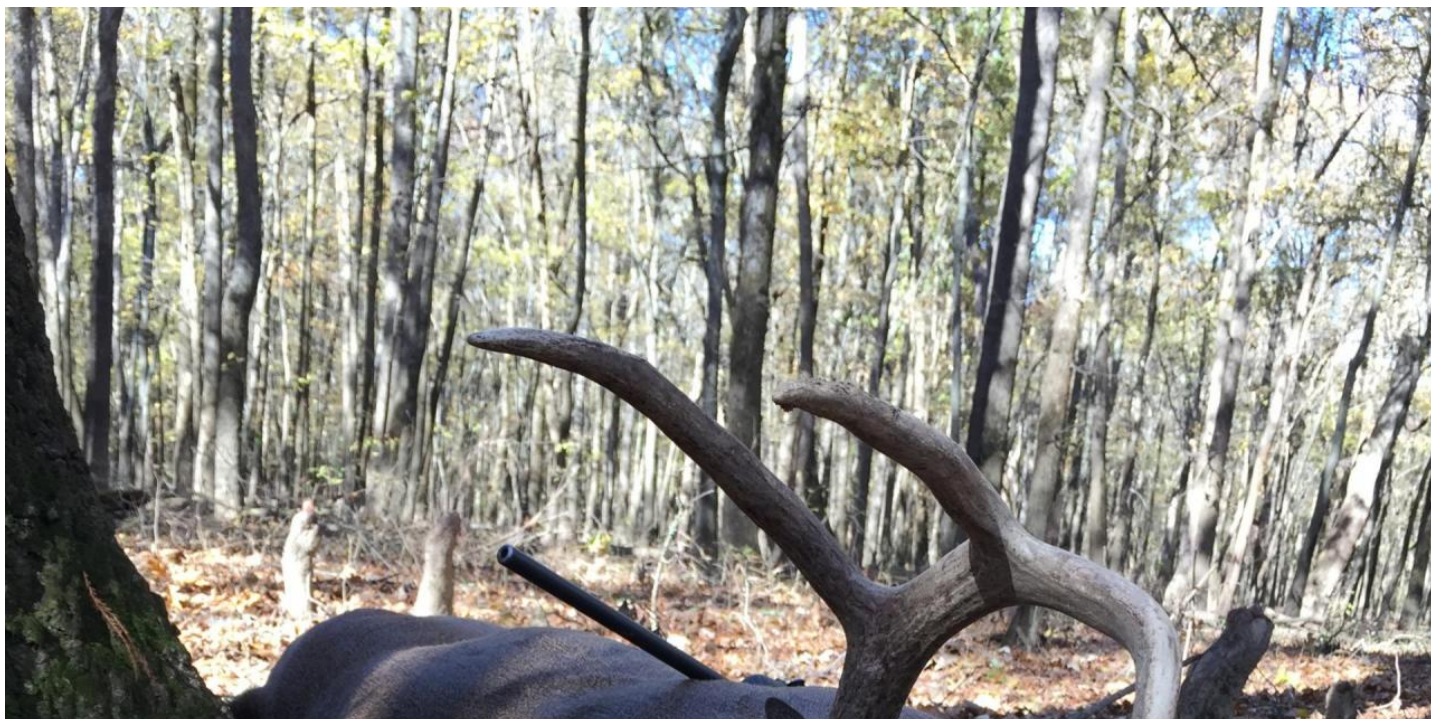


The Crowley's Ridge Foothills
Haynes, AR 72360

\$561,000
132 +/- acres
Lee County



The Crowley's Ridge Foothills Haynes, AR / Lee County

SUMMARY

City, State Zip

Haynes, AR 72360

County

Lee County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

34.8909 / -90.819

Acreage

132

Price

\$561,000

Property Website

<https://habitatlandcompany.com/property/the-crowley's-ridge-foothills-lee-arkansas/9365/>





PROPERTY DESCRIPTION

This property is known for its trophy older age class whitetail, and it boasts outstanding duck hunting too. This is a unique small parcel that has just enough elevation change to have both outstanding duck and deer hunting. The deer hunting potential speaks for itself. See included pictures of deer rubs, trail camera photos, and pictures of the deer that have been harvested off of the property. There's a 4 acre duck hole that's typically planted in millet or other duck food. To increase the duck hunting potential, when the L'Anguille is out of its banks, the majority of the property floods for green timber duck hunting.

This property has a deeded easement, and a new survey.

(There's a nice hunting lodge that can be negotiated too, or if you would like to build your own lodge there's additional acreage and a pecan grove to build your lodge on.)



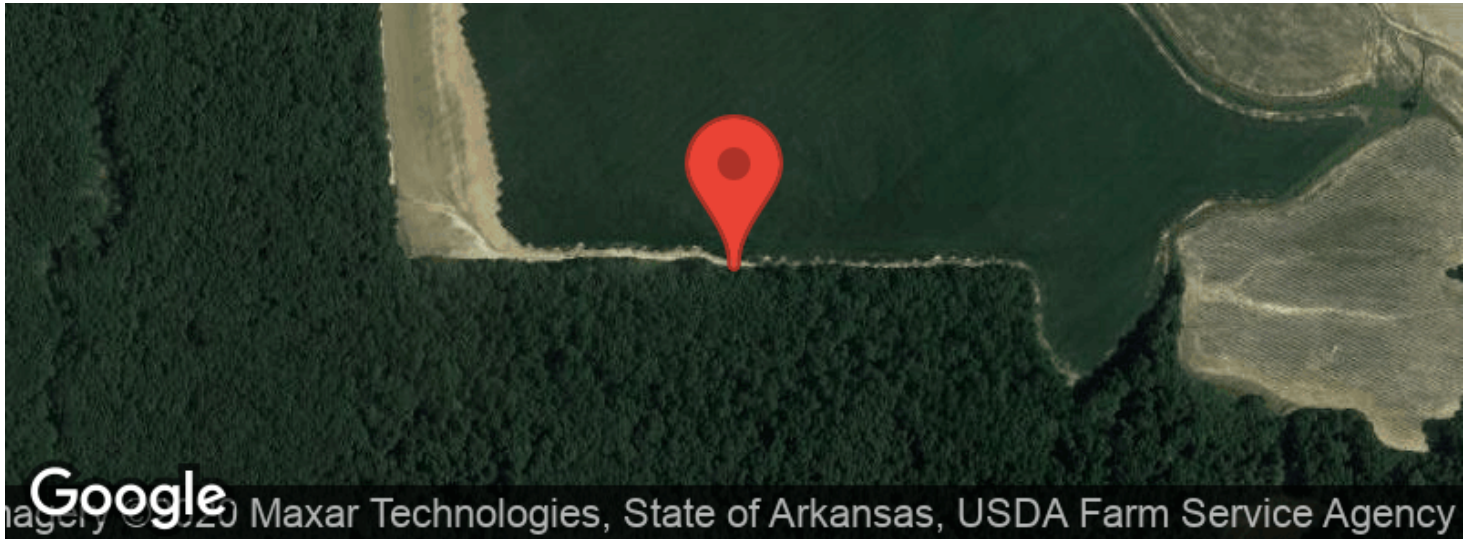
The Crowley's Ridge Foothills
Haynes, AR / Lee County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Searcy, AR, 72143

NOTES



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.



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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