SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

36.6± ACRES
FAULKNER COUNTY, AR

$139,900

OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

THE FAULKNER 36.6

PROPERTY PROFILE

LOCATION:

- 820 Lollie Road
  Mayflower, AR 72016
- Lollie Bottoms Area
- Faulkner County
- 5.1± Miles SE of the
  Conway Municipal Airport
- 7.7± Miles W of Mayflower
- 17.7± Miles SW of Conway
- 32.9± Miles NW of Little Rock

COORDINATES:

- 34.987321, -92.549627

PROPERTY USE:

- Deer & Duck Hunting
- Fishing
- Potential Home Site
- Recreational
- Investment
- Timber

PROPERTY INFORMATION:

- 36.6± Surveyed Acres
- Mixed Hardwoods
- Frontage on Tupelo Bayou Which
  Connects to the Arkansas River
- Boat Access to the N
- Small Pasture to the
  N of the Tupelo Bayou
- Small Duck Slough on NE Corner
- 0.5± Mile Frontage on Lollie Road
- Power & Water at the Road
- Cleared Pad on the E Side

TAX INFORMATION:

- $51.02/Year
- Parcel 001-14456-002
- Parcel 001-14460-000

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CALEB DECKER
LAND SPECIALIST
C: 501-206-8403
O: 479-588-1034
cdecker@smalltownproperties.com
5607 Highway 71 South - Cove, AR 71937
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE FAULKNER 36.6

TAKE ADVANTAGE OF A RARE OPPORTUNITY TO OWN 36.6± ACRES NESTLED IN THE HIGHLY DESIRABLE LOLLIE BOTTOMS AREA OF MAYFLOWER, ARKANSAS. Ideally located just a short drive from both Conway and Little Rock, this slice of paradise offers the perfect blend of peaceful seclusion and convenient access to city amenities. This unique Faulkner County tract features a remarkable combination of natural beauty, prime location, and versatility—making it an excellent choice for hunting, a recreational retreat, or a smart investment.

Tupelo Bayou meanders through the heart of the property, providing scenic water views, a tranquil atmosphere, and excellent fishing opportunities right at your doorstep. With over a half of a mile of Lollie Road frontage, you'll enjoy easy access and multiple entry points. Power and water are available at the road, making development simple and straightforward.

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MORE ABOUT THE FAULKNER 36.6

The land is graced with mature trees, including beautiful pecan and persimmon trees, which add to the property's natural charm and offer excellent food sources for wildlife. The area is renowned for its abundant wildlife and trophy deer, making it a true hunter's paradise or a nature lover's haven. Four bucks from Faulkner County have been entered into the record books, underscoring the exceptional hunting opportunities this area provides. There's also an excellent spot on the northeast corner of the property for a duck slough, and the area is well known for outstanding duck hunting.

A unique advantage of this property is the adjoining land, which features a productive pumpkin farm and crop fields. These neighboring agricultural operations provide an additional, nutrient-rich food source that supports the local deer population and contributes to the growth of larger, healthier bucks. Not only do the crops benefit deer, but ducks also thrive in areas with abundant crops, as they provide both food and habitat. This agricultural abundance, combined with the natural habitat on the property, creates ideal conditions for both trophy deer and exceptional duck hunting.

Whether you're seeking a unique homesite, recreational land, or a wise investment, this property offers it all. Don't miss your chance to own a rare tract in one of Central Arkansas's most sought-after hunting, fishing, and outdoor recreation locations.

Contact Caleb Decker today to learn more and schedule a private tour!

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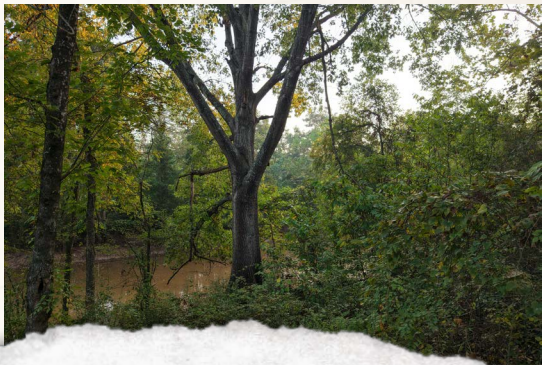

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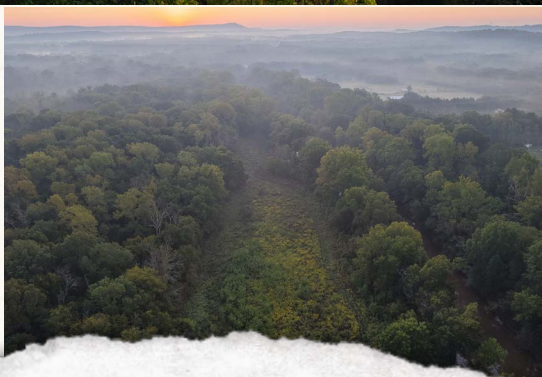

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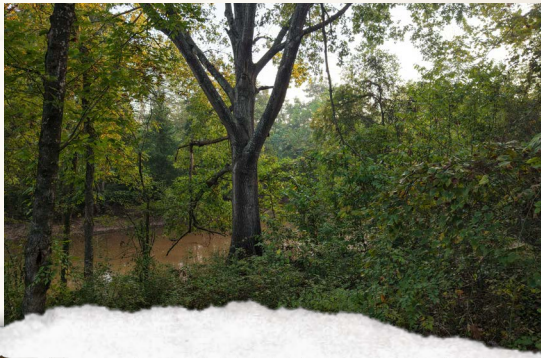

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3D MAP

TOPOGRAPHY MAP

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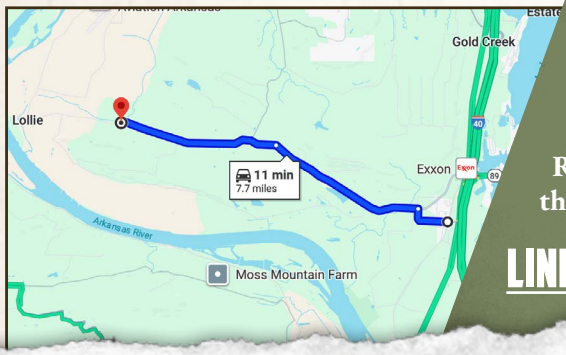

Directions From Mayflower, AR: Travel 0.9 miles on Miller Street. Turn left on AR-89 South and proceed 3.4 miles. Continue on Hwy 89N/Lollie Road for 3.4 miles to the destination on the right.

LINK TO GOOGLE MAP DIRECTIONS

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