



County: Monroe

Type of Property: Acreage

Acreage: 3100

City: Holly Grove

State: Arkansas

Price: \$8,990,000.00

Description: This exceptional, turnkey property is a sportsman's paradise that includes excellent duck hunting, high-fence deer hunting and a classic log cabin lodge. The property is an easy drive from Little Rock, AR or Memphis, TN. Big Slash Farm and Hunting Lodge is 3,100 (+/-) acres located in Monroe County, Arkansas. The property is about 38 minutes east of Stuttgart, Arkansas. 5 miles from the community of Holly Grove, the farm is well known for its waterfowl hunting and rests just 3 miles east of the White River National Wildlife Refuge.

The tract consists of 1,245(+/-) acres in cultivation, 1,325(+/-) in timber, 200(+/-) in food plots (managed for trophy deer production), 175(+/-) acres enrolled in the Wetland Reserve Program and the remaining 255(+/-) acres in bayous, creeks, an extensive road system, ditches and location sites.

Constructed in 2002 the large, log cabin, lodge consists of 4000(+/-) square feet. Eight bedrooms and five bathrooms with a large open area around the rock fireplace and a nice kitchen with commercial-style appliances provide all the amenities a hunter could ask for. The lodge also has a front deck and a covered rear deck for great views.

Several out buildings on the property, including a 30' x 100' foot building with 30' x 60' feet enclosed for a shop facility. The remaining footage is used for work space or parking and has a drain built in the slab. The shop is insulated and includes a large walk-in freezer for deer harvested on the property. Next to the shop is a 76'x 100' foot, open-side, equipment shed for storage of equipment on the farm.

Two separate high fence areas (1600 +/- acre & 1500 +/- Acre) are enclosed with a 12-foot, web-wire fence. The fence gates are operated by solar power and are controlled by an electric opener or by keypad. Inside the area are 16 large deer stands and 16 large feeders that are included.

The fenced areas have been stocked with genetically superior deer. The south fence has 200 to 280" genetics and the north fence has 160 to 220". The property boasts a 1 to 1 buck to doe ratio with over 600 animals total. 50 to 60 mature bucks will be harvested this year. The property has been in a management plan, which the new owner can maintain easily with the full time caretaker already in place.

Duck hunting is phenomenal in several places throughout the farm. On the low slash area behind the lodge is the greatest duck hole on the property, but there are countless areas along the bayous for hunting in the timber. The bayou is easily accessible from two concrete boat ramps. Several pits located in the rice fields for open field hunting. There is also a stocked fishing pond behind the lodge plus 3 flocks of turkey.

Big Slash Farm is a fully functioning agricultural operation providing income. The farm cash rents for \$125.00 per acre, rice and soybeans are currently in production, and the crops are irrigated via 13 wells.

This is a special opportunity that does not come along very often. A wildlife paradise and a fully functional farm 1-½ hours from Little Rock and Memphis. Only a tour of the property will show the many details that make this property so unique.

