MARS RANCH SPORTING CLUB

A recreational & investment property along the banks of the White River near Des Arc, AR

1276.90 (+/-) total acres • Prairie County, Arkansas

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

INFORMATION PRESENTED BY:

WELLONS
REAL ESTATE COMPANY

Ben J Wellons
Wellons Real Estate
PO BOX 191, Roland, AR 72135
Office: 501.482.LAND Mobile: 501.607.2293
E: Ben@WellonsLand.com

DISCLOSURE STATEMENT

Wellons Real Estate is the marketing & listing agency for the owner of the property described within this offering brochure. A representative of Wellons Land must be present to conduct a showing. The management of Wellons Land respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you for your cooperation. Images shown within this offering brochure are used for representative purposes and were reported to have been taken on location at the subject property. This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

MARS RANCH SPORTING CLUB

PRAIRIE COUNTY, ARKANSAS 1,276.90 +/- ACRES

PROPERTY SUMMARY

"One of the best income producing recreational investment properties we have ever seen"

Overview:

The Mars Ranch Sporting Club is an incredible opportunity to own some of the finest hunting property along the famous White River in Eastern Arkansas. The property is +/-1,276.90 acres and is located in Prairie County Arkansas just south of the community of Des Arc. Mars Ranch has been owned by the Burgess Family since 1964 and has a long history of agriculture farming, cattle farming, and hunting success. The property offers some of the best Waterfowl, Whitetail Deer, Turkey Hunting, & Fishing in the area. The property also includes a ranch-style home making a great place to stay while on the property.

Mars Ranch is a very diverse property which affords it many opportunities. From good rich farm ground on the west side, to gently rolling pasture land and prairie-grass land on the north, and rich bottomland hardwood timber on the south and east side – the culmination make this property one of "the best and most diverse recreational investment properties we have seen."

Finding good hunting property along the White River is rare and the Mars Ranch Sporting Club brings with it a history of hunting success that is exclusive to the area it lies within. In the +/- 500 acres of bottomland hardwoods along the river, a system of levees, water control structures, and moist soil waterfowl impoundments allow the owners to manage water across the property for seasonal duck hunting. A good history of duck hunting success is proven on the property and with a few minor improvements one could make the property even more special and enjoyable. Vehicle access can get you and your family or friends to a variety of hunting locations or a short boat or ATV ride can take you to all hunting locations. In addition to the well-known duck hunting on the property, deer and turkey hunting are exceptionally good as well. Quality hunting on the Mars Ranch is due to three key factors: geographic location along the White River, current wildlife management practices; and the fact that the property adjoins Wattensaw Wildlife Management Area - a 19,154 acre wildlife area dedicated to managing wildlife. Not excluding the White River, the Mars Ranch also has several fishing reservoirs that are stocked with bass, catfish, crappie, and bluegill. If you need a break from hunting or farming, the Mars Ranch Sporting Club has miles of roads and trails for ATV riding and several river sandbars provide a place to take a picnic lunch or camp for the weekend. The current owners of the property have a lifetime of great family memories along this old historic river and its sandbars and willow beaches.

The diverse geography of the Mars Ranch includes agricultural cropland, pasture land, plantation pine, bottomland hardwood timber, river frontage, and more. Current income and income potential include conservation reserve program (CRP), grassland reserve program (GRP), farming income, timber income, hunting income, and more. In summary, this is a true recreational investment property in a historic area along the banks of the White River. With history of hunting success and a solid investment opportunity for an individual, a family, or a small group of hunters – this property is a very rare find!

Location:

The Mars Ranch Sporting Club is located off Arkansas HWY 323 just south from Des Arc, AR and along the White River

- 55 miles – Little Rock, AR
- 105 miles – Memphis, TN
- 201 miles – Monroe, LA
- 320 miles – St. Louis, MO
- 340 miles – Birmingham, AL

Recognized Hunting Properties in the Area:

- Calotche Blackwater Duck Club
- Hackberry Farms
- Straight Lake
- Wattensaw WMA
- Cache River Wildlife Refuge (Sanctuary) – just across the river
- White and Cache Rivers

Property Highlights:

