

Aykern Flat
Des Arc, AR 72040

\$995,000
321 +/- acres
White County



Aykern Flat

Des Arc, AR / White County

SUMMARY

City, State Zip

Des Arc, AR 72040

County

White County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

35.0532 / -91.6116

Taxes (Annually)

345

Acreage

321

Price

\$995,000

Property Website

<https://habitatlandcompany.com/property/aykern-flat-white-arkansas/24570>



PROPERTY DESCRIPTION

Aykern Flat is 320 contiguous acres m/l of hardwood timber in Southern White County, just a mile north of Bayou Des Arc, 4.5 miles southwest of Raft Creek and Fowlers Point that border the White River. It's a tough find to locate a flat tract of hardwood timber in duck country that hasn't already been fully developed for waterfowl.

The highlight for duck hunters will be the large beaver kill located in the east central portion of the property that has gradually expanded over the years to offer enough open water and food for ducks to begin using it. So far this year wood ducks, widgeons, teal, gadwall and mallards have all been present on the property. There are four natural units of water that terrace down from north to south offering the opportunity to manage water both coming in to the main unit and leaving the property when it is time. Controlling water = managing the vegetation and food source = variety and volume of food = Happy Ducks. There are also several natural mounds in and around the units that would make great blind or pit locations. There is plenty of room for improvement, but the bones are there and the birds like it.

Several miles of strategically placed trails have been added to the property in order to leave the core of the property undisturbed. Along with that, 3 food plots totaling 7.5 acres have been added to hold the Whitetail inside the property. Muddy blinds have been placed on 2 of the three so you can sit and watch the show in comfort. The area has a reputation for trophy whitetail and great population numbers.

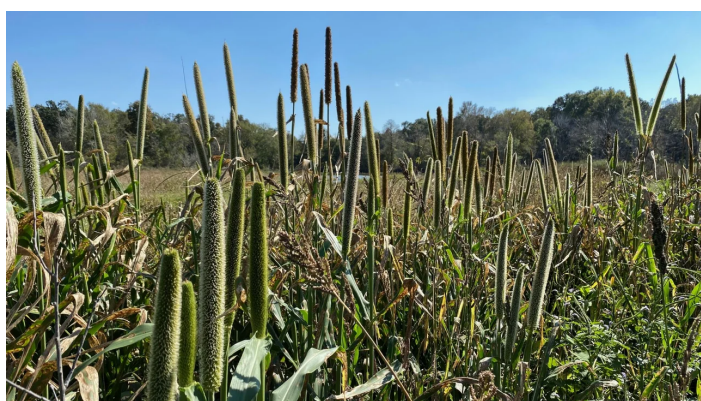
Gates have been installed at 4 access points and parking areas with smooth packed shale on both north corners. With electricity on both the east and west sides and county water running down the east boundary there is opportunity to build a lodge and/or just make a camp with all the amenities.

This place has incredible potential for both waterfowl and deer hunters. Hunt as is or improve based on your wants and needs. It's a captivating tract to tour and will make avid outdoorsmen feel right at home.

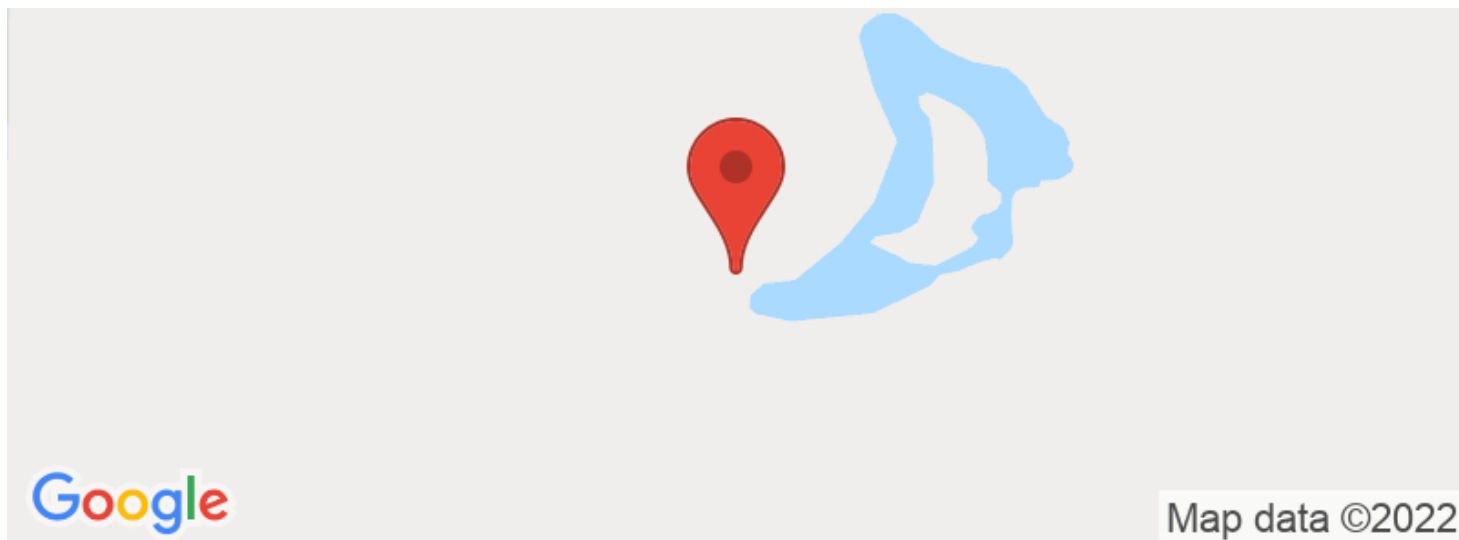
Seller is a Licensed Real Estate Agent.



