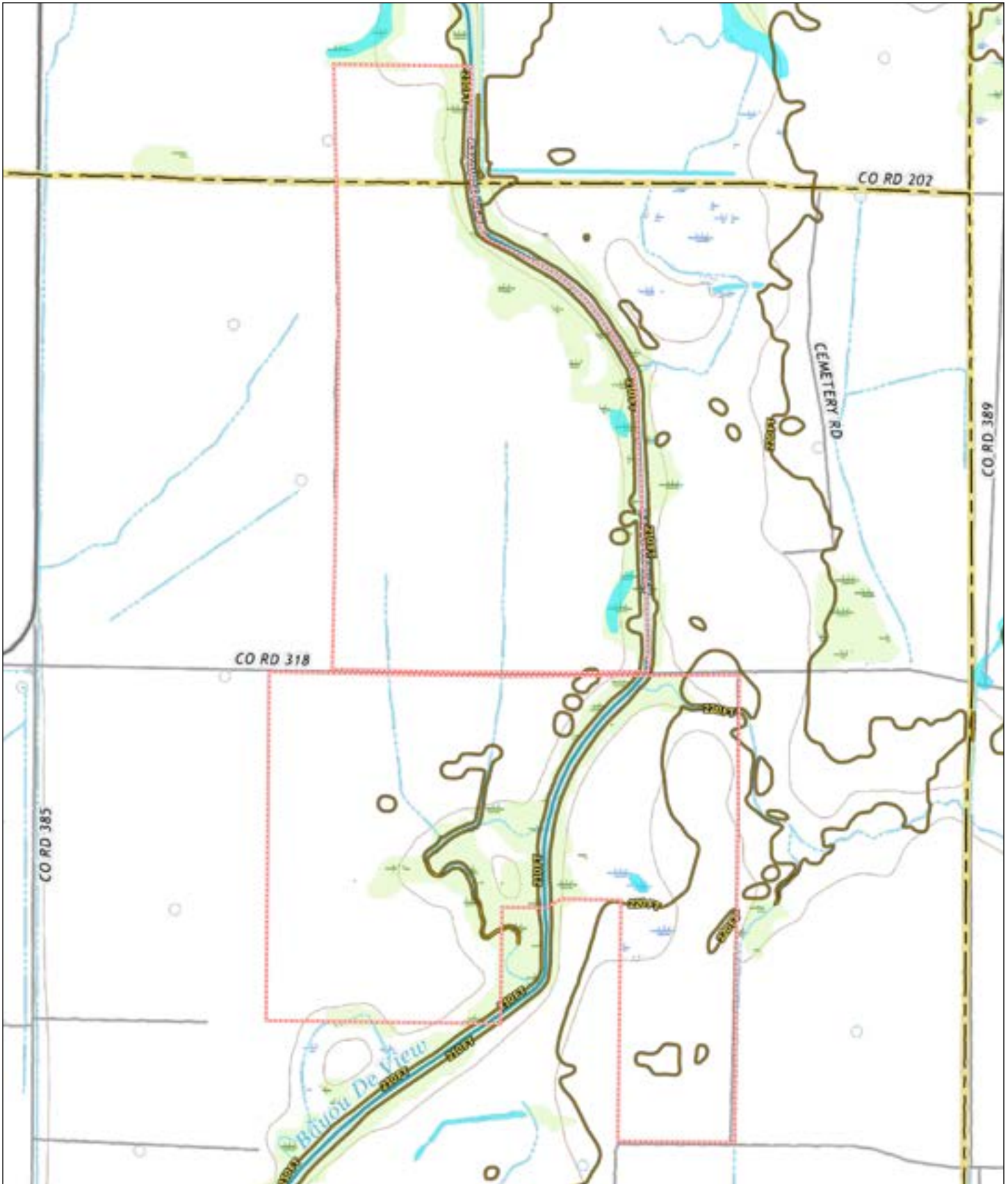
SUBJECT PROPERTY TOPOGRAPHY MAP



TRACTS 1 & 2 LAND MAP



TRACTS 1 & 2 TOPOGRAPHY MAP



TRACT 3 LAND MAP




TRACT 3 TOPOGRAPHY MAP

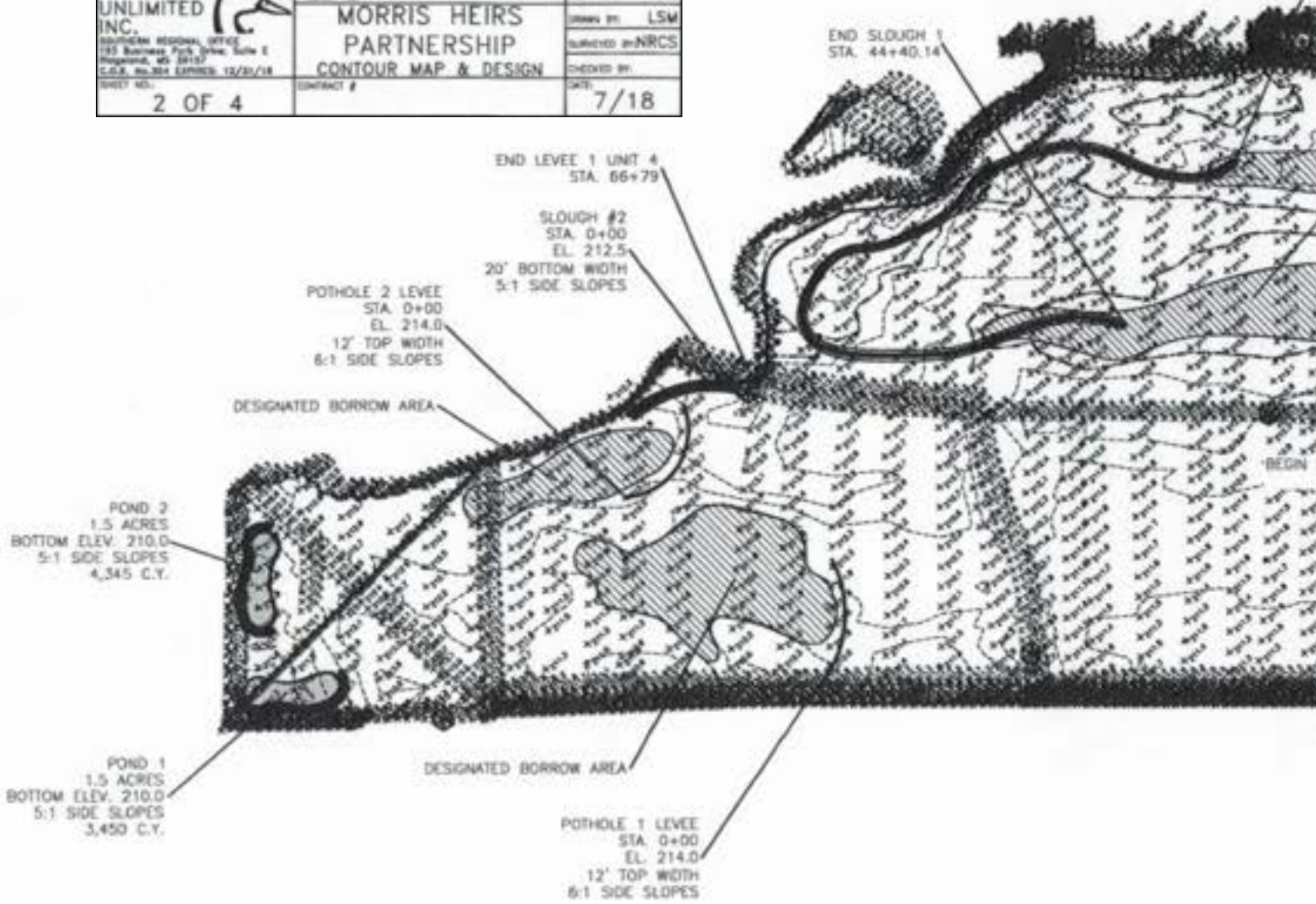


DUCKS UNLIMITED WRE PROJECT: TRACTS 1 & 2

NOTICE:
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JOHN C. LIEB, P.E. 13927, ON JULY 17, 2018. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

 DUCKS UNLIMITED INC. SOUTHERN REGIONAL OFFICE 115 Business Park Drive, Suite E Chicago, IL 60617 C.O.R. No. 204 EXPIRES 12/31/18 SHEET NO.: 2 OF 4	PROJECT NO. DU-AR-91-1	DESIGNED BY: JCL
	MORRIS HEIRS PARTNERSHIP	DRAWN BY: LSM
	CONTOUR MAP & DESIGN	SURVEYED BY: NRCS
	CONTRACT #	CHECKED BY:
		DATE: 7/18

NOTE:
EXCAVATE SLOUGH 1 TO ALLOW POSITIVE DRAINAGE THROUGH DESIGNATED BORROW AREAS INTO WCS.

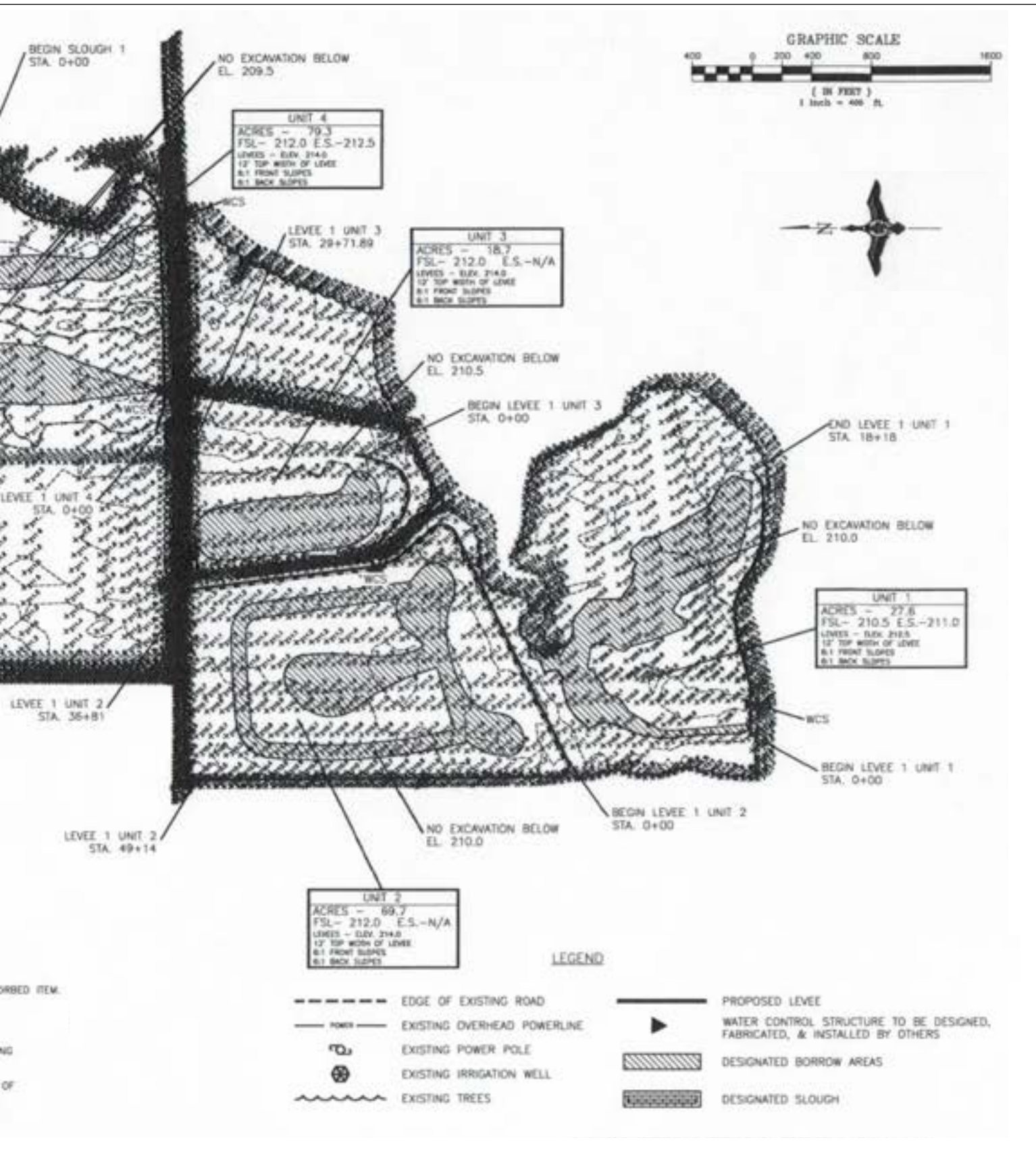


NOTE:
ALL WCS TO BE FURNISHED BY OTHERS.

