

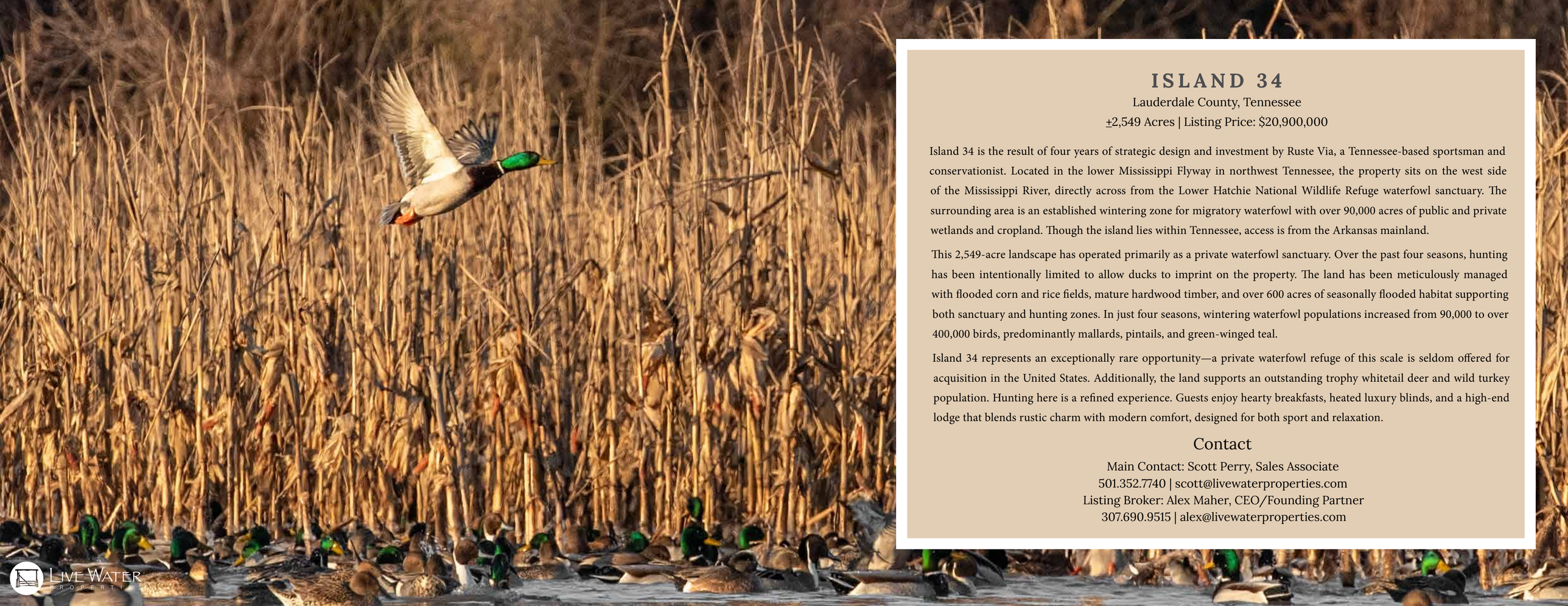
Island 34

LAUDERDALE COUNTY, TENNESSEE

ACCESSED FROM THE ARKANSAS MAINLAND

LIVE WATER
PROPERTIES

Hunting | Ranching | Fly Fishing | Conservation



ISLAND 34

Lauderdale County, Tennessee

±2,549 Acres | Listing Price: $20,900,000

Island 34 is the result of four years of strategic design and investment by Ruste Via, a Tennessee-based sportsman and conservationist. Located in the lower Mississippi Flyway in northwest Tennessee, the property sits on the west side of the Mississippi River, directly across from the Lower Hatchie National Wildlife Refuge waterfowl sanctuary. The surrounding area is an established wintering zone for migratory waterfowl with over 90,000 acres of public and private wetlands and cropland. Though the island lies within Tennessee, access is from the Arkansas mainland.

