

L'anguille River 162
County Rd 242
Wynne, AR 72396

\$1,786,510
162.410± Acres
Cross County



L'anguille River 162
Wynne, AR / Cross County

SUMMARY

Address

County Rd 242

City, State Zip

Wynne, AR 72396

County

Cross County

Type

Recreational Land, Riverfront, Farms

Latitude / Longitude

35.276306 / -90.888873

Acreage

162.410

Price

\$1,786,510

Property Website

<https://arkansaslandforsale.com/property/l-anguille-river-162-cross-arkansas/97002/>



PROPERTY DESCRIPTION

Premier Duck Hunting & Income-Producing Farm - Cross County, Arkansas

Located on the east side of the **L'Anguille River** in Cross County, Arkansas, this **162.41± acre** turnkey waterfowl property offers an exceptional blend of **proven duck hunting**, irrigated farm ground, and river-bottom timber. The farm has been thoughtfully developed and improved specifically for **waterfowl habitat, access, and reliability**.

The property features an **excellent water delivery system**, including a 60 HP electric well, 100 HP diesel power unit well, and a 40 HP two-way electric relift system (currently being installed) that allows water to be pulled from both the river and the fields. This setup provides *outstanding water control* in both wet and dry years.

Approximately **110± acres** are irrigated, with an additional **30± acres** non-irrigated, and the remaining acreage consisting of **river bottom timber along the L'Anguille River**, creating ideal loafing and travel corridors for **ducks**. The crop fields are on a rice/corn rotation (75/25 split), and there is an existing agreement with the farmer to leave the owner's share of the crop standing for waterfowl habitat in lieu of cash rent. A new owner may continue this highly effective hunting strategy or elect to receive cash rent instead.

Hunting infrastructure is already in place and **newly built** in 2025, including:

- One 8-man blind
- Two 10-man blinds
- One 10-man pit blind

(All designed with room for flat-top grills and dog boxes)

Additional improvements include a two-slip dock boat house (built in 2025) where you can access the flooded timber by boat via the ditch system or on foot from the back side of the levee, offering versatile hunting options depending on water conditions.

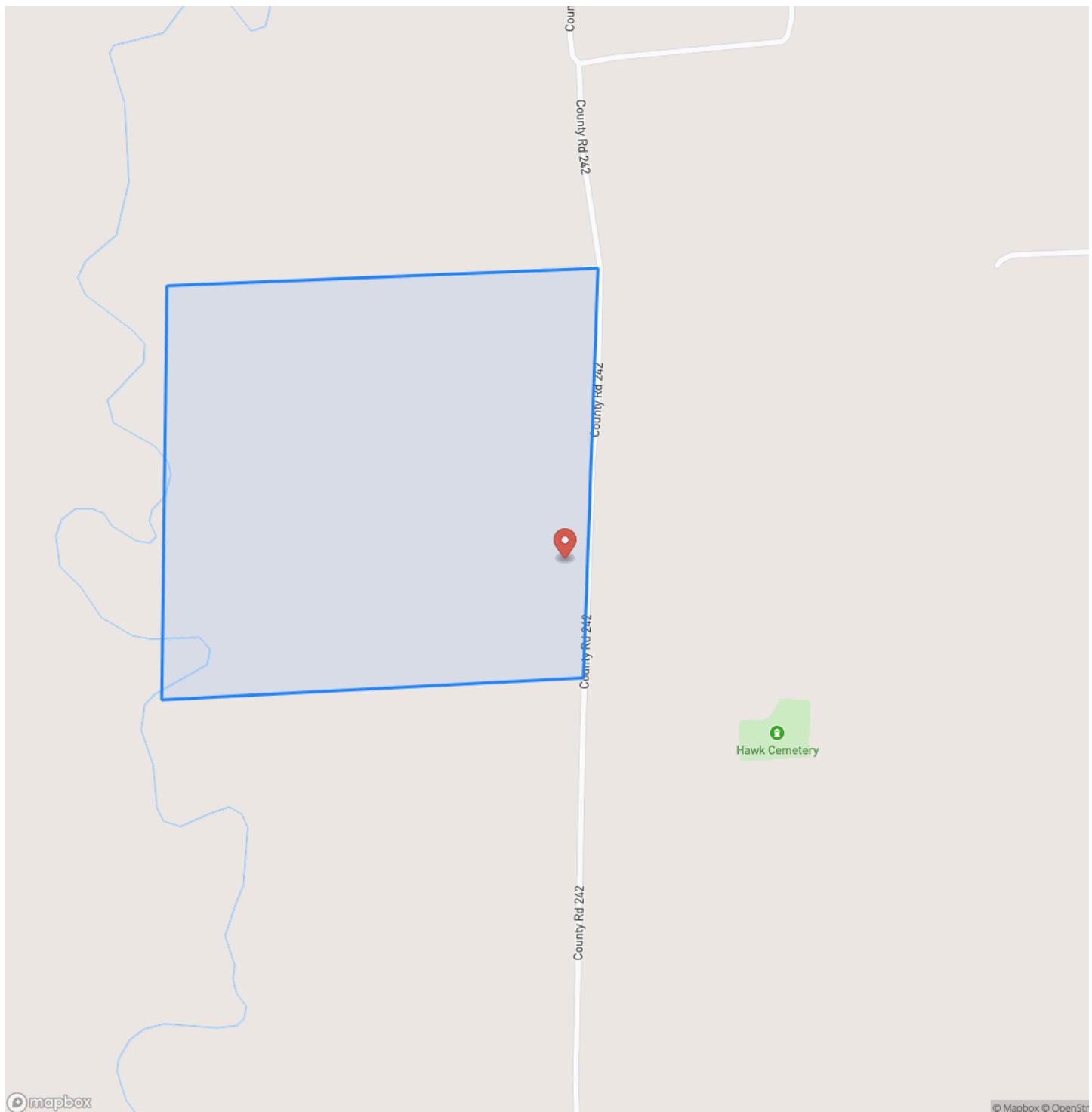
This property is a turnkey Arkansas duck hunting farm with modern water control, excellent habitat diversity, strong access, and income flexibility-ideal for the serious waterfowl hunter or investor looking for a proven river-bottom setup.



