



Pool Family Hunting Club

390+- Acre Deer, Duck, and Turkey
White County, AR



OFFERED BY

THE FARMLAND
GROUP

Pool Family Hunting Club Interactive Map



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Pool Family Hunting Club Property Description

- Description:** The Pool Family Hunting Club is an outstanding 390-Acre hunting & fishing property located 3 miles south of Beebe, Arkansas along Cypress Bayou. The property maintains an established tract of hardwood timber as well as Pine trees on the high ground. Over the years, the Pool family has managed the wildlife on the property to maximize the quality of the hunting and they have continued to make improvements as needed throughout the property. The property is easily accessible via Cypress Lake Road and is approximately 40 minutes from Little Rock. Cypress Bayou WMA is only 2 miles east of this tract. Over the years, there have been many trophy Whitetails harvested on this property and the Turkey Hunting is as good as it gets in the State of Arkansas. The flooded timber and sloughs running throughout the property provide quality duck hunting at its best. There is a portion of the property that is high ground and could be suitable for a lodge to be constructed. This is an incredibly special property that provides the avid outdoors person with multiple hunting opportunities to enjoy.
- Location:** Ark Hwy 267 / Cypress Lake Road, Beebe, Arkansas
- Acreage:** 390 Acres
- Improvements:**
- * 4 Established Timber Holes
 - * 8 Deer Stands (Antler Shed, Shadow Hunter & Box Stands)
 - * Water Control Structures / Levy System to Control Flood
 - * 7-Acre +/- Stocked Fishing Lake
 - * Numerous Established Food Plots
 - * Graveled Roads Throughout Property
 - * Electric Well at Property Entrance
 - * Rural Water and Electricity available
- Offering Price:** \$3,100,000.00
- Possession:** At Closing
- Showing:** Showing by Appointment Only. To request a showing or for more information contact Allen Evans or Phillip Howell. The property is jointly listed Jeryl Jones of Lile Real Estate.
- Disclaimer:** The Farmland Group, LLC and Lile Real Estate are the exclusive agents for the property herein. This brochure and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy. Prospective buyers are urged to inspect the property and perform their own independent due diligence. The Farmland Group, LLC, Lile Real Estate and its agents assume no liability as to errors, omissions, or investment results.



