

# BAYOU DES ARC

## 285

285 +/- Acres in White County, AR





# *BAYOU DES ARC 285*

## **Property Summary**

Before it empties into the White River, Bayou Des Arc snakes across southern White County providing some of the best bottomland hunting the state has to offer. Its nutrient rich water is the life blood of giant flathead catfish, trophy class whitetails and mast bearing hardwood timber. And while the fish and deer are constants in this long swath of timber, its the annual migration of ducks that really makes it special.

The Bayou Des Arc 285 is positioned just west of the White River, framed by the Bayou along its south line, cropland to its north and a waterfowl managed tract to the east. The deer hunting here is fantastic in both quantity and quality with many fine animals being taken on the property. The acorns are plentiful on the giant oaks that populate the place and the scattered thickets provide browse and enough cover to allow the deer to reach their full potential. What really sets the place apart from all the private tracts up and down the Bayou is its large impoundment. With water nearly always present it makes a ready spot for ducks to visit providing food and thermal cover. The reservoir water can also be released at a controlled rate into the many sloughs in the heart of the timber and backed up with strategically placed control structures offering classic timber hole duck hunting. Accessing duck holes, deer stands and the Bayou itself is easy with the well thought out and managed trail system that make the property feel even larger than it is. Come visit the property and take in all it has to offer, there can't be a more complete hunting tract available in Arkansas.



## Property Summary

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**Acreage:** The Des Arc tract consists of 284.66 +/- surveyed acres.  
284.66 +/- Contiguous Acres of Timber, sloughs, and impoundments  
Over 1/2 mile of Bayou Des Arc frontage

**Location:** The property is located in the Delta Region, just northwest of Des Arc, AR in White County.

- Section-Township-Range: 26-5N-6W
- Coordinates: 35.0349, -91.6202

Searcy, AR: 20 +/- Miles

Memphis, TN: 111 +/- Miles

Des Arc, AR: 14 +/- Miles

Jonesboro, AR: 96 +/- Miles

Little Rock, AR: 65 +/- Miles

**Access:** The property has access via deeded easement from the north on Calhoun Rd.

**Water Resources:** The property lies along the bank of Bayou Des Arc and when it floods, it provides ample waterfowl opportunities. There are also numerous water control structures to manipulate and catch either rain water or receding bayou waters.

**Recreation:** Bayou Des Arc is known for producing exceptional Whitetail, this tract is no different. This property also has a healthy Turkey population and Waterfowl hunting opportunities when the bayou rises.

**Offer Price:** Listing price is \$1,495,000.

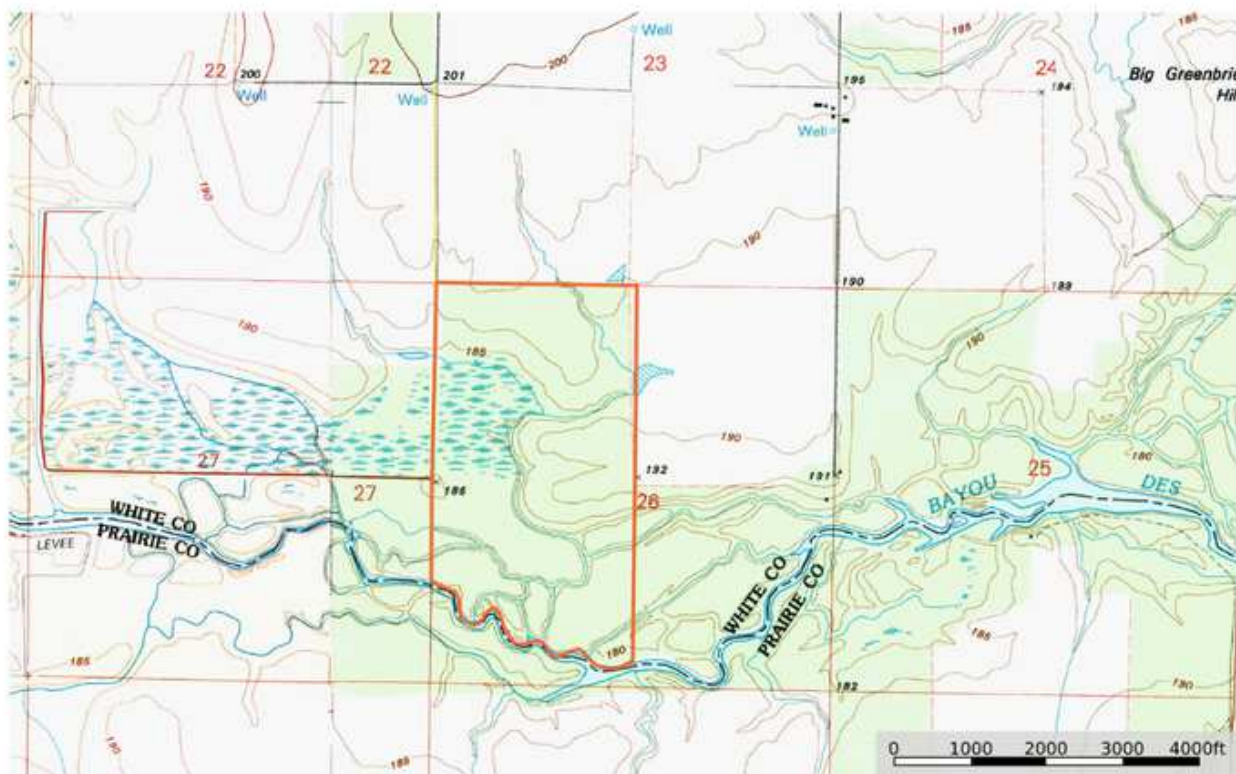
**Contact:** Buyer, Agents, and all interested parties should contact Will Hardin at (870) 512-9298 regarding questions or to schedule a property tour.



