



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**10.45± ACRES**  
**ST. FRANCIS COUNTY, AR**  
**\$75,000**



OFFICE (479) 588-1034 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)



# THE ST. FRANCIS 10.45

## PROPERTY PROFILE

### LOCATION:

- 429 SFC 718  
Forrest City, AR 72335
- St. Francis County
- 3± Miles SE of Forrest City
- 50± Miles SW of Memphis, TN
- 65± Miles S of Jonesboro

### COORDINATES:

- 34.9753, -90.7651

### PROPERTY USE:

- Hunting
- Investment
- Recreational
- Weekend Getaway

### PROPERTY INFORMATION:

- 10.45± Surveyed Acres
- Electric Camper Hookup
- Established Camp Site
- Water & Electric Available
- Cleared Internal Trails
- Multiple Deer Stands
- Comfortable Box Blind
- 2 Large Shooting Lanes
- Multiple Access Points
- Paved Road Frontage
- Deer/Turkey/Small Game
- Mature Oaks & Fruit Trees

### TAX INFORMATION:

- 2025 Taxes: \$10.41



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**CHRIS MCADAMS**

LAND SPECIALIST

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[cmcadams@smalltownproperties.com](mailto:cmcadams@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 ST. FRANCIS 10.45

**WELCOME TO THE ST. FRANCIS 10.45, A CONVENIENTLY LOCATED HUNTING AND RECREATIONAL PROPERTY JUST 5± MINUTES FROM FORREST CITY, ARKANSAS.** Located in St. Francis County, this manageable 10.45± acre tract presents an affordable opportunity to own a private hunting getaway without the expense and upkeep of a much larger property.

The property offers convenient paved-road access and is already improved for hunting and weekend use. Public water and electricity have been extended to the established campsite, which also features an electric camper hookup. There is currently no septic system.



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# MORE ABOUT THE ST. FRANCIS 10.45

Cleared trails provide convenient access throughout the property and lead to multiple deer stands that will remain for the new owner. A comfortable box blind near the campsite features two large shooting lanes—one on each side—making it especially easy to access and hunt. Additional stands overlook drainage points and known deer travel routes, while others are surrounded by mature oak trees that provide a natural food source for wildlife. With several established setups, this property offers multiple ways to hunt.

Mature oaks and fruit-bearing trees help attract deer and enhance the property's wildlife habitat. The tract also has a history of producing quality bucks. Although compact in size, it is surrounded by expansive hardwood habitat, allowing it to benefit from the cover, food sources, and wildlife movement of the surrounding area.

Located approximately 50 miles from Memphis, Tennessee, and about 65 miles from Jonesboro, Arkansas, the St. Francis 10.45 is well-suited for a first-time landowner, a weekend hunter, or anyone seeking an affordable and conveniently located hunting retreat.

**Contact Chris McAdams today to schedule a private showing  
and experience #TheSmallTownWay!**



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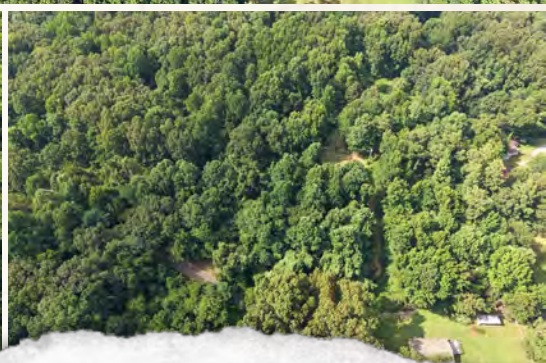
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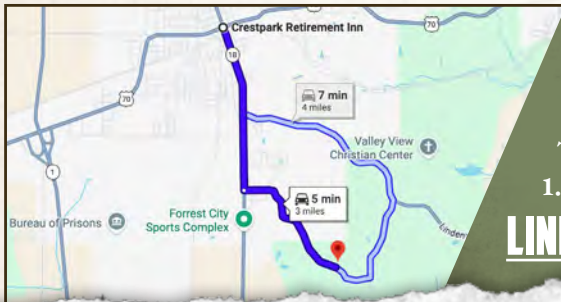


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land **id.** LINK



Directions from the intersection of  
US-70 and AR-1B in Forrest City, AR:  
Travel south on AR-1B for 1.6 miles.  
Turn left onto SFC 718 and continue for  
1.4 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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