

Cache River Duck Club
Grubbs, AR 72431

\$1,250,000
305 +/- acres
Jackson County



Cache River Duck Club
Grubbs, AR / Jackson County

SUMMARY

City, State Zip

Grubbs, AR 72431

County

Jackson County

Type

Hunting Land, Recreational Land, Riverfront

Latitude / Longitude

35.650258 / -91.0702874

Taxes (Annually)

315

Acreage

305

Price

\$1,250,000

Property Website

<https://arkansaslandforsale.com/property/cache-river-duck-club-jackson-arkansas/19118/>



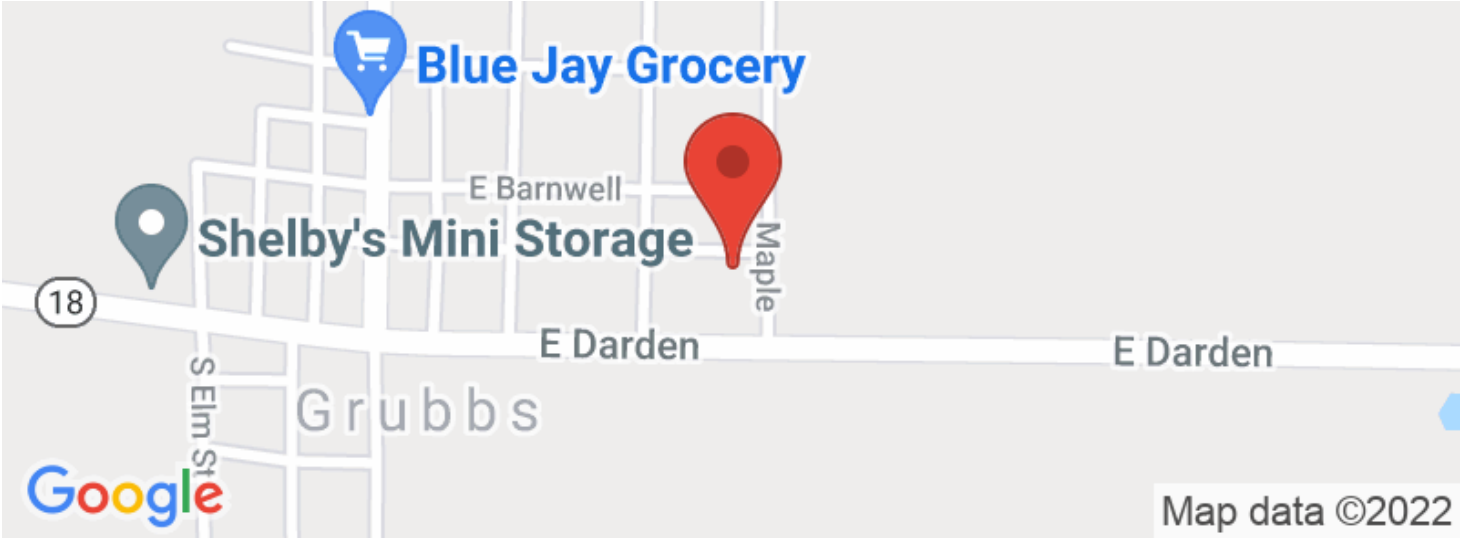
PROPERTY DESCRIPTION

Cache River duck hunting paradise. Offered for sale is a 1/3 undivided interest into the 305 +/- acre Cache River Duck Club. If you know anything about Arkansas you know about the Cache River and you know of Grubbs. Take a look at the pictures and video and you will quickly know the history of this tract. Since 1992 this tract has an average of 4.26 birds per hunter per day. The way the members have historically hunted, if you get your mallards first, you leave meaning those numbers could easily be higher had they stayed for teal, gadwalls, etc. This property consists of the old river channel, green timber, and WRP that is used primarily as a rest area and sanctuary. This block sits near the end of the channelization project where the Cache returns to its natural, historic channel. This location is one of the first timber blocks ducks see as they near the historic Cache bottoms make it an absolute magnet and first stop for waterfowl making their way down. The good thing about remaining on the channelized portion is that it's rare for there to not be plenty of free water during late October, early November preventing the need to pump. There is a fishing reservoir on the South end with a concrete boat ramp as well as a boathouse that provides access to the timber. This is your opportunity to get into a premier club for fractional the price of buying a tract of this size by yourself. For more information on this excellent waterfowl opportunity contact Broker Kevin Keen at (870)215-1185.

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Locator Maps



Aerial Maps



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

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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