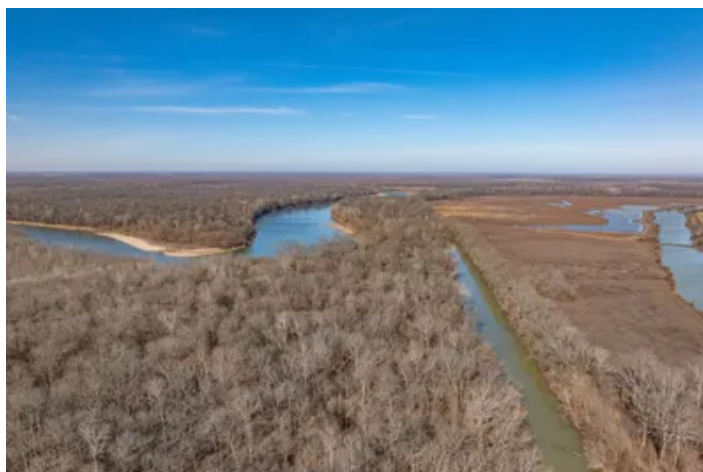


Meyers Bend
000 CR 884
Augusta, AR 72006

\$4,950,000
886± Acres
Woodruff County



Meyers Bend
Augusta, AR / Woodruff County

SUMMARY

Address

000 CR 884

City, State Zip

Augusta, AR 72006

County

Woodruff County

Type

Hunting Land, Farms, Recreational Land, Riverfront

Latitude / Longitude

35.061024 / -91.449862

Acreage

886

Price

\$4,950,000

Property Website

<https://habitatlandcompany.com/property/meyers-bend/woodruff/arkansas/100380/>



Meyers Bend

Augusta, AR / Woodruff County

PROPERTY DESCRIPTION

886± Acres | White River Bottoms | Woodruff County, Arkansas

Meyers Bend is a rare opportunity to own a contiguous block of 886± acres along the White River, offering proven trophy deer hunting, exceptional waterfowl habitat, and unmatched privacy. With over five miles of river frontage, the property is naturally insulated, protecting it from outside pressure while providing exclusive control over one of Arkansas' most productive river corridors.

The tract occupies a prime location between two of the state's most renowned properties - positioned directly on a line connecting The Pioneer Farm (also known as Lead Fork) and Fowler's Point Duck Club, and located just one mile from Fowler's Point. Its proximity to these legendary sporting lands, combined with adjacency to National Wildlife Refuge ground, dramatically enhances the property's wildlife value, providing expanded movement corridors for deer and waterfowl while limiting hunting pressure.

The property features a mix of food plots, timbered cover, and seasonally flooded bottomlands, creating ideal habitat for whitetail deer and waterfowl alike. A perimeter trail system with multiple interior branching trails allows hunters to navigate the property quietly from any direction, offering maximum flexibility to take advantage of wind, stand placement, and wildlife patterns.

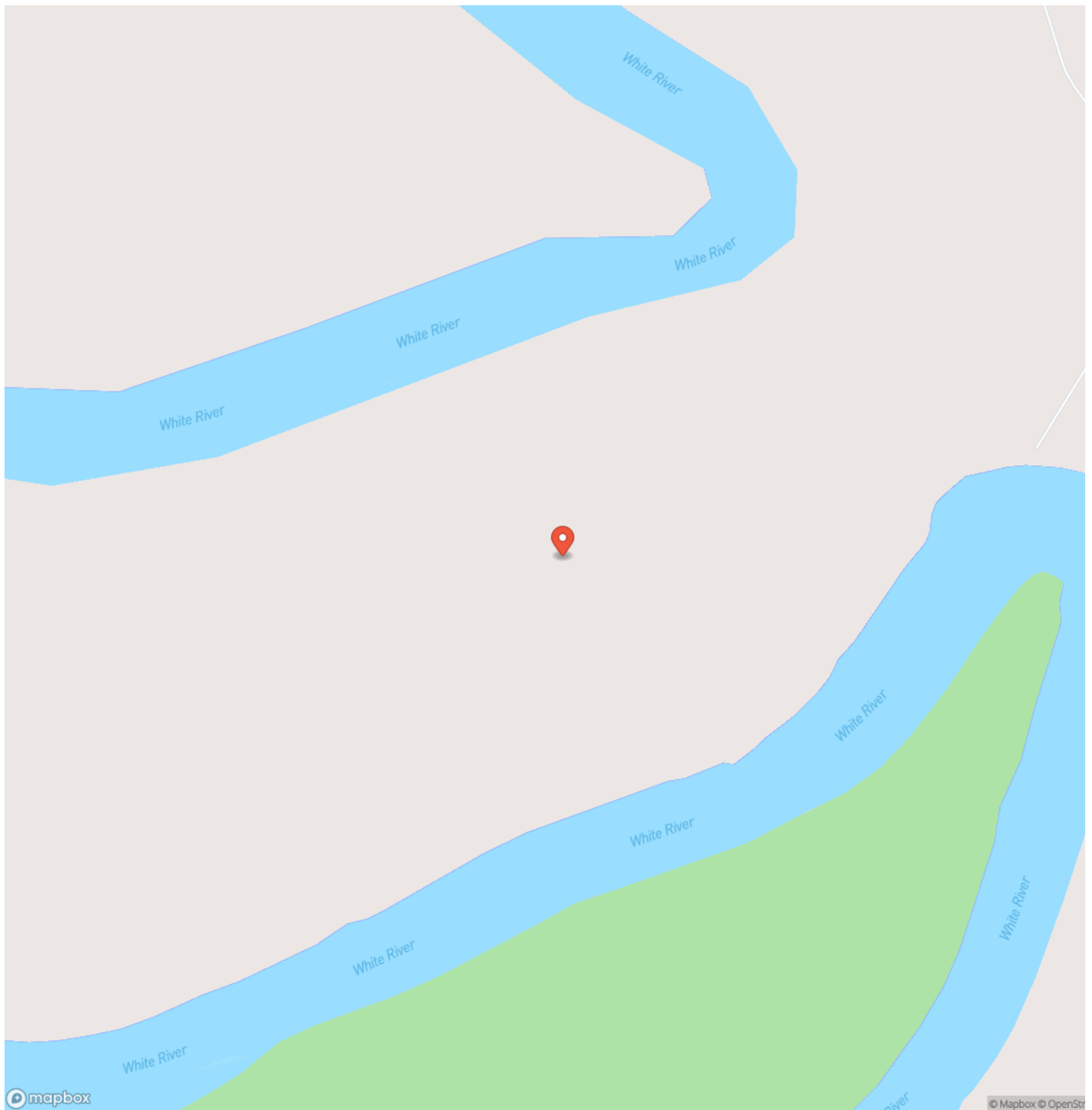
Additional adjacent acreage is available, offering the potential to further expand the property's footprint and create even more opportunities for trophy deer and duck hunting. This combination of scale, habitat quality, and strategic location makes Meyers Bend a true legacy hunting property, suitable as a private retreat, a trophy estate, or a long-term investment in premium White River bottomland.



