

Woods North of Wabbaseka
Humphrey, AR 72073

\$1,088,500
155.500± Acres
Jefferson County



Woods North of Wabbaseka
Humphrey, AR / Jefferson County

SUMMARY

City, State Zip

Humphrey, AR 72073

County

Jefferson County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

34.441263 / -91.786973

Acreage

155.500

Price

\$1,088,500

Property Website

<https://www.forestryrealestate.com/property/woods-north-of-wabbaseka-jefferson-arkansas/57556/>



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PROPERTY DESCRIPTION

Approximately 156 acres north of Wabbaseka and Humphrey, AR, in Jefferson County. The property was planted in hardwoods in 2009, and the eastern 40 has a pit blind and provides a great place to duck hunt. Flashboard risers control the water level, and skid blinds have been used to hunt other areas. An irrigation well is on-site and can be used to ensure water is available during duck season. Numerous trophy deer have been harvested on the property. Wooded neighboring properties and crops to the south greatly enhance the wildlife habitat. The renowned Bayou Meto WMA, one of the nation's largest state-owned wildlife management areas, encompassing 33,832 acres, is only 4 miles away! The property is accessed from Clint Henderson Road through a legal easement. This is an excellent opportunity to grab a proven hunting property before fall. FSA information can be found below under the description. Call to set up your private showing.

Seller to receive current hunting lease income.

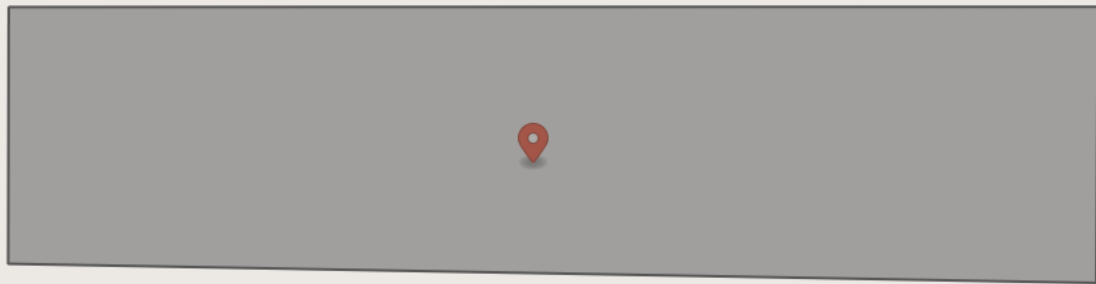
Approximate distances to: Little Rock, AR - 35 miles , Pine Bluff, AR - 20 miles, Stuttgart, AR - 13 miles, England, AR - 12 miles and Memphis, TN - 110 miles.



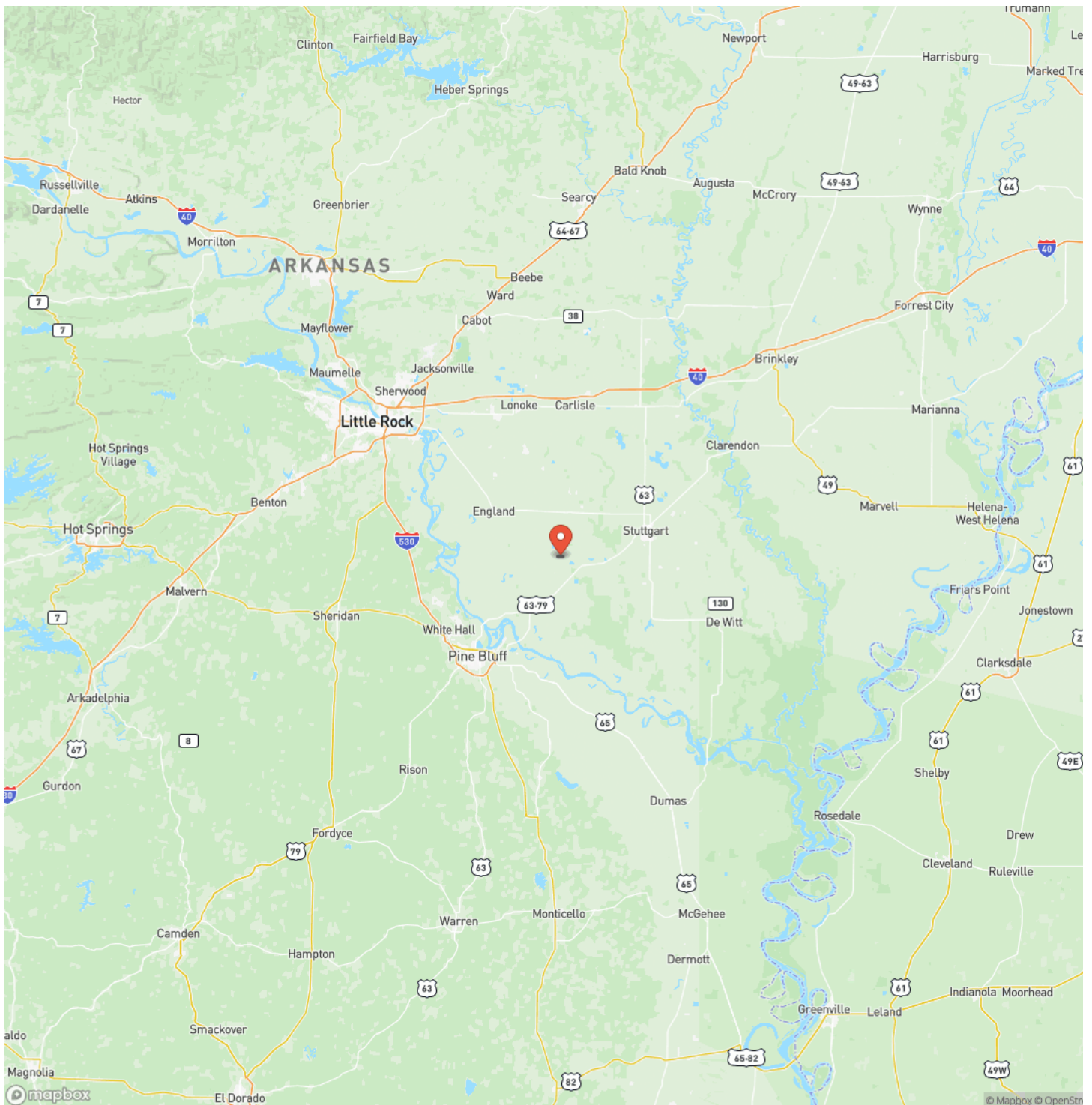
Woods North of Wabbaseka
Humphrey, AR / Jefferson County



Locator Map



Locator Map



Satellite Map



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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.



Davis DuBose Knight Forestry & Real Estate
1100 Asbury Rd.
Little Rock, AR 72211
(501) 219-8600
www.forestryrealestate.com

