

Greenhead Acres

320.0 +/- Acres ♦ Cross County, AR

AVAILABLE FOR ACQUISITION: *Greenhead Acres is a highly-improved, impounded, green-timber duck hunting property east of Hickory Ridge, Arkansas. The land is positioned in an excellent flyway, within 1.5 miles of the L'Anguille River, and adjoins managed waterfowl habitat. Along with the great duck hunting, the property offers excellent hunting for trophy deer, and has a nice area to construct a hunting cabin.*



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Greenhead Acres

PROPERTY SUMMARY

Greenhead Acres represents 320.0 +/- contiguous acres of impounded bottomland hardwood timber in mallard-rich Northeast Arkansas along the legendary L'Anguille River flyway corridor. The property is in Cross County, just eight miles east of Hickory Ridge and roughly an hour from Memphis.

Some of the region's most storied duck hunting clubs, such as Claypool's Reservoir, Mallard Pond, Wolf Farm, and 3 Mile Refuge to name a few, are nearby, reinforcing the area's reputation. Beyond waterfowl, the deer hunting on this property is excellent, with trophy bucks habitually moving through and bedding. For those thinking about a cabin, the northeast corner of the tract offers an ideal spot tucked-away in the woods.

The property is the ideal outing place for the avid duck hunter looking for the authentic flooded timber duck hunting experience. The bottomland hardwoods feature a mix of willow oaks, nuttall oaks, wild pecans, white oaks, and black willows around the sloughs, providing an ideal resting environment and food source for ducks. The surrounding cropland, timber, and sloughs are historically flooded, which supports the concentration of ducks in the immediate area.

The land has been purposely engineered and managed as a green-tree reservoir (GTR), designed to flood and hold water for mallard ducks in the autumn and winter. The landscape has been dramatically improved by the construction of a new levee through the heart of the woods, allowing for better-controlled flooding. Although rain runoff naturally feeds the timberland from the north and east, a new well has been installed to ensure a reliable water source. Other improvements such as water-control pipes, underground piping to risers, a power unit with a 500-gallon fuel tank, mopped ditches, and opened roads and trails complete the GTR unit.

Getting to the property is simple, with direct access off Arkansas Highway 42 via a gated all-weather easement road. A second private gate at the southeast corner is entry to the main roads and interior levees, making it easy to navigate. Several roads and trails run through the property to manage the land and reach hunting locations, whether by truck or ATV.

Greenhead Acres offers an exceptional opportunity offered for sale for \$4,800,000. Qualified and serious parties should contact Chuck Myers at 901-830-5836 regarding questions or schedule a property tour.

ATTENTION: Myers Cobb Realtors is the Exclusive Agent for the property described herein. This property brochure and all information contained herein are believed to be correct; however, no guarantee is made as to its certainty. Prospective buyers are urged to inspect the property and perform independent due diligence. Myers Cobb Realtors and its agents assume no liability as to errors, omissions, or investment results. All information is approximate. Some images shown within this property offering brochure are used for representative purposes and may not have been taken on location at the subject property. A Land Agent of Myers Cobb Realtors must be present to conduct a tour of the property. We respectfully request that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property. Thank you for your interest and cooperation.



PROPERTY SUMMARY

Total Acreage – 320.0 +/- total contiguous acres consisting of impounded, bottomland hardwood timber

Location – Hickory Ridge, Arkansas 72347 (Cross County)

- Coordinates: 35.40881° N, 90.86002° W

- Distance from Subject Property:

Hickory Ridge, AR: 8 +/- miles

McCrory, AR: 30 +/- miles

Memphis, TN: 60 +/- miles

Waldenburg, AR: 20 +/- miles

Jonesboro, AR: 38 +/- miles

Little Rock, AR: 110 +/- miles

Access – The property has excellent access directly off Arkansas Highway 42 via an all-weather, gated road (easement road) leading directly to the land. A private gate on the tract's southeast corner allows entry to a primary road along the southern and western property lines. This packed road provides access to interior levees, water-control pipes, a well, and the power unit. Several roads and trails run throughout the property, which are connected to the main road and interior levee for efficiently accessing hunting locations and managing the land.

Landscape – The landscape has recently been developed into a GTR (green tree reservoir) to offer traditional flooded timber duck hunting. Several natural sloughs run through the land, draining towards the south. The timberland consists of bottomland hardwoods composed of young and mature willow oaks, nuttall oaks, wild pecan, white oaks, and black willows along the sloughs. Years ago, a select cut was performed on the timber, and there has been excellent hardwood and natural vegetation regeneration throughout. The property is impounded by an established levee on the south and west, and recently, a new levee has been constructed through the heart of the woods to allow for proper flooding during duck season. The land is engineered to artificially flood via a well, and water-control pipes and ditches allow for efficient drainage.

Improvements – A significant levee, water-control pipes, a well, and underground piping to two risers have recently been installed. In addition, interior trails and roads have been cleared for easy access and property management.

Water Resources – The well is the primary water source for flooding the timber. However, rainwater runoff naturally drains from the north and east following the sloughs, which run through the woods.

