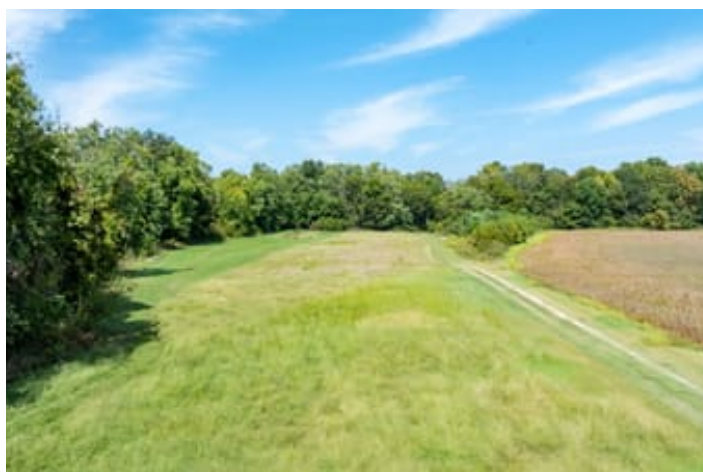


**RARE 18 +/- ACRES ON THE BLACK RIVER | PRIME
MALLARD FLYWAY | DUCK HUNTING PARADISE |
LAWRENCE COUNTY, AR**
Tinsley Rd
Portia, AR 72457

\$114,500
18± Acres
Lawrence County



RARE 18 +/- ACRES ON THE BLACK RIVER | PRIME MALLARD FLYWAY | DUCK HUNTING PARADISE | LAWRENCE COUNTY, AR

Portia, AR / Lawrence County

SUMMARY

Address

Tinsley Rd

City, State Zip

Portia, AR 72457

County

Lawrence County

Type

Recreational Land

Latitude / Longitude

36.031434 / -91.102572

Acreage

18

Price

\$114,500

Property Website

www.mossyoakproperties.com



RARE 18 +/- ACRES ON THE BLACK RIVER | PRIME MALLARD FLYWAY | DUCK HUNTING PARADISE | LAWRENCE COUNTY, AR
Portia, AR / Lawrence County

PROPERTY DESCRIPTION

18 +/- ACRES ON THE BLACK RIVER | PREMIER DUCK HUNTING LOCATION | LAWRENCE COUNTY, ARKANSAS

18 +/- Acres | Black River Frontage | Prime Mallard Flyway | Private Boat Ramp Access Opportunity | No Restrictions

DUCK HUNTERS, THIS IS THE KIND OF PROPERTY YOU WAIT FOR!

Rare opportunities like this do not come along every day! Located along the **Black River in Lawrence County, Arkansas**, this 18 +/- acre tract sits in the heart of some of Northeast Arkansas's most sought-after duck hunting country.

LOCATION IS EVERYTHING WHEN IT COMES TO DUCK HUNTING, AND THIS PROPERTY HAS IT!

Situated near **Black Rock and Portia, Arkansas**, this property is located north of the famous **Rainy Break** area and between **Dave Donaldson Black River WMA and Rainy Break**-an area known for its waterfowl habitat and position along the migration routes of mallards traveling through Arkansas.

For the serious waterfowl hunter, being in the right location can make all the difference. This is an opportunity to own your own piece of land in a region where duck hunting is more than a pastime-it's a tradition passed down through generations.

A HUGE BONUS - ACCESS TO A CONCRETE BOAT RAMP ON THE BLACK RIVER!

One of the most attractive features of this property is the opportunity for **year-round access to an existing concrete boat ramp that leads directly into the Black River!**

The boat ramp is located on adjoining property owned by the seller, making it exceptionally convenient.

The seller is willing to negotiate boat ramp access with the buyer for as long as the seller owns the adjoining property. **Boat ramp access is not automatically conveyed with the sale and must be negotiated and documented separately with the seller.**

For a duck hunter who wants to launch a boat and get out on the Black River, having a concrete ramp right next to your property is a tremendous advantage!

NO RESTRICTIONS & LEGAL ACCESS

This 18 +/- acre tract offers:

- **Black River frontage** in Lawrence County, Arkansas
- Excellent location within a well-known mallard migration corridor
- Between Dave Donaldson Black River WMA and Rainy Break
- Legal easement for ingress, egress, and utilities to be provided by the seller
- No property restrictions
- Opportunity to negotiate year-round use of the adjoining concrete boat ramp
- Potential for a private duck hunting retreat or recreational getaway

OWN YOUR PIECE OF ARKANSAS DUCK HUNTING COUNTRY!

There are plenty of places to hunt ducks in Arkansas, but opportunities to purchase **18 +/- acres along the Black River in this location, with legal access and a nearby concrete boat ramp opportunity, are much harder to find.**

Whether you're looking for your own private hunting property, a place to enjoy with family and friends, or land to hold for future generations, this tract deserves your attention.

Properties like this are rare. Don't wait until someone else owns the hunting property you've been looking for!

MOSSY OAK PROPERTIES SELLING ARKANSAS

Your Local Land Specialists - We Know Land. We Know Hunting. We Know Arkansas.

From duck hunting properties and flooded timber to recreational land, farms, and riverfront acreage, we understand what makes Arkansas hunting land special.

Call Mossy Oak Properties Selling Arkansas today to learn more about this rare Black River opportunity and schedule your private showing, [870-495-2123](tel:870-495-2123).

Principal Broker and Listing Agent, Pamela Welch, [870-897-0700](tel:870-897-0700).

Equal Housing Opportunity, www.WeSellArkansas.com



RARE 18 +/- ACRES ON THE BLACK RIVER | PRIME MALLARD FLYWAY | DUCK HUNTING PARADISE | LAWRENCE COUNTY, AR
Portia, AR / Lawrence County



Portia, AR / Lawrence County

For more information contact:



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(870) 495-2123

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8111 N. St. Louis

Cave City, AR 72521

NOTES



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



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

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

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