

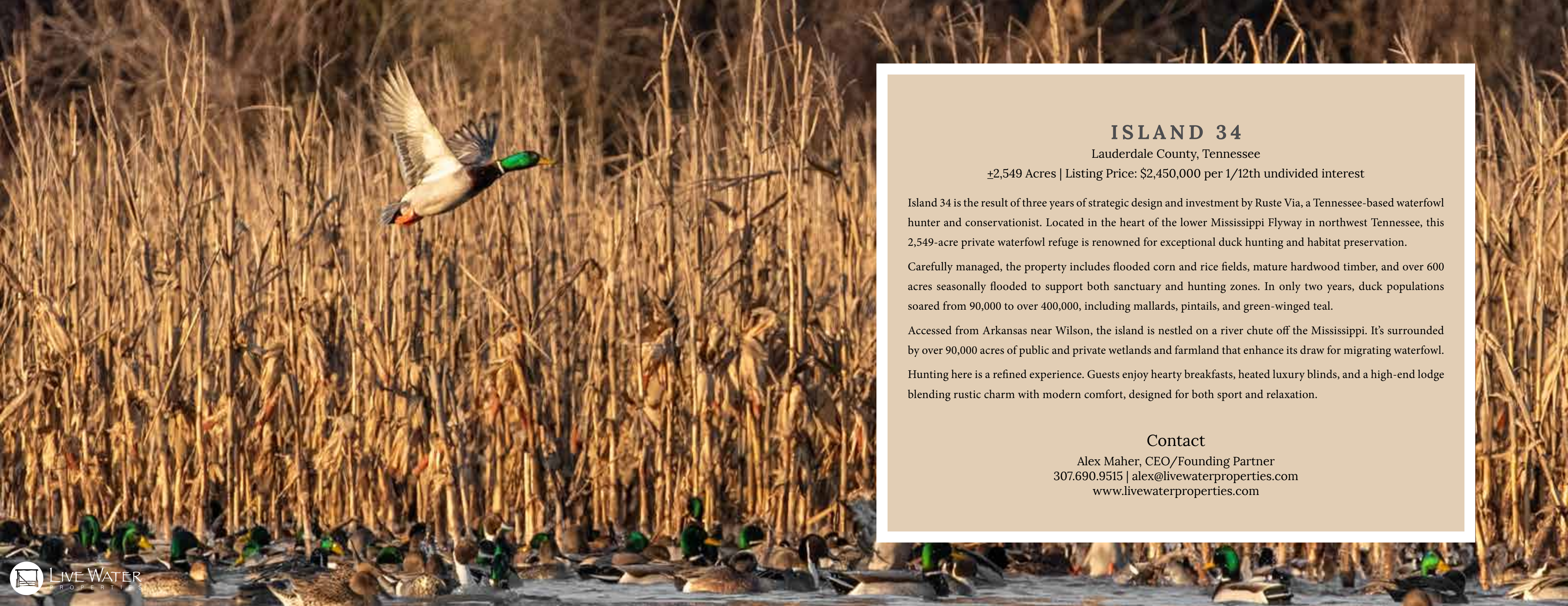


Island 34

LAUDERDALE COUNTY, TENNESSEE



Hunting | Ranching | Fly Fishing | Conservation



ISLAND 34

Lauderdale County, Tennessee

±2,549 Acres | Listing Price: \$2,450,000 per 1/12th undivided interest

Island 34 is the result of three years of strategic design and investment by Ruste Via, a Tennessee-based waterfowl hunter and conservationist. Located in the heart of the lower Mississippi Flyway in northwest Tennessee, this 2,549-acre private waterfowl refuge is renowned for exceptional duck hunting and habitat preservation.

Carefully managed, the property includes flooded corn and rice fields, mature hardwood timber, and over 600 acres seasonally flooded to support both sanctuary and hunting zones. In only two years, duck populations soared from 90,000 to over 400,000, including mallards, pintails, and green-winged teal.

