



OFFERED FOR SALE

SUNRISE ISLAND

A recreational and timberland investment opportunity

3,200 (+/-) total acres • Lauderdale County, Tennessee

OFFERED BY



AGRICULTURE RECREATION TIMBERLAND
TRADITIONAL BROKERAGE + SEALED BIDS + CONSULTING

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TENNESSEE, AND TEXAS



DISCLOSURE STATEMENT

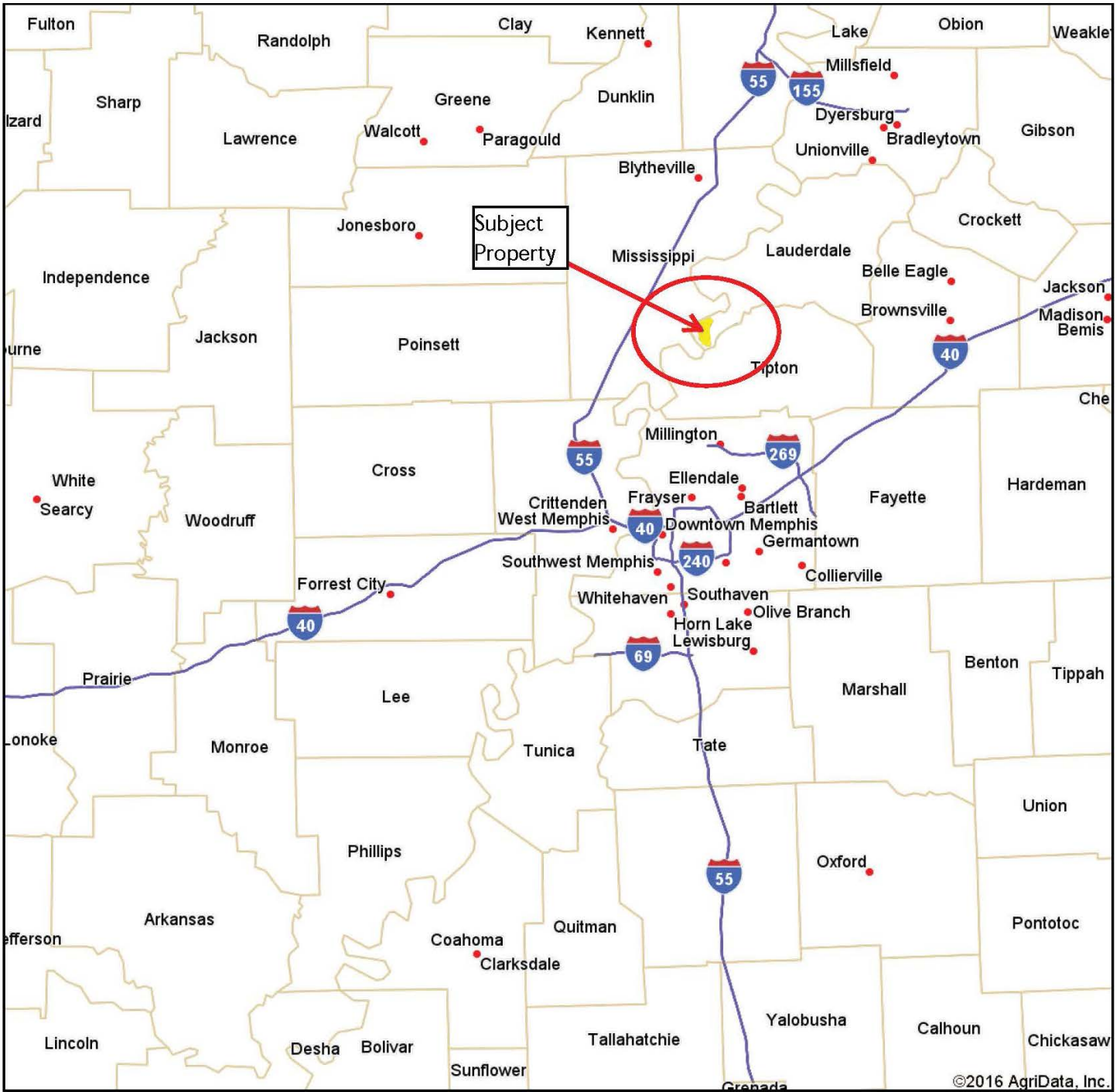
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you for your cooperation.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

VICINITY MAP I



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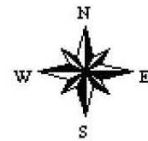
map center: 35° 6' 9.13, 90° 18' 38.17



Maps Provided By:

