

Delta Spa & Resort

Tillar, Arkansas

PRICE: \$10,500,000

UTILITIES: Water – Agricultural & Domestic Wells
Sewer – Self-Contained DNR Approved Sewage System
Electric – C & L Electric
Telephone – AT&T

IMPROVEMENTS:

- HOTEL – 2 Buildings Constructed in 2013 – 130 rooms
- TRIPLEX – 12,000 SF +/- Building - houses 43 Grill & Bar, 2 Banquet Halls, 10 Meeting Rooms, and Pro Shop.
- LODGE – 14,148 SF +/- 14 guest rooms, kitchen & living area



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HUNTING PROPERTIES

800-895-4430

UnitedCountryCommercial.com
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Delta Spa & Resort, Tillar, AR

PROPERTY SIZE: 1,948 acres +/-, 1,500 acres +/- crop land, 160 acres +/- flooded hardwood timber, remaining treed areas, reservoirs, berms, a canal and a fishing pond along with 100 acres +/- for improvements.

LOCATION: 80 miles southeast of Little Rock, Arkansas. 7.3 miles northeast of McGehee, Arkansas and 6.5 miles east of Tillar, Desha County, Arkansas.



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Delta Spa & Resort – Agricultural Land

- 1,500 acres +/- Cropland – Predominantly Rice, Corn and Soybeans
- Provides Cropland Rental Income
- Provides a Quality Food Source for Migrating Ducks/Waterfowl
- Updated Irrigation Systems including 6 Irrigation Wells and 160 acre +/- Reservoir
- Graded and Laser Levelled



Delta Spa & Resort – Hunting

- Deer & Waterfowl Hunting Packages Drive Hotel Business
- Arkansas is a world renowned waterfowl hunting destination with 39 blinds allowing the flexibility of hunting 7 days a week.
- More mallards are harvested in Arkansas than in any other state.
- Located in the narrow neck of the funnel-shaped Mississippi Flyway.
- Located near the convergence of the Mississippi, Arkansas and White Rivers.



Delta Spa & Resort – Shooting Sports

- Focus on Sporting Clays, Trap and Skeet Shooting.
- Offers multiple disciplines geared for both the professional and the novice shooter.
- Located on the north fields adjacent to the Triplex.
- Has hosted collegiate shoots, Olympic Qualifiers and clinics and camps.
- Includes:
 - Two 15 stand Sporting Clays Courses
 - FITASC Course
 - 5 Stand Olympic Bunker Trap Stations
 - 4 Skeet Fields
 - 12 ATA Trap Fields

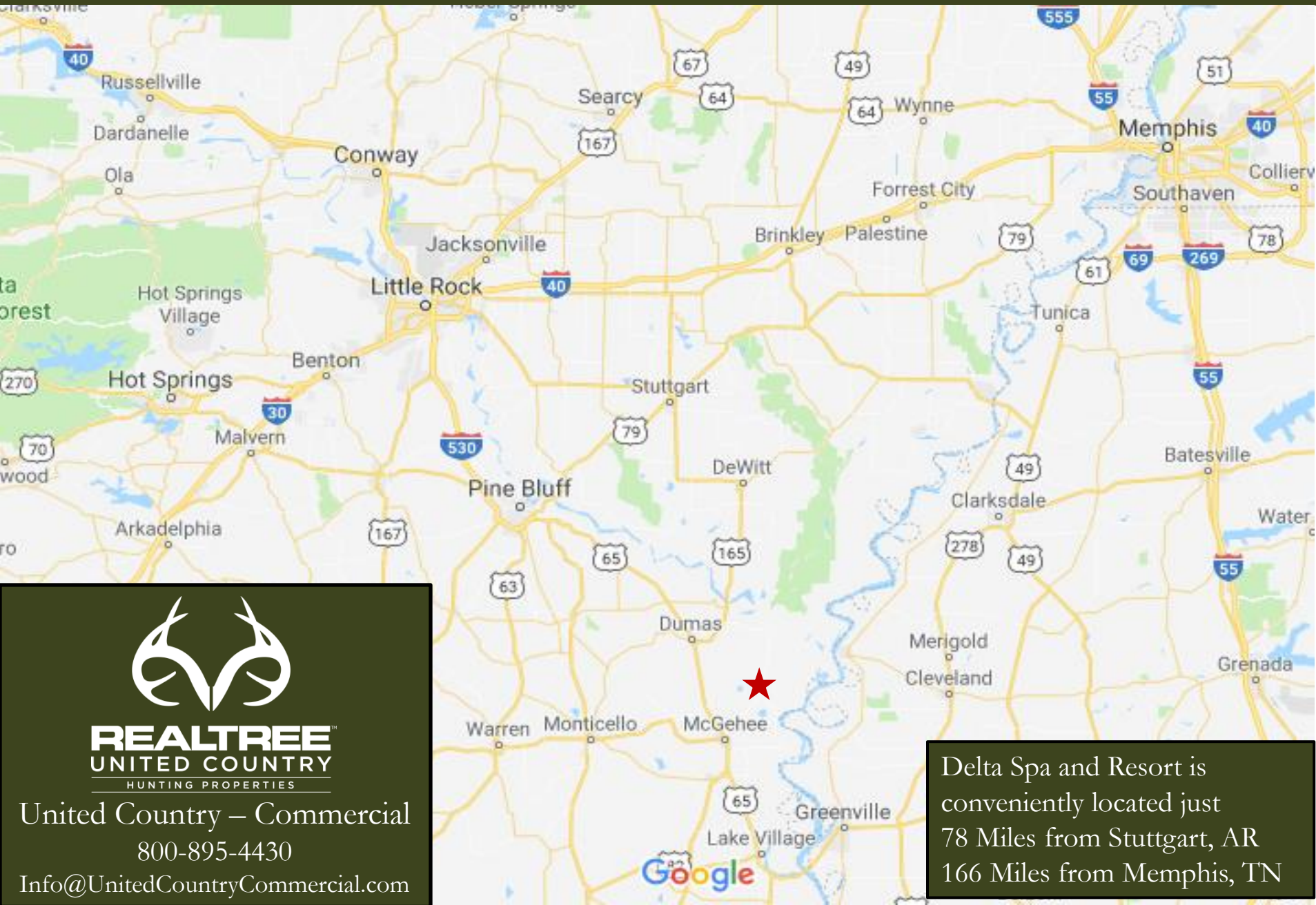


Delta Spa & Resort – Hospitality

- Resort Includes:
 - Bucksducks Lodge – 70 Room, 3 Story, 35,640 SF +/- Hotel with Spa and Elevators.
 - Banfield Lodge – 60 Room, 2 Story, 21,120 SF +/- Hotel with Stairwell Access
 - Both Hotels are fully sprinkled.
 - The Lodge - 14,148 SF +/- with 14 guest rooms, common living area, kitchen and living space.
 - The Triplex – 12,000 SF +/- Multi-use Facility includes:
 - 43 Grill & Bar with seating capacity indoors of 100 and an additional 298 outdoors
 - Duck Pro Shop
 - Great Rivers Hall – 6,180 SF +/- Conference Center capable of serving groups from 10 to 350 people.



Delta Spa & Resort – Location



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Delta Spa and Resort is
conveniently located just
78 Miles from Stuttgart, AR
166 Miles from Memphis, TN