

**Green Tree Honey Hole**  
County Road 176  
Success, AR 72470

**\$260,000**  
40± Acres  
Clay County





**Green Tree Honey Hole**  
**Success, AR / Clay County**

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**SUMMARY**

**Address**

County Road 176

**City, State Zip**

Success, AR 72470

**County**

Clay County

**Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land,  
Timberland

**Latitude / Longitude**

36.486237 / -90.623887

**Taxes (Annually)**

167

**Acreage**

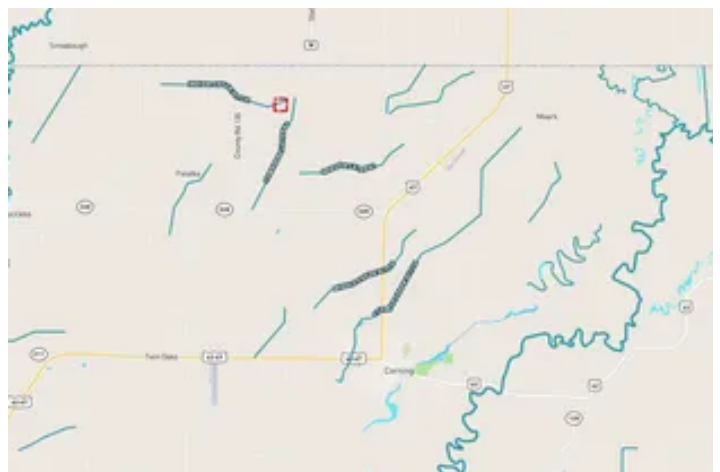
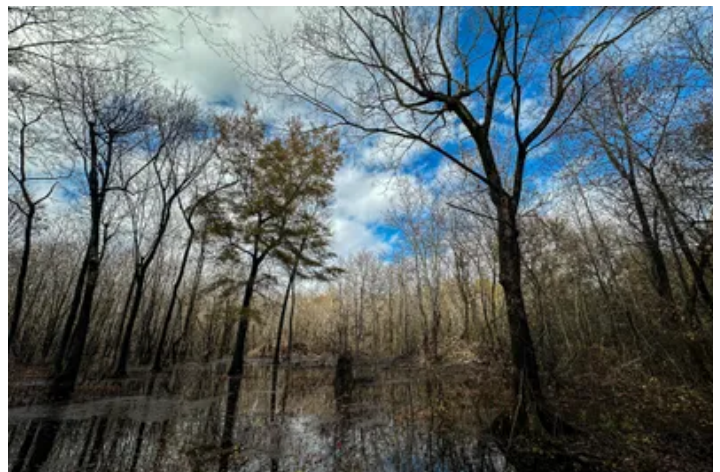
40

**Price**

\$260,000

**Property Website**

<https://www.mossyoakproperties.com/property/green-tree-honey-hole-clay-arkansas/39158/>



## Green Tree Honey Hole Success, AR / Clay County

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### **PROPERTY DESCRIPTION**

40 Acres of PRIME DUCK AND DEER HUNTING in Clay County Arkansas that is .6 miles south of the Missouri Line and approximately 6.2 miles as a crow flies from Dave Donaldson WMA on the Black River. The Black River is known for world class duck and deer hunting. Approximately 32 acres of the property is beautiful hardwood timber, 19 of those acres is leveed and able to be flooded for ducks. A 16 inch casing 110ft deep well was just installed. The Indian Creek Ditch cuts through the property and would create a great area to catch a big buck crossing along the back levee of the Green Tree. This is one property you do not want to miss out on. Give us a call today to schedule a showing!!!

#### Property Features:

- Green Tree Timber
- Water Well
- Food Plots
- Duck Hunting
- Deer Hunting
- Dove Hunting
- Shooting Lanes
- Levee System with flood control risers
- Hardwood Timber
- Cabin/House Sites
- Water and Electric
- Road Frontage

Hunter McCool, CLS

Licensed in MS & AR

Office: [662-495-1121](tel:662-495-1121)