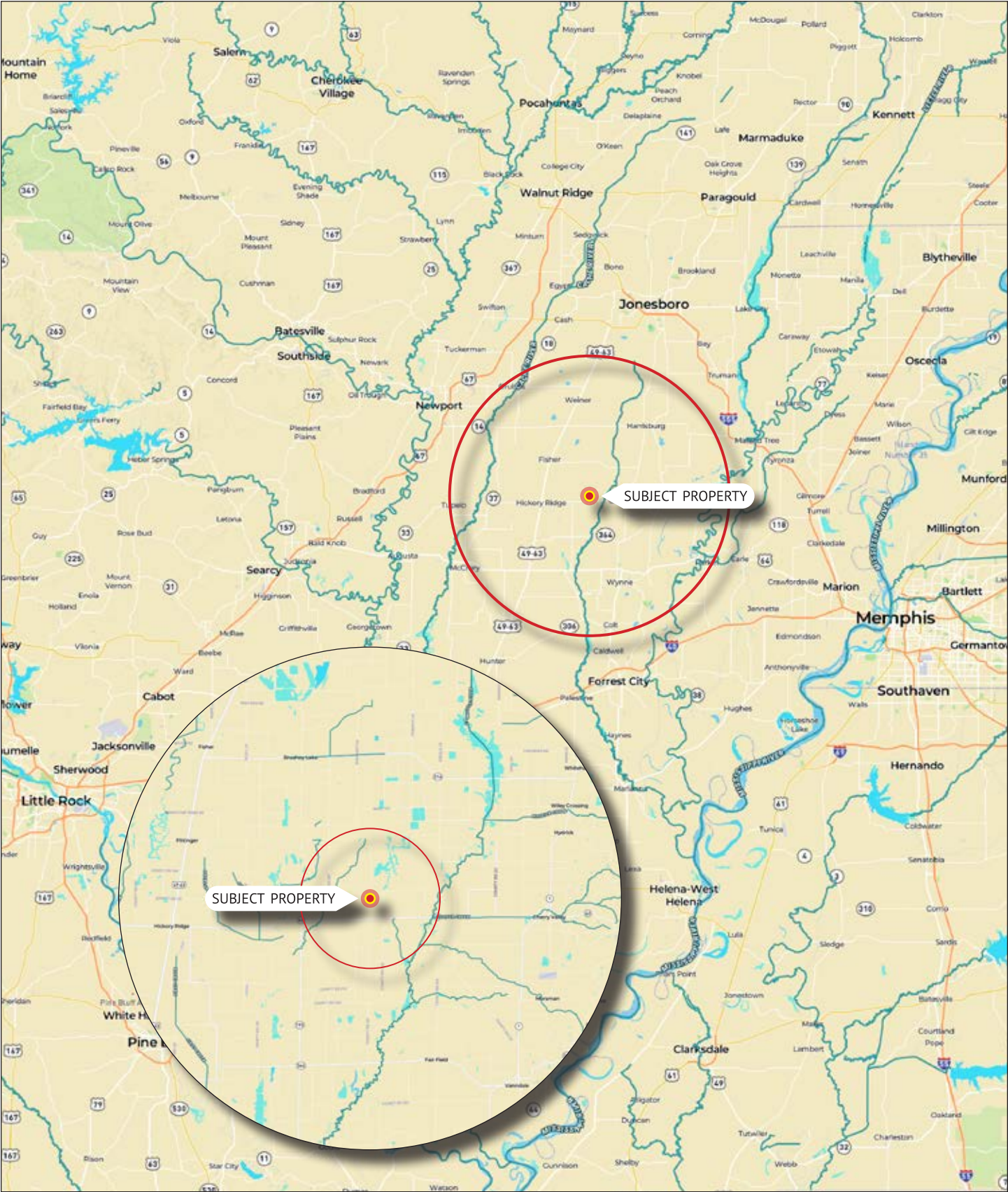
Hunting and Recreational Opportunities – The property provides authentic, Arkansas-style, green-timber duck hunting. The land rests in an outstanding mallard flyway associated with the L'Anguille River, just 1.5 miles east as the duck flies. The surrounding area is known for holding large concentrations of ducks and offering excellent duck hunting. The adjacent cropland and timber are historically flooded for duck hunting and contribute to holding ducks in the immediate area. Legendary duck hunting clubs such as