

1,004.52± ACRES
MISSISSIPPI COUNTY, AR
\$1,950,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE MISSISSIPPI 1,004.52

PROPERTY PROFILE

LOCATION:

- County Road 394
Luxora, AR 72358
- Mississippi County
- 12± Miles SE of Blytheville, AR
- 50± Miles N of Memphis, TN
- 54± Miles E of Jonesboro, AR

COORDINATES:

- 35.8375, -89.7275

PROPERTY USE:

- Recreational
- Hunting
- Investment
- Farmland

PROPERTY INFORMATION:

- 1,004.52± Total Acres
- 471.10± Acres in WRP
- Secluded Bottomland Timber
- Mississippi River Frontage
- Private Sandbar
- Internal Road System
- Established Wildlife Plots
- Redneck Blinds & Feeders
- Trophy Whitetail,
Turkey & Small Game

TAX INFORMATION:

2024 - \$1,246.98

- Parcel #1: 109-01402-000
- Parcel #2: 102-03761-000
- Parcel #3: 102-03764-000
- Parcel #4: 109-01399-000



MICHAEL OSWALT, ALC
PRINCIPAL BROKER

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SKYLER HUMBLE
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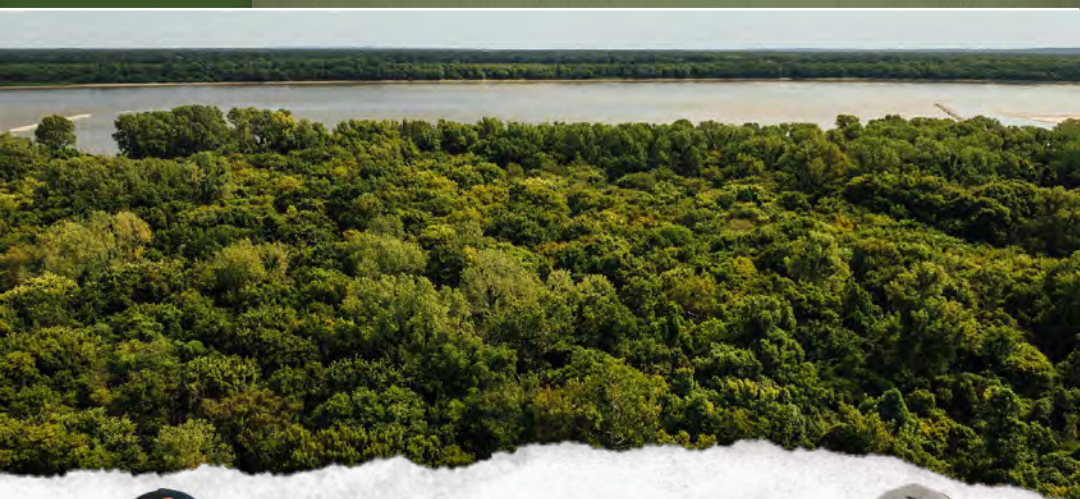
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE MISSISSIPPI 1,004.52

WELCOME TO THE MISSISSIPPI 1,004.52, LOCATED JUST 12± MILES SOUTHEAST OF BLYTHEVILLE, ARKANSAS, ALONG THE BANKS OF THE MIGHTY MISSISSIPPI RIVER. This 1,004.52± acre recreational farm, in Mississippi County, Arkansas, features approximately 630 acres of game-rich bottomland timber, with the balance made up of Mississippi River sandbar, perfect for your summertime adventures. Of the 630± acres, 471.10± were enrolled in the Wetland Reserve Program (WRP) in 2001, offering a strong conservation foundation and outstanding wildlife habitat. If you're searching for an established, privately owned farm in the Mississippi River Bottom, the Mississippi 1,004.52 deserves a spot on your list!

As you make your way through the thousands of acres of surrounding farmland, you'll immediately recognize the seclusion and remoteness of a big-buck tract. Upon arrival, follow the woods road back to the gated entrance, and welcome to the Mississippi 1,004.52. Inside, you'll find established wildlife plots, many of which are outfitted with Redneck blinds and feeders. The rifle plots offer excellent visibility and longer-range shot opportunities, while the diverse timber, ranging from thick cover to open bottoms and rolling ridges, creates exceptional bowhunting setups. The Mississippi River Bottom is renowned for producing trophy whitetails, and this property is no exception. In recent years, deer have been harvested here measuring well over 150 inches.



