

An aerial photograph of a large farm property. In the foreground, there are several large buildings, including a long barn with a white roof and a smaller structure. A paved area and a dirt road are visible. The property is surrounded by lush green fields and a winding river. In the background, there are more fields and a line of trees under a clear blue sky.

DOUBLE ANGEL LODGE

775± ACRES

\$4,995,000

LAFAYETTE COUNTY

LEWISVILLE, AR

REPUBLIC ★ RANCHES_{LLC}
Our Legacy is in the Land

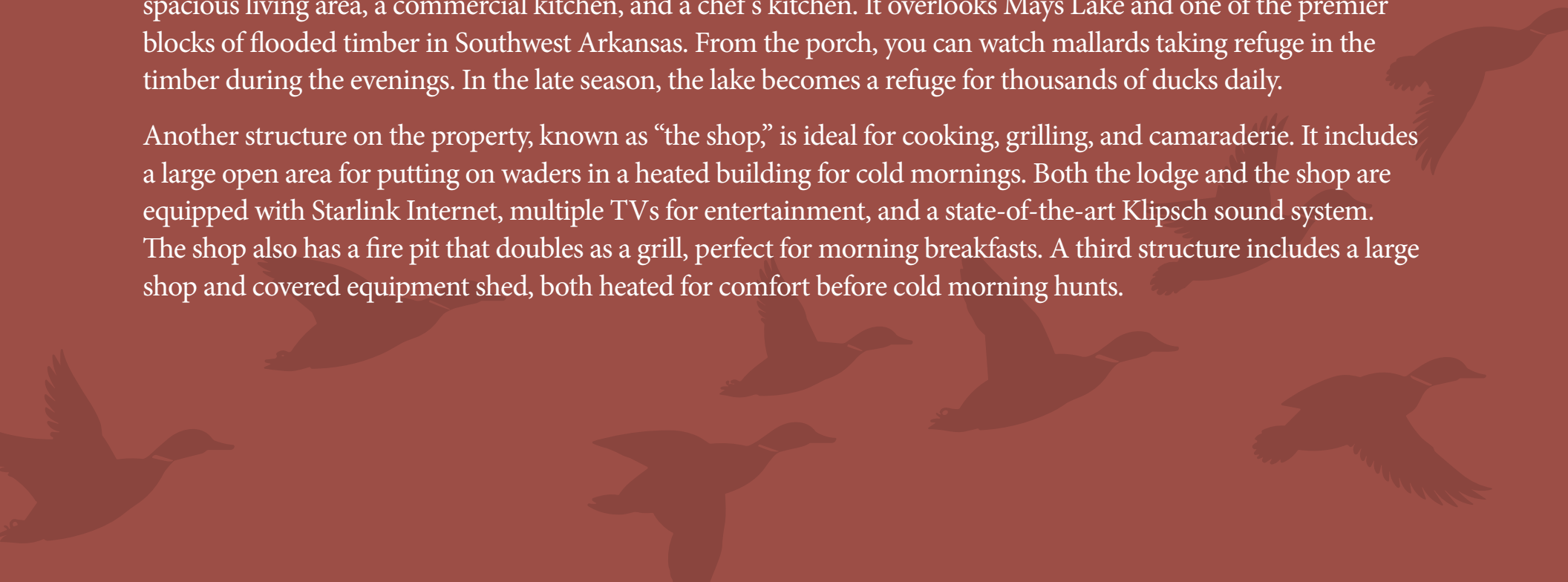


DOUBLE ANGEL LODGE DESCRIPTION

Double Angel Hunting Club was founded by Greg Bennett in 1996 as a place for him and his family to bond and enjoy the outdoors. The name “Double Angel” originated when Greg was hospitalized with a serious heart condition. While being transferred from Magnolia Regional Medical Center to Little Rock, he received two handmade angels from his nieces, along with paperwork from the bank for purchasing the initial hunting ground, which became known as Double Angel Hunting Club. After acquiring this land, several friends with teenage boys joined the club, all eager to spend quality time with their families and enjoy hunting. Many of these members and their families have been part of the club for nearly 30 years.

