

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/>



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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.



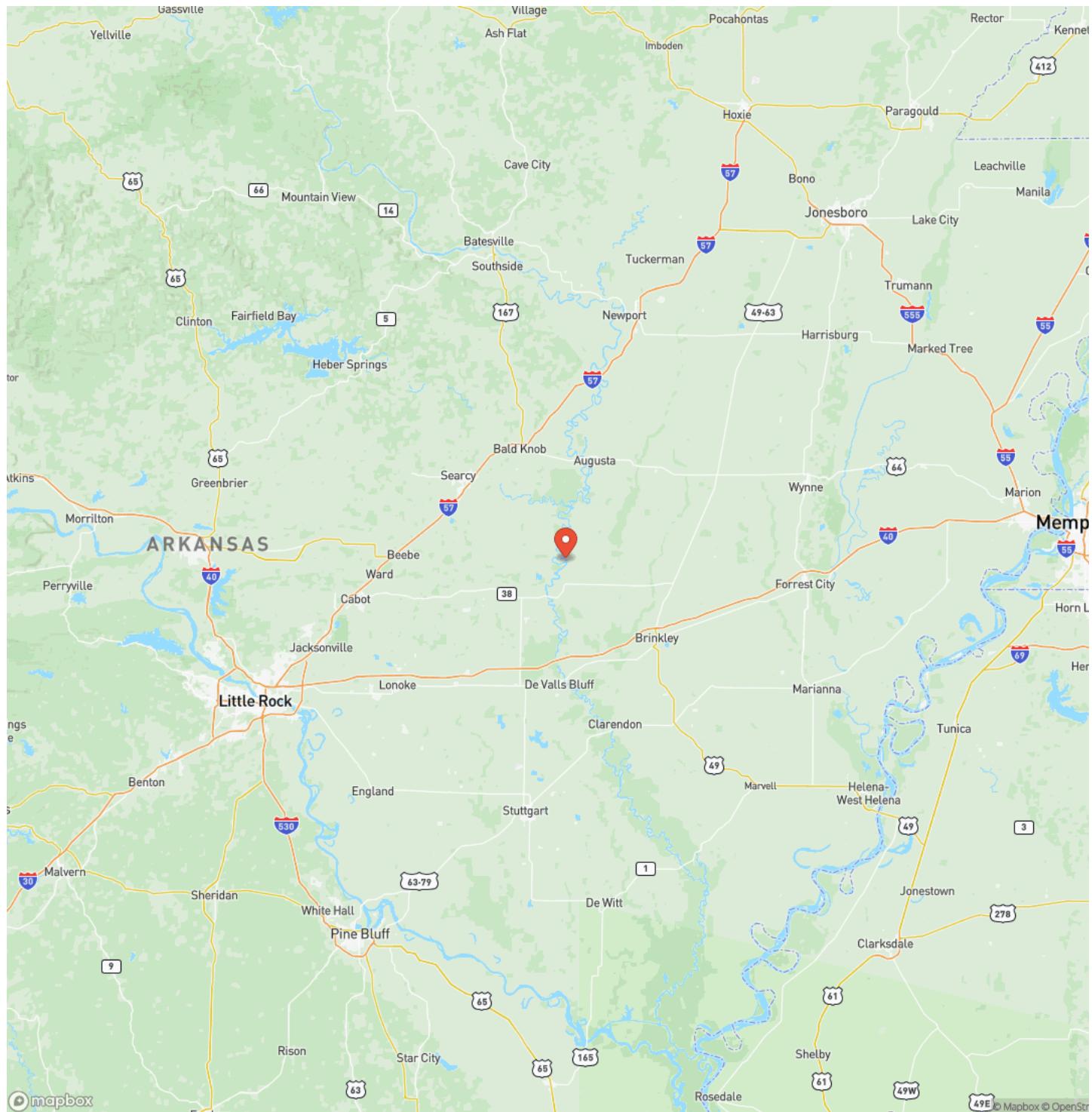
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