

ONEAL Timber
118 Cloar Rd
Earle, AR 72331

\$929,500
143± Acres
Crittenden County



ONEAL Timber
Earle, AR / Crittenden County

SUMMARY

Address

118 Cloar Rd

City, State Zip

Earle, AR 72331

County

Crittenden County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

35.309166 / -90.428165

Acreage

143

Price

\$929,500

Property Website

<https://arkansaslandforsale.com/property/oneal-timber-crittenden-arkansas/83355/>



PROPERTY DESCRIPTION

Prime Hunting Property with Duck Pond — Just 40 Miles from Memphis! This 143 acre property has been in the same family since 1901 and is a rare find in Crittenden County, Arkansas.

Discover your opportunity to own a premier 143 acre recreational tract located just 40 miles from Memphis, Tennessee. Nestled in a prime wildlife corridor between Cloar Road and Highway 118 north of Earle, Arkansas, this exceptional parcel offers the perfect blend of seclusion, accessibility, and hunting potential.

At the heart of the property lies a well-established 6-acre duck pond, making this a true waterfowl haven during the migration season. The duck pond is around two feet deep which ensures a safe and easily accesible duck hunting spot. Great for kids or for an elderly hunter! Surrounded by thick timber and diverse habitat, the land also supports a healthy deer population, offering excellent whitetail hunting with multiple stand and food plot location options throughout.

Key Features:

- **Approximately 113 acres of mixed hardwood timber CRP with an annual income of \$9,047. Expiring in 2034.**
- **6-acre managed duck pond**
- **Prime deer hunting with established trails**
- **Less than an hour's drive from Memphis, TN**
- **Bordered by farmland for added seclusion and duck attraction**

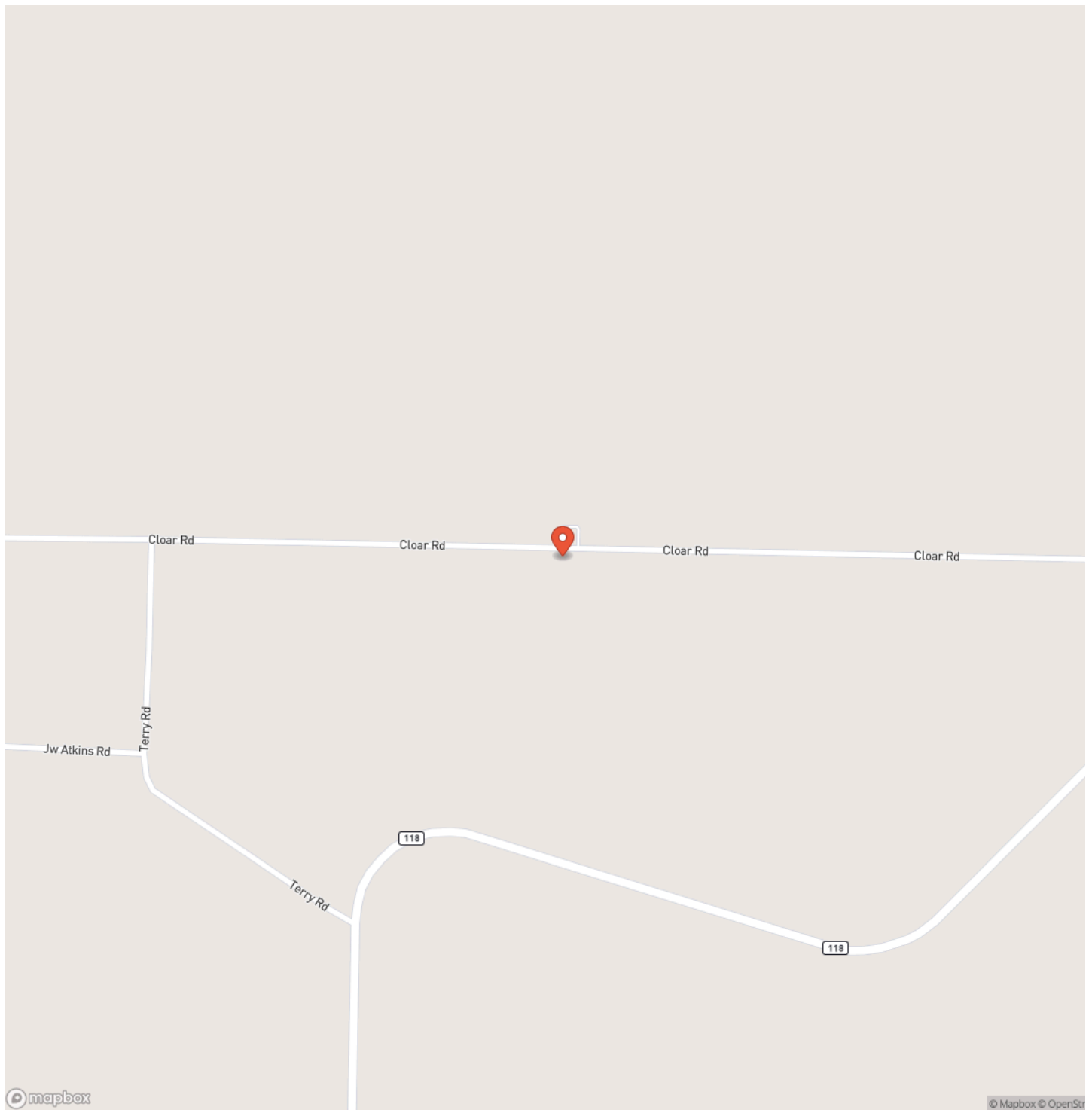
Ducks, Deer, and Income. How much more could you ask for? Schedule a private tour today and come experience what this hunting property has to offer!