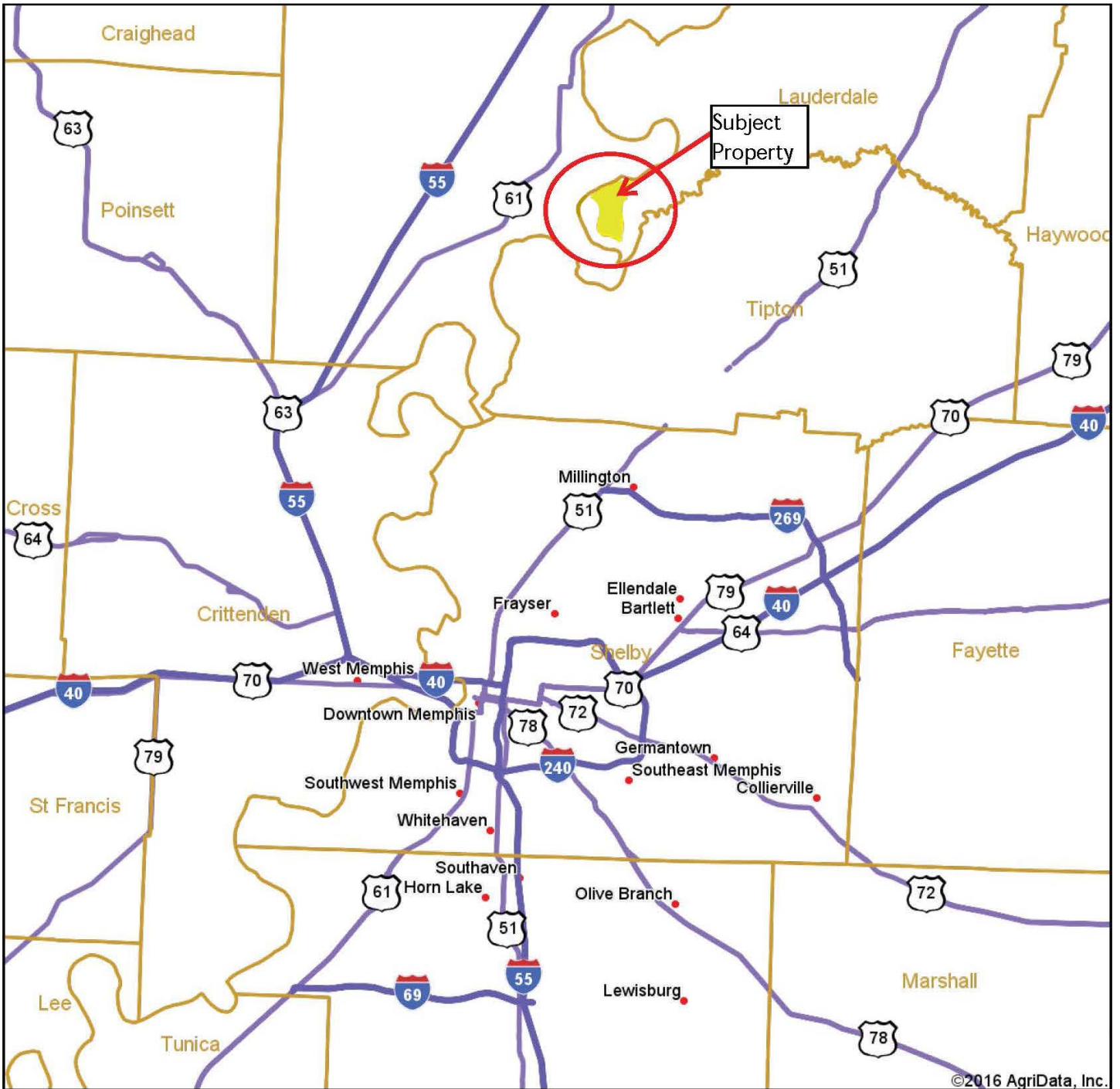


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5/26/2016

VICINITY MAP II



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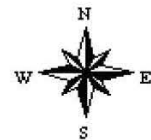
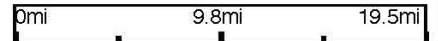


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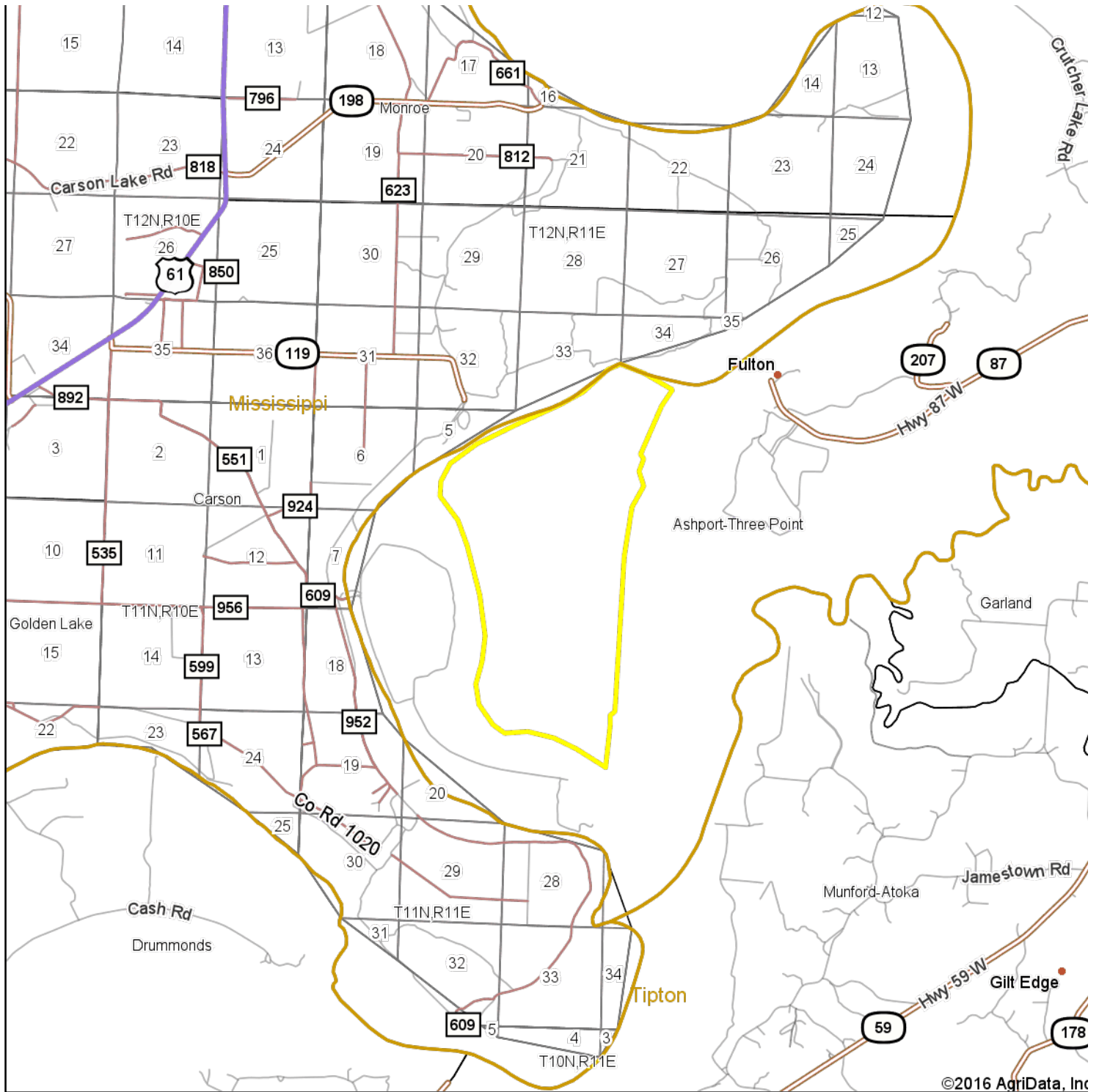
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map center: 35° 16' 35.76, 89° 57' 58.74



