

Canal Point
000 Woodruff CR 884
Augusta, AR 72000

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



Canal Point
Augusta, AR / Woodruff County

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.

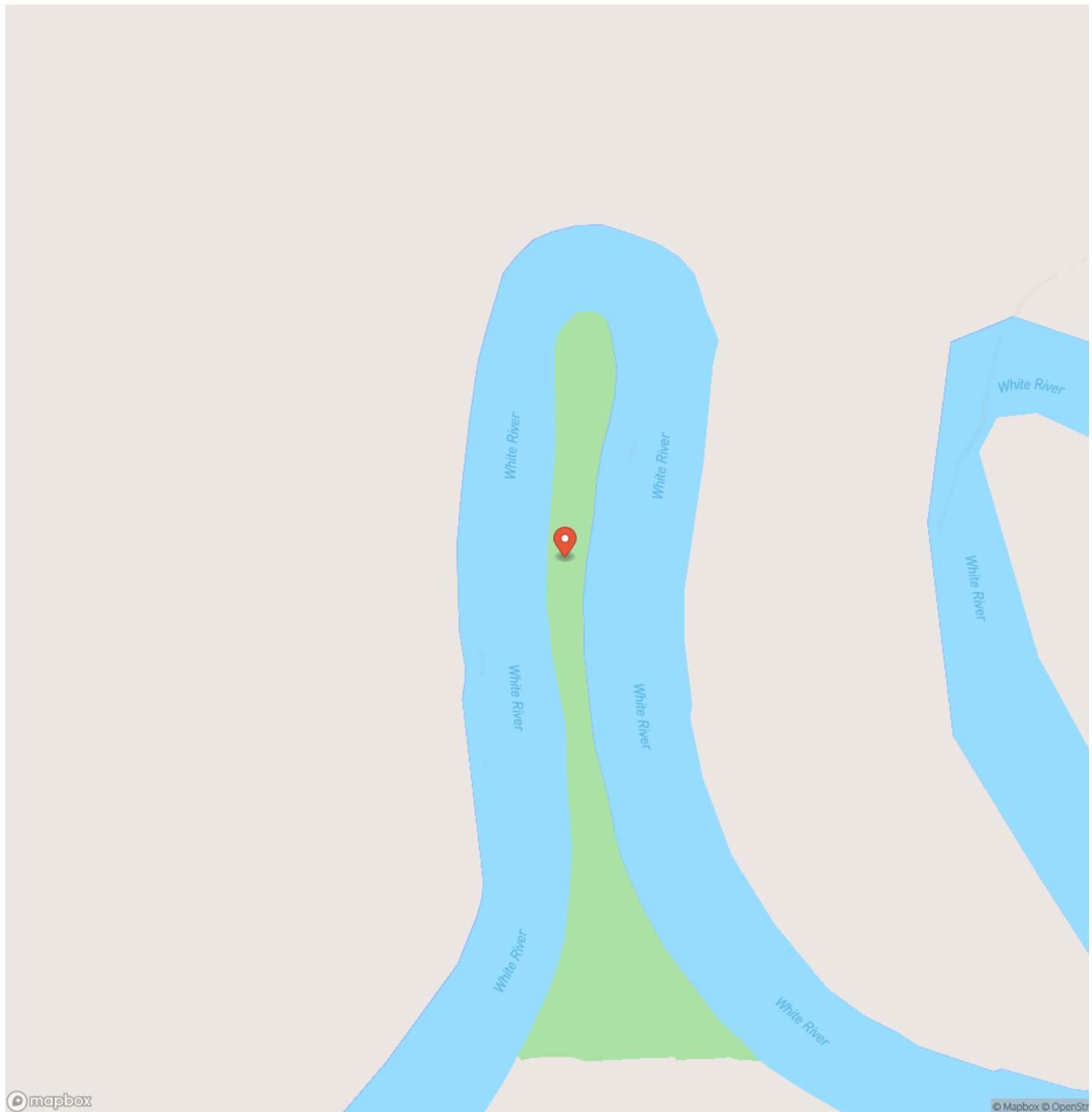
(A newly constructed lodge situated on 11± acres is available separately and includes dedicated storage for equipment and gear, positioning Canal Point for immediate enjoyment and long-term legacy ownership.)

