



**WAYNE ROAD FARM AND HUNTING PROPERTY
SCOTT, ARKANSAS
PULASKI COUNTY, AR
120+/- ACRES**

Presented by



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WAYNE RD FARM ALONG PLUM BAYOU

PROPERTY SUMMARY

Overview: Here is a great opportunity to purchase a one-of-a-kind property with proven duck hunting along Plum Bayou in Pulaski County, AR. This property is located approximately 21 miles from downtown Little Rock and has 3/4 mile paved frontage on Wayne Rd. There are 120+/- total acres, consisting of approx. 50 acres of non-irrigated cropland that is currently planted in beans and a food plot for deer and dove hunting, 35 acres in Plum Bayou, and the remaining acreage in 5 moist soil units for waterfowl habitat. Excellent duck, deer, and dove hunting exists on this farm. The cropland could easily be irrigated by pumping out of Plum Bayou. All the moist soil units can be flooded by pumping from the Plum Bayou. This is a rare opportunity to buy a nice duck hunting property close to Little Rock, so don't miss out!

Location/Access: Approximately 21 miles southeast of downtown Little Rock and approximately 10 miles south of Scott.

Land Area: 120+/- total acres
50+/- acres in non-irrigated cropland
30+/- acres in 5 moist soil units
35+/- acres in Plum Bayou
5+/- acres in Hardwoods

Improvements:

- 5 moist soil impoundments with water control structures
- Gravel Road leading to a gravel parking lot
- 1 Floating duck blind
- 1 Permanent duck blind

Taxes: Estimated real estate taxes were \$817 for 2019.

Offering Price: The offering price for this property is \$399,900.