- Tillable Farm ground Income with current farmer in place
- Mature Plantation Pine and Hardwood Timber (income potential)
- CRP income – 1 year remaining
- GRP income – 3.5 years remaining
- Wetlands Restoration Program designed flooded timber and moist soil duck hunting
- Flooded Timber Duck Hunting
- Multiple Lakes – providing good fishing opportunities year round
- Multiple Sloughs and Willow Breaks – Providing Excellent Hunting
- Proven Waterfowl Hunting Areas
- Proven Whitetail Deer Hunting
- Abundant Wild Turkeys
- Some coveys of Wild Quail are in place on the Mars Ranch
- Easy accessibility via vehicle, ATV, or boat
- Convenient access from paved HWY 323 and then private gravel road (Burgess Road) onto property
- Gates and fencing help keep the property private, easily managed, and very excusive
- Good road system throughout

Water Delivery/Management:

- 2 operational wells
- Various surface water options, reservoirs, canals, and ditches – good infrastructure in place
- Levee system(s), pipes, and water control structures in place

Conservation Programs:

- CRP with Annual Income of $10,218.00 – contract period 10/01/2010 - 09/30/2020
- GRP with Annual Income of $4,456.00 – contract period 09/29/2003 - 09/30/2023
- WRP one-time payment already made

Hunting:

- Mars Ranch has been privately hunted since its inception. There is no current hunting lease on the property. It's reported that good numbers of mallards and other waterfowl use the property each year and though limited due to age and other interests, the owners and their family members enjoy quality duck hunting in the bottomland hardwood acreage next to the White River. Whitetail deer in the 160"+ range have been harvested off this property. Turkey have not been hunted in the current ownership on Mars Ranch and the wild turkey population is abundant. Largemouth Bass, crappie, catfish, and more are available in all the lakes.

Mineral Rights:

- All owned by Seller (if any) shall be transferred, but the Seller does not warrant or guarantee ownership

Offering Price:

- Reduced offering price for the +/- 1276.90 acres and all improvements is $4,626,959.25 ($3,623.58 per acre) (Price Reduced: 07.15.2020)

  The property is being marketing to sell as one parcel. All inquiries should be directed to Wellons Real Estate by calling 501.482.LAND or Ben Wellons at 501.607.2293 (ben@wellonsland.com).

Listing/Showing Info:

- Wellons Real Estate is the exclusive representative firm of the Seller. For additional information or to schedule a private tour of the property, please contact Ben Wellons at 501.607.2203 (M) or email Ben@WellonsLand.com.

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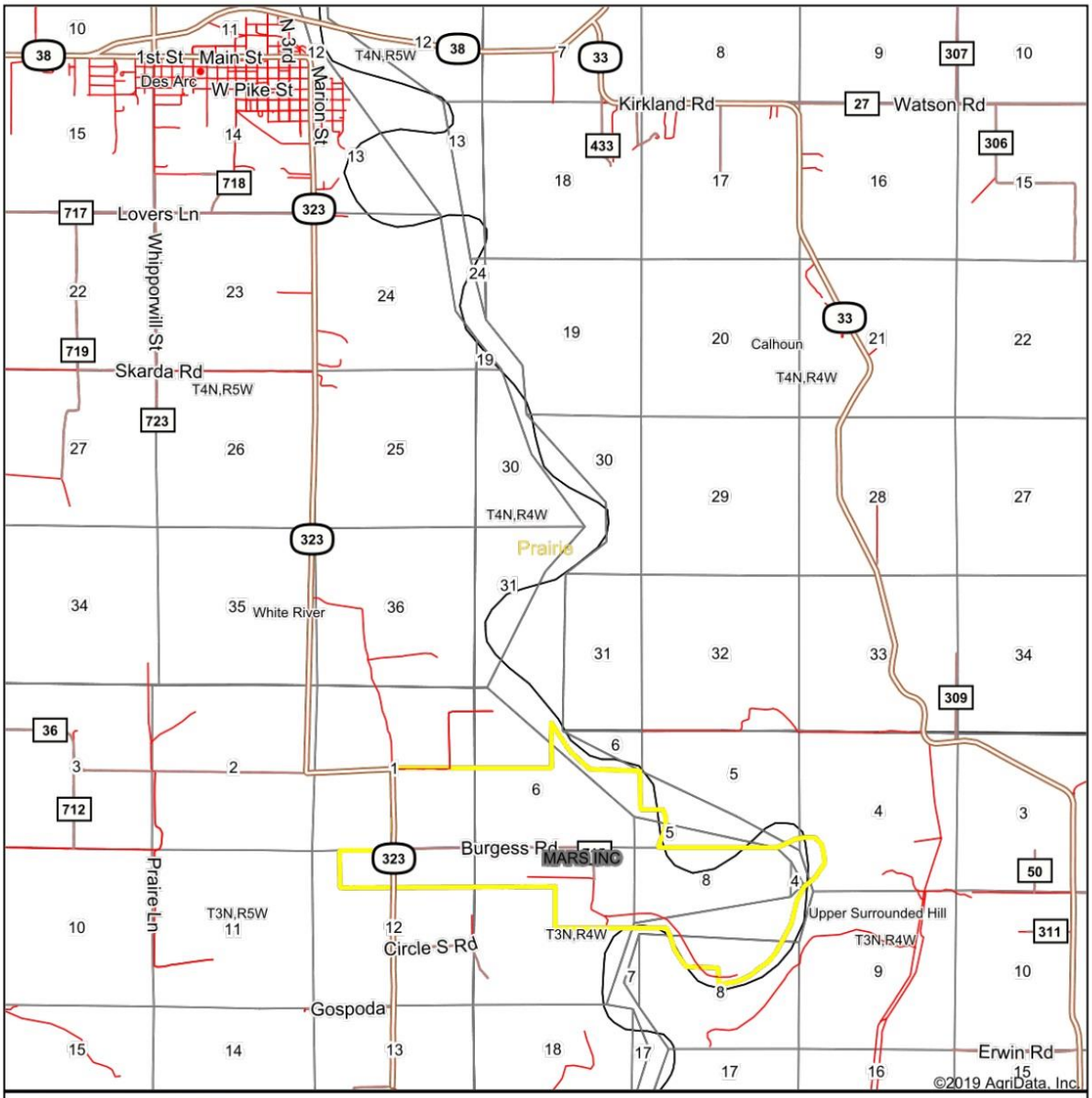
OverView Map



