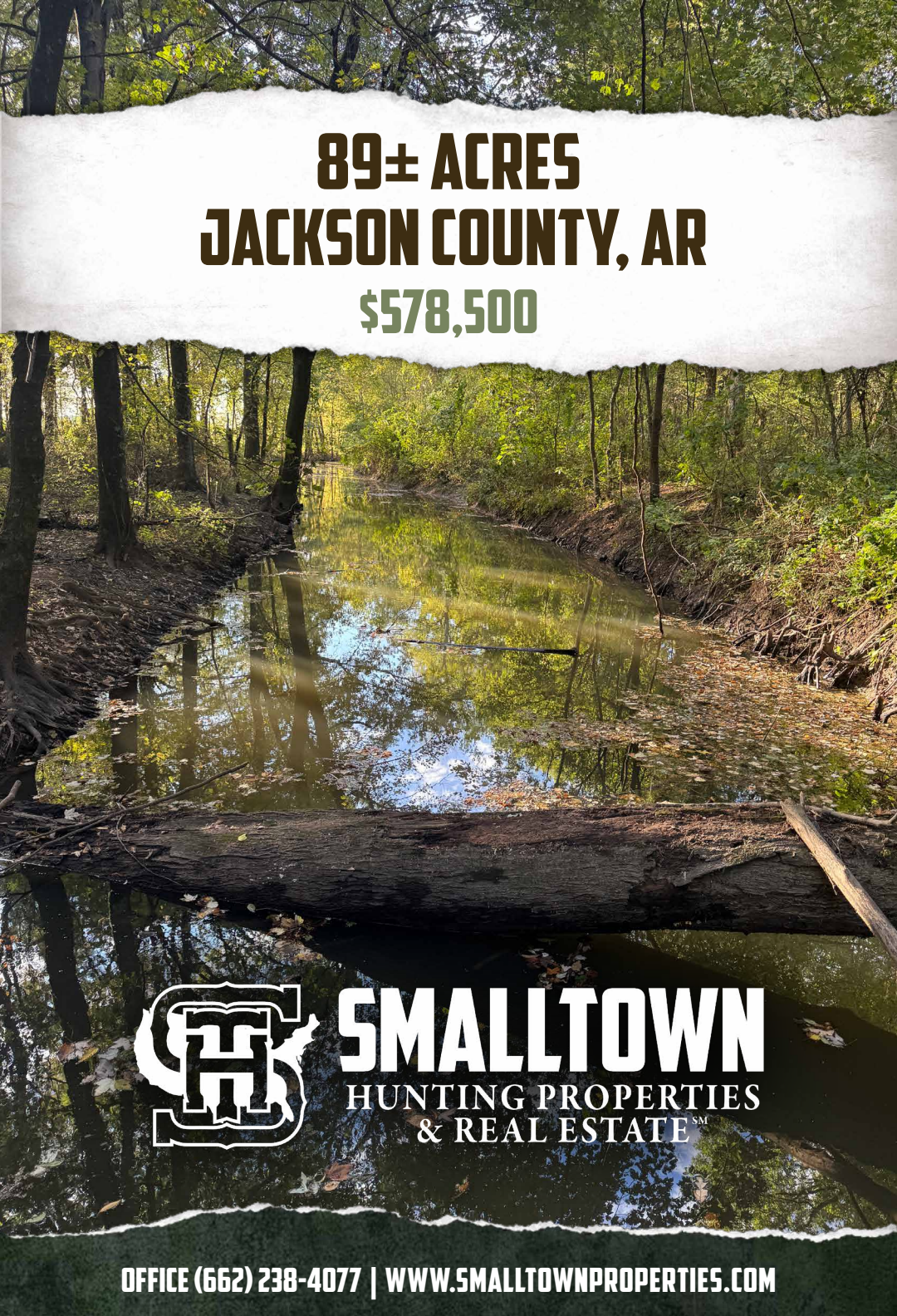




89± ACRES
JACKSON COUNTY, AR
\$578,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE JACKSON 89

PROPERTY PROFILE

LOCATION:

- Jackson 169
Beedeville, AR 72101
- Jackson County
- 0.85± Miles E of the Cach River
- 2.4± Miles SW of Beedeville
- 21± Miles SE of Newport
- 45± Miles SW of Jonesboro
- 78± Miles W of Memphis
- 95± Miles NE of Little Rock

COORDINATES:

- 35.40575, -91.13495

TAX INFORMATION:

- 2024 - \$545.16

PROPERTY USE:

- Recreational
- Duck & Deer Hunting
- Investment
- Potential Agricultural

PROPERTY INFORMATION:

- 89± Total Acres
- 44.5± Acres of Mature Timber
- 44.5± Acres of Potential Ag Fields
- Natural Low-Lying Timber
- Incredible Duck Potential
- Creek Frontage
- Potential Camp Site out of FEMA Flood Plain



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701 W. Sunflower Rd - Cleveland, MS 38732

Information is believed to be accurate but not guaranteed.

