



CLUB 33 FARM & LODGE

ROE, ARKANSAS
MONROE COUNTY, AR
371.3+/- ACRES

PRESENTED BY



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CLUB 33 FARM & LODGE

PROPERTY SUMMARY

OVERVIEW: This is a rare opportunity to acquire a highly productive row crop farm with exceptional waterfowl hunting. Situated along the Prairie/Monroe County line, this property neighbors a renowned duck hunting club and is just minutes from the White River Refuge—placing it in the heart of Arkansas’s premier waterfowl flyway. The 1.78 Acres with Lodge and Shop (Tract 3 as shown on survey), may be purchase separately for \$295,000.

Property Features:

- Total Acreage: 371.3 surveyed acres, with 365 FSA Base Acres
- Hunting Lodge: 2,400 sq. ft. with utilities
- Equipment Shop: 4,860 sq. ft. enclosed structure
- Grain Storage: 33,000-bushel capacity
- Waterfowl Hunting Setup: 2 pit blinds, 4 skid blinds
- 4 irrigation wells
- 2 relift pumps
- 2 tailwater recovery pits
- Extensive underground irrigation piping
- Numerous water control structures

The farm operates under a rice/soybean rotation, with occasional corn cultivation. Average yields include 190 bushels per acre for rice and 60 bushels per acre for soybeans. The property is currently leased on a 75/25 crop share agreement with an excellent tenant. Additionally, the grain storage bins are leased, providing supplemental income.

For those seeking a turnkey farming operation with world-class waterfowl hunting, this property presents an outstanding investment opportunity.

Disclaimer Statement

Any/all information provided by Holmes Real Estate is intended for reference only and it’s accuracy is not guaranteed. This listing is subject to errors, omissions or change without notice.

CLUB 33 FARM & LODGE

PROPERTY SUMMARY (CONTINUED)

LOCATION/ACCESS: Approximately 3 miles northwest of Roe, AR.

TAXES: Estimated taxes were approx. \$4,609 in 2023.

OFFERING PRICE: The offering price for this property is \$2,799,000.

