

Cypress Creek 40  
000 HWY 64  
Augusta, AR 72006

**\$274,900**  
40± Acres  
Woodruff County





**Cypress Creek 40**  
**Augusta, AR / Woodruff County**

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**SUMMARY**

**Address**

000 HWY 64

**City, State Zip**

Augusta, AR 72006

**County**

Woodruff County

**Type**

Recreational Land, Farms, Hunting Land, Timberland

**Latitude / Longitude**

35.279676 / -91.280686

**Acreage**

40

**Price**

\$274,900

**Property Website**

<https://habitatlandcompany.com/property/cypress-creek-40-woodruff-arkansas/80601/>



## **Cypress Creek 40**

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#### **PROPERTY DESCRIPTION**

The Cypress Creek 40 is a fantastic property with incredibly easy access and would be ideal for anyone looking for a place with whitetail deer, ducks, and small game, along with a great building site.

This 40-acre property boasts beautiful flooded hardwood timber, featuring a flood gate on the southern boundary perfect for managing water for waterfowl enthusiasts. It even has an existing blind. The current owner has successfully leased it to duck hunters for years, consistently seeing birds. This lease is on a year-to-year basis and can be continued for income or terminated immediately.

The remaining acreage is a diverse mix of mast-producing hardwoods, softwoods, and natural grassy areas, creating excellent bedding and feeding areas for wildlife. As you'll see in the photos, the property is bordered by farm fields to the west and south, providing additional food sources.

The property offers a convenient paved road entrance leading to an excellent building location with easy access to rural water and electricity. It's located approximately a quarter of a mile off AR Hwy 64, making it a perfect spot to build a camp and hunt right out your back door.

Cypress Creek 40 is also conveniently located just 10 minutes from Augusta, AR, and 15 minutes from McCroy, AR, both offering restaurants, groceries, and other amenities. The Searcy Municipal Airport is just a 30-minute drive away, and the property is surrounded by some of Central Arkansas's premier WMAs, including Cache River, Hurricane Lake, and Black Swamp.

If you or someone you know is looking for a smaller property that truly caters to the outdoor enthusiast, please give me a call, and let's schedule a visit.



