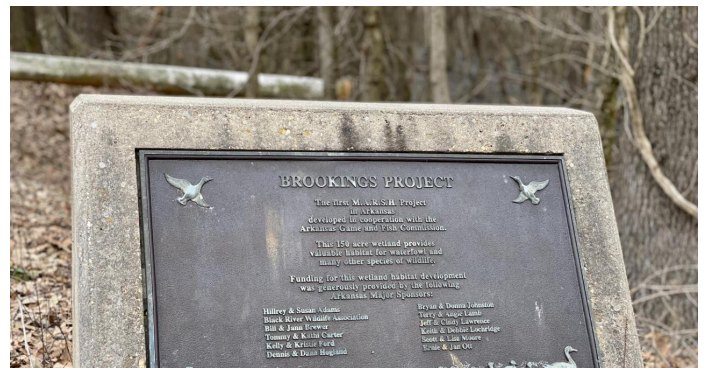


The Brookings Duck Camp
124 CR 2004
Peach Orchard, AR 72453

\$175,000
0.390 +/- acres
Clay County



The Brookings Duck Camp

Peach Orchard, AR / Clay County

SUMMARY

Address

124 CR 2004

City, State Zip

Peach Orchard, AR 72453

County

Clay County

Type

Recreational Land, Residential Property,
Riverfront, Single Family

Latitude / Longitude

36.2836 / -90.7277

Dwelling Square Feet

1050

Bedrooms / Bathrooms

3 / 1

Acreage

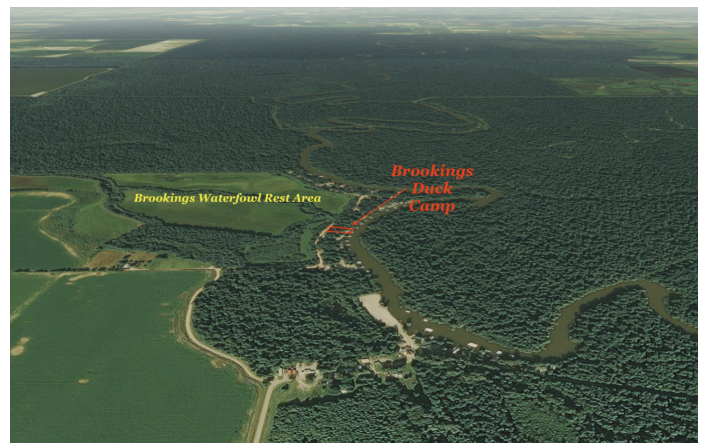
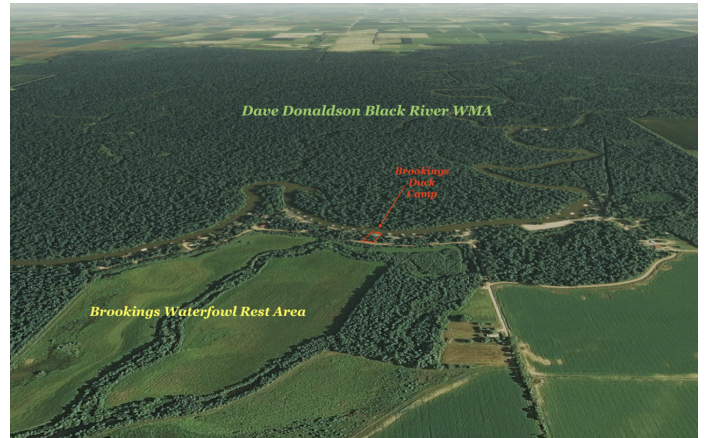
0.390

Price

\$175,000

Property Website

<https://habitatlandcompany.com/property/the-brookings-duck-camp-clay-arkansas/7412/>



The Brookings Duck Camp

Peach Orchard, AR / Clay County

PROPERTY DESCRIPTION

The Brookings Duck Camp is a unique opportunity to literally pull up a chair on the front row of one Arkansas' oldest waterfowl habitat conservation efforts. It offers unparalleled access into the heart of Dave Donaldson Black River WMA in the form of a small subdivision called Mallard Point, an area better known as "Brookings"

The "Brookings Project" works in conjunction with the seasonal flooding of more than 7,000 acres of timber in Dave Donaldson to draw large numbers of wintering ducks to its exceptional habitat. The very limited number of cabins at Brookings are occupied by like minded, hardcore conservationists and hunters.

