

88.48 Surveyed Acres Flooded Green Timber
00 Lawrence Road 603
O'Kean, AR 72449

\$950,000
88.480± Acres
Lawrence County



**88.48 Surveyed Acres Flooded Green Timber
O'Kean, AR / Lawrence County**

SUMMARY

Address

00 Lawrence Road 603

City, State Zip

O'Kean, AR 72449

County

Lawrence County

Type

Hunting Land, Recreational Land

Latitude / Longitude

36.146249 / -90.816159

Taxes (Annually)

402

Acreage

88.480

Price

\$950,000

Property Website

<https://arkansaslandforsale.com/property/88-48-surveyed-acres-flooded-green-timber-lawrence-arkansas/67039/>



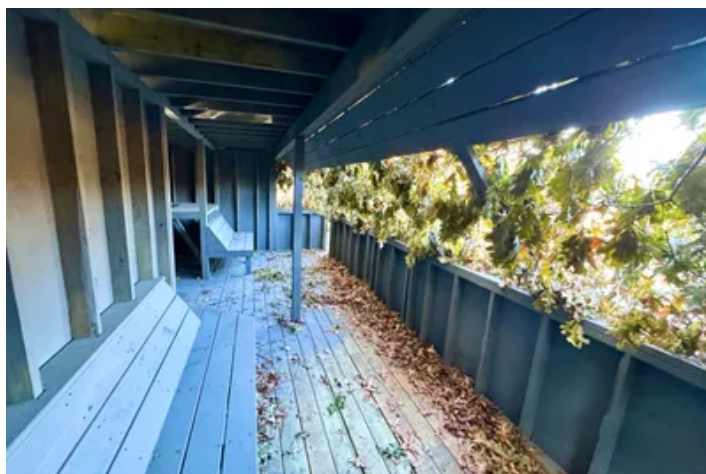
88.48 Surveyed Acres Flooded Green Timber O'Kean, AR / Lawrence County

PROPERTY DESCRIPTION

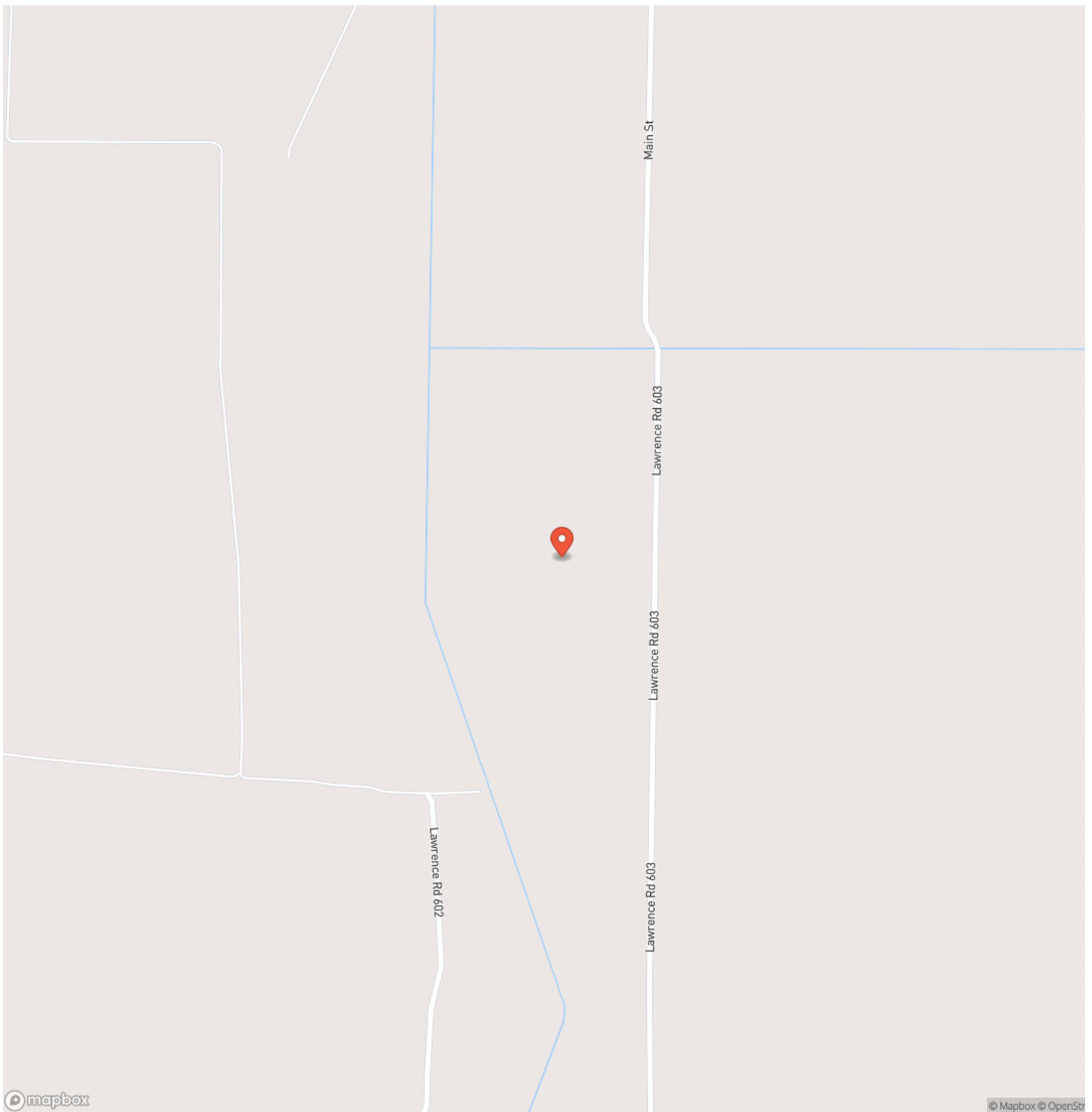
Finding a tract of flooded Arkansas timber in a good area for less than \$1,000,000 has become nearly impossible, but this one checks that box for you. This 88.48 surveyed acre tract is located just West of the Cache River and just South of the Black River and Dave Donaldson Wildlife Management area. It fronts on a gravel, county road making access easy. The well is strategically placed at the road to make fuel deliveries and well maintenance a breeze. The seller spent the Summer of 2024 completely refreshing the levee system and installing all new pipe infrastructure both for draining the woods as well as a standpipe and valve to direct pump water into each compartment independently or both at the same time. Another huge improvement was the building of the incredible blind you will see in the pictures. Whether you are hunting with kids, older hunters, or simply like the camaraderie and cooking breakfast just as much as the hunt, this blind more than has you covered. From the covered parking for your side by side to dog ramps and angled back rests, no details were missed on this one. These woods have been partially leveed and killed ducks for many years, but can now be flooded from corner to corner to maximize the water footprint and number of birds you can hold. I have personally witnessed good numbers of both mallards and teal in these woods. In many of the pictures you will notice water in various areas and fields around the woods which will help to keep birds flying over your spread. While waterfowl is likely your primary focus, you will notice in the pictures that there are good deer that travel through this area providing good afternoon opportunities at a whitetail you would be proud to put on the wall. This property is turn-key and ready to go so if duck hunting private timber in Arkansas is a goal and passion of yours, reach out today to schedule a tour. For more information contact Kevin Keen at [\(870\)215-1185](tel:8702151185).



