



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

53± ACRES
CHICOT COUNTY, AR
\$318,000



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

THE CHICOT 53

PROPERTY PROFILE

LOCATION:

- Hwy 65
Eudora, Arkansas 71640
- Chicot County
- 5± Miles N of Eudora
- 11.5± Miles S of Lake Village

COORDINATES:

- 33.18052875141661,
-91.26046141162003

PROPERTY USE:

- Recreation
- Hunting
- Investment

PROPERTY INFORMATION:

- 53± Total Acres
- 32± Acres of Precision-Leveled,
Tillable Farmland
 - Currently Planted in Rice
 - Dedicated Electric Well
- Direct Frontage on Highway 65
- Water Control Infrastructure
- Established Internal Trail System
- Prime Duck Hunting Location

TAX INFORMATION:

- 2024: \$272.48



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JIMMY GENTRY

LAND SPECIALIST

C: 601-421-8500

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jimmy@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CHICOT 53

LOCATED IN THE HEART OF THE ARKANSAS DELTA, THIS 53± ACRE CHICOT COUNTY TRACT PROVIDES AN OPPORTUNITY TO OWN A TURNKEY WATERFOWL PROPERTY WITH BUILT-IN INCOME. With direct frontage on Highway 65 just north of Eudora, the property offers excellent access and a proven location within the Mississippi Flyway.

At the center of the property is a 32± acre section of precision-leveled, tillable ground currently planted in rice. A dedicated electric well provides efficient water delivery to flood all four fields, creating an ideal habitat for migrating waterfowl throughout the season. One pit blind is already in place with more than enough space to add additional blinds based on your preferred setup.



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MORE ABOUT THE CHICOT 53

A well-established internal trail system allows for easy ATV access to all duck holes, making it convenient to hunt in any conditions. The tillable acreage is currently leased to a local farmer, generating annual income while enhancing duck attraction through agricultural food sources.

With strong infrastructure, excellent water control, and a prime location in the Arkansas Delta, this property checks all the boxes for both serious hunters and land investors. Whether you're seeking a personal duck camp or a recreational tract with long-term potential, the Chicot 53 is ready for the upcoming season and beyond.

Give Jimmy Gentry a call TODAY to experience #TheSmallTownWay.



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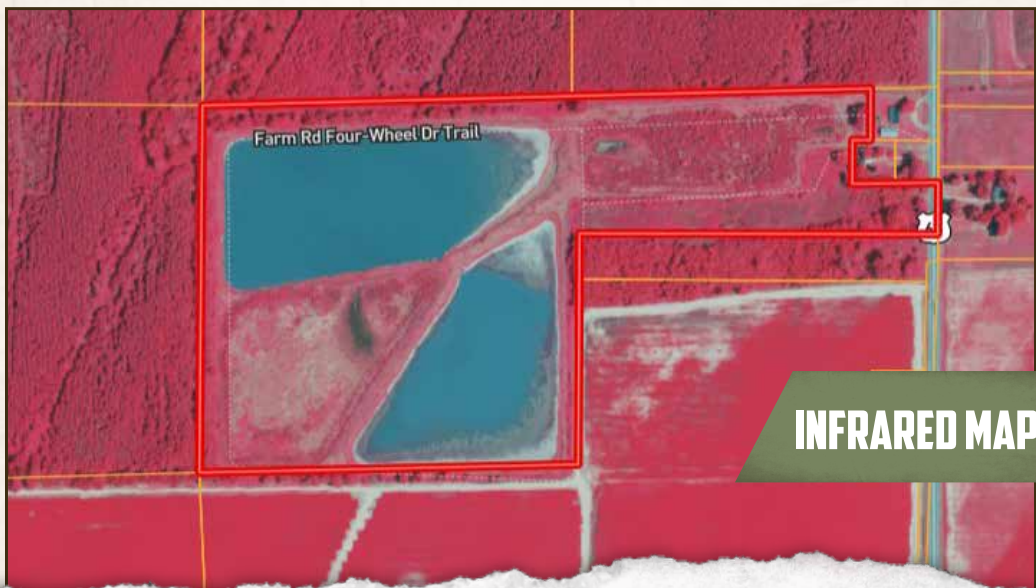
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land id. LINK



INFRARED MAP



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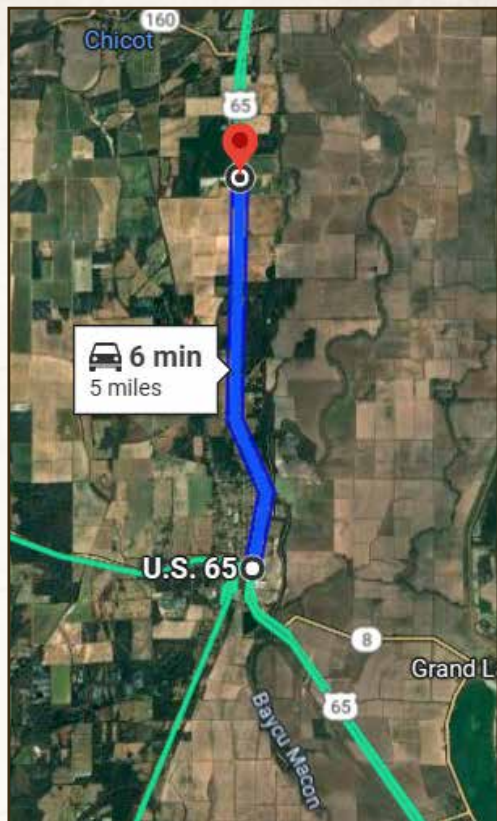
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CHICOT COUNTY, ARKANSAS



Directions From the Intersection of
Hwy 8 and Hwy 65 in Eudora, AR:
Travel 5 miles north on Hwy 65 to the
property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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