This 2,549-acre landscape has operated primarily as a private waterfowl sanctuary. Over the past four seasons, hunting has been intentionally limited to allow ducks to imprint on the property. The land has been meticulously managed with flooded corn and rice fields, mature hardwood timber, and over 600 acres of seasonally flooded habitat supporting both sanctuary and hunting zones. In just four seasons, wintering waterfowl populations increased from 90,000 to over 400,000 birds, predominantly mallards, pintails, and green-winged teal.

Island 34 represents an exceptionally rare opportunity—a private waterfowl refuge of this scale is seldom offered for acquisition in the United States. Additionally, the land supports an outstanding trophy whitetail deer and wild turkey population. Hunting here is a refined experience. Guests enjoy hearty breakfasts, heated luxury blinds, and a high-end lodge that blends rustic charm with modern comfort, designed for both sport and relaxation.

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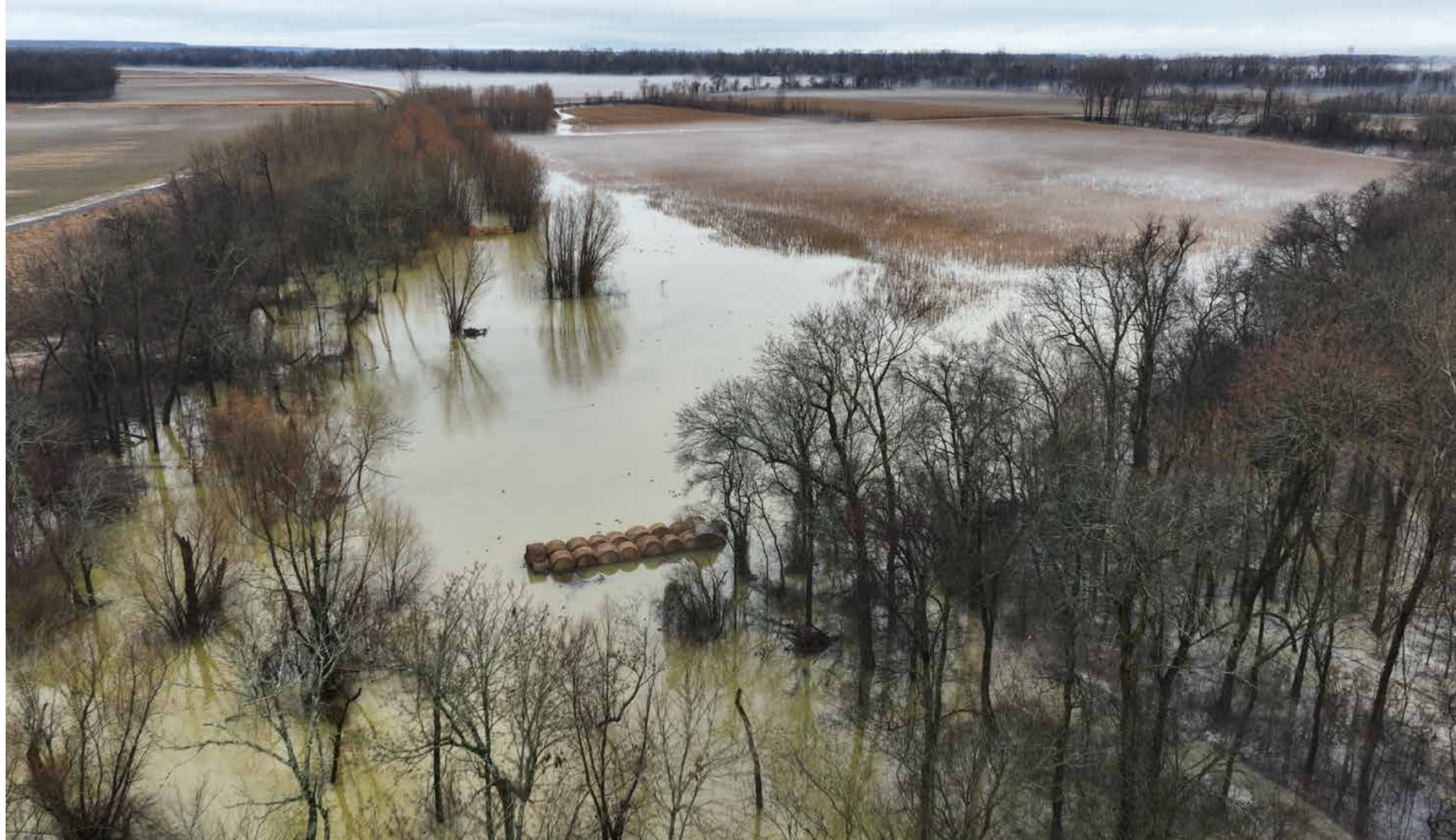
LIVE WATER PROPERTIES