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map center: 34° 55' 52.54, -91° 28' 2.1

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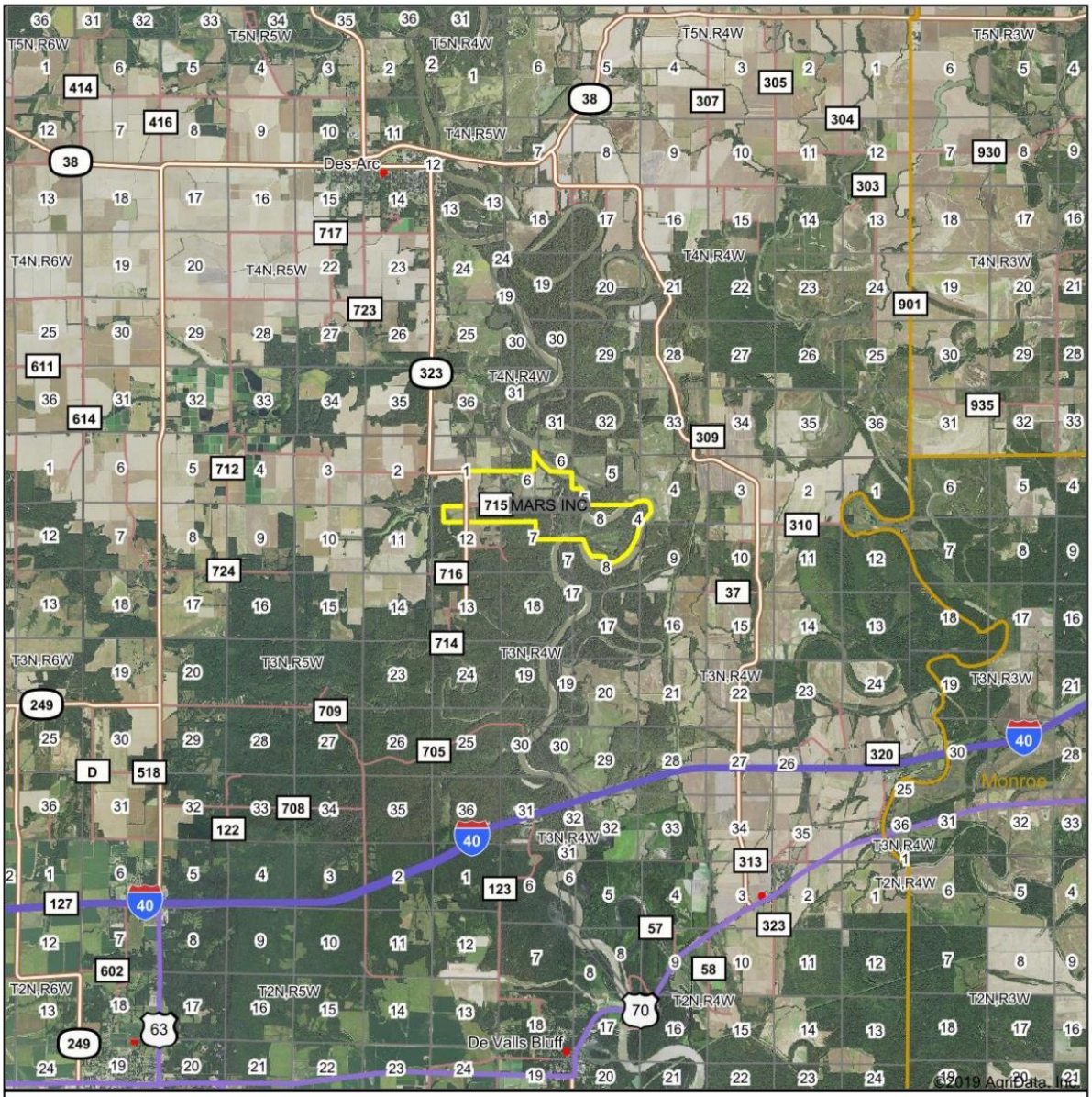
6/4/2019

