

The Confluence 485
255 Adrian Mc Lane
Tichnor, AR 72166

\$2,250,000
485± Acres
Arkansas County



The Confluence 485
Tichnor, AR / Arkansas County

SUMMARY

Address

255 Adrian Mc Lane

City, State Zip

Tichnor, AR 72166

County

Arkansas County

Type

Hunting Land, Recreational Land, Residential Property, Riverfront, Timberland

Latitude / Longitude

34.007191 / -91.295433

Taxes (Annually)

2000

Dwelling Square Feet

3564

Bedrooms / Bathrooms

5 / 3

Acreage

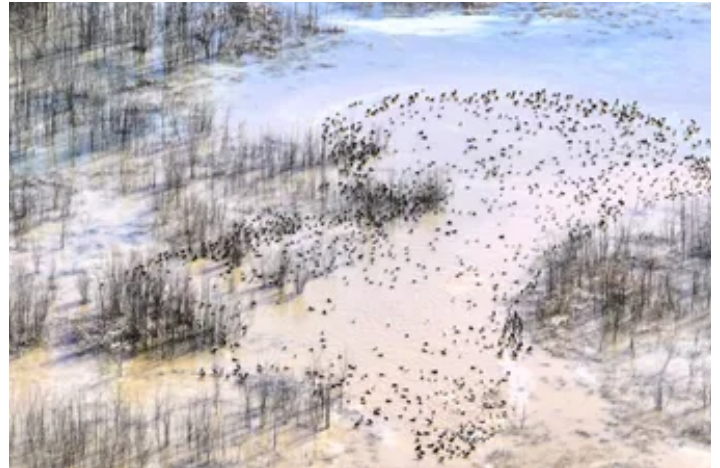
485

Price

\$2,250,000

Property Website

<https://arkansaslandforsale.com/property/the-confluence-485-arkansas-arkansas/75635/>



The Confluence 485

Tichnor, AR / Arkansas County

PROPERTY DESCRIPTION

For Sale: The Confluence 485

Seller harvested over 400 ducks, mostly mallards, in January 2025!!

Nestled near the confluence of the Mississippi, Arkansas, and White Rivers, The Confluence 485 is a rare opportunity for outdoor enthusiasts and hunters. Spanning approximately 485 +/- acres, this property is a haven for wildlife, with exceptional hunting for duck, deer, turkey, hogs, and alligators. The wetland impoundments created by the sellers provide excellent habitat for thousands of wintering ducks each winter. The property is also home to an impressive herd of whitetail deer, frequently sighted in large numbers—sometimes over 100 in a single evening—from an elevated deer blind overlooking the Arkansas River. Additionally, the turkey population has flourished thanks to conservation efforts, and other wildlife, such as squirrels, rabbits, raccoons, and hogs, make this property a true hunter's paradise.

One of the property's highlights is 424 +/- acres are enrolled in the Wetland Reserve Easement. This tract features two waterfowl impoundments with 2.25 miles of levees, custom riser gates, and a well for managing water levels. The land includes 120 +/- acres of mature hardwoods and 146 +/- acres of hardwoods planted in 2018, along with three 20-foot cypress dugout blinds, strategically placed for optimal hunting.

This tract is also home to a stunning Cypress Log Home, built in 2013. Constructed with 8-inch D-Logs from Mississippi, the home boasts cypress tongue-and-groove walls and ceilings, hickory hardwood floors, and ceramic tile. With 3,564 square feet of heated and cooled living space, it includes five bedrooms (six possible), three full bathrooms, granite countertops, and a spacious eat-at bar in the kitchen. Additional features include a large gun safe, a 6-8 person storm shelter, and a chimney flue for optional wood heating. The property has been meticulously maintained, with a new standing seam metal roof installed in 2022 and two HVAC units added in 2015. The home also offers a 288-square-foot screened porch and 864 square feet of decks, providing ample space for relaxation after a day outdoors.

Carefully managed wetland impoundments provide critical habitat for waterfowl and other species, enhancing the property's natural appeal. The land is located just 5.5 miles from the Dale Bumpers White River National Wildlife Refuge, known as the Big Woods, a 160,000-acre conservation area renowned for its bottomland hardwood forests and quality habitat for ducks and other wildlife. Only 4.5 miles away is the Trusten Holder Wildlife Management Area, offering some of the best opportunities in Arkansas to harvest trophy whitetail deer. With access to the Arkansas, White, and Mississippi Rivers just minutes away, the property is ideally located for fishing, hunting, and exploring the surrounding oxbows, lakes, ponds, sloughs, and swamps.

