



WILDLIFE ACRES FARM

A recreational & investment property – Lonoke County, Arkansas

79.0 (+/-) total acres • Lonoke County, Arkansas

Final acreage to be determined by buyer's survey

INFORMATION PRESENTED BY:



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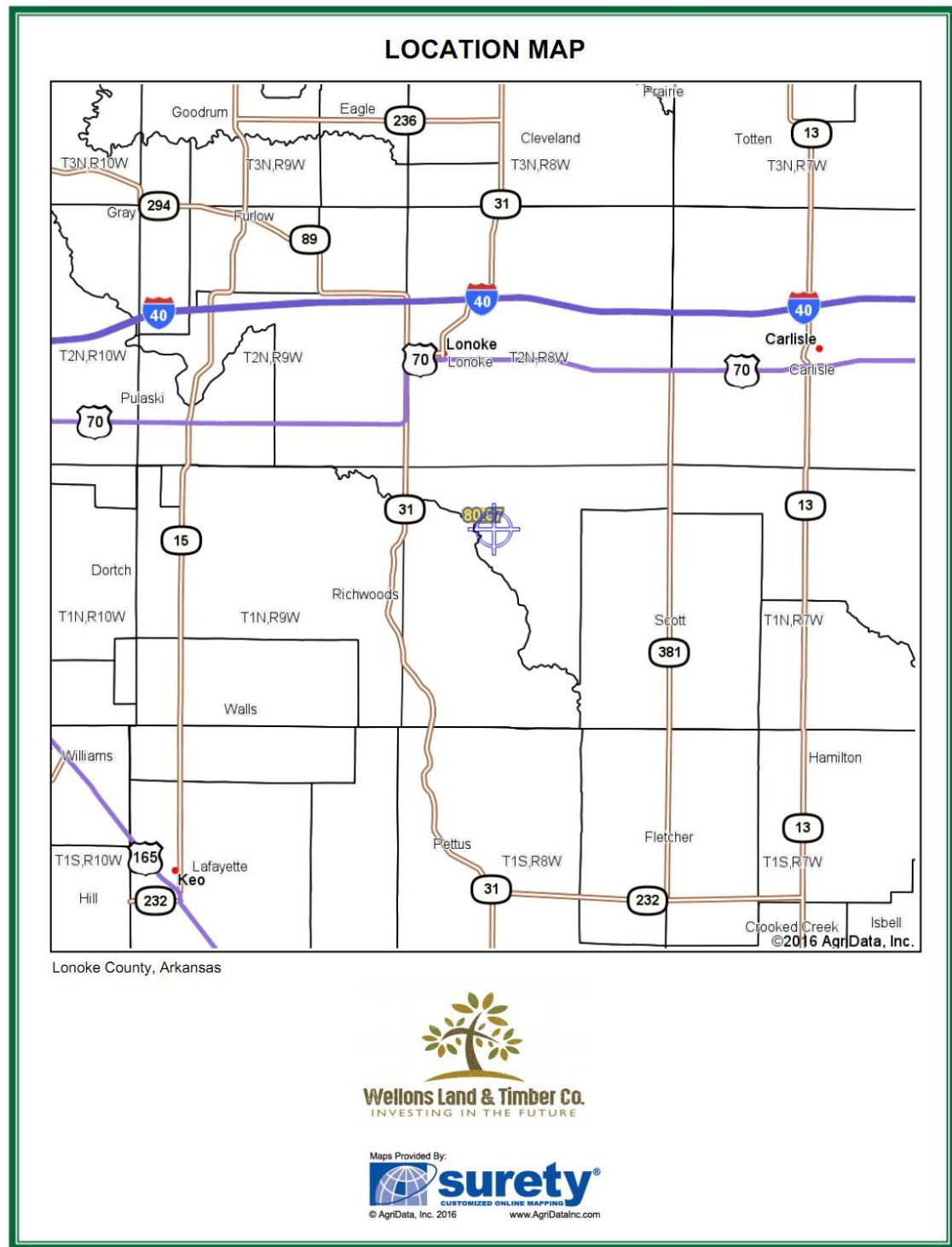
Listing Agent is owner or has ownership in this property

**DISCLOSURE STATEMENT**

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WILDLIFE ACRES LOCATION



Aerial photography provided by Aerial Photography Field Office.

