

**Cabin on Black River, Across from Dave Donaldson,
Brookings, Clay County, Arkansas**
46 Clay County Road 2003
Peach Orchard, AR 72453

\$499,900
0.250± Acres
Clay County



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SUMMARY

Address

46 Clay County Road 2003

City, State Zip

Peach Orchard, AR 72453

County

Clay County

Type

Recreational Land, Residential Property

Latitude / Longitude

36.282929 / -90.732854

Dwelling Square Feet

1536

Bedrooms / Bathrooms

3 / 2

Acreage

0.250

Price

\$499,900

Property Website

<https://www.mossoakproperties.com/property/cabin-on-black-river-across-from-dave-donaldson-brookings-clay-county-arkansas-clay-arkansas/89857/>



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PROPERTY DESCRIPTION

Duck Hunter's Black River Cabin with Private Dock — Brookings (Peach Orchard, AR)

Roll out of bed, grab coffee, and **walk straight to your private dock on the Black River**. No lines. No launch ramp. Slide into the boat and be in **Dave Donaldson Black River WMA** while everyone else is still backing trailers. After the shoot, idle home, tie up, and you're **cooking breakfast on the screened porch** with a river view of the WMA. This is **Brookings**—the **red X** for Arkansas duck hunting.

Why Duck Hunters Love This Location

- **Private dock on the Black River** — launch from your own place and beat the crowd.
- Direct, fast access to **Dave Donaldson/Black River WMA (25,000 +/- acres)** of bottomland hardwoods, cypress/tupelo breaks, and wetlands.
- **Surrounded by AGFC lands** in the heart of a proven flyway.
- Mallard Point (locals call it "**Quacker's Alley**") just outside **Peach Orchard, Clay County**.

Cabin Built for Waterfowl Season

- **Turnkey, very nice, 3BR/2BA • ~1,536 +/- sq ft • 2015 build**
- **Spray-foam insulation & metal roof** for efficiency and durability
- **Large kitchen with island** for big groups & early-morning spreads
- **Dedicated wader/mud room, separate storage room, and laundry**
- **Furnished** (major items convey; a few personal items reserved)
- **Full-length screened back porch** overlooking river & WMA + covered front porch
- Under-cabin **gear storage, boat parking**, and space for **dog pens**
- **Per seller:** never had water inside cabin

Address: 46 Clay County Rd 2003, Peach Orchard, AR • **Subdivision:** Mallard Point ("Quacker's Alley is road to come in on")

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

Listing Agent & Local Land Specialist: Pamela Welch — [870-897-0700](tel:870-897-0700)

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Why Brookings

Brookings sits just outside Peach Orchard in Clay County, Arkansas, tucked along the Black River and bordered by **Arkansas Game & Fish Commission lands**. You're looking across the river at **Dave Donaldson/Black River WMA**—a bottomland hardwood paradise of cypress, tupelo breaks, and wetlands covering approximately **25,000 acres**. It's the red X on the map for serious duck hunters: proven flyways, quick access, and the ability to be set up and hunting fast.

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LISTING REPRESENTATIVE

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