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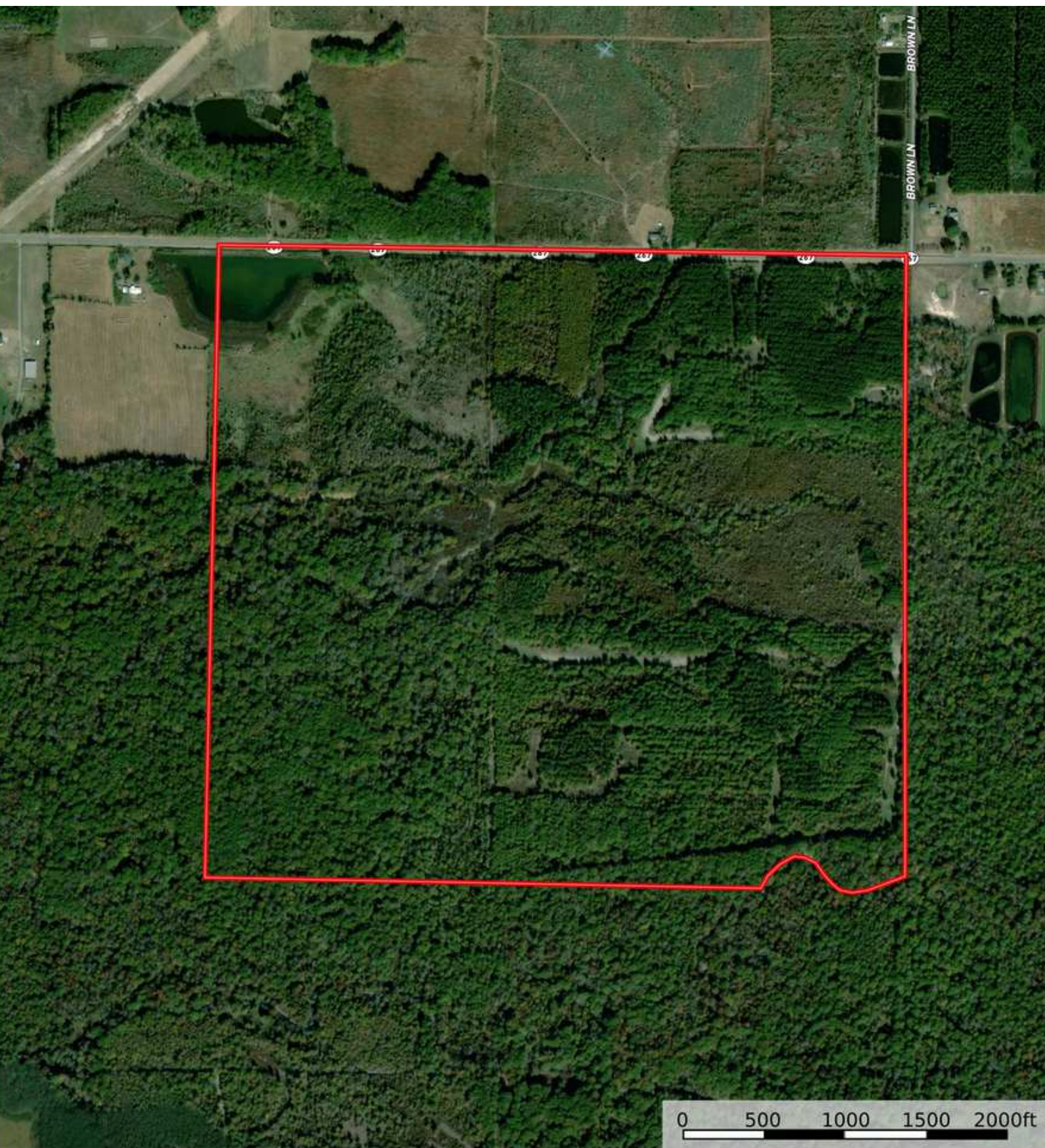
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Pool Family Hunting Club Aerial Map