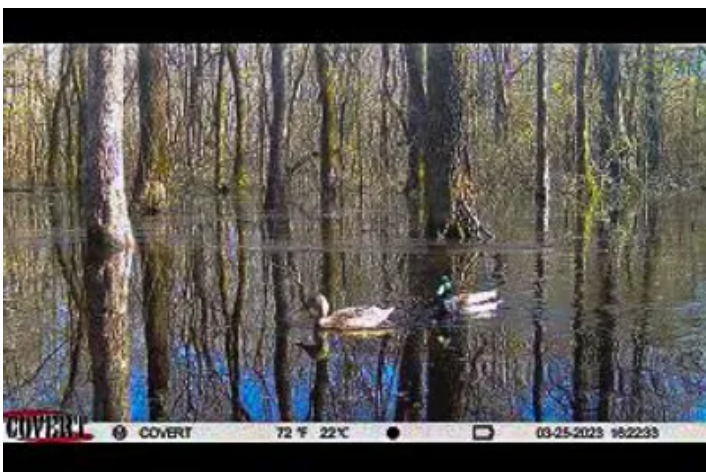
Cell: [662-295-7447](tel:662-295-7447)

Email: [hmccool@mossyoakproperties.com](mailto:hmccool@mossyoakproperties.com)

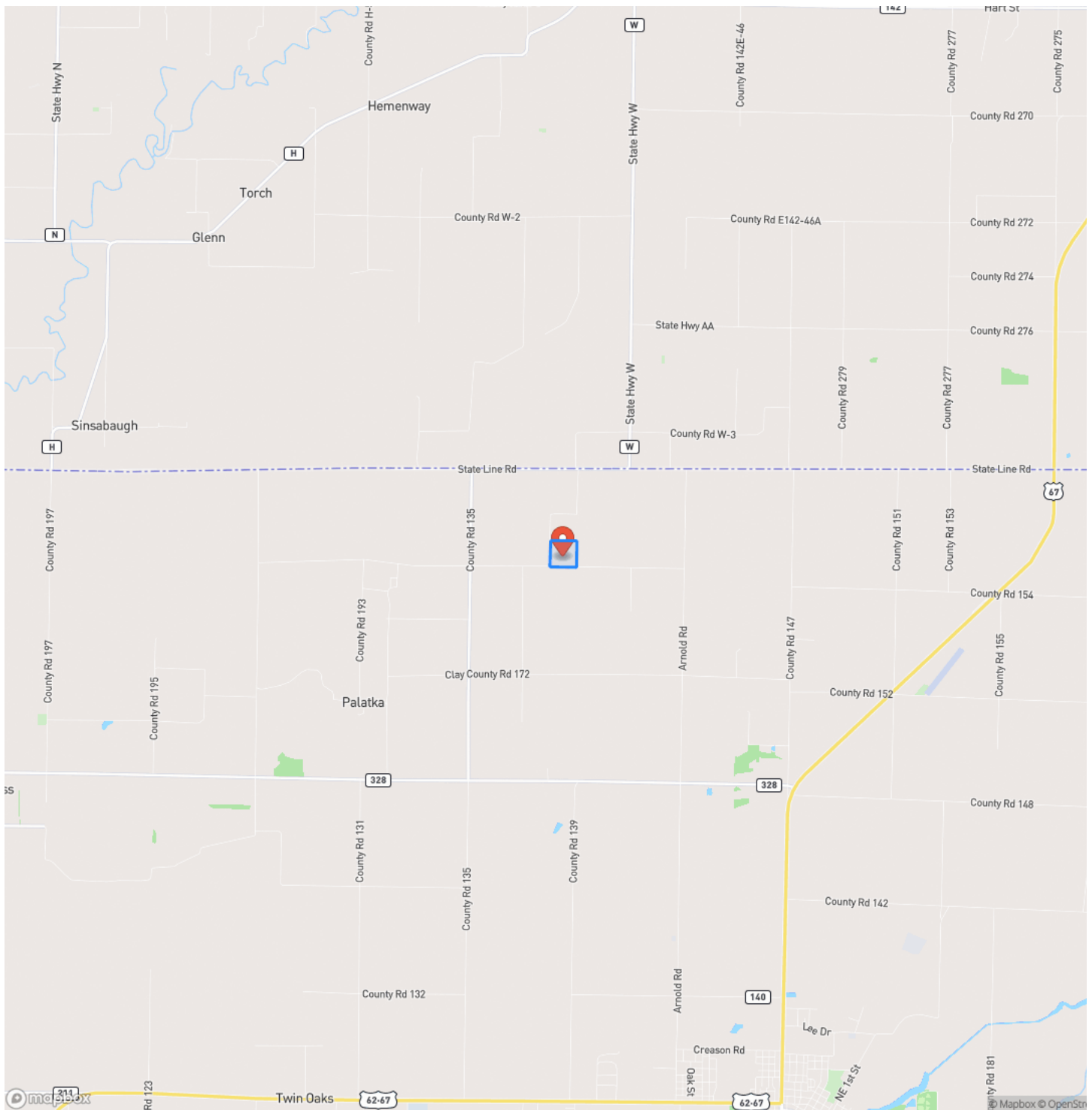




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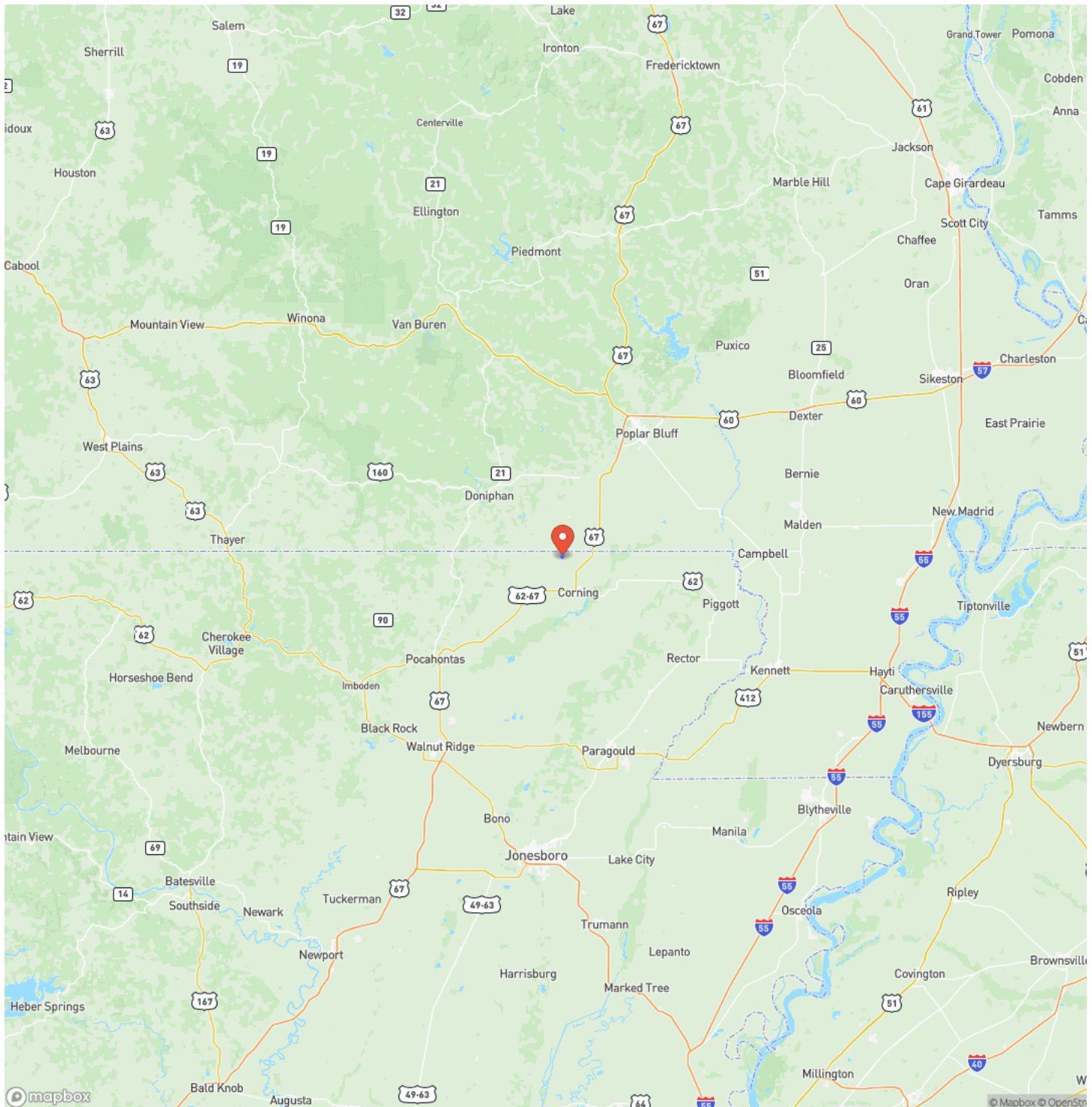