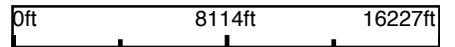
5/26/2016

VICINITY MAP III



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map center: 35° 35' 28.76, 89° 55' 18.54

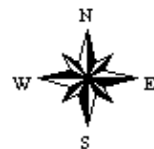


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6/2/2016

PROPERTY SUMMARY

Description:

Sunrise Island is a magnificent self-contained 3,200 (+/-) acre island that offers outstanding white-tailed deer, turkey and hog hunting, coupled with Mississippi River naturally filled sloughs for outstanding duck hunting; along with all of the other options of being on the mighty Mississippi. The property is located in Lauderdale County, TN, just 10 minutes from the historic town of Wilson, AR and only 32 miles from downtown Memphis, TN.

Notwithstanding the mature hardwood trees and wildlife habitat covering the island and the 3.75 miles of river frontage, the center piece of the property is the custom built 4,560 square foot luxury lodge situated on the eastern edge of the island along the westerly banks of the Mississippi River. The lodge with its elevated construction, solid pane glass windows and over 100 feet of river side decking provide incredible vistas. This grand lodge is two-level with a painted wood exterior and standing seam metal roof is constructed on structurally situated steel I-beams. The base of the first level concrete slab is dry for a forty-foot flood and the main living level able to withstand a fifty-foot flood.

The interior of the lodge is picturesque and fitting for the environment with all vaulted ceilings in the great room and dining areas coupled with all of the ceiling beams, floors, walls, ceiling and cabinetry constructed from re-claimed wood from one of the former Avondale Mills in Sylacauga, AL. The attention to detail and craftsmanship is unsurpassed. The interior layout is perfect for entertaining guests or just lazy family days between hunts and/or river excursions. The interior features provide comfortable and luxurious amenities with abundant space and storage. There is a large master suite with a wood stove / sitting area and a luxury master bath. The guest quarters are situated in the southern wing of the lodge and features four (4) private bedrooms, each having a lavatory, and each two bedrooms share very spacious full bathrooms. The great room features a "cook's" kitchen, a large dining area and a very spacious entertainment / visiting sitting area overlooking the river. The dining area and great room are split by a massive site-built dual-sided fireplace constructed of re-claimed brick from the Avondale Mill, and there is a half-bath off this area.

The lodge has many other amenities including a large pantry and walk in utility closet, a gun safe, and a 12,000KW Aukoka AGI20XS diesel emergency power generator. On the main level there is a segregated glass room overlooking the river with a ventilator system for use as a "cigar" or "quiet" room. The ground level of the lodge is all on a concrete slab, is perfect for keeping UTV / ATV vehicles for dry access or a lazy nap in one of the many hammocks situated to pick up the river breeze. This ground floor level has direct access into the 800 square foot boot/mud room. This spacious area has direct interior access to the main living area, has individual stalls for personal hunting gear, is filled with pictures from historical hunts, is heated / cooled, has a tiled floor and a very convenient half-bath.

Situated adjacent to the main lodge is a cleaning station complete with a 6' x 9' walk-in cooler. There is a three sided metal building for equipment storage, work shop and a concrete block / metal roof caretaker's "day-camp".

PROPERTY SUMMARY

**Description:
(cont.)**

Other property amenities include:

- All of the equipment necessary to maintain the property, including a road grader, dozer, boom lift, front end loader and back hoe, dedicated bush hog tractor, five (5) Kabota UTVs, multiple large boats with extra motors, and a lot more equipment that is in good shape and stored under roof in the shops. A complete listing of the equipment to be conveyed can be found at the back of this offering brochure. The lodge conveys fully furnished, except personal property and select mounts / wall fixtures.
- 3,000 (+/-) linear foot grass landing strip.
- Equipment pole barn approximately 8,400 sq. ft.
- Equipment shop/storage, approximately 9,400 sq. ft. with 4,000 sq. ft. enclosed.

Location:

Driver, Arkansas; Lauderdale County, TN

<i>Mileage Chart</i>	<i>Distance</i>
Wilson, AR	6.5 miles
Osceola, AR	6 miles
Memphis, TN	32 miles
Jonesboro, AR	43 miles
Jackson, TN	60 miles
Little Rock, AR	138 miles

Access:

Access is via Arkansas Highway 61 (3.5 miles off highway to gate), Mississippi county road 119 and a private gate over the levee to the boat launch. On the island are well kept and graded roads leading to all the food plots, hunting areas, lodge and shop/airstrip providing unencumbered travel via truck or UTV. A bridge permit from Corps of Engineers is attainable, if desired.

Acres:

3,200 (+/-) Total Acres

2,900 (+/-) acres (91%) in mature woodlands and sloughs

200 (+/-) acres (6%) in deer and turkey food plots

100 (+/-) acres (3%) in open fields for lodge, landing strip and shops

Recreation:

The deer hunting on this property is world class and this island has the reputation as being second to none for growing quality game, holding plentiful turkey, wild boar and attracting and holding ducks.

