

**Price Improvement! McCrory Flooded Timber & Lodge**  
329 Woodruff 645  
Mccrory, AR 72101

**\$1,050,000**  
113.490± Acres  
Woodruff County



**Price Improvement! McCrory Flooded Timber & Lodge  
Mccrory, AR / Woodruff County**

**SUMMARY**

**Address**

329 Woodruff 645

**City, State Zip**

Mccrory, AR 72101

**County**

Woodruff County

**Type**

Hunting Land

**Latitude / Longitude**

35.218298 / -91.184806

**Taxes (Annually)**

490

**Dwelling Square Feet**

1125

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

113.490

**Price**

\$1,050,000

**Property Website**

<https://arkansaslandforsale.com/property/price-improvement-mccrory-flooded-timber-lodge-woodruff-arkansas/51455/>



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### **PROPERTY DESCRIPTION**

If you are looking for a duck property and lodge anywhere in the \$1 million - \$2 million range there is not another option on the market I'm aware of that competes with the attributes of this offering. This 113.49 surveyed acres is located just South of McCrory, Arkansas placing you between the Cache River and Bayou DeView and in the area of some of the states' most renowned clubs such as Coca-Cola and Strait Lake. This tract has a fully renovated lodge, flooded timber, plus both field and old fish ponds for combinations of crop and moist-soil management for waterfowl food sources. The 3 bed, 1 bath lodge has just been completely renovated and it's evident the sellers spared no expense. From the dark, leathered granite countertops, tile shower, new HVAC, new windows, new roof, new flooring, new appliances, and heated/cooled mudroom you will be hardpressed to find one done better. Just behind the lodge is 78 +/- acres of flooded green timber that contains varying habitats from Willow Oak flats to a Black Willow slough that runs through the middle of the timber. North of the timber is both tillabe farmland and an old fish pond system that is managed for duck food. The ponds have multiple risers that feed from the well (power unit is owned and conveys) to independent ponds making it convenient to grow different crops in each pond and irrigate as needed along with being able to stagger flood your food, not to mention being able to keep open water during deep freeze periods. In addition to the conveying acreage is a 450 +/- acre lease that joins the timber on the South. While you could certainly hunt the fields, the current owners have only used as a rest area to hold ducks for hunting in the timber. For more information and to schedule a private tour, contact Kevin Keen at (870)215-1185.

**MORE INFO ONLINE:**

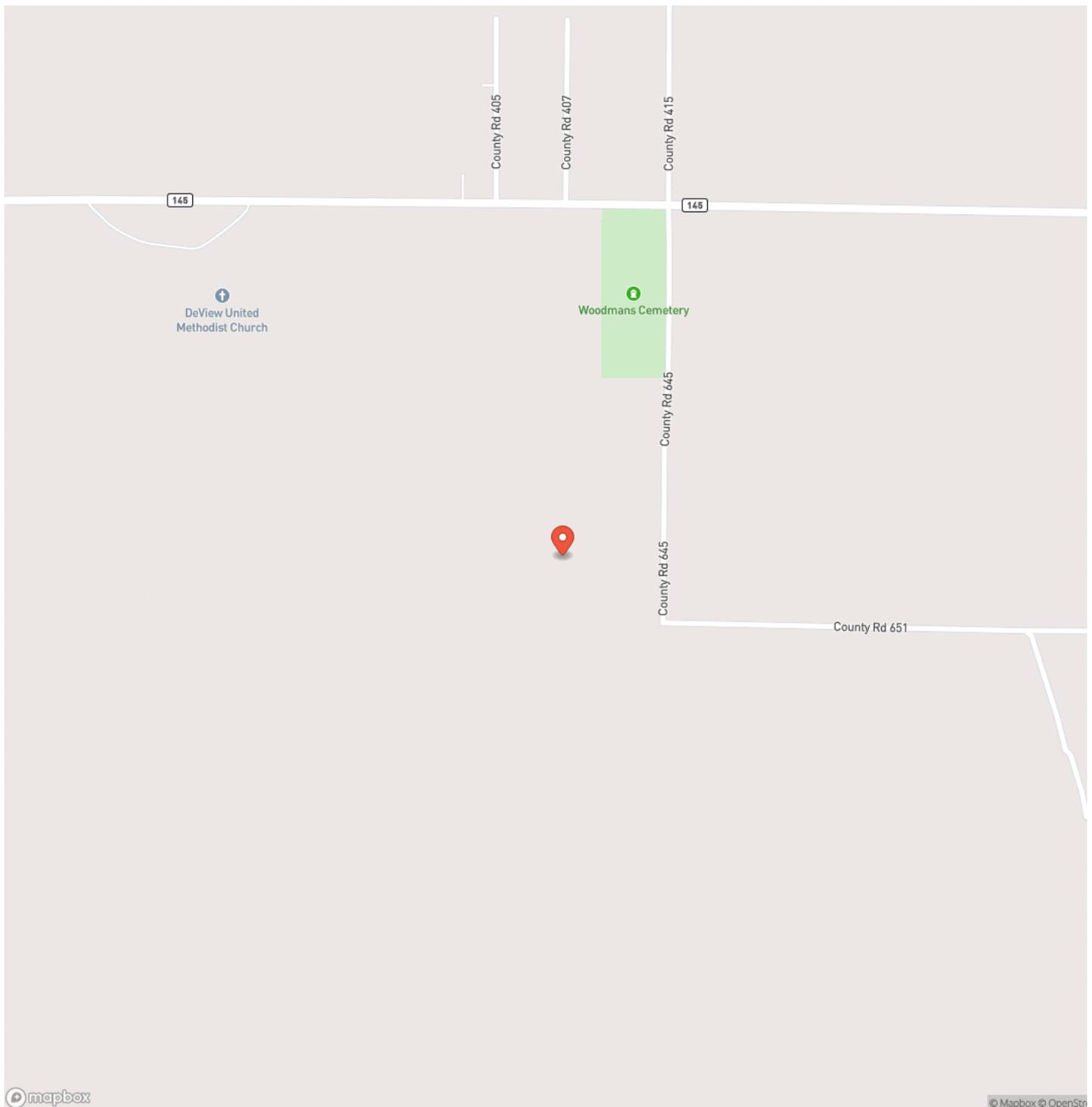
**[ArkansasLandForSale.com](http://ArkansasLandForSale.com)**



