



PECAN FLATS

Sporting Lodge

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FORESTRY & REAL ESTATE

PECAN FLATS SPORTING LODGE

422 Acres | Little River County, Arkansas

The Farm

- 8 impoundments flooding ~165 acres of fields and green timber
- Water supplied directly from Walnut Bayou
- Established deer blinds, feeders, and food plots complement the waterfowl program
- Located along the Red River Flyway, a premier North American migration corridor
- 240 leased acres of adjacent hunting available
- **Additional 395 nearby acres available for purchase, offering meaningful expansion potential**



Lodge & Bunkhouse

- Main lodge is 2,040 sq ft with 1,160 sq ft of porches — open-concept entertaining space, private master suite, and full guest capacity
- 600 sq ft bunkhouse connected to an 1,800 sq ft insulated shop with game cleaning station — 3,000 sq ft of covered gravel porches across the structure
- 6,000 sq ft equipment barn with walk-in deer cooler
- All structures purpose-built for a first-class, low-maintenance operation





See the video!



SELLING AGENT

Brian DePriest

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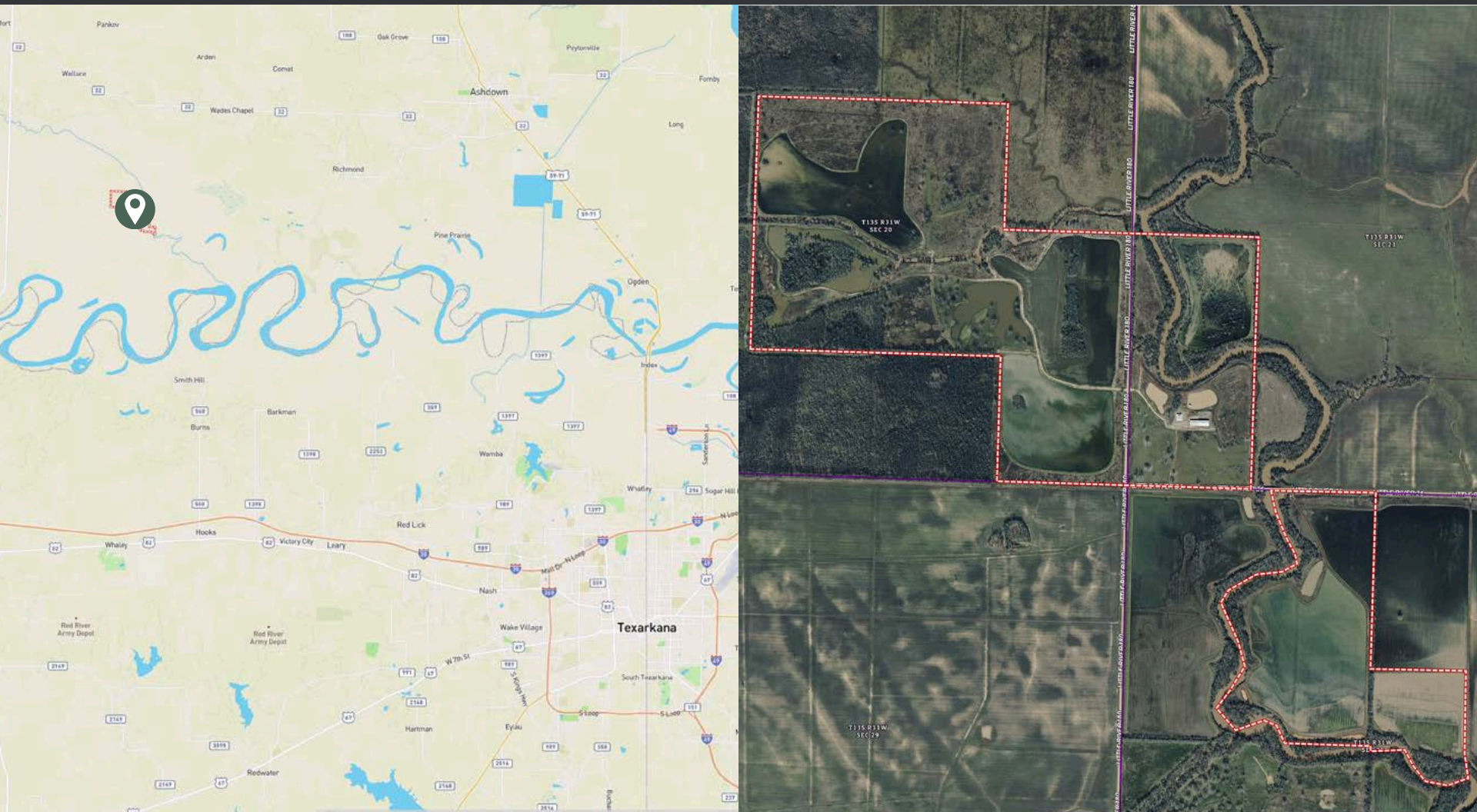
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LOCATION



Positioned in the rich Red River bottoms of southwest Arkansas, Pecan Flats sits in the heart of legendary migration corridors. Water is sourced directly from Walnut Bayou and expertly controlled to maintain ideal habitat throughout the season.



Premier Waterfowl Habitat in the Red River Bottoms of Southwest Arkansas

- Located in the Red River bottoms of southwest Arkansas
- Prime migration corridor for consistent duck activity
- 8 impoundments flooding ~165 acres of flooded fields and green timber
- Water sourced and controlled from Walnut Bayou
- Located near the Palmetto Flats Natural Area WMA



The Main Lodge

2,040 sq ft | 1,160 sq ft of porches

- Expansive open-concept kitchen, dining, and great room designed for entertaining
- Private master suite with adjoining den for owner separation within the retreat
- 3 bedrooms and 2 full baths
- Dedicated laundry and locker room with exterior access
- Designed to run smoothly for any size group



The Bunkhouse

600 sq ft | 1,800 sq ft shop

- Bunkhouse includes private bath, locker room & kitchenette
- Connected to a 1,800 sq ft insulated shop with game cleaning station & walk-in deer cooler
- Bunkhouse and shop structure features 3,000 sq ft of covered porches
- Extensive decoy and gear storage throughout
- 6,000 sq ft covered hay barn for vehicles, ATVs & equipment



More Than a Hunting Property. A Legacy.

Some properties are bought for a season. Pecan Flats is the kind of place families hold for generations — where the stories told around the breakfast table outlast the hunts that created them. Whether the vision is a private family retreat passed from one generation to the next, or a world-class destination for entertaining clients and rewarding employees, this property delivers on every count.

Turnkey and ready from day one, Pecan Flats eliminates the years of development that most properties require. The habitat is established, the infrastructure is in place, and the results are proven. All that's left is deciding who to invite.

Pecan Flats Sporting Lodge is available for private showings. Inquiries are welcome regarding pricing, additional acreage options, and scheduling a personal tour of the property.





PECAN FLATS
Sporting Lodge





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WHERE LAND LEGACIES BEGIN
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