Archery/bow hunting is the primary focus of the historical ownership. The owner allows his father along with women and children to rifle hunt, while all other guests are restricted to archery hunting only. This promotes a "fair game" chase while restricting the number of mature bucks that are harvested annually. We would like to note that there is also a standing rule that any buck deer harvested on the property must be shoulder mounted by a reputable taxidermist and remain on showcase within the lodge for one year.

PROPERTY SUMMARY

Recreation (cont.): There are five (5) permanent 2-person deer shooting houses (Texas Hunters) located throughout the property and sixteen (16) solid ladder/lock on deer stands that are taken down and put up annually. There is one (1) floating duck blind with the potential for several more.

Food is abundant for the wildlife with over 200 acres of small, medium and large spans of food plots (25) that are managed by a professional full time caretaker. Annual food plots consist of soybeans, clover, turnips, wheat and oats with 10 roofed feeders (protein pellet and corn mixed as needed, but no feeding during hunting season) and they have paid off based on the the sheer volume of game on the island. The manicured roads on the island are full of sites to impress any outdoorsman because of its size and secluded set up.

The balance of the island consists of mature uneven age timber (Cottonwoods, Hackberry, Mulberry, Willows and Oaks), in which only 250 acres have ever been select cut in this ownership history, and it is estimated that the balance of the property has not seen a chainsaw in over fifty years.

Real Estate Taxes: \$10,159.00

Utilities: Electric [via Entergy across the levee, then underground all the way to lodge with three (3) pull stations, satellite TV, and septic].

HVAC has four (4) separate heat pumps.

Water is supplied via a well and has a filtration system.

Automatic emergency generator (12,000 watt) - Aukoka AGI20XS diesel with flex hose for elevating.

Mineral Rights: All owned by Seller (if any) shall transfer to Buyer without reservation and includes all timber unencumbered deed.

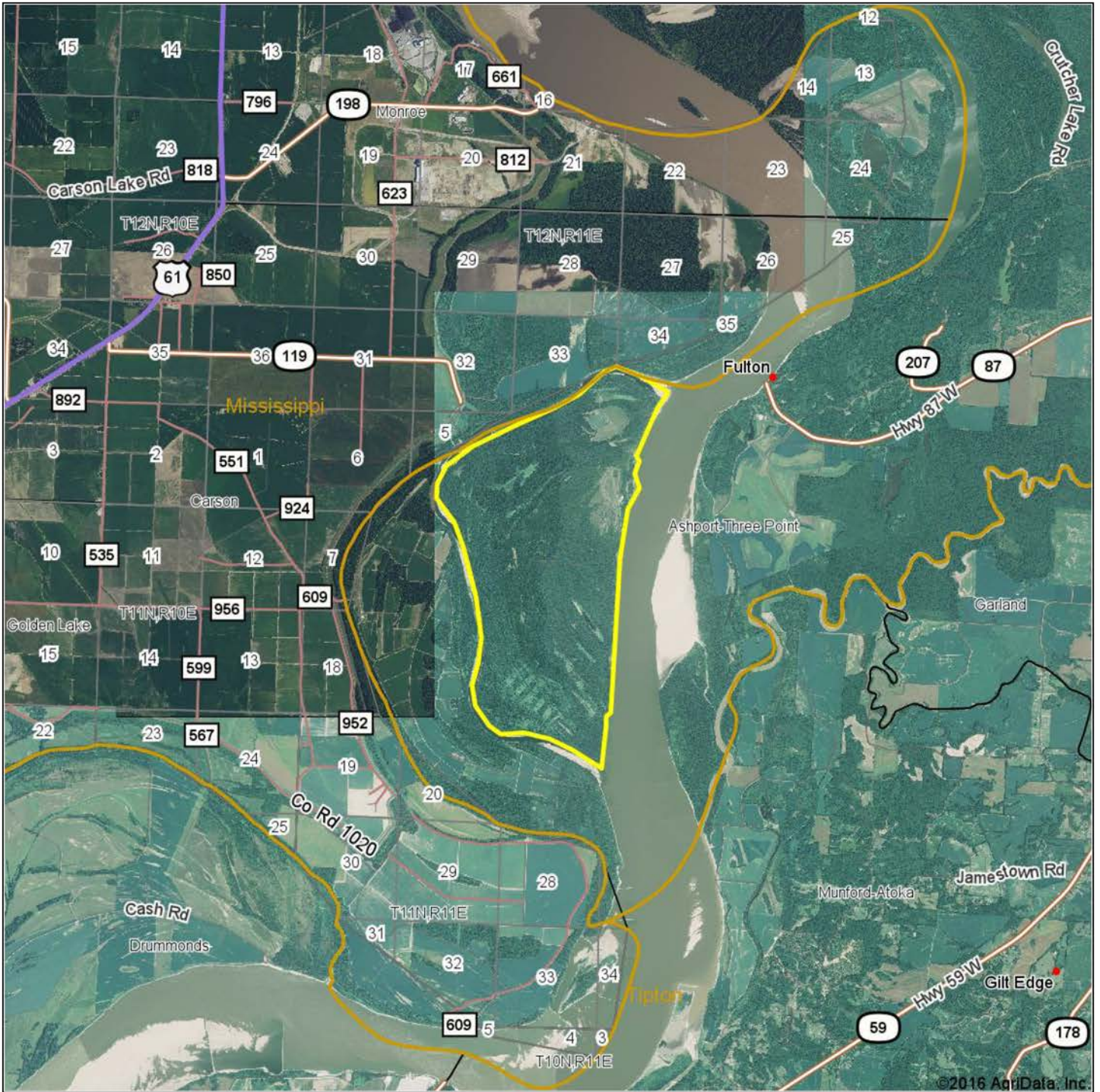
Programs/ Easements: There are no conservation easements in place on the property, nor any lands in the Conservation Reserve Program (CRP) or Wetland Reserve Program (WRP).