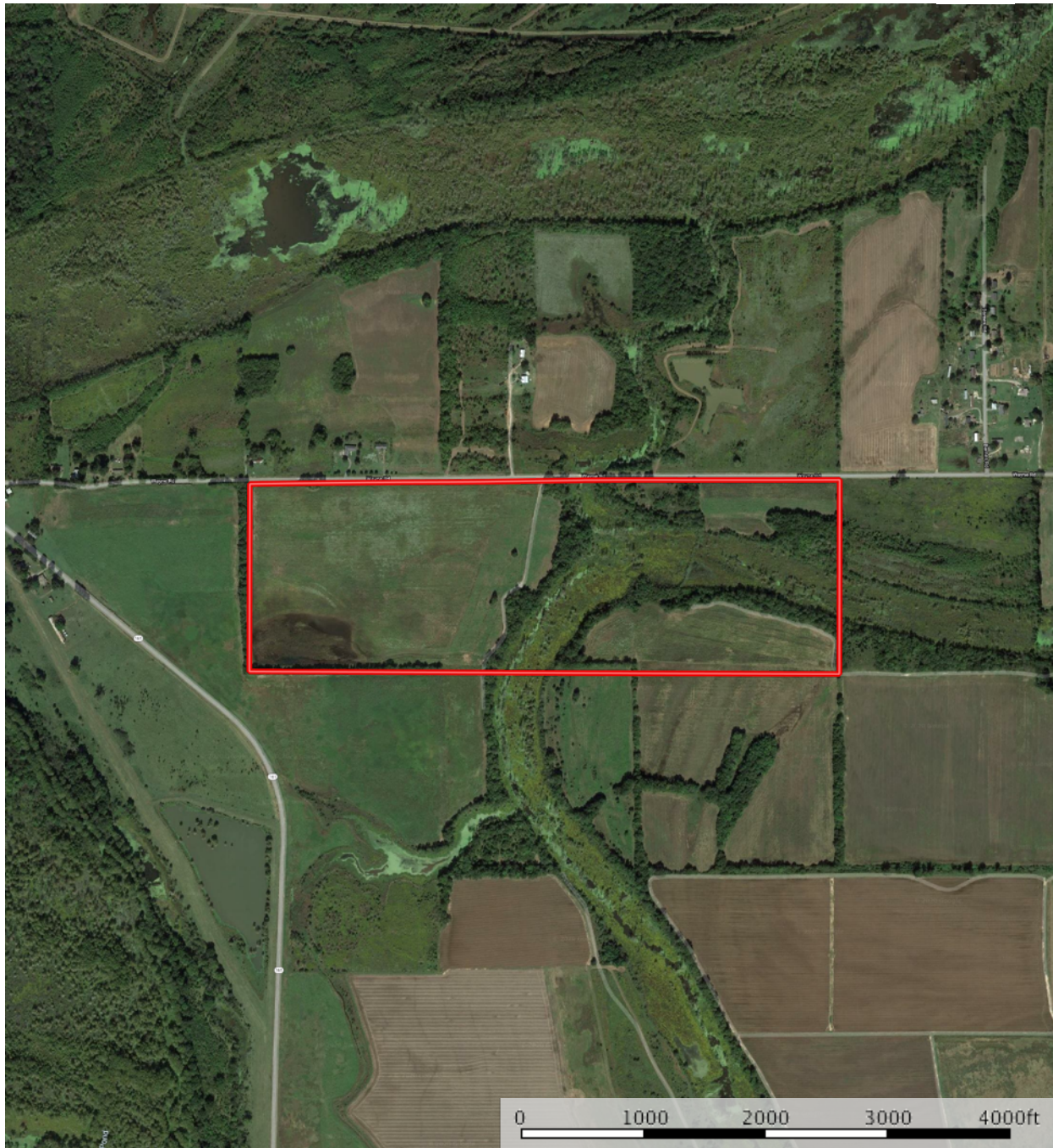
Disclaimer Statement


Any/all information provided by Holmes Real Estate is intended for reference only and it's accuracy is not guaranteed. This listing is subject to errors, omissions or change without notice.

Aerial Map

Pulaski County Wayne Rd 120 Acres

Pulaski County, Arkansas, 120 AC +/-



 Boundary

Marc Holmes

P: 501-438-9757

www.holmes-realestate.com

6020 Ranch Dr. Suite C-4



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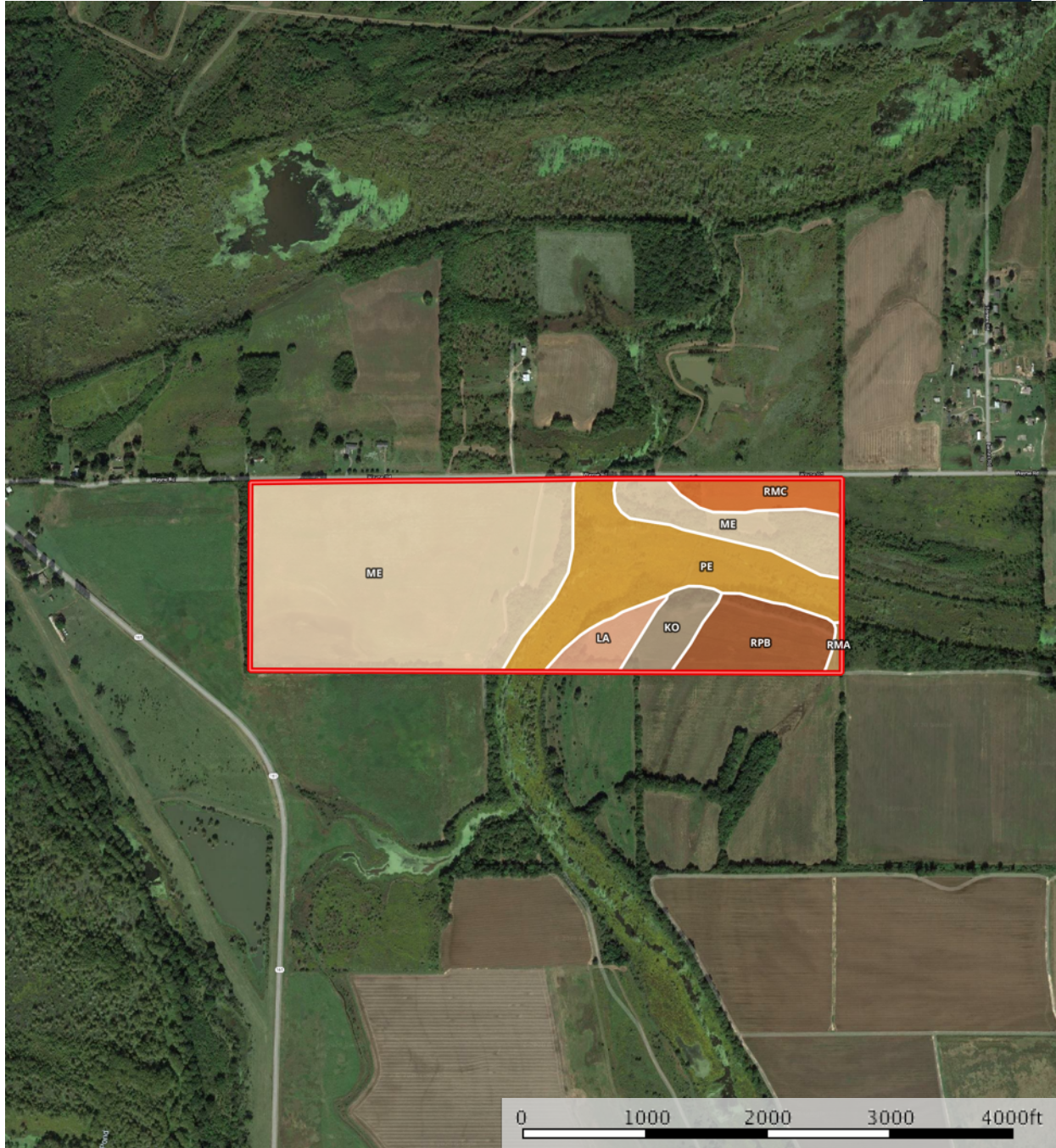
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SOIL MAP

