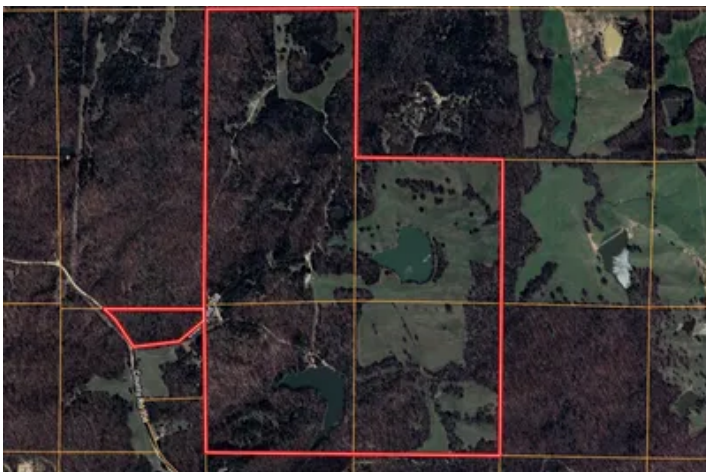


**206-Acre Sanctuary on Crowley's Ridge in Clay County,  
Arkansas**  
1081 County Road 356  
Piggott, AR 72454

**\$750,000**  
206± Acres  
Clay County



## 206-Acre Sanctuary on Crowley's Ridge in Clay County, Arkansas

### Piggott, AR / Clay County

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#### **SUMMARY**

##### **Address**

1081 County Road 356

##### **City, State Zip**

Piggott, AR 72454

##### **County**

Clay County

##### **Type**

Farms, Hunting Land, Horse Property, Recreational Land, Residential Property, Lakefront

##### **Latitude / Longitude**

36.424098 / -90.211619

##### **Taxes (Annually)**

956

##### **Dwelling Square Feet**

1200

##### **Bedrooms / Bathrooms**

3 / 2

##### **Acreage**

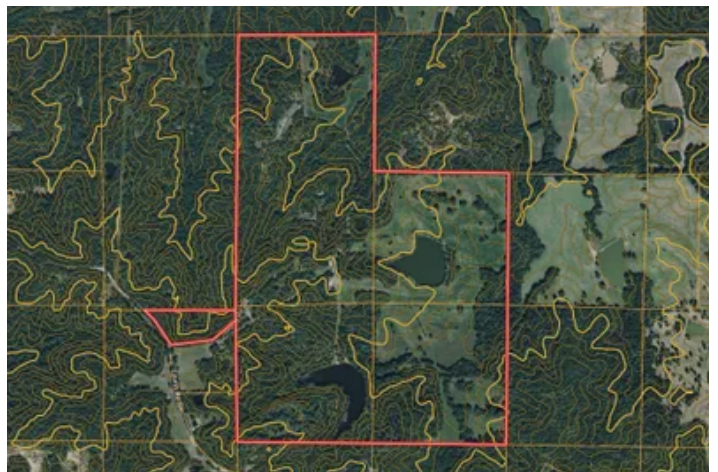
206

##### **Price**

\$750,000

##### **Property Website**

<https://www.mossyoakproperties.com/property/206-acre-sanctuary-on-crowley-s-ridge-in-clay-county-arkansas-clay-arkansas/92462/>



## 206-Acre Sanctuary on Crowley's Ridge in Clay County, Arkansas

### Piggott, AR / Clay County

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#### PROPERTY DESCRIPTION

### 206-Acre Sanctuary on Crowley's Ridge in Clay County, Arkansas.

Discover this opportunity to own a private, rolling hill farm spanning approximately **206 acres** in Clay County, Arkansas. Poised atop the scenic **Crowley's Ridge**, just north of Highway 62 between Piggott and Pollard, this property is a truly unique sanctuary blending recreational paradise with quiet country living.

**Ultimate Privacy and Scenic Views:** Access is secured via a **gated private lane** that winds back through the woods, finally opening up to over **50 acres of picturesque pasture and meadows**. From this elevated position, you are treated to stunning, long-range scenic views stretching out to the Northeast and overlooking the fertile St. Francis River bottoms.

**A Waterfowl and Wildlife Haven:** The land is a thriving ecosystem, perfectly situated to attract both migratory and resident wildlife. It boasts a notably healthy population of **wild turkey and whitetail deer**, while the aquatic features draw migrating ducks and resident Canada geese, establishing this as a phenomenal property for hunting or enjoying nature.