Claypool's Reservoir, Mallard Pond, Wolf Farm, Willow Wood, and 3 Mile Refuge are within close proximity. Along with duck hunting, the property offers excellent deer hunting for trophy bucks, which habitually use the landscape. In addition, there is an ideal location on the far northeast corner for constructing a hunting cabin, which could be nestled in the woods.

Real Estate Taxes - \$431.91 (Parcel ID: 001-01841-000 | Source: Cross County Assessor data, 2023)

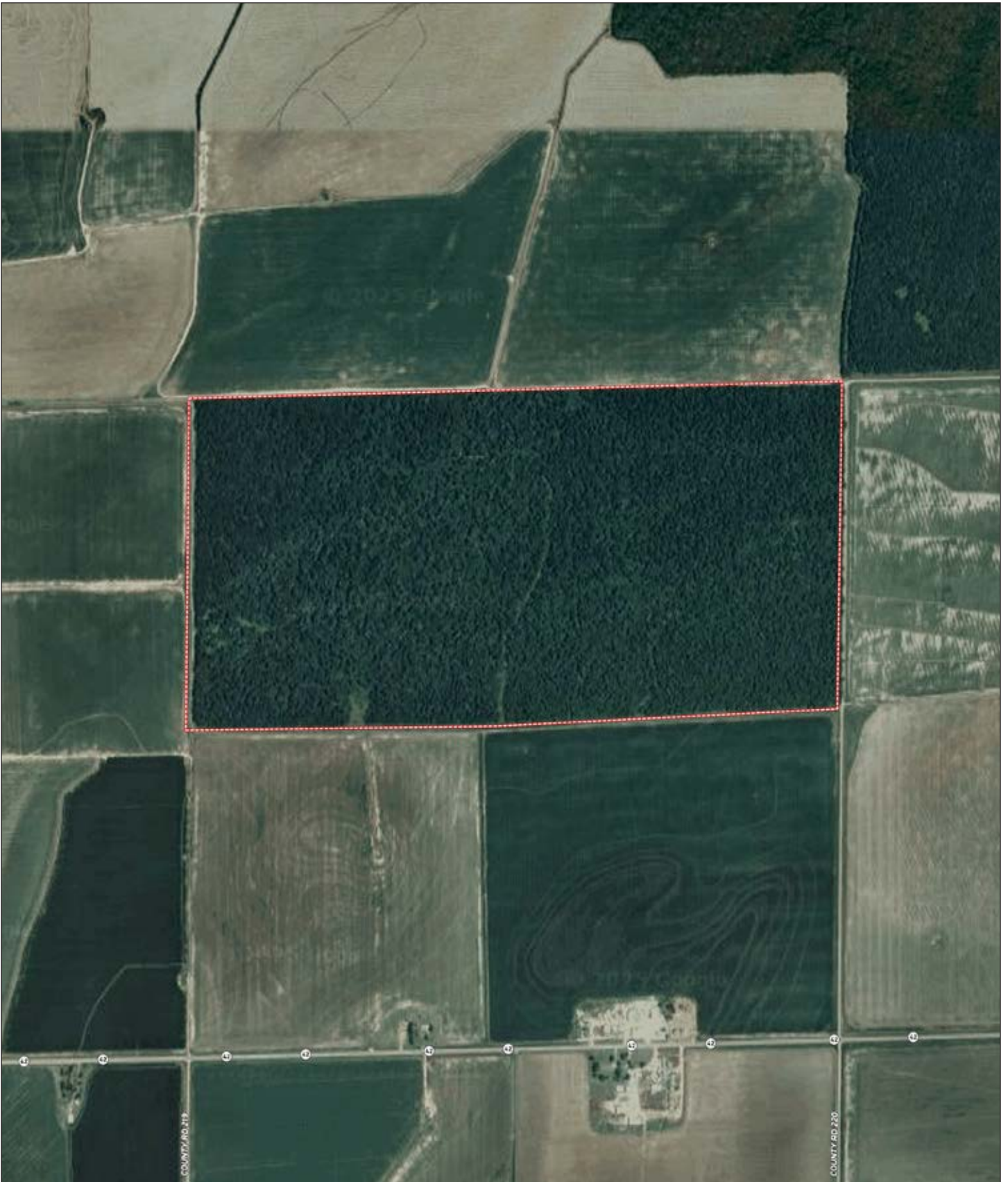
Offering Price – \$4,800,000.00 (\$15,000.00 per acre)

