

Cache Corner  
000 Jackson 39  
Amagon, AR 72005

**\$1,596,000**  
133± Acres  
Jackson County



**Cache Corner**  
**Amagon, AR / Jackson County**

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**SUMMARY**

**Address**

000 Jackson 39

**City, State Zip**

Amagon, AR 72005

**County**

Jackson County

**Type**

Farms, Recreational Land, Timberland, Hunting Land

**Latitude / Longitude**

35.588307 / -91.134746

**Acreage**

133

**Price**

\$1,596,000

**Property Website**

<https://habitatlandcompany.com/property/cache-corner-jackson-arkansas/75957/>



**PROPERTY DESCRIPTION**

<https://www.flipsnack.com/79DA5ECC5A8/cache-corner/full-view.html>

Click or copy and paste the link above for a full brochure.

West of the Cache River, in southern Jackson county and northwest of Amagon, Arkansas, lies a 133 acre tract affectionately known as Cache Corner. The name comes from the private setting just off the county road in a "corner" that the Cache River forms as it parallels just off the east and south boundaries of the property. This corner funnels ducks right over the property as they fly the river.

Even before the property improvements, ducks have used both the field and timber when the Cache would spread out of its' banks. With levees, water structures and wells, water can now be added and held on the food sources in the fields at any time. Three permanent blinds are currently in place to hunt the field. A 20 foot rolltop pit located near the center of the southern field, a pit on the south side and a traditional wood blind on the east levee. If you are looking for an easy hunt, two of the three blinds are easily accessible without even putting on waders.

The river easily floods the timber and two of the three timber holes are right next to the east levee making them very easy to get in and out of. A third hole in the timber is further east, closer to the river, offering a very traditional green timber hunting experience.

Recent additions include a new dedicated well for the south field, new pad, parking/equipment shed as well as two new shipping containers housed in that shed for side by sides, atvs, decoys, etc. The shed allows you to get in and out of the truck, get dressed and gather your gear, all out of the weather.

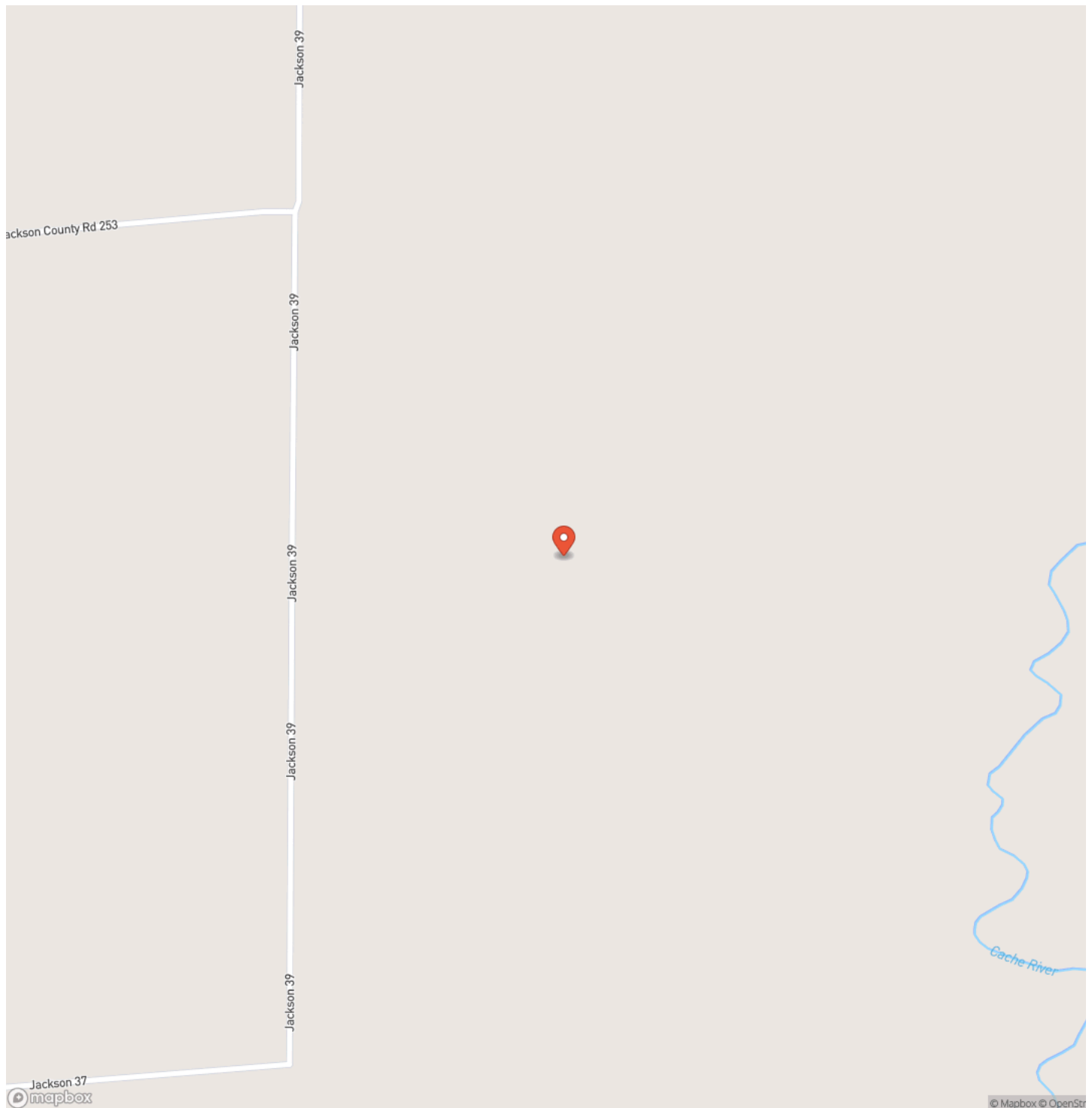
To summarize, Cache Corner is built for waterfowl farming, hunting convenience and repeatability year after year in one of the most sought after areas in Arkansas.



