

46.3± ACRES
CHICOT COUNTY, AR
\$254,650



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE CHICOT 46.3

PROPERTY PROFILE

LOCATION:

- Kelly Road
Eudora, AR 71640
- Chicot County
- 5.3± Miles NW of Eudora
- 27.3± Miles SW of Greenville, MS
- 91.7± Miles NE of Monroe, LA
- 125± Miles NW of Jackson, MS
- 143± Miles SE of Little Rock

COORDINATES:

- 33.15795, -91.2943

TAX INFORMATION:

- 010-03230-000
- \$105.87 (2024)

PROPERTY USE:

- Hunting
- Recreational
- Investment

PROPERTY INFORMATION:

- 46.3± Surveyed Acres
- 40.87± Acres in CRP
- Mixed Timber
- Drivable Levee
- Food Plots
- Duck & Deer



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CASH BILBERRY

LAND SPECIALIST

C: 870-355-3002

O: 479-588-1034

cash@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

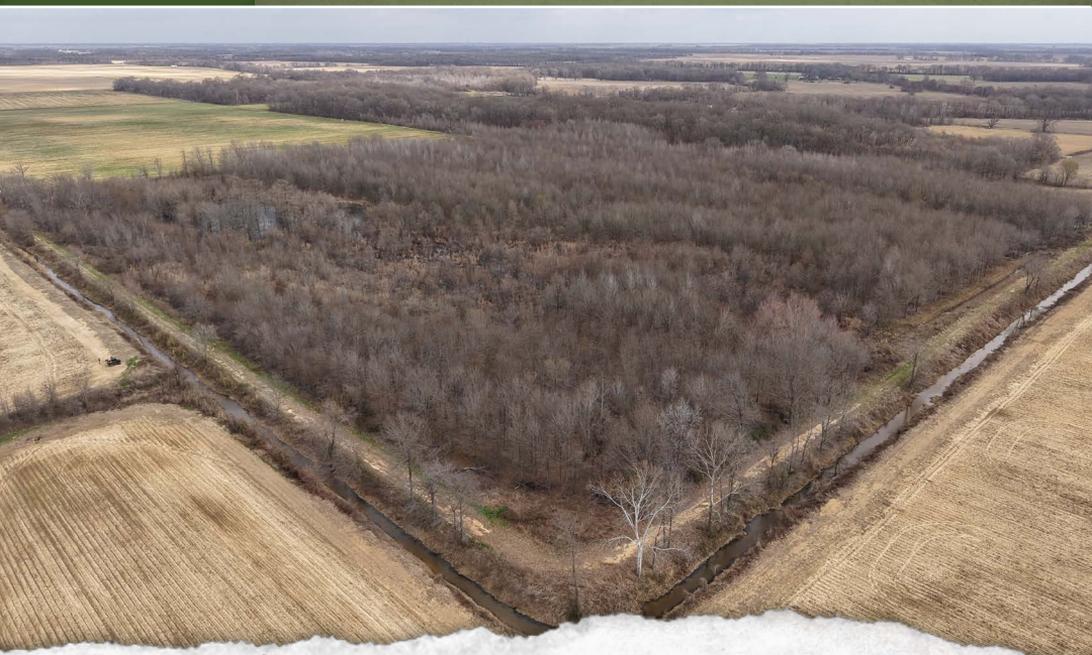
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CHICOT 46.3

WELCOME TO THE CHICOT 46.3! Located 4.5± miles northeast of Eudora, Arkansas, this 46.3± acre recreational tract in Chicot County is a versatile property offering both strong wildlife habitat and built-in income. Located in the heart of prime deer and waterfowl country, the Chicot 46.3 is designed to attract and hold game while providing an excellent investment opportunity.

Approximately 40.87 acres are enrolled in the CRP program, generating \$3,995 in annual income, offering the next owner immediate return while maintaining excellent cover and habitat for wildlife. The CRP contract period extends from 10/01/2018 until 9/30/2033. The Chicot 46.3 features a diverse mix of cypress trees and various hardwood species, creating natural structure, bedding areas, and forage for deer while providing ideal conditions for waterfowl when the property floods.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CASH BILBERRY

LAND SPECIALIST

C: 870-355-3002

O: 479-588-1034

cash@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate, but not guaranteed.