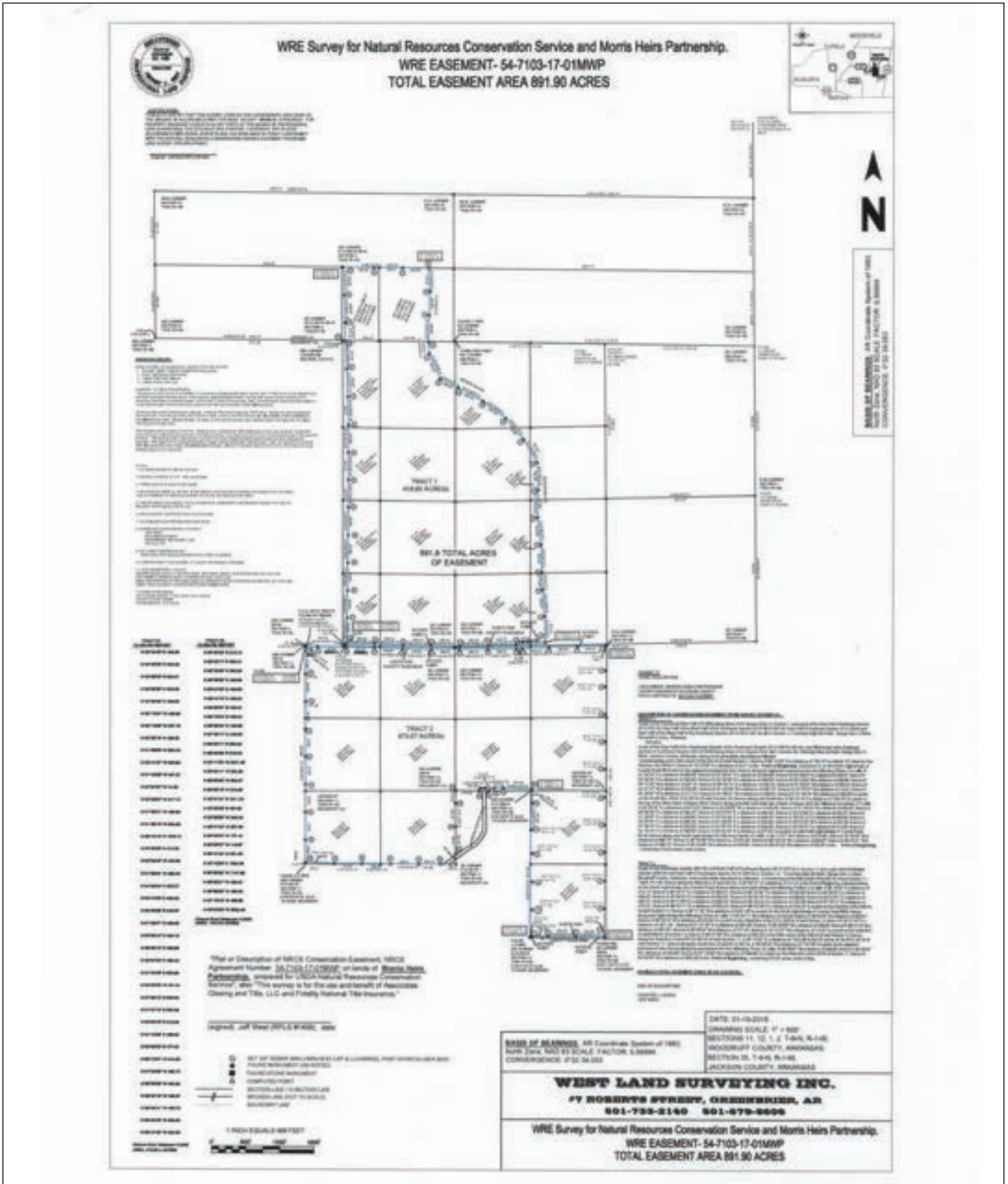


GENERAL NOTES:

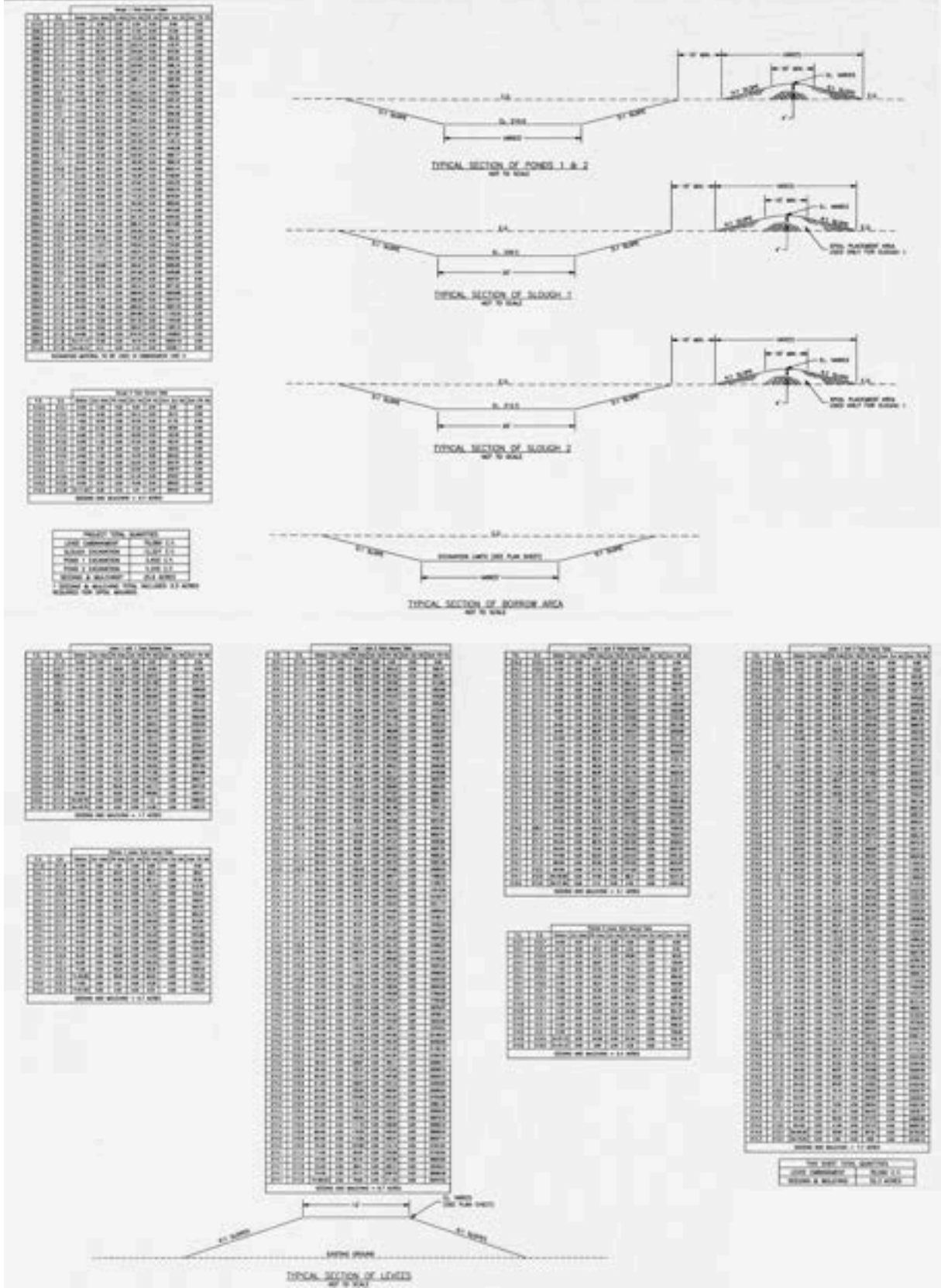
- HORIZONTAL & VERTICAL CONTROL ESTABLISHED BY NRCS. SURVEY DATA PROVIDED BY NRCS TO DUCKS UNLIMITED INC. DUCKS UNLIMITED INC. DOES NOT WARRANTY OR GUARANTEE ACCURACY HEREIN.
- ALL DIKES TO BE RAISED BY 5% OF THE AVERAGE FILL HEIGHT PER 100' STATION TO ALLOW FOR SETTLEMENT. THIS IS AN ASSUMPTION. (FINISHED GRADE SHOWN ON EMBANKMENT VOLUME TABLE REFLECTS OF 5% OVERBUILD REQUIREMENT)
- 0.3' ALLOWANCE FOR STRIPPING IS INCLUDED IN YARDAGE CALCULATIONS OF FILL MATERIAL.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL THE NATIONAL 811 "CALL BEFORE YOU DIG" NUMBER TO VERIFY ANY CONFLICTING UTILITIES PRIOR TO BEGINNING ANY WORK.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL BORROW AREAS WILL BE REMOVED 100' MINIMUM FROM TDE OF CONSTRUCTED LEVEE SLOPE.