Contact – Qualified and interested parties should contact Chuck Myers at **901-830-5836** regarding questions or schedule a property tour.

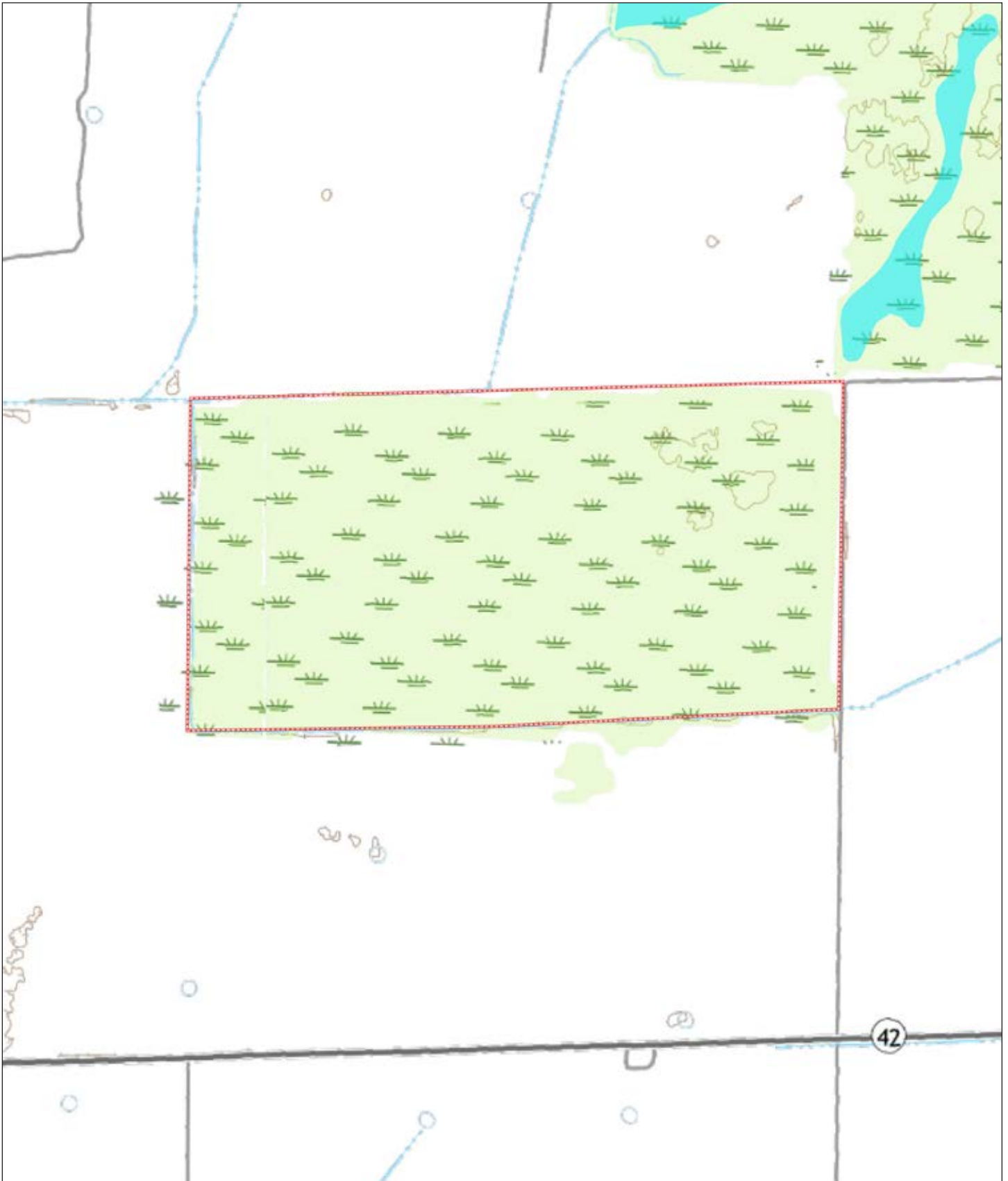
LOCATION



AERIAL MAP



TOPOGRAPHY MAP

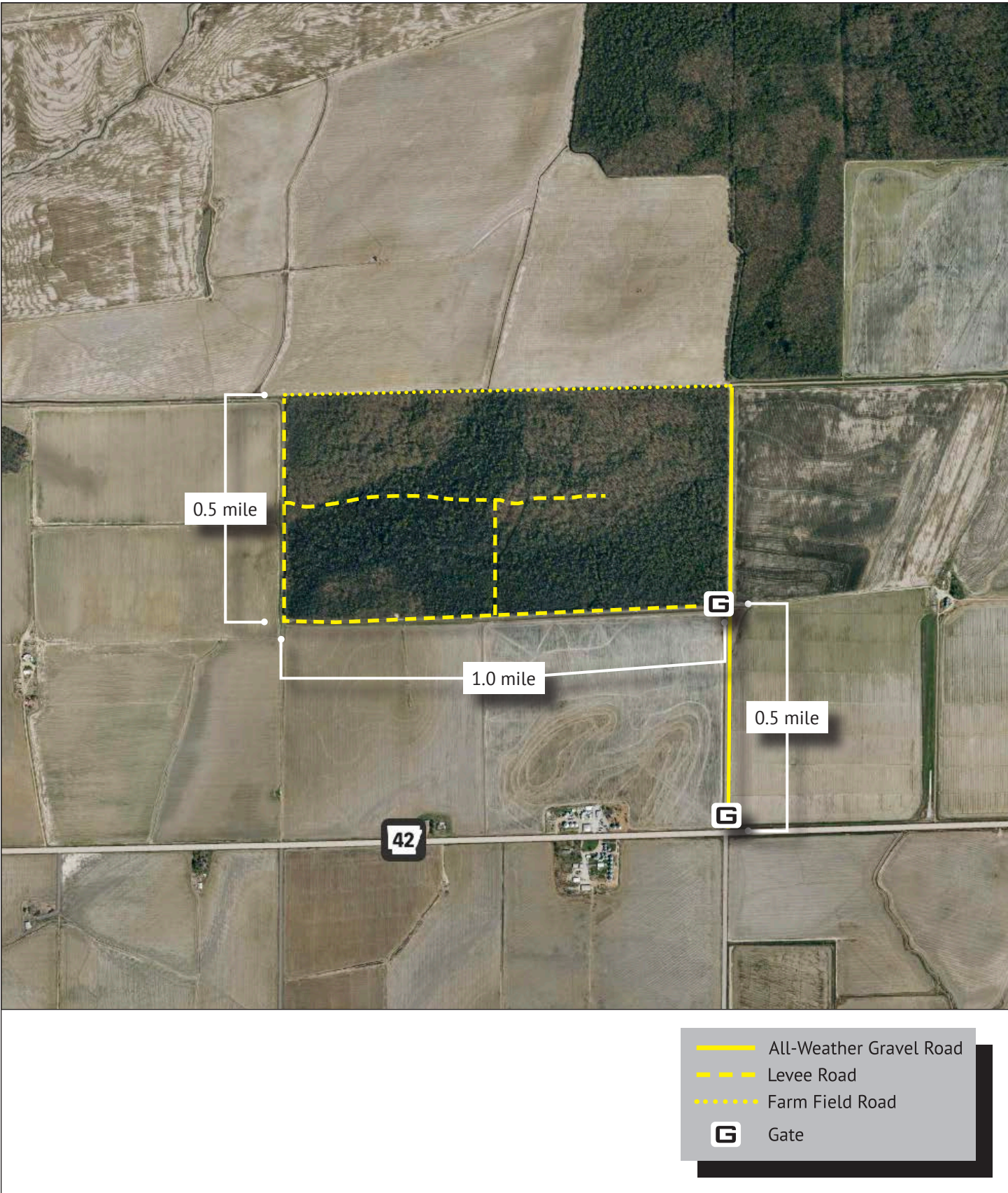


WATER CONTROL SYSTEM



-  New Levee
-  Existing Levee
-  Well & Power Unit
-  Water Control Pipe
-  Well Riser

