

**The Rainey Brake Legacy | 180 +/- Acres of Premier
Arkansas Duck & Deer Hunting Ground**
Lawrence County Road 325
Saffell, AR 72572

\$1,990,000
180± Acres
Lawrence County



The Rainey Brake Legacy | 180 +/- Acres of Premier Arkansas Duck & Deer Hunting Ground Saffell, AR / Lawrence County

SUMMARY

Address

Lawrence County Road 325

City, State Zip

Saffell, AR 72572

County

Lawrence County

Type

Hunting Land, Riverfront, Recreational Land, Timberland

Latitude / Longitude

35.966994 / -91.194677

Acreage

180

Price

\$1,990,000

Property Website

<https://www.mossoakproperties.com/property/the-rainey-brake-legacy-180-acres-of-premier-arkansas-duck-deer-hunting-ground/lawrence/arkansas/107228/>



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PROPERTY DESCRIPTION

180 +/- Acres of Legendary Arkansas Duck & Deer Hunting Ground | Bordering Rainey Brake WMA

Some properties are bought. Others are earned through generations of dreaming.

This is not just another hunting property coming available on the market. This is the kind of **Arkansas duck hunting property** that hundreds-if not thousands-of serious outdoorsmen dream about owning, yet only a select few will ever have the opportunity to call their own.

Bordering the legendary **Rainey Brake WMA** and neighboring Stan Jones Mallard Lodge, this **180 +/- acre recreational tract** sits in one of the most respected waterfowl hunting corridors in Arkansas. This is ground with history. Ground with reputation. Ground where stories are told long after the hunt is over!

For the serious duck hunter, this property offers multiple styles of waterfowl hunting opportunities all on one tract. Approximately **19 precision-leveled acres** have already been **planted in rice** for the 2026 and 2027 duck seasons, creating an exceptional opportunity to field hunt ducks in a proven feeding environment specifically designed to attract and hold waterfowl.

In addition to the field hunting, the property also offers opportunities to hunt **flooded green timber** and hunt along the **Black River corridor**-giving experienced hunters the **diversity and habitat serious waterfowlers** search for but rarely find available in one property.

Cold mornings watching mallards drop through mature hardwoods... afternoons scouting birds working the rice fields... evenings listening to ducks settle into the timber-this property was built for that experience.

The **large, mature hardwood timber**, thick cover, travel corridors, and water sources also create outstanding deer hunting opportunities for **serious whitetail hunters**.

Property improvements already in place include:

- Brand-new electric well
- Underground piping system
- Extensive gravel road improvements
- Newly developed trail system
- Duck blind on the river
- Mature timber with significant timber value
- Established carbon credit program
- Hog traps already installed
- carbon credit enrolled - income producing

Included with the listing are actual photos from last year's duck hunts taken before many of these improvements were completed, showcasing the quality hunting this property is capable of producing.

This is more than recreational land. It is a legacy property. A property to own with pride. A property to pass down. A property few will ever have the chance to control.

Currently enrolled in a carbon credit program, this property also offers additional income potential. The current sellers are willing to pass this program and its associated income opportunities on to the new buyer. Additional details regarding the carbon credit program will be provided with an acceptable offer.

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

Listing Agent and your Local Land Specialists, Pamela Welch, [870-897-0700](tel:870-897-0700) or Arlon Welch, [870-897-9080](tel:870-897-9080).



Equal Housing Opportunity, www.WeSellArkansas.com.

At Mossy Oak Properties Selling Arkansas, we understand properties like this deserve more than just a quick drive-by. We would be honored to personally show you this incredible hunting property and walk you through everything it has to offer-from the duck hunting setup and trail systems to the timber, wildlife habitat, and future development potential.

Whether you're looking for a turnkey recreational property or envision taking it even further with additional improvements, habitat management, water control structures, or expanded hunting development, we would be happy to help guide you through that process as well.

Our team is built around land, hunting, farms, and recreational properties. We understand what serious outdoorsmen are looking for because this is the type of property we live and breathe every day.

No matter the season, we make touring property comfortable. During colder months, our fully enclosed six-seater ATV keeps you warm and protected from the elements. During the hotter months, it provides a cool, shaded ride so you can comfortably explore every part of the property.

