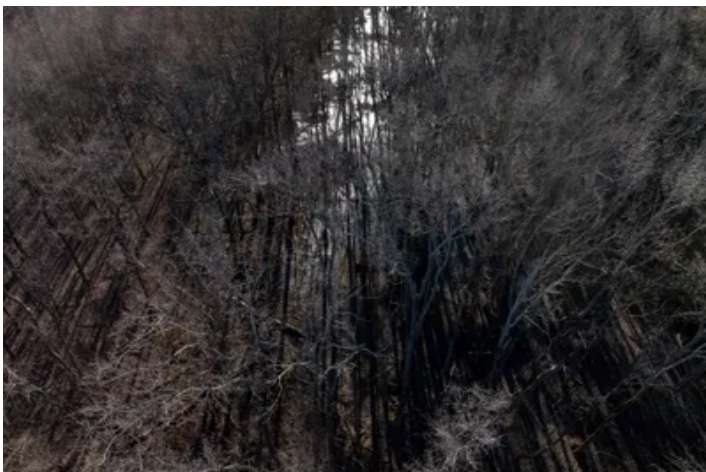


Cypress Creek 40
000 HWY 64
Augusta, AR 72006

\$274,900
40± Acres
Woodruff County



Cypress Creek 40
Augusta, AR / Woodruff County

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 **Augusta, AR / Woodruff County**

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.



Cypress Creek 40
Augusta, AR / Woodruff County



Locator Map



Locator Map



Satellite Map



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.



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