Having a boat in the Black River at your front door during duck season with several thousand acres to roam is not the only benefit of the Brookings Duck Camp. The absence of road noise is more than welcomed and is replaced by the sound of the ducks in the rest area in the winter, birds in the spring and summer, the current in the river making its way around the dock and the occasional laughter from the other cabins at the camp.

Our cabin is made up of 3 bedrooms, 1 bathroom, a great room that looks out over the river, a laundry/mud room, kitchen and dining area. The sellers have made it easy on the potential new owners by offering to sell it furnished...tv, washer and dryer, chairs, custom bunk beds....the list goes on and on. It all goes nicely inside the cabin with ample space to entertain and sleep several guests. Outside features several hang out spots. The front and back porch are both covered and there is uncovered deck area to enjoy beautiful days and cloudless nights that reveal more stars than you've ever seen. There's also a fire pit situated a couple of feet from the river if you just need to be that close. It comes complete with two stumps but you can add more as you see fit. For the times that the river is up, there is elevated parking and wooden walkway to the house that will keep you dry. Along that path is a convenient storage building for all your gear.

The point is to get away, but for the times you need to visit town its good to know you have several to choose from without a long ride.

Corning is 10 miles to the north, Pocahontas is 10 miles to the west, Paragould is 20 miles to the east and Walnut Ridge is 15 miles to the south.

Since it has a new roof and new deck, very little needs to be done. It's ready to step into and enjoy!

A visit to the Cabin will tell you more than we can, but we are happy to answer any questions you have. Call or send us a message for more information or to set up an appointment to see the Brookings Duck



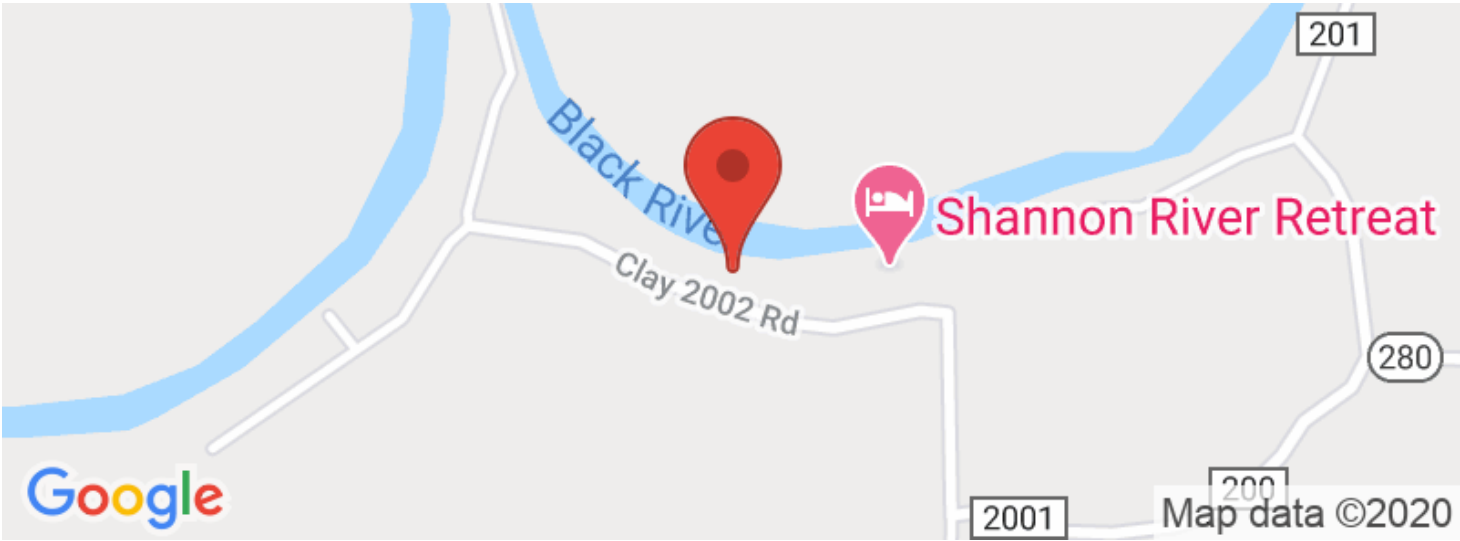
Camp.