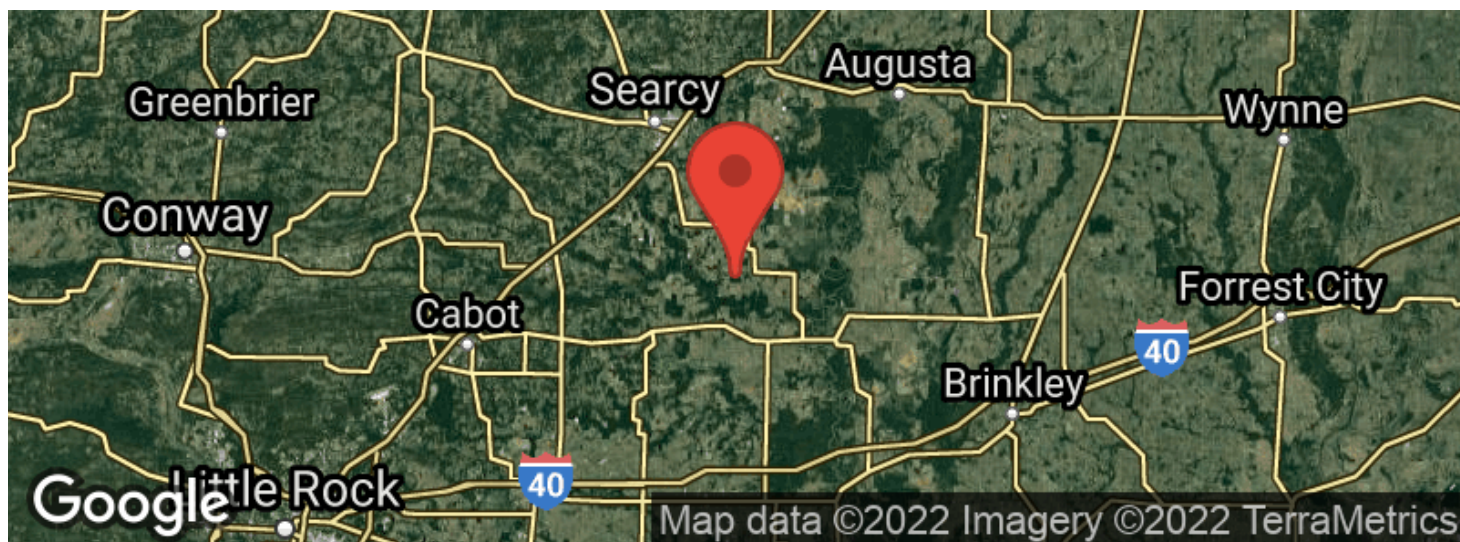
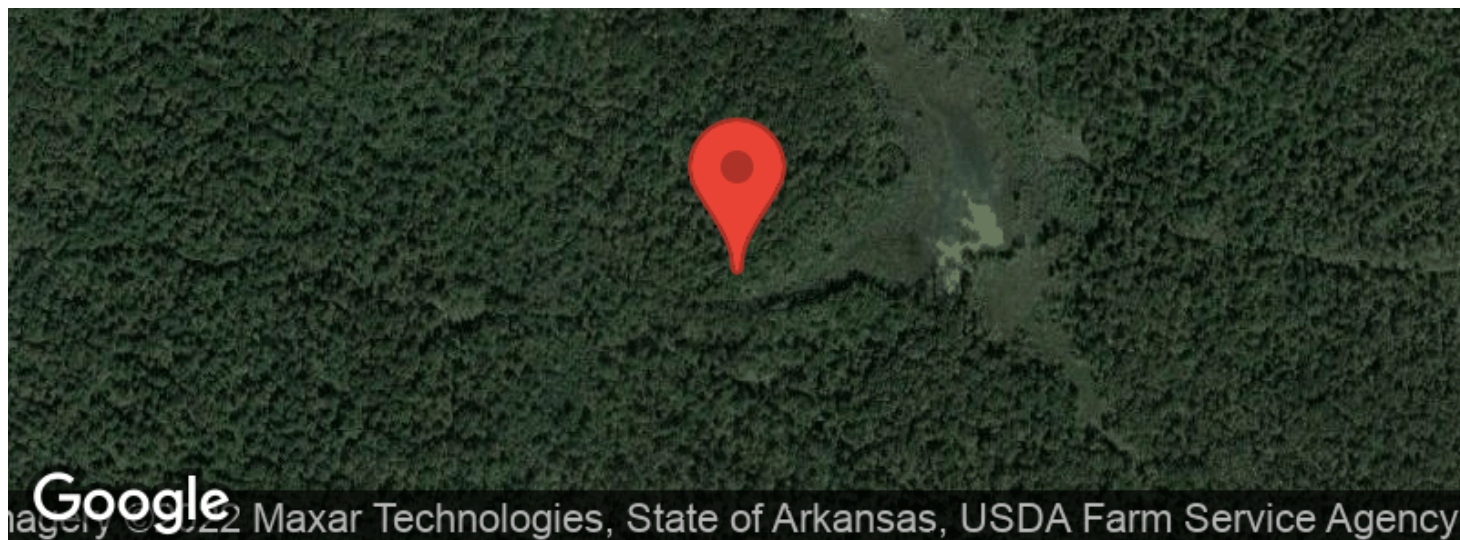
Aykern Flat
Des Arc, AR / White County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

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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.



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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