Initially, the club purchased a lodge near Highway 82 between Lewisville and Garland City, Arkansas. As the club expanded, a more suitable location on Mays Lake was found, leading to the construction of the current Double Angel hunting lodge in 2006. The lodge features 10 bedrooms, each with a private bathroom and shower, a spacious living area, a commercial kitchen, and a chef’s kitchen. It overlooks Mays Lake and one of the premier blocks of flooded timber in Southwest Arkansas. From the porch, you can watch mallards taking refuge in the timber during the evenings. In the late season, the lake becomes a refuge for thousands of ducks daily.

Another structure on the property, known as “the shop,” is ideal for cooking, grilling, and camaraderie. It includes a large open area for putting on waders in a heated building for cold mornings. Both the lodge and the shop are equipped with Starlink Internet, multiple TVs for entertainment, and a state-of-the-art Klipsch sound system. The shop also has a fire pit that doubles as a grill, perfect for morning breakfasts. A third structure includes a large shop and covered equipment shed, both heated for comfort before cold morning hunts.



The property boasts two large lakes stocked with trophy bass and various other fish species. The flooded timber has two dedicated duck blinds that have yielded hundreds of ducks over the years. On opening weekend of 2024, these blinds were hunted with 10 hunters and they reached their duck limit in about 30 minutes on both, Saturday and Sunday. The property also has fields used for hunting or as resting areas, which help keep ducks in the vicinity. These fields are adjacent to the flooded timber and are easily accessible by side-by-side vehicles for a convenient hunting experience.

The Bennett family has decided it's time to pass this property on to the next person or group, hoping they can create as many cherished memories and relationships as they have had over the past 30 years. ★