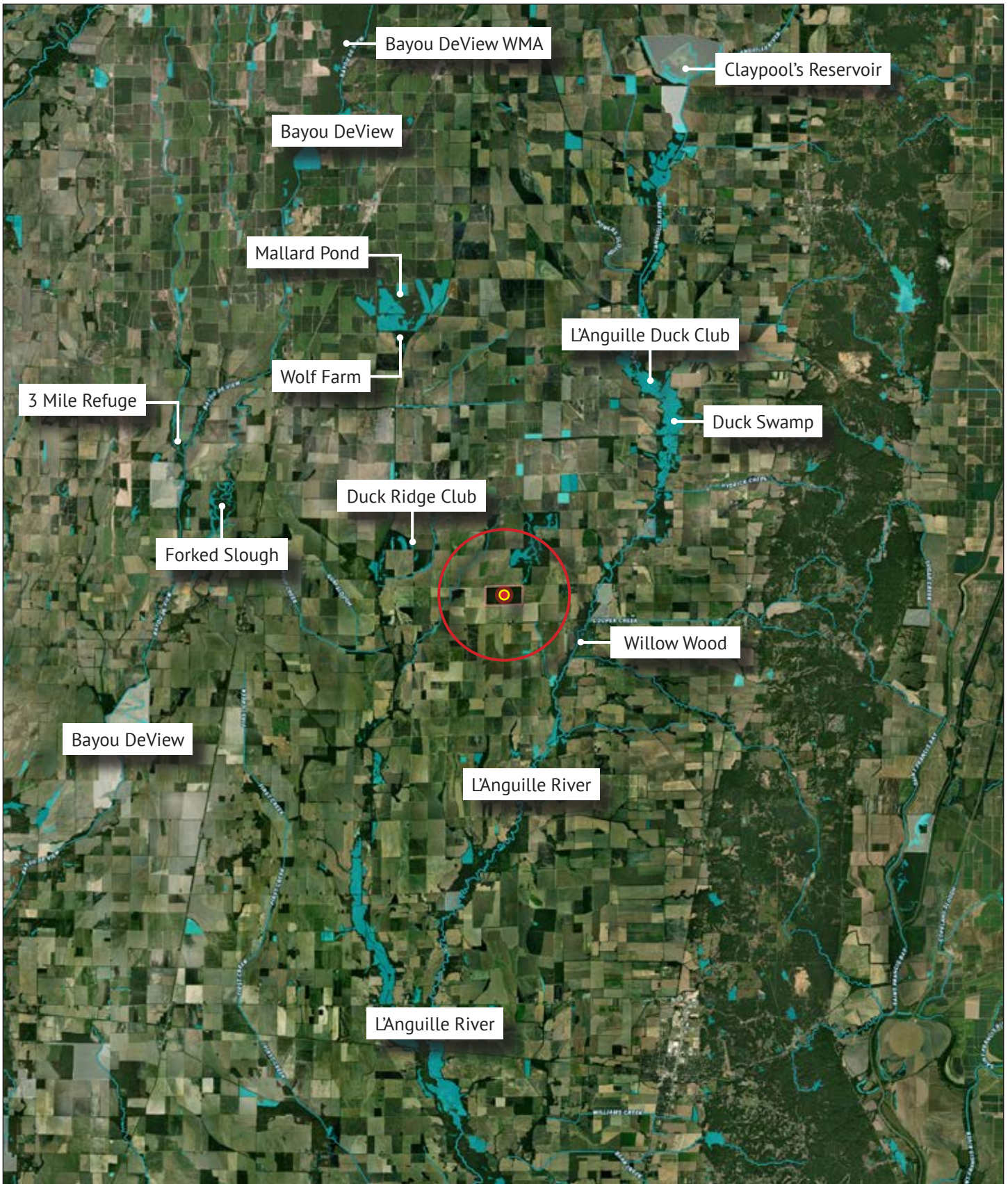
ROADS AND ACCESS



PROPERTY POINTS OF INTEREST



AREA POINTS OF INTEREST





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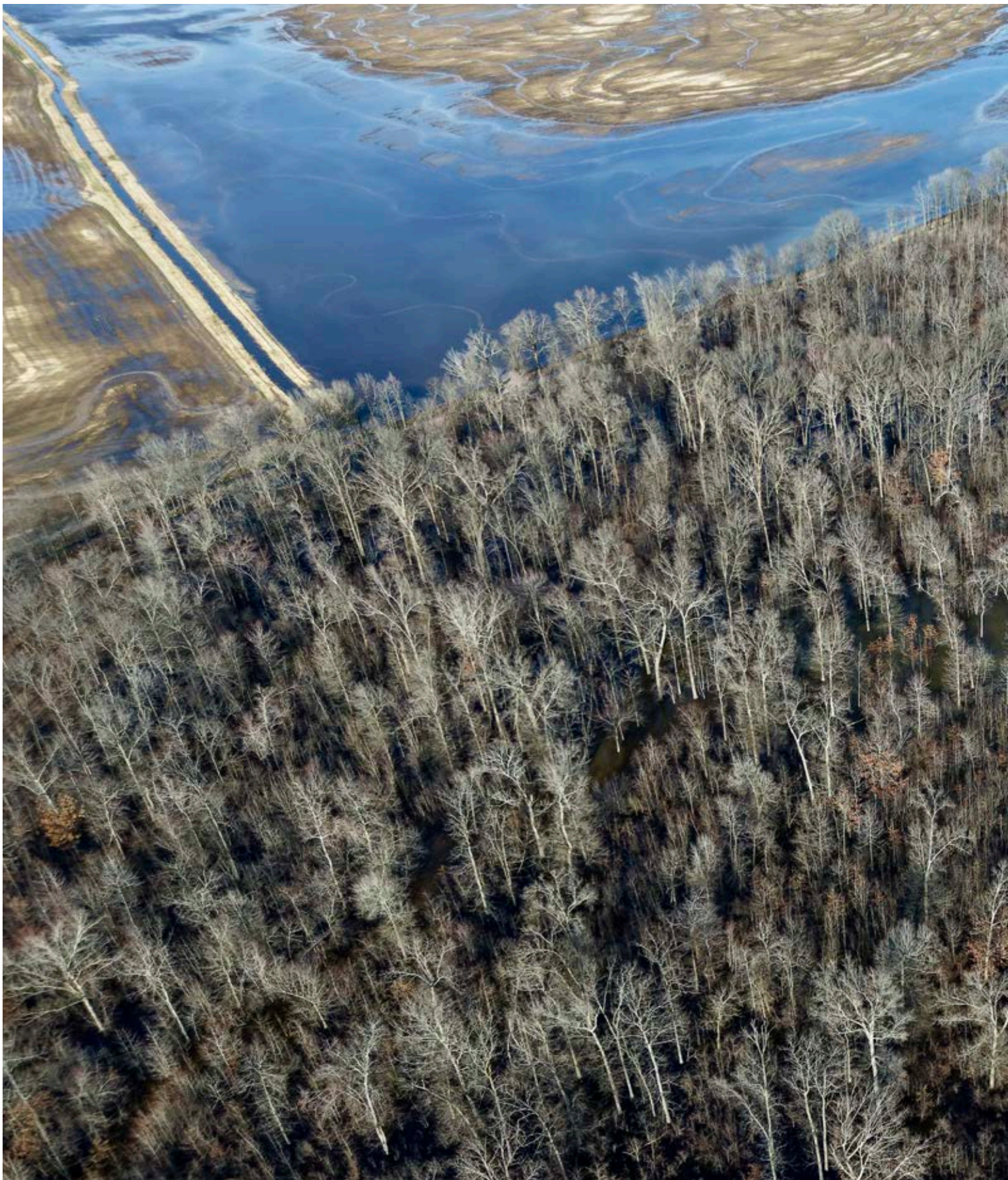




