

Cypress Swamp Drain
Biscoe, AR 72017

\$499,000
221 +/- acres
Prairie County



Cypress Swamp Drain Biscoe, AR / Prairie County

SUMMARY

City, State Zip

Biscoe, AR 72017

County

Prairie County

Type

Hunting Land, Recreational Land

Latitude / Longitude

34.9293 / -91.4298

Acreage

221

Price

\$499,000

Property Website

<https://habitatlandcompany.com/property/cypress-swamp-drain-prairie-arkansas/7662/>



PROPERTY DESCRIPTION

The Cypress Swamp Drain is approximately 221 acres of WRE in Prairie County, Arkansas just a few minutes southeast of Des Arc. Location (as is normally the case) plays a huge role in the quality and quantity of the wildlife on this property. It's situated directly south of over 1,500 acres of bottomland that drains into a cypress lined canal, for lack of a better term, that winds its way from the northeast corner through the property before exiting near the southwest corner. Deer follow this path as well and find plentiful bedding, food and sanctuary within the property boundaries. The waterway is just over a mile long and offers 12 acres of water for your recreation. Plenty of space for running yo-yos's, bass fishing...you name it.

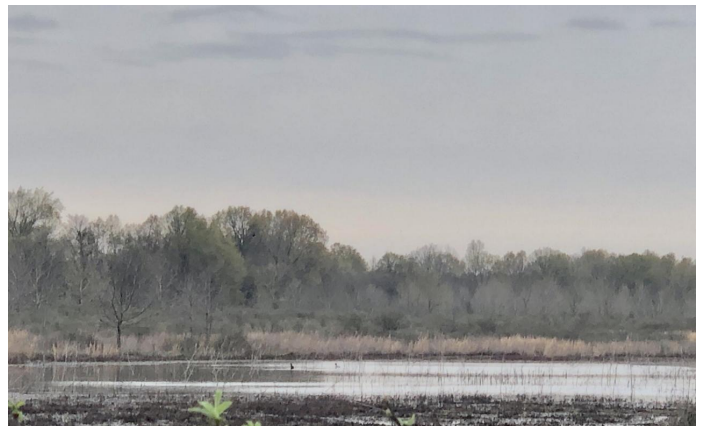
Another item of significance regarding its location is it's proximity to the White River. The west boundary of the property is just across the highway from the White River Levee, stopping flood water from inundating the land. It doesn't, however, stop the whitetails from seeking refuge on the land and they come in large numbers when the water is up. Also, ducks love to fly the river and it helps to direct ducks over the property where they will see a couple nice shallow water impoundments to feed in.

Current owners have absolutely made the most of the resources available planting food plots and seeding the long lanes and trails between the plots providing, as you can see from the pictures, a lot of fun and harvest opportunities. Because the waterway is lined with large oak trees, there are several good spots for bowhunters to ambush as well. There are several really nice stands on the property that could be negotiated for and they are proven in their locations. There's even a feed bin set up perfect for easy fill and its there when you need it. Just back up your truck or atv and fill your container to distribute around the property.

Paved road access via Hwy 33 makes getting on the property and parking a breeze. Come check the Cypress Swamp Drain....hunting and fishing at its finest!



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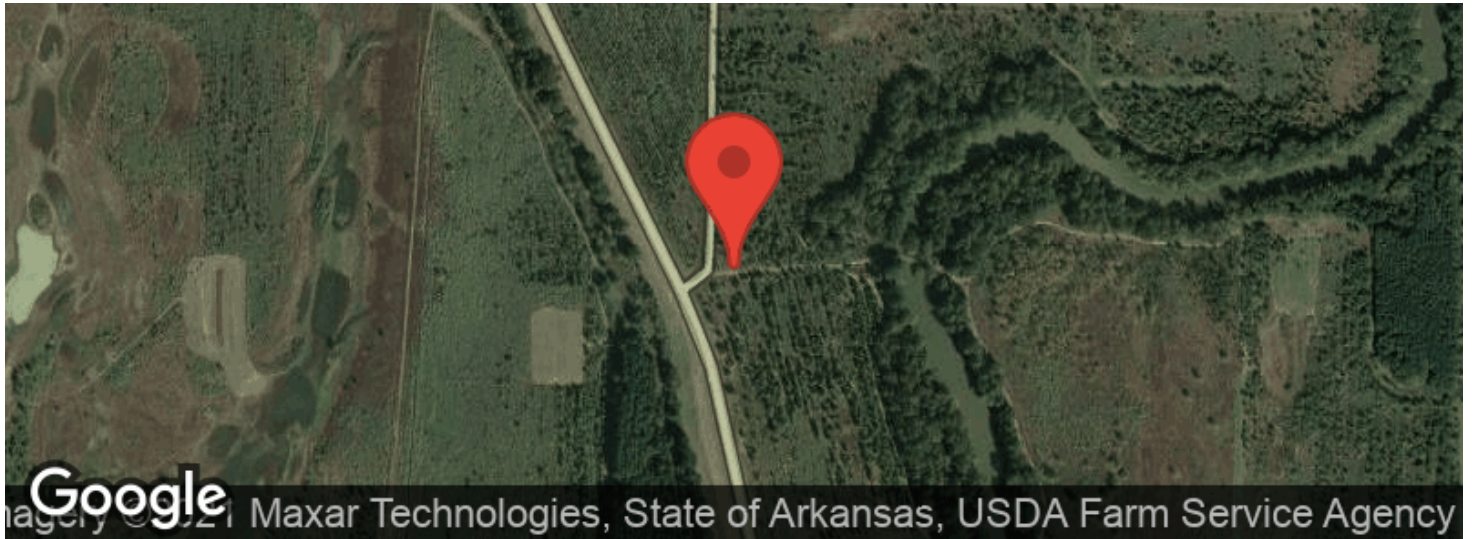




Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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