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# CROSS POND HUNTING RETREAT

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2,449.87 +/- Acres + Scott, Arkansas



Offered by:



**MOSSY OAK®**

**PROPERTIES**

**DELTA LAND MANAGEMENT CO.**

*America's Land Specialist*

Robert Eason, Principal Broker

Mobile- (501) 416-6923

Email- [reason@mossyoakproperties.com](mailto:reason@mossyoakproperties.com)

# Property Details

LAND:	<b>2,449.87 +/- Deeded Acres</b> <ul style="list-style-type: none"><li>- 2,197 +/- acres Wetlands Reserve Program (WRP)<ul style="list-style-type: none"><li>o 25 +/- acres Food Plots</li><li>o Moist Soil Units</li><li>o 300 +/- acres of 15-year-old Hardwood Plantation</li><li>o 400 +/- acres Cross Pond swamp</li></ul></li><li>- Cabin built in 1920</li><li>- 3.65 miles of Arkansas River (old channel) Frontage</li></ul>		
LOCATION:	Bredlow Corner, Hwy 161 South, Scott, AR 72142 <ul style="list-style-type: none"><li>12 miles Scott, AR</li><li>27 miles Little Rock, AR</li><li>34 miles Stuttgart, AR</li><li>22 miles Little Rock National Airport</li></ul>		
ACCESS:	Gated access on Hwy 161 South		
RECREATION:	Ducks Dove	Geese Turkey	Whitetail Deer Fishing
	Gravel Boat Launch into Cross Pond		
WRP:	2,197 acres in perpetual easement		
LEASE:	Duck hunting rights are leased out to Flying L Duck Club. Contact listing broker for more information.		
SHOWINGS:	By appointment only. Robert Eason must accompany brokers and clients to every showing. Call/text Robert at 501-416-6923 to schedule a visit.		
TAXES:	\$4,400 payment for the 2020 Tax Year		
LISTED PRICE:	<b>\$6,125,000</b> (\$2,500/ acre)    OFFERS WILL BE CONSIDERED		
LISTING BROKER:	Robert Eason, PB00069994 Call/Text:501-416-6923 Email: reason@mossyoakproperties.com		



## SUMMARY:

For 3 generations the Lewis Family has cared for this riverfront tract known as Cross Pond. This 2,450-acre forested property consists of huge hardwood bottomlands, plantation hardwood and open food plots that have been managed for its wildlife since the 1940's. This land for sale is located just south of Scott, AR at Bredlow Corner and is 30 minutes from downtown Little Rock. This tract contains over 1,000 acres of massive hardwood forest, similar to that found only in National Parks and Wildlife Refuges. There is another 1,000 acres of bottomlands that includes large cypress filled flats, open oxbows, and Cross Pond. Cross Pond is a cypress swamp known by many for its great duck hunting. Targeted duck species in cross pond are predominantly gadwalls; but, mallards, wood ducks and teal also frequent this natural area. This area is leased to a duck club and lease details can be provided through email. The remaining 450 acres consists of planted hardwood. These areas are currently thick with growth and provide ample cover for deer, turkey, quail, and other small game. These areas are also dotted with large food plots and moist soil units. This property in its entirety has been strategically managed for whitetail deer and offers the best deer hunting in the state. Deer over 150" B&C are taken from this property every year including several award-winning bucks at the Big Buck Classic. The neighboring landowners also practice quality deer management, making this an excellent area for future generations.