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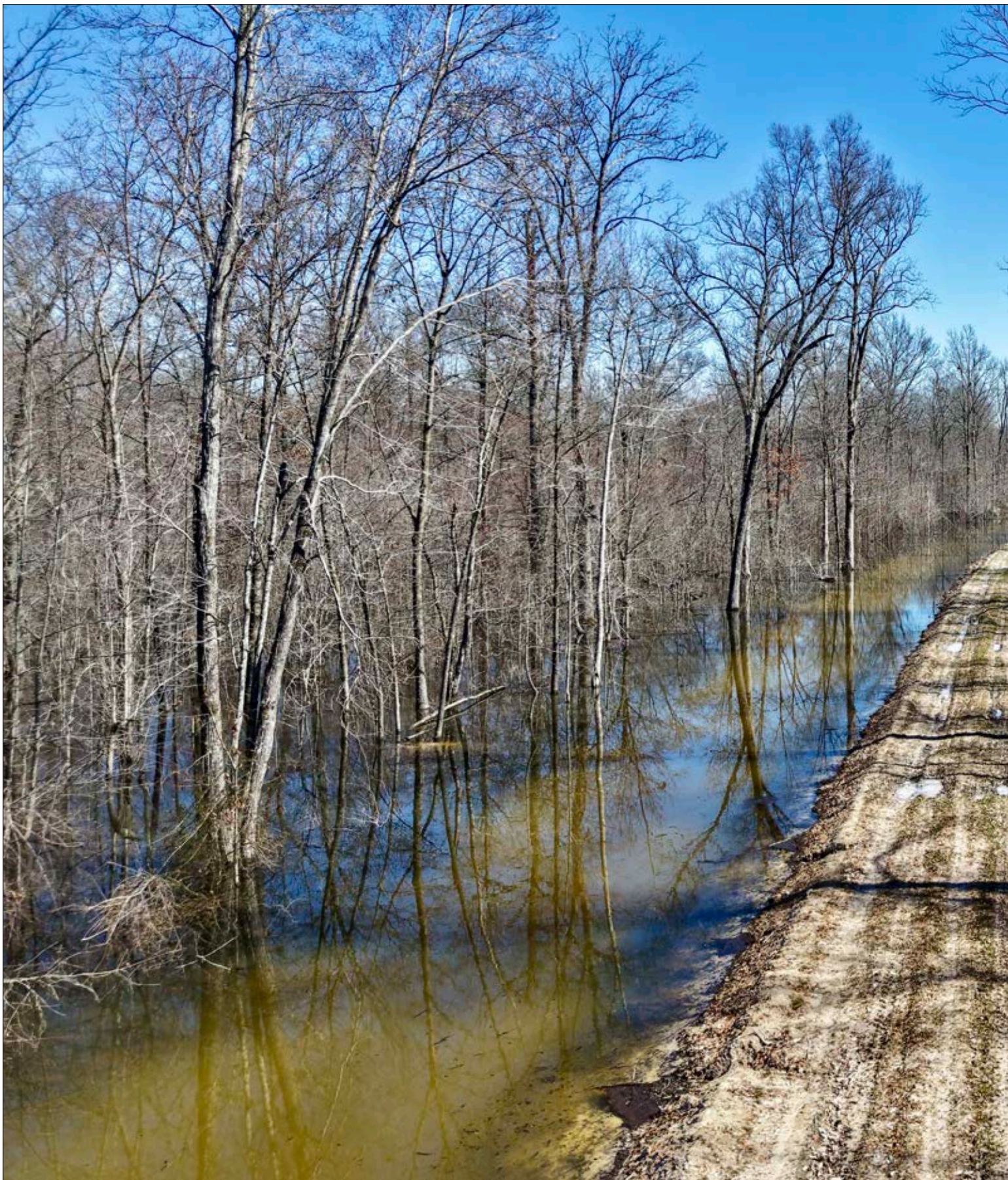