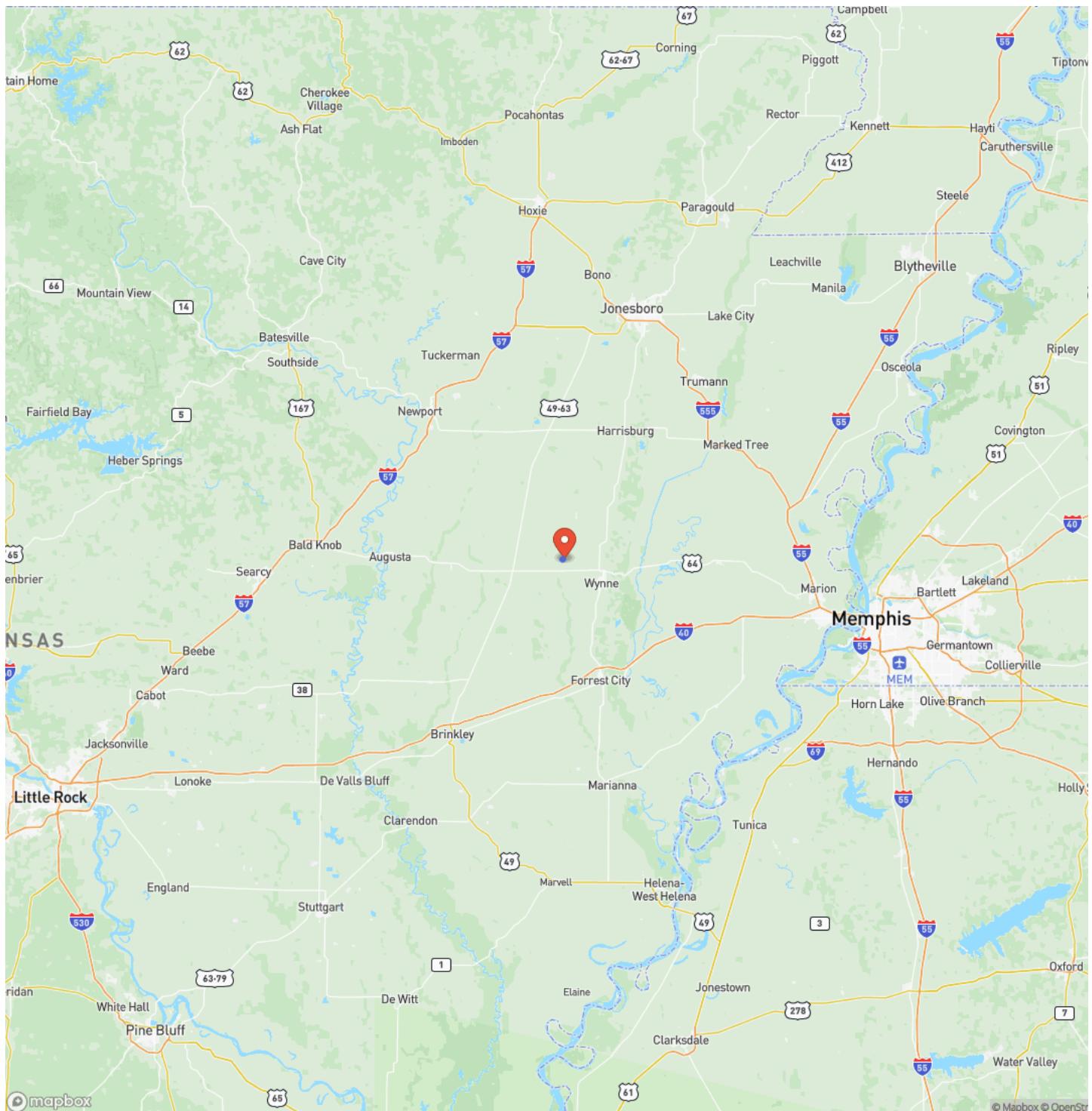
L'anguille River 162
Wynne, AR / Cross County



Locator Map



Locator Map



MORE INFO ONLINE:

ArkansasLandForSale.com

Satellite Map



L'anguille River 162 Wynne, AR / Cross County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kelsey Eskrigge

Mobile

(870) 635-1923

Office

(501) 604-4565

Email

kelsey@arkansas.land

Address

City / State / Zip

NOTES



NOTES



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.



Arkansas Land Company
2024 North Main Street
North Little Rock, AR 72114
(501) 604-4565
ArkansasLandForSale.com