Offering Price: \$6,000,000.00

Contact: Any questions concerning this offering, or to schedule a property tour should be directed to Hunter Ziegler (mobile: 901-351-5296 | office: 901-260-4580) or Gar Lile (mobile: 501-920-7015 | office: 501-374-3411) of Lile Real Estate, Inc.

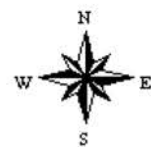
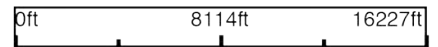
SERIOUS AND QUALIFIED PROSPECTS ONLY, PLEASE.

AERIAL MAP I



Maps Provided By:
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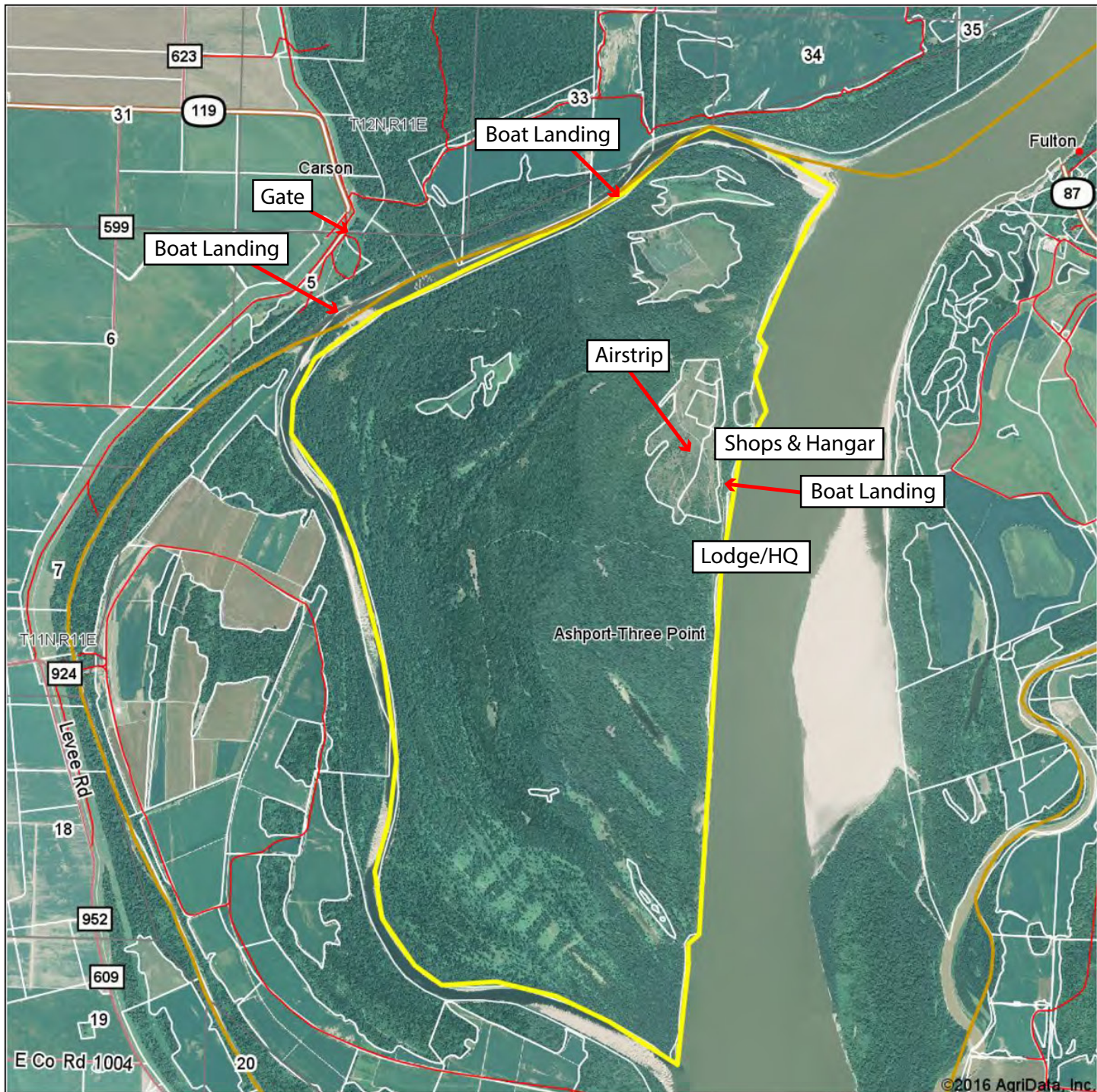
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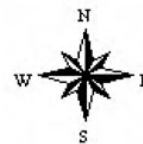
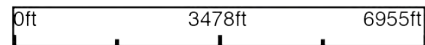
Lauderdale County
Tennessee

AERIAL MAP II



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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map center: 35° 35' 28.86, 89° 55' 18.81