WILDLIFE ACRES FARM
LONOKE COUNTY 79 +/- ACRES

PROPERTY SUMMARY

"A turnkey recreational property offering premium duck hunting, deer hunting, and fishing"

Overview:

Wildlife Acres Farm is a very rare find in the Arkansas delta and offers a proven history of duck and deer hunting. The property is unique in that Bayou Meto runs along the west side of the property and brings with it one of the most concentrated waterfowl flyways in the state. Furthermore, in addition to outstanding duck hunting the large block of woods adjoining the bayou provides exceptional habitat for large whitetail deer and the property produces trophy whitetail bucks each year.

In 2016, the property was taken out of farming production and developed exclusively for wildlife and recreational usage. A good working electric well is strategically located on the property and with the push of a button the operator can easily pump water to any area of the property. Significant dirt work and irrigation upgrades were completed on the property in the development of Moist Soil Units (MSU's). Recently, "moist-soil" has become one of the leading techniques for creating premium habitat for wintering waterfowl in Arkansas. Moist soil management is the drawdown of water to promote germination of native plants on exposed mudflats and the subsequent reflooding of same areas. The purpose is to promote native plants favored by moist-soil management that provide valuable food and cover for wetland wildlife species. Wildlife Acre's Moist Soil Units, or impoundments, will hold and control water for wintering waterfowl throughout this entire property. In total, there are 9 different Moist Soil areas - all of which can be flooded by the electric well and maintained precisely for hunting. The western impoundment along Bayou Meto is 10.5 acres and has been planted in corn. This unit is strategically managed and is kept unflooded through deer season and then flooded January 1 for duck season. The other 8 impoundments have also all been planted in corn, millet and milo and a few have also been manipulated for native grasses and sunflower. Bottom line, there is no shortage of duck and deer food on this property and with its history in having lots of ducks in years past, these improvements will make it an even more exciting place to hunt. Last but not least, there are 3 large duck blinds strategically placed throughout the property and 3 additional areas where duck hunters can wade and hunt in knee deep water along a tree line. There are 2 tower stands for deer hunting also strategically positioned for the best advantage.

A newly constructed 10-acre Bass Fishing Reservoir with a new dock sits directly behind the house. The reservoir was developed by very well-known Miller Fisheries and was stocked November 1st with over 500 Northern Bass. This reservoir affords great views off the back deck of the house and a makes great addition to the property.

The 4 bedroom 2 bath house is a Cavalier Deluxe double wide mobile home. It is in great condition and offers very comfortable lodging while staying on the property. Home has oversized bedrooms, spacious bathrooms, a separate laundry room with new washer and dryer, kitchen with center island, living room with working fireplace, and plenty of space for family and friends. Private entry gates were added to the property for additional privacy and comfort.

This property's location is conveniently located just 30 miles east from Little Rock and makes it an easy drive when coming from central Arkansas. South of the community of Lonoke, several of the surrounding land owners and farmers also manage their land for duck and deer and as a result the area has become well-known for its exceptional hunting.

In conclusion, this property has it all – lodging, fishing, deer hunting, and duck hunting. A true year round property that offers an activity for each season. At Wellons Land and Timber we consider this to be an excellent opportunity to purchase one of the most producing and affordable properties we have worked with.

Location:

Wildlife Acres property is located in Lonoke County, Arkansas just 5 miles south of Lonoke, Arkansas.

- 30 miles – Little Rock
- 38 miles – Stuttgart
- 181 Miles – Fort Smith
- 115 miles – Memphis

Recognized In The Area:

- D&D Duck Guide Service
- Red Sky Duck Club
- Button Willow Duck Club
- Winrock Farms
- Goosehead Farms
- Lone Oak Duck Club

Property Highlights:

- 9 different Moist Soil Units (MSU's) for waterfowl hunting – 3 large Duck Blinds
- 2 developed deer hunting areas – both with shooting towers
- 10+ Acre Bass Fishing Reservoir (Stocked November 1st, 2016)
- 50+/- acres of wildlife food plots – corn, millet, milo, native grasses, and sunflower
- Electric Well + underground irrigation pipe to each area of property for turnkey water mgmt
- Nice 4BR 2BA Home on the property overlooking the fishing lake
- Managed Waterfowl Hunting & Rest Areas
- Whitetail Deer Hunting
- Great access from the paved county road, bring any car you want
- Very comfortable & spacious home
- Gated and digital lock security system

Offering Price:

The offering price for the +/- 79 acres, house, and all improvements is \$417,310.