TRACTS 1 & 2 SURVEY



TRACTS 1 & 2 LEVEE SPECIFICATIONS



TRACTS 1 & 2 LEVEE SPECIFICATIONS

Slough 1 Total Volume Table								
F.G.	E.G.	Station	Cut Area	Fill Area	Cut Vol	Fill Vol	Emb Cut Vol	Emb Fill Vol
211.5	211.5	0+00	0.00	0.00	0.00	0.00	0.00	0.00
209.5	211.5	2+00	36.12	0.00	21.80	0.00	21.80	0.00
209.5	211.5	4+00	57.83	0.00	173.40	0.00	185.20	0.00
209.5	211.8	2+00	83.47	0.00	123.13	0.00	418.47	0.00
209.5	211.5	2+00	38.94	0.00	204.08	0.00	842.56	0.00
209.5	211.4	4+00	57.88	0.00	213.80	0.00	856.46	0.00
209.5	211.8	5+00	63.76	0.00	233.68	0.00	1060.12	0.00
209.5	211.7	6+00	68.77	0.00	247.27	0.00	1107.36	0.00
209.5	211.8	7+00	76.71	0.00	266.11	0.00	1267.50	0.00
209.5	211.8	8+00	75.83	0.00	271.21	0.00	1338.81	0.00
209.5	212.1	9+00	83.53	0.00	298.03	0.00	1534.84	0.00
209.5	212.0	10+00	88.41	0.00	323.53	0.00	1767.37	0.00
209.5	212.1	11+00	83.70	0.00	304.09	0.00	1791.42	0.00
209.5	212.1	12+00	87.83	0.00	305.14	0.00	2066.56	0.00
209.5	211.8	13+00	83.40	0.00	288.78	0.00	2330.30	0.00
209.5	211.2	14+00	53.30	0.00	214.21	0.00	2546.53	0.00
209.5	212.2	15+00	60.58	0.00	265.24	0.00	2811.87	0.00
209.5	212.2	16+00	68.81	0.00	327.28	0.00	3149.15	0.00
209.5	211.8	17+00	70.87	0.00	300.23	0.00	3449.38	0.00
209.5	211.4	18+00	54.88	0.00	232.89	0.00	3682.17	0.00
209.5	211.7	19+00	40.42	0.00	180.84	0.00	3863.01	0.00
209.5	210.9	20+00	38.21	0.00	174.88	0.00	3822.14	0.00
209.5	211.0	21+00	40.40	0.00	145.80	0.00	3768.94	0.00
209.5	211.1	22+00	44.78	0.00	187.84	0.00	3526.78	0.00
209.5	211.2	23+00	48.84	0.00	173.83	0.00	3302.72	0.00
209.5	211.1	24+00	45.84	0.00	174.32	0.00	3475.04	0.00
209.5	211.4	25+00	34.20	0.00	163.88	0.00	3660.02	0.00
209.5	211.5	26+00	81.29	0.00	214.08	0.00	3873.08	0.00
209.5	211.8	27+00	74.33	0.00	257.43	0.00	4324.53	0.00
209.5	212.0	28+00	81.48	0.00	288.27	0.00	4812.80	0.00
209.5	212.3	29+00	88.80	0.00	326.28	0.00	5242.17	0.00
209.5	212.5	30+00	107.39	0.00	378.38	0.00	5721.56	0.00
209.5	212.7	31+00	113.67	0.00	406.84	0.00	6130.80	0.00
209.5	212.8	32+00	118.71	0.00	432.01	0.00	6182.81	0.00
209.5	212.6	33+00	111.13	0.00	427.48	0.00	6080.38	0.00
209.5	212.4	34+00	100.88	0.00	393.81	0.00	6062.89	0.00
209.5	212.2	35+00	82.88	0.00	357.28	0.00	6129.88	0.00
209.5	212.1	36+00	88.83	0.00	337.83	0.00	6067.81	0.00
209.5	211.8	37+00	76.70	0.00	301.31	0.00	5871.82	0.00
209.5	211.8	38+00	77.11	0.00	288.83	0.00	5559.88	0.00
209.5	211.8	39+00	78.40	0.00	288.08	0.00	5247.84	0.00
209.5	211.8	40+00	77.88	0.00	288.52	0.00	4935.88	0.00
209.5	211.8	41+00	75.84	0.00	284.88	0.00	4623.84	0.00
209.5	211.8	42+00	75.88	0.00	281.32	0.00	4312.88	0.00
209.5	211.8	43+00	76.52	0.00	280.51	0.00	4000.52	0.00
209.5	211.8	44+00	73.88	0.00	274.75	0.00	3688.75	0.00
209.5	211.8	44+17.14	73.88	0.00	44.78	0.00	3376.78	0.00
211.8	211.8	44+40.14	0.14	0.00	21.81	0.00	3208.11	0.00