ASSOCIATE CONTACTS

LANCE CHAMBERLAIN

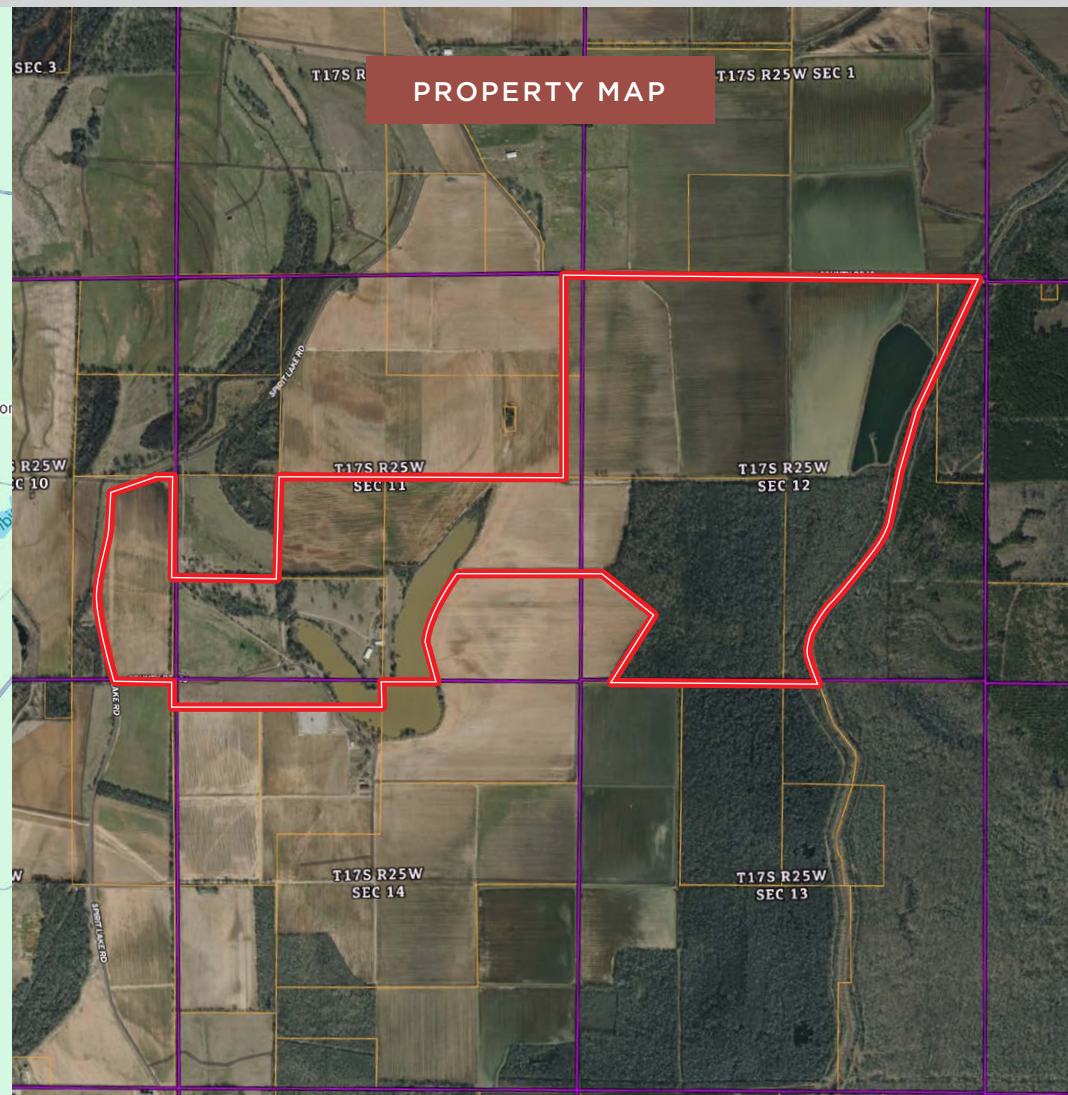
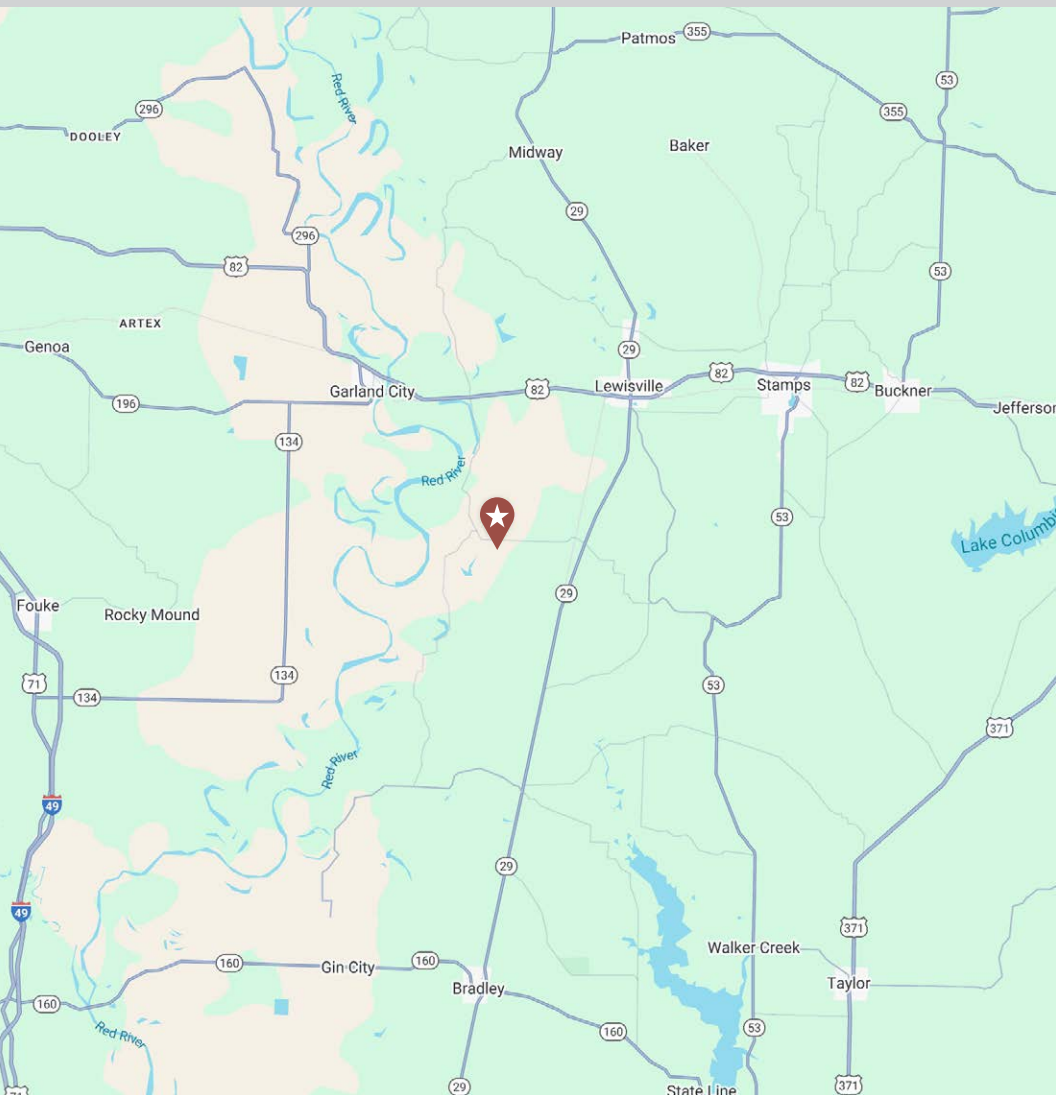
Broker Associate