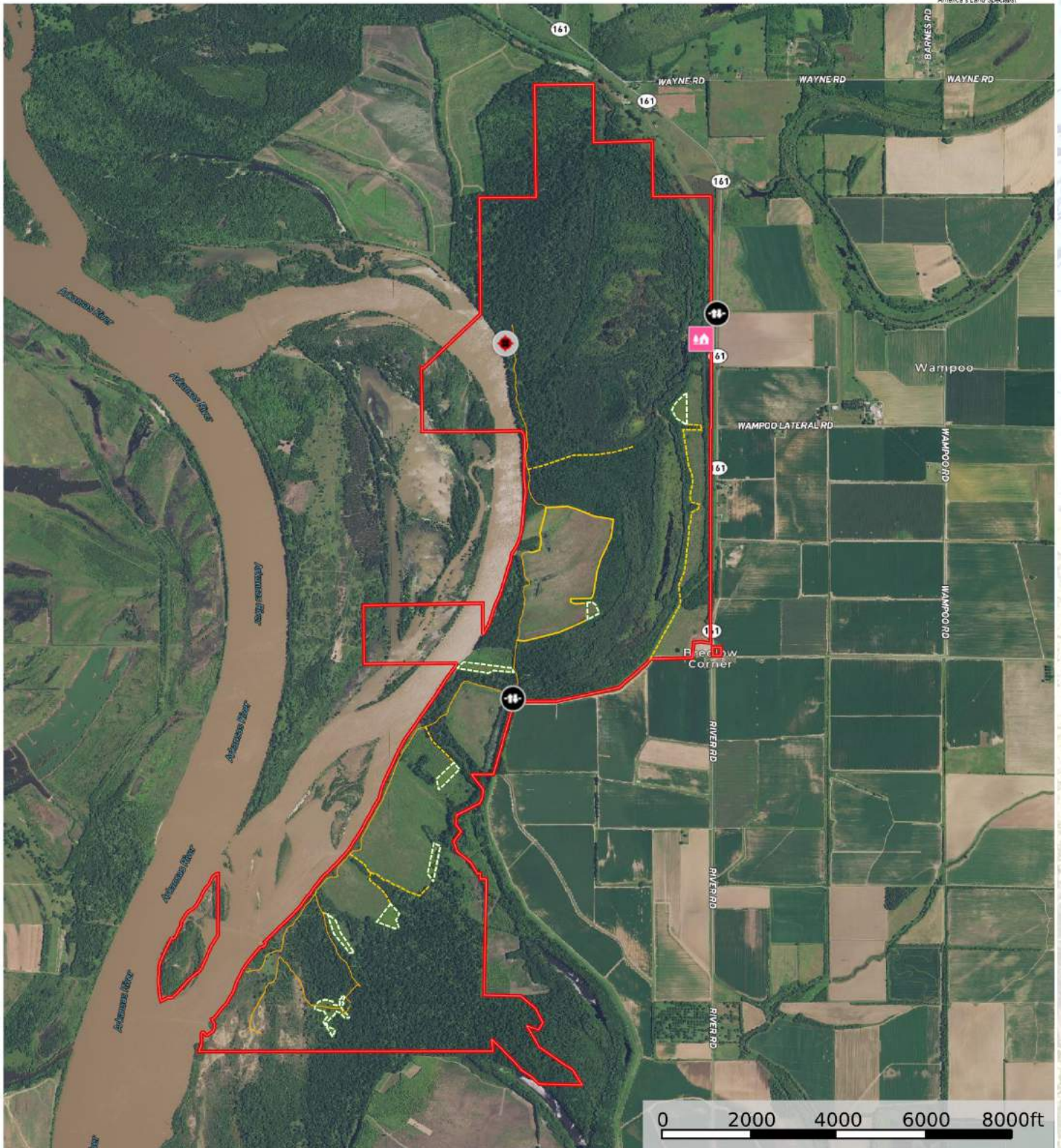
Due to the natural appeal and significance of the timber and swamp, 2,197 acres of this property were enrolled in a perpetual Wetlands Reserve Program (WRP) in 2006. The Wetlands Reserve Program (WRP) was a voluntary program that offered landowners the opportunity to protect, restore, and enhance wetlands on their property. This program offered the landowner an opportunity to establish long-term conservation and wildlife practices. The goal of NRCS was to achieve the greatest wetland functions and values, along with optimum wildlife habitat, on every acre enrolled in the program. With WRP, landowners can manage the property for wildlife. Timber harvest and other management practices are allowed under a compatible use agreement prescribed by a forester and the NRCS.

