



RIVER CHASE FARMS

899.16 +/- Acres - Craighead County, Arkansas

An exceptional Arkansas Delta farm and recreational property

668.42 +/- irrigated tillable acres - Established waterfowl operation - 9,000 +/- SF lodge

Two established green tree reservoirs - Cache River setting - Eight 16-inch turbine diesel wells



INVESTING IN THE FUTURE

River Chase Farms - 899.16 +/- Acres - Craighead County, Arkansas

PROPERTY OVERVIEW

River Chase Farms is a noncontiguous 899.16-acre agricultural and recreational property situated just east of Egypt, Arkansas, along the Cache River. The property consists of three named farm components with 668.42 acres of cropland, all of which are irrigated. The farm combines productive Delta agriculture with an established waterfowl operation, woodland along the river, managed green tree reservoirs and a substantial hunting lodge.

PROPERTY SNAPSHOT

Gross acreage	899.16 +/- acres
Tillable acreage	668.42 +/- acres
Irrigated tillable	668.42 acres - 100%
Woodland / recreational	174.83 +/- acres
WRP	20.00 +/- acres
Green tree reservoirs	Two - approximately 40 and 18 acres
Lodge	9,000 +/- SF - 21 bedrooms - 7 bathrooms
Irrigation	Eight 16-inch turbine diesel wells

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PROPERTY HIGHLIGHTS

A rare combination of productive farmland and turnkey waterfowl infrastructure



LAND & AGRICULTURE

- 668.42 +/- acres of cropland, with 100% of the tillable acreage irrigated.
- Approximately 76% of cropland is precision leveled; remaining acreage is naturally level with moderate relief.
- Good crop suitability for rice and soybean production.
- Predominant soils include Foley silt loam, Amagon silt loam and Calhoun silt loam.
- Weighted average NCCPI of 66.46 with a CAP of 2.86.

RECREATION

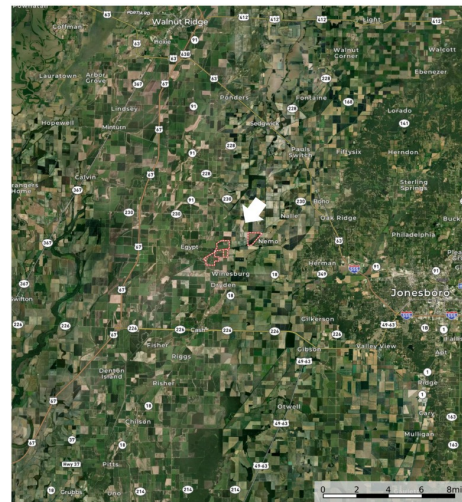
- Exceptional waterfowl hunting opportunities along the Cache River.
- Two established green tree reservoirs totaling approximately 58 acres.
- 174.83 +/- acres of woodland and other recreational land.
- Natural flooding along the river complements controlled seasonal flooding.
- Established lodge, shops, processing area, kennels and supporting infrastructure.

WATER & ACCESS

The property is bordered by the Cache River across all three named farm components. The river has been channelized, enhancing water management. Headquarters Farm is accessed by County Road 170 and County Road 165; Rosie Farm is accessed by County Road 194; and South Farm is accessed from Kings Highway (Highway 91).

AGRICULTURAL OPERATION

Irrigated Delta farmland with precision leveling and established water infrastructure



LAND USE

Precision leveled & irrigated cropland	668.42	74.34%
Woodland + other recreational	174.83	19.44%
Wetlands Reserve Program	20.00	2.22%
Non-productive land	35.91	3.99%
Total	899.16	100%

IRRIGATION

Eight 16-inch turbine diesel wells support the farm: two on South Farm, three on Headquarters Farm (two north of the Cache River and one south), and three on Rosie Farm. The two western wells are also used to flood the impounded timber.

WATER, DRAINAGE & TOPOGRAPHY

Groundwater is supplied by the Mississippi River Alluvial Aquifer. Approximate well depth is 125 feet. A nearby USGS monitoring well has shown static water depths ranging from approximately 76 to 91 feet, with the most recent reading around 85 feet. Elevation ranges from 240 to 245 feet. Drainage is described as adequate and is enhanced by adjacency to the Cache River.

OTHER PROPERTY DATA

- Flood Zone A (100-year floodplain).
- Public electricity is available to all portions of the property.
- No material zoning in rural areas of Craighead County.

WATERFOWL & RECREATIONAL ASSET

A proven waterfowl setting in the Mississippi Flyway



HUNTING ENVIRONMENT

Located within the Mississippi Flyway and positioned along the Cache River, River Chase Farms benefits from a naturally strong waterfowl environment. The property's river-bottom timber naturally floods, while two established green tree reservoirs provide controlled seasonal flooding designed to attract and concentrate waterfowl. Together, these features create a premium and highly manageable waterfowl hunting setting.