Aerial Map



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Map Center: 34° 53' 39.72, -91° 27' 50.72

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7-3N-4W
Prairie County
Arkansas

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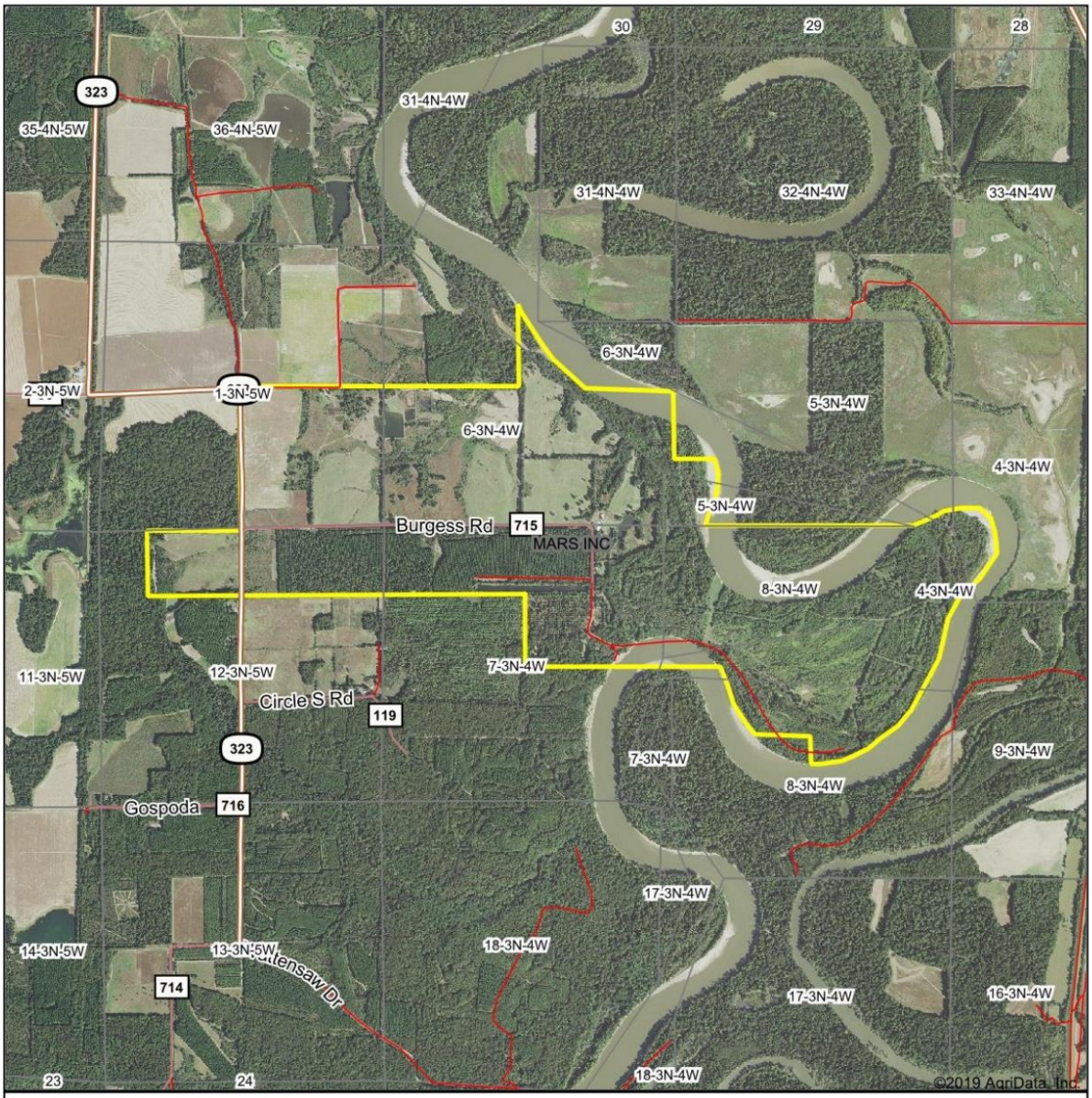
6/4/2019