Note:

Property is owned by Listing Agent and is licensed in Arkansas Real Estate.

FSA AERIAL MAP



County: Lonoke, Arkansas

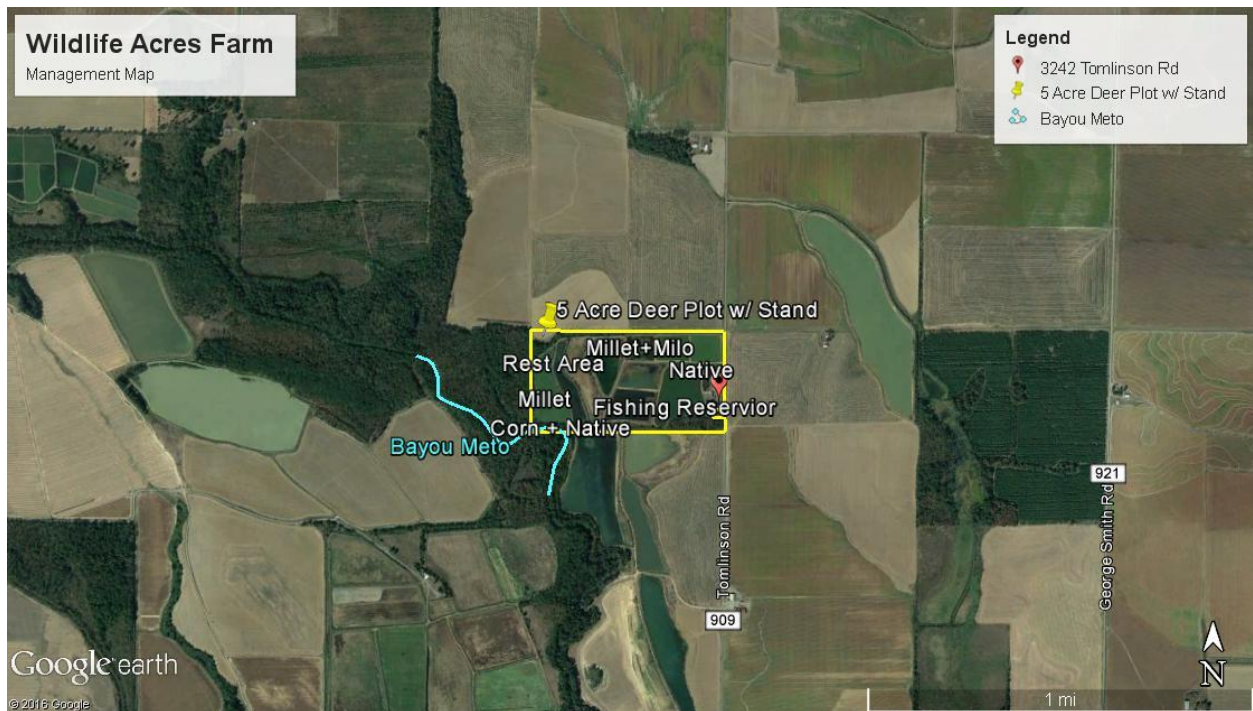
Sec/Twp/Range: 8-1N-8W

Map Center: 34° 43' 42.23, -91° 53' 3.29

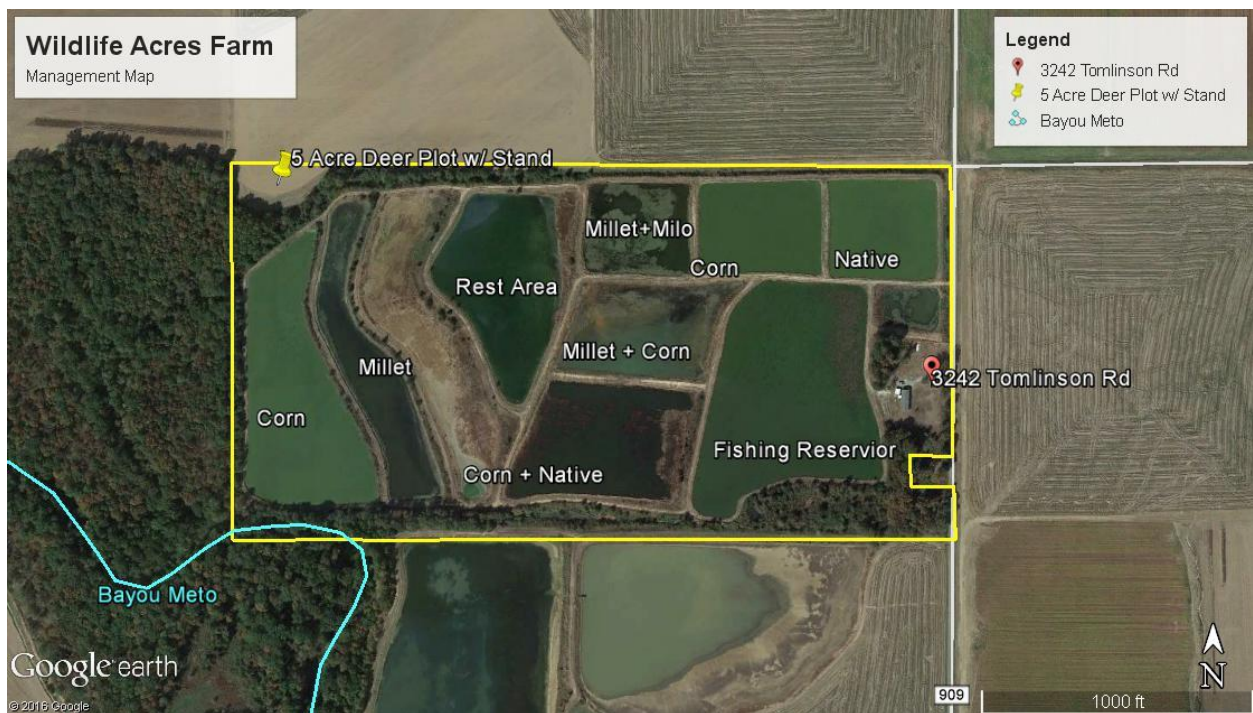
Scale:



Acreage and property lines should be surveyed prior to purchase for exact acreage and boundaries. Acreage amounts are estimated by AgriData.

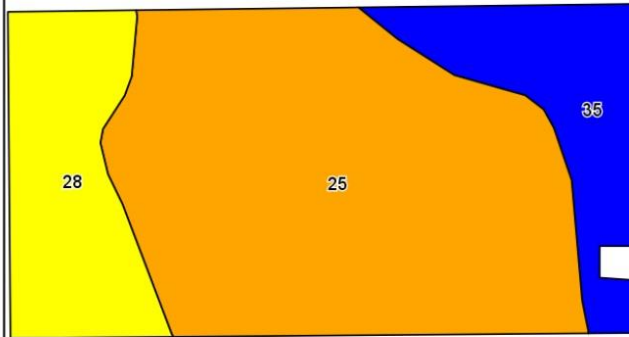


Zoomed out



Zoomed In

SOIL MAP



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Soils data provided by USDA and NRCS.



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Area Symbol: AR680, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Soybeans	Tall fescue	Wheat
25	Muskogee silt loam, 3 to 8 percent slopes	51.67	64.1%		IIIe	7	55	25	6	30
28	Perry silty clay, 0 to 1 percent slopes, frequently flooded	15.77	19.5%		IVw					
35	Stuttgart silt loam, 0 to 1 percent slopes	13.23	16.4%		IIw					
Weighted Average						4.5	35.2	16	3.8	19.2

Area Symbol: AR680, Soil Area Version: 13

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

PROPERTY PICTURES



Underground irrigation pipe flooding moist soil area





Sunflower and Native Grasses





Kitchen w/ Island





Living Room w/ working Fireplace



Oversized Bedrooms w/ separate office/sitting area



Clean & spacious bathrooms with Walk in Closets



Deer Stand over Deer Food Plot





Flooded Moist Soil Waterfowl Hunting Area



Flooded Moist Soil Waterfowl Rest Area



West Corn Field Along Bayou Meto



Moist Soil manipulated for native grasses and planted in Millet



2015-2016 Duck Hunt



2015-2016 Deer Killed on Property

Find more pictures online at <http://wellonsland.com/listings/wildlife-acres-farm/>

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INFORMATION PRESENTED BY:



Investing in the Future

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