ESTABLISHED GREEN TREE RESERVOIRS

- Eastern green tree reservoir: approximately 40 acres.
- Western green tree reservoir: approximately 18 acres.
- Approximately 58 acres of the woodland/recreational component are identified as green tree reservoir.
- Western irrigation wells can be used to flood the impounded timber.

HUNTING HISTORY - FIVE SEASONS

SEASON	DUCKS HARVESTED	
2020-21	680	5-year total: 4,650
2021-22	850	Average: 930 / season
2022-23	1,550	
2023-24	870	
2024-25	700	

Harvest history provided by ownership.

LODGE & SUPPORTING IMPROVEMENTS

Purpose-built hunting headquarters designed to accommodate club members



HEADQUARTERS FARM - LODGE

- Approximately 9,000 square feet, two stories.
- 21 bedrooms and 7 bathrooms with shower facilities.
- Full kitchen, dining area and living area with fireplace.
- Two wader rooms / mud rooms.
- Multiple storage closets and utility spaces.



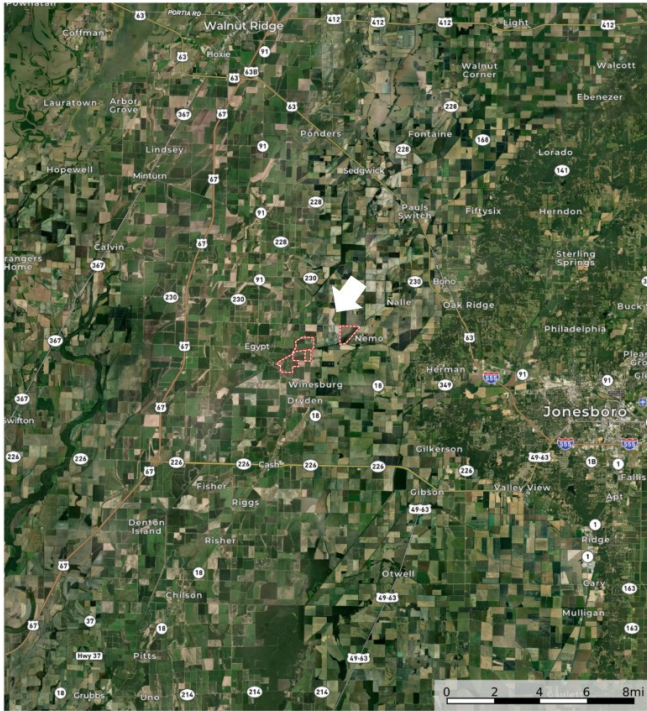
SUPPORTING FACILITIES

- Three enclosed storage shops.
- Heated processing room.
- Indoor kennels / dog room.
- Large storage shed.
- Separate on-site diesel and gasoline fuel tanks.



LOCATION & PROPERTY MAPS

Just east of Egypt, Arkansas, along the Cache River in Craighead County



ACCESS

Headquarters Farm: County Road 170 provides access to the lodge and northern portion; County Road 165 provides access to the southern portion. Rosie Farm: County Road 194 forms the northern boundary and provides access. South Farm: Kings Highway / Highway 91 borders the southwestern edge and provides access.

THREE FARM COMPONENTS

The property is organized into three named farm components: Headquarters Farm (Central), Rosie Farm (East), and South Farm (West). The Cache River bisects Headquarters Farm and borders all three farm components. The lodge and supporting facilities are located on Headquarters Farm.



RIVER CHASE FARMS

An established agricultural and recreational asset in the Arkansas Delta

River Chase Farms brings together productive irrigated farmland, river-bottom timber, managed waterfowl habitat and a substantial lodge operation. The property's three named farm components provide a diversified land base while its irrigation infrastructure and precision leveling support agricultural production. For the recreational buyer, the Cache River setting, green tree reservoirs and existing hunting improvements create a turnkey waterfowl destination.

KEY TAKEAWAYS

- 899.16 +/- total acres in Craighead County.
- 668.42 +/- irrigated tillable acres.
- 174.83 +/- acres of woodland and recreational land.
- Two established green tree reservoirs totaling approximately 58 acres.
- 9,000 +/- SF lodge with 21 bedrooms and 7 bathrooms.
- Eight 16-inch turbine diesel irrigation wells.
- Five-year duck harvest history totaling 4,650 ducks, averaging 930 per season.

INFORMATION & SHOWINGS

Contact Wellons Land, Wildlife & Real Estate for current pricing, availability and private showing information.

All acreage, improvements, harvest history and other property information should be independently verified before marketing or closing.