

113.49 Surveyed Acres Green Timber and Cabin
329 Woodruff 645
Mccrory, AR 72101

\$1,344,000
113.490± Acres
Woodruff County



113.49 Surveyed Acres Green Timber and Cabin Mccrory, AR / Woodruff County

SUMMARY

Address

329 Woodruff 645

City, State Zip

Mccrory, AR 72101

County

Woodruff County

Type

Hunting Land, Recreational Land

Latitude / Longitude

35.216237 / -91.186619

Taxes (Annually)

661

Dwelling Square Feet

1200

Bedrooms / Bathrooms

3 / 1

Acreage

113.490

Price

\$1,344,000

Property Website

<https://arkansaslandforsale.com/property/113-49-surveyed-acres-green-timber-and-cabin-woodruff-arkansas/47989/>



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PROPERTY DESCRIPTION

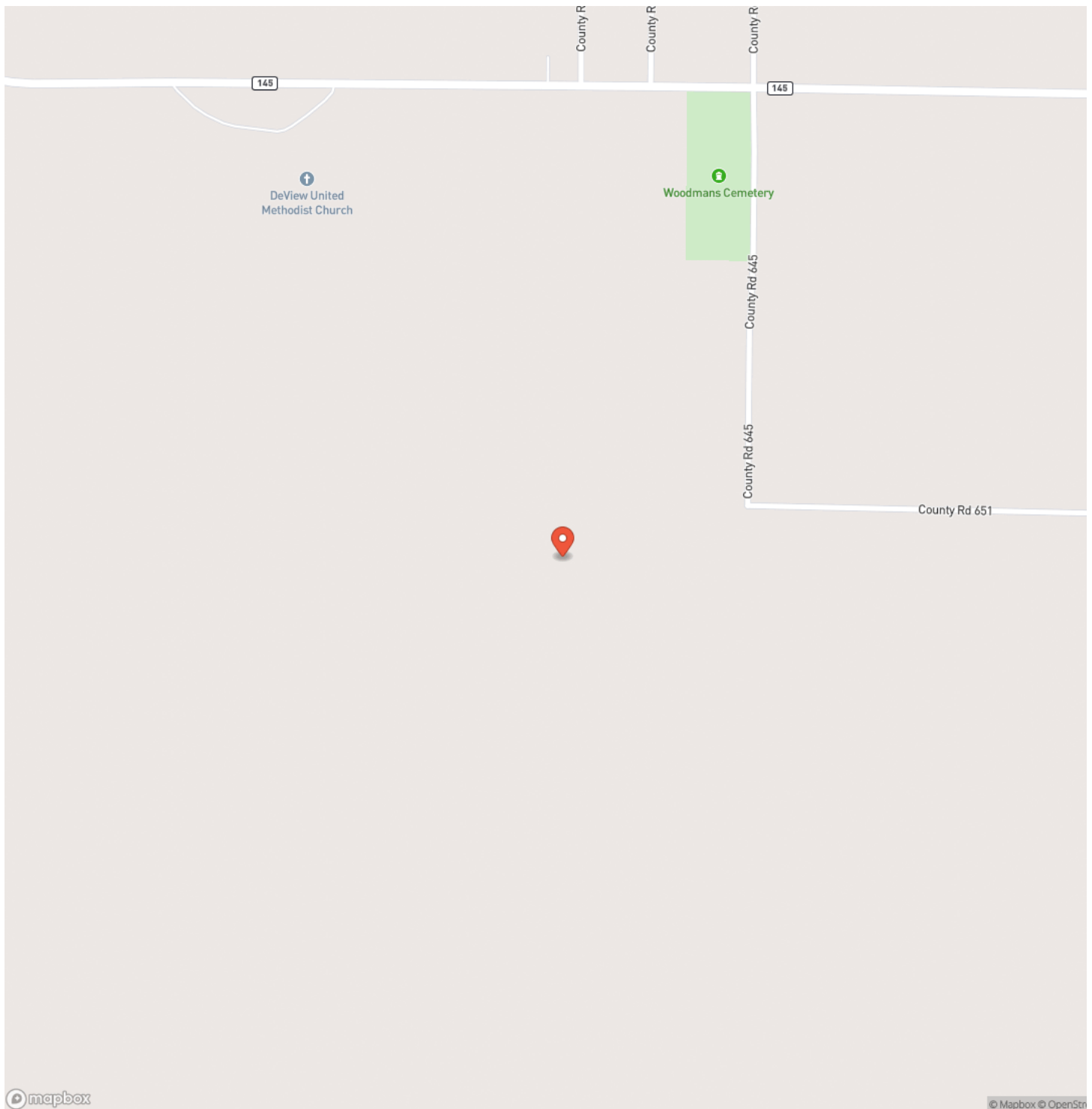
Arkansas Flooded Green Timber! Location, habitat diversity, and pressure management are the keys to consistent success in the duck world and this 113.49 surveyed acre tract has it all: ideal location, flooded timber, converted fish ponds for moist-soil or planted crop management, fields, and an ultra nice cabin. This property is located about 2.5 miles South of McCrory and sits between the Cache River and Bayou DeView leaving no question you are in the heart of the flyway. The timber on this tract is a rarity in today's time. Whereas most GTR's have largely converted to Overcup Oak, this place has Willow Oak flats which are actively dropping mast that ducks seek and have the ability to consume. As you will see in the pictures, there is an incredible amount of oak regeneration ranging from 12" to 12' tall Willow Oaks. The timber portion of the property also has very slight terrain which provides a range of benefits including variable water depths for both hunting comfort and duck use in conjunction with providing variable tree composition throughout the GTR. The 16 +/- acres of converted fish ponds provide endless opportunities for a landowner to micromanage the food resources to his/her and the duck's liking. The well that is located on the property is underground piped to the ponds each with an independent discharge so that you can flood at specific time intervals as desired throughout the season in addition to irrigating crop during dry Summers. An additional benefit of these risers, along with an independent discharge to the woods, is that when we have hard freezes you can open various discharges to maintain a large percentage of open water on the landscape in various habitat types. And be sure to note in the pictures that these are not simply wide open, square ponds. These systems are diverse ranging from some that have been left open for heavy focus on food production while others have been allowed to grow up with large willow trees to provide both thermal cover/refuge for waterfowl as well as places to hide for hunting. The 17 +/- acre field on the East side of the property provides yet another component to the diversity of this farm. Being adjacent to the ponds on the northern end of property, in conjunction with the lease fields to the South, provides the PERFECT scenario such that you have food and cover both to the North and South of the woods providing traffic right over the top so that you can hunt them in the trees like we all dream of doing. While the cabin on the property is not yet complete, it is a key component to the operation. You can see in the pictures that it is being renovated literally from top to bottom and will be top-notch when completed ranging from tongue & groove interior, tile shower, new appliances, new roof, new windows, new flooring, etc. As mentioned above, there is a 450 +/- acre lease that joins this tract to provide habitat on the South end of the woods. The two pieces together provide a 563 +/- acre block right out the door of the cabin. The landowner does have to approve the transfer of the lease to the new owner, but we do not expect any issue. To our knowledge, there is not another property like this on the open market. So if this what you have been looking to purchase, contact Broker Kevin Keen at (870)215-1185 to make sure you get a chance at owning your slice of Arkansas flooded timber.



