



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

262± ACRES
CHICOT COUNTY, AR
\$799,999



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

THE CHICOT 262

PROPERTY PROFILE

LOCATION:

- Highway 65
Eudora, AR 71640
- Chicot County
- 5± Miles N of Eudora
- 11± Miles S of Lake Village

COORDINATES:

- 33.18817, -91.26686

PROPERTY USE:

- Recreation
- Hunting
- Potential Home/Cabin Site
- Investment

PROPERTY INFORMATION:

- 262± Total Acres
- 6± Acre Field
- 2 Duck Holes
- Centrally Located Well
- Several Established Food Plots
- Mixed Pine & Hardwoods
- Surrounded by Ag Land
- Excellent Interior Trail System
- Frontage on Highway 65
- Power and Water Available Nearby

TAX INFORMATION:

- TBD



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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 262

WELCOME TO THE CHICOT 262, LOCATED IN THE HEART OF THE ARKANSAS DELTA JUST OUTSIDE OF EUDORA. This 262± acre Chicot County tract offers ample opportunities for outdoorsmen. Surrounded entirely by agriculture, this property is ideally positioned in a high-traffic wildlife corridor and delivers exceptional duck, deer, and even dove hunting potential.

The land features two duck holes that can be flooded by a centrally located well, allowing for controlled water management and consistent waterfowl action throughout the season. In addition, a 6± acre open field could be planted for dove hunting or converted into a food plot. For waterfowl enthusiasts, the opening also presents an exciting opportunity—by building a levee around it, it could serve as an additional floodable duck impoundment.



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MORE ABOUT THE CHICOT 262

Deer hunters will appreciate the food plots, the diverse habitat of mixed pine and hardwood timber, and the natural browse and cover. The surrounding agricultural landscape only enhances the draw for deer, making this a property you can effectively hunt year after year.

Access is outstanding with direct frontage along Highway 65, and a well-maintained internal trail system makes navigating the property effortless by truck or ATV. If you are considering building, there is potential for a cabin or home site with power and water nearby.

Whether you're seeking a private hunting retreat, a recreational investment, or a property that offers year-round use, the Chicot 262 checks many boxes and is worth considering.

**Contact Jimmy Gentry today for a private
tour of this Delta sportsman's paradise.**



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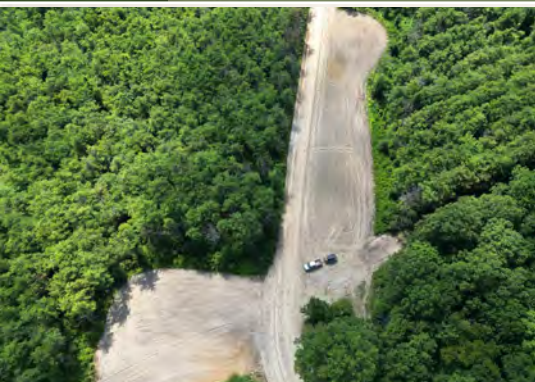
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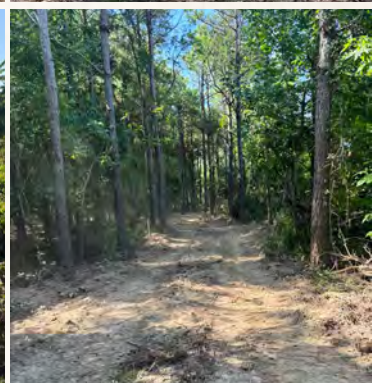
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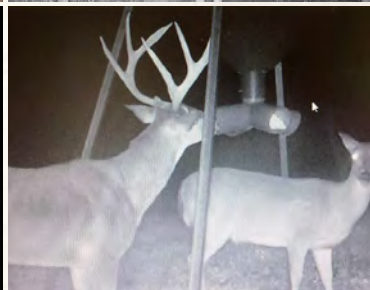
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land **id.** LINK

Hickory
Ridge

65

Farm Rd Four-Wheel Dr Trail

65

KING R



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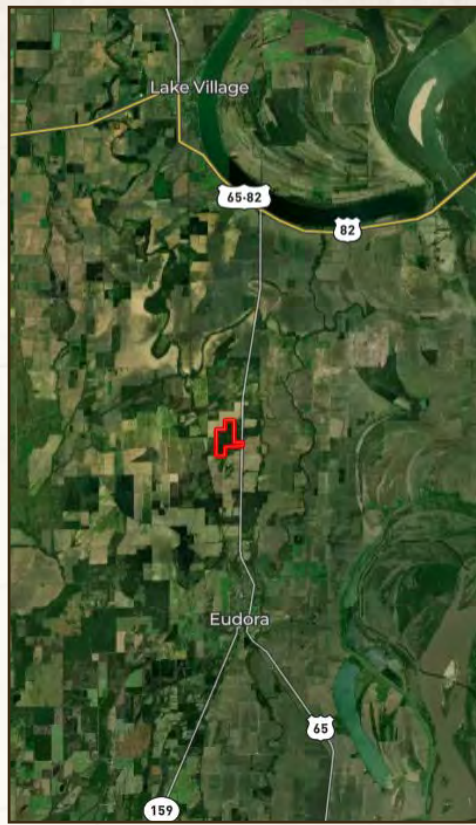
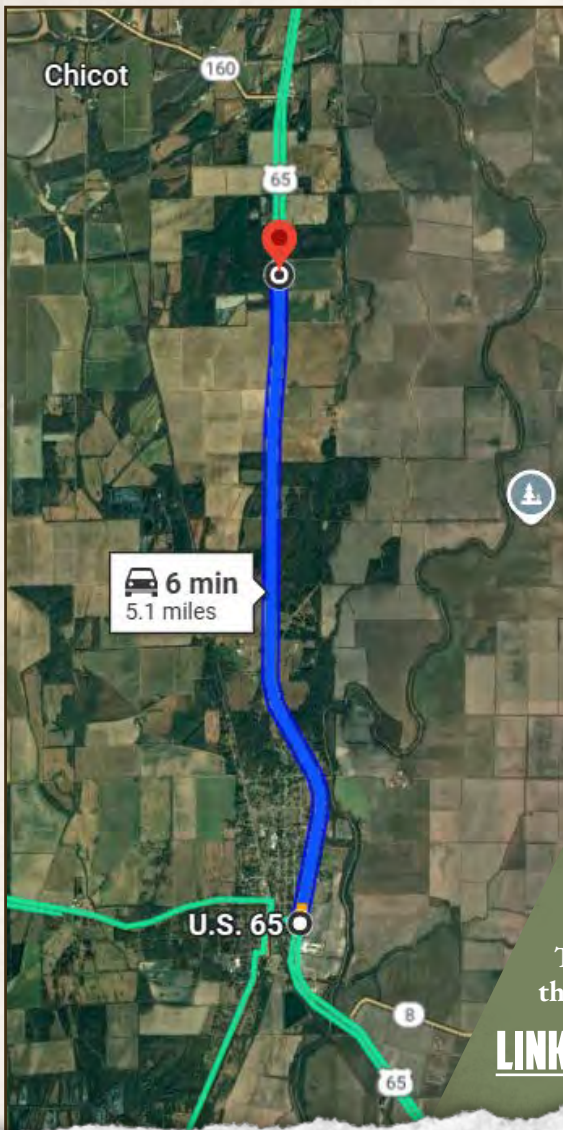
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Directions From the Intersection
of Hwy 8 & Hwy 65 in Eudora, AR:
Travel 5.1 miles north on Hwy 65 to
the property on the left.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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