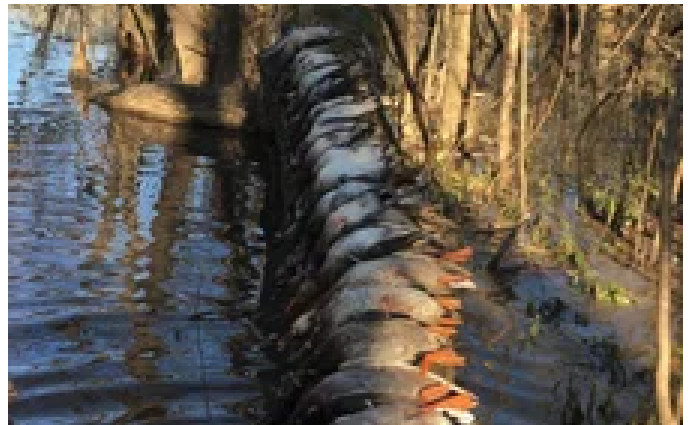
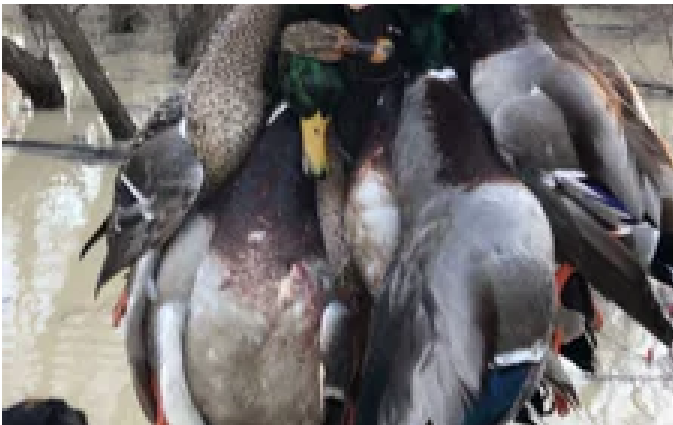


193 +/- Acre Manly Branch Duck Club
County Road 660
Wynne, AR 72396

\$1,930,000
193± Acres
Cross County



**193 +/- Acre Manly Branch Duck Club
Wynne, AR / Cross County**

SUMMARY

Address

County Road 660

City, State Zip

Wynne, AR 72396

County

Cross County

Type

Hunting Land

Latitude / Longitude

35.171137 / -90.877429

Taxes (Annually)

177

Acreage

193

Price

\$1,930,000

Property Website

<https://arkansaslandforsale.com/property/193-acre-manly-branch-duck-club-cross-arkansas/31401/>



MORE INFO ONLINE:

ArkansasLandForSale.com

193 +/- Acre Manly Branch Duck Club Wynne, AR / Cross County

PROPERTY DESCRIPTION

We are proud to bring the 193 +/- Manly Branch Duck Club to market for the first time since the early 1950's when it was originally purchased by the founding members. It is located in Cross County just SW of Wynne, Arkansas. Both the L'Anguille River and Lick Creek run through the tract providing ample water. The Eastern portion of the property is impounded by a levee that parallels the L'Anguille River. The property consists of both bottomland timber and a large buckbrush area in the lowest portions of the property which provides the type of refuge mallards seek these days to escape pressure. Access is only 1.5 miles off of paved highway 350. There is an existing boat ditch that provides easy access once the impoundment is full. This property is rich with waterfowl history and is ready for its' next legacy owner. For more information on this property contact Kevin Keen at [\(870\)215-1185](tel:8702151185).

