

Hill Bayou 40
000 CR 305
Des Arc, AR 72040

\$139,500
40 +/- acres
Prairie County



Hill Bayou 40
Des Arc, AR / Prairie County

SUMMARY

Address

000 CR 305

City, State Zip

Des Arc, AR 72040

County

Prairie County

Type

Farms, Hunting Land, Recreational Land,
Timberland

Latitude / Longitude

34.9825 / -91.4116

Taxes (Annually)

260

Acreage

40

Price

\$139,500

Property Website

<https://habitatlandcompany.com/property/hill-bayou-40-prairie-arkansas/3778>



PROPERTY DESCRIPTION

The Hill Bayou 40, located in Prairie County between Des Arc and Little Dixie, is in an outstanding location for both trophy deer and waterfowl hunting. Also, adding to the hunting potential, this property borders large blocks of ag ground and property owners who strictly manage for waterfowl and whitetail.

There are roughly 25 acres of tillable ground not currently being farmed. A levee system has been built in preparation for dedicated farming for waterfowl. The remaining 15 acres consists of timber with two sloughs converging on the property. On our visit to the property we saw numerous deer as well as active scrapes and rubs. There are several big oaks on a ridge that were dropping acorns and plenty of thick bedding areas.

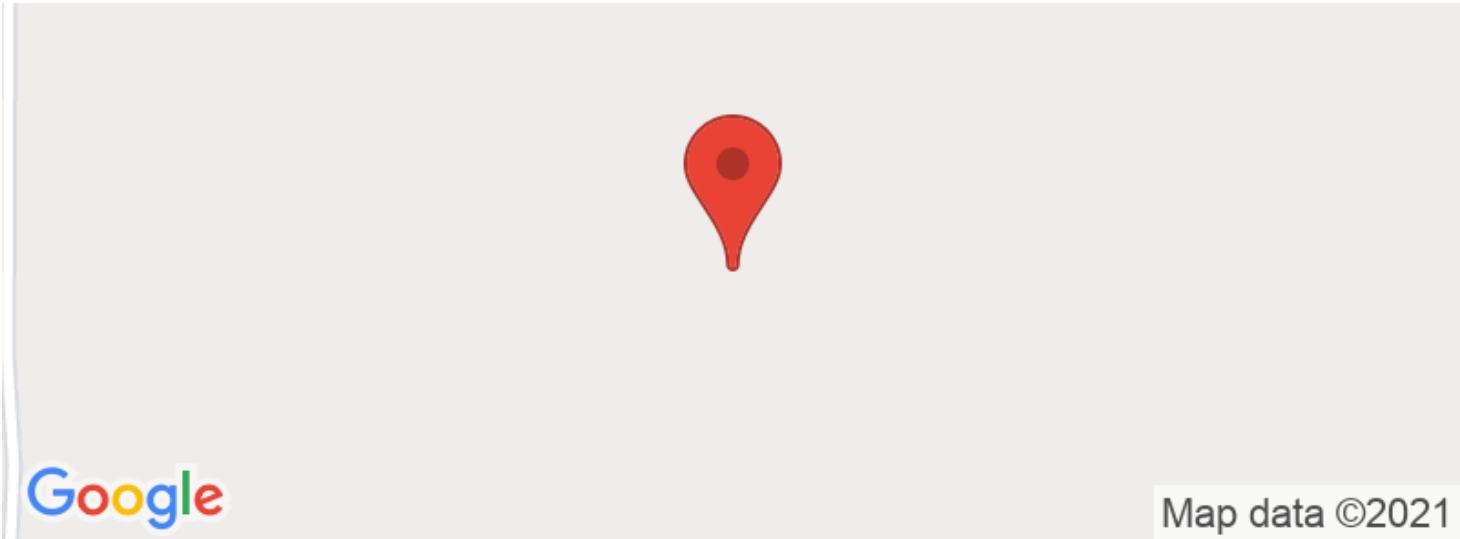
Adding to the hunting potential, and keeping the wildlife disturbance to a minimum, this property is located off of any roadways. There is an easement providing ingress and egress to the southeastern corner of the property off of County Rd. 305.



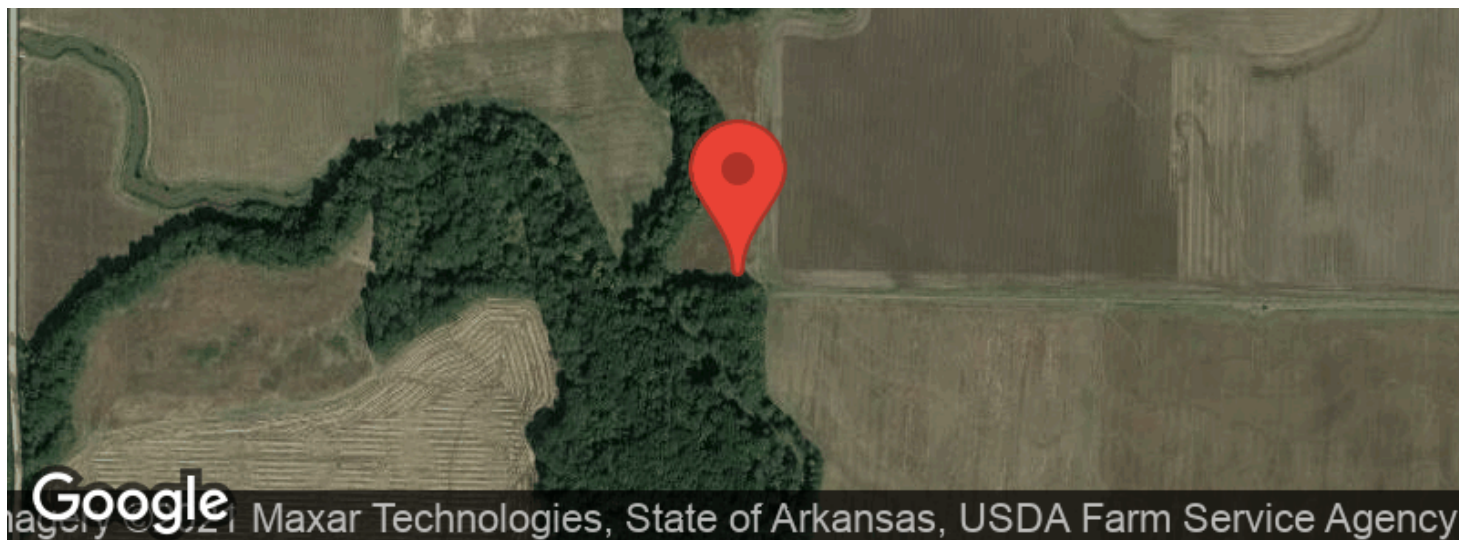
Hill Bayou 40
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Locator Maps



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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