

White River Bottoms
000 Woodruff CR 884
Augusta, AR 72006

\$10,950,000
1,623± Acres
Woodruff County



White River Bottoms
Augusta, AR / Woodruff County

SUMMARY

Address

000 Woodruff CR 884

City, State Zip

Augusta, AR 72006

County

Woodruff County

Type

Hunting Land, Recreational Land, Riverfront

Latitude / Longitude

35.06249 / -91.443923

Acreage

1,623

Price

\$10,950,000

Property Website

<https://habitatlandcompany.com/property/white-river-bottoms/woodruff/arkansas/98903/>



White River Bottoms

Augusta, AR / Woodruff County

PROPERTY DESCRIPTION

The White River Bottoms

Comprising 1,623± contiguous acres along nearly 10 miles of White River frontage, The White River Bottoms offers a rare combination of scale, access, and proven wildlife habitat in one of Arkansas's most recognizable river corridors. Positioned between Fowler's Point to the west and the historic Pioneer Farm to the east, the property occupies a highly desirable stretch of the White River.

The land consists of a diverse mix of open river bottoms, seasonal wetlands, and scattered timbered areas, creating productive edge habitat and natural movement corridors for wildlife. This balance of open ground and cover supports the property's reputation for trophy whitetail deer while providing exceptional conditions for waterfowl during periods of White River flooding.

The tract is further enhanced by its setting among extensive public conservation lands, including U.S. Fish & Wildlife Service ground and a state Wildlife Management Area located directly across the river. These landlocked public tracts, accessible only by water, effectively expand the surrounding habitat base and contribute to reduced pressure and long-term wildlife quality.

When the river is low, the property offers the ability to flood a portion of the bottoms using two wells, allowing for managed water and increased flexibility for waterfowl use. During high water, the White River naturally inundates the bottoms, creating outstanding duck hunting opportunities across the property.

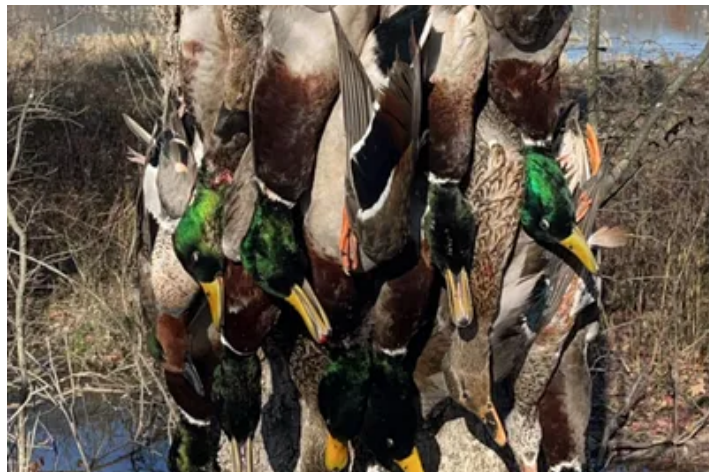
The White River Bottoms is a large, contiguous river-bottom holding with exceptional deer and duck history, strong neighboring conservation ground, and flexibility in how it may be acquired. It comprises three privately owned tracts that are being offered together as a single, contiguous holding. Ownership would consider alternative configurations, providing flexibility for buyers seeking the entire acreage or a thoughtfully structured division.

(A new lodge situated on 11± acres is available separately and includes dedicated storage for equipment and gear, making the property well suited for immediate use and long-term enjoyment.)

Large-scale river-bottom properties of this caliber-particularly those with extensive frontage, neighboring conservation land, and proven deer and duck history-are increasingly scarce. The White River Bottoms represents a compelling opportunity for those seeking a legacy-quality hunting property along the White River.