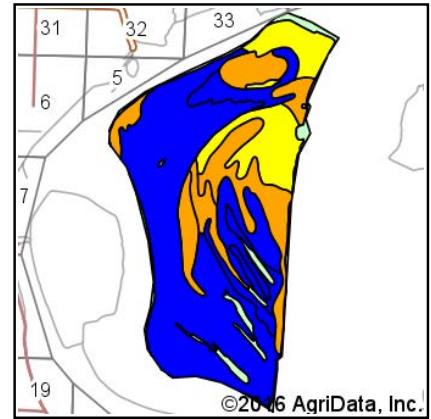
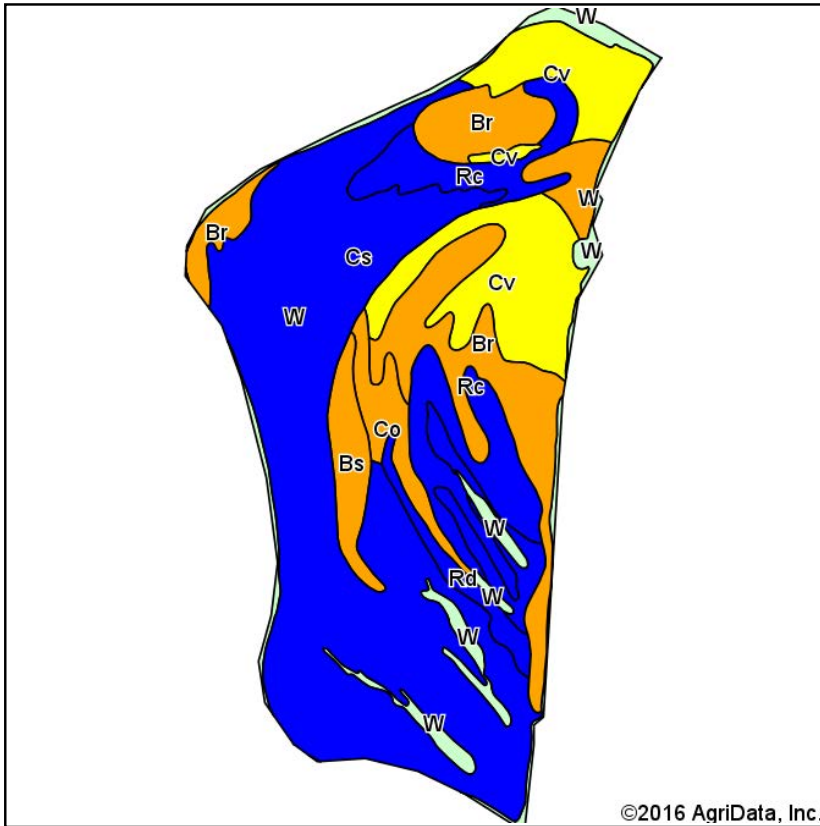


6/2/2016

Lauderdale County
Tennessee

Field borders provided by Farm Service Agency as of 5/21/2008.

SOIL MAP



State: **Tennessee**
 County: **Lauderdale**
 Location: **35° 35' 28.86, 89° 55' 18.81**
 Township: **Ashport-Three Point**

Date: **6/2/2016**



Maps Provided By:



Soils data provided by USDA and NRCS.

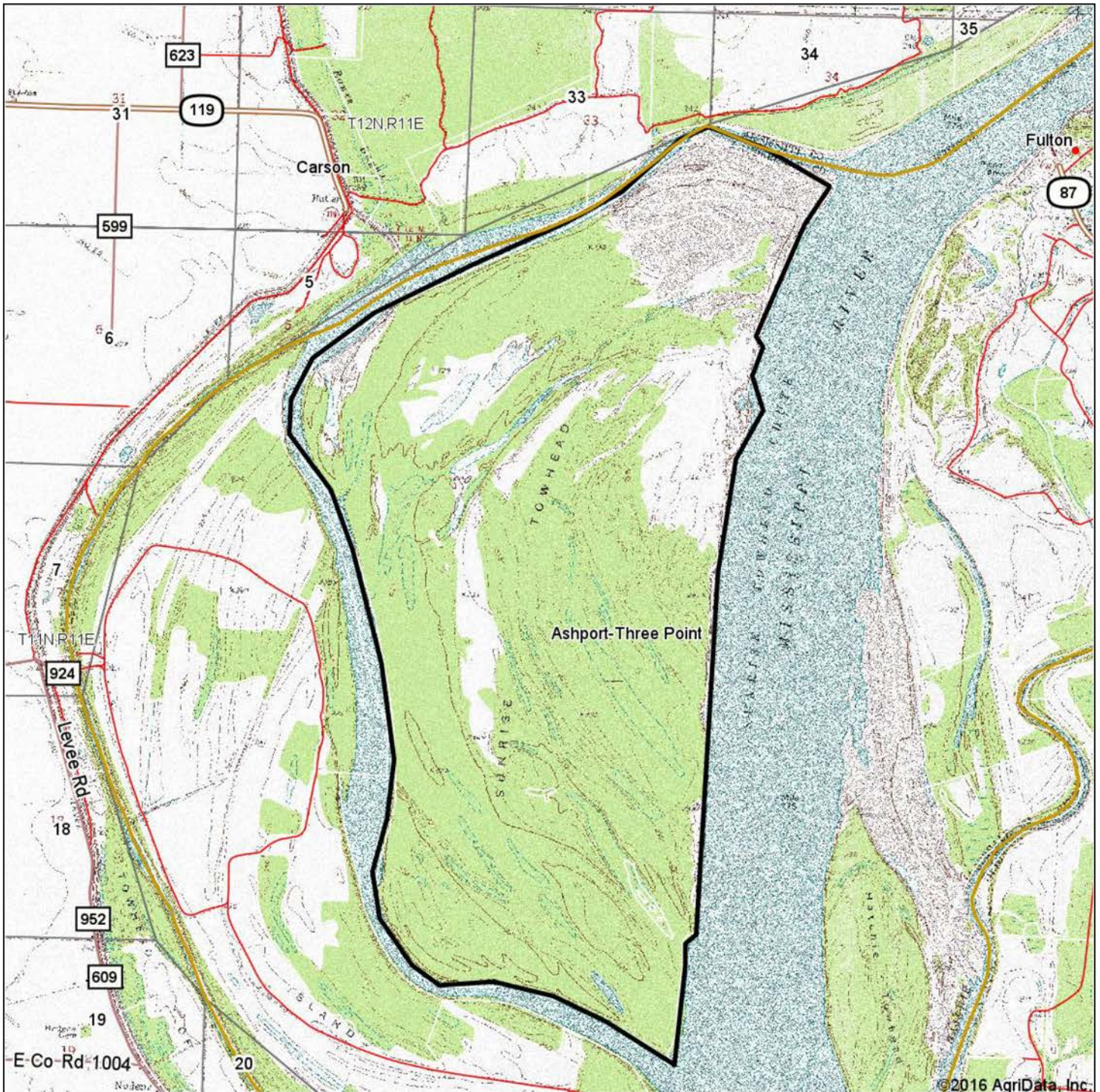
Area Symbol: AR093, Soil Area Version: 13
 Area Symbol: TN097, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Oat s	Pasture	Soybeans	Tall fescue	Wheat	
Cs	Commerce silt loam, 0 to 2 percent slopes, frequently flooded	1537.42	46.3%		IIw										
Br	Bruno loamy fine sand, occasionally flooded	534.17	16.1%		III s		45	350			4.5			27	
Cv	Crevasse loamy sand, occasionally flooded	461.90	13.9%		IV s						5				
Rc	Robinsonville silt loam, occasionally flooded	337.18	10.2%		IIw		115	825		12	75		40	10	
W	Water	199.77	6.0%												
Bs	Bruno silty clay loam, overwash, occasionally flooded	98.19	3.0%		III s		55	425			5.5			35	
Co	Commerce silty clay loam, occasionally flooded	94.89	2.9%		IIIw	7							30	50	
Rd	Robinsonville silty clay loam, overwash, occasionally flooded	58.35	1.8%		IIw	8.5	110	800					40	10	50
Weighted Average						0.3	22.5	166.6		1.2	7.6	1.6	5.6	1.2	7.7