EXCAVATION MATERIAL TO BE USED IN EMBANKMENT UNIT #

Slough 2 Total Volume Table								
F.G.	E.G.	Station	Cut Area	Fill Area	Cut Vol	Fill Vol	Emb Cut Vol	Emb Fill Vol
212.5	213.1	0+00	14.83	0.00	0.00	0.00	0.00	0.00
212.5	213.2	0+00	18.82	0.00	26.14	0.00	26.14	0.00
212.5	213.3	1+00	18.52	0.00	32.05	0.00	61.70	0.00
212.5	213.4	1+00	21.84	0.00	37.25	0.00	98.95	0.00
212.5	213.3	2+00	17.81	0.00	36.56	0.00	135.48	0.00
212.5	213.0	2+00	11.82	0.00	21.23	0.00	182.72	0.00
212.5	212.9	3+00	8.76	0.00	14.81	0.00	180.83	0.00
212.5	212.0	2+00	11.00	0.00	16.70	0.00	202.23	0.00
212.5	213.1	4+00	12.84	0.00	22.52	0.00	224.76	0.00
212.5	213.1	4+00	13.84	0.00	22.48	0.00	248.71	0.00
212.5	213.0	5+00	10.88	0.00	21.26	0.00	270.81	0.00
212.5	212.8	5+00	8.76	0.00	15.38	0.00	285.82	0.00
212.5	212.8	5+71.84	8.28	0.00	4.81	0.00	288.34	0.00

SEEDING AND MULCHING = 0.3 ACRES

PROJECT TOTAL QUANTITIES	
LEVEE EMBANKMENT	70,060 C.Y.
SLOUGH EXCAVATION	12,327 C.Y.
POND 1 EXCAVATION	3,450 C.Y.
POND 2 EXCAVATION	4,345 C.Y.
SEEDING & MULCHING*	25.6 ACRES

* SEEDING & MULCHING TOTAL INCLUDES 3.3 ACRES REQUIRED FOR SPOIL MOUNDS.