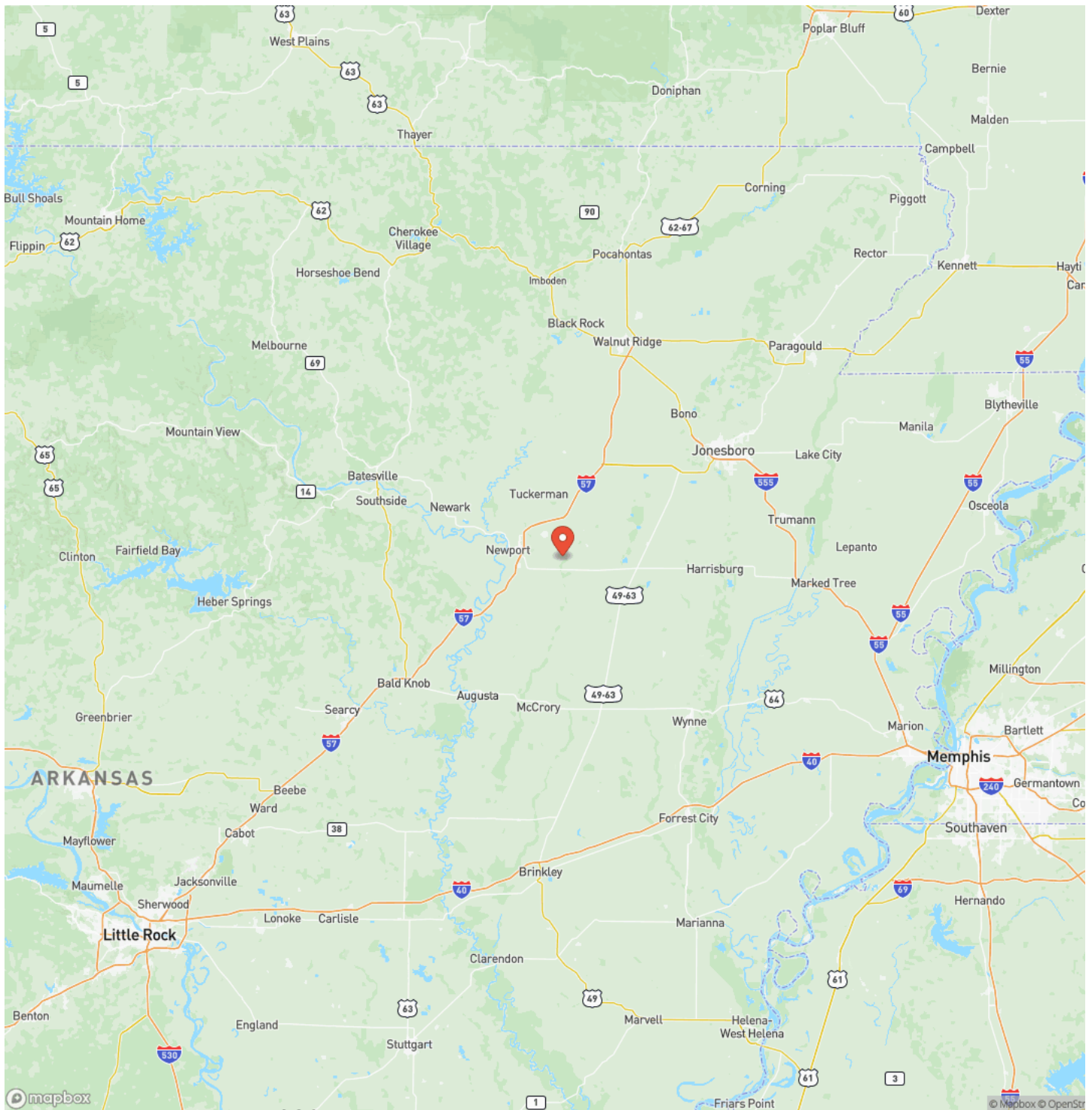




## Locator Map



## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Will Hardin

## Mobile

(870) 512-9298

## Email

will@habitatlandcompany.com

## Address

## City / State / Zip

Bald Knob, AR 72010

## NOTES

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## This image shows a single 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.



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

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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