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.

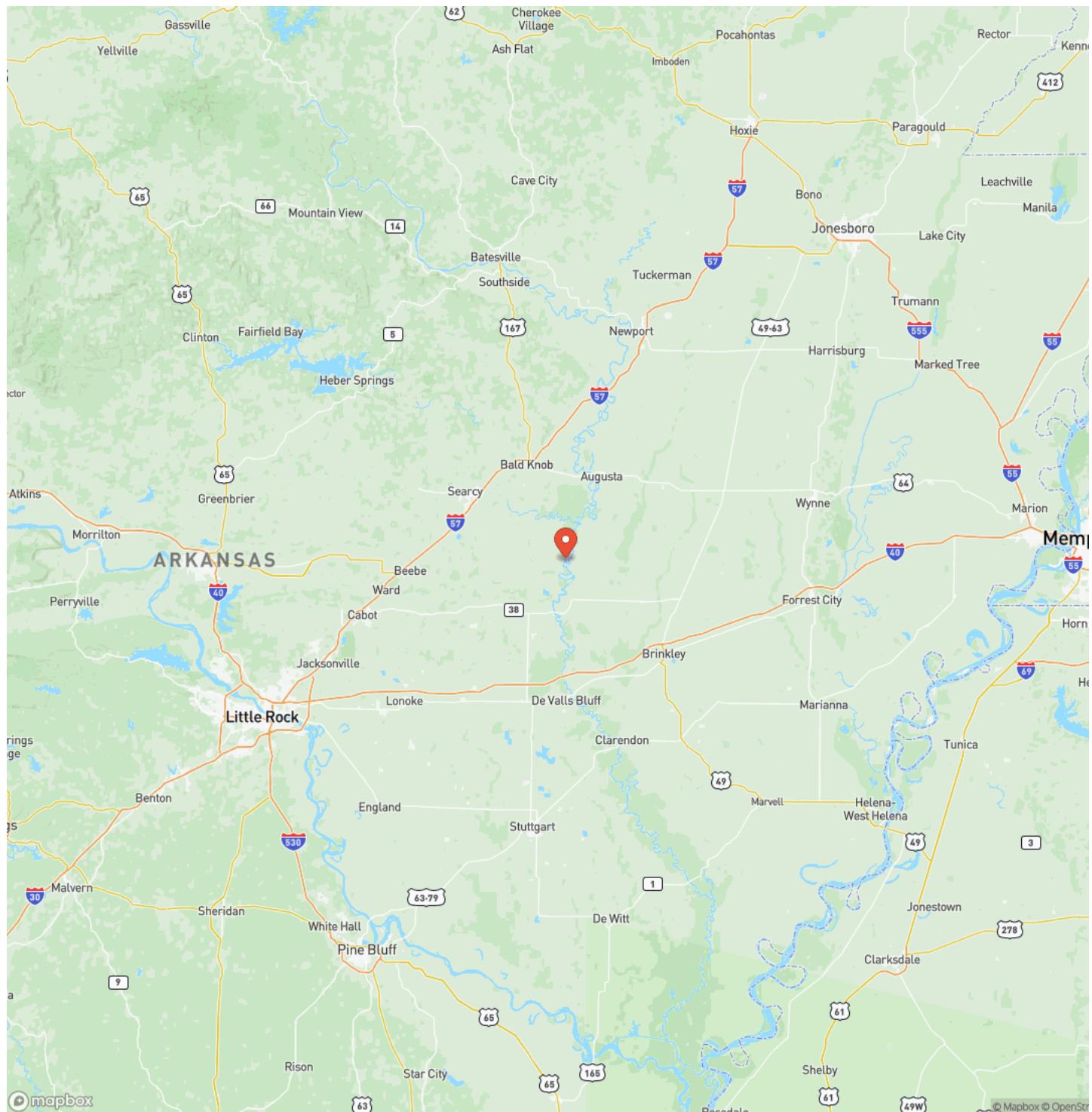
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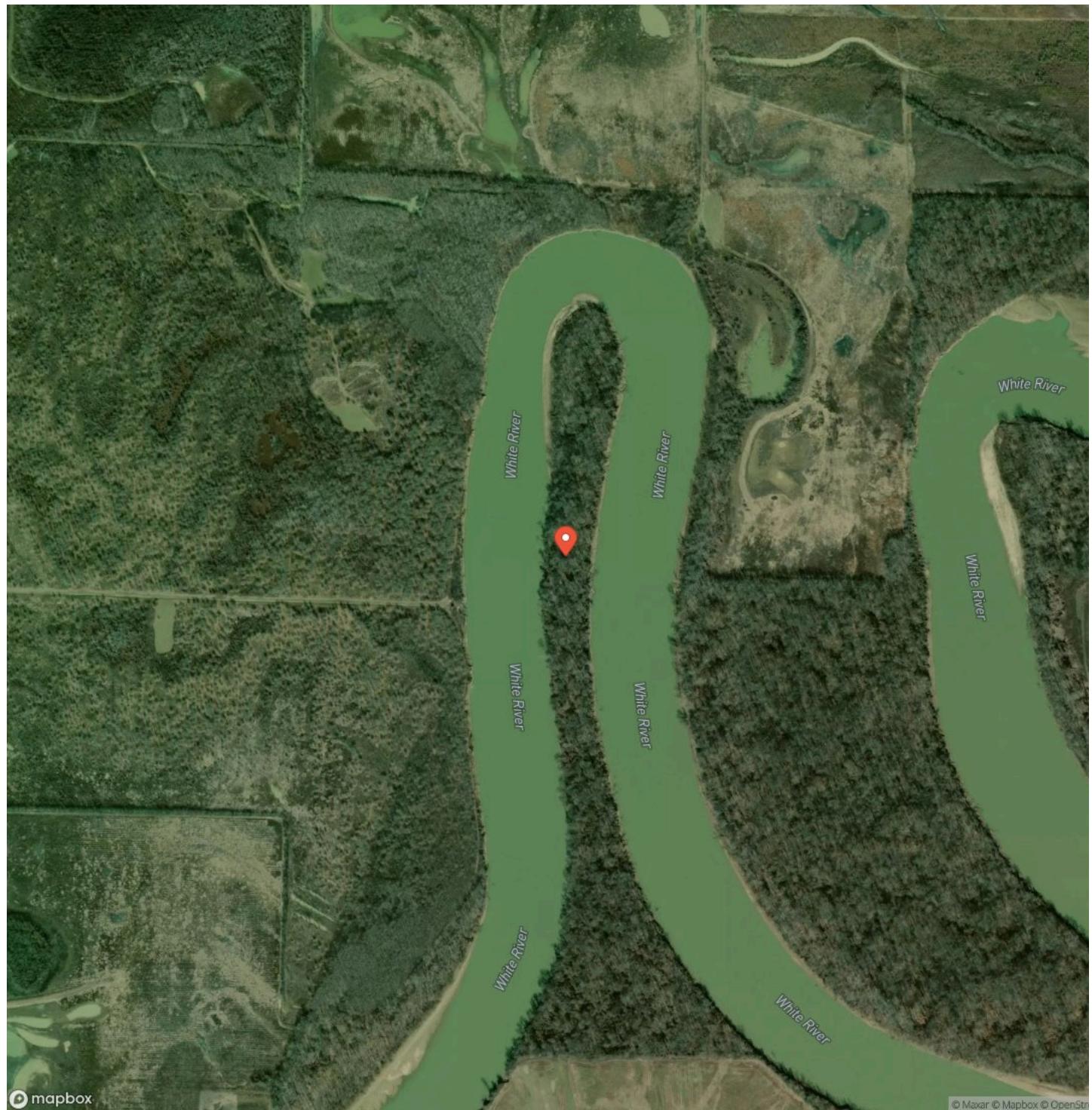
Locator Map



Locator Map



Satellite Map



Canal Point Augusta, AR / Woodruff County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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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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