Area Symbol: AR093, Soil Area Version: 13
 Area Symbol: TN097, Soil Area Version: 16

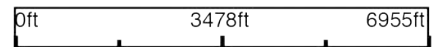
*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPOGRAPHY MAP



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map center: 35° 35' 28.86, 89° 55' 18.81

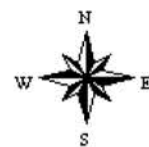


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Lauderdale County
Tennessee

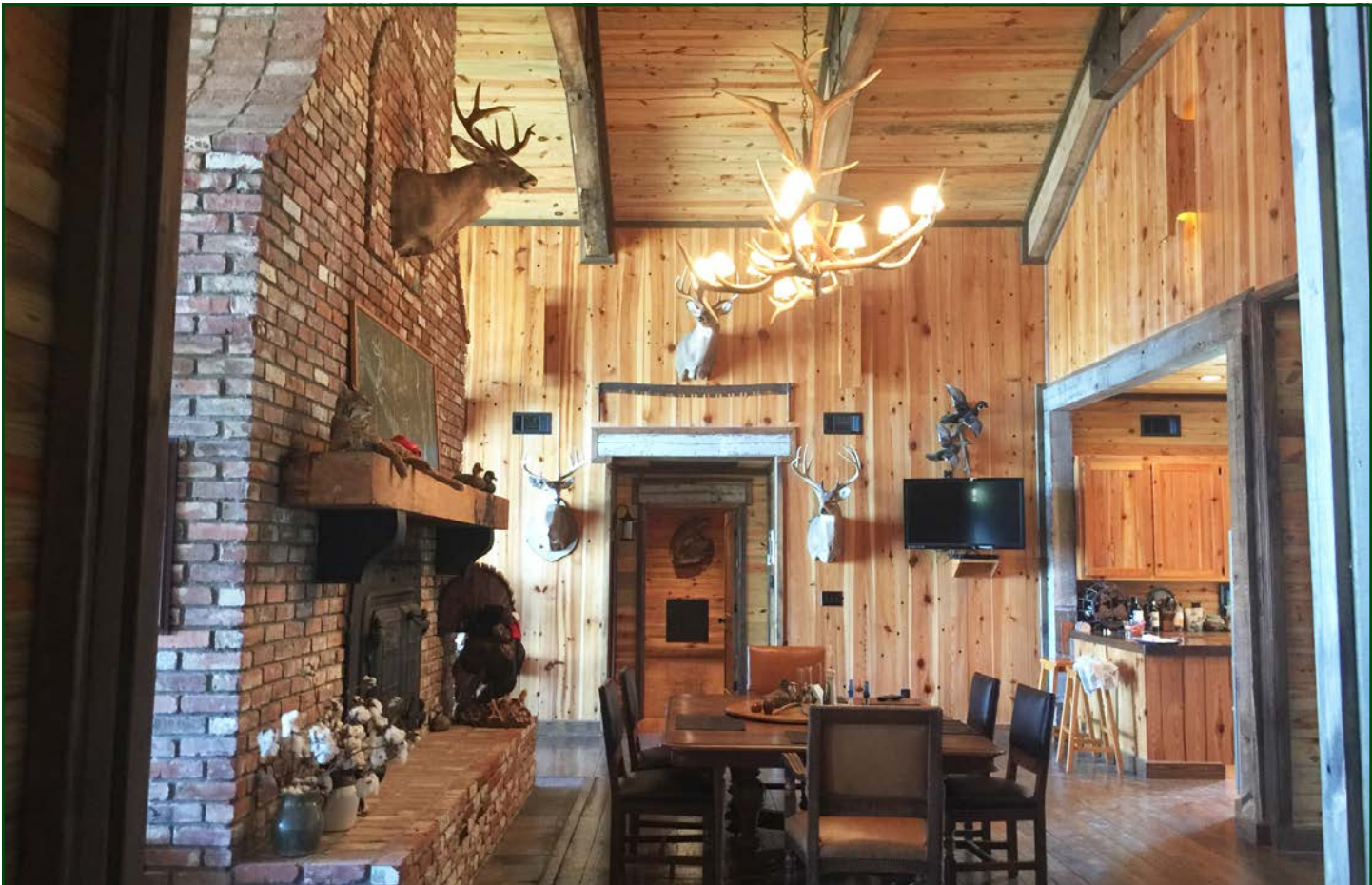


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Field borders provided by Farm Service Agency as of 5/21/2008.