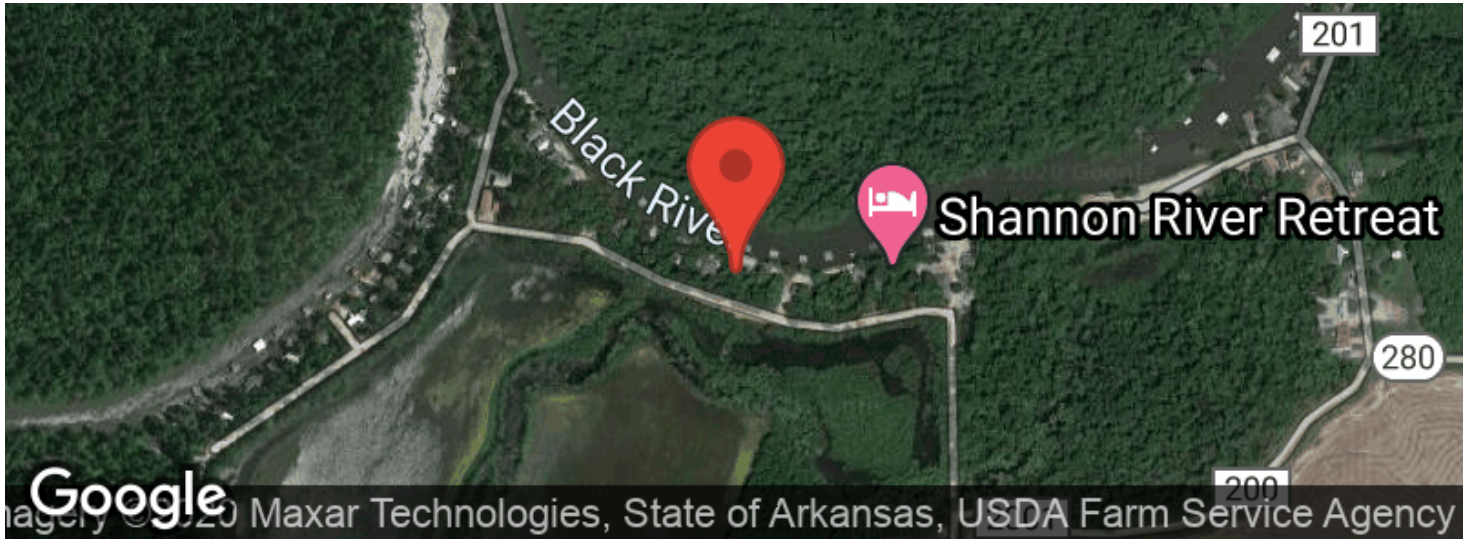
The Brookings Duck Camp
Peach Orchard, AR / Clay County



Locator Maps



Aerial Maps



The Brookings Duck Camp
Peach Orchard, AR / Clay County

LISTING REPRESENTATIVE

For more information contact:



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Address

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City / State / Zip

Judsonia, AR, 72081

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

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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