

Canal Point  
000 Woodruff CR 884  
Augusta, AR 72000

**\$1,960,000**  
245± Acres  
Woodruff County



**Canal Point**  
**Augusta, AR / Woodruff County**

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**SUMMARY**

**Address**

000 Woodruff CR 884

**City, State Zip**

Augusta, AR 72000

**County**

Woodruff County

**Type**

Recreational Land, Hunting Land, Riverfront

**Latitude / Longitude**

35.097805 / -91.462705

**Acreage**

245

**Price**

\$1,960,000

**Property Website**

<https://habitatlandcompany.com/property/canal-point-woodruff-arkansas/99158/>



**PROPERTY DESCRIPTION**

Canal Point represents one of the last unencumbered tracts along the White River, offering a rare combination of scale, location, and premier recreational quality. Encompassing 245± contiguous acres with nearly four miles of White River frontage, the property lies in the heart of the White River Bottoms-positioned directly between the renowned Fowler's Point Duck Club and the historic Pioneer Farm along a major waterfowl flight line.

Despite its 245± acres, Canal Point delivers the feel and hunting dynamic of a significantly larger property. Approximately 135± acres consist of productive, recently precision-leveled tillable ground supported by a new irrigation well, creating a dependable food source surrounded by thousands of acres of private and public timber. The agricultural component enhances both wildlife habitat and long-term value.

The balance of the tract includes natural timber pockets and cover that provide ideal travel corridors and bedding areas for trophy whitetail deer. When the White River rises out of its banks, the bottoms naturally flood, producing exceptional duck hunting that consistently ranks among the finest in this storied corridor.

The property is further strengthened by its proximity to extensive conservation lands, including U.S. Fish & Wildlife Service holdings and a state Wildlife Management Area directly across the river. These landlocked public tracts-accessible only by water-effectively expand the surrounding habitat base while limiting pressure, supporting outstanding wildlife quality year after year.

During lower river stages, the new well provides the ability to supplement flooding in select areas, offering flexibility for managed waterfowl habitat and increased control over hunting conditions.

(A newly constructed lodge situated on 11± acres is available separately and includes dedicated storage for equipment and gear, positioning Canal Point for immediate enjoyment and long-term legacy ownership.)

Rarely do properties of this caliber-featuring extensive White River frontage, irrigated agricultural ground, proven deer and duck history, and premier positioning-come to market. Canal Point stands as a true recreational oasis in one of Arkansas's most sought-after river-bottom settings.