# Aerial

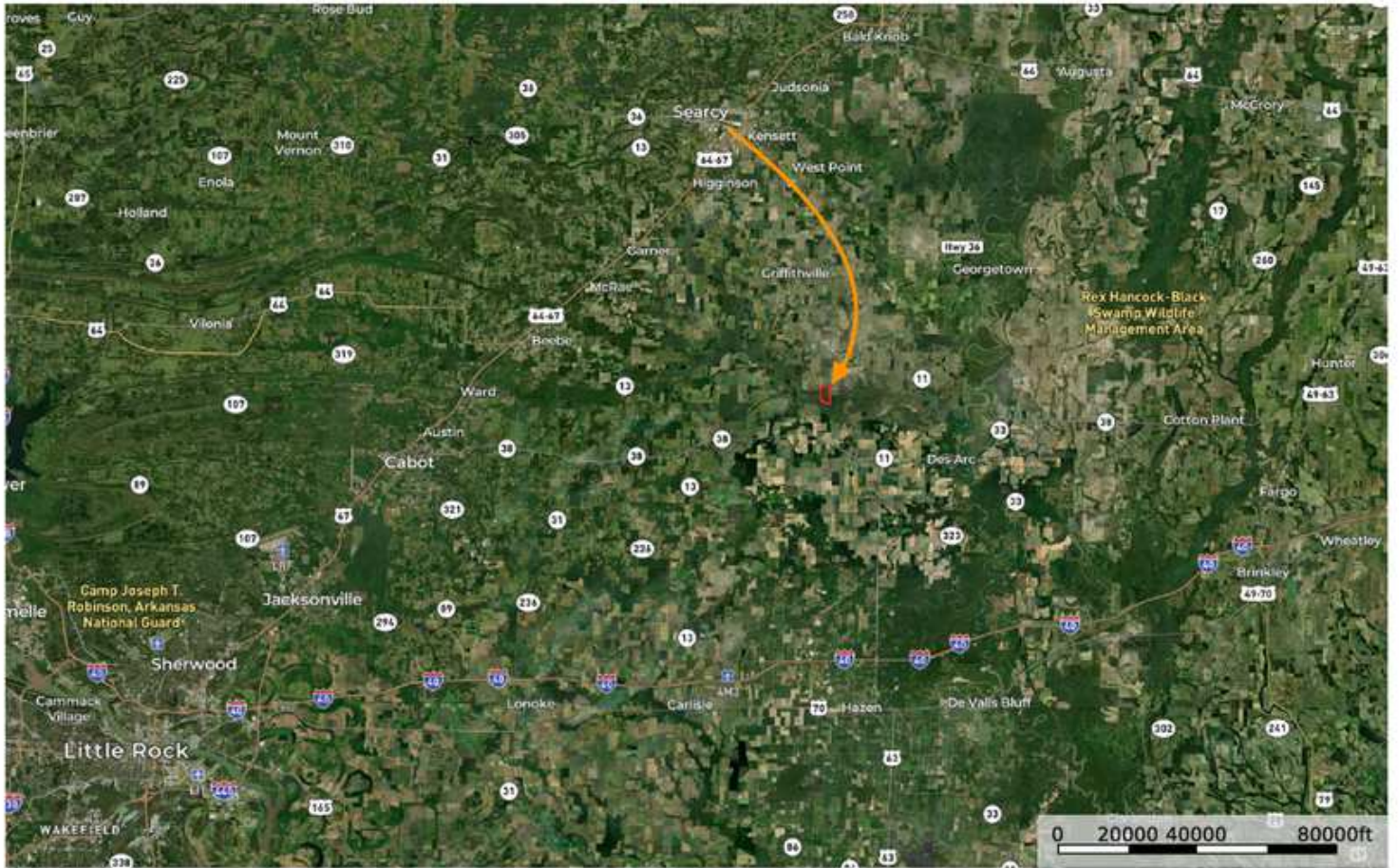


# Topography





# Location











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## Aerial Images: Water Impoundments





## Aerial Images: Water Impoundments





## Aerial Images: Mast Producing Timber





## Aerial Images: Millet Plot





## Property Images: Millet Plot & Sloughs









## Property Images: Wildlife











**HABITAT LAND CO.**

**Will Hardin**  
Land Broker

(870) 512-9298 (Cell)  
(870) 830-5263 (Office)  
[will@habitatlandcompany.com](mailto:will@habitatlandcompany.com)



Will was born and raised in Arkansas and one of a set of triplet boys that would grow up in the small farm town of Tupelo. His family has farming in their blood and when there are 6000 acres of ground to work it's all hands on deck from an early age. Along with getting a formal education from Harding University, he received a valuable education on the farm and, as you can imagine, when they weren't farming, they were hunting. The life lessons that he has accumulated go hand in hand with his chosen career path as a land broker and co-owner of Habitat Land Co whose primary goal is helping people make good decisions with investment land, recreational ground as well as legacy land sales, and purchases.



**Will Hardin**  
Land Broker

(870) 512-9298

Will@HabitatLandCompany.com  
418 E. Booth Road  
Searcy, AR 72143

(870) 830-5263 (O)

ContactUs@HabitatLandCompany.com





(870) 830-LAND