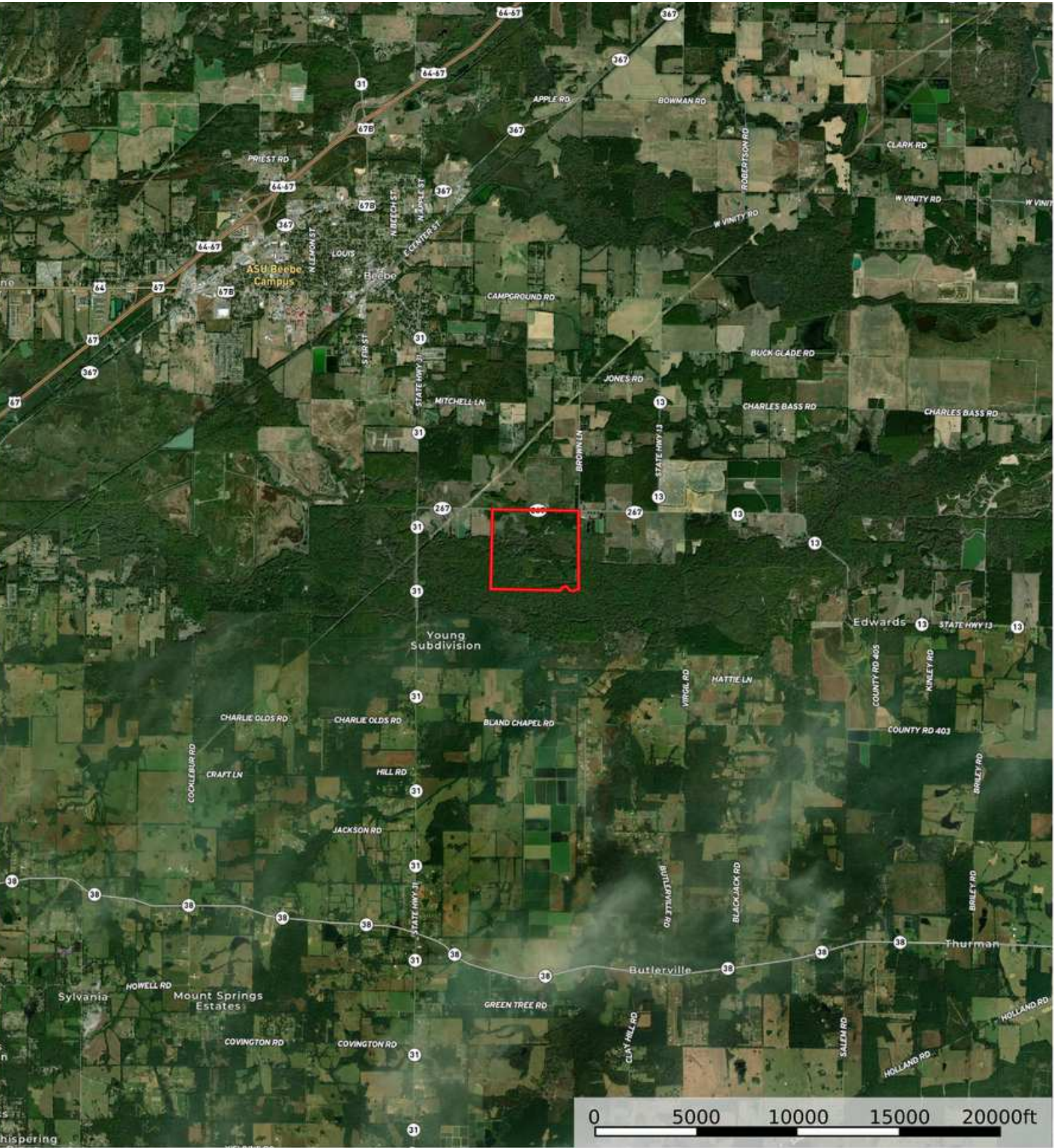
 Boundary



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Pool Family Hunting Club Area Map