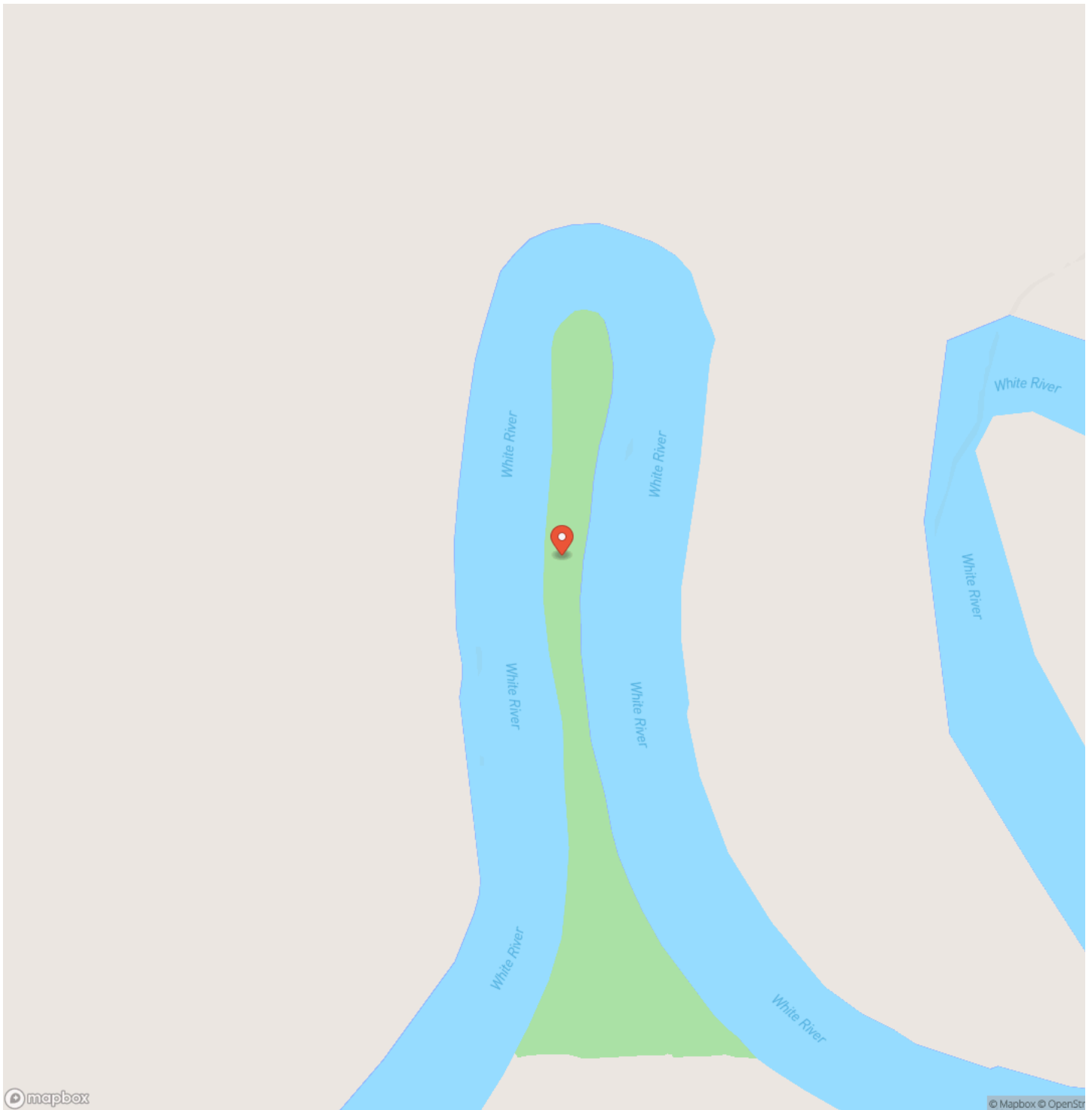




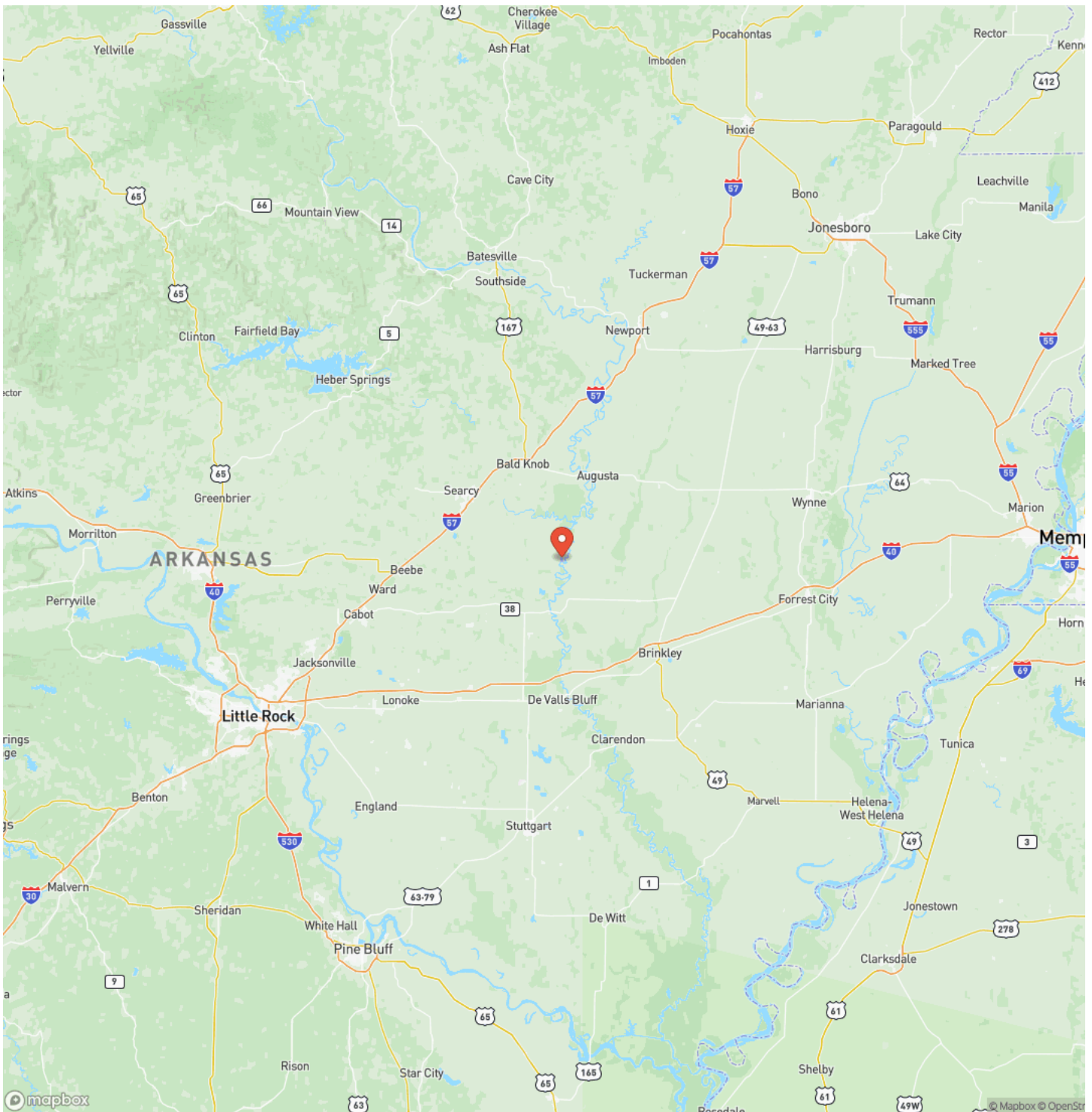
Canal Point  
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## Locator Map