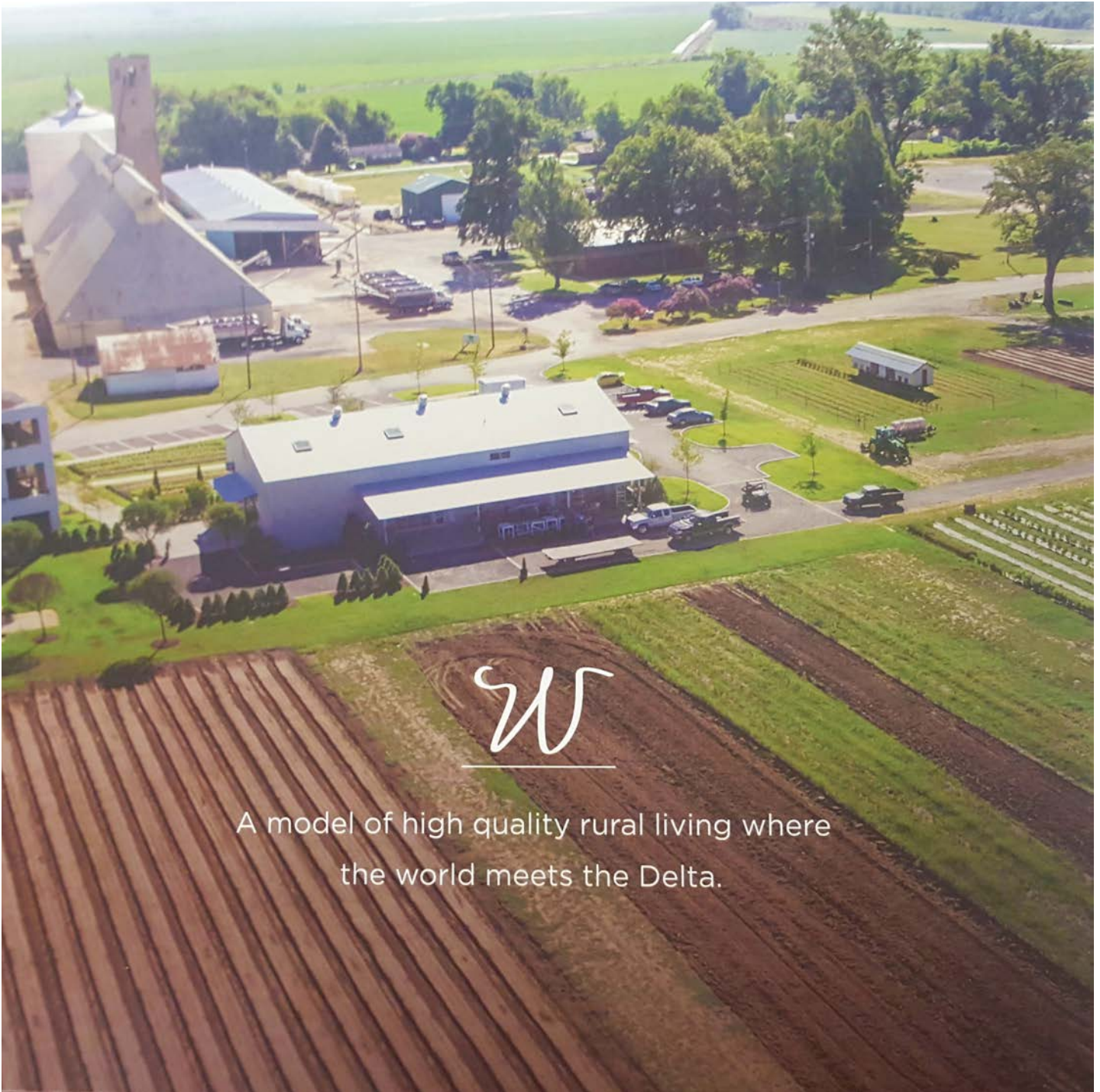








NEARBY WILSON, ARKANSAS



A model of high quality rural living where
the world meets the Delta.

“Located deep in the heart of the American South, on the Mississippi River Delta, Wilson is a small town with great ambitions. A farming community and former ‘company town,’ Wilson is poised to become a beacon for change, in the region and beyond.”

Seeking to create a nurturing, inclusive and inspiring environment, Wilson anchors its ambition in the simple values of honesty, authenticity and hard work.”

- Excerpt from Wilson, Arkansas brochure
Please visit WilsonArkansas.com for more information.

EQUIPMENT SCHEDULE

1	Fiatallis FG65C Turbo road grader	4,245 hours
2	GEHL FL980 DL-6/40 DYNALIFT (LULL) boom lift	2992 hours
3	New Holland 7740 tractor	3599 hours
4	John Deere 4960 tractor	8025 hours
5	IH 496 disc	
6	12' Einbock Cultipacker	
7	John Deere 12' food plot disc	
8	10' Killefer	
9	5 - Kubota RTV x900 Diesel side by side - all under 400 hours	
10	50 HP Nissan outboard motor	
11	50 HP Tohatsu outboard motor	
12	18' - 70" Weldbuilt Flatbottom river boat	
13	20' - 70" Weldbuilt Flatbottom river boat	
14	Go Devil outboard 9 HP Honda engine	
15	Honda portable generator / welder	
16	DeWalt portable 125 PSI air compressor - 5.5 HP Honda engine	
17	97 Ford F-150 4WD pickup	
18	Aurora AG120XS 12,000 watt Diesel generator - Lodge	
19	Troy-Bilt 27 ton log splitter with Honda GCV 160 engine	
20	Kubota ZD21 60" cut diesel zero turn mower	252 hours
21	10' 3210 bush hog	
22	15' - 2715 Legend batwing bush hog	
23	Great Plains 20 row planter - seed drill	



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