



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WELCOME TO

The Confluence

ONE EQUITY SHARE
ST. FRANCIS COUNTY, AR
\$450,000

KEY FEATURE:

The Only Property
Where Blackfish Bayou
and the St. Francis River
Come Together

OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE CONFLUENCE

PROPERTY PROFILE

LOCATION:

- SFC 747
Forrest City, AR 72336
- Intersection of Blackfish
Bayou and St. Francis River
- St. Francis County
- 10.3± Miles W of Hughes
- 19± Miles SE of Forrest City
- 46.5± Miles SW of Memphis, TN

PROPERTY USE:

- Recreation
- Hunting & Fishing
- Investment

COORDINATES:

- 34.9426, -90.6298

PROPERTY INFORMATION:

- 433.77± Total Acres
- 380.39± Acres in WRP
 - (Non-Perpetual Easement)
- 40± Acres of Mature Timber
- 2± Acre Camp Site
- Great Internal Road System
- Water Control Structures
- Wildlife Plot Areas
- Great Deer History
- Historical Duck Hunting Area
- Potential Flooded Timber
- 4 Titan Hunting Blinds
- 4 Moist-Soil Units
- River Access
- 1.78± Miles of River
and Bayou Frontage
- Accessed via County Road
- 5 Equity Shares Owned
by 4 Members
- Additional Share Available



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Information is believed to be accurate but not guaranteed.

WELCOME TO THE CONFLUENCE

THE CONFLUENCE IS A PREMIER RECREATIONAL TRACT OFFERING WORLD-CLASS HUNTING, EXCEPTIONAL FISHING, AND STRONG, LONG-TERM INVESTMENT POTENTIAL, ALL WITHIN 46.5 MILES OF MEMPHIS, TENNESSEE. Located on SFC 747 in St. Francis County, Arkansas, this 433.77± acre property sits at the intersection of Blackfish Bayou and the St. Francis River, just over 10 miles west of Hughes and less than 20 miles southeast of Forrest City. Situated at the meeting point of these two major water features, the property provides outstanding habitat diversity, privacy, and proven wildlife.

Developed under the Wetlands Reserve Program (WRP) in 2004, a 380.39± acre portion is enrolled in a non-perpetual easement set to expire in 2034. Near the entrance of the land, outside of the WRP, is a 2± acre lot, an ideal location for a hunting camp or future cabin site.



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MORE ABOUT THE CONFLUENCE

This property offers some of the best deer hunting Arkansas has to offer. Managed under a strict wildlife program and kept under consistently low hunting pressure, The Confluence produces multiple 150+ class bucks each year, with 170+ class deer taken in the surrounding area. The tract has been intentionally managed to grow and hold mature whitetails, creating a true trophy hunting experience. Turkeys are present on the property annually, providing additional spring hunting opportunities.

An exceptional internal road system allows for easy, year-round access to nearly every portion of the land. Four hard-sided blinds are already in place over established food plots, offering comfortable, strategically positioned hunting setups.



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MORE ABOUT THE CONFLUENCE

Waterfowl hunting at the Confluence is truly world-class. Approximately 108 acres of moist-soil impoundments, complete with steel culverts and riser-controlled water structures, provide excellent duck habitat and hunting setups. The units are tucked away from public roads and waterways, allowing birds to rest and feed without disturbance. The St. Francis River, along with Blackfish Bayou, serves as a strong travel corridor for migrating ducks, positioning this property in an ideal flyway location. In addition, during ideal water levels, there is strong potential to hunt flooded timber within the riverbottom areas. The St. Francis River and Blackfish Bayou both offer phenomenal fishing opportunities.

Two equity shares are available for purchase, each representing a 20% ownership interest, providing a rare opportunity for buyers seeking high-quality hunting land with shared investment potential. Additionally, the Confluence is available as a whole purchase.

Contact Luke Gossett or Hunter Robison today to learn more and take advantage of the opportunities available at the Confluence!