Accessed from Arkansas near Wilson, the island is nestled on a river chute off the Mississippi. It's surrounded by over 90,000 acres of public and private wetlands and farmland that enhance its draw for migrating waterfowl.

Hunting here is a refined experience. Guests enjoy hearty breakfasts, heated luxury blinds, and a high-end lodge blending rustic charm with modern comfort, designed for both sport and relaxation.

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ACREAGE

A naturally formed river chute off a Mississippi River bend splits at the northern tip of the property, carving out the island as it flows south along both the east and west sides before rejoining the river—defining the island’s boundaries. The land features a rich mosaic of tillable farmland, mature timber, wetlands, and sloughs. Its terrain consists of low alluvial terraces, mostly flat with gentle slopes.

Approximately 51% of the property is timberland, home to centuries-old pecan, cottonwood, silver maple, willow, and oak trees—some over 160 years old. To restore native hardwoods, 1,200 oaks have been newly planted. Extensive habitat development over the past three years has transformed the landscape for waterfowl and deer, with impounded fields, water-control structures, and switchgrass buffers providing food, cover, and seclusion. Large fields have been divided into 20–30-acre habitat units for better management and biodiversity.

Significant infrastructure investments include precision-leveled ag fields, advanced water delivery systems, ditches, levees, impounded timber areas, food plots, and well-maintained roads. Lodge and shop facilities have also been thoughtfully developed to support both function and aesthetics.





IMPROVEMENTS - ISLAND 34 LODGE

The expansive two-level lodge is thoughtfully designed to harmonize with the surrounding landscape, blending rustic charm with refined modern comfort. Every detail has been carefully curated to create a warm, inviting atmosphere and an exceptional guest experience.

Spanning 15,000 sqft of heated and cooled space, the lodge comfortably accommodates up to 30 guests. It features 17 private bedrooms and a spacious bunk area, offering a total of 30 beds. Guests enjoy access to 16 full bathrooms and two half baths, ensuring comfort and convenience throughout their stay.

Inside, the primary open-concept gathering space invites relaxation, while a separate living area provides additional privacy and comfort. Visitors can unwind in the main bar area while watching the game, gather by the fireplaces on either level, or step out onto the observation deck to witness thousands of ducks roosting in the evenings.

A professionally outfitted commercial kitchen ensures exceptional dining and hospitality, while a secondary building west of the lodge houses staff quarters.

Outside, the surrounding grounds are well maintained, with gravel pathways, ample parking, and beautifully landscaped roads. A sprinkler system and wood fencing complete the well-kept approach to the lodge, enhancing both function and curb appeal.







WATERFOWL AND DEER HUNTING MANAGEMENT

The long-term goal of Island 34 is to ensure sustainable duck imprinting and thriving deer habitat through ongoing land improvements and carefully managed hunting pressure.

Water is retained on the farm until waterfowl food is depleted or March 15th—whichever comes first—to maximize imprinting and support ducks prior to migration. During the 2024–25 season, Island 34 hosted an estimated 400,000 wintering ducks. Hunting is restricted to mid-mornings, allowing ducks to feed undisturbed before encountering any hunting pressure.

To support the waterfowl population, 50% of the rice and corn crops grown on the property are left standing as food for ducks. Approximately 600 acres are scheduled for flooding in 2025, including 150 acres of flooded timber, with 66 new acres being added this year. Flooding is staggered throughout the season, allowing for gradual water level increases. Non-hunted fields serve as designated rest areas to reduce pressure and encourage imprinting and retention. To prevent over-hunting, no blind is hunted more than once every four days.

For deer habitat, 150 acres of food plots are planted in corn and winter wheat, with non-graveled roads also seeded with winter wheat to provide additional forage.

The property features 12 designated duck hunting locations, including nine field blinds and three flooded timber locations. These setups are best-in-class, designed for comfort, concealment, and efficiency, and accommodate up to 14 hunters per blind. This includes three custom-designed luxury pit blinds and two luxury container blinds—each with electricity, heating, and cooking facilities—plus four standard pit blinds. Five of the nine field blinds feature risers to pump water and keep the hunting areas open during freezing conditions. Four blinds are fully ADA-compliant with wheelchair accessibility, and all offer drive-up access.