ACREAGE

A naturally formed river chute, originating from a bend in the Mississippi River, 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, thereby 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 old-growth pecan, cottonwood, maple, ash, willow, and a variety of acorn-producing oaks—some over 160 years old. To restore native hardwoods, 1,200 oak trees have been planted. Extensive habitat development over the past four years has transformed the landscape for waterfowl, whitetail deer, and wild turkey, with impounded fields, water-control systems, and switchgrass buffers providing food, cover, and seclusion. Large fields have been divided into 20–30-acre units for better management and habitat enhancement.

Significant infrastructure investments include precision-leveled crop fields, advanced water-delivery systems, ditches, levees, impounded timber areas, food plots, a large network of all-weather roads, and much more. 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 16,000 sqft of heated and cooled space, the lodge comfortably accommodates up to 30 people. Guests enjoy access to 17 bedrooms and 17.5 bathrooms, gear cubicles, and a modern mud room, ensuring comfort and convenience throughout their stay. Inside, the primary open-concept gathering space invites relaxation and entertainment, 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 coming to roost in the evenings.

A professionally outfitted commercial kitchen ensures exceptional dining and hospitality, while a secondary building west of the lodge houses staff. Outside, the surrounding grounds are well-maintained, with ample gravel parking, and beautiful landscaping. A sprinkler system and wood fencing complete the well-kept approach to the lodge, enhancing both function and curb appeal.















WATERFOWL AND HUNTING MANAGEMENT

The goal of Island 34 has been to ensure a sustainable habitat foremost for waterfowl through ongoing land improvements and carefully managed hunting pressure while supporting the property's abundant whitetail deer and wild turkey population.

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

To support the waterfowl population, 50% of the rice and corn crops grown on the property ($2 million over the last 4 years) have been left standing as food for ducks. Flooding has been staggered throughout the season, allowing for gradual water level increases. Non-hunted fields have served as designated rest areas to reduce pressure and encourage imprinting and retention. To prevent over-hunting, no blind has been hunted more than once every four days. For deer and turkey habitat, 150 acres of food plots have been planted with corn, clover, and winter wheat. Non-graveled roads have also been seeded with winter wheat to provide additional forage.

The property features 12 designated duck hunting locations, including nine field blinds and three flooded timber areas. This includes three custom-designed luxury pit blinds and two luxury container blinds, each offering electricity, heating, and cooking. Four pit blinds are standard open-top designs. Five of the nine field blinds feature risers to pump water, keeping the hunting areas open during freezing conditions. Four blinds are fully ADA-compliant, offering wheelchair accessibility, and all feature drive-up access. These setups are best-in-class, designed for comfort, concealment, and efficiency, and accommodate up to 12 hunters and two guides per blind. For deer hunting, 14 stands are strategically located throughout the property, including four premium box stands and 10 two-person ladder stands, providing hunters with both comfort and excellent positioning.









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AGRICULTURAL OPERATION

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

- 35% of the land is 100% irrigated tillable farmland.
- The soil is mostly comprised of Robinsonville silty clay and fine sandy loams, and Commerce silty clay loams.
- Historically 50% of the crop production has been left standing as fall and winter food for waterfowl.
- The remaining crop production has been harvested and sold to generate income for annual operating expenses.