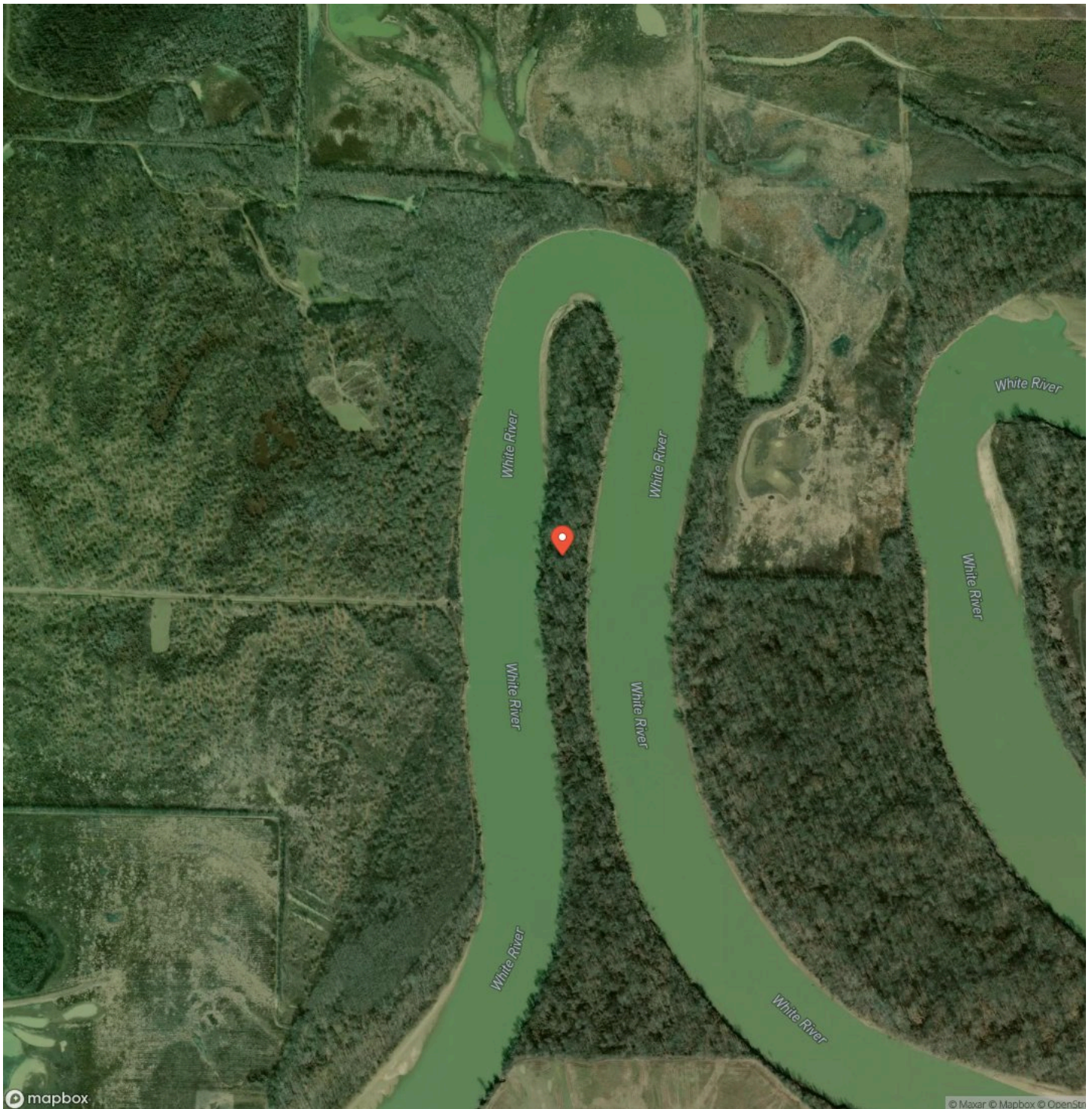


## Locator Map





## Satellite Map



## 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

[illegible]



## This image shows a full page of blank handwriting practice paper. It features 20 evenly spaced, horizontal blue lines running across the entire width of the page. The lines are uniform in thickness and color, providing a guide for letter height and placement. 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.



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