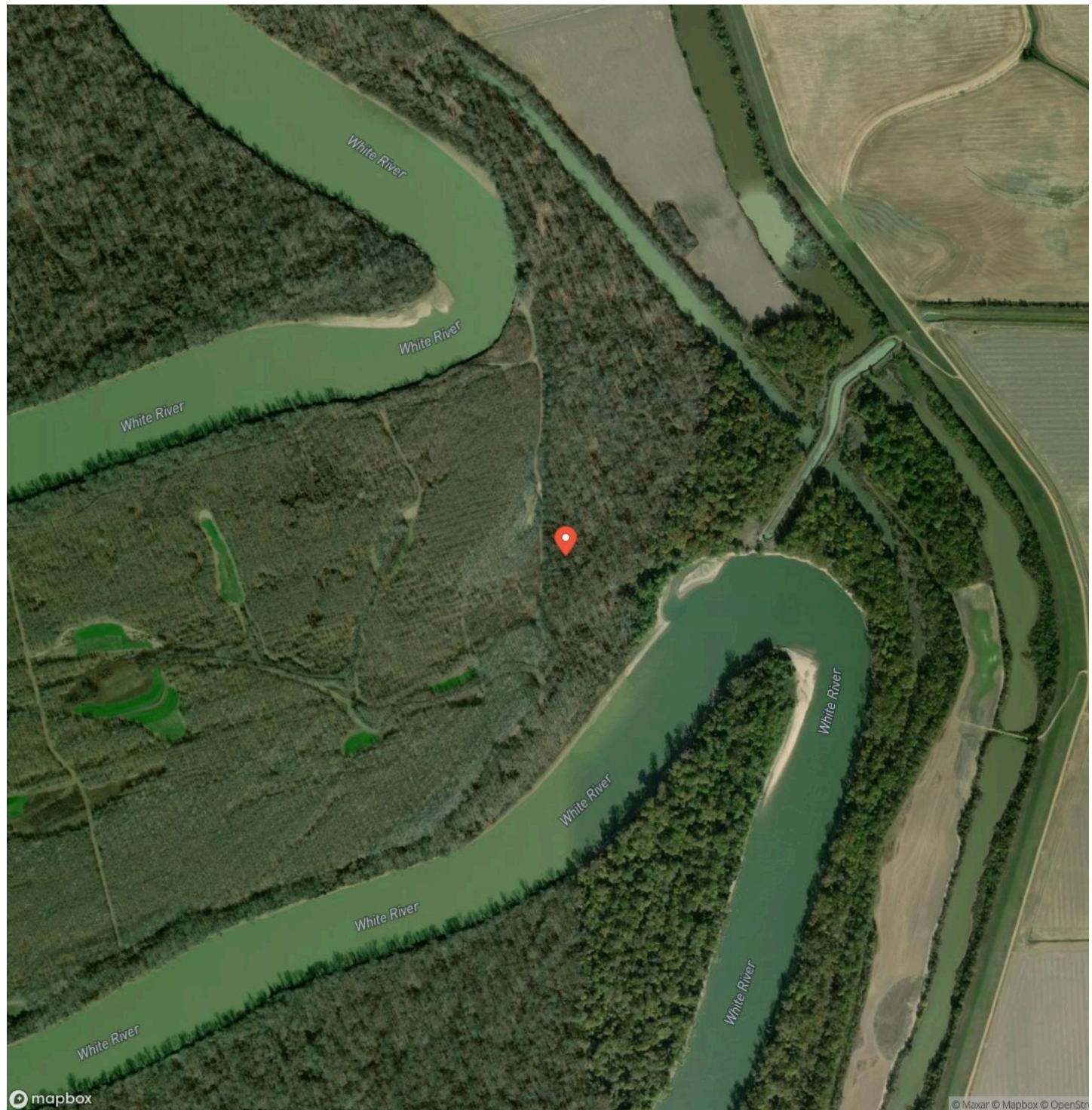
Locator Map



Locator Map



Satellite Map



White River Bottoms Augusta, AR / Woodruff County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES



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