LITTLE SIBERIA FARM & IRRIGATION, INC

A recreational & investment property

907.0 (+/-) total acres • Arkansas County, Arkansas

Acreage documented by Arkansas County Ownership – Final acreage to be determined by survey

INFORMATION PRESENTED BY:

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DISCLOSURE STATEMENT
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Little Siberia Duck Club
Arkansas County 907 +/- Acres

Property Summary

“A turn Key ready to hunt and relax, outdoor paradise”

Overview:

Little Siberia Farm & Irrigation is a pristine 907 +/- acres located in Arkansas County, Arkansas due south of Stuttgart and near the community of DeWitt. Little Siberia has a long history of waterfowl hunting dating back to the early 1940s. The club offers some of the finest Waterfowl Hunting, White Tail Deer Hunting, and Trophy Fishing that Arkansas has to offer. A system of levees, water control structures, a well, and a pump allow the owners to manage the water depth across the property. Short boat rides or ATV rides can get you and your family or friends to a variety of hunting habitats, including a well managed 600 + acre reservoir. Siberia also has agricultural field hunting areas where one could enjoy waterfowl hunting over corn, rice, or millet. All areas are very accessible with relative comfort and ease. “Bayou Meto” runs the property on the west side and provides a historic natural flyway for wintering ducks and geese.

The club has established shooting holes and numerous hand built duck blinds and deer stands throughout the property. The blinds are very well constructed and shoot very comfortably. If so inclined, hunters could arrive to the blind by boat and never step foot in the water. The entire property has been developed and managed for hunting & fishing.

The lodging at Little Siberia is breathtaking. The main lodge is approximately 4500 square feet and offers views of the legendary Rogers reservoir and beautiful sunsets. Complete with 12 Bedroom Suites and a large Bunkroom, the lodge has recently been nicely remodeled. Finished out with beautiful floors, counter tops, stainless appliances, new electronics, flat screen TVs, leather furniture, and fully furnished bedrooms. An excellent place to relax by a fire and watch the game after a morning hunt. There are also outdoor buildings for cooking and processing game as well as a nice facility for your hunting dogs. Just a short walk from the lodge are the boat docks and storage building for all your atvs and gear. With and onsite caretaker to help handle all your needs - this property offers it all.

Location:

Little Siberia’s property is located in Arkansas County, Arkansas just 20 miles south of Stuttgart, Arkansas – the Duck Capital of the World.

- 136 miles – Jonesboro
- 133 miles – Memphis
- 76 miles – Little Rock
- 20 miles – Stuttgart
- 15 Miles - DeWitt
**Recognized Area:**
- Five Oaks Lodge
- The Tent Camp
- Hamptons Reservoir
- Jacobs Lake
- Circle S
- Wrape Plantation Waterfowl Rest Area

**Property Highlights:**
- Multiple Green Timber Hunting areas
- 600+ Acre Trophy Fishing & Duck Hunting Buckbrush/Timber Reservoir
- 66+/- acre level production Agri field
- Managed Waterfowl Hunting & Rest Areas
- Managed Whitetail Deer Hunting
- Plentiful Wild Turkeys
- World Class Fishing
- Easily Accessible via car, boat, and ATV
- Great access to the paved county road, bring any car you want, keep it clean and take a boat or ATV from there
- Very comfortable & spacious lodging
- Shop, additional storage, and boat docks
- Fenced / gated and security system
- Onsite Caretaker

**Offering Price:**

The offering price for the +/- 907 acres and all improvements is $7,500 per acre.
### Soils Map

**State:** Arkansas  
**County:** Arkansas  
**Location:** 2-6S-5W  
**Township:** Bayou Meto  
**Acres:** 1042.98  
**Date:** 5/16/2016

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**Soil Data Provided by USDA and NRCS.**

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<th>Code</th>
<th>Soil Description</th>
<th>Area</th>
<th>Percent of field</th>
<th>Non-Inr Class Legend</th>
<th>Non-Inr Class %c</th>
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<th>Cotton lint</th>
<th>Grass legume hay</th>
<th>Improved Bermudagrass</th>
<th>Rice Irrigated</th>
<th>Soybeans</th>
<th>Tillage Rescue</th>
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**Weighted Average:** 1 5.7 1 1 0.3 0.1

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*Area Symbol: AR001, Soil Area Version: 16  
Area Symbol: AR680, Soil Area Version: 13*

Using Capabilities Class Dominant Condition Aggregation Method

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Soil data provided by USDA and NRCS.
PICTURES
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