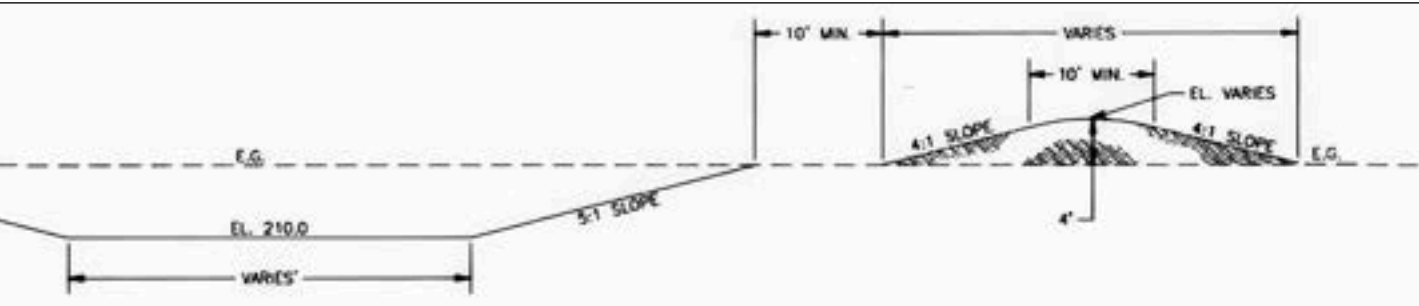
5:1 SLOPE

5:1 SLOPE

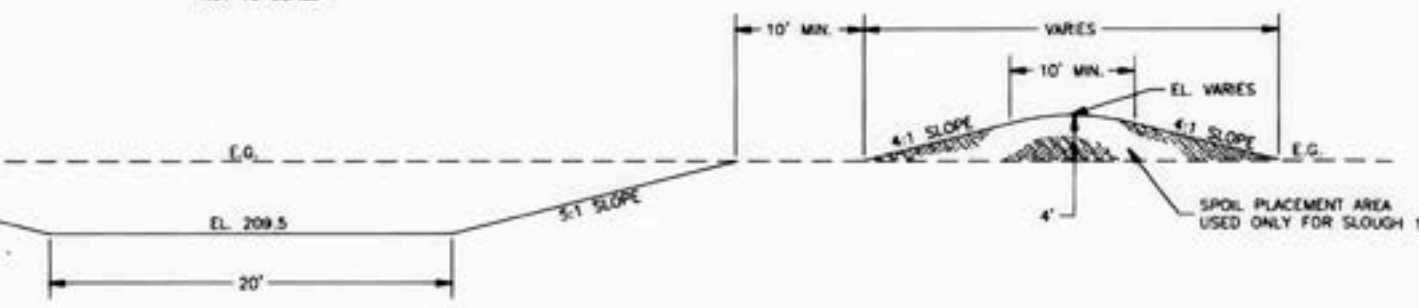
5:1 SLOPE

5:1 SLOPE

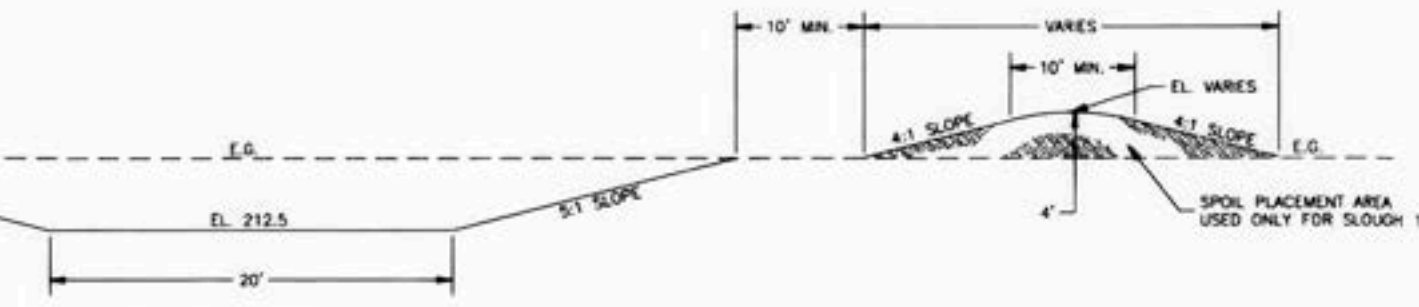
TYPE



TYPICAL SECTION OF PONDS 1 & 2
NOT TO SCALE



TYPICAL SECTION OF SLOUGH 1
NOT TO SCALE



TYPICAL SECTION OF SLOUGH 2
NOT TO SCALE

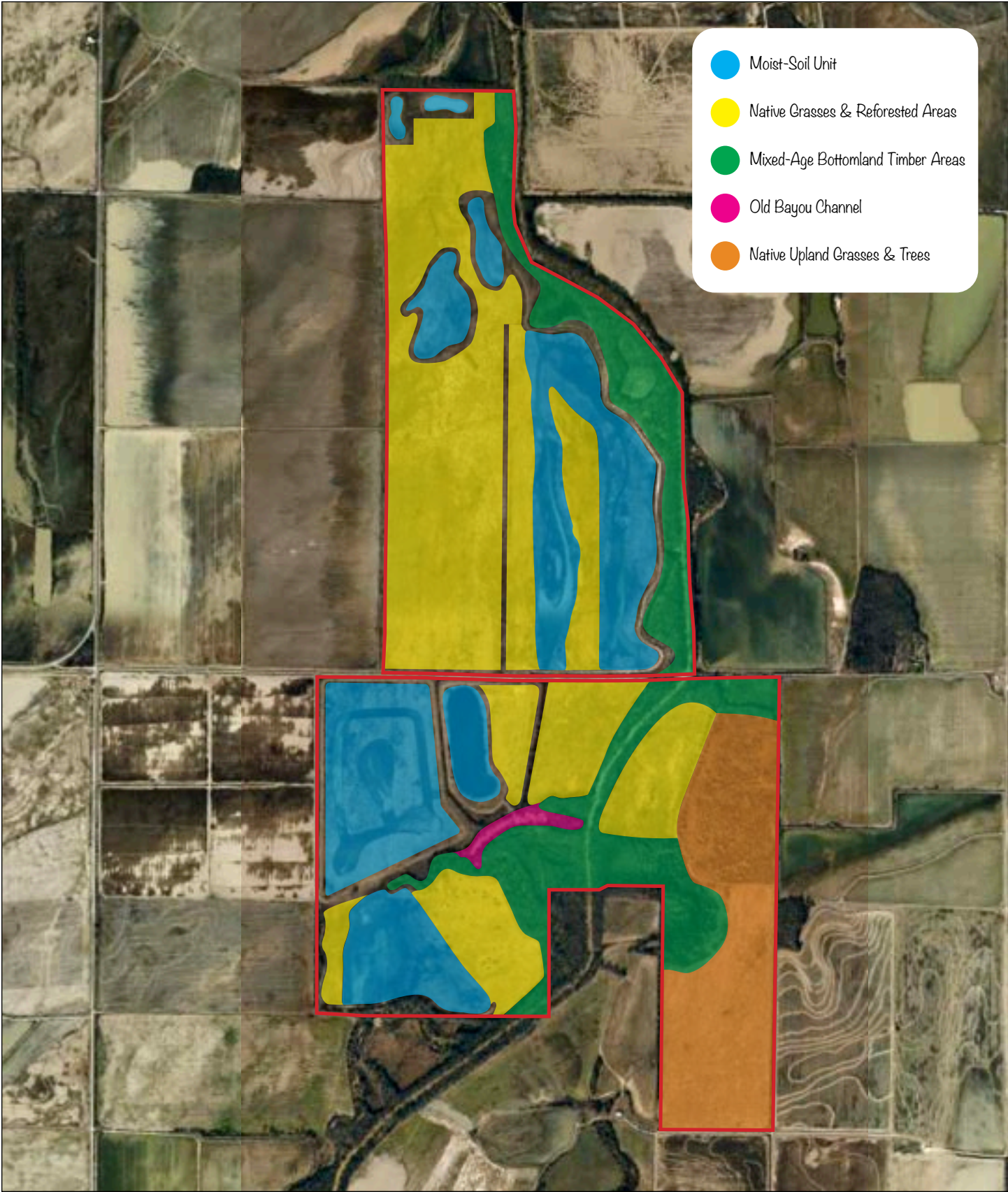


TYPICAL SECTION OF BORROW AREA
NOT TO SCALE

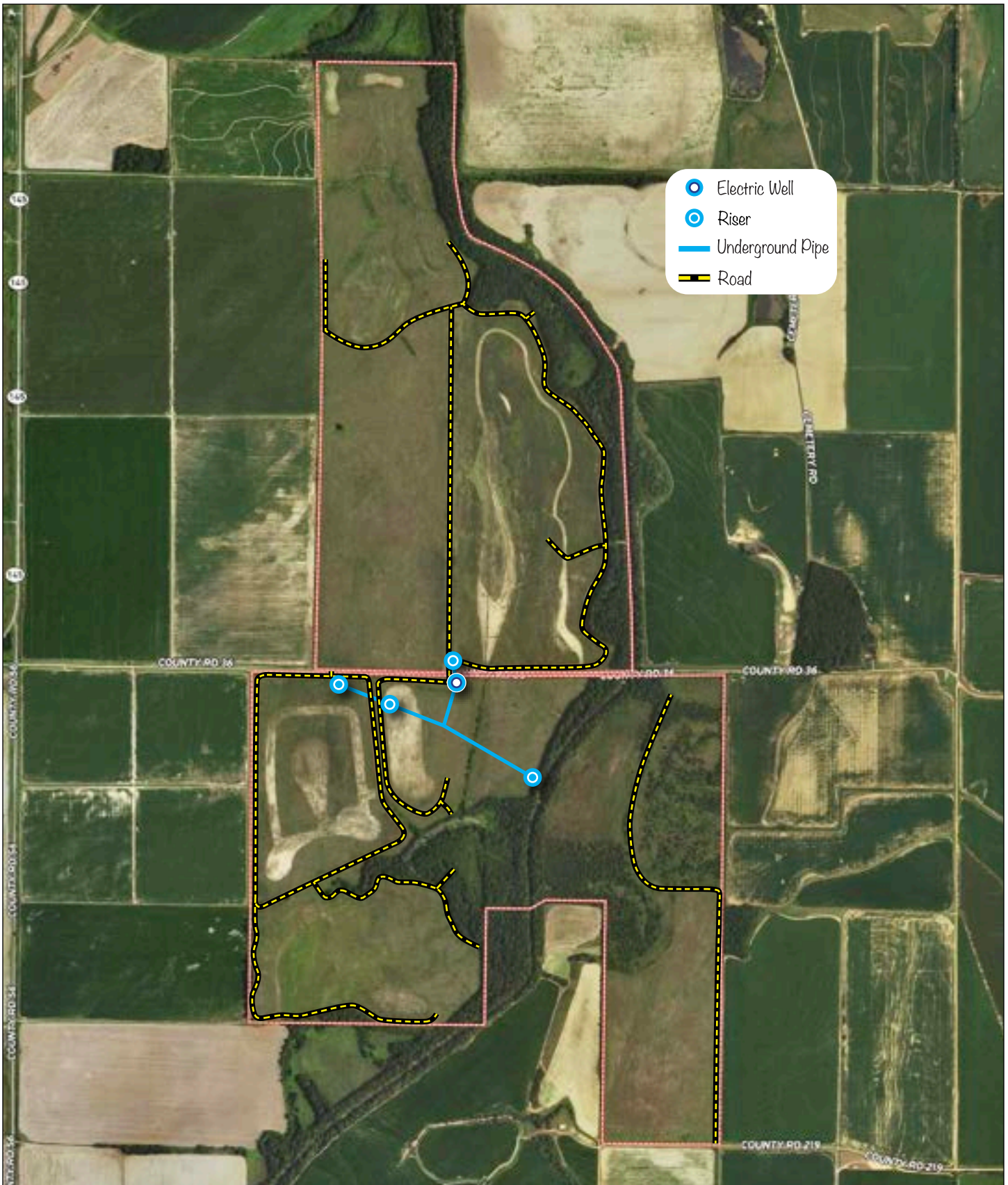
NOTICE:
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JOHN C. LIEB, P.R. 13927, ON JULY 17, 2018. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DUCKS UNLIMITED INC. <small>CONSULTING REGIONAL OFFICE 1212 Business Park Drive, Suite 1 Montgomery, AL 36117 U.S.G. No. 34 (REVISED) 10/31/18</small>	PROJECT NO. DU-AR-91-1 MORRIS HEIRS PARTNERSHIP QUANTITIES & DETAILS	DESIGNED BY: JCL DRAWN BY: LSM SURVEYED BY: CHECKED BY: DATE: 7/18
	SHEET NO. 4 OF 4 CONTRACT #	

