

PROPERTY SUMMARY

VERNON HARTSFIELD'S BIG CREEK DUCK HUNTING CLUB

Acerage - 743.75 +/- total contiguous acres

- 728.75 +/- acres in bottomland associated with the White River and Big Creek (98%)
 - 3 natural lakes (Mud Lake, Little Lake, and Lost Lake) - all lakes connected by bar ditches
 - Cypress and hardwood timber, and scrub-shrub wetland (smartweed, willows, and button-willows)
 - 382.8 +/- acres are enrolled in the Conservation Reserve Program (CRP), expires 9-30-2029
- 10.0 +/- acres planted in hardwoods (south of lodge grounds)
- 5.0 +/- acres consisting of the lodge, shop, dog kennel, boat launch, parking, and area

Location – Monroe County (Southeast Arkansas)

- Address: Hartsfield Lane, Indian Bay, AR 72069 | Coordinates: 34.372134, -91.050337
- Distance to Regional Towns/Cities:

St. Charles, AR: 8.5 +/- miles	DeWitt, AR: 24 +/- miles	Little Rock, AR: 94 +/- miles
Stuttgart, AR: 40 +/- miles	Marvell, AR: 18 +/- miles	Memphis, TN: 98 +/- miles

Legal Descriptions

- Parcel 0001-06149-000, 79.99 acres - 06-4S-1E, FRL SW
- Parcel 0001-06145-000, 315.87 acres - 06-4S-1E, N 1/2 NE & SW NE & W2 SE & SE NE & E1/2 SE
- Parcel 0001-06144-00, 347.89 acres - 06-4S-1E, FRL W 1/2

Access

The property offers excellent access via Arkansas Highway 1, Bay Town Road, and Hartsfield Lane, which ends at the property's private gate to the lodge. All hunting locations are accessed via several various boat ditches and trails. Travel around the perimeter is via ATV or vehicle on levees and property roads, depending on conditions.

Improvements

- 4,620 +/- square food lodge built in 1975
 - Single-level, masonry construction, concrete foundation, gable metal roof
 - 8 bedrooms (currently sleeps 15, but can sleep more) and 3 full bathrooms (one is a double bathroom)
 - Great room with a large open layout and brick wood-burning fireplace
 - Commercial kitchen with all major appliances
 - Dining area (table with seating for 14 people and bar providing additional seating)
 - Den and entertainment area with brick wood-burning fireplace
 - Wet bar with built-in cabinets, sink, and icemaker
 - Large laundry room and utility gear and mud room and
 - Abundant cabinets and closets for storage throughout
 - Custom concrete flooring throughout
 - Large foyer to main entrance
 - Satellite TV and internet service
 - Electricity, butane, central heat and air, water (well with filtration system), septic system
 - Additional details, features, and conveyances shall be supplied to qualified and serious prospects
- 800 +/- square foot shop building
 - Wood construction with metal roof
 - Provides storage for boats, ATVs, decoys, tools, and maintenance
 - Fuel tank on concrete pad outside
- 1,642 +/- square foot floating, covered boat house
 - 4 stalls allow parking for 6 boats
 - Large storage room for boots, supplies, tools, and equipment
 - Metal walk-way ramp with rails for access to boat house
- Dog kennel
 - Covered chain-link fencing on concrete pad
 - 4 individual dog pens each with houses



Landscape

The land is positioned between Indian Bay on the west and Big Creek on the east. 98% of the property is wetland associated with the White River bottoms. The landscape is comprised of three natural lakes, cypress and oak timber, smartweed, willows, and button-willows. The area surrounding the lodge is a slight hill with the lodge resting on the north center.

Water Resources

- 3 wells (2 electric and 1 diesel)
- Underground piping to risers
- Levee system with water release pipes
- Natural water sources such as Big Creek, sloughs, and drainage

Recreational Opportunities

- Duck Hunting - The property offers a long history of producing outstanding duck hunting with annual harvests exceeding 1,250 birds annually. Since 1979 (46 years), the property has been leased to the same Tennessee hunting group, a testament to the quality of the hunting. The South Unit of the White River National Wildlife Refuge adjoins the land on the west and east, providing thousands of acres of high-quality waterfowl habitat. Sandy Bayou Duck Club has a solid reputation for duck hunting and borders the land on the south. Hunters leave the boat house to motor down ditches and trails, passing big cypress, oak, and willow trees and large areas of button-willow and smartweed to their shooting locations. Mud Lake (three blinds) and Little Lake (one blind) have large structural blinds for safe and comfortable shooting. Turks Hole and Honey Hole offer two excellent hunting locations on Big Creek. Lost Lake and other areas on the north portion of the property are exceptional locations for new blind development, and there are specific sites throughout the landscape for planting duck food crops.
- Trophy Deer Hunting - The South Unit of the White River National Wildlife Refuge is a sanctuary for massive trophy deer. Bucks often move from the refuge onto the property, especially during the rut. Six established box stands and four ladder stands are positioned throughout the land.
- Fishing - When the conditions are right, the lakes and Big Creek offer crappie and bass fishing during the spring spawn.

Annual Income

- Conservation Easement - 382.8 +/- acres are enrolled in the Conservation Reserve Program at \$76.00 per acre, providing an annual payment of \$29,093.00 (expires 9-30-2029).
- Hunting Lease - The property is leased for \$150,000.00 annually, which can be renewed or terminated at the owner's discretion.

Real Estate Taxes

- \$4,329.14 (source: Monroe County Assessor data, 2024)
 - Parcel 0001-06149-000, 79.99 acres: \$1,366.59
 - Parcel 0001-06145-000, 315.87 acres: \$1,821.29
 - Parcel 0001-06144-00, 347.89 acres: \$1,141.26

Offering Price

\$9,899,000.00

Contact

Qualified and interested parties should contact Chuck Myers at 901-830-5836 regarding questions or schedule a property tour.

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