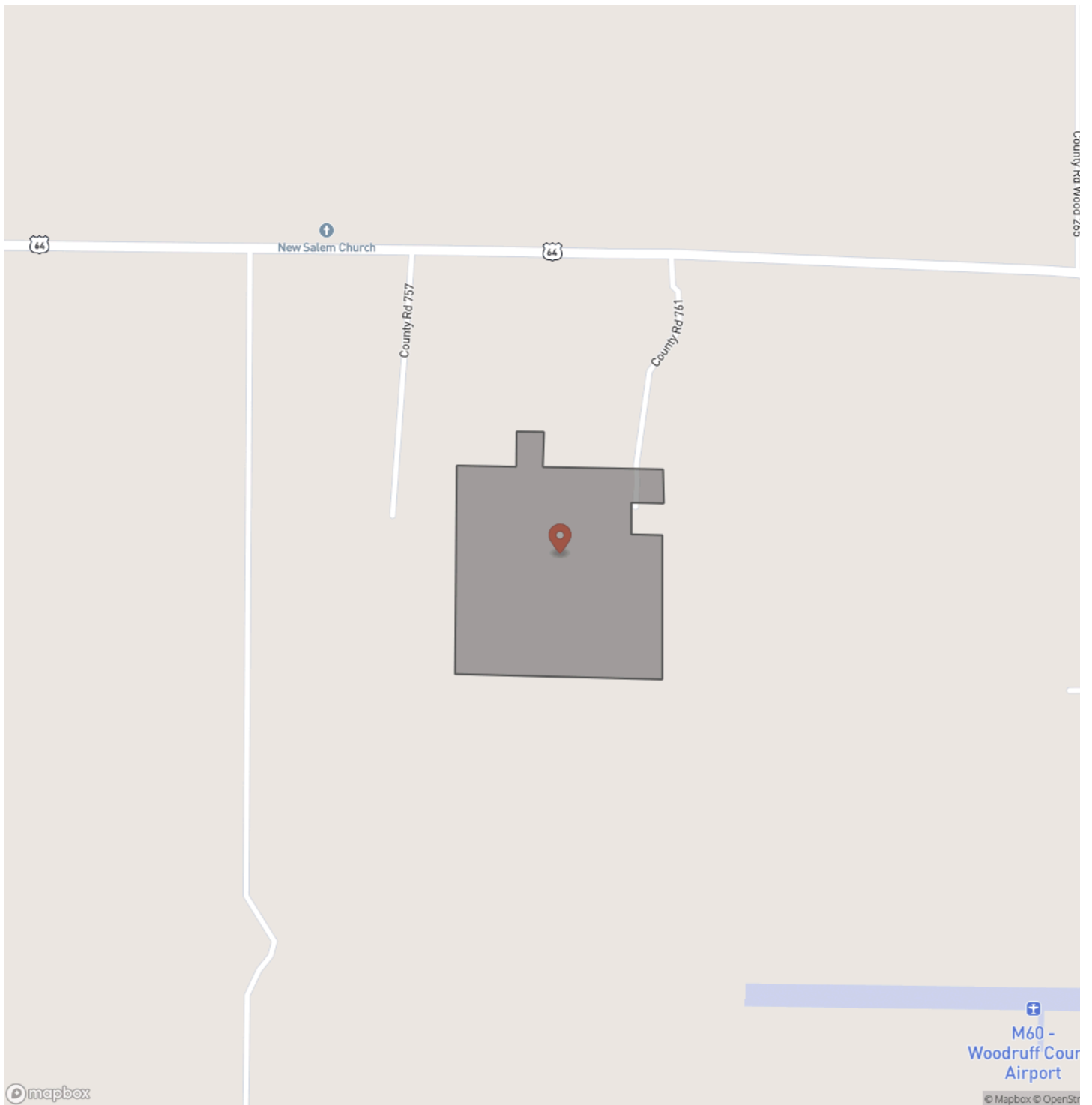


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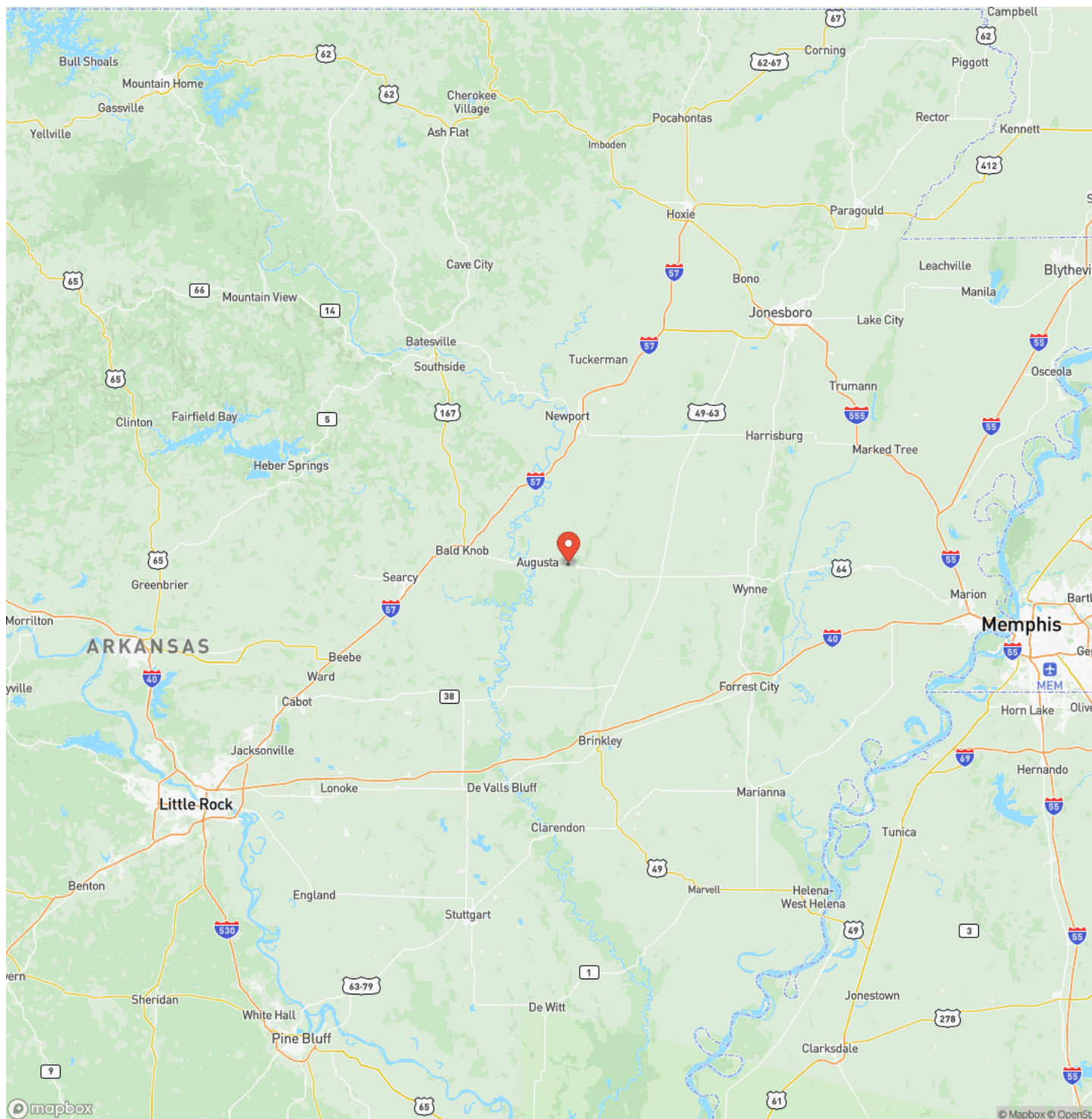


## Locator Map





## Locator Map



## Satellite Map





**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

Cody Louks

## Mobile

(501) 207-2609

## Email

cody@habitatlandcompany.com

**Address**

418 E Booth

## City / State / Zip

## NOTES

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**<https://www.habitatlandcompany.com/>**

## **DISCLAIMERS**

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