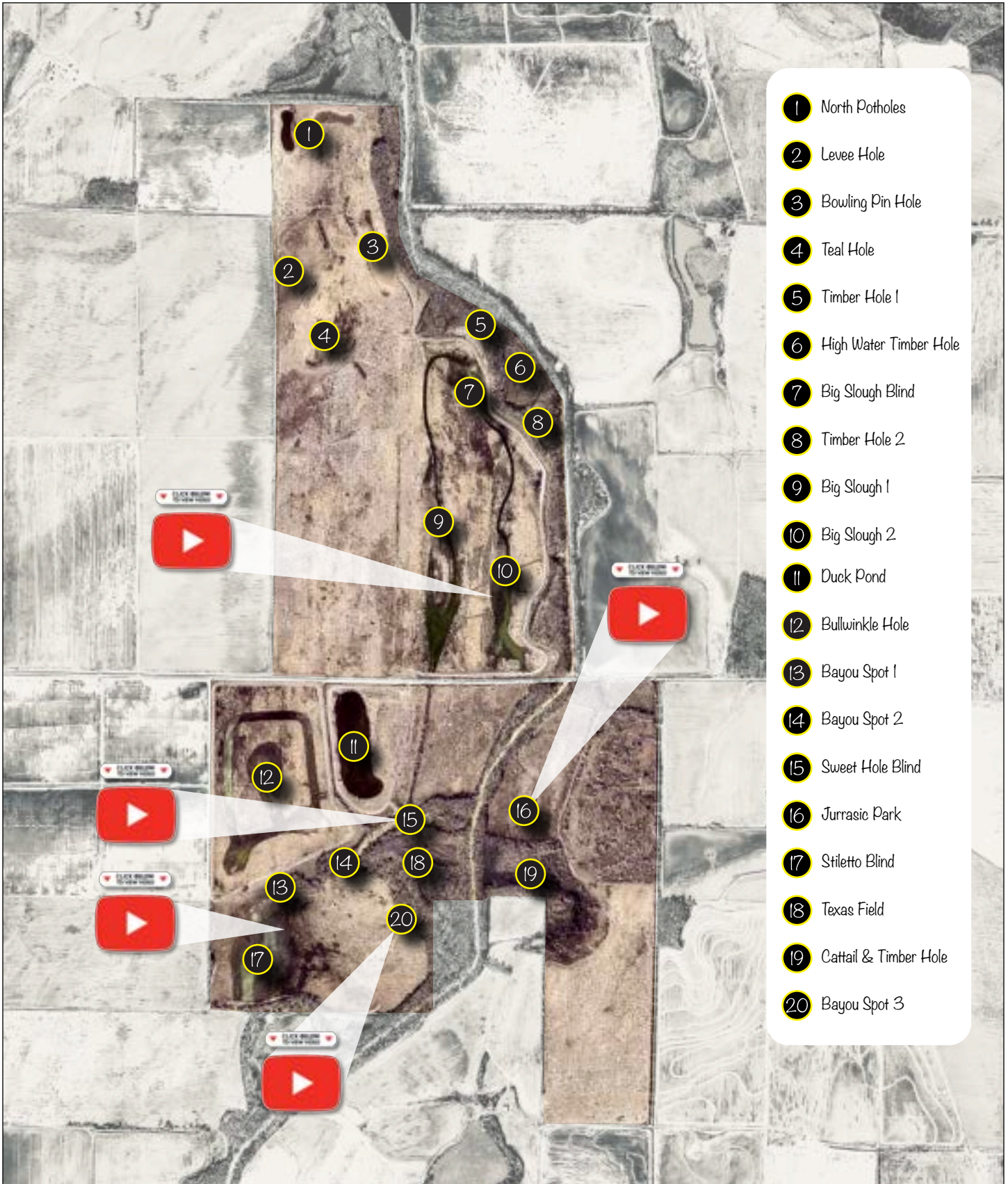
TRACTS 1 & 2 HABITAT MAP



TRACTS 1 & 2 WATER & ROAD SYSTEMS



TRACTS 1 & 2 DUCK HUNTING LOCATIONS



- 1 North Potholes
- 2 Levee Hole
- 3 Bowling Pin Hole
- 4 Teal Hole
- 5 Timber Hole 1
- 6 High Water Timber Hole
- 7 Big Slough Blind
- 8 Timber Hole 2
- 9 Big Slough 1
- 10 Big Slough 2
- 11 Duck Pond
- 12 Bullwinkle Hole
- 13 Bayou Spot 1
- 14 Bayou Spot 2
- 15 Sweet Hole Blind
- 16 Jurassic Park
- 17 Stiletto Blind
- 18 Texas Field
- 19 Cattail & Timber Hole
- 20 Bayou Spot 3

TRACT 3 LODGE DEVELOPMENT SITE



PROPERTY IMAGES: TRACT 1 (NORTH VIEW)



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



PROPERTY IMAGES: TRACT 1 (NORTHWEST VIEW)