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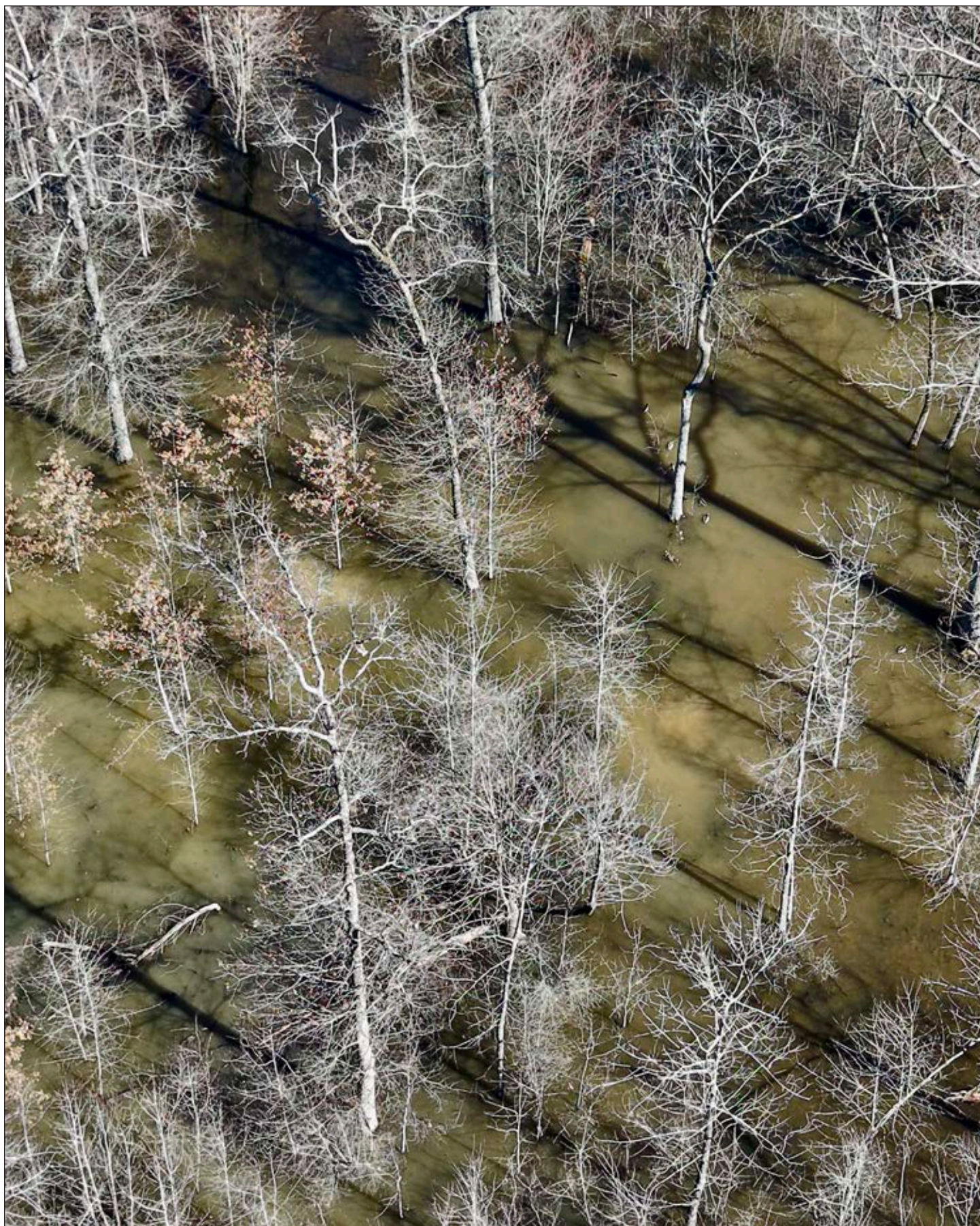
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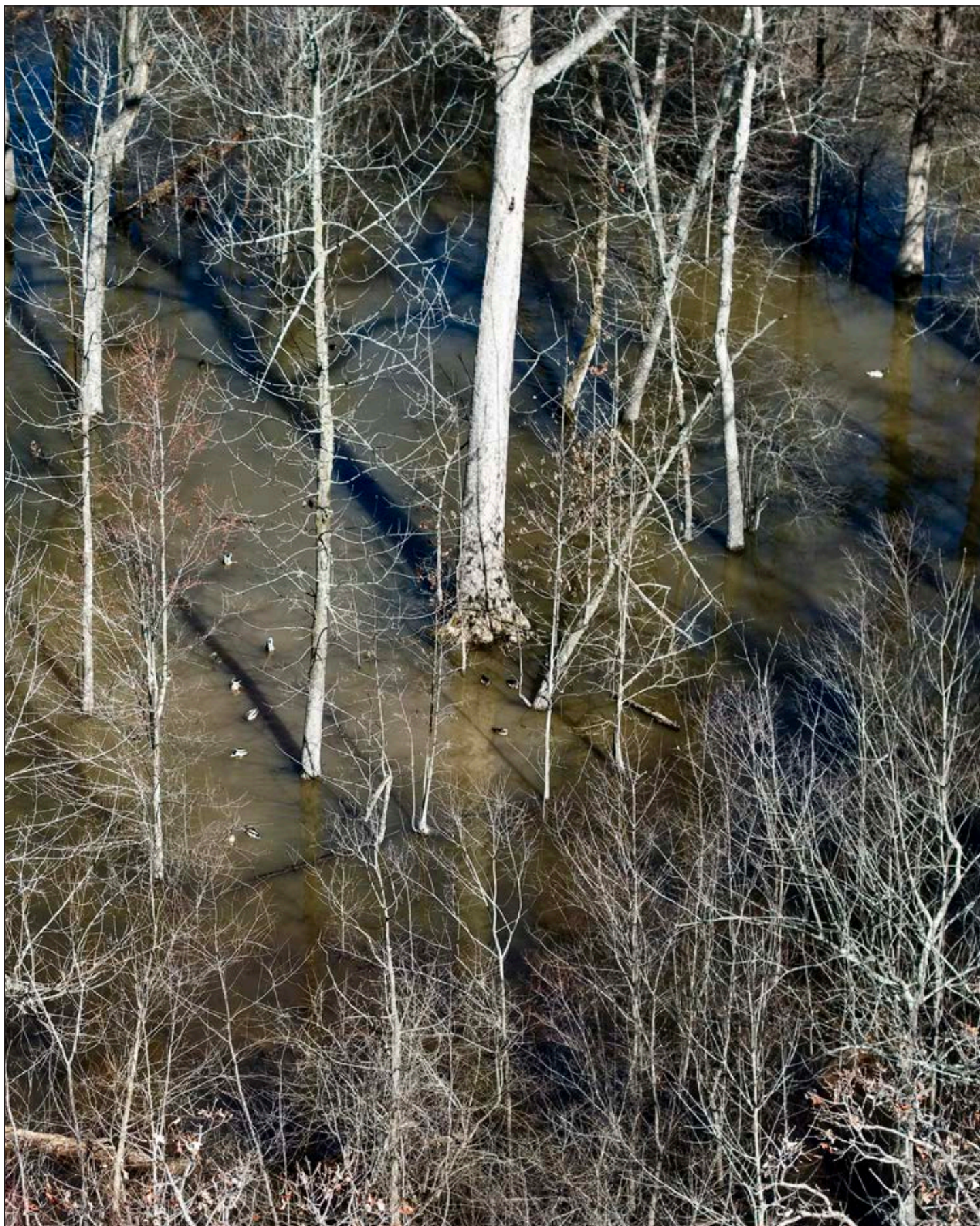
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MOULTRIE MOBILE GTR Woods