This property is an absolute showplace with over 25 acres of food plots and roads throughout the entire property. There is also a small camp that was built in 1920. Behind the camp house is a gravel boat ramp directly into Cross Pond allowing easy access to the duck holes that exist within. If you are looking for a true legacy property, this one is a must see!

**The information contained herein is from sources Mossy Oak Properties Delta Land Management considers reliable, however does not guarantee the accuracy, completeness, or sufficiency of this information. Mossy Oak Properties Delta Land Management Company is the exclusive listing agent for the owner but does not assume, and hereby expressly disclaims any responsibility for the future operating and investment results of the property. Buyers are encouraged to inspect the property and consult such experts to verify the accuracy of all information within this brochure. This offering is subject to prior sale and it may be withdrawn from the market without advance notice. All photos were taken, on location.**



**Lewis Family**  
Arkansas, AC +/-



-  Blind
-  Cabin
-  Gate
-  Food Plot
-  Boundary
-  Tour
-  Primary Road
-  Road / Trail

**Robert Eason**  
P: 501-604-4565

[ArkansasLandForSale.com](http://ArkansasLandForSale.com)

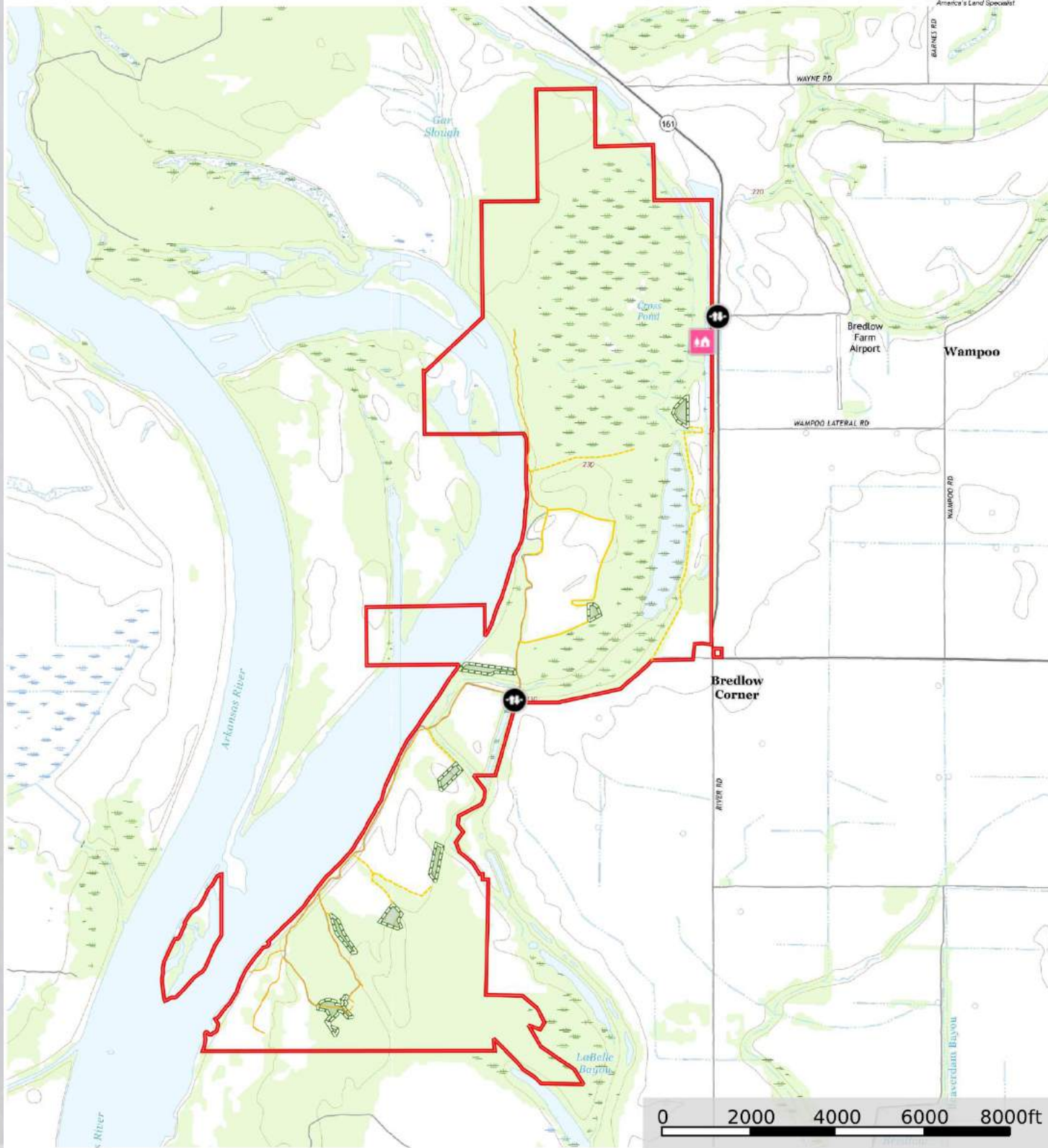
2024 North Main Street, North Little Rock