INTERACTIVE MAP



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AERIAL MAP

Club 33 Farm & Lodge
Monroe County, Arkansas, 371.3 AC +/-

HOLMES
REAL ESTATE



Boundary

Marc Holmes
P: 501-438-9757

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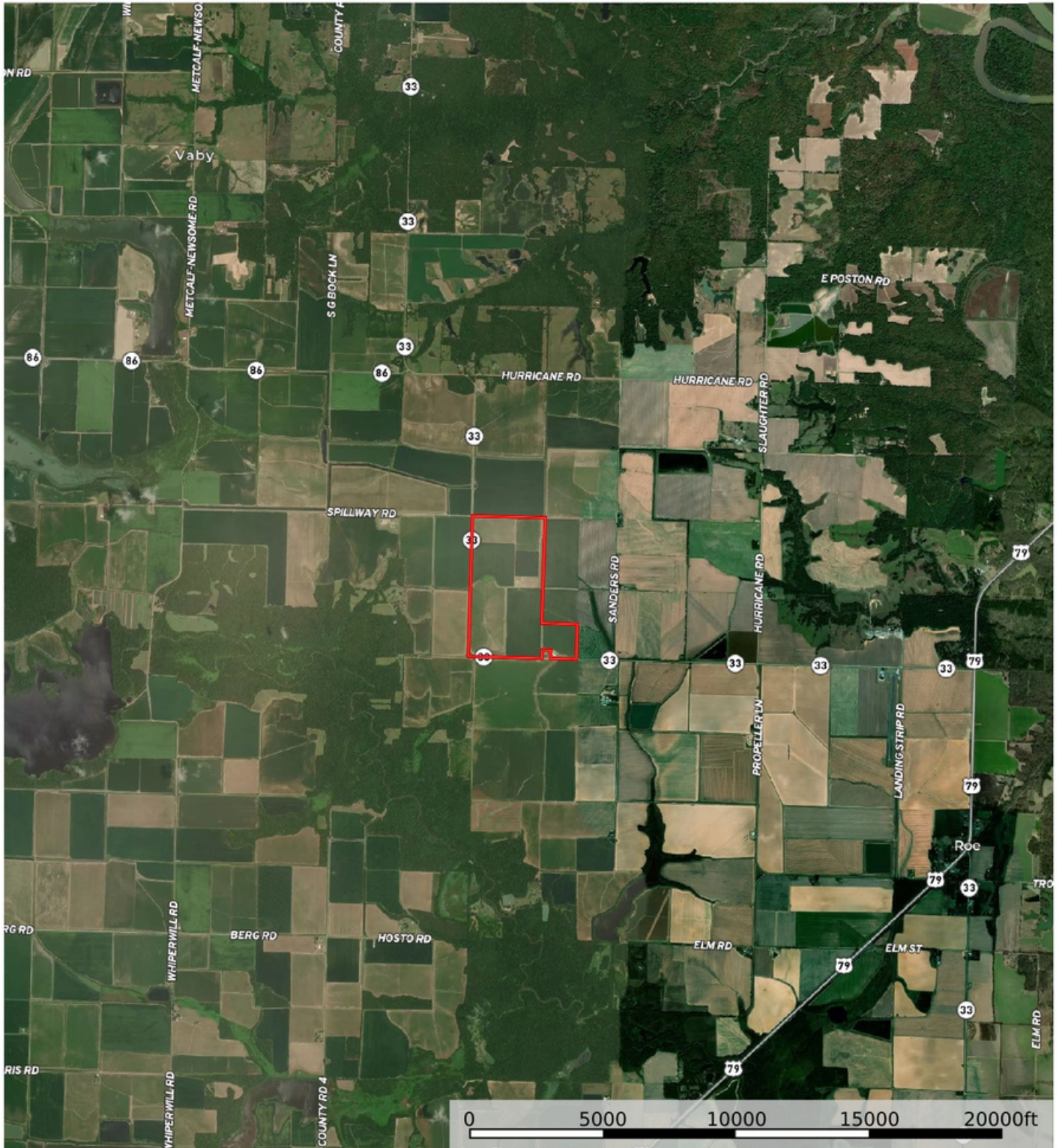
