

35 +/- Acres on the Cache River | Green Timber, Row
Crop & Premier Duck Hunting
Greene Road 122
Paragould, AR 72450

\$348,500
35± Acres
Greene County



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Paragould, AR / Greene County

SUMMARY

Address

Greene Road 122 null

City, State Zip

Paragould, AR 72450

County

Greene County

Type

Riverfront, Recreational Land, Timberland, Hunting Land, Farms

Latitude / Longitude

36.219145 / -90.660497

Acreage

35

Price

\$348,500

Property Website

<https://www.mossoakproperties.com/property/35-acres-on-the-cache-river-green-timber-row-crop-premier-duck-hunting/greene/arkansas/111815/>



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PROPERTY DESCRIPTION

35 +/- Acres on the Cache River | Row Crop Income, Green Timber & Premier Arkansas Duck Hunting

If you've been waiting for an affordable piece of the **Cache River Flyway**, this is one of those rare opportunities that doesn't come along very often.

Located in **Greene County, Arkansas**, just **13 miles from Paragould, 25 miles from Jonesboro**, and only minutes from the Missouri state line, this **35 +/- acre** tract offers the combination every serious waterfowl hunter is searching for—**income-producing row crop, green timber, and direct access to one of Arkansas' most recognized duck hunting corridors**.

This property is perfectly sized for the sportsman who wants an easily maintained hunting property without sacrificing quality. Whether you're hunting mallards dropping into flooded green timber, setting up over the field, or launching into the **Cache River**, you'll have multiple ways to enjoy one property throughout the season.

The tillable acreage is currently leased on a **verbal cash rent agreement** that produces approximately **\$4,000 annually**, providing immediate income while helping offset ownership expenses.

Even better, **the hunting rights have not been leased for the 2026-2027 waterfowl season**, giving the new owner the opportunity to enjoy this property from day one.

Several photos showcase one of the existing duck blinds, giving you a glimpse of the hunting opportunities this property offers. The combination of row crop, natural green timber, multiple timber holes, and direct proximity to the Cache River creates exceptional habitat for migrating waterfowl while also attracting abundant wildlife throughout the year.

Properties like this are becoming increasingly difficult to find. It's large enough to offer outstanding hunting diversity, yet small enough to maintain without the expense of a large recreational tract. Whether you're looking for your own private duck camp, an investment with annual income, or a legacy property to enjoy with family and friends, this tract checks all the boxes.

As a duck hunter myself, I can honestly tell you this is the kind of property that gets my attention. It's rare to find a tract this size that gives you so many different ways to hunt. Some mornings you'll want to hunt the field. Other mornings, there's nothing quite like sitting in a flooded green timber hole, listening as the woods wake up and watching mallards work through the trees before they lock up and drop into the decoys. Then there are those days when the Cache River is calling, and being able to step off your own property and have access to hunt the river is something that very few properties can offer.

What makes this tract so special is its diversity. It isn't just a field. It isn't just green timber. It isn't just river access. It's all three wrapped into one manageable property. Add the annual cash rent from the row crop ground, and you have a property that not only provides outstanding recreation but also produces income each year.

As a grandparent, I can't help but think about the memories a place like this could create. Teaching your kids or grandkids how to blow a duck call, watching them harvest their first greenhead, laughing together in the blind while waiting for daylight, and carrying on traditions that they'll one day pass down to their own children—that's what owning land is really about.

At **Mossy Oak Properties Selling Arkansas**, we believe we're selling much more than a piece of ground. We're helping families find a place to build a legacy, create traditions, and make memories that will last for generations. If you've been searching for a property that offers income, outstanding duck hunting, and the opportunity to own a piece of one of Arkansas' most respected waterfowl flyways, I'd be honored to show you this incredible property.

Let Mossy Oak Properties Selling Arkansas be your guide to owning your own piece of Arkansas duck hunting tradition.

Proudly listed with **Mossy Oak Properties Selling Arkansas**, [870-495-2123](tel:870-495-2123).

Call or text **Listing Agent, Pamela Welch** at [870-897-0700](tel:870-897-0700) for a tour or more information.



Equal Housing Opportunity. www.WeSellArkansas.com.