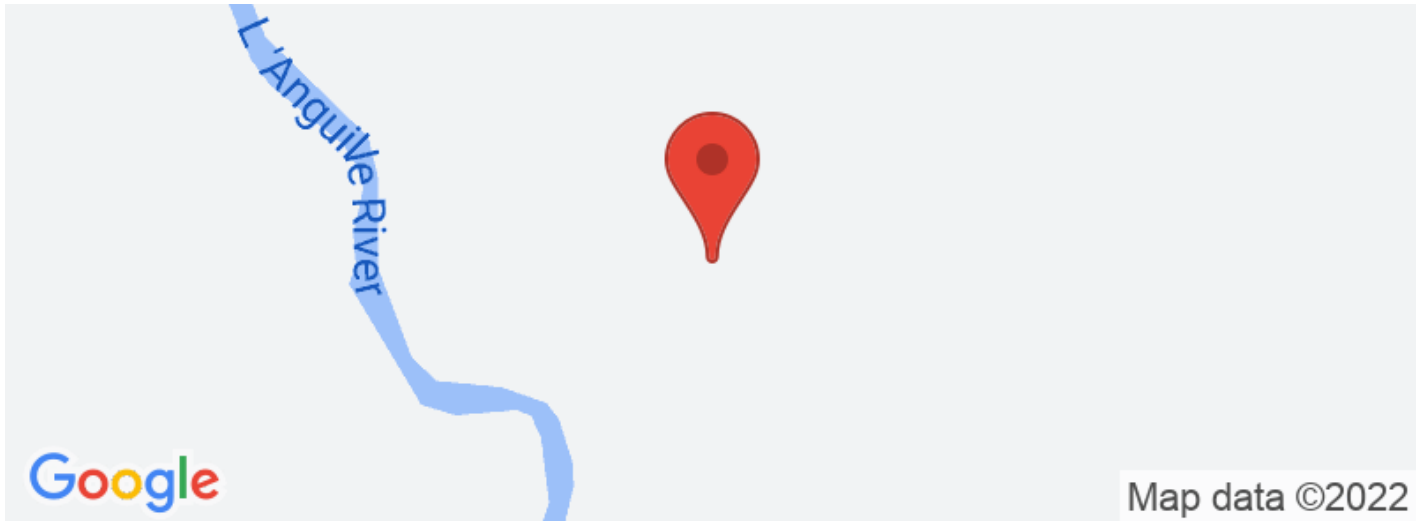


193 +/- Acre Manly Branch Duck Club
Wynne, AR / Cross County



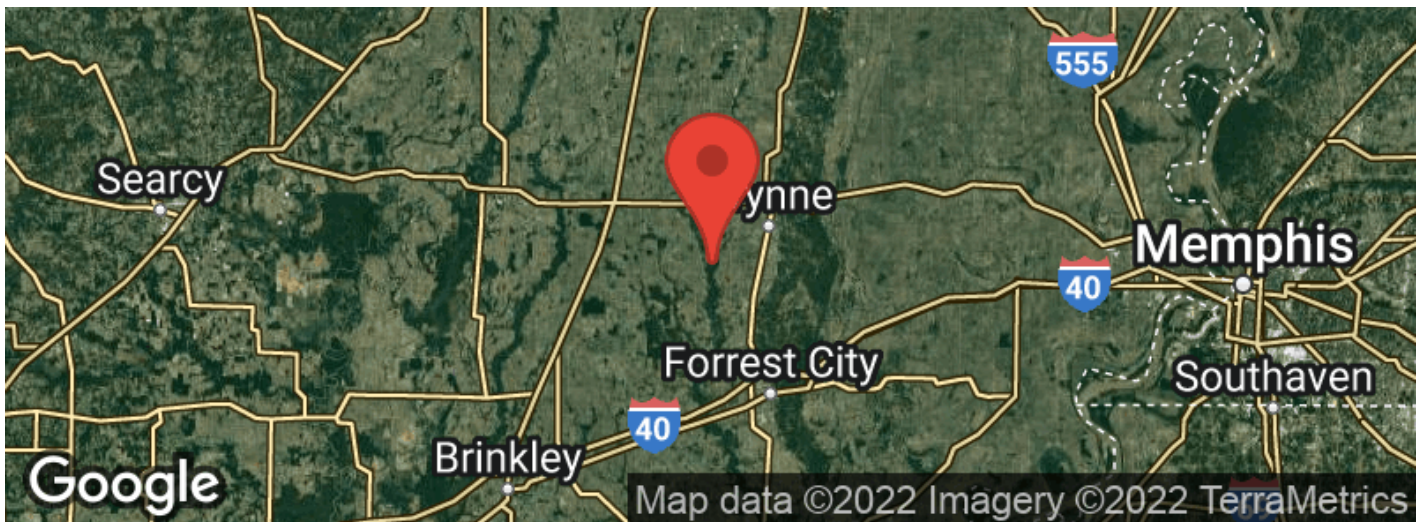
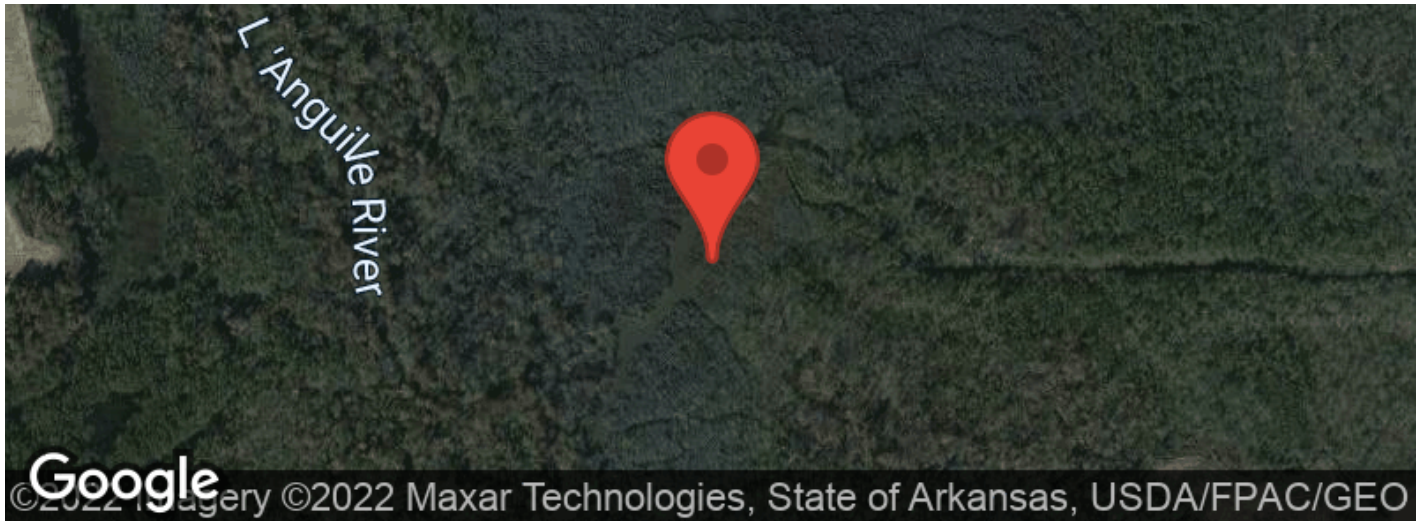


Locator Maps



193 +/- Acre Manly Branch Duck Club
Wynne, AR / Cross County

Aerial Maps



193 +/- Acre Manly Branch Duck Club
Wynne, AR / Cross 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

NOTES



NOTES

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

MORE INFO ONLINE:
ArkansasLandForSale.com

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.



Mossy Oak Properties Delta Land Management Co. LLC
2024 North Main Street
North Little Rock, AR 72114
(501) 416-6923
ArkansasLandForSale.com