MORE ABOUT THE CHICOT 46.3

A well-maintained levee surrounds the Chicot 46.3, allowing easy access around the entire tract and giving the ability to manage water effectively. The ground floods and drains well, making it well suited for seasonal duck hunting. Established food plot areas provide additional opportunities to plant and manage the property for both ducks and deer, giving the tract true year-round hunting potential.

Whether you're looking for a private hunting property, a manageable recreational tract, or an investment with annual CRP income, the Chicot 46.3 checks all the boxes.

Contact Cash Bilberry today to schedule a private showing and experience #TheSmallTownWay!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CASH BILBERRY

LAND SPECIALIST

C: 870-355-3002

O: 479-588-1034

cash@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

46.3± ACRES

CHICOT COUNTY, ARKANSAS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CASH BILBERRY

LAND SPECIALIST

C: 870-355-3002

O: 479-588-1034

cash@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

46.3± ACRES

CHICOT COUNTY, ARKANSAS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CASH BILBERRY

LAND SPECIALIST

C: 870-355-3002

O: 479-588-1034

cash@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

46.3± ACRES

CHICOT COUNTY, ARKANSAS



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

CASH BILBERRY

LAND SPECIALIST

C: 870-355-3002

O: 479-588-1034

cash@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

46.3± ACRES

CHICOT COUNTY, ARKANSAS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CASH BILBERRY

LAND SPECIALIST

C: 870-355-3002

O: 479-588-1034

cash@smalltownproperties.com

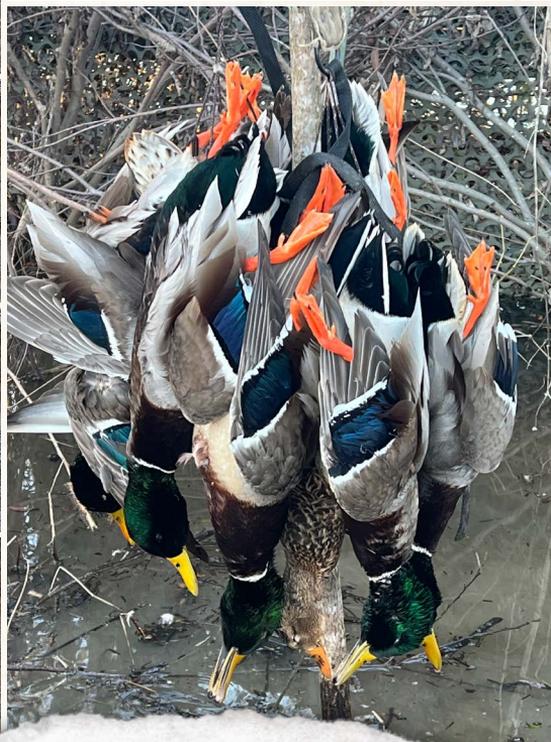
5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

46.3± ACRES

CHICOT COUNTY, ARKANSAS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CASH BILBERRY

LAND SPECIALIST

C: 870-355-3002

O: 479-588-1034

cash@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

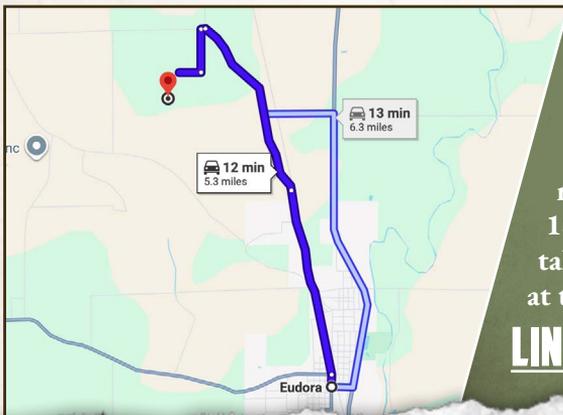
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

46.3± ACRES

CHICOT COUNTY, ARKANSAS

land id. LINK



Directions from Eudora, AR: Travel on N Main Street for 2.2 miles. Continue straight on Old U.S. 65 for 2.2 miles. Take a slight left onto Gum Corner Road and then turn left onto Kelly Road. In 0.5 miles, turn right onto the farm road with the green 18-wheeler. Once you arrive at the ditch, take a left. Continue for 0.5 miles to arrive at the property.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CASH BILBERRY

LAND SPECIALIST

C: 870-355-3002

O: 479-588-1034

cash@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.