

Burnett Bottoms
000 Woodruff CR 884
Augusta, AR 72006

\$4,040,000
505± Acres
Woodruff County



Burnett 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

35.080338 / -91.44732

Acreage

505

Price

\$4,040,000

Property Website

<https://habitatlandcompany.com/property/burnett-bottoms-woodruff-arkansas/99378/>



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PROPERTY DESCRIPTION

Burnett Bottoms encompasses 505+- acres along the White River, offering a highly functional mix of habitat, water control, and proven hunting success. Rich river-bottom soils, sloughs, and scattered timber create excellent bedding areas and natural movement corridors for wildlife.

The property is equipped with wells and risers, allowing controlled flooding for waterfowl management. Seasonal rises of the White River further enhance the habitat. On January 29, 2026, 55 ducks were harvested, underscoring the property's waterfowl potential. The tract also has a strong history of producing trophy whitetail deer. (See pictures.)

Enrolled in WRE and enhanced with moist soil units, the property is specifically improved for wintering waterfowl habitat. Large adjoining conservation lands help support wildlife populations while limiting hunting pressure.

River-bottom tracts of this size with managed water, consistent duck success, and substantial White River frontage are increasingly scarce. Burnett Bottoms presents a rare opportunity to own a well-developed recreation-driven property.



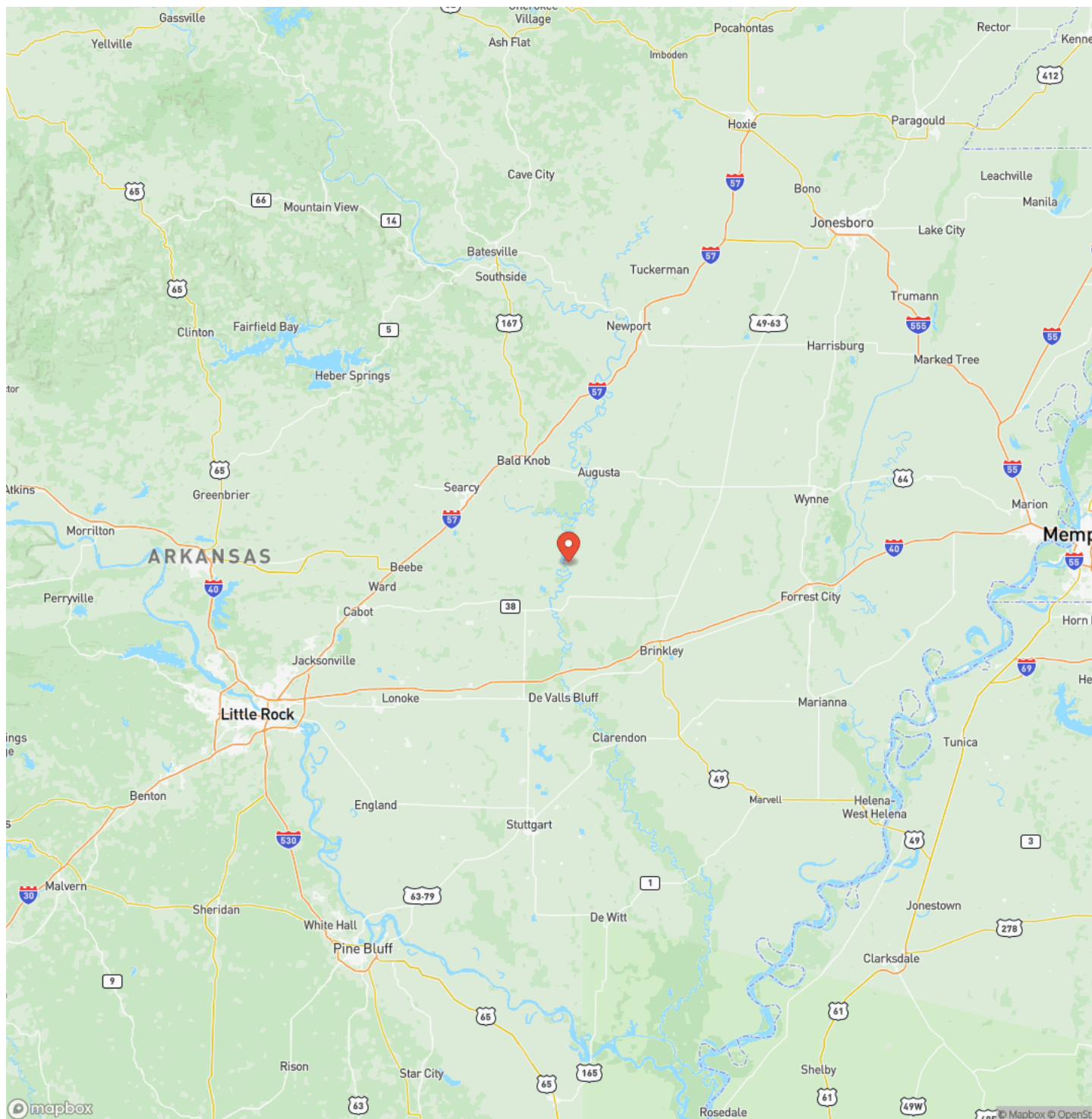
Burnett Bottoms
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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