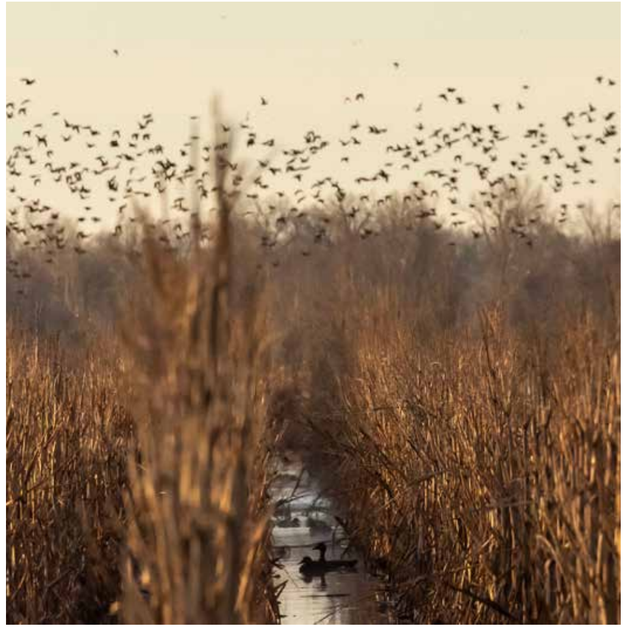
WATER RESOURCES AND CONTROL INFRASTRUCTURE

The property enjoys abundant water access, supplied by the Mississippi River and 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 units. The wells are connected to a network of underground pipes leading to field risers, enabling efficient water delivery for crop irrigation and flooding designated hunting areas and waterfowl rest areas.

Complementing the well system is a sophisticated pumping station situated along the bank of the West River Chute. This station features two high-performance WaterHogg® relift pumps, each powered by a 350-horsepower engine. To support continuous operation, the station includes a 10,000-gallon diesel fuel tank. Together, the WaterHoggs can pump up to 88,000 gallons of water per minute, strong enough to generate a current on the west side of the property, which helps prevent freezing, maintaining critical open water areas for waterfowl during severe cold conditions.

Water management is further optimized with 26 hydraulic control gates and multiple flashboard riser pipes, allowing precise water levels and efficient drainage across the property.













Location

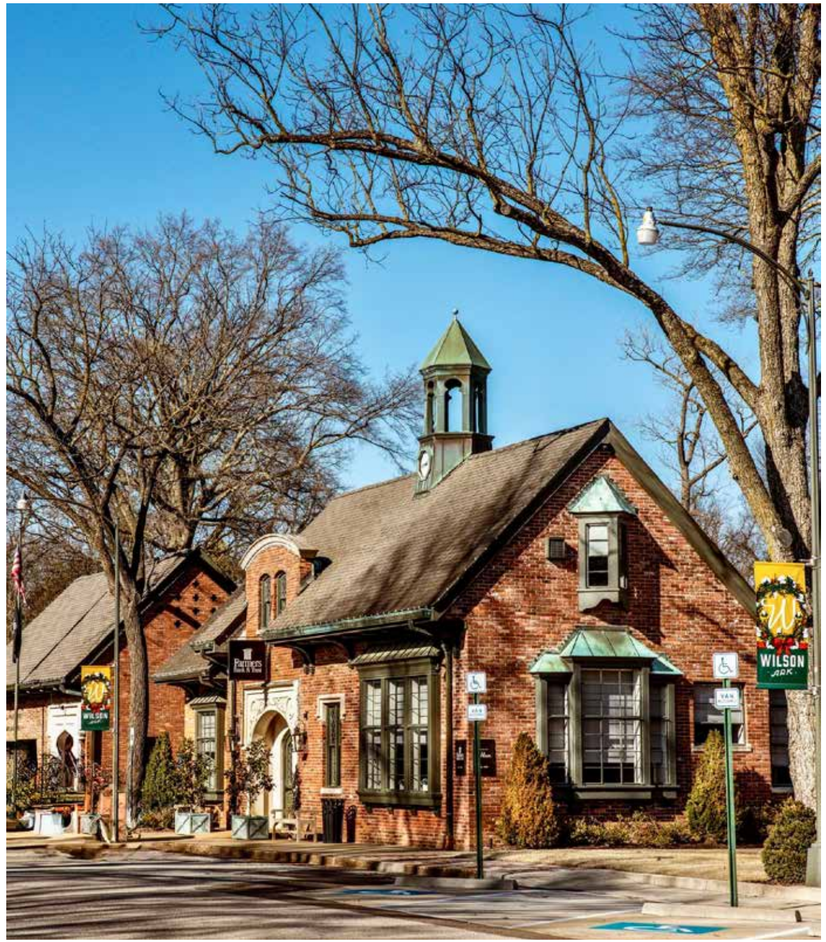
Island 34 lies in the heart of the Mississippi River Delta, in northwest Tennessee's Lauderdale County, nestled within one of North America's most critical wintering zones for mallard ducks along the lower Mississippi Flyway. The property rests directly across the river from the 9,451-acre Lower Hatchie National Wildlife Refuge. 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 Tudor-style village of Wilson (population 920).