2770 Main St. Ste 288, Frisco, TX 75033

id. The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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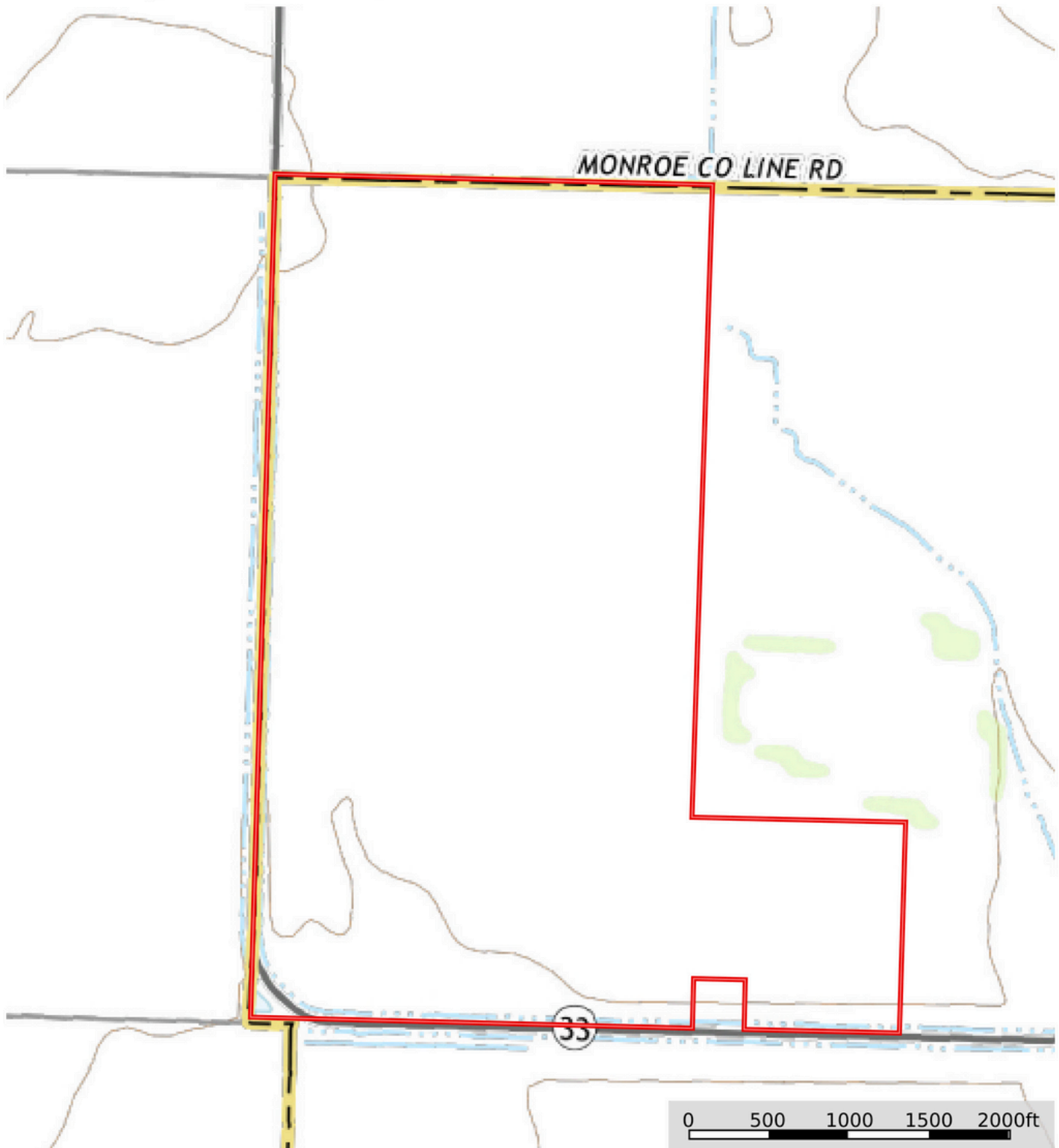
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TOPO MAP