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MORE ABOUT THE MISSISSIPPI 1,004.52

Minimal flooding has helped the wild turkey population thrive, and small game hunters will appreciate the endless opportunities across this big playground. An internal road system provides easy access throughout the tract, ensuring you can reach nearly every corner with ease.

The location is ideal, being roughly 50 miles north of Memphis, TN, and approximately 54 miles east of Jonesboro, AR. If you've been waiting for the chance to own private land along the Mississippi River, don't miss this opportunity.

Contact Michael Oswalt or Skyler Humble today to schedule your private tour of the Mississippi 1,004.52.



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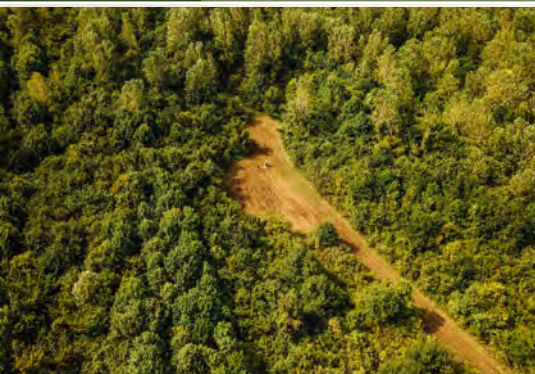
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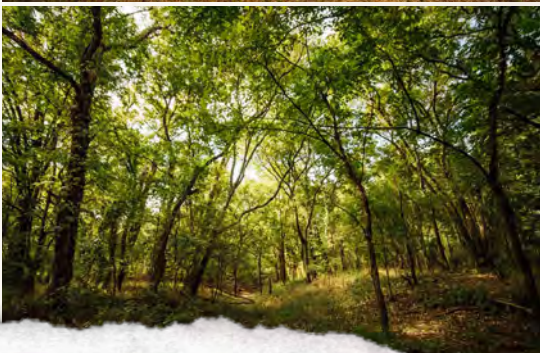
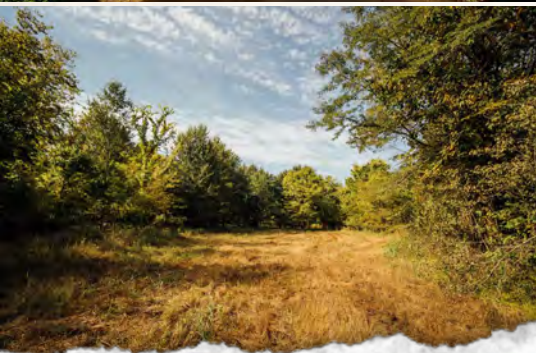
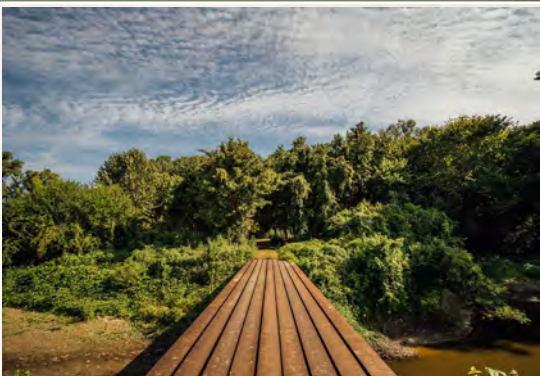
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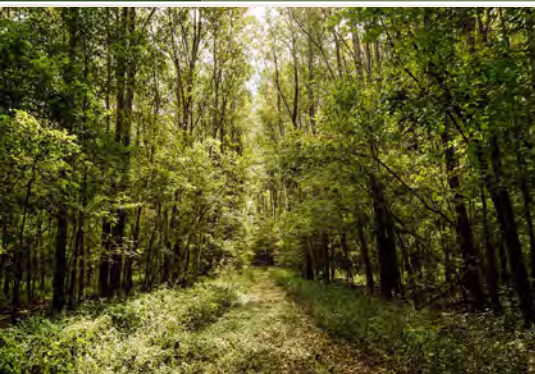
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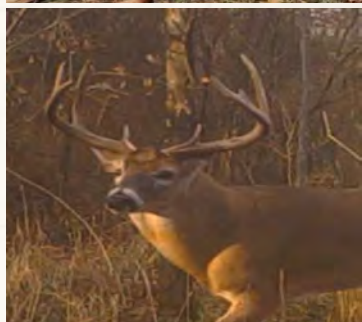
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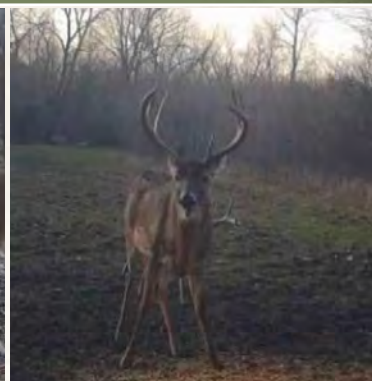
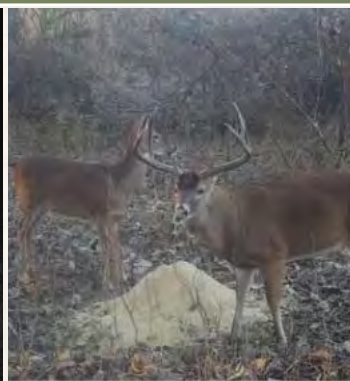
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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
W	Water	428.07	40.71	0	-	-
SR	Steele silty clay loam	76.18	7.24	0	71	3w
Ha	Hayti fine sandy loam	52.63	5.0	0	74	3w
Cm	Commerce silt loam, 0 to 1 percent slopes, north	9.51	0.9	0	84	2w
Br	Bowdre silty clay loam	5.83	0.55	0	84	2w
	Crevasse loamy sand	479.39	45.59	0	28	4s



