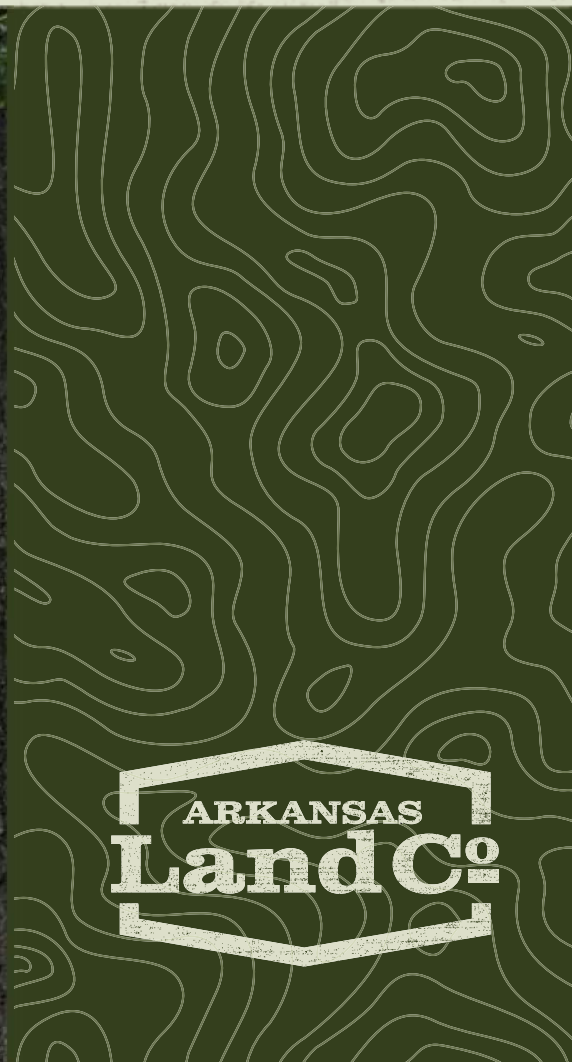


2025

CACHE BOTTOMS



489+/- ACRES | RECREATIONAL LAND | BISCOE, 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 This offering is subject to prior sale, and it may be withdrawn from the market without advance notice.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

LISTED PRICE

\$8,975,000

REAL ESTATE TAXES

\$1,972 annually

ACREAGE

489 +/-

IRRIGATION

3 wells (2 electric, 1 turbine)

LOCATION/ACCESS :

- 00 Highway 70
Biscoe, AR 72017
- Stuttgart (28 miles)
- Little Rock (54 miles)
- Memphis (86 miles)

PROPERTY VIDEO & INTERACTIVE MAP



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



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

PROPERTY DETAIL DESCRIPTION

Properties along the Cache River have been very few and far between for many years and this offering is not a random piece that will leave you wondering if mallards will come through the trees the way you have always dreamed. This 489.48 surveyed acre tract is located off of Highway 70 just West of Brinkley in the absolute center of the Arkansas waterfowl flyway. There is a 50' easement that leads you to a gravel parking lot at the NW corner where you can launch a boat using the existing gravel launch and boat ditch or take off on a side by side utilizing the interior road system. It is already setup with 3 wells (2 electric and 1 turbine) along with all the infrastructure needed to flood the woods and fields.