Aerial Map



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Map Center: 34° 54' 8.65, -91° 27' 55.41

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7-3N-4W
Prairie County
Arkansas

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6/4/2019

Topography Map

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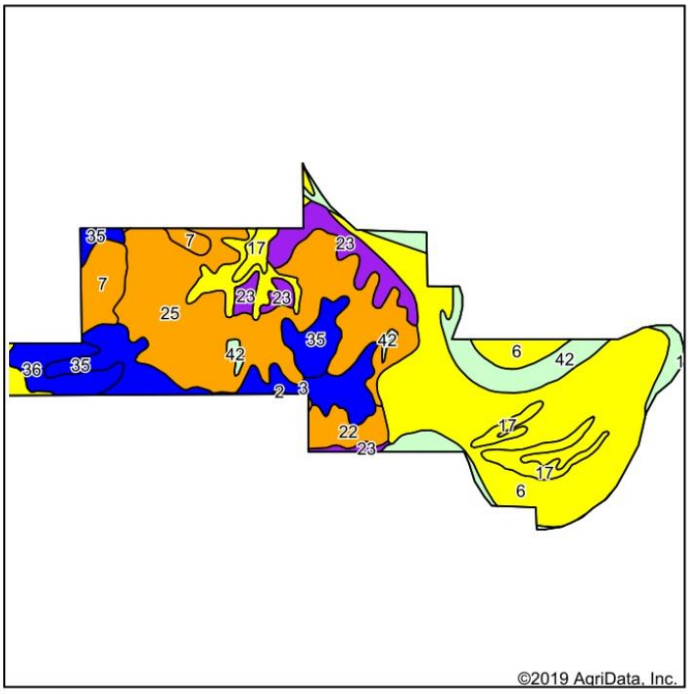
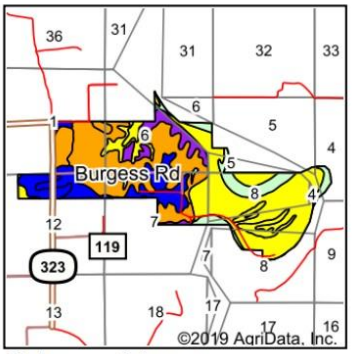
6/4/2019

Soils Map



Soils data provided by USDA and NRCS.