Pulaski County Wayne Rd 120 Acres

Pulaski County, Arkansas, 120 AC +/-

HOLMES
REAL ESTATE



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SOIL MAP

I  Boundary 118.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
RmA	Rilla silt loam, 0 to 1 percent slopes	0.5	0.46	2e
RmC	Rilla silt loam, 3 to 5 percent slopes	5.4	4.58	2e
Me	Moreland silty clay	70.0	58.93	3w
Pe	Perry clay, 0 to 1 percent slopes, rarely flooded	24.0	20.19	3w
RpB	Rilla-Perry complex, undulating	10.0	8.39	2e
Ko	Keo silt loam, 0 to 1 percent slopes, rarely flooded	4.7	3.98	1
La	Latanier silty clay	4.1	3.49	3w
TOTALS		118.8	100%	2.79

Capability Legend

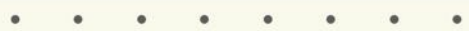
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

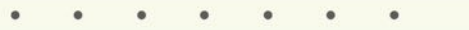
Land, Capability



'Wild Life'



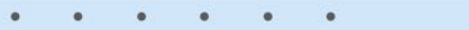
Forestry



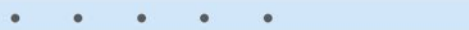
Limited



Moderate



Intense



Limited



Moderate



Intense



Very Intense



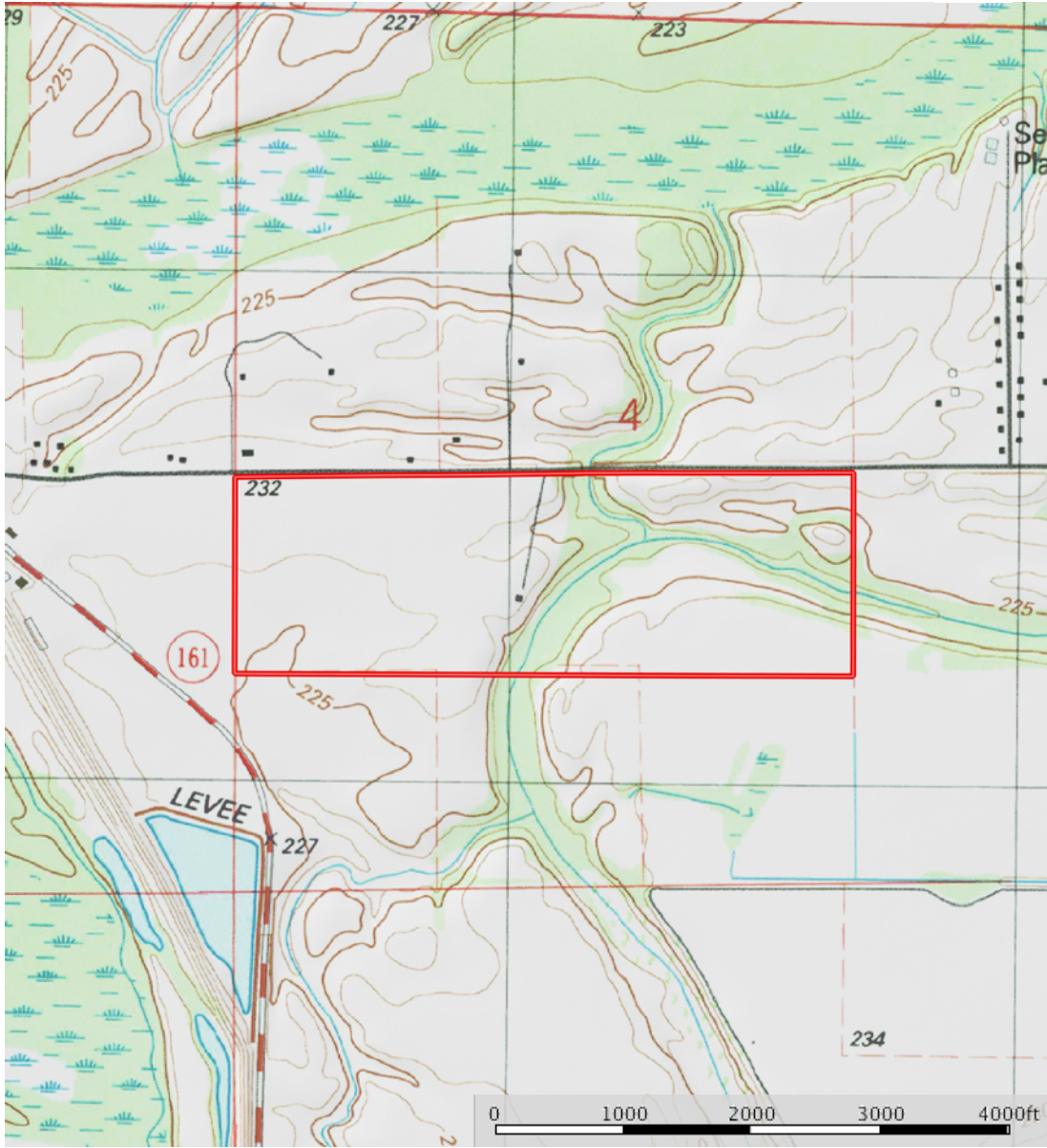
Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