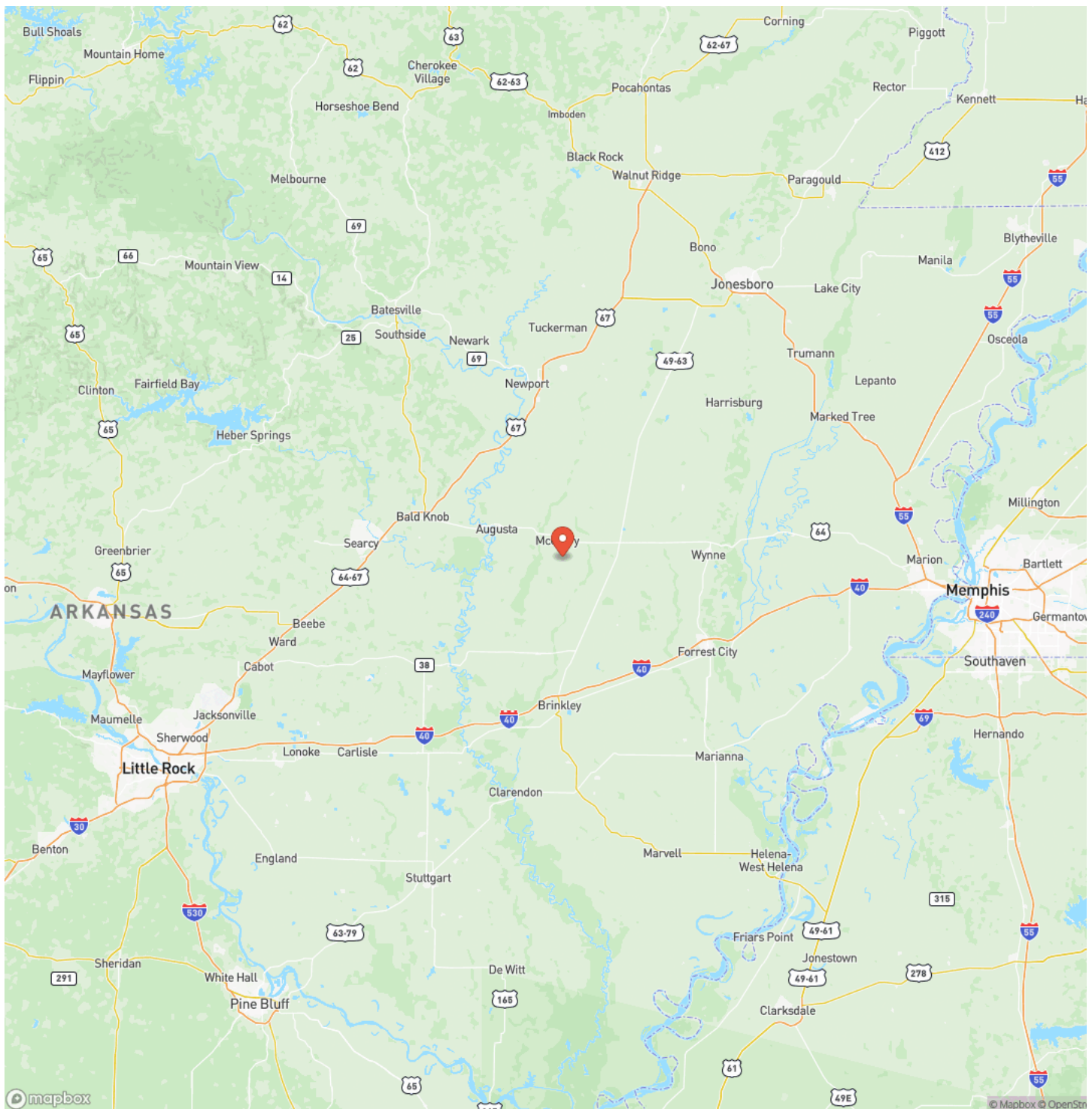
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Kevin Keen

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City / State / Zip

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NOTES

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MORE INFO ONLINE:

ArkansasLandForSale.com

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DISCLAIMERS

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