State: **Arkansas**
County: **Prairie**
Location: **7-3N-4W**
Township: **White River**
Acres: **1417.77**
Date: **6/4/2019**

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N W E S

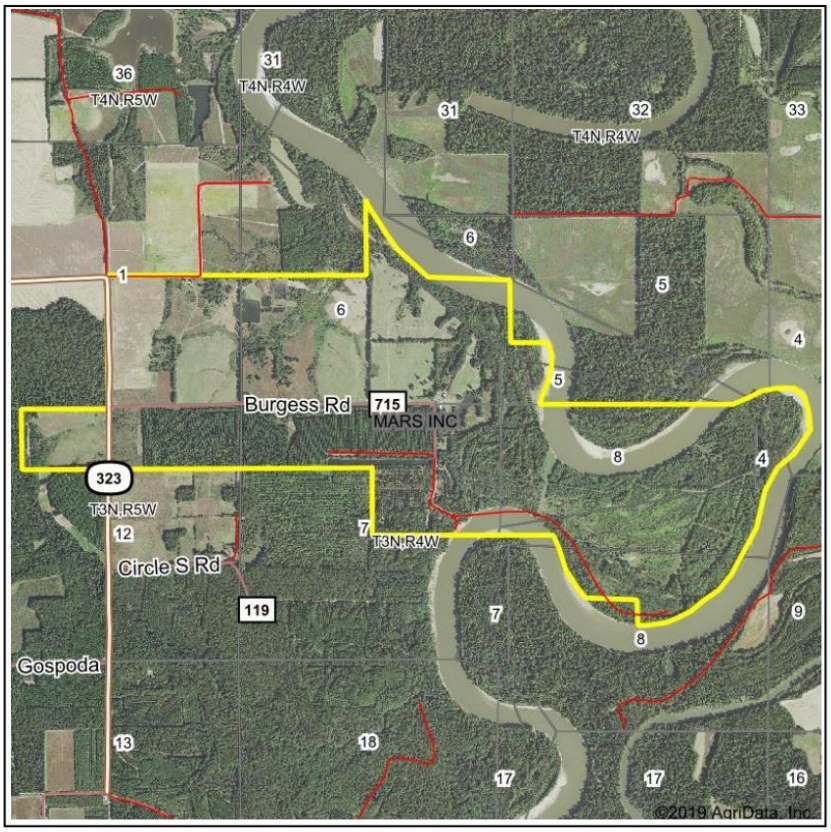
Area Symbol: AR680, Soil Area Version: 16

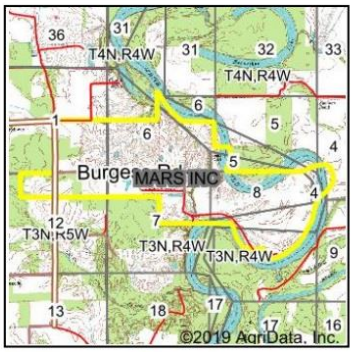
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Rice Irrigated	Soybeans	Tall fescue	Wheat	*n NCCPI Soybeans
6	Commerce silt loam, frequently flooded	447.17	31.5%		IVw	7			30		50	46
25	Muskogee silt loam, 3 to 8 percent slopes	360.83	25.5%		IIIe	7	55		25	6	30	50
42	Water	118.85	8.4%									0
35	Stuttgart silt loam, 0 to 1 percent slopes	107.72	7.6%		IIw							51
23	Immanuel-McKamie complex, 8 to 20 percent slopes	81.20	5.7%		VIe							32
17	Kobel silty clay loam, frequently flooded	58.49	4.1%		IVw							15
3	Calloway silt loam, 0 to 1 percent slopes	55.94	3.9%		IIw							30
7	Dewitt silt loam, 0 to 1 percent slopes	54.69	3.9%		IIIw	6		140	40	8.5	40	56
36	Stuttgart silt loam, 1 to 3 percent slopes	49.42	3.5%		IIe							51
38	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	47.87	3.4%		IVw							23
22	Immanuel silt loam, 3 to 8 percent slopes	34.61	2.4%		IIIe							56
2	Calhoun silt loam, 0 to 1 percent slopes	0.98	0.1%		IIIw							54
					Weighted Average	4.2	14	5.4	17.4	1.9	24.9	*n 40.9

*n: The aggregation method is "Weighted Average using major components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Wetlands Map





