

2025

# THE BECKWOOD MANOR



**198+/- ACRES | RECREATIONAL LAND | DEWITT, AR**



# PROPERTY SUMMARY

The information contained herein is from sources Arkansas Land Company considers reliable, however does not guarantee the accuracy, completeness, or sufficiency of this information. Arkansas Land Company is the exclusive listing agent for the owner but does not assume, and hereby expressly disclaims any responsibility for the future operating and investment results of the property. Buyers are encouraged to inspect the property and consult such experts to verify the accuracy of all information within this brochure. This offering is subject to prior sale, and it may be withdrawn from the market without advance notice.

## TYPE :

Farms, Hunting Land, Recreational Land

## HOME DETAILS

Beds: 5

Full Baths: 4

Architecture Style: Shotgun

Appliances: Refrigerator

Utilities: Electricity Connected

## REAL ESTATE TAXES

\$1,095 annually

## ACREAGE

198.95

## LAND INFO

Wildlife: Dove, Ducks, Geese, Whitetail Deer

Recreation: ATV Trails, Fishing

Water Access: Creek, Pond, Waterfront

Improvements: Irrigation System,  
Mobile Home, Shed, Well

Soil: Silt Loam

Crops: Rice, Soybean

Road Type: Gravel

Road Frontage: County Road

Vegetation: Crop(s), Partially Wooded

Current Use: Agricultural, Hunting,  
Recreational, Row Crops





## LOCATION/ACCESS :

- 293 E Sidney Noble Ln  
DeWitt, AR 72042
- Stuttgart (34 miles)
- Little Rock (92 miles)
- Memphis (109 miles)

## IRRIGATION :

- Irrigation well
- Relift system

## DOCUMENTATION

- [USDA Form FSA-156EZ](#)

## LISTED PRICE

\$1,150,000



## PROPERTY DETAIL DESCRIPTION

Beckwood Manor is a 198.95-acre property in eastern Arkansas County, just north of Ethel, AR. This diverse tract features tillable farmland, a reservoir, mature hardwoods, and a pine plantation, making it an exceptional property for both agriculture and recreation. Situated on Sidney Noble Lane, the property offers excellent year-round access, with water and electricity available at the camp area near the road. The 70+/- acres of farmland are currently leased to a local farmer for \$7,000 annually, providing a steady income stream. An irrigation well and relift system from the reservoir ensure a reliable water source for both crop irrigation and waterfowl habitat management.

A true sportsman's paradise, Beckwood Manor offers premier duck and goose hunting with the ability to hold approximately 80 acres of permanent and seasonal water. The property is equipped with a pit and multiple blinds, strategically placed to maximize hunting opportunities. In addition to waterfowl, the mature hardwoods and pine stands provide excellent habitat for deer and other wildlife, making it a year-round hunting destination. Located just a short drive from Stuttgart, AR—widely known as the "Duck Hunting Capital of the World"—Beckwood Manor sits in the heart of one of the country's most sought-after waterfowl migration routes. The region's abundant migratory bird population and world-class hunting opportunities make this property ideal for avid hunters.

For those looking to expand their outdoor pursuits, Beckwood Manor is conveniently located near several premier public hunting areas. The White River National Wildlife Refuge is one of the most well-known public hunting areas in the region, offering prime duck, deer, and small game hunting, as well as fishing and boating opportunities. Additionally, Bayou Meto Wildlife Management Area provides a world-class duck hunting destination, attracting thousands of migrating waterfowl each season.

The camp area, located on the east side of the property, includes two older mobile homes connected by a breezeway. With five bedrooms and four bathrooms, it provides ample space for weekend getaways, hunting trips, or extended stays.

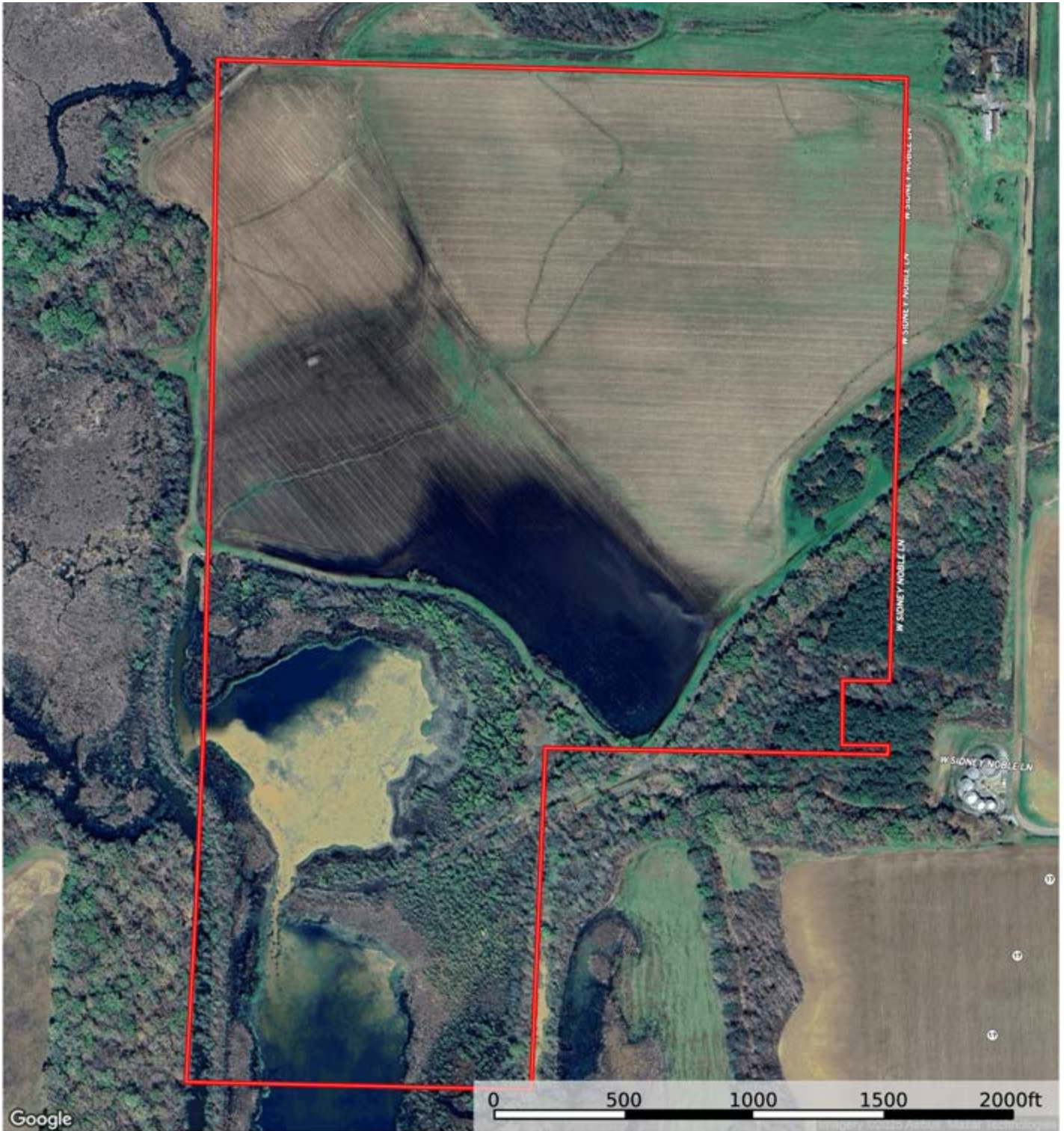
Don't miss the opportunity to own this unique and highly desirable property. To schedule a private tour of Beckwood Manor, contact Robert Eason today.

*Check out the  
listing on our site!*



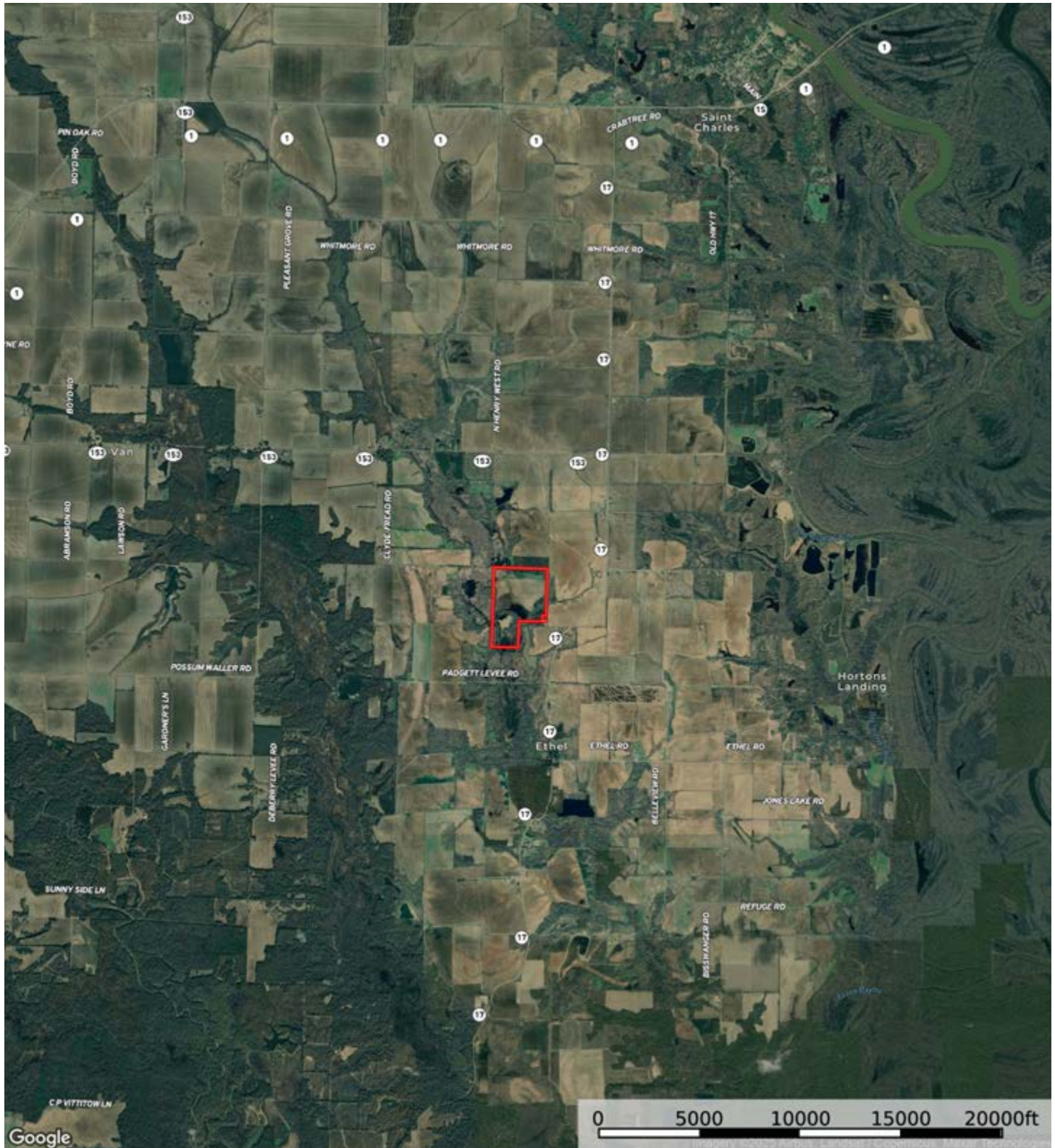


# AERIAL MAP



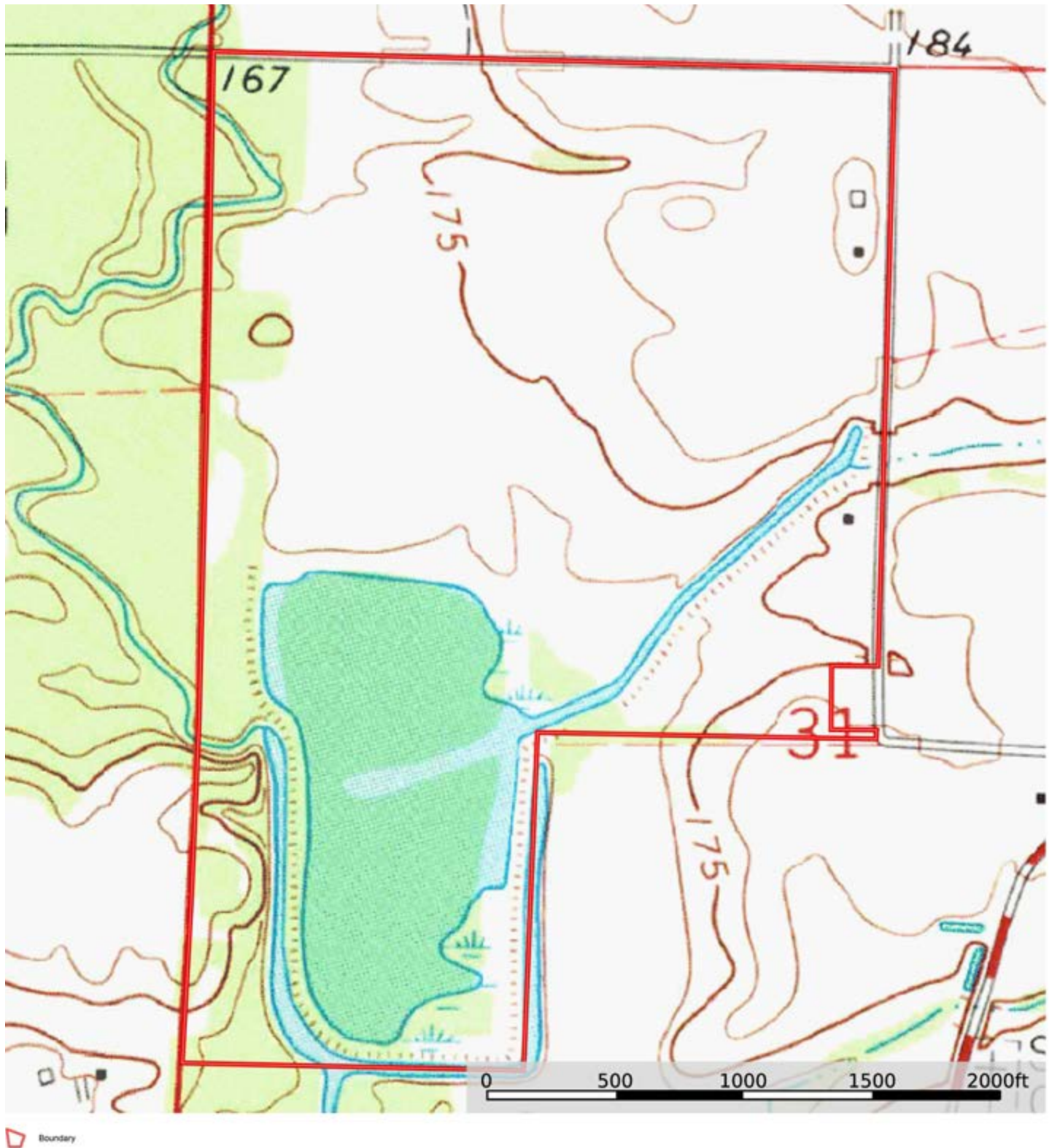


# LOCATION MAP

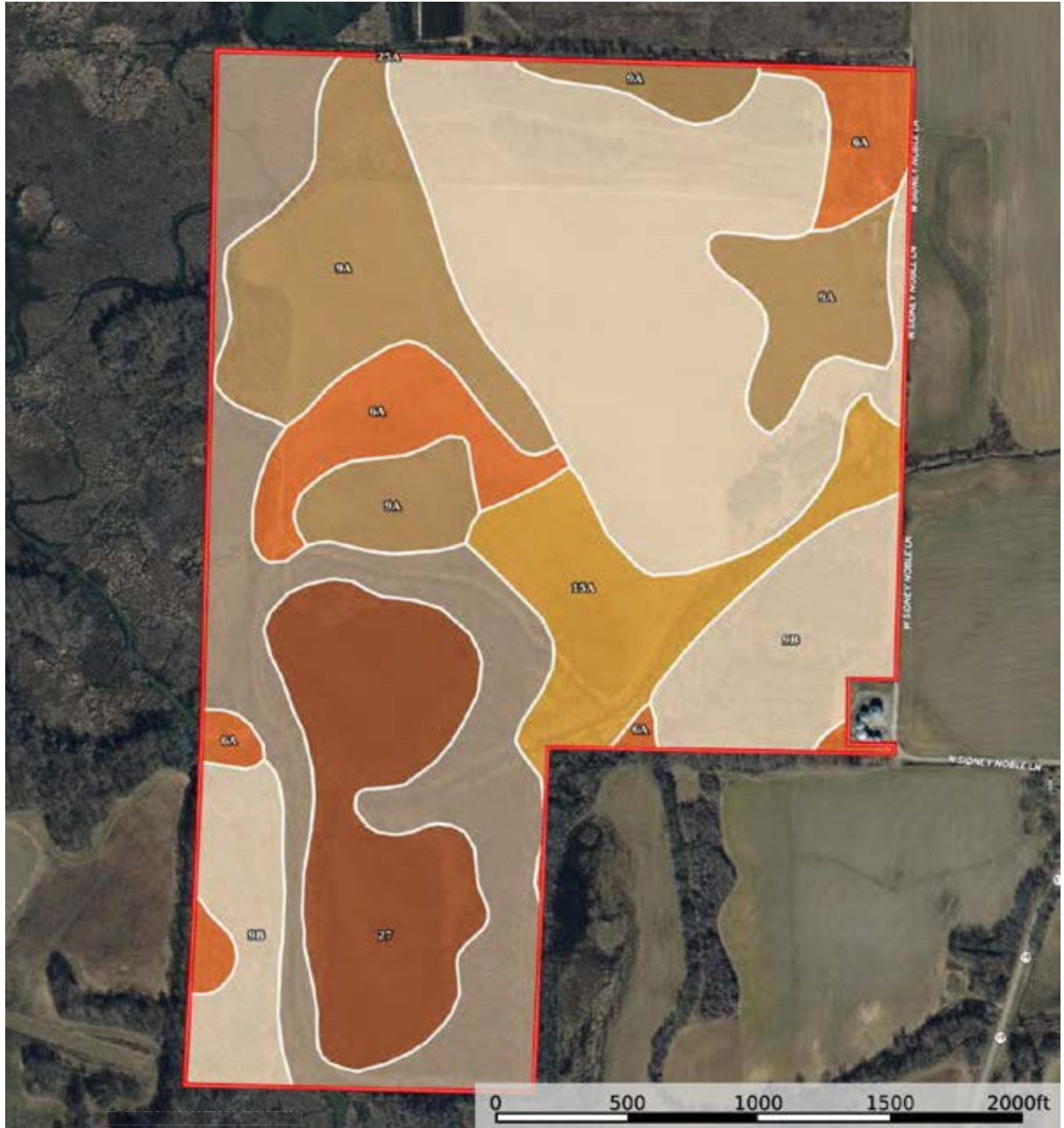




# TOPOGRAPHICAL MAP



# SOILS MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
9B	Immanuel silt loam, 1 to 3 percent slopes	72.48	36.42	0	83	2e
25A	Tichnor silt loam, ponded, 0 to 1 percent slopes, frequently flooded	35.52	17.85	0	15	7w
9A	Immanuel silt loam, 0 to 1 percent slopes	35.5	17.84	0	82	2w
27	Water	23.73	11.92	0	-	8
6A	Ethel silt loam, 0 to 1 percent slopes	16.03	8.06	0	74	3w
15A	Oaklimeter silt loam, 0 to 1 percent slopes, occasionally flooded	15.73	7.9	0	84	2w
TOTALS		198.99(*)	100%	-	60.14	3.69



# USDA FIELD MAP



United States  
Department of  
Agriculture

Arkansas County, Arkansas



## Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

## Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Imagery Year: 2023

2025 Program Year

Map Created March 18, 2025

Farm 2342

Tract 1719

Tract Cropland Total: 97.98 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).







# PROPERTY IMAGES











*CLICK ON THE IMAGE FOR INTERACTIVE MAP OF THE PROPERTY*



*CLICK ON THE IMAGE TO WATCH A SHORT VIDEO ABOUT THE PROPERTY*



## AGENT INFORMATION



ROBERT EASON

### PRINCIPAL BROKER & OWNER

Mobile (501) 416-6923  
Robert@Arkansas.Land

Please contact Robert to schedule  
a private tour of this property.

*Broker must be present at all showings.*

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IN ARKANSAS  
& MISSISSIPPI



## WHO WE ARE

At Arkansas Land Company, we bring deep roots and real expertise to the land we know best. Since 2005, we've connected farmers, hunters, and investors with exceptional properties across Arkansas. Whether it's a family farm, timberland in the Ozarks, or Delta hunting ground, we understand the value of each acre—because we've walked it ourselves.

Our team combines decades of hands-on experience with strategic insights to help you buy, sell, or manage your land with confidence. As landowners, hunters, and professionals, we offer more than real estate services—we offer partnership, stewardship, and results.





## WHAT SETS US APART

**DEEP MARKET KNOWLEDGE:** From local crops to regional wildlife, our expertise spans every aspect of Arkansas land.

**TOP-NOTCH MARKETING:** Professional photography, drone imagery, and targeted campaigns bring your property to the right audience.

**TRANSPARENT COMMUNICATION:** Clear, honest updates so you're informed every step of the way.

**BEYOND THE SALE:** Whether it's management plans or new opportunities, we're here for you long after the deal closes.

## OUR SERVICES

### LAND SALES & INVESTMENTS

- **FARM PROPERTIES:** Family farms, investment grade cropland, heritage farms, and high-yield acreage tailored to your needs.
- **RECREATIONAL LAND:** Premier hunting grounds, waterfront retreats, and timber properties in the most sought-after regions.
- **STRATEGIC INVESTMENTS:** Insightful guidance on buying land as an asset, ensuring strong returns and long-term value.

### LAND & FARM MANAGEMENT

- From improving ROI to enhancing wildlife habitats, we help landowners unlock the full potential of their properties.
- Farm Management: Lease reviews, crop marketing, accounting, and income reporting.
- Wildlife Management: Customized plans, conservation program enrollment, and habitat enhancements.
- Hunting Lease Management: Global marketing of leases, operations oversight, and lease negotiations.
- Mapping Solutions: Precision-driven property mapping using advanced tools for valuation and planning.



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2024 NORTH MAIN ST  
NO. LITTLE ROCK, ARK

501-604-4565