Club 33 Farm & Lodge

Monroe County, Arkansas, 371.3 AC +/-

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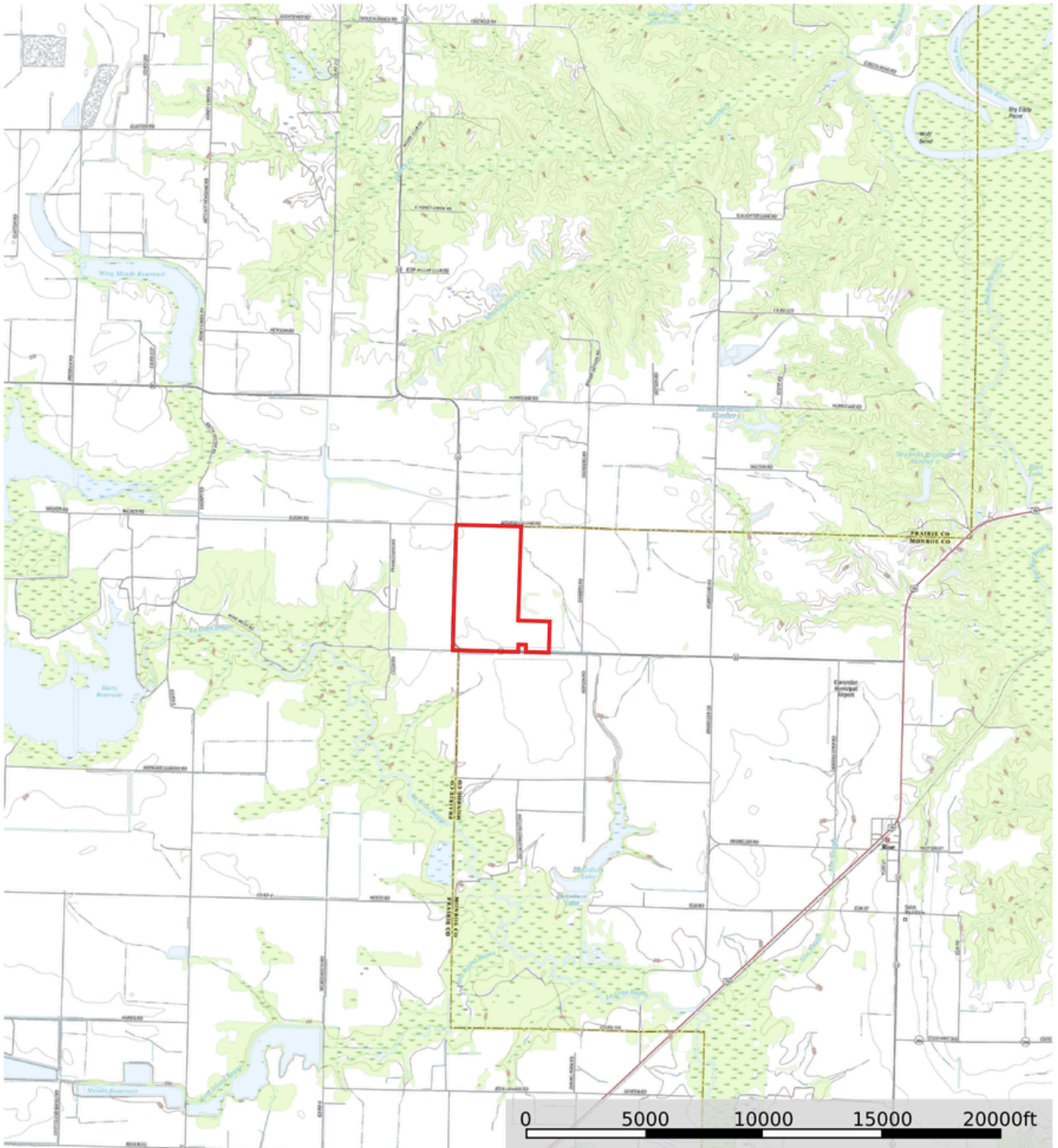