**DISCLAIMER: This sale is subject to the terms and conditions of the Blackfish Timber Co. LLC operating agreement.*



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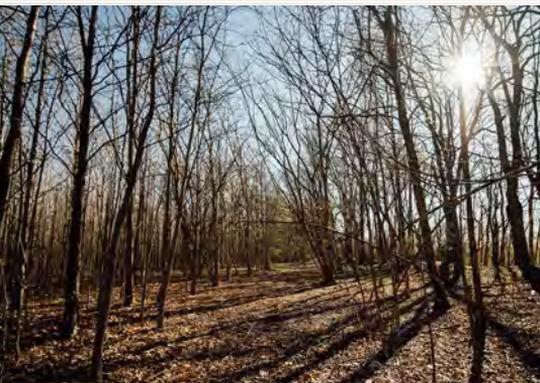
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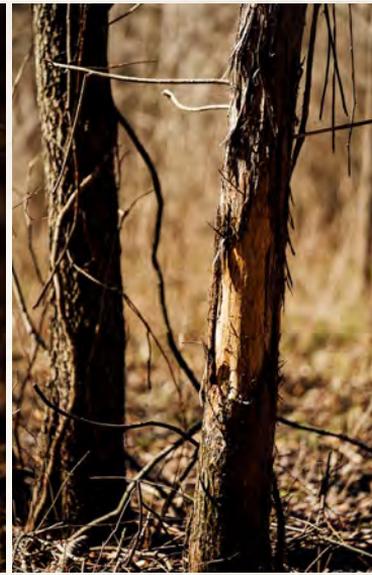
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SOIL MAP

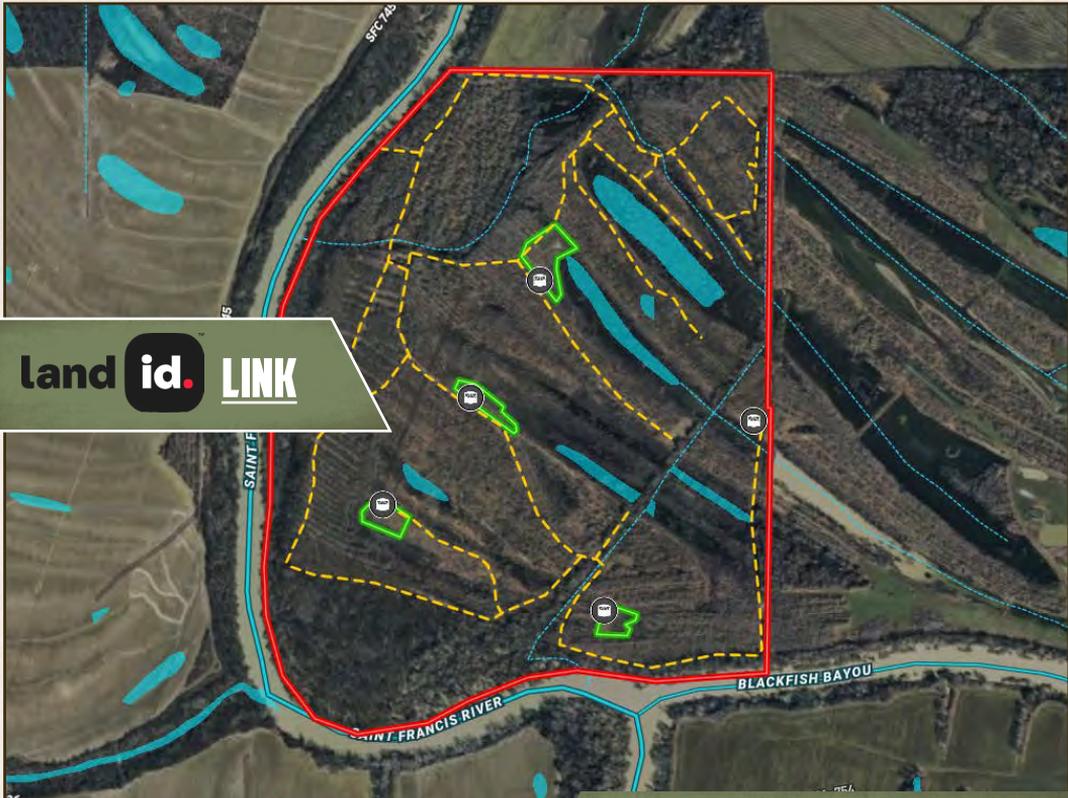


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
EcC	Earle clay, undulating	148.9 6	36.31	0	60	3w
BaC	Beulah fine sandy loam, 0 to 8 percent slopes	112.6 9	27.47	0	63	2s
AcA	Alligator and Sharkey clays, 0 to 1 percent slopes	70.56	17.2	0	48	3w
EcB	Earle clay, gently undulating	50.66	12.35	0	60	3w
BaB	Beulah fine sandy loam, 0 to 3 percent slopes	12.68	3.09	0	59	2s
DbB	Dubbs fine sandy loam, 0 to 3 percent slopes	7.66	1.87	0	76	2e
DuA	Dundee silt loam, 0 to 1 percent slopes	6.2	1.51	0	84	2w
BeB	Bowdre silty clay, gently undulating	0.57	0.14	0	81	2w
W	Water	0.23	0.06	0	-	-
TOTALS		410.2 1(*)	100%	-	59.38	2.66



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land id. LINK



Directions From Hughes, AR: Travel 6.3 miles west on AR-38 W/Main Street. Turn left onto Sfc 747 and continue 1.1 miles. Turn right on Sfc 748 and proceed 2.2 miles into the property.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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