**Two Private Lakes and Dual Dwellings:** The crown jewels of the estate are its two tranquil lakes, each measuring **just over 3.5 acres in size**.

- A quaint **2-bedroom farmhouse** provides comfortable, classic living and almost overlooks the sprawling main meadow lake.
- A charming **1-bedroom cottage** offers a more secluded retreat, nestled discreetly on the wooded bank of the second, timber-enclosed lake.

Both dwellings are fully functional and supported by essential utilities, including **county water and electric service**.

**Farm Infrastructure and Access:** For the serious farmer or recreational enthusiast, the property offers a system of **roads and trails** that provide easy navigation across the rolling terrain. Essential infrastructure includes a dedicated **tractor shed** for equipment storage and several **small stock ponds** scattered throughout the acreage.

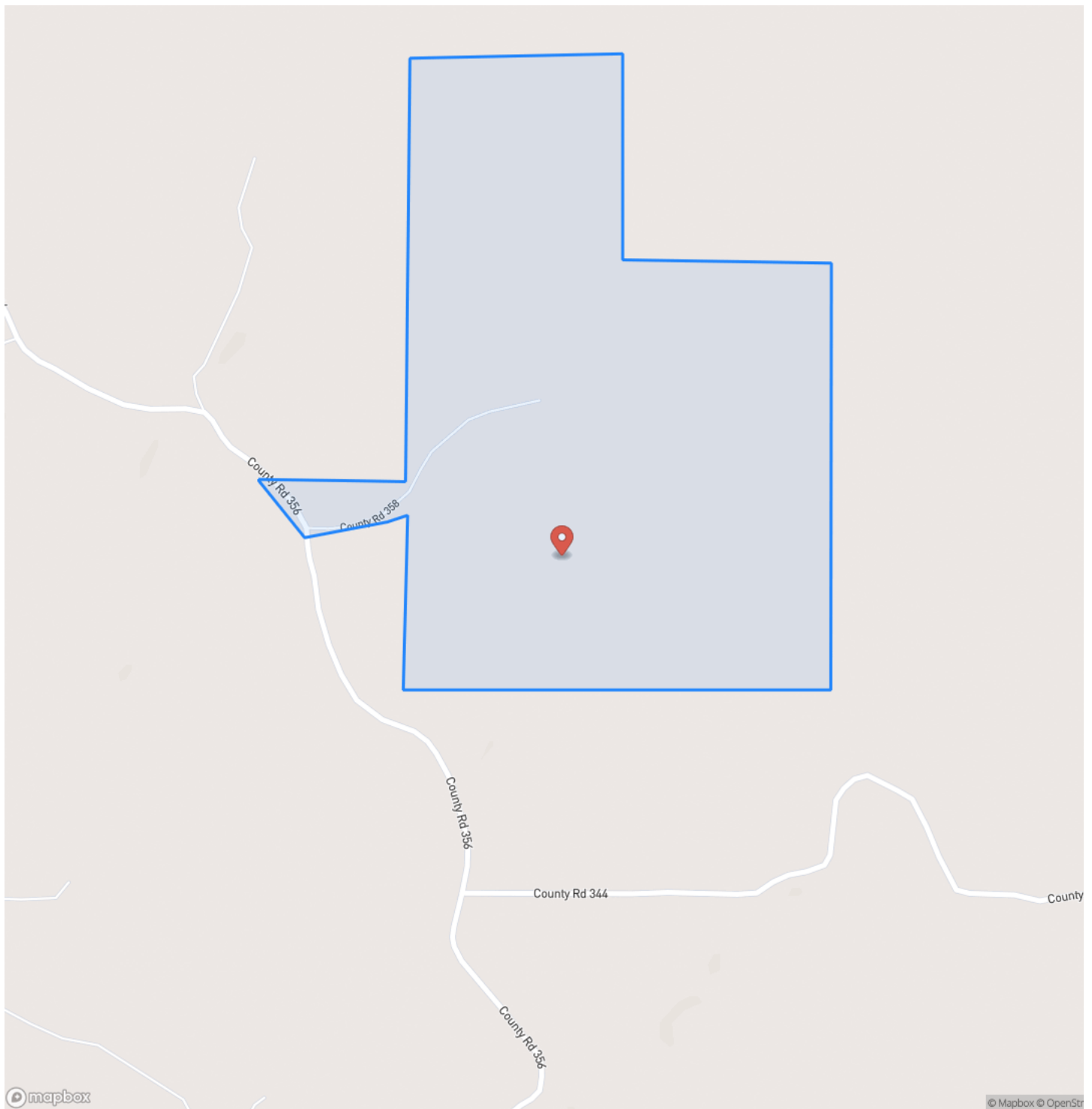
Whether you seek to establish a permanent, quiet full-time residence, a magnificent recreational escape, or a wonderful secluded family getaway, this farm offers a rare blend of location, beauty, and utility. This is a special chance to own a signature piece of Crowley's Ridge.