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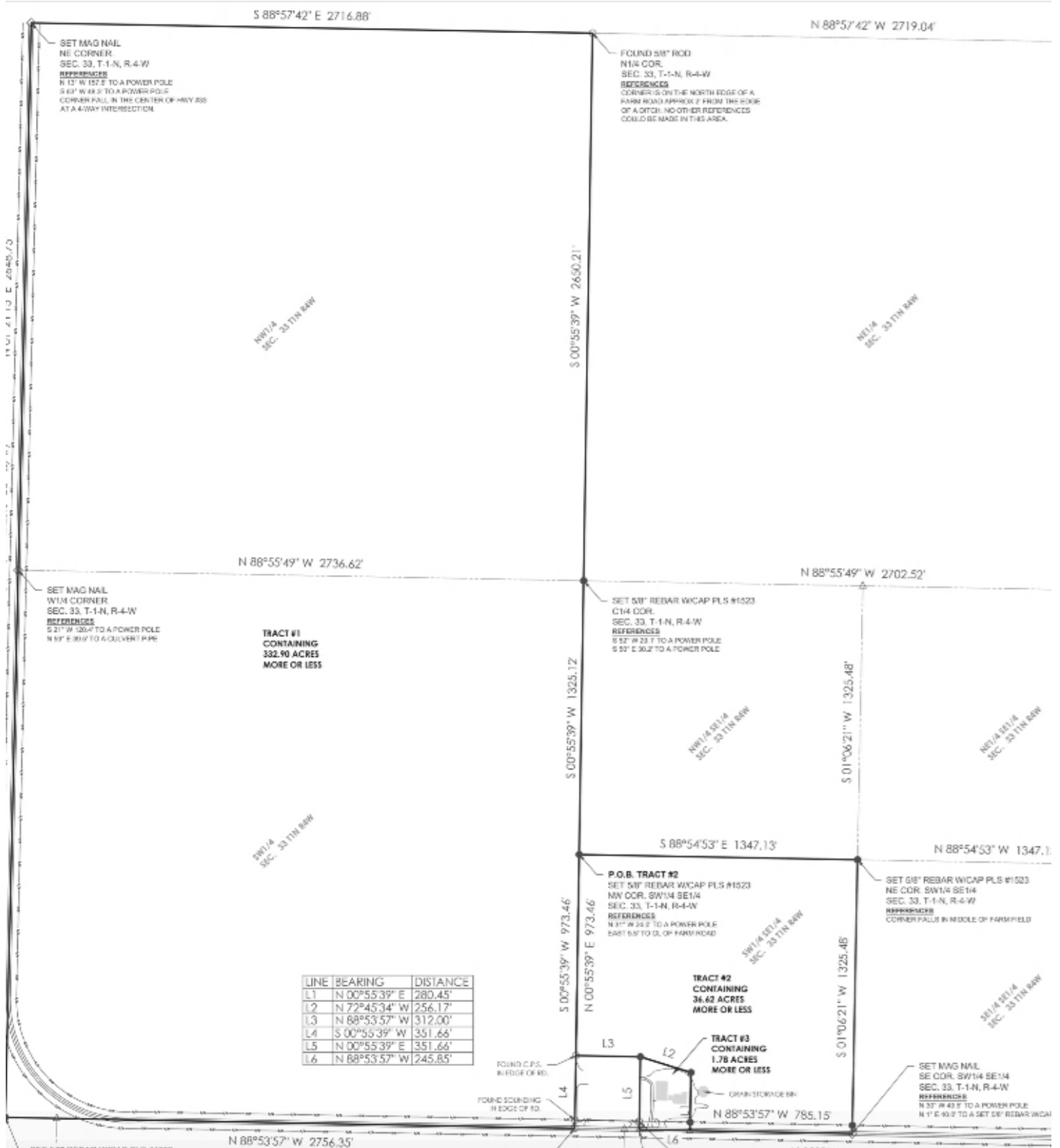
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SURVEY