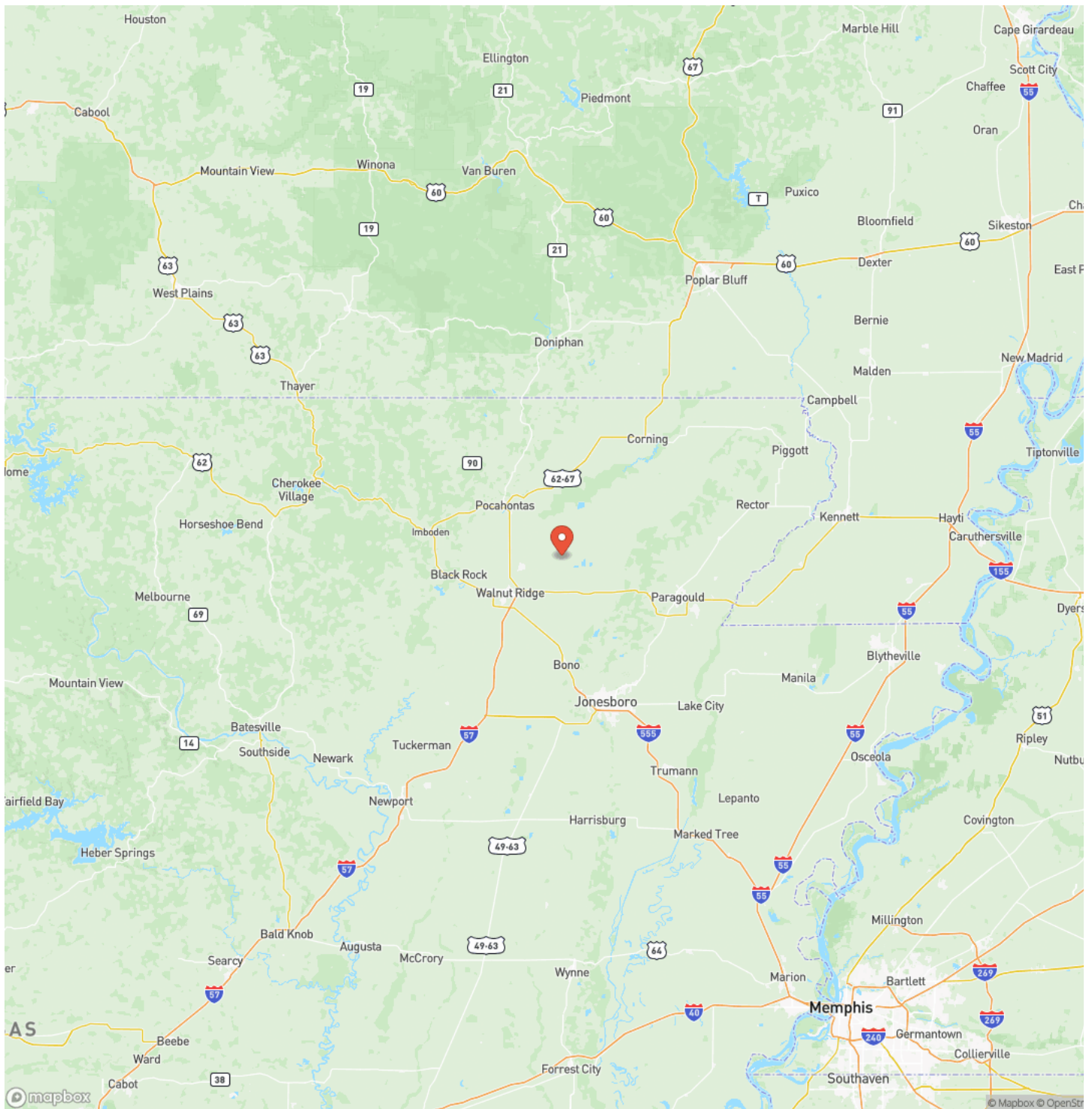
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O'Kean, AR / Lawrence County



Locator Map



Locator Map



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

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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MORE INFO ONLINE:
ArkansasLandForSale.com

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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