

**Pumpkin Bend CRP Tract**  
000 Woodruff CR 361  
Mccrory, AR 72101

**\$180,000**  
36± Acres  
Woodruff County



**Pumpkin Bend CRP Tract**  
**Mccrory, AR / Woodruff County**

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**SUMMARY**

**Address**

000 Woodruff CR 361

**City, State Zip**

Mccrory, AR 72101

**County**

Woodruff County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

35.3021 / -91.1198

**Taxes (Annually)**

107

**Acreage**

36

**Price**

\$180,000

**Property Website**

<https://habitatlandcompany.com/property/pumpkin-bend-crp-tract-woodruff-arkansas/52522/>



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#### **PROPERTY DESCRIPTION**

Improvements on this Pumpkin Bend property include the following:

- Cross County rural water in place.
- 200A electric in place.
- New driveway and pad.
- All hookups for a 50A RV.
- Deer stands.
- Duck pond with new grading on the northeast side.
- (Camper could be purchased separate and apart from the land. It is not figured into the purchase price.)
- 1/4 mile from Straight Lake Duck Lodge.

Located in the heart of some of the best duck hunting you'll find in the southern United States, this CRP Tract is the perfect location to build your duck lodge, have deer hunting right outside your back door, and have an annual return on your investment. This property is located between and less than 10 miles from both the Cache River and Bayou DeView. Investors, you have multiple options. Keep the property as is and enjoy deer and small game hunting with the annual CRP payment. This property is also adjacent to active farms and could be converted back into cultivation when the CRP contract expires. This property is located right at Pumpkin Bend, 5 miles from Fair Oaks, and less than 8 miles from McCrory.