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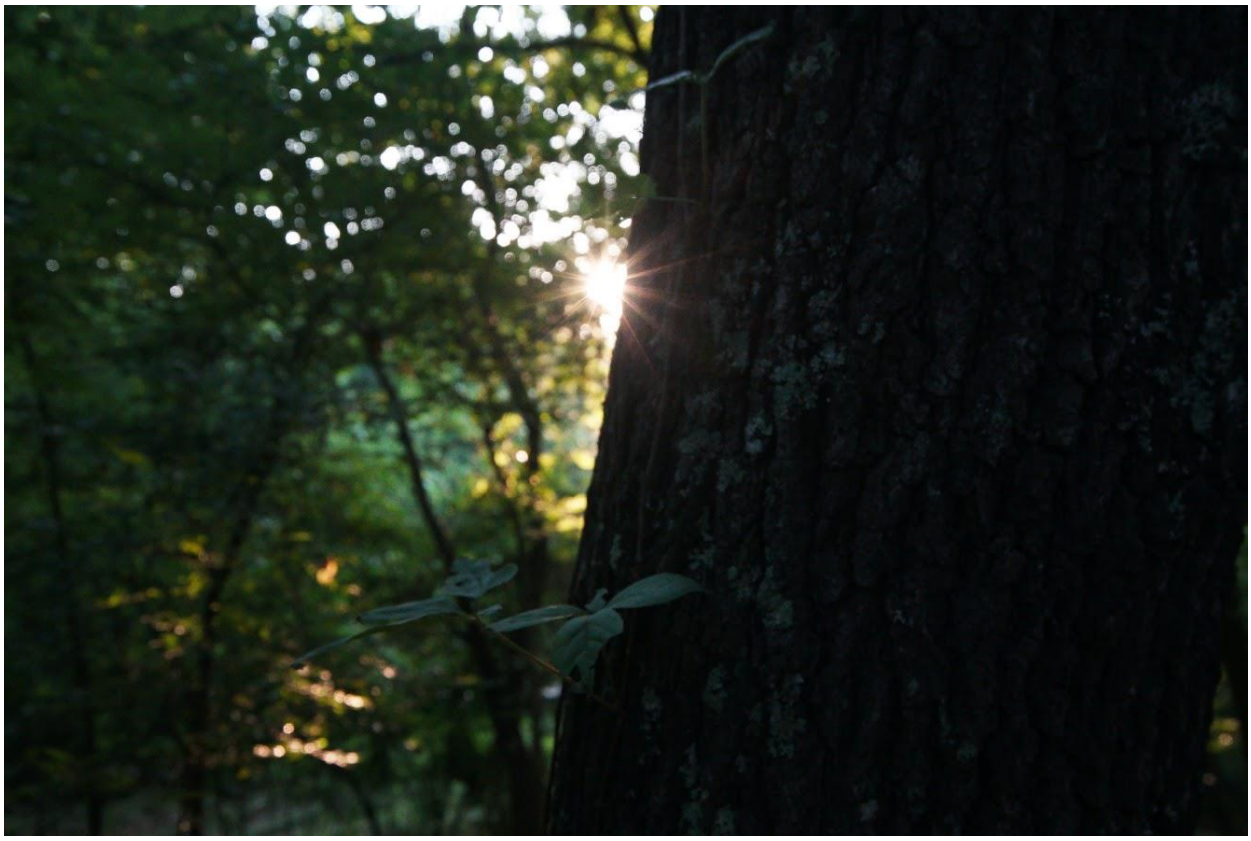
	Classification Code	Type	Acres
	R2UBH	Riverine	105.09
	PFO1C	Freshwater Forested/Shrub Wetland	85.80
	PFO1/2F	Freshwater Forested/Shrub Wetland	32.51
	PEM1/SS1C	Freshwater Emergent Wetland	27.30
	PSS1F	Freshwater Forested/Shrub Wetland	17.76
	PFO1/SS1C	Freshwater Forested/Shrub Wetland	11.46
	PUBHh	Freshwater Pond	11.37
	PFO1Cd	Freshwater Forested/Shrub Wetland	10.01
	PUSA	Freshwater Pond	9.47
	PUBHx	Freshwater Pond	9.01
	PEM1A	Freshwater Emergent Wetland	7.75
	PSS1C	Freshwater Forested/Shrub Wetland	6.59
	PEM1F	Freshwater Emergent Wetland	5.89
	PSS1Cd	Freshwater Forested/Shrub Wetland	5.62
	PEM1Cd	Freshwater Emergent Wetland	3.33

10 rows not shown

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

PICTURES



To watch an overview video of this property, please visit wellonsland.com/real-state. For additional pictures of the property and/or of past hunting success, please email ben@wellonsland.com

NOTES

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Corporate Office:
PO BOX 191 Roland, Arkansas 72135
O: 501.482.LAND
Toll Free: 866.WELLONS
E: info@WellonsLand.com