

**Holly Grove Duck Club & Cabin**  
14304 Hwy 86  
Holly Grove, AR 72069

**\$1,669,325**  
190.780± Acres  
Monroe County



**Holly Grove Duck Club & Cabin**  
**Holly Grove, AR / Monroe County**

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**SUMMARY**

**Address**

14304 Hwy 86

**City, State Zip**

Holly Grove, AR 72069

**County**

Monroe County

**Type**

Recreational Land, Hunting Land

**Taxes (Annually)**

712

**Dwelling Square Feet**

960

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

190.780

**Price**

\$1,669,325

**Property Website**

<https://arkansaslandforsale.com/property/holly-grove-duck-club-cabin-monroe-arkansas/52307/>



**MORE INFO ONLINE:**

**ArkansasLandForSale.com**





**PROPERTY DESCRIPTION**

PRICE ADJUSTMENT! This 190 +/- acres is as diverse as you will find in the Arkansas Delta and has been intensively managed to provide quality, consistent hunting. This property is located just East of Holly Grove near the Pine City community and directly joins two very well known clubs, Big Slash and Gurassic Park which both manage intensively for waterfowl. In addition to these clubs, you're only a few miles East of the White River Refuge and the 100,000+ acres of habitat that it provides to wintering waterfowl. This tract speaks for itself just by scrolling through the pictures and videos to see many successful duck hunts and pictures of trophy deer which have rarely been hunted. This offering consists of 2 parcels, a 150 +/- acre tract & a 40 +/- acre tract, which allows you to bounce around to minimize waterfowl pressure. In addition to being in 2 tracts, the 150 ML block lays such that you can strategically hunt multiple spots while minimally impacting the remainder of the farm. There are plenty of areas to hunt flooded timber, willow slash, and pumped fields that are used for growing food and hunting during freezes. There is an electric submersible well at the highway used to pump the impoundments on the larger block while the willow slash will flood later in the season from rainfall. The 40 ML block is impounded and has been flooded using the neighbors well with no issue. There are 27 acres of CRP paying approximately \$3,000/year which generally covers the pumping costs. Yes, you will see pine in plenty of the pictures. This particular area of the delta hosts pine that is well adapted to low, wet soils and have even been coined the "Lost Pines of Arkansas." To read about these uniquely adapted pine, follow the link (<https://www.arkansasheritage.com/arkansas-natural-heritage/naturalareas/find-a-natural-area/pine-city-natural-areage.com>) to read more. There is a 960 ft<sup>2</sup> house that conveys in the sale and joins the southern tract. It could use a remodel, but is fully functional and the current owners actively use as their duck camp when staying overnight. For more information on this excellent Arkansas waterfowl offering contact Broker Kevin Keen at ([\(870\)215-1185](tel:8702151185)).

**MORE INFO ONLINE:**

**ArkansasLandForSale.com**



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Holly Grove, AR / Monroe County



## Locator Map

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## Locator Map

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## Satellite Map

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## 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

North Little Rock, AR 72114

## NOTES

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## 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.



## **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.



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

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