

**227 +/- Acres Flooded Timber Duck/Deer
Hunting & Farmland**
00 Highway 49
Holly Grove, AR 72069

\$1,425,000
227± Acres
Phillips County



227 +/- Acres Flooded Timber Duck/Deer Hunting & Farmland Holly Grove, AR / Phillips County

SUMMARY

Address

00 Highway 49

City, State Zip

Holly Grove, AR 72069

County

Phillips County

Type

Hunting Land, Farms

Latitude / Longitude

34.597664 / -91.006672

Taxes (Annually)

605

Acreage

227

Price

\$1,425,000

Property Website

<https://arkansaslandforsale.com/property/227-acres-flooded-timber-duck-deer-hunting-farmland-phillips-arkansas/28120/>



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PROPERTY DESCRIPTION

227 +/- acres of prime timber duck hunting and irrigated farmland just East of the White River Refuge near Holly Grove, Arkansas. This tract contains mixed bottomland timber along Cypress Creek that has been an excellent mallard producer. As seen in the pictures, big bucks are also no stranger to this acreage. It sits among several notable clubs including Warrior Bottoms, Big Slash, Big Woods, and Big Creek Ducks N Bucks just to name a few. There are three submersible electric wells on the property to irrigate the farmland and waterfowl food plot in addition to flooding the timber in the Fall. There are 74.74 FSA cropland acres with a mix of rice, soybean, and corn base. 50 acres are paying \$150/acre on a cash rent with the remaining tillable acres being planted in rice that will all be left for the ducks and not harvested. This property fronts on highway 49 which not only provides an excellent lodge site with utilities, but also clean and easy access. If you are looking for an excellent all-around recreational tract that also includes income producing farmland, give this place a hard look. Contact Kevin Keen at (870)215-1185 for more information.



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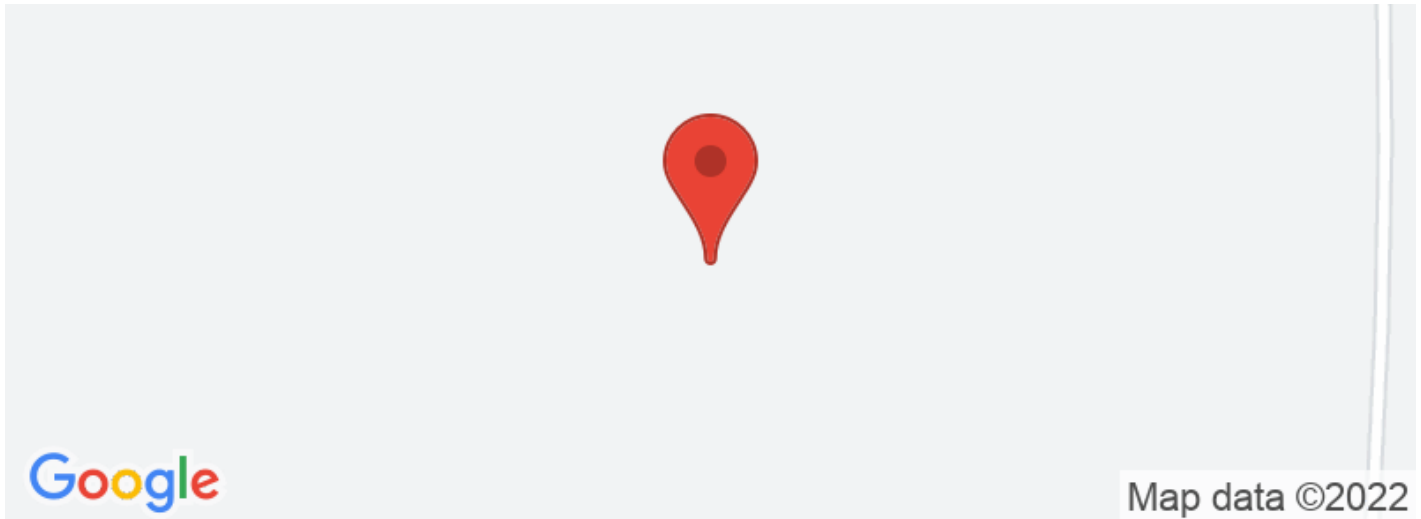






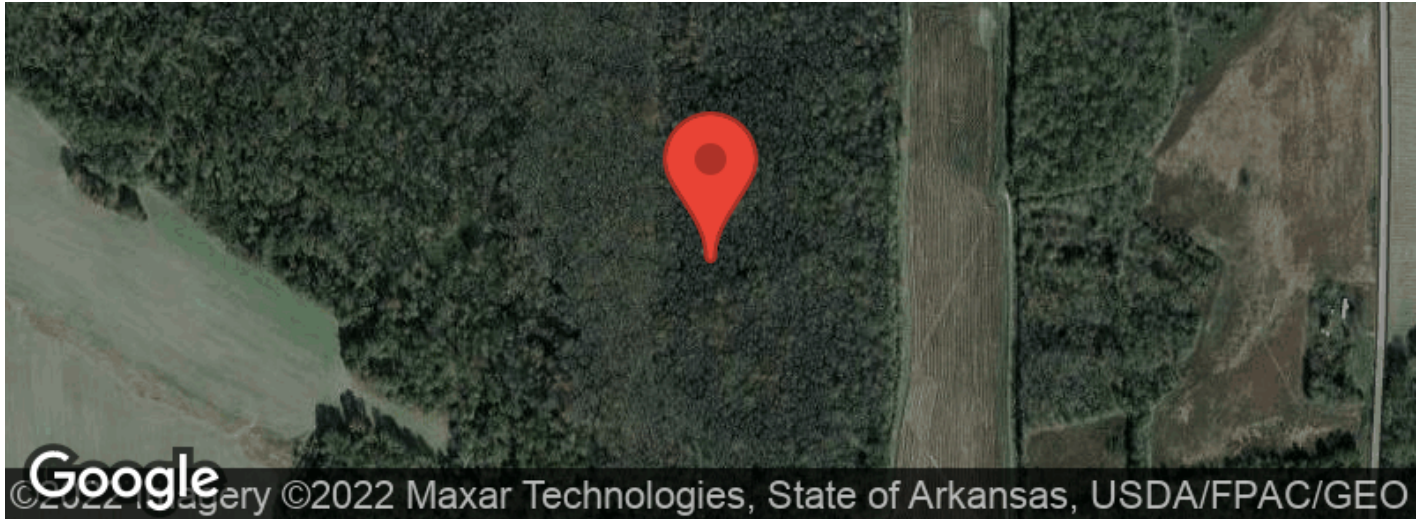
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Locator Maps



227 +/- Acres Flooded Timber Duck/Deer Hunting & Farmland
Holly Grove, AR / Phillips County

Aerial Maps



227 +/- Acres Flooded Timber Duck/Deer Hunting & Farmland
Holly Grove, AR / Phillips County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kevin Keen

Mobile

(870) 215-1185

Email

kkeen@mossyoakproperties.com

Address

2024 North Main Street

City / State / Zip

North Little Rock, AR 72114

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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