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50 CR 401 - Oxford, MS 38655

WELCOME TO THE JACKSON 89

IF YOU'VE BEEN SEARCHING FOR A TRUE DUCK AND DEER HUNTING TRACT IN THE HEART OF THE ARKANSAS DELTA, THE JACKSON 89 DESERVES A LOOK!

Located less than one mile from the famed Cache River, this 89± acre Jackson County property sits in one of the best waterfowl flyways in the entire country.

Tucked away at the end of an old county road, the land lays out beautifully: roughly half of it in mature hardwood timber loaded with acorns and the remainder in open, abandoned ag fields. A feeder creek runs north to south through the property, flowing directly into the Cache River. The hardwood bottoms naturally flood most years, providing ideal conditions for ducks and other wildlife. With a little dirt work, this tract could easily be developed into a duck hunter's paradise. There's ample space for multiple duck blinds, and the open ground offers an excellent opportunity to plant food sources for waterfowl. A timber hole could also be established with minimal effort, creating the perfect mix of hunting setups across the property.



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MORE ABOUT THE JACKSON 89

This ground hasn't been hunted in years and has had virtually no pressure. Trail cameras show several quality bucks moving through, proving it's not just for ducks.

The land lies only 2.4 miles southwest of Beedeville, 21 miles southeast of Newport, 45 miles southwest of Jonesboro, and just 78 miles west of Memphis—this place is a solid choice for the serious outdoorsman or investor.

The Jackson 89 is a must-see, especially if you are looking for a tract with unbelievable duck potential in the heart of Arkansas duck country!

**Contact Hunter Robison or Ford True to
learn more and schedule a private showing!**



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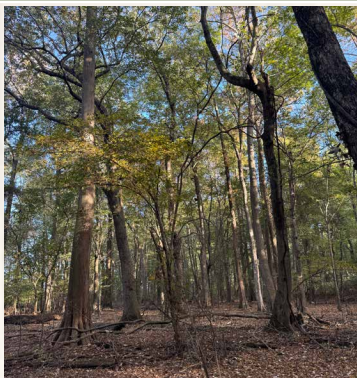
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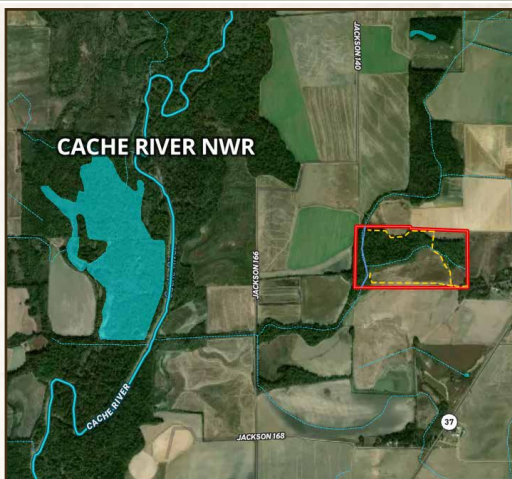
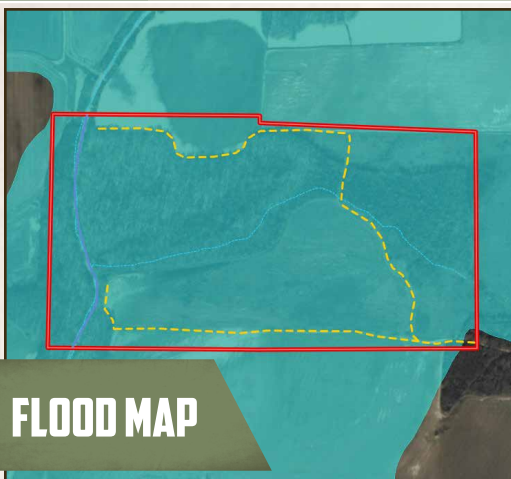
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Fc	Foley-Calhoun complex, 0 to 1 percent slopes	79.94	81.47	0	63	3w
DvU	Dundee silt loam, undulating	17.06	17.39	0	85	2w
Co	Crowley silt loam	1.12	1.14	0	72	3w
TOTALS		98.12(*)	100%	-	66.93	2.83



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JACKSON COUNTY, ARKANSAS

land id. LINK



Directions From Beedeville, AR:
Travel 2 miles south on AR-37 S/
Hwy 37 S toward Mc Faddin. Turn
right on Jackson 169 and continue for
0.4 miles to the property at the end of
the gravel road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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