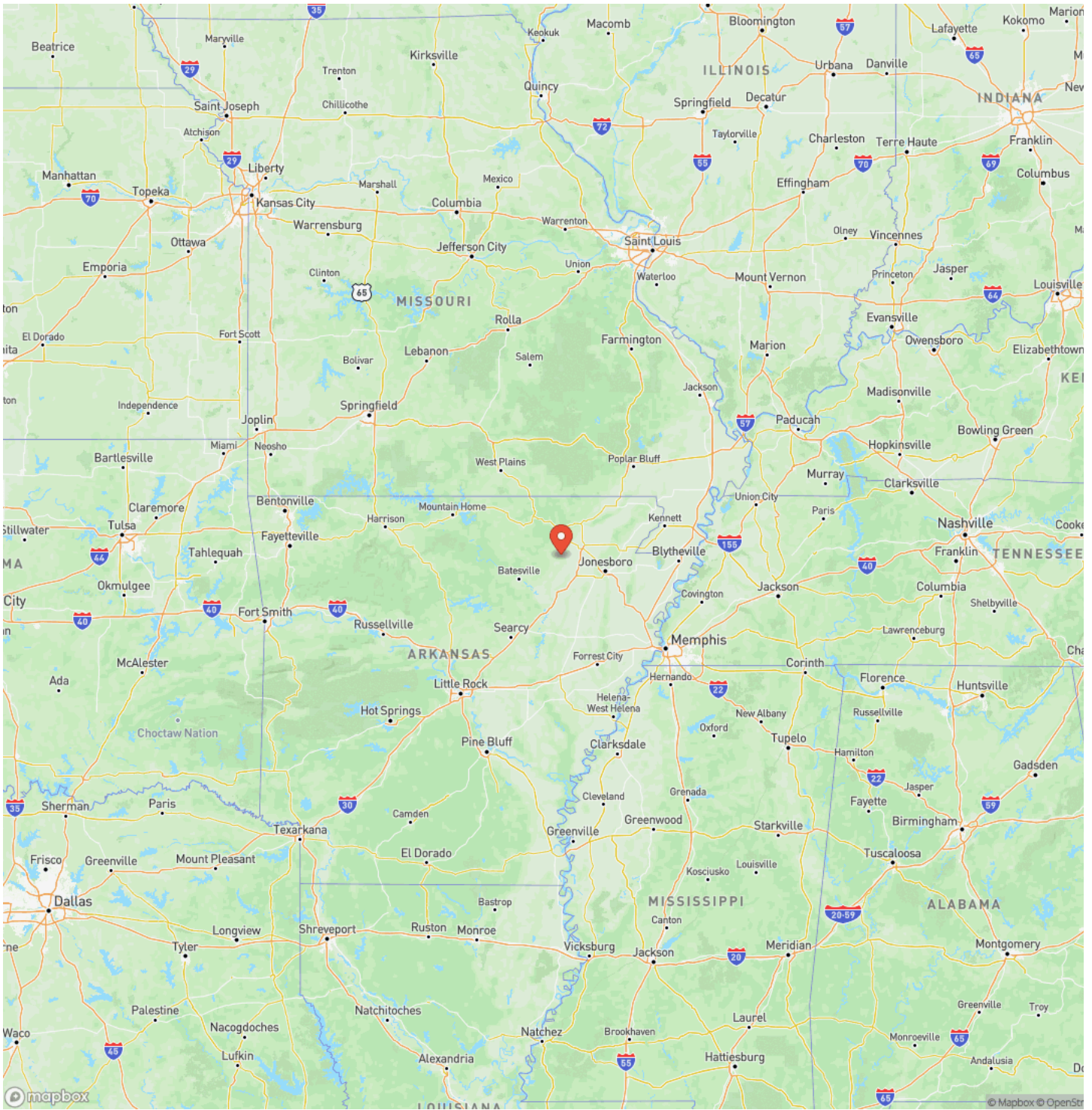
With flexible scheduling, we are available when you need us. Call to schedule a private showing or stop by our office at 8111 North St. Louis Street, Cave City, Arkansas.