At **Mossy Oak Properties Selling Arkansas**, you are always welcome. Whether you stop by our office or schedule a private appointment, you'll be greeted by a friendly, knowledgeable team ready to assist you. If you prefer a quieter, more private setting, we are happy to meet with you at our conference table and connect you with trusted lenders who can help-whether you're purchasing a home, farm, recreational land, or beginning your investment journey.

No matter the season, we make viewing property comfortable. During the colder months, our **fully enclosed six-seater ATV** keeps you warm and protected from the elements. In the hotter months, it provides a **cool, shaded ride**, allowing you to tour property comfortably without battling the heat. Weather should never stand in the way of finding the right property.

With **flexible hours** to fit your schedule, we're here when you need us. Call to set up an appointment or stop by our office at **8111 North St. Louis Street, Cave City, Arkansas**, and let us work for you.

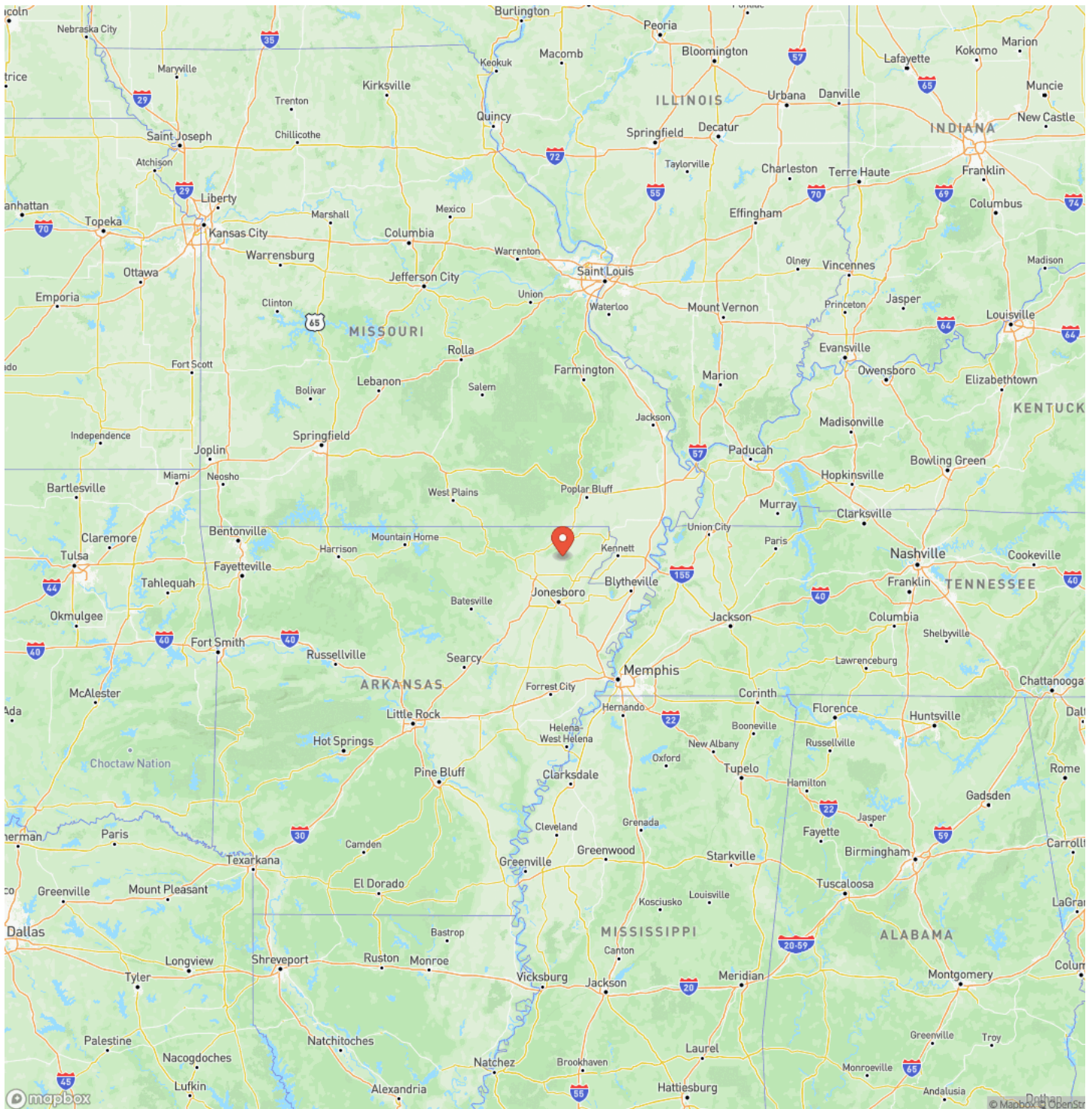


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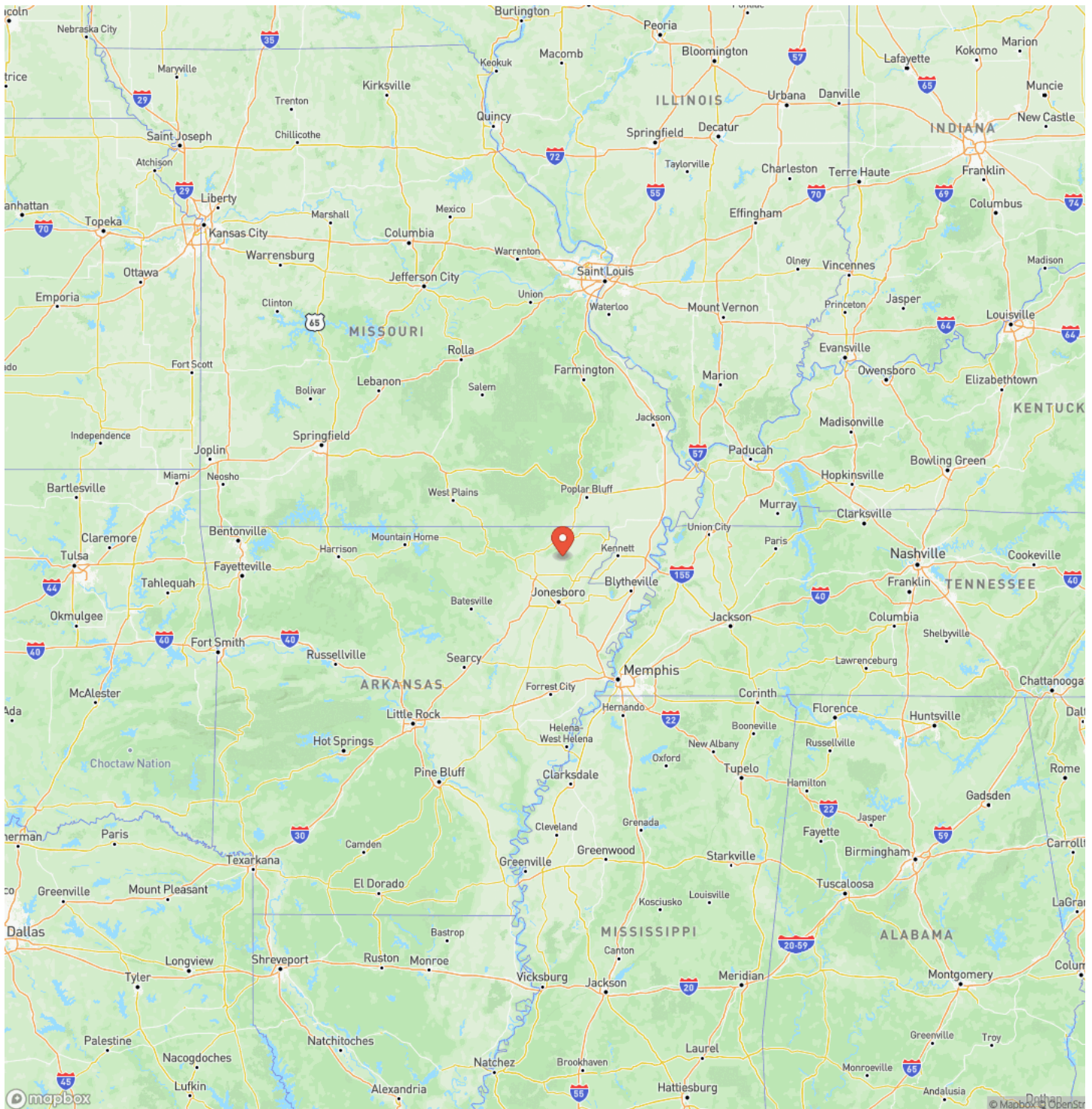