Wilson is a destination where architectural integrity, boutique luxury, and cultural depth converge. Recognized by Country Living as one of America's best small towns, Wilson invites visitors to stroll beneath shady oaks, linger in the historic town square, and enjoy the kind of warm hospitality and nostalgic Americana rarely found today.

This small agrarian town offers an unexpected blend of refinement and entertainment: farm-to-table dining, craft cocktails, fine wine, a luxury hotel and spa, quaint cottages, distinctive shops, private golf, live music, and seasonal festivals. Practical conveniences are equally close at hand, with a supermarket, bank, post office, theater, pharmacy, and even a classic soda fountain anchoring the community.

Featured in Garden & Gun, Southern Living, and numerous national publications, Wilson has established itself as one of the South's most captivating destinations—a rare place where refined taste meets genuine community.

Island 34 is conveniently situated approximately five miles east of Wilson and within 60 miles of both Jonesboro, Arkansas (population 80,650) and Memphis, Tennessee (population 618,640). Private jet service is available via Arkansas International Airport (11,600 feet runway) located within 35 miles of Island 34 at Blytheville.


WILSON
JERK


SPORTING DOG and RETRIEVER TRAINING
THE WILDROSE WAY

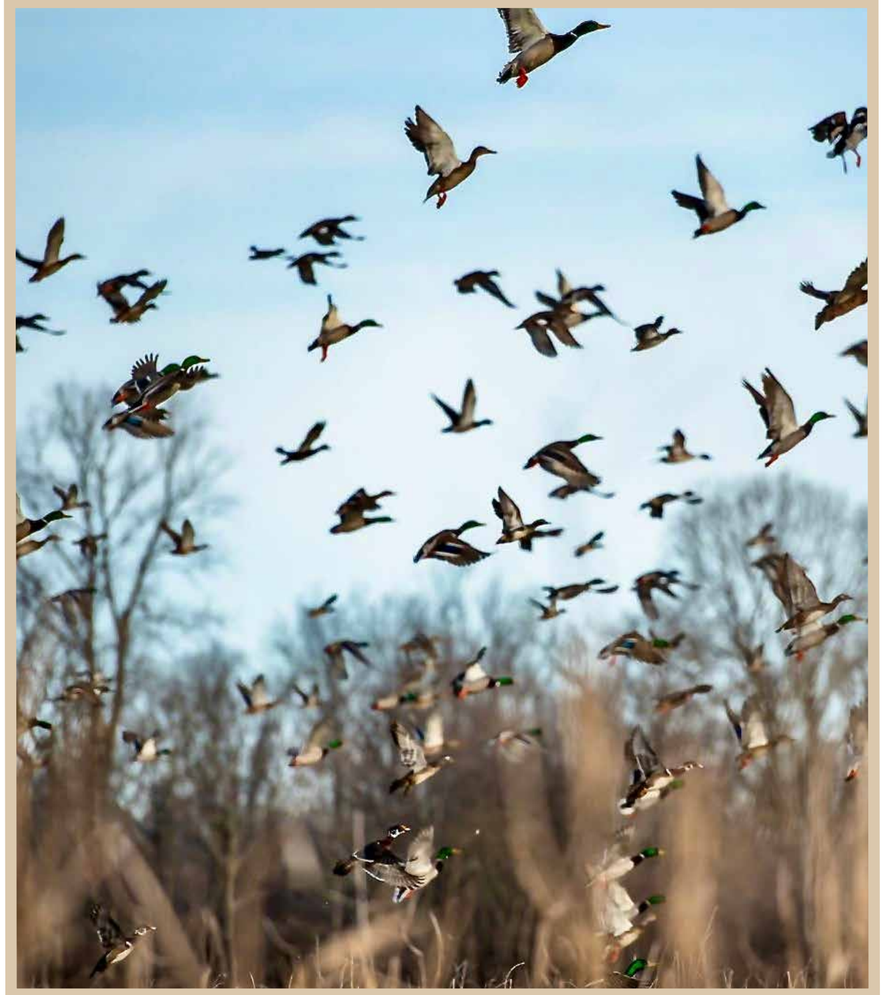






SUMMARY

Island 34 is a turn-key recreational property where exceptional hunting meets luxury—offering premium waterfowl, whitetail deer, and wild turkey habitat, proven success, and upscale accommodations. This rare combination makes it a truly coveted investment opportunity.







Island 34

±2,549 ACRES	LOCATED IN LAUDERDALE COUNTY, TENNESSEE
LISTED AT $20,900,000	ISLAND 34 OFFERS A RARE, TURN-KEY OPPORTUNITY FOR PREMIER HUNTING AND LUXURY ACCOMMODATIONS.

IMPROVEMENTS

- 16,000 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 and staging area

LOCATION

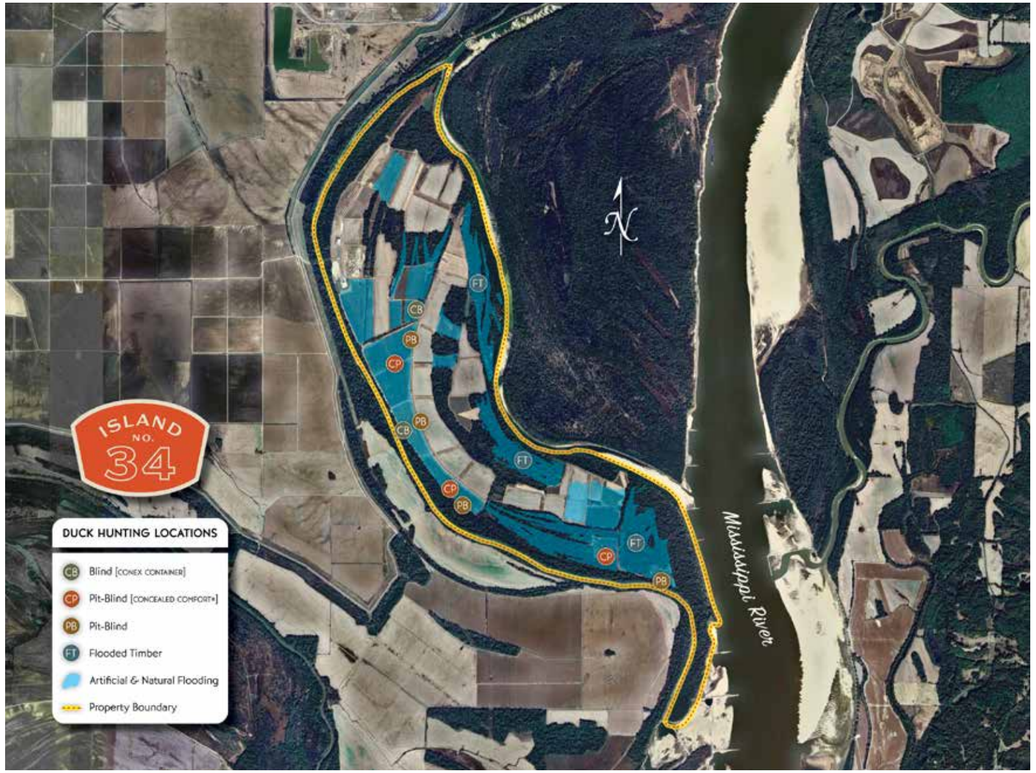
- Island 34 is in the Mississippi River Delta, northwest Tennessee, near Wilson, Arkansas
- Located in a prime waterfowl wintering zone of the lower Mississippi Flyway
- Wilson is a top-rated small town, with Jonesboro and Memphis within 60 miles