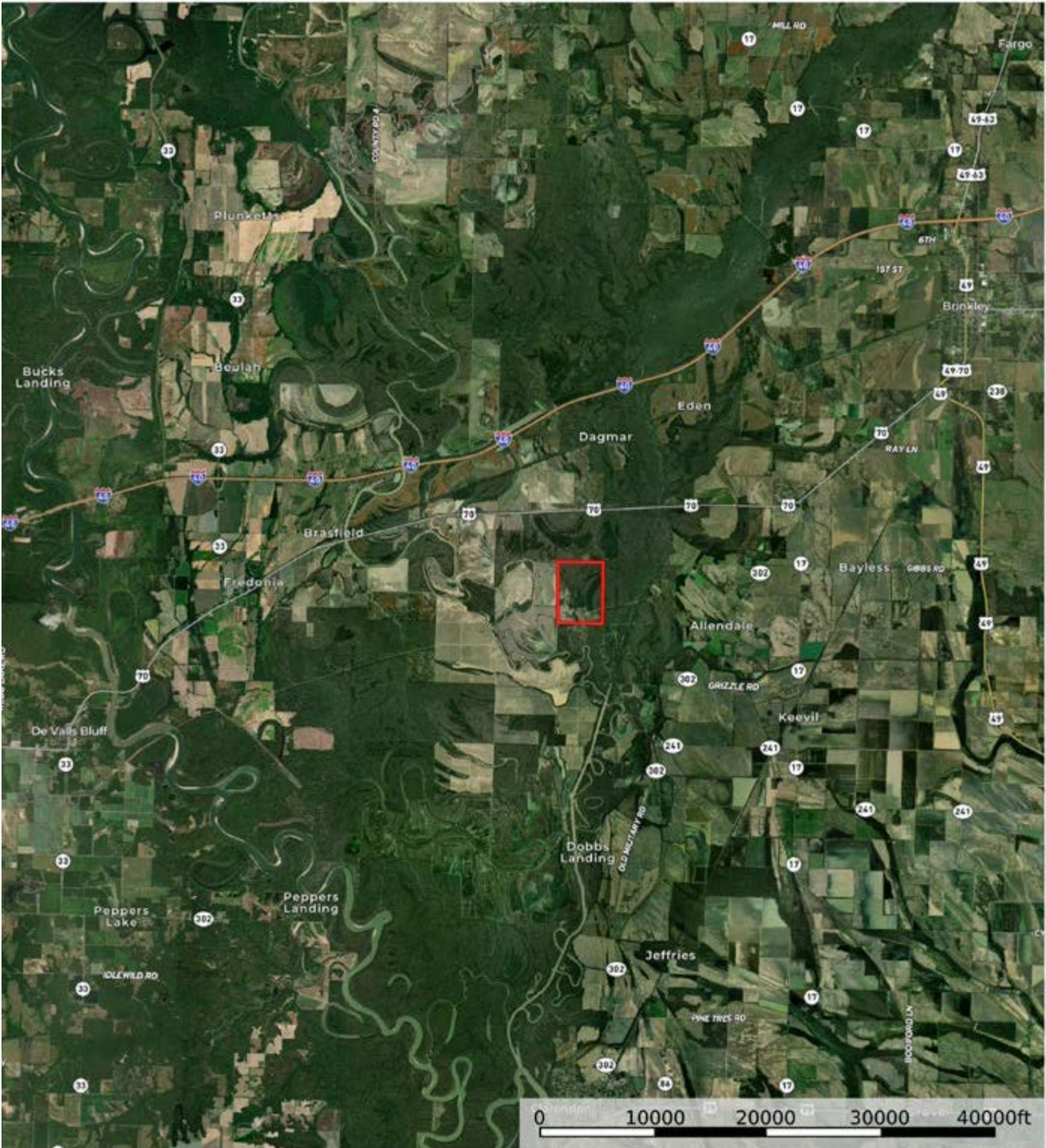
It is not often that I have been able to hunt the tracts I am selling, but this is one very fortunate case where I know how good the hunting is because I have lived "the good ol days" on this property in years past. I will never forget the first time I was on it and flushed a huge raft of mallards on the southern end of the timber thinking "well that was cool, but there they all went" just for the same thing to happen two more times on the same visit. We were riding a UTV through the woods watching them circle back and then fade off working back to the South as we unknowingly continued on to the other two rafts towards the North.

One very unique thing about this tract is ideal terrain. While you may not be able to flood boundary to boundary by pump, the benefits are two-fold. Number one, the slight ridges provide just enough elevation where red oak timber that produces acorns a duck can actually feed on thrive. The number of willow oaks, pin oaks, and other red oaks that are on the ridges throughout the property is impressive. That component is not often seen this day in time where so many oak flats have converted to overcup oak which provide cover, loafing habitat and some invertebrates, but no usable mast production. However, when the Cache gets high and out of its' bank these ridges go under providing fresh food for ducks not only in the form of acorns but also fresh access to aquatic invertebrates. The elevation changes in the field system provide similar benefits where you can plant food at different elevations so the ducks have fresh habitat as the river level changes. Another unique feature that can't be overlooked is the fact that the fields are strategically on two sides of the timber. The second benefit of the small elevation change is having a place to stand when the river is high without a requirement to build multiple blinds because the water is too deep to stand. While a high water blind or two may not be a terrible idea for extreme conditions or taking kids, you will be able to stand by a tree for many more days than if the tract were all a low flat. When the Brasfield gauge is around 25.5 almost the entire tract is flooded. The only observed dry portion at that level is the very North end of the field system which would make an excellent lodge site and allow you to overlook your waterfowl food plots in the evenings as you enjoy dinner and a fire. Electricity is already at the the parking area to service the two electric wells so getting it to this area of the property for a lodge would only be a short run. Or you could simply build at the parking lot where the electric is already accessible, if a lodge is a requirement for you. For more information on this tried and true Arkansas flooded timber offering contact broker Kevin Keen at (870)215-1185.