For deer hunting, 14 stands are located throughout the property, including four premium box stands and ten two-person ladder stands, offering hunters both comfort and excellent positioning.

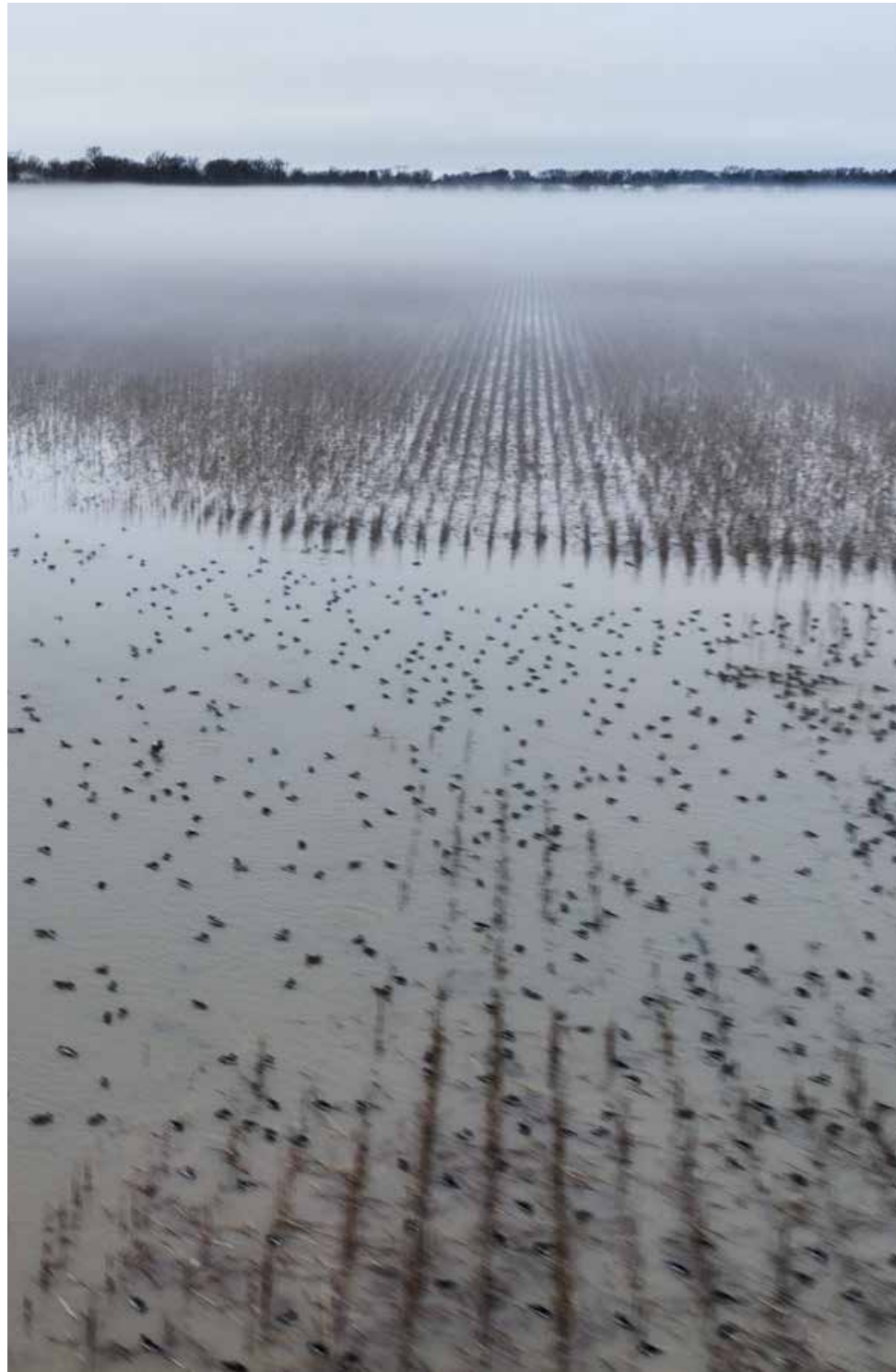




AGRICULTURAL OPERATION

Island 34 is an efficient agricultural operation, which produces rice, corn, and soybeans.

