

**CHICOT 160**  
**HWY 160 EAST**  
**Portland, AR 71663**

**\$640,000**  
**160± Acres**  
**Ashley County**



**CHICOT 160**  
**Portland, AR / Ashley County**

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**SUMMARY**

**Address**

HWY 160 EAST

**City, State Zip**

Portland, AR 71663

**County**

Ashley County

**Type**

Hunting Land, Timberland, Recreational Land

**Latitude / Longitude**

33.212464 / -91.3913

**Taxes (Annually)**

426

**Acreage**

160

**Price**

\$640,000

**Property Website**

<https://www.mossyoakproperties.com/property/chicot-160-ashley-arkansas/52598/>





**PROPERTY DESCRIPTION**

Nestled in the heart of the Arkansas Delta in the SE corner of the state, this exceptional 160-acre Conservation Reserve Program (CRP) property is a haven for outdoor enthusiasts and wildlife aficionados. Located along the scenic highway 160, this piece of land seamlessly combines the tranquility of hardwood timber, the allure of an approximately 8-acre lake, and the promise of diverse hunting opportunities.

As you traverse the property, you'll be captivated by the harmonious blend of 14-year-old trees that have matured into a lush and thriving landscape. The CRP program ensures the preservation and enhancement of this natural beauty, with an annual payment of \$17,000 that adds both value and sustainability to the property.

For those who relish the thrill of hunting, this land offers an array of possibilities. Approximately 50 acres of the hardwood timber can be strategically flooded for duck hunting, creating a picturesque setting for waterfowl enthusiasts. The property also provides excellent opportunities for dove and deer hunting, making it a versatile destination for hunters of all preferences.

Waterfowl enthusiasts will appreciate the thoughtfully designed water structures, including two pipes that enhance the overall water management system. Additionally, a reliable 8-inch turbine well stands ready to pump water for both maintaining the lake's level and optimizing the conditions for duck hunting.

An inviting 2-acre campsite, suitable for a lodge location, awaits those seeking a retreat into nature. Equipped with electricity, this site provides a comfortable base for outdoor adventures, offering a perfect blend of rustic charm and modern convenience.

With current CRP contracts set to expire in the fall of 2025, this property presents an exciting opportunity for renewal and continued enjoyment of its natural wonders. The potential for sustained CRP payments and the chance to further shape the land according to your vision make this property a wise investment for those seeking a harmonious blend of recreation, conservation, and income generation.

Whether you're drawn to the allure of hardwood timber, the tranquility of the lake, or the thrill of hunting amidst nature's bounty, this 160-acre CRP property stands as a testament to the beauty and possibilities that await within its borders.

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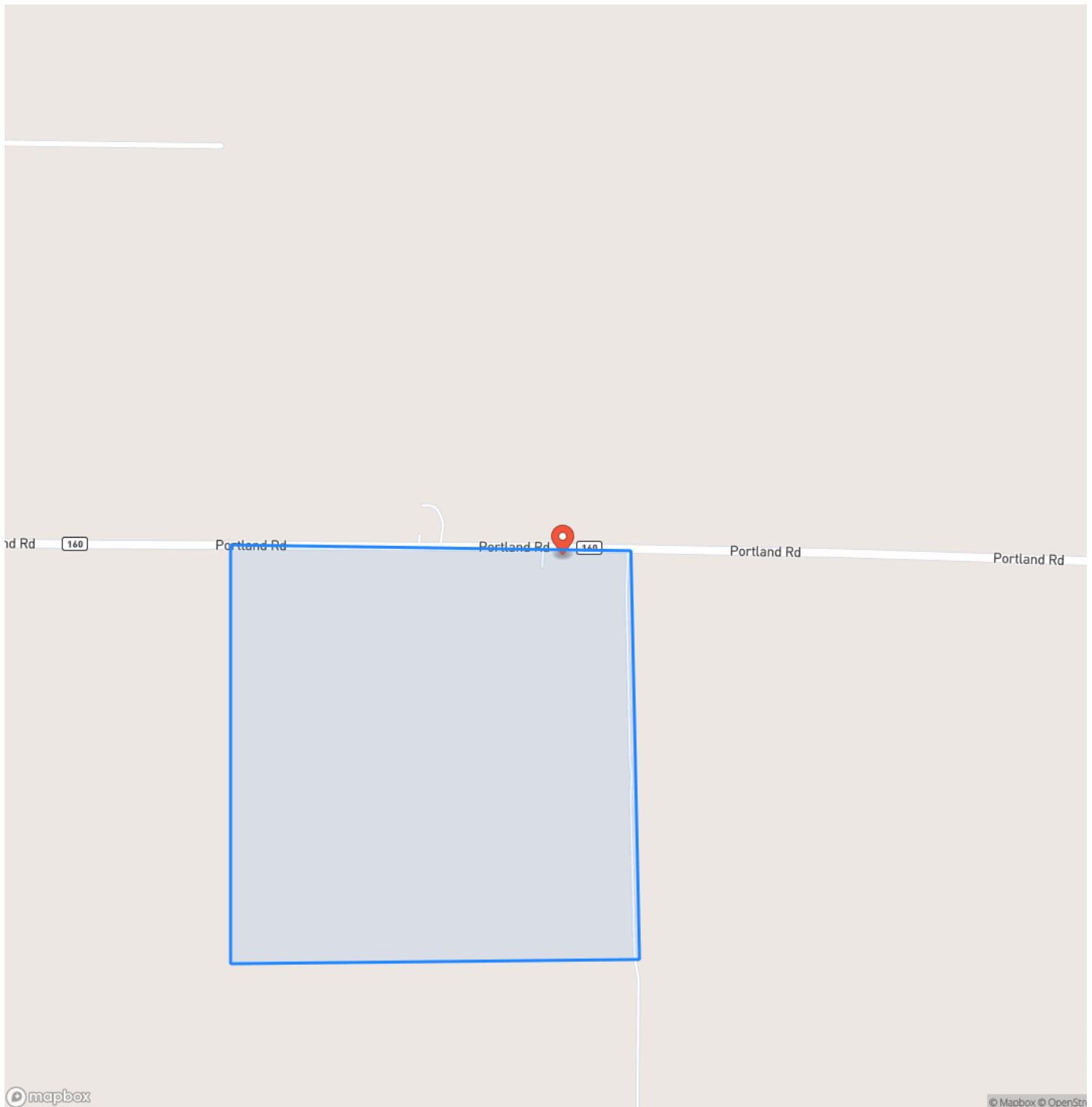