206-Acre Sanctuary on Crowley's Ridge in Clay County, Arkansas  
Piggott, AR / Clay County

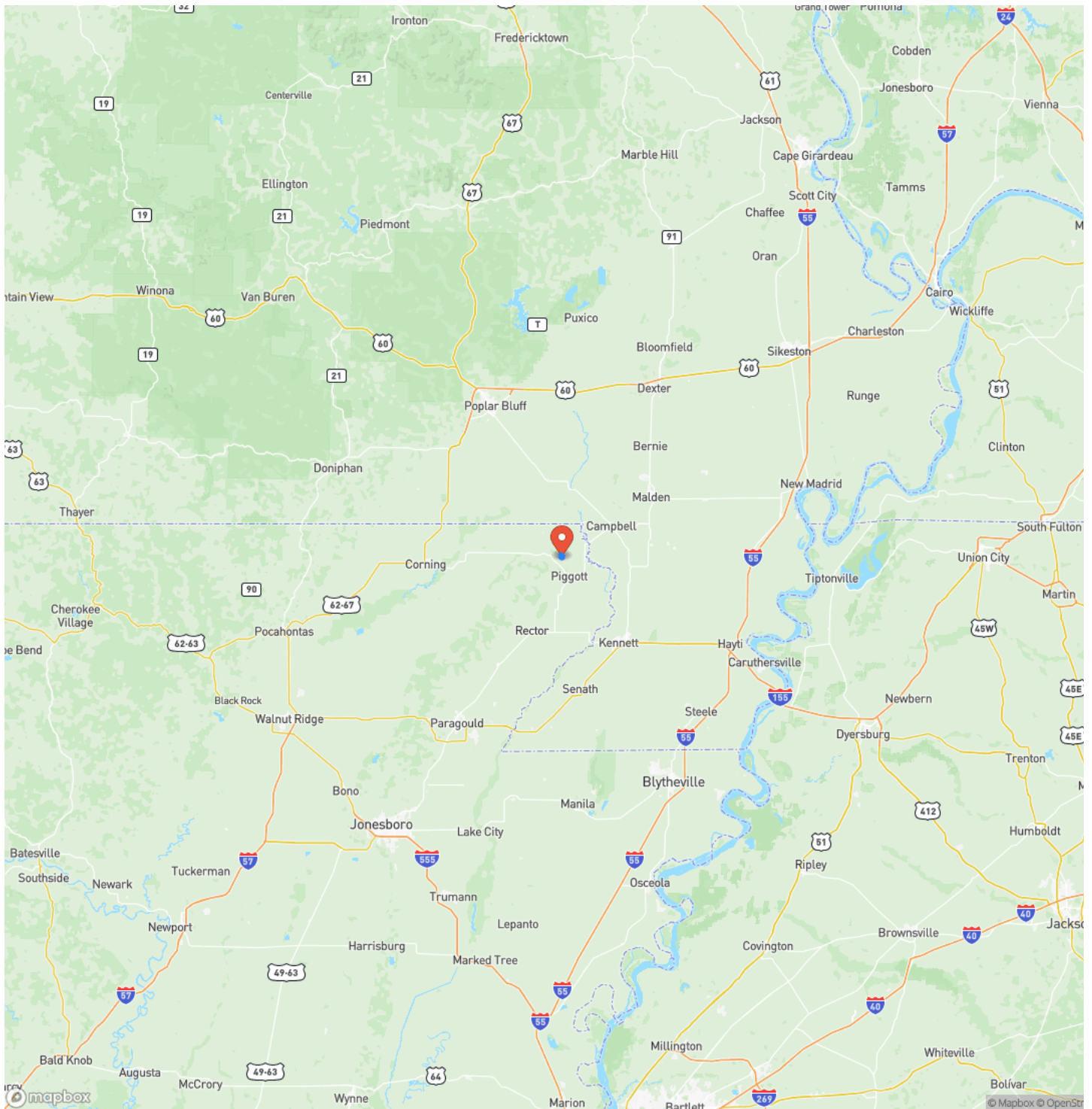
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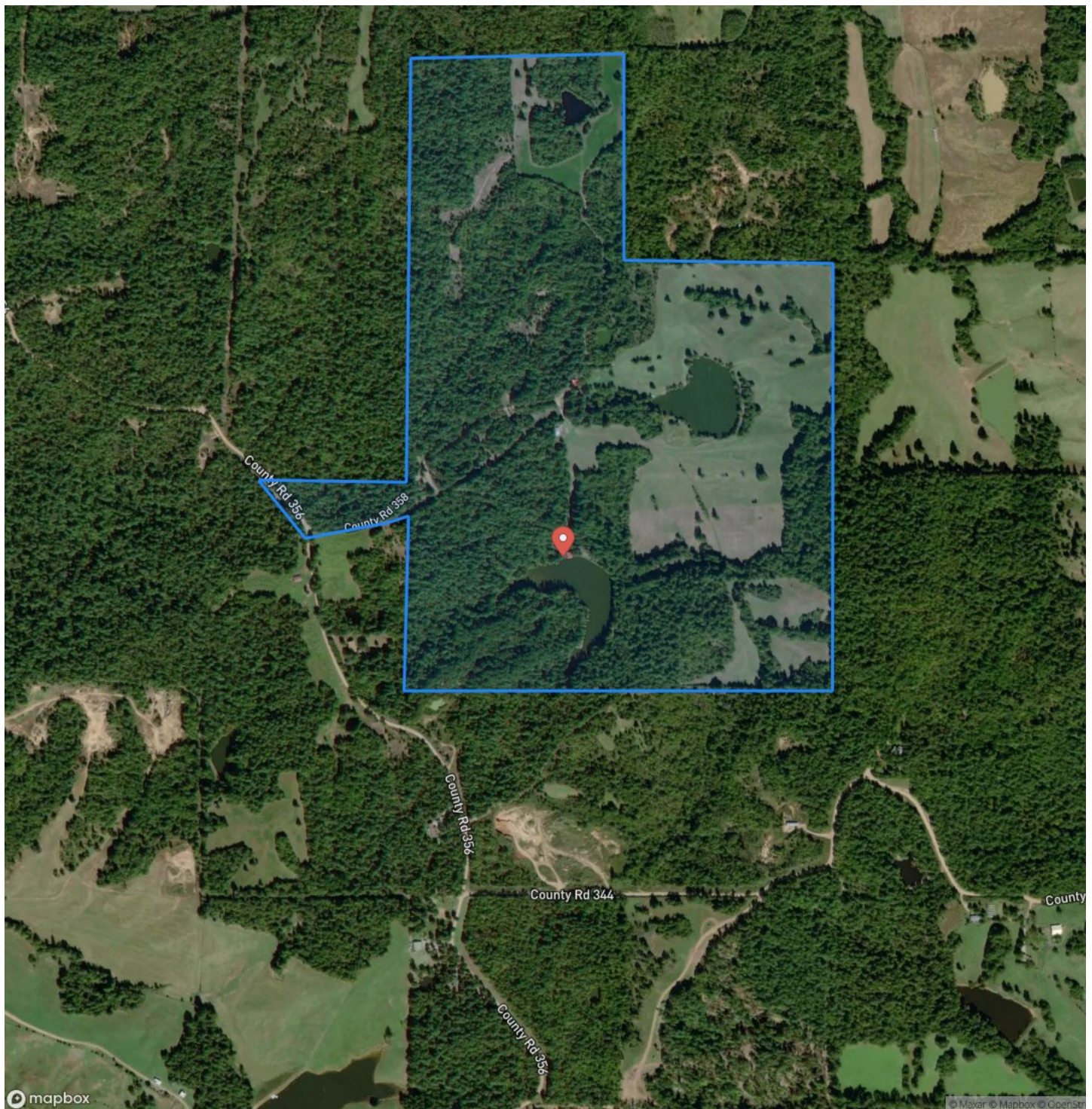
## Locator Map



## Locator Map



## Satellite Map



## 206-Acre Sanctuary on Crowley's Ridge in Clay County, Arkansas Piggott, AR / Clay County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Lucas Edington

## Mobile

(573) 718-2800

## Office

(573) 712-2252

## Email

ledington@mossyoakproperties.com

**Address**

947 N. Westwood Blvd.

## City / State / Zip

## NOTES

[illegible]

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**MORE INFO ONLINE:**  
**MossyOakProperties.com**

## **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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