LIVE WATER PROPERTIES



Island 34-Aerial Map

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



Island 34-Hunting Map

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Island 34-Proximity to Hatchie River Waterfowl Sanctuary

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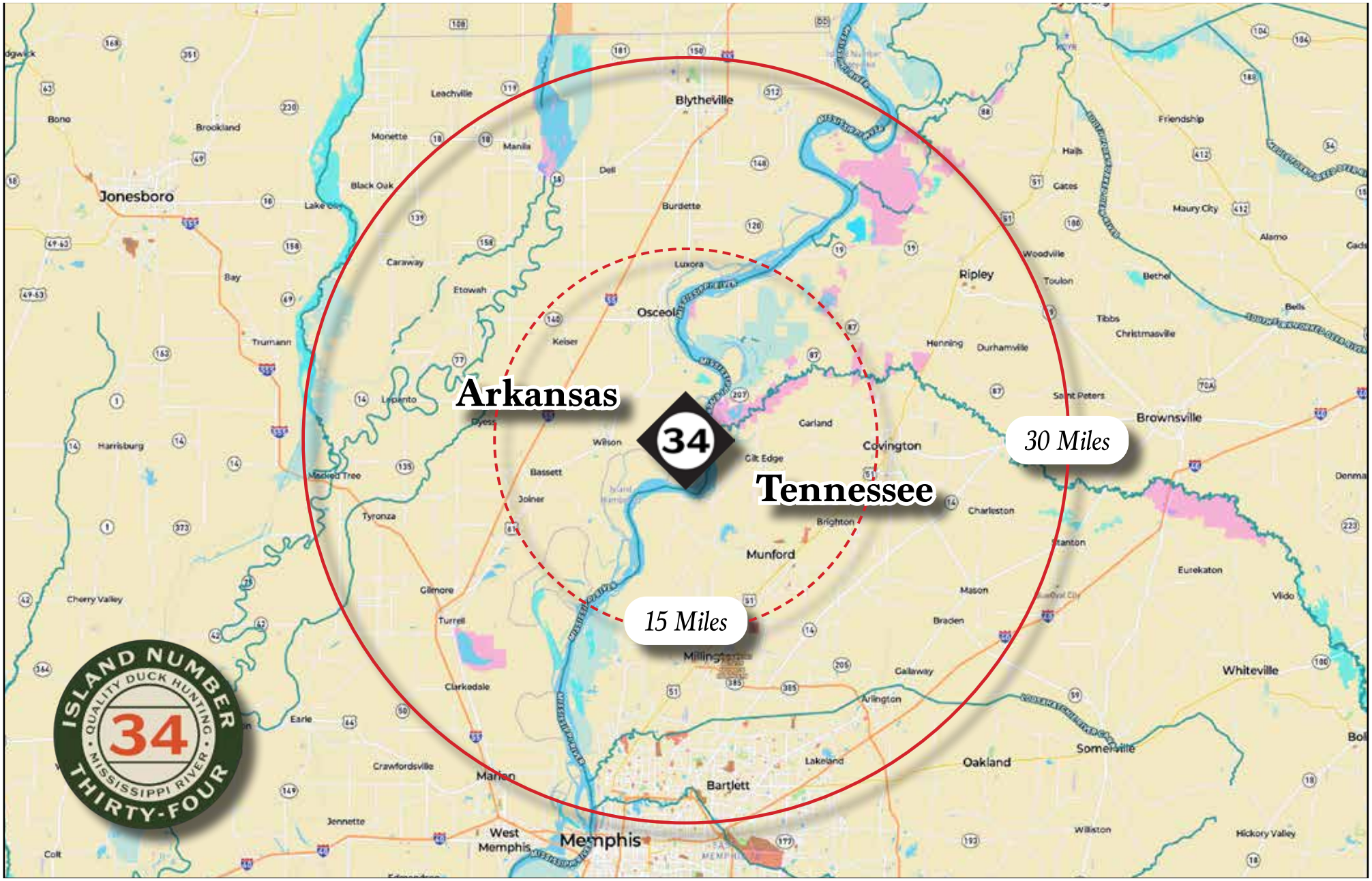

Island 34-Location Map

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