FLIGHT LANE RESERVE
WOODRUFF AND JACKSON COUNTIES, ARKANSAS

MYERS COBB
REALTORS

PROPERTY IMAGES: TRACT 1 (BIG SLOUGH BLIND)



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



PROPERTY IMAGES: TRACT 1 & 2 (NORTHWEST VIEW)





FLIGHT LANE RESERVE
WOODRUFF AND JACKSON COUNTIES, ARKANSAS

MYERS COBB
REALTORS

PROPERTY IMAGES: TRACT 2 (NORTHEAST VIEW)



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



PROPERTY IMAGES: TRACT 1 & 2 (NORTH VIEW)





FLIGHT LANE RESERVE
WOODRUFF AND JACKSON COUNTIES, ARKANSAS

MYERS COBB
REALTORS

PROPERTY IMAGES: TRACT 2 (WEST VIEW)





PROPERTY IMAGES: TRACT 2 (WEST VIEW)





FLIGHT LANE RESERVE
WOODRUFF AND JACKSON COUNTIES, ARKANSAS

MYERS COBB
REALTORS

PROPERTY IMAGES: TRACT 2 (EAST VIEW)



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



PROPERTY IMAGES: TRACT 2 (SOUTHWEST VIEW)





FLIGHT LANE RESERVE
WOODRUFF AND JACKSON COUNTIES, ARKANSAS

MYERS COBB
REALTORS

PROPERTY IMAGES: TRACT 2 (SOUTHEAST VIEW)



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



PROPERTY IMAGES: TRACT 2 (SOUTHWEST VIEW)





FLIGHT LANE RESERVE
WOODRUFF AND JACKSON COUNTIES, ARKANSAS

MYERS COBB
REALTORS

PROPERTY IMAGES: TRACT 2



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



PROPERTY IMAGES: TRACT 2

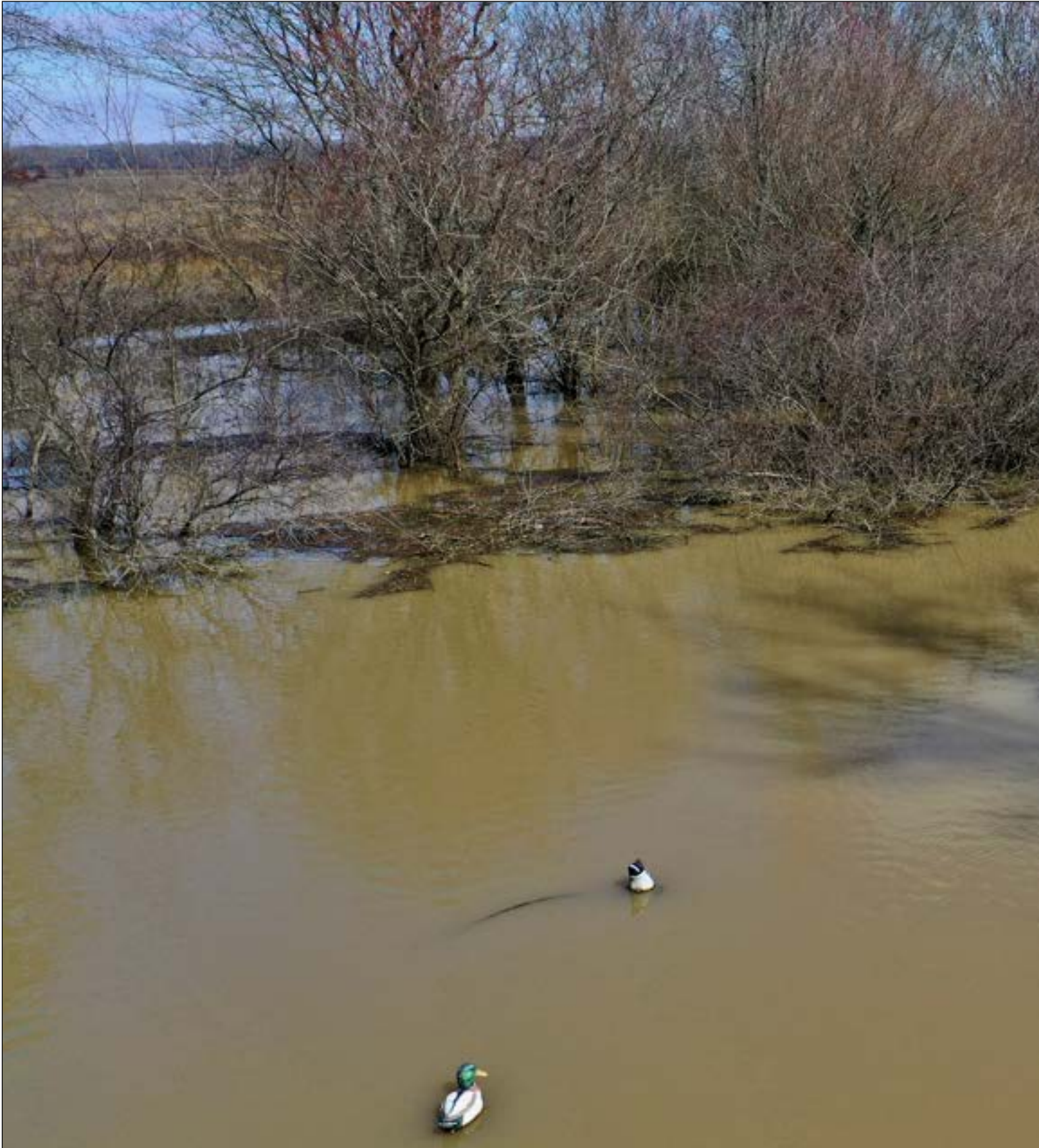




FLIGHT LANE RESERVE
WOODRUFF AND JACKSON COUNTIES, ARKANSAS

MYERS COBB
REALTORS

PROPERTY IMAGES: TRACT 2



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



PROPERTY IMAGES: TRACT 3 (LODGE & LAKE DEVELOPMENT SITE)





FLIGHT LANE RESERVE
WOODRUFF AND JACKSON COUNTIES, ARKANSAS

MYERS COBB
REALTORS

PROPERTY IMAGES: TRACT 2 (UPLAND ACREAGE)



PROPERTY IMAGES: TRACT 2 (UPLAND ACREAGE)



PROPERTY IMAGES: TRACT 2 (WELL SITE & COUNTY ROAD ACCESS)



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, and Deer Creek.

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.



MYERS COBB REALTORS

WWW.MYERSCOBBREALTORS.COM

Chuck Myers

PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
chuck@myerscobbrealtors.com

6075 Poplar Ave. Suite 727
Memphis, TN 38119

901-552-4036 (O)
info@myerscobbrealtors.com

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.



MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE