

590 +/- Acres on Cadron Creek  
307 Cadron Creek Road  
Plumerville, AR 72127

**\$2,655,000**  
590± Acres  
Conway County





**590 +/- Acres on Cadron Creek**  
**Plumerville, AR / Conway County**

---

**SUMMARY**

**Address**

307 Cadron Creek Road

**City, State Zip**

Plumerville, AR 72127

**County**

Conway County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

35.14523 / -92.518607

**Taxes (Annually)**

1581

**Dwelling Square Feet**

1050

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

590

**Price**

\$2,655,000

**Property Website**

<https://arkansaslandforsale.com/property/590-acres-on-cadron-creek-conway-arkansas/79168/>



## 590 +/- Acres on Cadron Creek Plumerville, AR / Conway County

---

### **PROPERTY DESCRIPTION**

Cadron Six Farms is a truly unique opportunity to enjoy duck, deer, and turkey hunting all within minutes of Central Arkansas. It is located just outside of Conway, on the Conway and Faulkner County line. It sits at the end of a dead-end road giving you all the privacy you hope for when buying a large farm. If you live in or near Conway, this tract basically sits in your "backyard." For anyone traveling to the property from further away, it is conveniently accessed off of Interstate 40 at the Meniffee exit. The property consists of 590 +/- total acres with approximately 517 acres enrolled in the Wetland Reserve Easement (WRE) program and 73 +/- acres that was left unencumbered for you to build a lodge and manage however you prefer. The WRE acres are very well setup and capable of holding strong duck numbers as you can see in the pictures and videos. There is a relief in Cadron Creek that is connected to underground pipe capable of flooding the roughly 112 +/- acres of moist-soil impoundments at will. The waterfowl hunting will only continue to get better as the trees around the units grow and especially if a new landowner manages the moist-soil units for native food production in conjunction with planting grain crops in strategic locations. The turkey and deer hunting on this farm have been great over the years and similar to the waterfowl hunting, will only continue to improve as the trees and native habitat mature and are managed over time.

There is an existing cabin on the property that many may choose to remodel or replace, but it can certainly be used as a hunting camp in the short-term. Both Meniffee public water and electric are on site. Behind the existing camp is large hill that rises over 200' above the Cadron bottoms providing an incredible view whether you just want a place to sit and enjoy the quiet or a place to build a new lodge overlooking your whole farm.

At the end of Cadron Creek Road you arrive at the gated entrance to the shop which provides great storage for tractors, equipment, boats, ATV's, and hunting gear. While the property is certainly contiguous, there is a small drainage that cuts through the property between the cabin and the shop making the gated access the primary, easiest entrance to the farm South of the power lines. The trails and road systems throughout the farm make access easy whether you're going to the bottoms for a duck hunt or the hills and higher ground for a turkey hunt.

In addition to the abundant hunting opportunities, this property is a year-round paradise due to the fishing access in Cadron Creek. Fortunately, with a property this versatile that offers doves and deer in September followed by waterfowl throughout the Winter and gobbling turkeys through May, you basically only have June, July, and August in which there are no open hunting seasons. In addition to the Summer fishing, the trails that provide great hunting access also provide kids, family, and friends the opportunity to enjoy the farm throughout the warmer months. If you're tied to the land and enjoy making it better each year like we do on our farms, you will enjoy the food plot and maintenance "work" in the Summer nearly as much as the hunting in the Fall and Winter.

While I could go on and on in writing about the property, you simply need to schedule a showing if this type of property is what you have been looking for in this area. I can assure you that with the ease of access in conjunction with the year-round recreational opportunities you will be hard pressed to find a better option among current listings anywhere nearby. Sellers do not own and cannot convey mineral rights. No personal property to convey to the buyer. To schedule a showing contact Kevin Keen at [\(870\)215-1185](tel:8702151185).





590 +/- Acres on Cadron Creek  
Plumerville, AR / Conway County

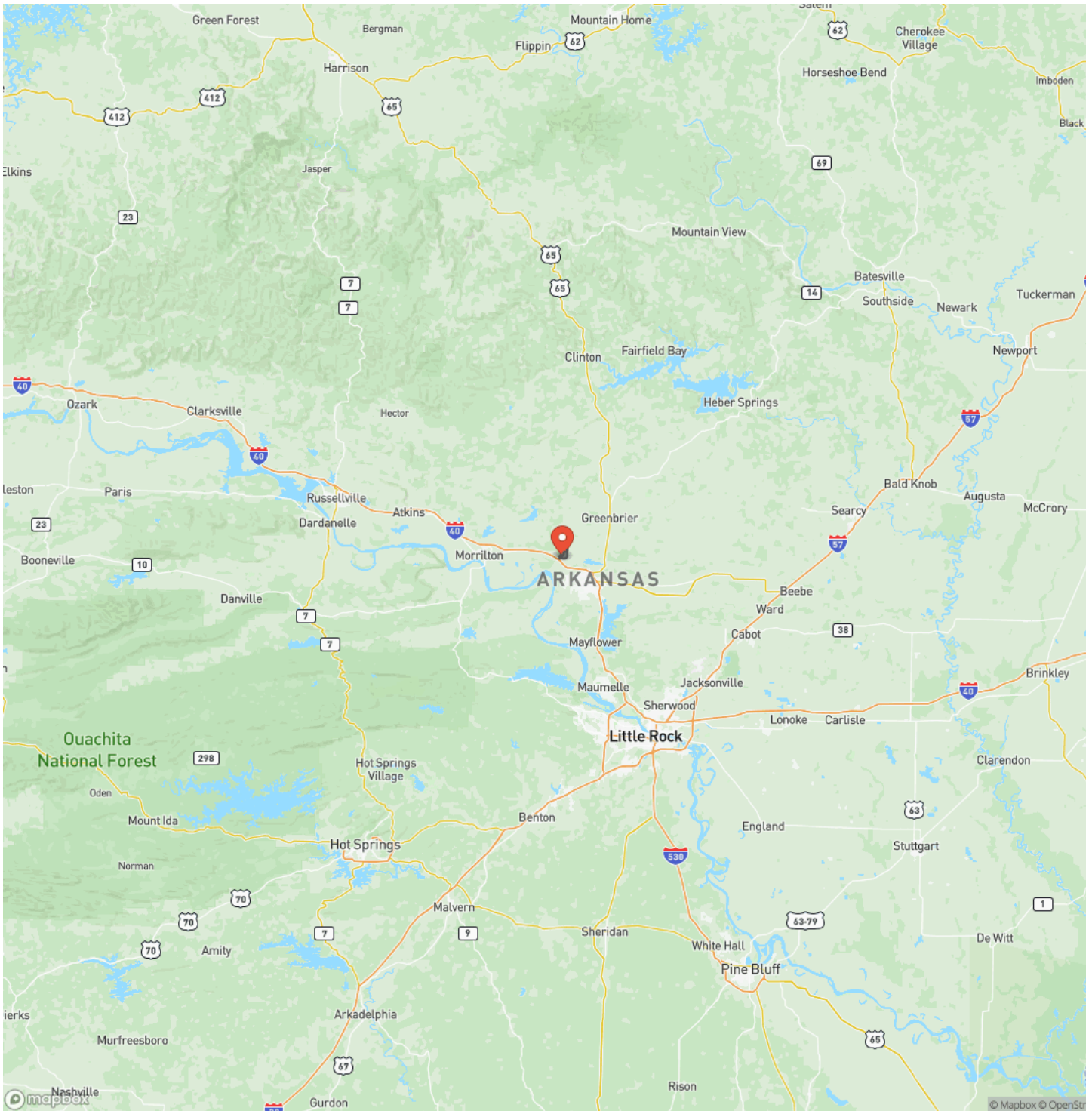


## Locator Map





## Locator Map

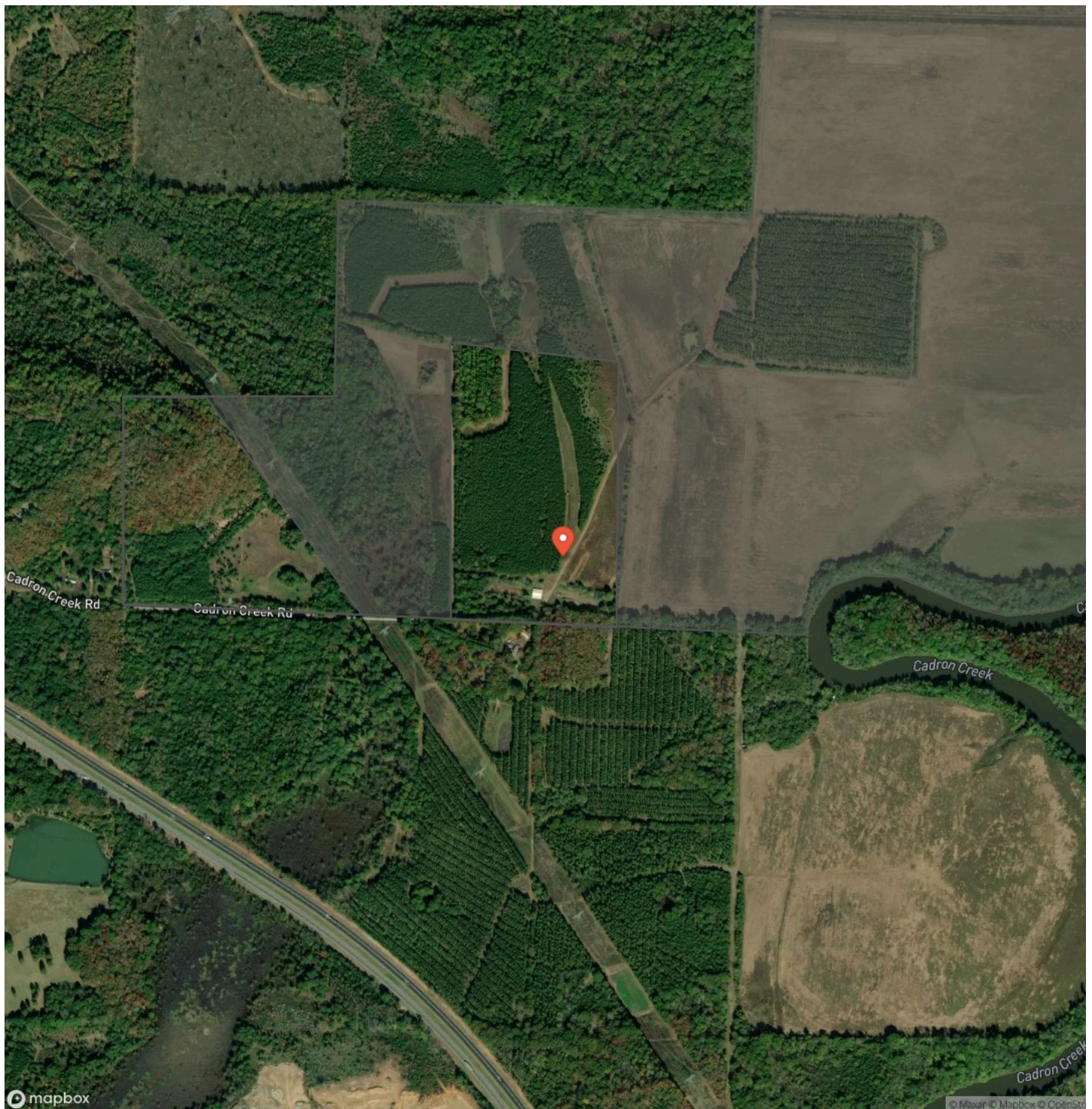




590 +/- Acres on Cadron Creek  
Plumerville, AR / Conway County

---

## Satellite Map



**590 +/- Acres on Cadron Creek  
Plumerville, AR / Conway County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Kevin Keen

## Mobile

(870) 215-1185

## Email

kevin@arkansas.land

### Address

2024 North Main Street

## City / State / Zip

## NOTES

[illegible]

**MORE INFO ONLINE:**

**ArkansasLandForSale.com**



## This image shows a single sheet of white paper with horizontal blue 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.

**ArkansasLandForSale.com**

## **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.





---

**Arkansas Land Company**  
2024 North Main Street  
North Little Rock, AR 72114  
(501) 604-4565  
[ArkansasLandForSale.com](http://ArkansasLandForSale.com)

---