Check out the listing on our site!



LOCATION MAP

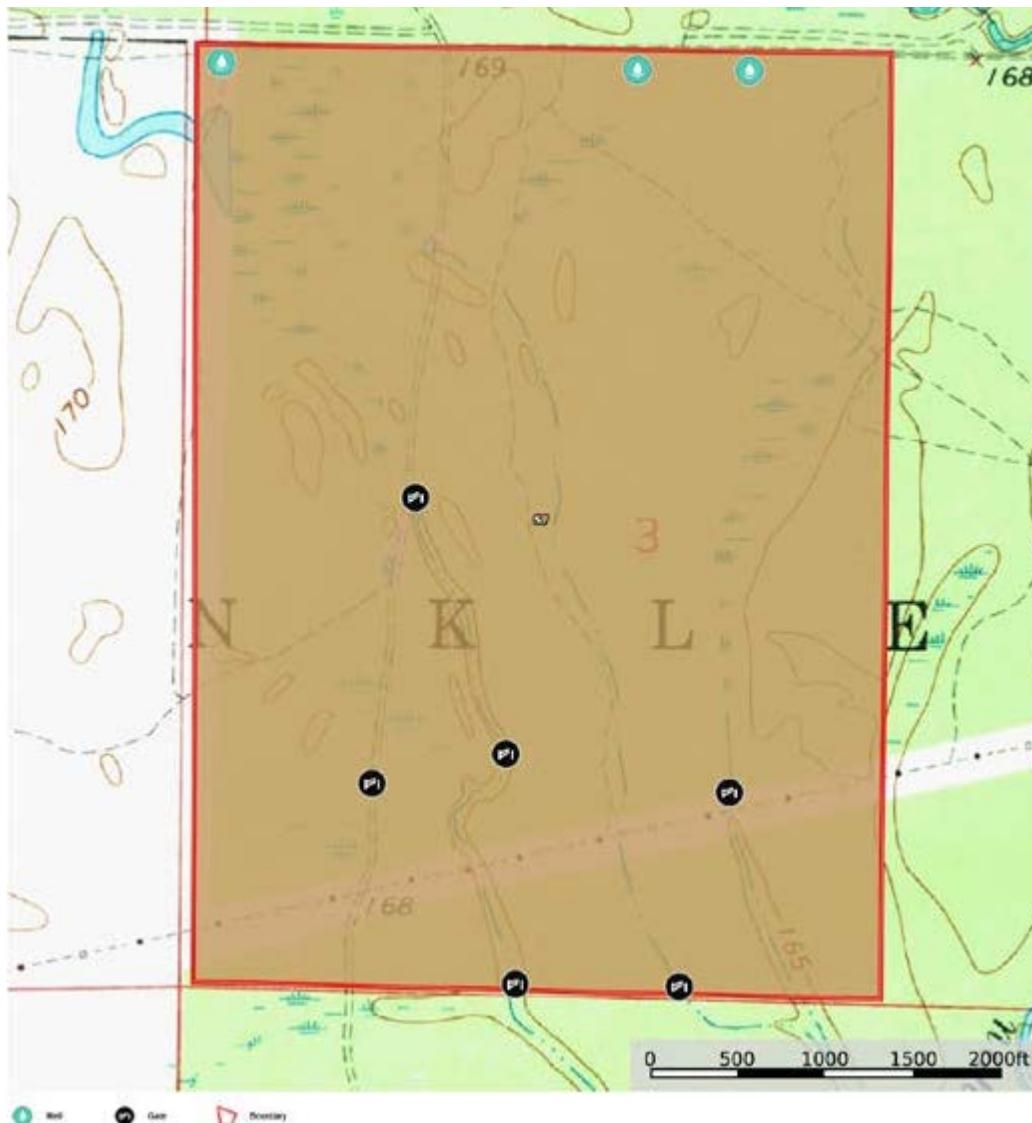


Boundary

AERIAL MAP



SOILS MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SF	Sharkey soils, 0 to 1 percent slopes, frequently flooded	489.74	100	0	18	4w
TOTALS		489.74(*)	100%	-	18.0	4

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Very Intense	•	•	•	•	•	•	•	•

PROPERTY IMAGES





AGENT INFORMATION



KEVIN KEEN

EXECUTIVE BROKER & WILDLIFE BIOLOGIST

Mobile (870) 215-1185

Kevin@Arkansas.Land

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

Broker must be present at all showings.

LICENSED
IN ARKANSAS



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