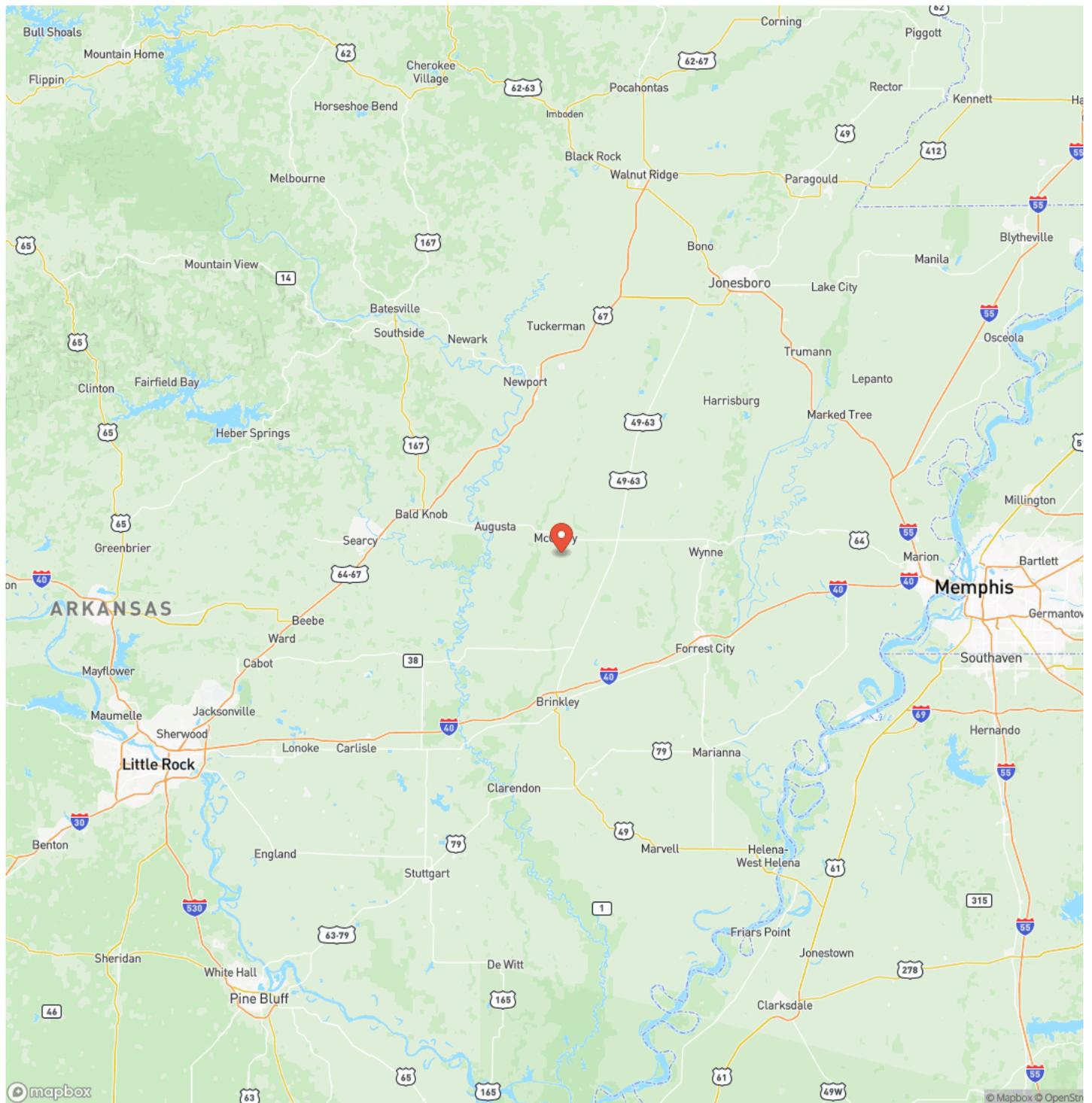
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**McCrory, AR / Woodruff County**



## Locator Map



## Locator Map



## Satellite Map







## **DISCLAIMERS**

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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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