## Locator Map

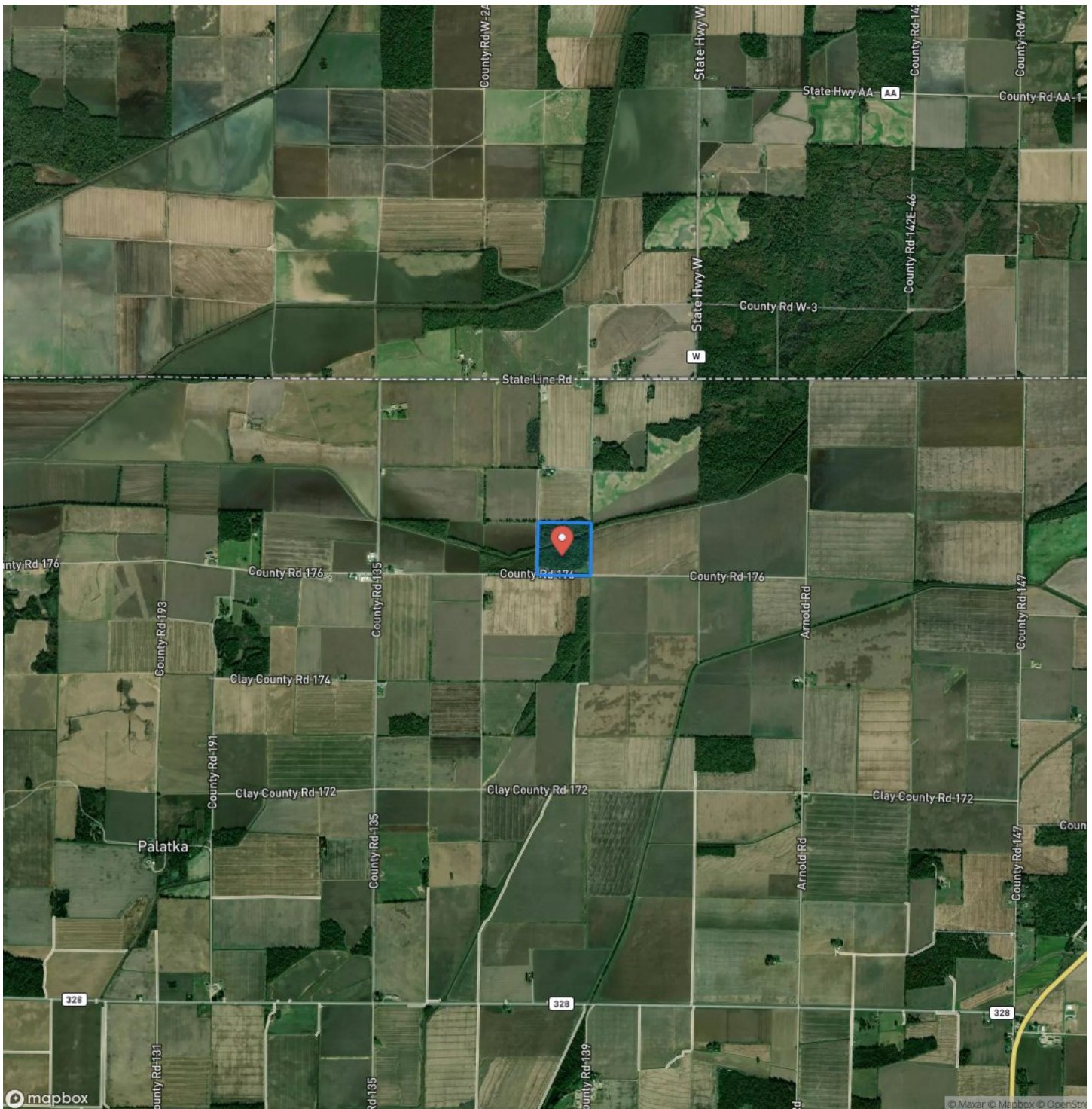




## Locator Map



## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Hunter McCool

## Mobile

(662) 295-7447

## Office

(662) 495-1121

## Email

hmccool@mossyoakproperties.com

**Address**

108 Lone Wolf Drive

## City / State / Zip

Madison, MS 39110

## NOTES

[illegible]



## This image shows a single 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.



## **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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**Mossy Oak Properties Bottomland Real Estate**

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

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