At Mossy Oak Properties Selling Arkansas, you are always welcome.

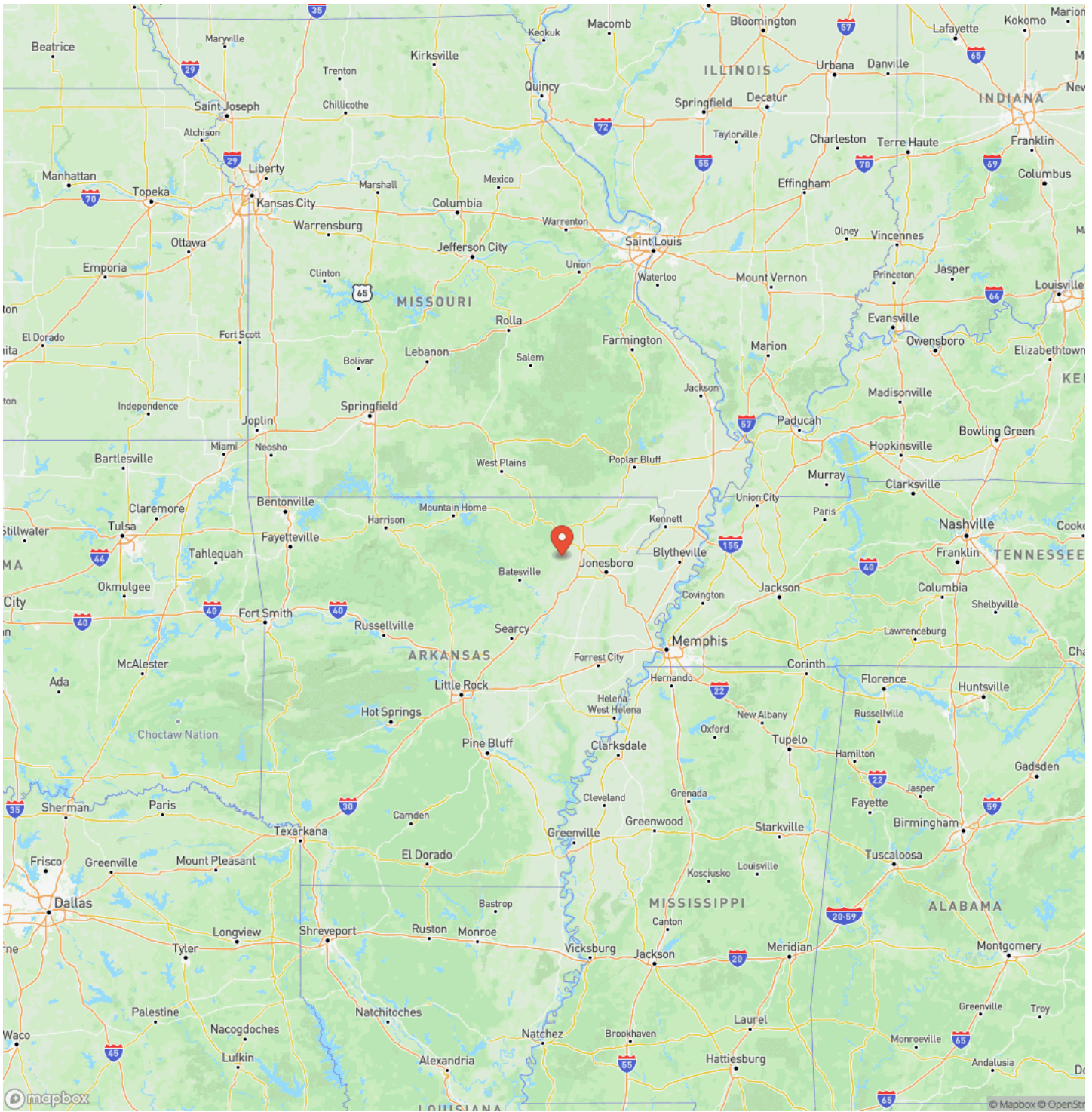
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Locator Map



Locator Map



Satellite Map



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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