(405) 623-1591

lance@republicranches.com

LOCATION

Double Angel Lodge is located only 31 miles SE of Texarkana and 63 miles north of Shreveport.



TOPOGRAPHY, RANGELAND & HABITAT

Double Angel Lodge boasts 436± acres of zero grade tillable that has been historically used for soybean, corn, and rice production. The ranch also includes 200± acres of flooded timber and 51± acres of surface water between the two lakes located on the property. The remaining acreage is primarily open grasslands.

WILDLIFE

The hardwood stands of timber create excellent habitat for white-tailed deer and hog hunting. The flooded portions of the timber make for phenomenal timber waterfowl hunts.

The west boundary of the property sits only a half mile from the Red River. The roost ponds, river, and abundant agricultural fields provide the Double Angel Lodge with world class waterfowl hunting.



AGRICULTURE

The agricultural fields have been leveled to zero grade and are rotated between soybeans, corn, and rice which not only provide a cash return on your investment, but provides excellent food sources for the wildlife and waterfowl.

IMPROVEMENTS

The Double Angel Hunting Lodge was constructed in 2006. The 8,000± sqft lodge features 10 bedrooms, each with a private bathroom and shower, a spacious living area, a commercial kitchen, and a chef's kitchen overlooking Mays Lake and one of the premier blocks of flooded timber in Southwest Arkansas. From the porch, you can watch mallards taking refuge in the timber during the evenings. In the late season, the lake becomes a refuge for thousands of ducks daily.

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WATER

Double Angel Lodge boasts an impressive 51± acres of surface water between Mays Lake and Bennett Lake. Additional water can be found in the flooded timber and the creek which forms the east boundary of the property.

Also on the property are 4 irrigation wells utilized to flood the rice fields.

ELECTRICITY

Electricity can be found in multiple locations across the ranch. This provides power to lodge, shop and irrigation wells.



MINERALS

No minerals are included.

AREA HISTORY

Lewisville, Arkansas, has a rich history tied to waterfowl hunting, particularly duck hunting, due to its location in the Mississippi Flyway and proximity to significant waterfowl habitats. The region, including the Overflow National Wildlife Refuge, is known for its excellent waterfowl hunting opportunities.



Frequently Asked QUESTIONS...

1. **As a licensee, am I required to use this Arkansas Real Estate Commission (AREC) Agency Representation pamphlet and / or disclosure form?**

- No. The AREC Agency Representation pamphlet and disclosure form is a tool that Real Estate Agents may use to ensure their compliance with Commission Regulations 8.1, 8.2 and 8.3. An agent may certainly use alternative forms and / or procedures to comply with these regulations.

2. **Can I distribute the brochure for informational purposes only?**

- Yes. If you have other methods of disclosing your agency representation but would like to distribute the Agency Representation information displayed on the first two panels, discard the disclosure portion and distribute the Agency Representation information only.

3. **What's the best way to use the disclosure form?**

- When Option 1 of the disclosure form is applicable, the person that you do not represent should sign as receiving the agency disclosure.
- When Option 2 of the disclosure form is applicable, all persons receiving the disclosure should each sign a form.

Reminder: Regulations 8.1 and 8.2 require you to disclose to the other party who you represent in the transaction. These regulations allow you to verbally disclose, and require that you confirm in writing that you verbally disclosed, your agency relationship before the party signs the real estate contract or lease.