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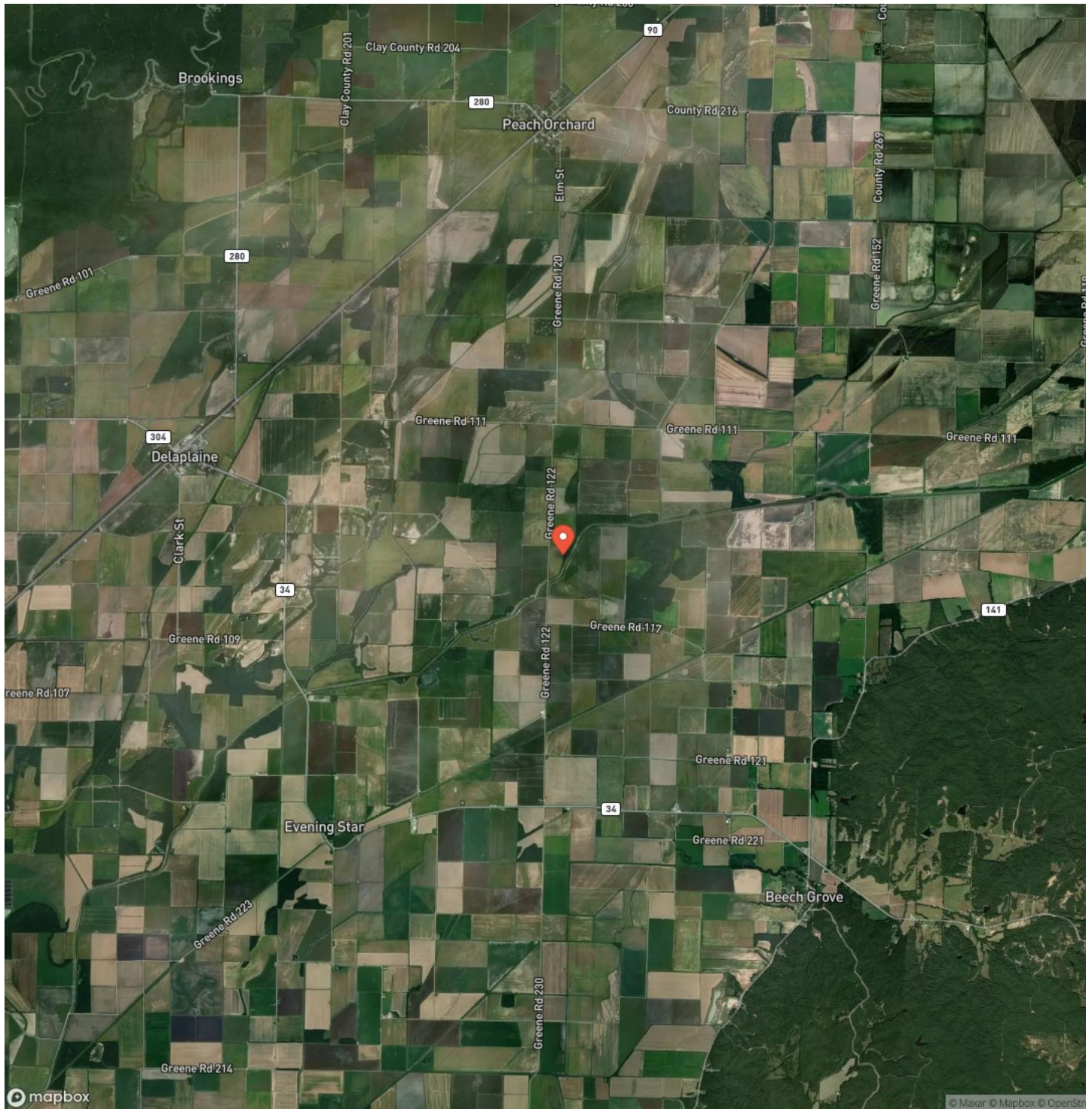
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Cave City, AR 72521

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
<https://wesellarkansas.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Selling Arkansas

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Cave City, AR 72521

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