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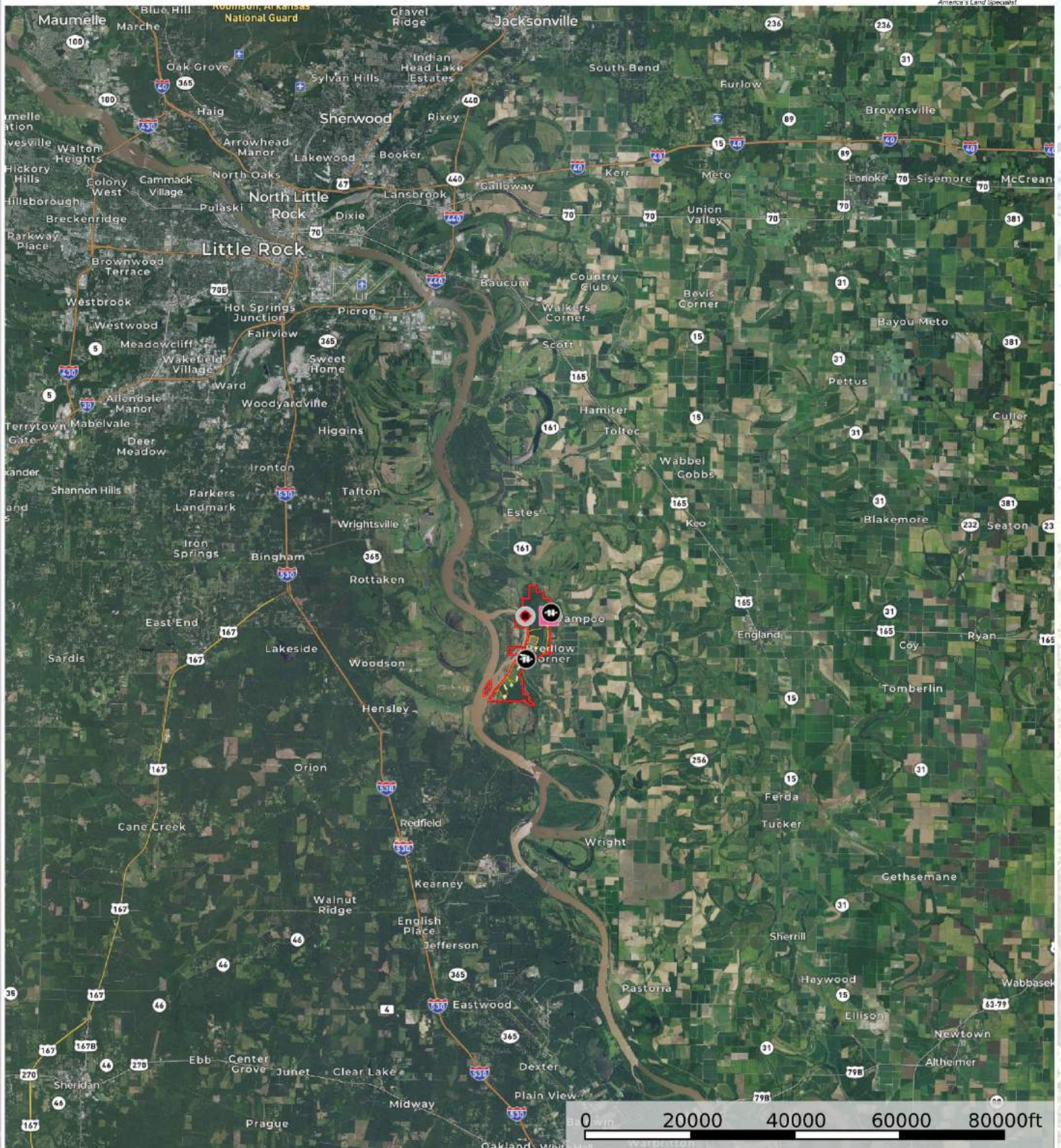
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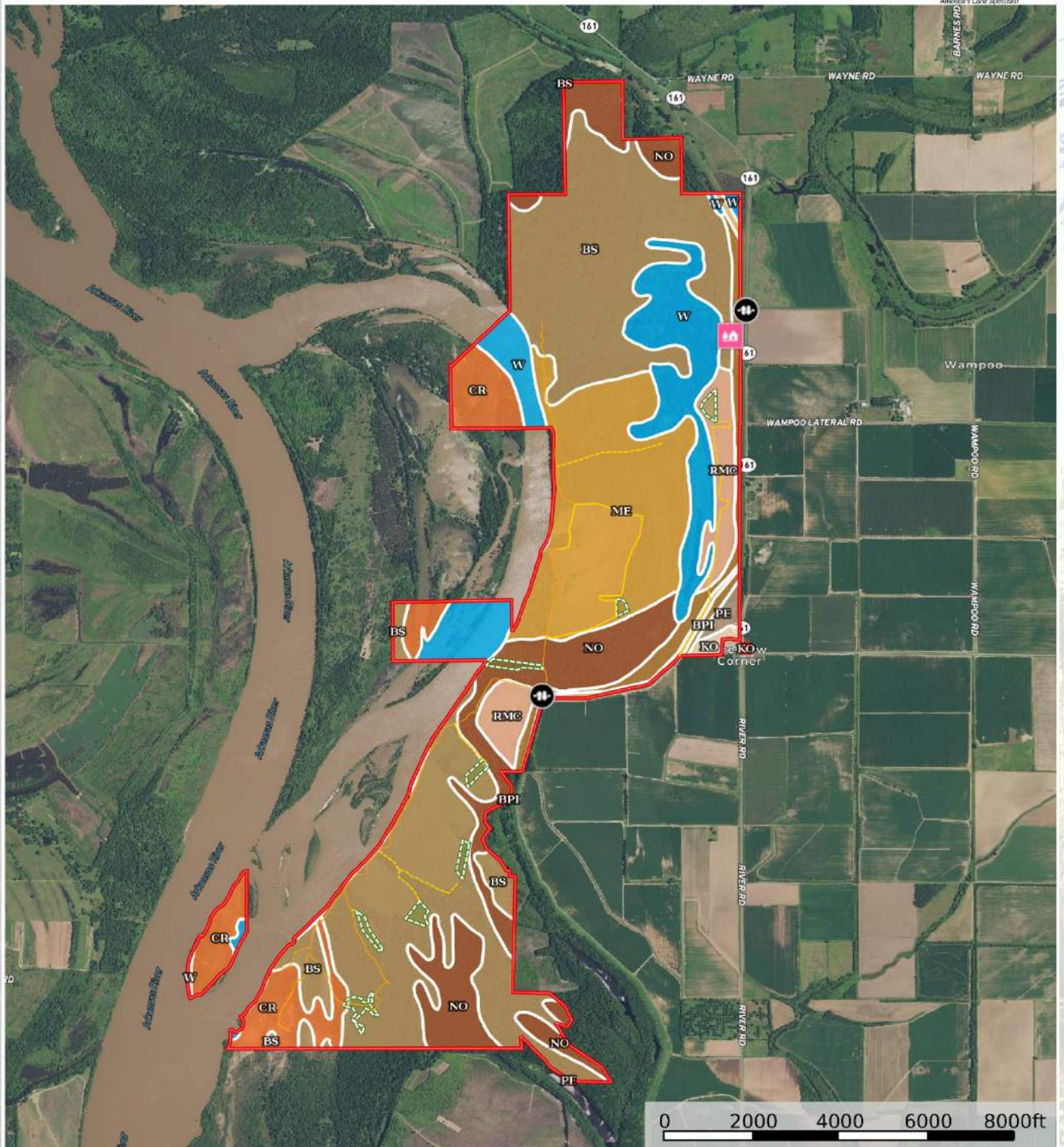
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▢ All Polygons 2357.39 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Bs	Bruno fine sandy loam	931.05	39.49	0	63	3s
Me	Moreland silty clay	401.02	17.01	0	61	3w
No	Norwood silty clay loam	332.99	14.13	0	90	1
W	Water	289.13	12.26	0	-	-
Cr	Crevasse fine sand	186.49	7.91	0	35	4s
RmC	Rilla silt loam, 3 to 5 percent slopes	102.28	4.34	0	85	2e
BPI	Pits, borrow	74.56	3.16	0	-	-
LEV	Levee	17.75	0.75	0	-	-
Pe	Perry clay, 0 to 1 percent slopes, rarely flooded	12.14	0.51	0	48	3w
Ko	Keo silt loam, 0 to 1 percent slopes, rarely flooded	9.98	0.42	0	88	1
<b>TOTALS</b>		<b>2357.39(*)</b>	<b>100%</b>	<b>-</b>	<b>55.05</b>	<b>2.7</b>