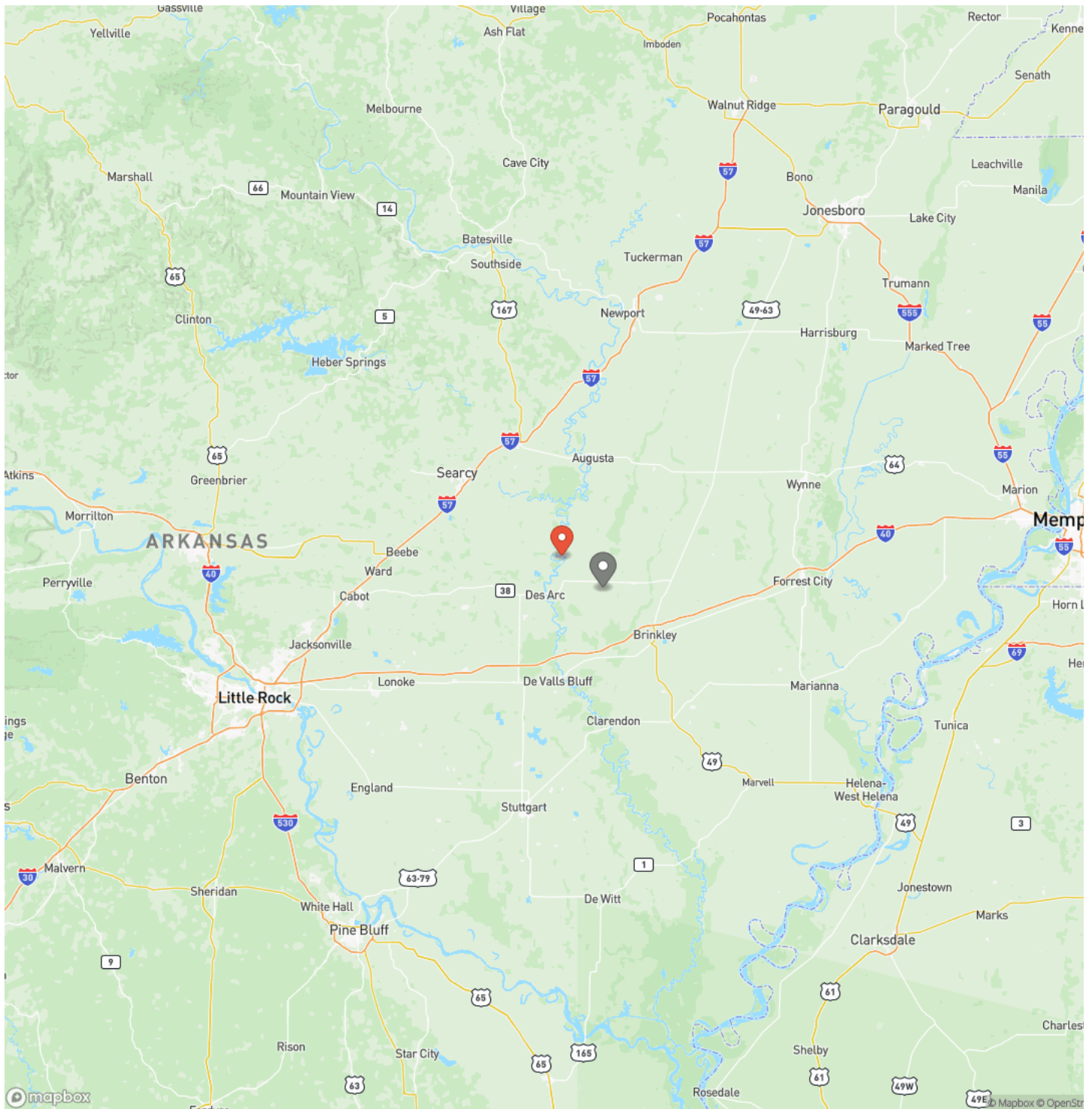
Meyers Bend
Augusta, AR / Woodruff County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Luke Cullins

Mobile

(501) 593-8009

Email

luke@habitatlandcompany.com

Address

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City / State / Zip

Searcy, AR 72143

NOTES

[illegible]

This image shows a single 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.



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