



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

120± ACRES
CHICOT COUNTY, AR
\$720,000



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE CHICOT 120

PROPERTY PROFILE

LOCATION:

- Hellcat Road
Eudora, AR 71640
- Chicot County
- 10.3± Miles SW of Eudora

COORDINATES:

- 33.041686, -91.380829

PROPERTY USE:

- Recreation
- Hunting
- Investment

PROPERTY INFORMATION:

- 120± Total Acres
- 60± Acres of Precision-Leveled,
Tillable Ground
- Two Electric Wells
- Fields & Timber for Duck
Hunting
- Frontage Along Hellcat Road

TAX INFORMATION:

- 2024: \$407.40



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JIMMY GENTRY

LAND SPECIALIST

C: 601-421-8500

O: 769-888-2522

jimmy@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CHICOT 120

WELCOME TO THE CHICOT 120, LOCATED SOUTHWEST OF EUDORA, ARKANSAS, IN THE HEART OF THE SOUTH DELTA WITHIN THE MISSISSIPPI FLYWAY. This 120± acre property in Chicot County offers a unique opportunity for both hunters and investors seeking highly functional recreational ground with proven waterfowl potential. This property is fully precision-leveled and supported by two wells, giving you full control of the water across multiple duck impoundments. The infrastructure is already in place to manage water levels efficiently, making it a turnkey setup for serious duck hunters.

Currently planted for the upcoming waterfowl season, this tract is ready to hunt! Approximately 60± acres of the property are tillable, offering both income potential and prime food sources for wildlife. The remaining balance is composed of hardwoods and thick edge cover, providing ideal habitat for whitetail deer and other game. An internal trail system stretches throughout the property and is designed for full access via ATV or truck—no corners are unreachable. In addition, a small field located on the edge of the impoundments, complete with a power line running parallel, offers an excellent opportunity to establish a dedicated dove field.



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MORE ABOUT THE CHICOT 53

This part of the Delta is renowned for its trophy whitetail potential, and the mix of cover, food, and surrounding agriculture positions this tract as a strong early-season deer hunting destination. Whether you're chasing mallards in flooded timber, hunting over a managed field, or quietly slipping in for a morning bowhunt, the Chicot 120 gives you the options and access to do it all.

Recreational land buyers, waterfowl enthusiasts, and outdoor investors alike should take a serious look!

Give Jimmy Gentry a call TODAY to schedule a personal tour and experience #TheSmallTownWay.



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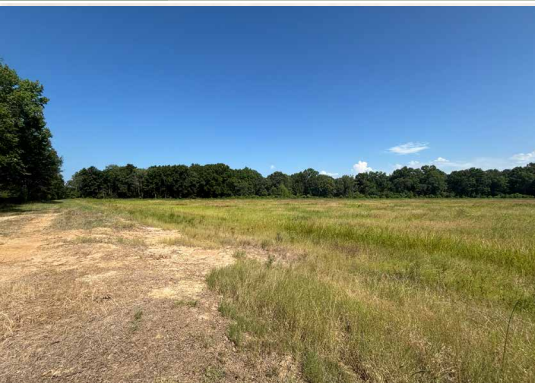
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land id. LINK

HELLCAT RD

TOPOGRAPHY MAP

HELLCAT RD



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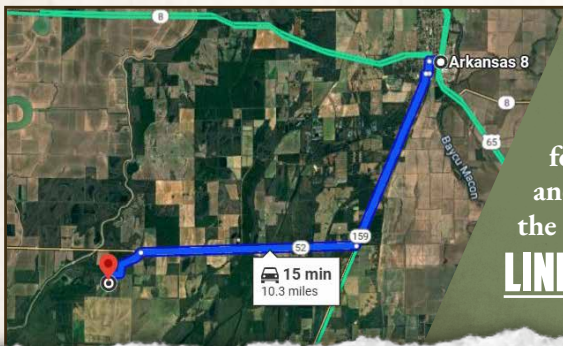
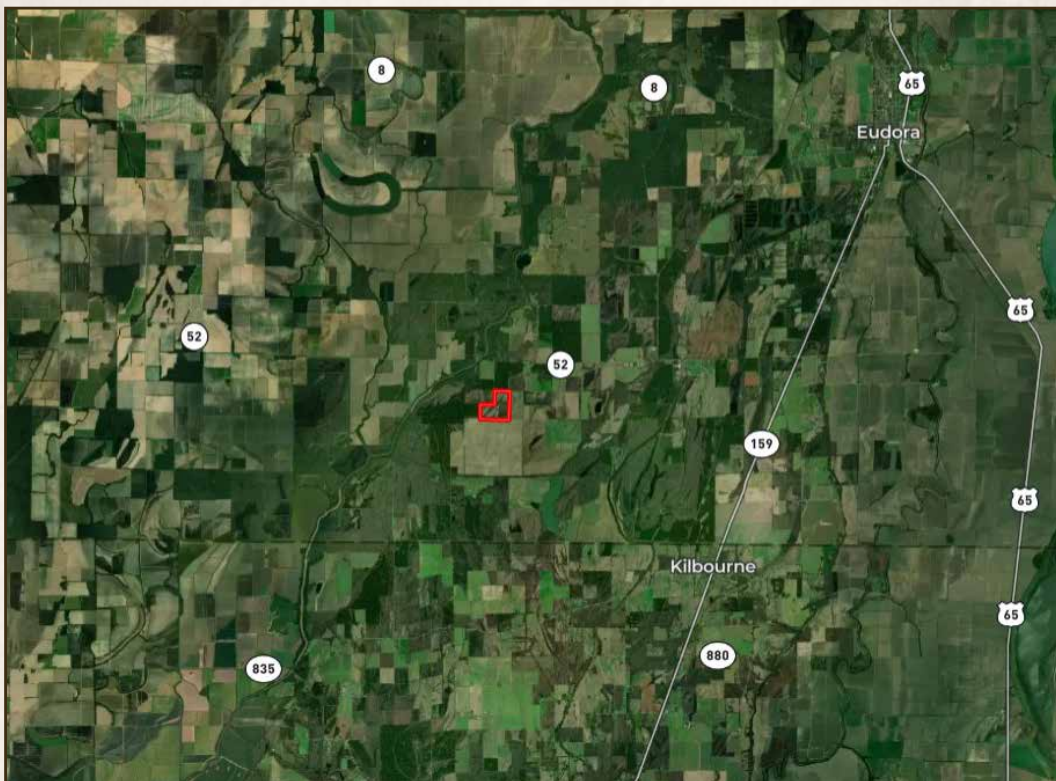
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Directions From Eudora, AR:
Travel 4.3 miles south on Hwy 159.
Turn right on Hwy 52 and continue
for 4.6 miles. Turn left on Hellcat Road
and proceed 1.1 miles to the property on
the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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