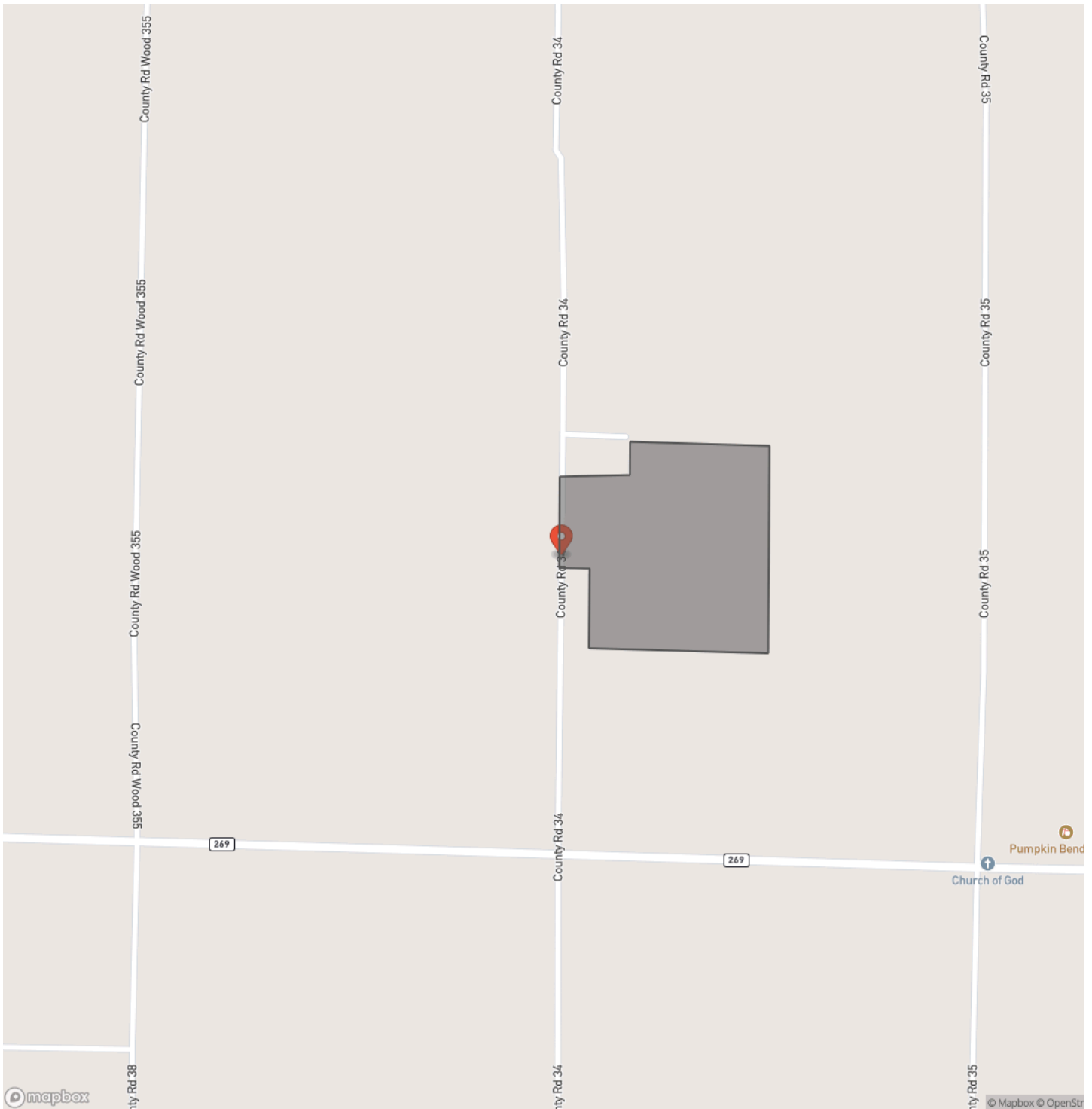


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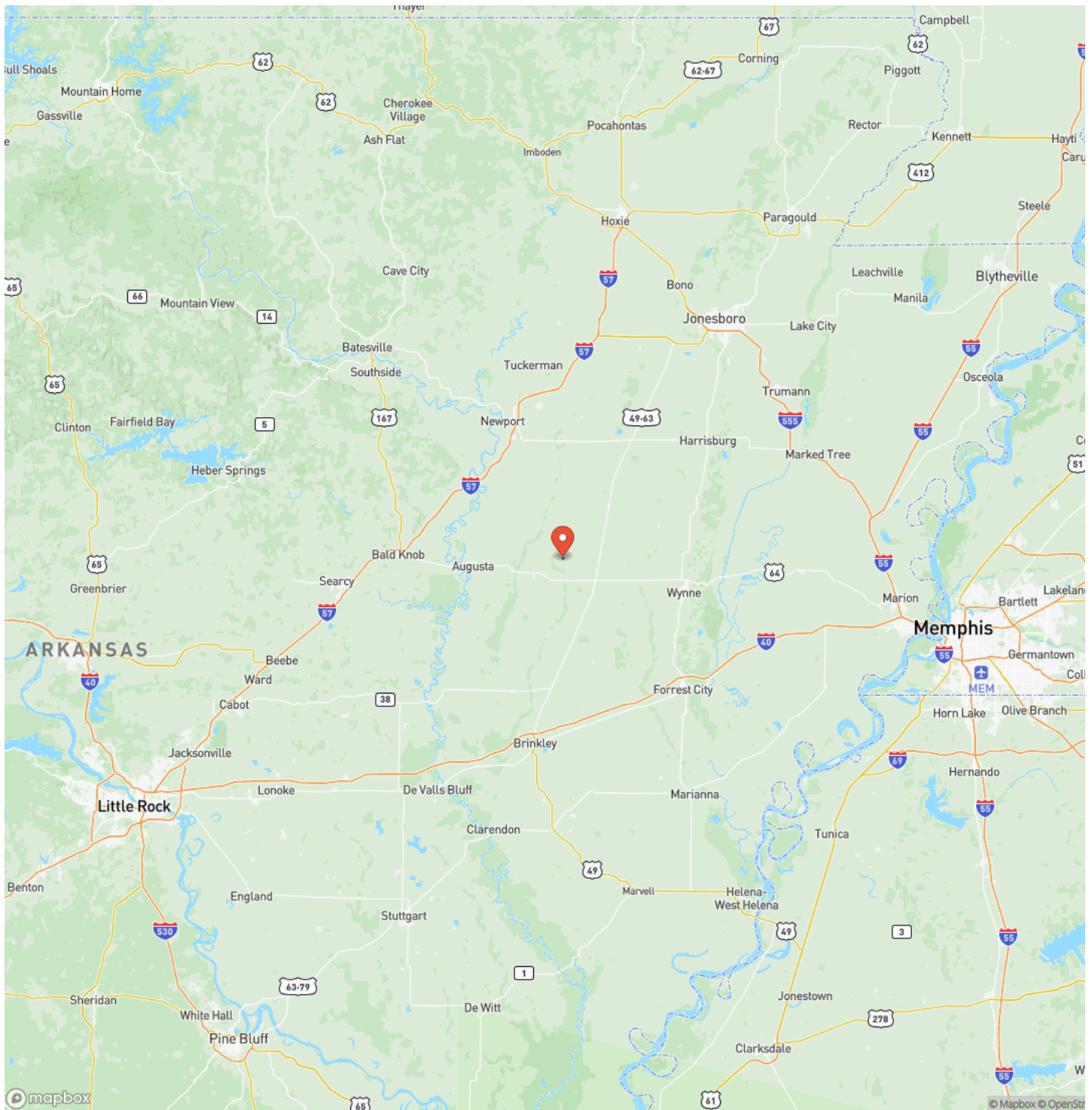
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## Locator Map



## Locator Map





## Satellite Map



**Pumpkin Bend CRP Tract**  
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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Luke Cullins

## Mobile

(501) 593-8009

## Email

luke@habitatlandcompany.com

**Address**

270 Riverview Road

## City / State / Zip

## NOTES

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

## **DISCLAIMERS**

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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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