

Rixie Road Duck Hole 51
000 Highway 161
North Little Rock, AR 72117

\$480,000
51± Acres
Pulaski County



Rixie Road Duck Hole 51
North Little Rock, AR / Pulaski County

SUMMARY

Address

000 Highway 161

City, State Zip

North Little Rock, AR 72117

County

Pulaski County

Type

Hunting Land, Recreational Land

Latitude / Longitude

34.822855 / -92.158591

Taxes (Annually)

127

Acreage

51

Price

\$480,000

Property Website

<https://www.mossyoakproperties.com/property/rixie-road-duck-hole-51-pulaski-arkansas/56637/>



Rixie Road Duck Hole 51

North Little Rock, AR / Pulaski County

PROPERTY DESCRIPTION

Incredible chance to own +/- 51 turn-key acres of jam up duck hunting, only 15 minutes from downtown Little Rock. Situated on Highway 161 on the west side of Interstate 440, The Rixey Road Duck Club has been producing impressive straps of ducks and Canada geese while maintaining a North Little Rock address. Roughly 42 acres of flooded marsh land comprised of mainly cypress and buck brush, with a +/- 2.36 acre leveed and controlled green tree reservoir in the southeast corner of the property. The southern property line is high ground that sits on an east west running oak ridge. This wetland is loaded with duck weed, smart weed and has been a primary destination for waterfowl to congregate and feed throughout the winter months. This property has gated access with a gravel parking area that easily fits 5 vehicles. The main road running north to south is graveled and will take you to 2 of the 3 big blinds on the property. The third blind is accessed by the east to west running road near the southern boundary, all to which you can easily drive to. "The Killing Trees" and "The Spot" blinds were built to hold 4 hunters comfortably. The centrally located "Lake Rixey" blind is perfect for entertaining clients and will hold up to 6 hunters. Pick your clients up from the Little Rock airport and be shooting ducks in less than an hour, then have them back on their flight home by 10:30. Directly south of this property sits a 180 acre government tract which acts as an incredible waterfowl sanctuary that holds thousands of ducks from October through the season. This property is rainfall dependant to fill but can be drained. The unmatched convenience factor, partnered with the imprinted duck numbers are what truly sets this tract apart from others.

Contact Chris Malinowski for information or to schedule a private showing: 214-738-7320

Additional info:

- Nearly 1 mile of established road system
- 3 Permanent duck blinds
- Leveed green timber impoundment (+/- 2.3 acres)
- Water, sewer, and electricity at the road
- Flooded mature cypress timber

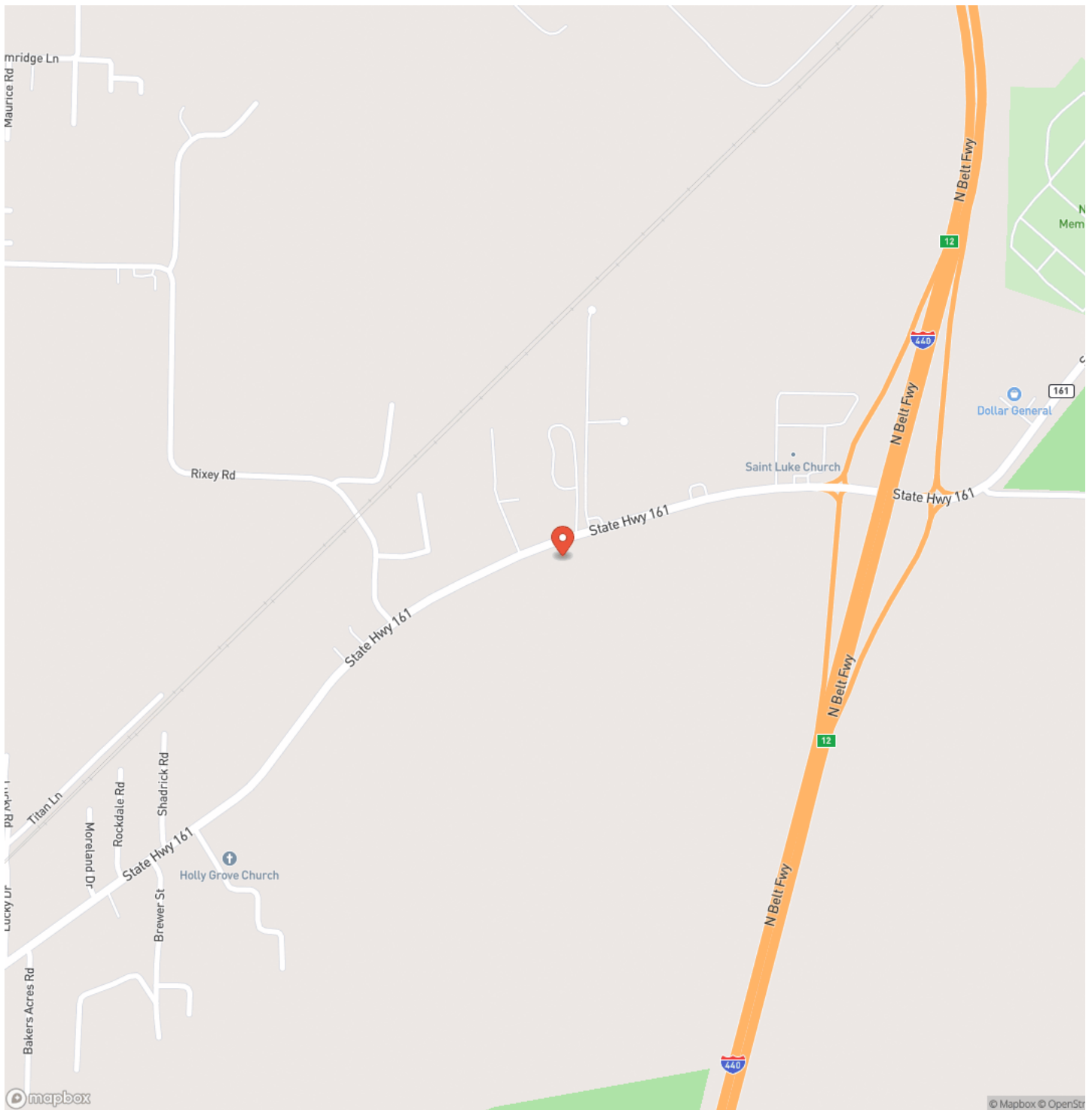
Distances:

- Clinton National Airport - 10 miles, 10 minutes
- West little Rock - 19 miles, 19 minutes
- Downtown Little Rock - 13.6 miles, 15 minutes

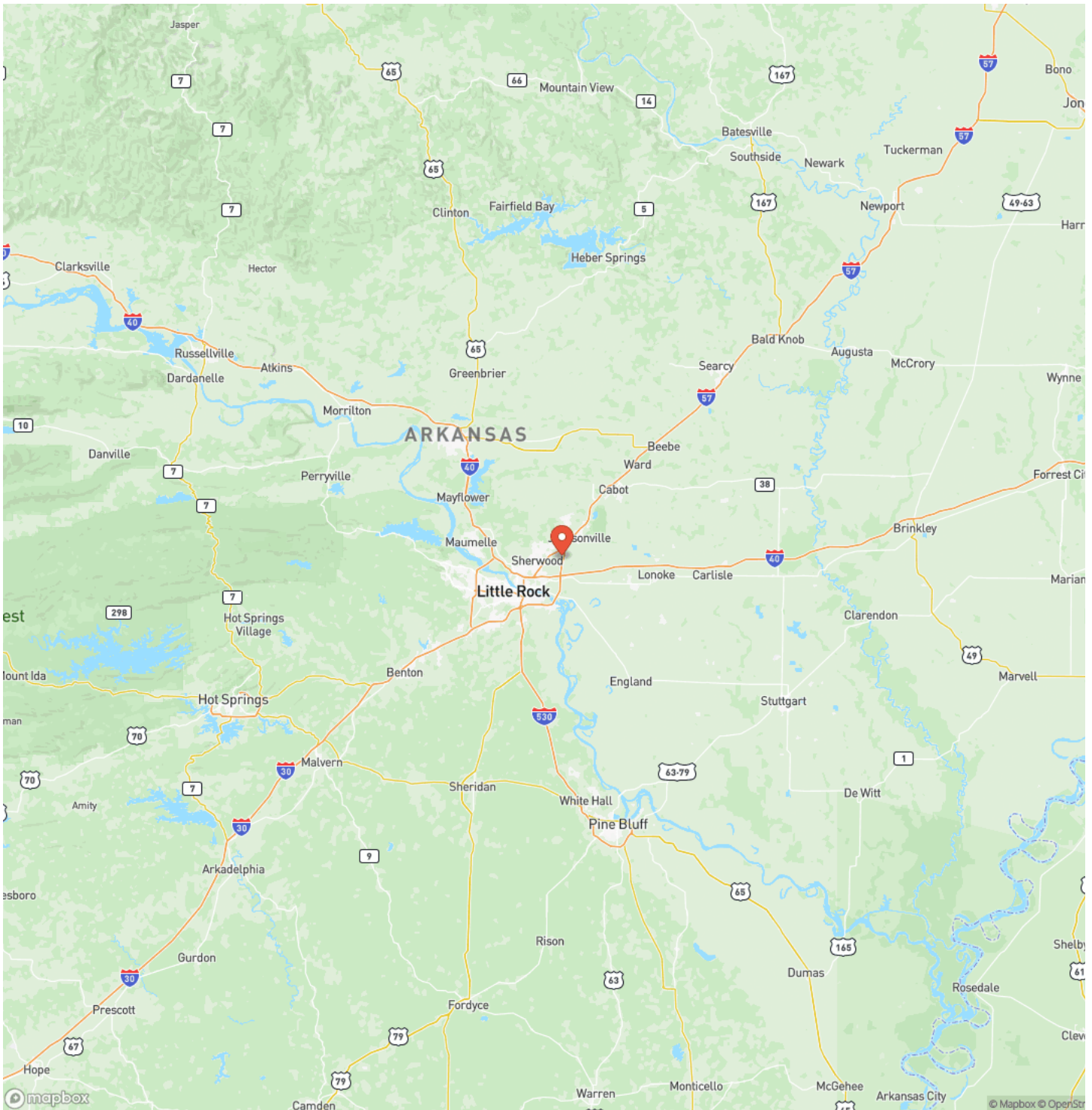
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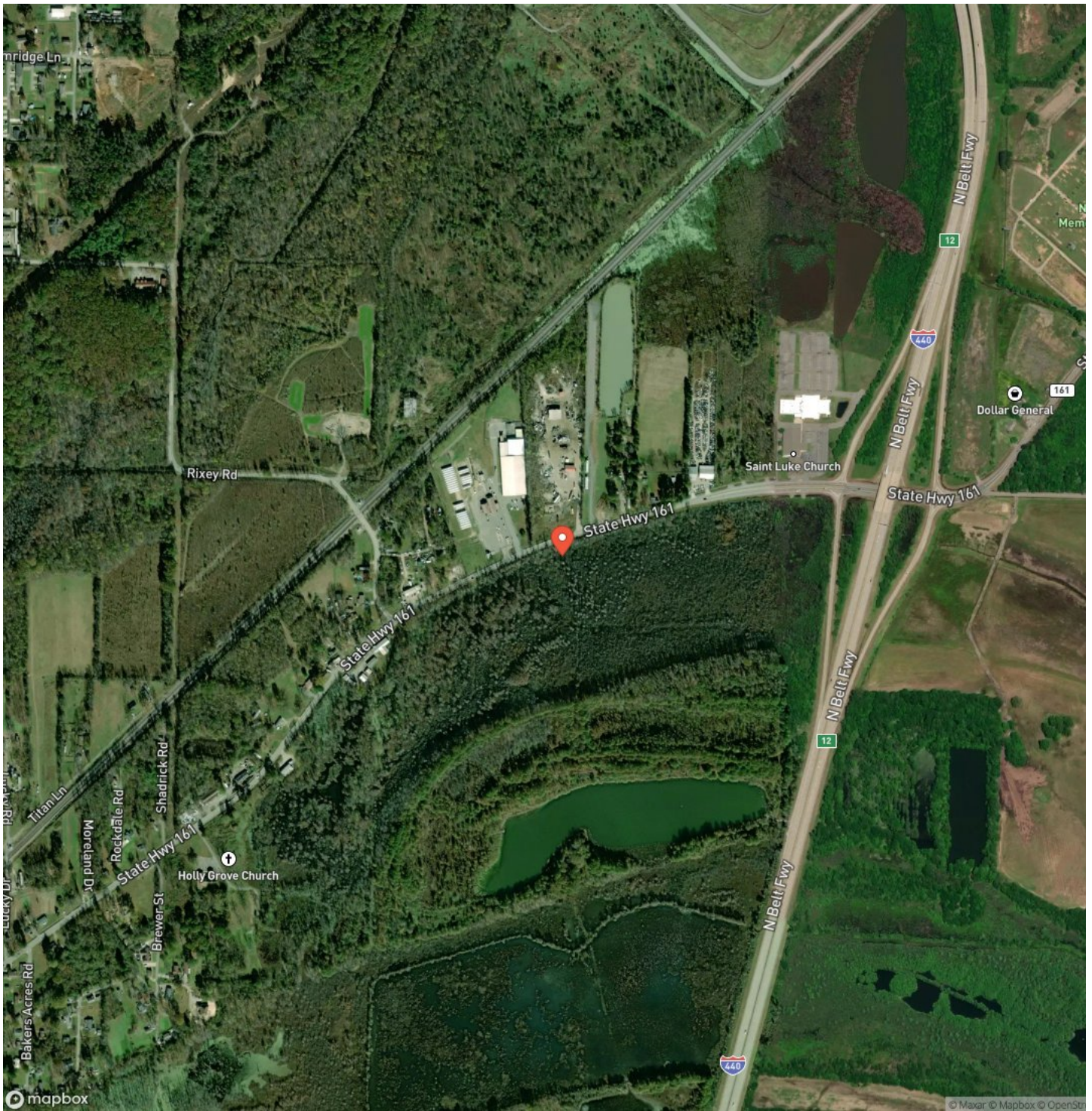
Locator Map



Locator Map



Satellite Map



Rixie Road Duck Hole 51
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LISTING REPRESENTATIVE
For more information contact:



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Chris Malinowski

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City / State / Zip

NOTES

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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.

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