Arkansas Real Estate Commission

612 South Summit Street
Little Rock, AR 72201-4740
Phone: 501.683.8010
Fax: 501.683.8020

Web site: www.arec.arkansas.gov

Commission Staff

Gary C. Isom
Executive Director

Andrea S. Alford
Deputy Executive Director

Yvonne Halstead
AREC Supervisor

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AGENCY REPRESENTATION



WHO
DO
REAL
ESTATE
AGENTS
REPRESENT?

ARKANSAS
REAL ESTATE
COMMISSION
DECEMBER 2014

Agency Representation Information

Who Do Real Estate Agents Represent in a Real Estate Transaction?

Arkansas law requires every Real Estate Agent to clearly disclose to all parties in a real estate transaction which party(ies) he or she is representing. Real Estate Agents typically represent Sellers but can also represent Buyers as well as both Buyers and Sellers.

What Does It Mean to Represent a Seller?

A Real Estate Agent who enters into an agreement to sell property for an owner is known as the "Listing Agent" or "Agent for the Seller." A Listing or Seller's Agent represents the Seller in the transaction. That means that the Listing or Seller's Agent's primary duty is to protect and promote the interests of the Seller. As a Buyer not represented by a Real Estate Agent, you should keep any information that may place you at a disadvantage in negotiations confidential and undisclosed to the Seller or the Seller's Agent since that Seller's Agent has a duty to pass that information on to the Seller. Confidential information may include the Buyer's real estate needs or motivations, the highest price the Buyer is willing to offer, negotiating strategies or tactics, or financial situation.

What Does It Mean to Represent a Buyer?

A Real Estate Agent who enters into an agreement to only represent the Buyer in a real estate transaction is known as the "Buyer's Agent." A Buyer's Agent represents the Buyer in the transaction. That

means that the Buyer's Agent may assist the Seller who is not represented in selling the property, or deal with the Seller's Agent, but the Buyer's Agent's primary duty is to protect and promote the interests of the Buyer. As a Seller not represented by a Real Estate Agent, you should keep any information that may place you at a disadvantage in negotiations confidential and undisclosed to the Buyer or the Buyer's Agent since that Buyer's Agent has a duty to pass that information on to the Buyer. Confidential information may include the Seller's reason or motivation for selling, the lowest price the Seller will accept, negotiating strategies or tactics, or financial situation.

What Does It Mean to Represent Both Seller and Buyer?

A Real Estate Agent who enters into an agreement to represent the Seller and also enters into an agreement to represent the Buyer in the same transaction is known as a "Dual Agent." A Dual Agent most frequently occurs when a Real Estate Agent, or agents within the same real estate firm, represent both Seller and Buyer in the same transaction. Both Seller and Buyer must have given their written consent to such dual representation prior to or at the time of execution of any Agency Agreement, Listing Agreement or Real Estate Contract. Both Seller and Buyer should be aware that a possible conflict of interest may exist in this type of representation. A Dual Agent limits the duties described above in representing the Seller and Buyer by written agreements found in the Agency Agreement, Listing Agreement or Real Estate Contract. For instance, when representing both Seller and Buyer the Dual Agent would not disclose to one party confidential information obtained from the other party.

AGENCY REPRESENTATION DISCLOSURE FORM

Bryan Pickens

Real Estate Agent

Republic Ranches, LLC - PB00082200

Real Estate Firm

8117 Preston Road, Suite 300

Real Estate Transaction Address

Dallas, Texas 75225

City, State, Zip Code

The Real Estate Agent named above:
(Please initial the appropriate response below.)

1) Does not represent me in this real estate transaction but represents only the
Buyer or Seller.

OR

2) Represents all parties to this real estate transaction to which I previously consented through a separate written agency agreement.

Name of Party Receiving Agency Disclosure

I acknowledge that I am aware of and understand the disclosure information presented above.

Signature of Party Receiving Agency Disclosure

Date

**THIS IS NOT A CONTRACT
OR AGENCY AGREEMENT**

Agency
Representation



Elite farm, ranch and rural properties brokerage firm

888-726-2481 | info@republicranches.com | republicranches.com |   