TOPOGRAGHY MAP

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Pulaski County, Arkansas, 120 AC +/-



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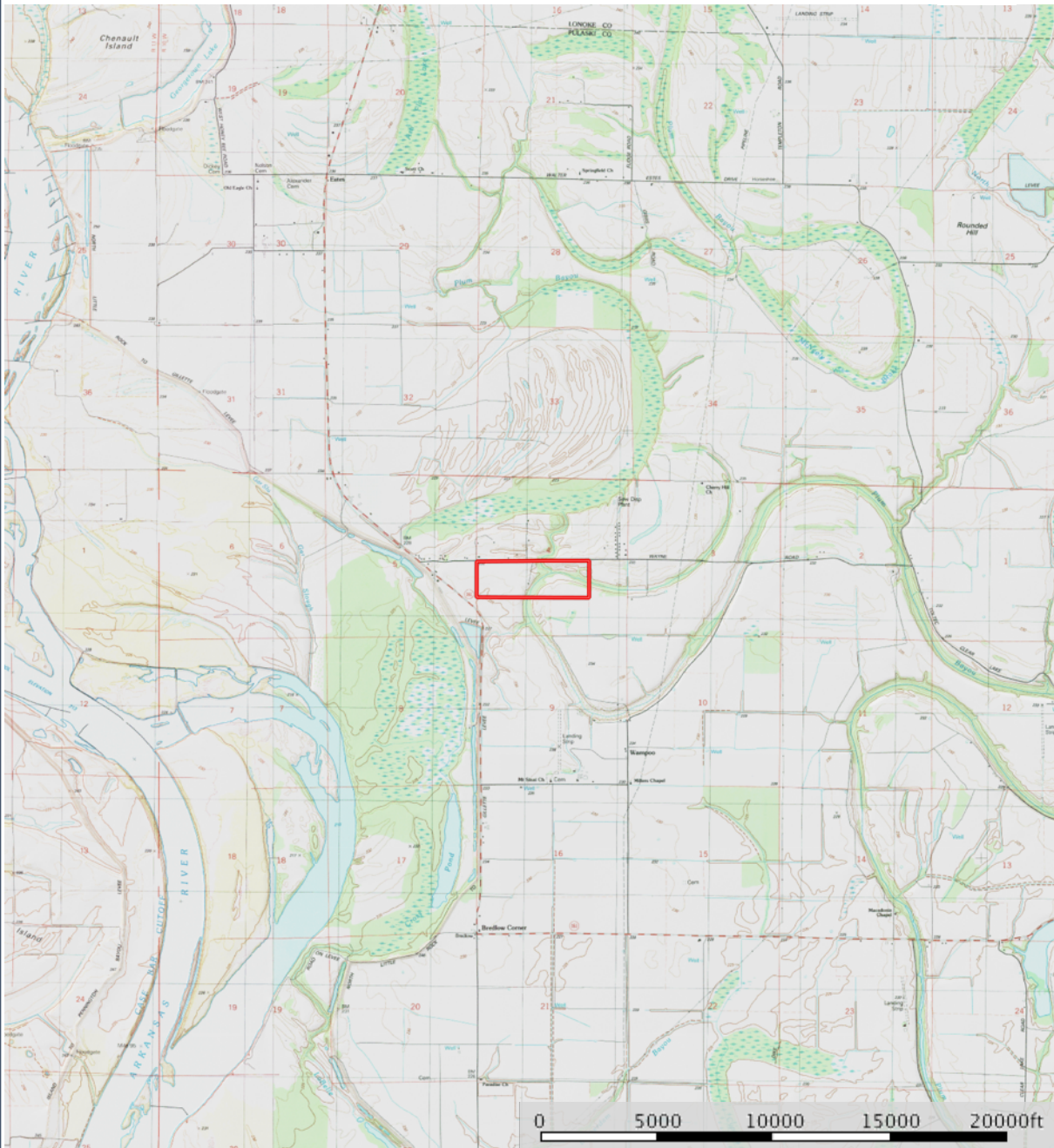


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Pictures



COMMENTS & NOTES



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