The closest towns and cities are DeWitt (28 miles), Stuttgart (54 miles), Little Rock (109 miles), and Memphis (143 miles).

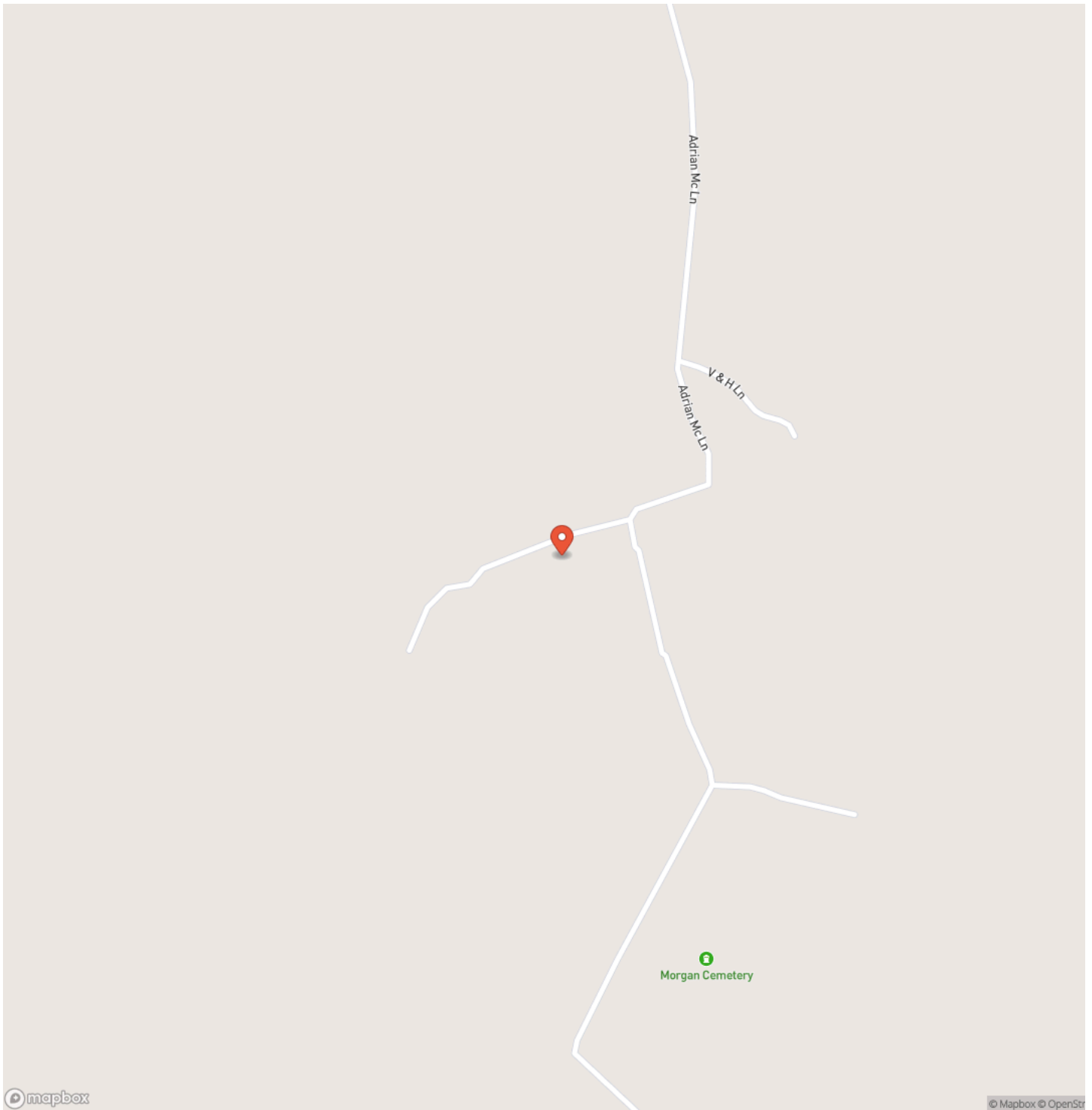
Whether you're seeking a private retreat, a hunting lodge, or an investment in conservation and outdoor recreation, the Confluence 485 offers an unparalleled opportunity. With its rich diversity of wildlife, expertly managed land, and luxurious accommodations, this property is truly one of a kind. For more information or to schedule a showing, contact Robert Eason today at [501-416-6923](tel:501-416-6923).