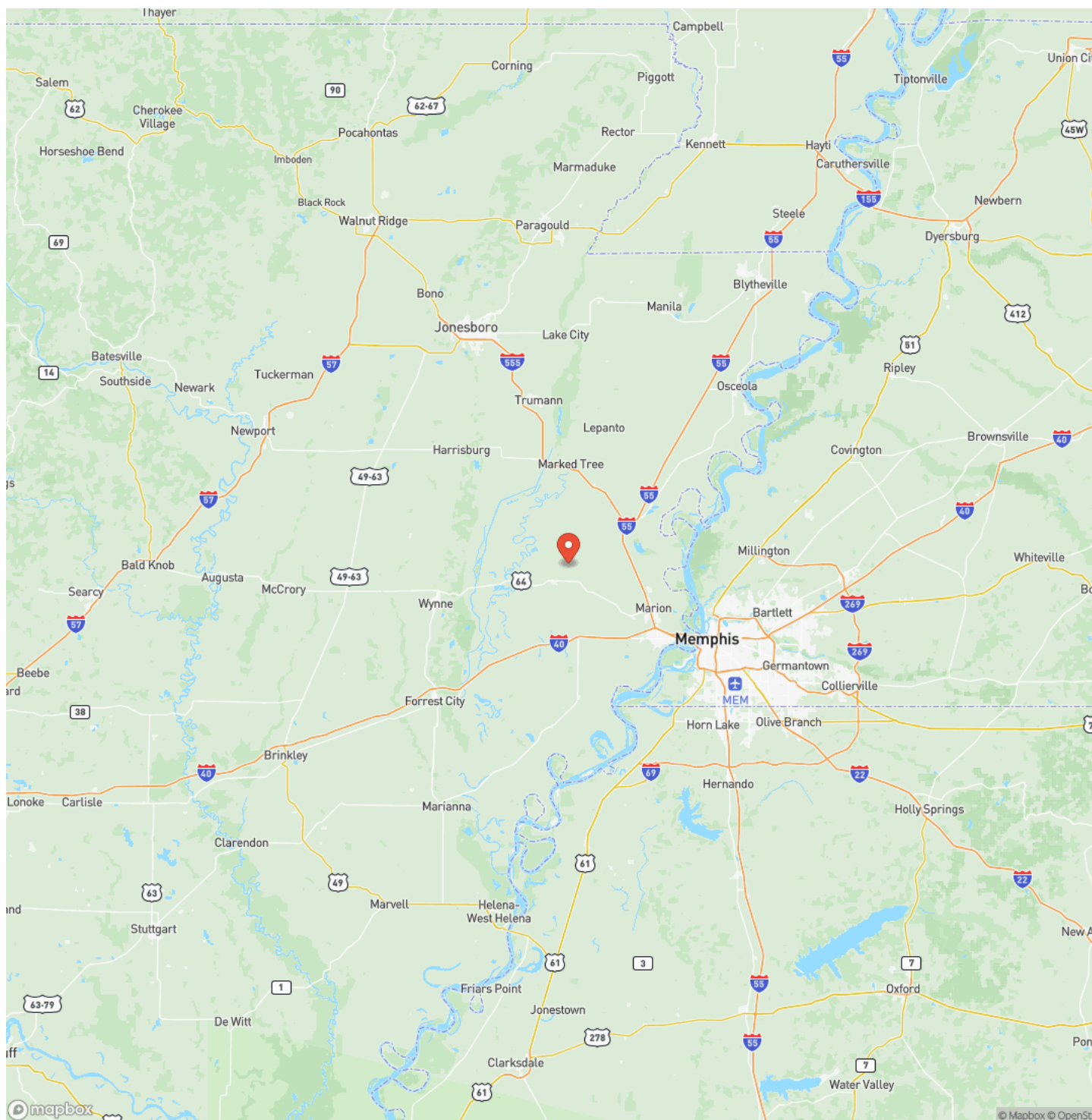
ONEAL Timber
Earle, AR / Crittenden County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Kelsey Eskrigge

Mobile

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Office

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Email

kelsey@arkansas.land

Address

City / State / Zip

NOTES

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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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