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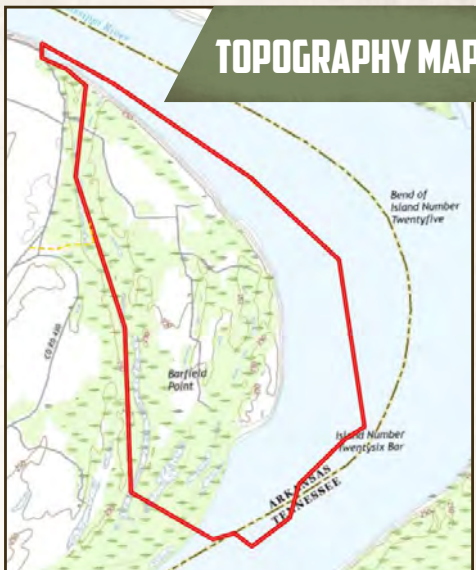
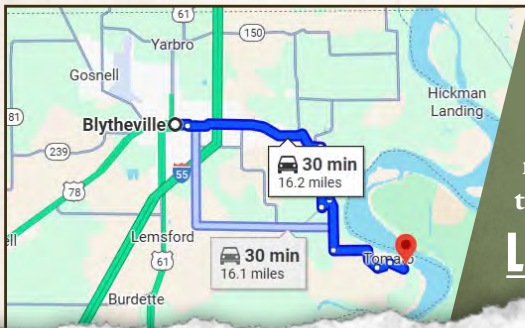
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TOPOGRAPHY MAP

Directions from AR-18 E in Blytheville, AR: Travel 6.4 miles east on AR-18. Turn right onto N Co Rd 903 and continue 2.7 miles. Turn left onto E Co Rd 328 and proceed 0.5 miles. Turn right on N Co Rd 919 and travel 2.3 miles. Turn left on E Co Rd 362 and continue 2.5 miles. Turn left on E Co Rd 430 and proceed 0.5 miles. Turn right toward Co Rd 394 and remain on this road for 0.6 miles to the destination.

LINK TO GOOGLE MAP DIRECTIONS



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