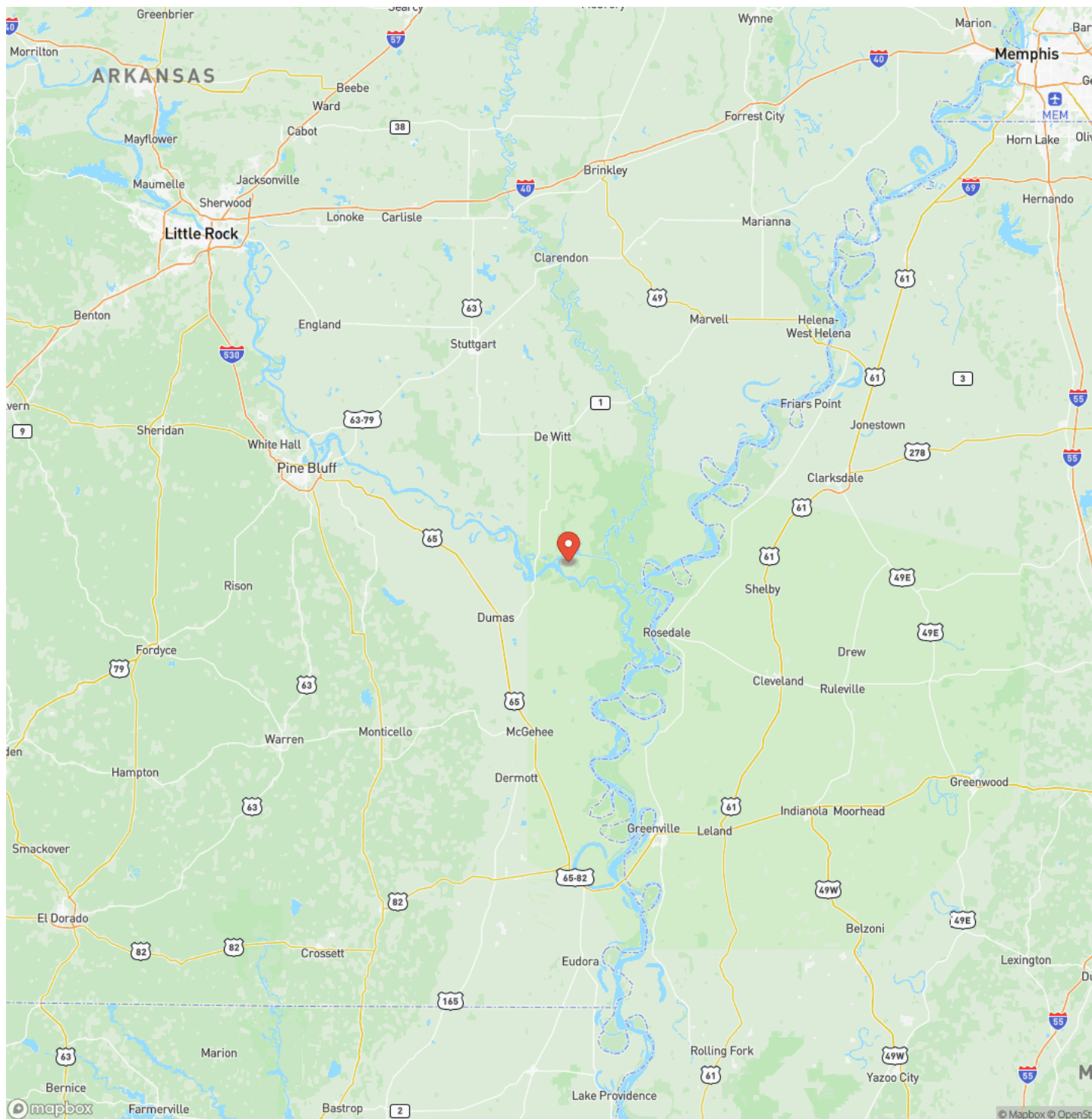
The Confluence 485
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Locator Map



Locator Map



Satellite Map



The Confluence 485
Tichnor, AR / Arkansas County

LISTING REPRESENTATIVE

For more information contact:



Representative

Robert Eason

Mobile

(501) 416-6923

Office

(501) 604-4565

Email

robert@arkansas.land

Address

2024 North Main Street

City / State / Zip

NOTES

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ArkansasLandForSale.com

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