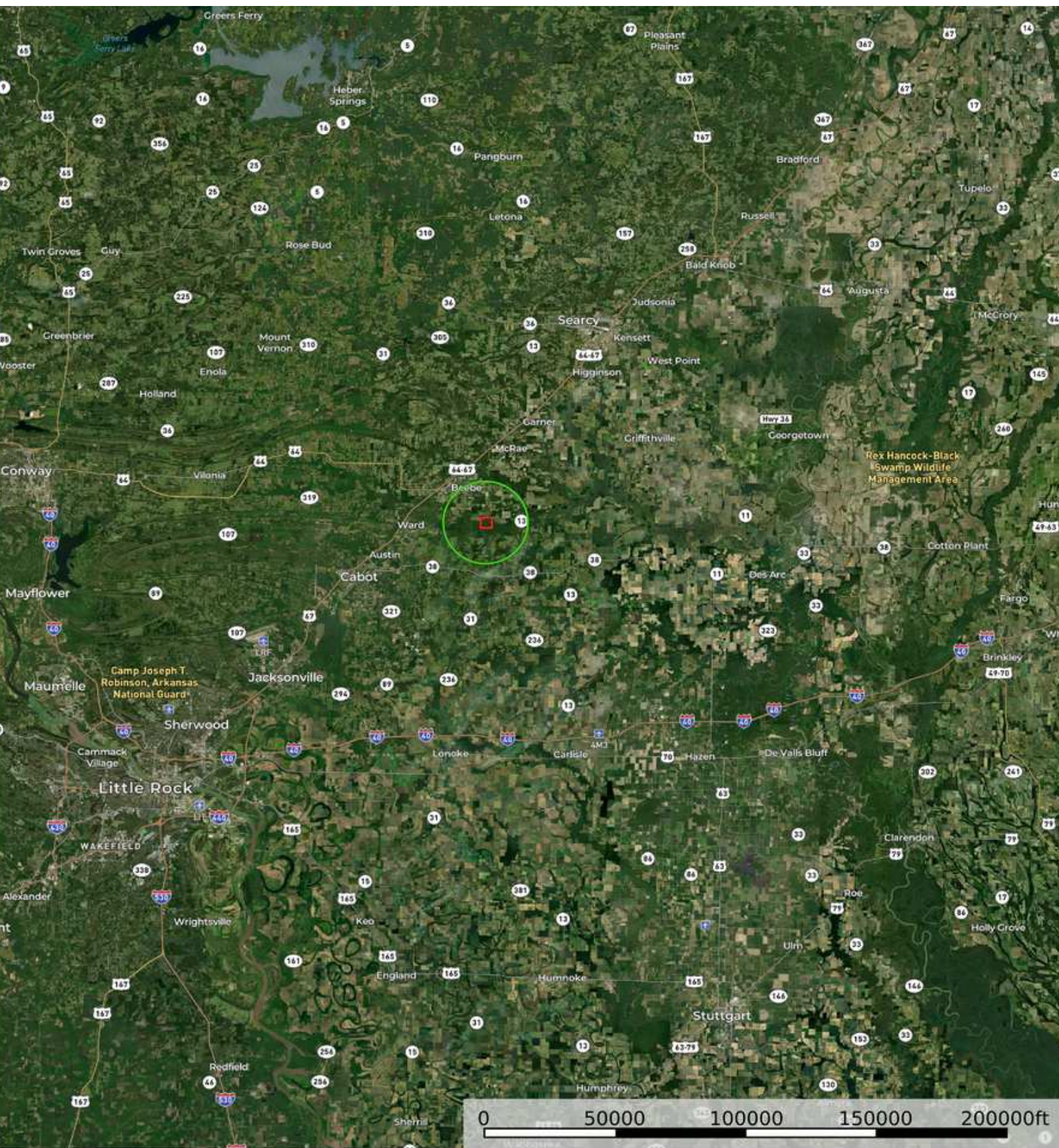


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Pool Family Hunting Club Regional Map



Boundary General Area



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Pool Family Hunting Club Picture Slideshow



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Allen Evans

Allen Evans is a lifelong resident of Lonoke, Arkansas where he was raised on the family farm established by his grandparents in 1930. Allen is a graduate of Lonoke High School, the University of Arkansas at Fayetteville and the Barret Graduate School of Banking.

Allen began his 32-year career in banking and finance, while still in college, at McIlroy Bank & Trust and upon graduating accepted a position with Farm Credit Services of Central Arkansas. In 1996, Allen joined the Bank of England as a branch manager / loan officer to help establish the bank's first bank branch in Lonoke. Over the years with the Bank of England, Allen advanced through the ranks to eventually serve the bank as its President and Chief Executive Officer.

Allen is active in the community having served on the Lonoke School Board, Lonoke Chamber of Commerce, Lonoke Industrial Development Commission, Lonoke Youth Football Association, Lonoke Community Foundation, Lonoke School District Foundation, Lonoke Kiwanis Club, Lonoke County Farm Family of the Year Committee, City of Lonoke Finance & Budget Committee and the Lonoke Cemetery Association.

Allen's years of experience in finance and the agriculture industry, along with his established network of contacts, provide his clients with a valuable service buying and selling farmland properties and recreational hunting properties.

Allen and his wife Stacy live in Lonoke and are the proud parents of Carsyn and Brady. Allen's interests revolve around his family, hunting, fishing, sports and Lonoke Baptist Church.



Allen Evans

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Phillip Howell

Phillip Howell is a sales associate with The Farmland Group concentrating on agricultural and recreational land sales. Phillip spent 38 years with MetLife Agricultural Investments in farmland analysis, lending and investing where he built and maintained a \$700 million portfolio. He received his undergraduate degree from Arkansas State University. Among several directorships and volunteer roles for the community of Lonoke, AR he has been a deacon and the treasurer at Lonoke Baptist Church for 27 years. Currently Phillip serves as a Consultant for LandFund Partners and a Director for Malvern National Bank. He and his wife Susan have three children and eight grandchildren. Phillip's knowledge of finance, investing and the agricultural industry along with a great network of contacts can help clients achieve their real estate goals.



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