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

▢ Boundary 2312.32 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Bs	Bruno fine sandy loam	931.05	40.26	0	63	3s
Me	Moreland silty clay	401.02	17.34	0	61	3w
No	Norwood silty clay loam	332.99	14.4	0	90	1
W	Water	283.84	12.28	0	-	-
Cr	Crevasse fine sand	147.5	6.38	0	35	4s
RmC	Rilla silt loam, 3 to 5 percent slopes	102.28	4.42	0	85	2e
BPI	Pits, borrow	74.56	3.22	0	-	-
LEV	Levee	17.75	0.77	0	-	-
Pe	Perry clay, 0 to 1 percent slopes, rarely flooded	12.14	0.53	0	48	3w
Ko	Keo silt loam, 0 to 1 percent slopes, rarely flooded	9.19	0.4	0	88	1
<b>TOTALS</b>		<b>2357.39(*)</b>	<b>100%</b>	<b>-</b>	<b>55.5</b>	<b>2.67</b>

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| Boundary 44.28 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Cr	Crevasse fine sand	38.99	88.03	0	35	4s
W	Water	5.29	11.94	0	-	-
<b>TOTALS</b>		<b>2357.39(*)</b>	<b>100%</b>	<b>-</b>	<b>30.81</b>	<b>4.0</b>