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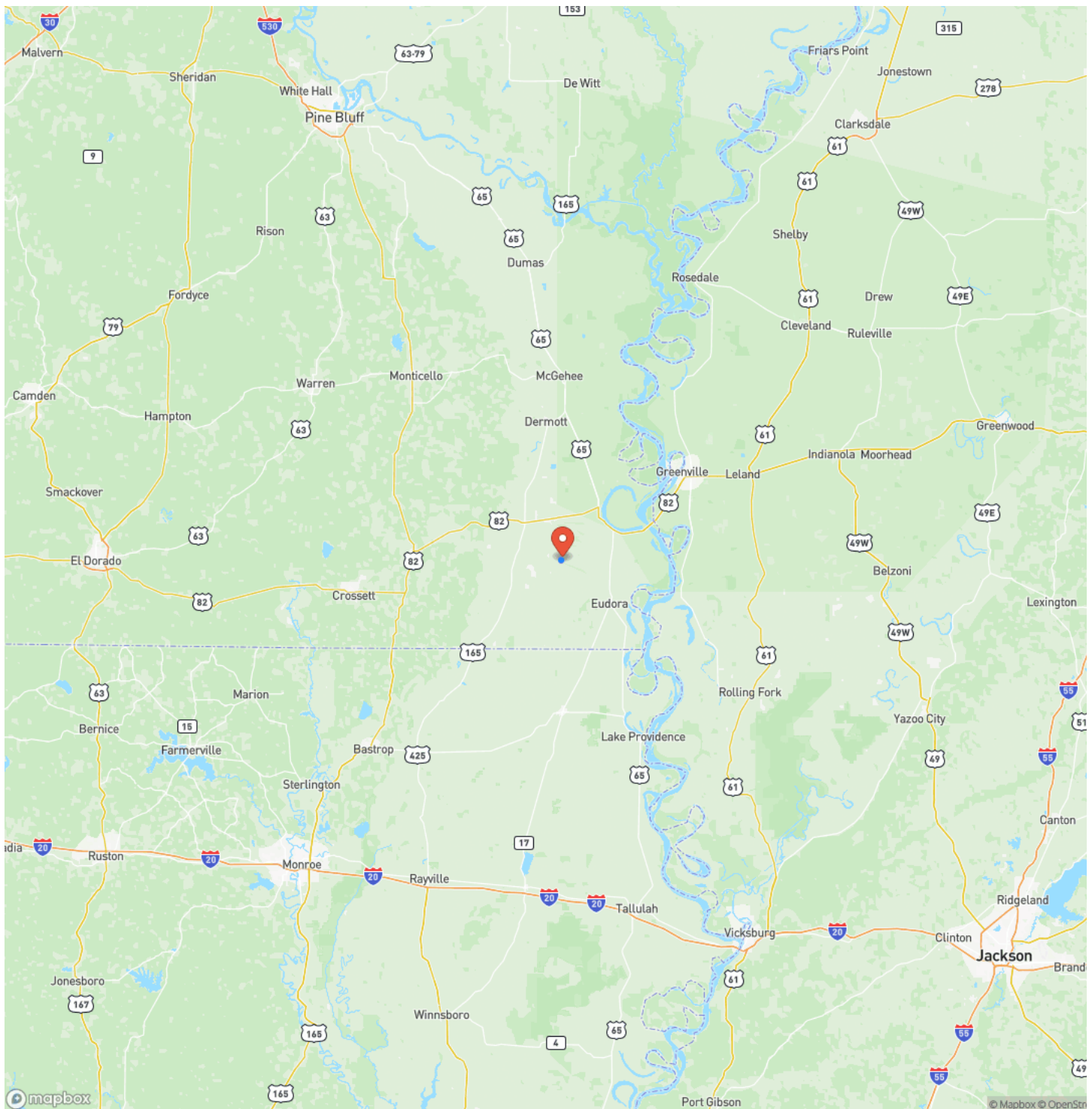


## Locator Map





## Locator Map

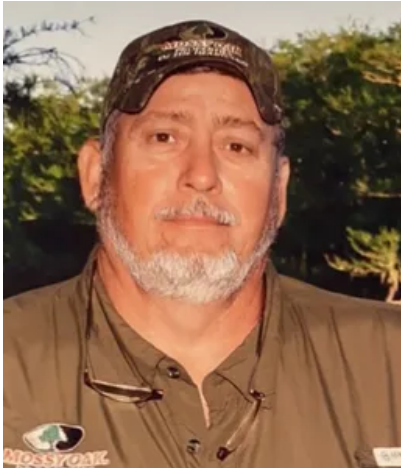


## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Steven Harvey

## Mobile

(870) 737-3637

## Office

(870) 807-6731

## Email

sharvey@mossyoakproperties.com

**Address**

819 Lakewood Road

## City / State / Zip

Camden, AR 71701

## 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.



**MossyOakProperties.com**

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