- 35% of the land is 100% irrigated tillable farmland.
- 50% of the crop production is left standing as fall and winter food for waterfowl.
- The remaining crop production is harvested and sold to generate income for annual operating expenses.



WATER RESOURCES AND CONTROL INFRASTRUCTURE

The property enjoys abundant water access, primarily sourced from the Mississippi River. Water from the river begins entering the property when levels reach 35 feet at the Osceola gauge. In addition to this natural supply, the property is equipped with an extensive network of wells and water management infrastructure.

A total of 11 wells are strategically located throughout the landscape, each equipped with dedicated power units and backup systems. These wells are connected via underground piping to 10 field risers, enabling efficient water delivery to designated duck hunting fields and waterfowl rest areas, all of which are capable of artificial flooding.

Complementing the well system is a sophisticated pumping station situated along the bank of the west river chute. This station houses two high-performance Water Hogg® re-lift pumps, each powered by 350-horsepower engines. Together, the Water Hoggs can pump up to 88,000 gallons of water per minute, generating a strong current through the west side of the property. This circulation helps prevent freezing during cold conditions, maintaining critical water areas open for wildlife.

To support continuous operation, the site includes a 10,000-gallon diesel fuel tank. Water management is further optimized with 26 hydraulic control gates and multiple field pipes equipped with flash-board spill gates, allowing precise regulation of water flow and levels across the property.






Location

Island 34 lies in the heart of the Mississippi Delta, in northwest Tennessee’s Lauderdale County, nestled within one of North America’s premier wintering zones for mallard ducks along the lower Mississippi Flyway. Although geographically located on the west side of the Mississippi River in Tennessee, access to the property is from Arkansas—just minutes from the charming town of Wilson (population 720). Wilson, named one of Country Living’s “10 Best Small Towns in the U.S.,” captivates both Southern locals and travelers from across the country with its unique blend of charm and culture. Island 34 is conveniently situated approximately 5 miles east of Wilson and within 60 miles of both Jonesboro, Arkansas (population 80,650) and Memphis, Tennessee (population 618,640).

SUMMARY

Owning an equity membership in a turn-key property that seamlessly blends premier habitat, consistent hunting success, luxurious accommodations, and expert management is an extraordinary opportunity—making Island 34 a truly exceptional and coveted recreational investment.



ISLAND 34		
±2,549 A C R E S	LOCATED IN LAUDERDALE COUNTY, TENNESSEE	
LISTED AT \$2,450,000 per 1/12th undivided interest	ISLAND 34 OFFERS A RARE, TURN-KEY OPPORTUNITY FOR PREMIER HUNTING AND LUXURY ACCOMMODATIONS.	
IMPROVEMENTS <ul style="list-style-type: none">• 15,000 sqft lodge with 17 bedrooms, 30 beds, and commercial kitchen• Expansive open spaces, fireplaces, observation deck, and staff quarters• Landscaped entrance, gravel parking, sprinkler system, and wood fencing• 15,000 sqft heated/cooled shop with water-heated floors and full bathroom• Turnkey land management HQ with equipment storage, tools, and staging area	LOCATION <ul style="list-style-type: none">• Island 34 is in the Mississippi Delta, northwest Tennessee, near Wilson, Arkansas• Located in a prime mallard duck wintering zone of the lower Mississippi Flyway• Wilson is a top-rated small town, with Jonesboro and Memphis within 60 miles	<div>LIVE WATER P R O P E R T I E S</div> 



Island 34 - Aerial Map

••Maps are for visual aid only, accuracy is not guaranteed.



Island 34-Hunting Map

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Island 34 - Flyway Map

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