FSA 156

Arkansas
Monroe

Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3539

Prepared: 5/10/18 9:30 AM

Crop Year: 2018

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
NICHOLAS GRAY		

Farms Associated with Operator:
3116, 3540

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
370.88	365.0	365.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	365.0	119.05	0.0				

	ARC/PLC	
ARC-IC NONE	ARC-CO WHEAT, SOYBN	PLC RICE-LGR, RICE-MGR
		PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	133.58		38	0.0
RICE-LONG GRAIN	152.51		4549	0.0
SOYBEANS	172.48		30	0.0
RICE-MED GRAIN	14.43		4543	0.0
Total Base Acres:	473.0			

Tract Number: 7 Description: A13-1A

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
251.12	245.24	245.24	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	245.24	80.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	89.8		38	0.0
RICE-LONG GRAIN	102.5		4549	0.0
RICE-MED GRAIN	9.7		4543	0.0
SOYBEANS	115.9		30	0.0
Total Base Acres:	317.9			

FSA 156

Arkansas

Monroe

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3539

Prepared: 5/10/18 9:30 AM

Crop Year: 2018

Page: 2 of 2

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Other Producers: None

Tract Number: 3657 Description:

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

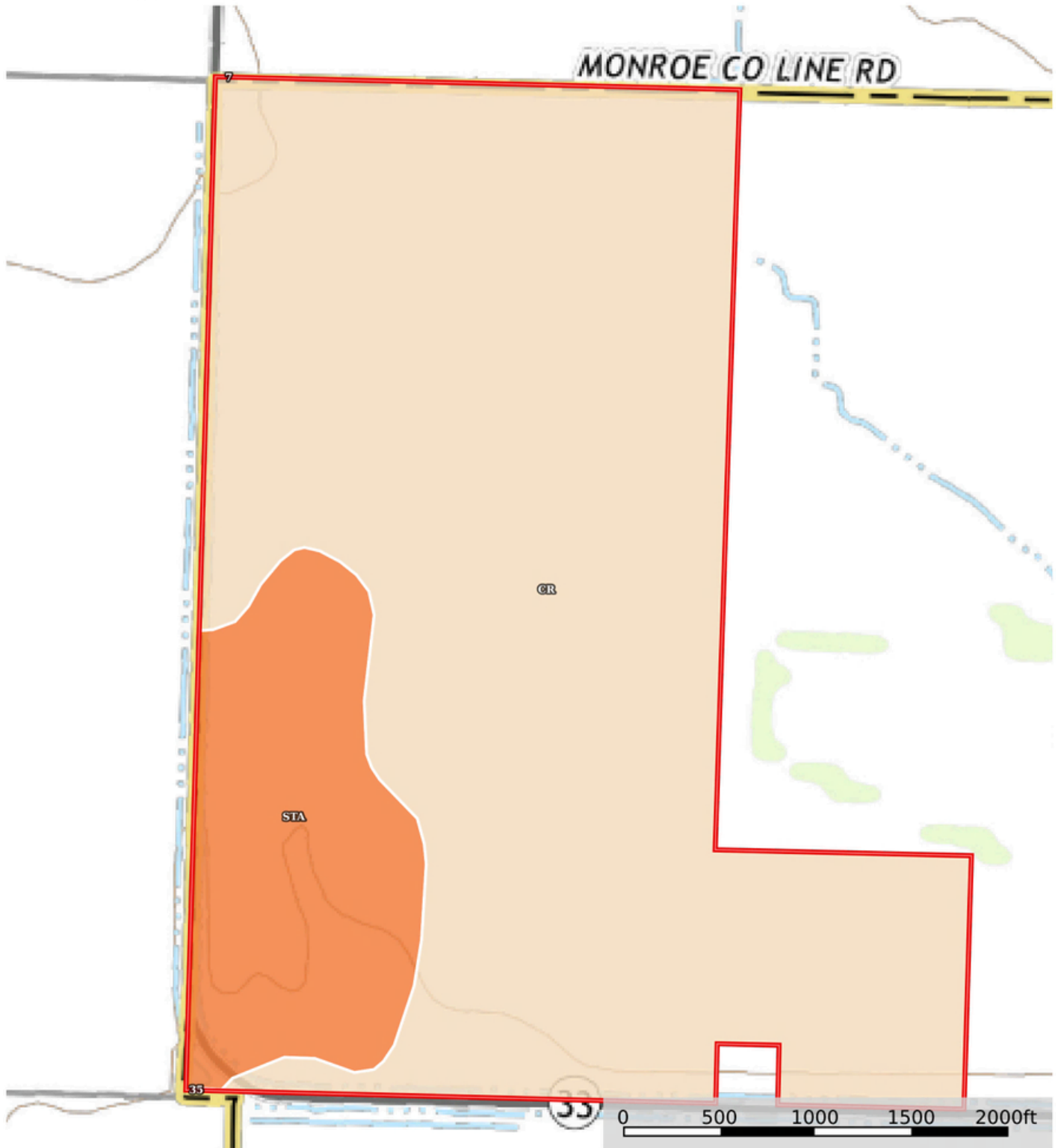
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
119.76	119.76	119.76	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	119.76	39.05	0.0		
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
WHEAT	43.78		38	0.0		
RICE-LONG GRAIN	50.01		4549	0.0		
RICE-MED GRAIN	4.73		4543	0.0		
SOYBEANS	56.58		30	0.0		
Total Base Acres:	155.1					

SOIL MAP

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SOIL MAP (CONTINUED)

|  Boundary 369.87 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Cr	Dewitt silt loam, 0 to 1 percent slopes	308.4	83.38	0	67	3w
StA	Stuttgart silt loam, 0 to 1 percent slopes	61.42	16.61	0	66	2w
35	Stuttgart silt loam, 0 to 1 percent slopes	0.04	0.01	0	66	2w
7	Dewitt silt loam, 0 to 1 percent slopes	0.01	0.0	0	67	3w
TOTALS		369.87(*)	100%	-	66.83	2.83

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

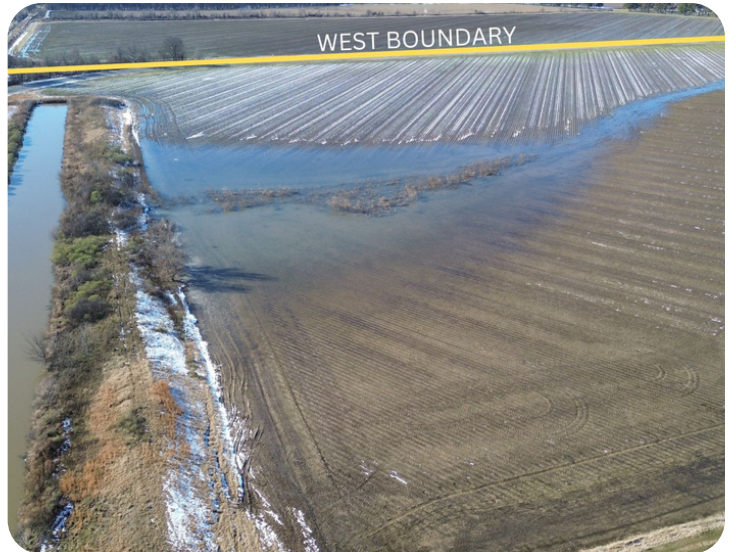


	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



COMMENTS & NOTES



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