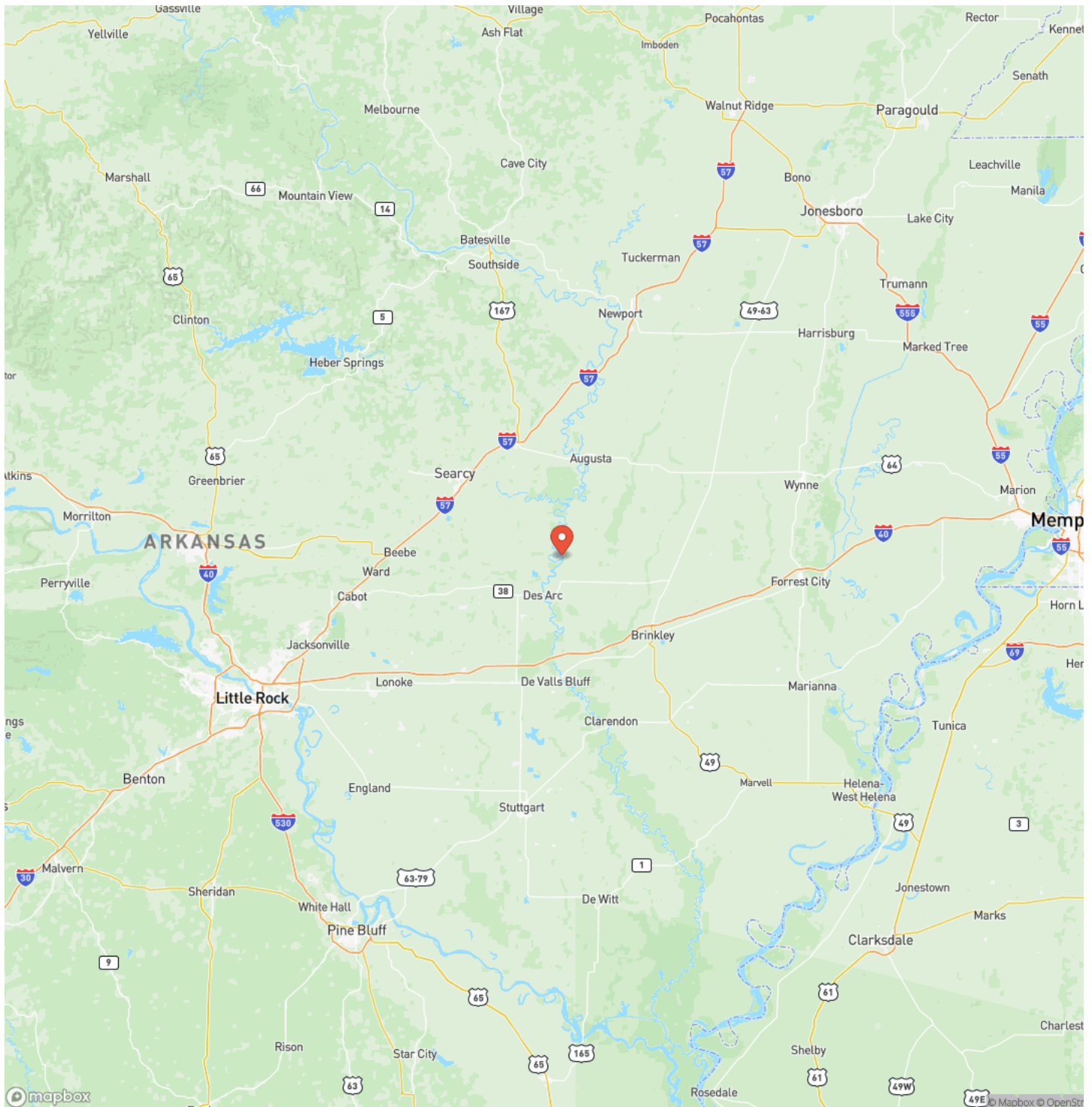
White River Bottoms
Augusta, AR / Woodruff County



Locator Map



Locator Map



Satellite Map



White River Bottoms
Augusta, AR / Woodruff County

LISTING REPRESENTATIVE

For more information contact:



Representative

Luke Cullins

Mobile

(501) 593-8009

Email

luke@habitatlandcompany.com

Address

270 Riverview Road

City / State / Zip

Searcy, AR 72143

NOTES

This image shows a single page from a notebook or ledger. It features ten evenly spaced horizontal black lines across its entire width, providing a template for writing. The background is plain white.

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.



<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.



Habitat Land Company
418 E. Booth Rd
Searcy, AR 72143
(870) 830-5263
<https://www.habitatlandcompany.com/>