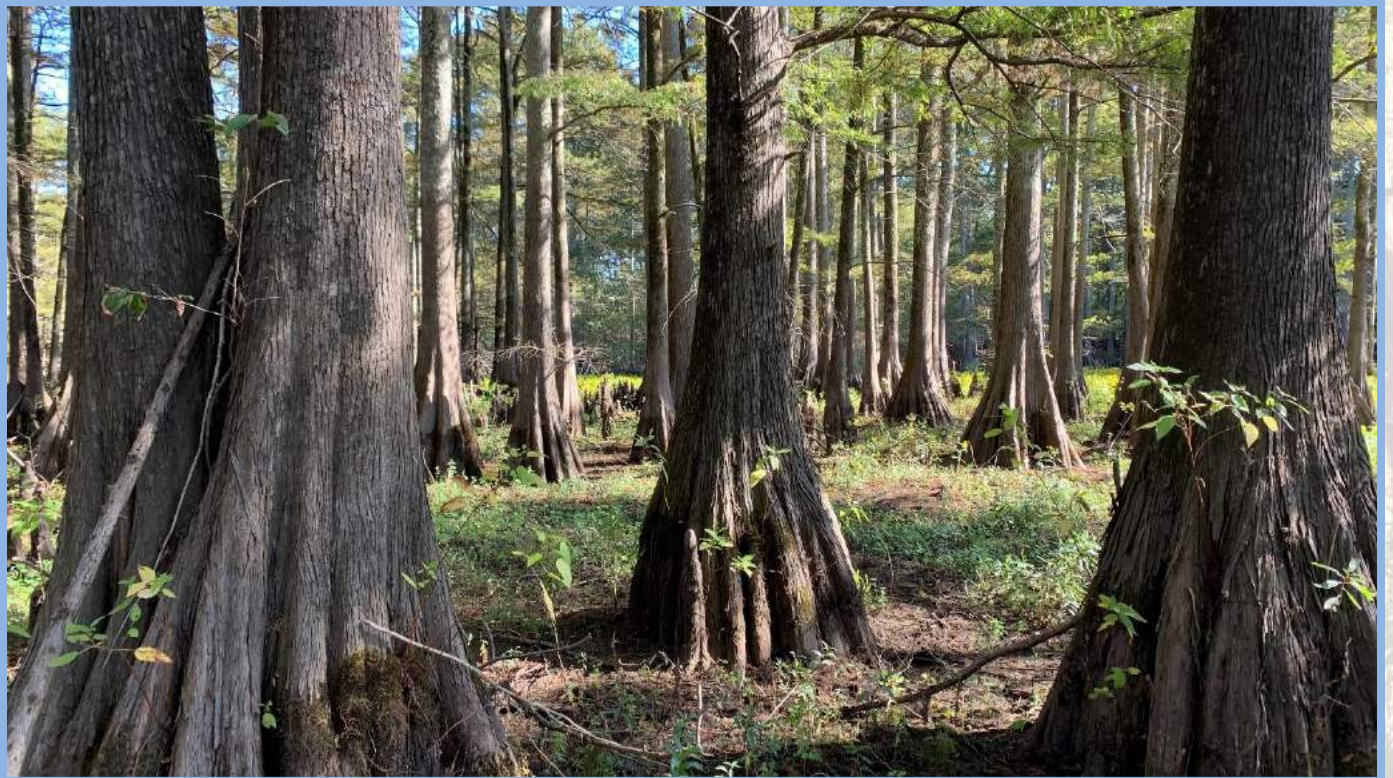
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▢ Boundary 0.79 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ko	Keo silt loam, 0 to 1 percent slopes, rarely flooded	0.79	100.0	0	88	1
<b>TOTALS</b>		<b>2357.39(*)</b>	<b>100%</b>	<b>-</b>	<b>88.0</b>	<b>1.0</b>

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To schedule a private tour of this property please contact:



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