

**60 +/- Acres, Cabin, On Black River with
Boat Ramp, Pocahontas, Arkansas**
0 Skaggs Road
Pocahontas, AR 72455

\$424,000
60 +/- acres
Randolph County



**MOSSY OAK
PROPERTIES**
Strawberry River Land & Homes
America's Land Specialist

60 +/- Acres, Cabin, On Black River with Boat Ramp, Pocahontas, Arkansas Pocahontas, AR / Randolph County

SUMMARY

Address

0 Skaggs Road

City, State Zip

Pocahontas, AR 72455

County

Randolph County

Type

Farms, Hunting Land, Residential Property,
Recreational Land, Riverfront

Latitude / Longitude

36.295224 / -90.8564169

Taxes (Annually)

300

Dwelling Square Feet

2000

Acreage

60

Price

\$424,000

Property Website

<https://www.mossyoakproperties.com/property/60-acres-cabin-on-black-river-with-boat-ramp-pocahontas-arkansas-randolph-arkansas/22311/>



MORE INFO ONLINE:

MossyOakProperties.com

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PROPERTY DESCRIPTION

With all of our neighboring states starting to plant hot food for ducks on land and leaving it all winter is starting to change the migration patterns for our Mallard ducks here in Arkansas along with more efficient harvesting machines and the total number on ducks in a decline.

You have a chance to change your luck you can purchase a tract of land, plant your own hot foods so you always have exactly what the ducks want and that is an easy meal.

This 60 +/- acres is located 6 miles east of Pocahontas with the Black River on its west boundary and Dave Donaldson Black River WMA joining it on the south and the east. This 60 +/- also has the only private access by boat in to the 8 mile slough that run into the WMA going in. A great advantage over anyone else to access the WMA by boat the pinoak flats in the WMA. This 60 +/- has one pit blind and a sled blind as well and a control box!

The 60 +/- has about 30 +/- acres that is all leveled and split into 3 separate fields making it easy to control water for hunting but also making it easy for you to farm 3 different hot food crops for ducks if you choose or just one if you want to attract the large bucks that this area is known for you could plant some of Mossy Oak's very own vegetation.

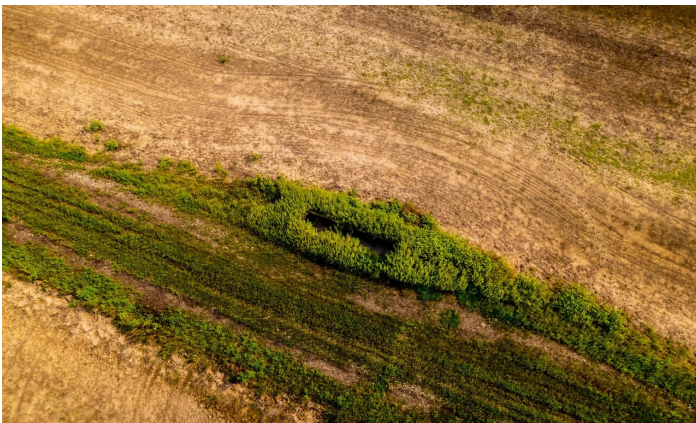
Along with this 60 +/- you will have a turn key cabin! Cabin is about 5 minute boat ride or a 10 minute car ride. Cabin has an enclosed room for your atv's, boats, etc. Cabin has a rustic feel inside, all open, plenty of room to move around! Cabin is in an area where you and a few others have a private boat ramp. You do pay a \$200.00 a year fee for upkeep of the road. The cabin is behind a locked gate for owners only.

This property can be all you have ever wanted with waterfowl hunting, deer hunting and Black River Fishing along with the slough fishing and being right next to the WMA! Maybe you have been looking for a spot for the entire family? If so this may be it. We would love to take you around and show you the property!

Call us today to view this property. Listed with Mossy Oak Properties Strawberry River Land & Homes, 870-495-2123. Call Arlon Welch at 870-897-9080 or Pamela Welch at 870-897-0700. Equal housing opportunity



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Locator Maps



60 +/- Acres, Cabin, On Black River with Boat Ramp, Pocahontas, Arkansas
Pocahontas, AR / Randolph County

Aerial Maps



60 +/- Acres, Cabin, On Black River with Boat Ramp, Pocahontas, Arkansas
Pocahontas, AR / Randolph County

LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

Mobile

(870) 897-0700

Office

(870) 495-2123

Email

pwelch@mossyoakproperties.com

Address

520 N Main

City / State / Zip

Cave City, AR 72521

NOTES



This image shows a blank 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.



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 Strawberry River Land and Homes

520 N Main

Cave City, AR 72521

(870) 495-2123

MossyOakProperties.com



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