02/01/25 11:37 AM 46 °F



MOULTRIE MOBILE Sweet hole

02/11/25 06:43 AM 30 F



MOULTRIE MOBILE GTR 3 Hole

02/14/25 06:45 AM ● 21 F



MOULTRIE MOBILE GTR Woods

02/16/25 06:45 AM ● 32 F

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MOULTRIE MOBILE GTR Woods

02/16/25 6:57 AM  34 °F



MOULTRIE MOBILE GTR Woods

02/16/25 10:44 AM  32 °F



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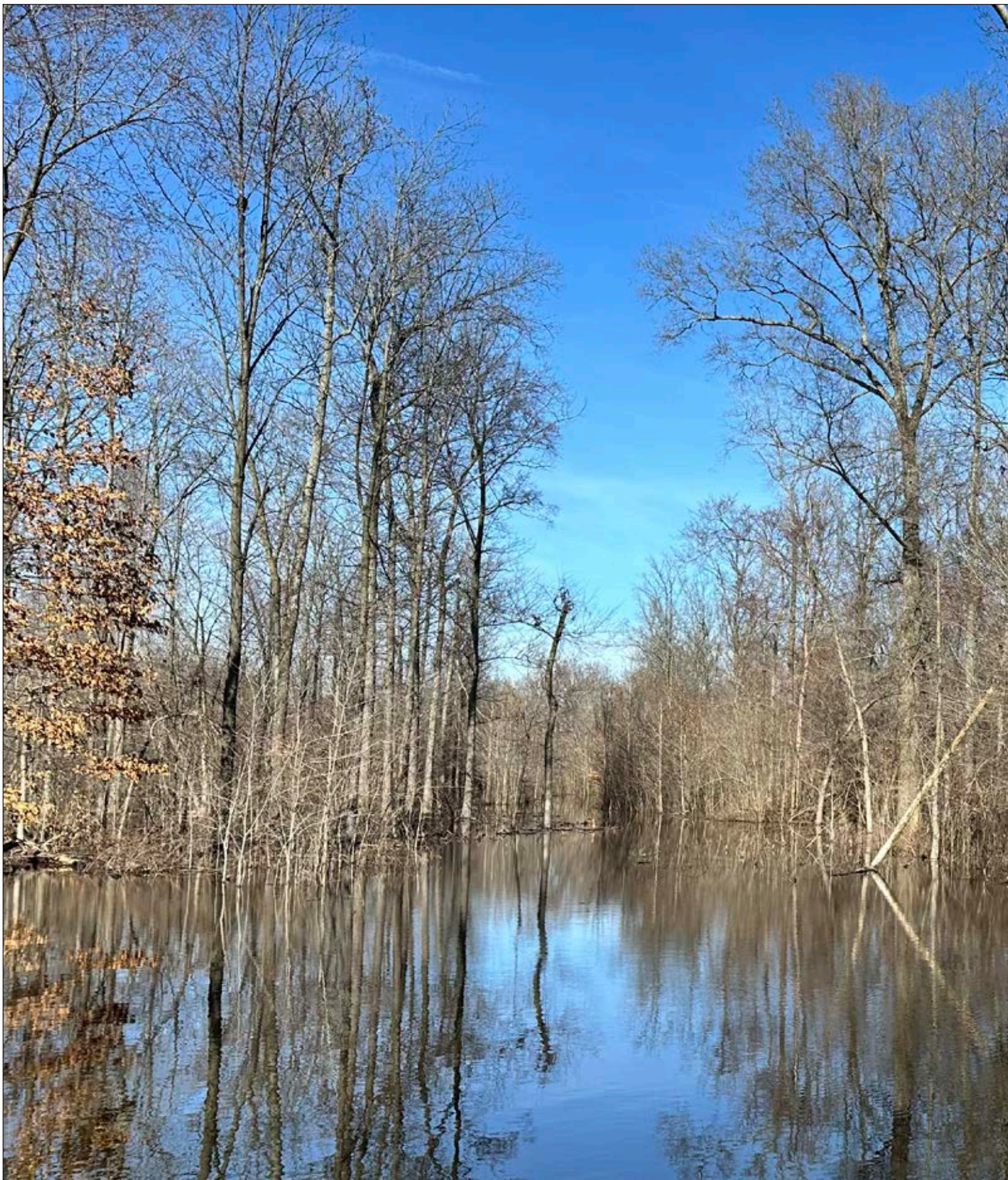
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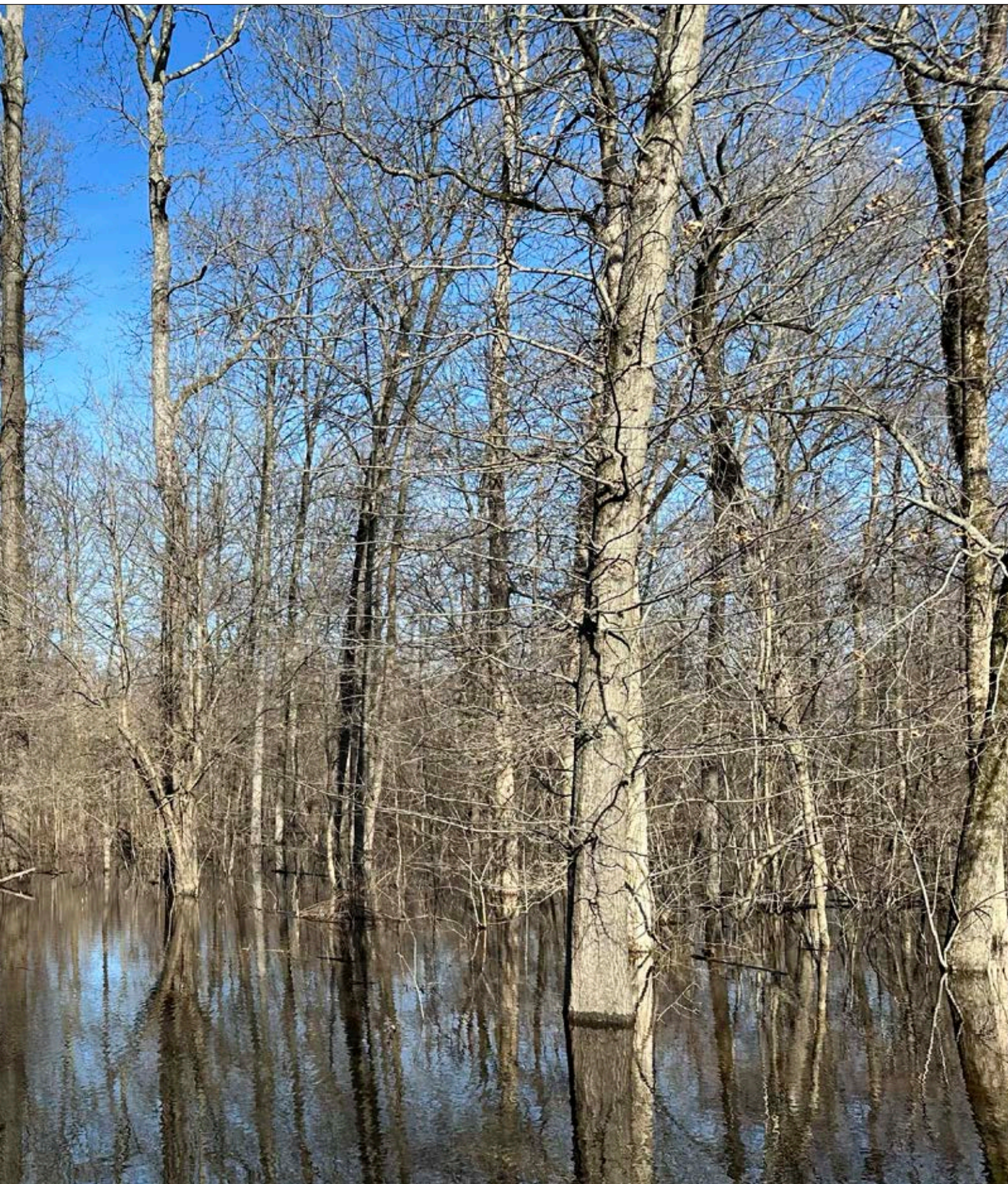
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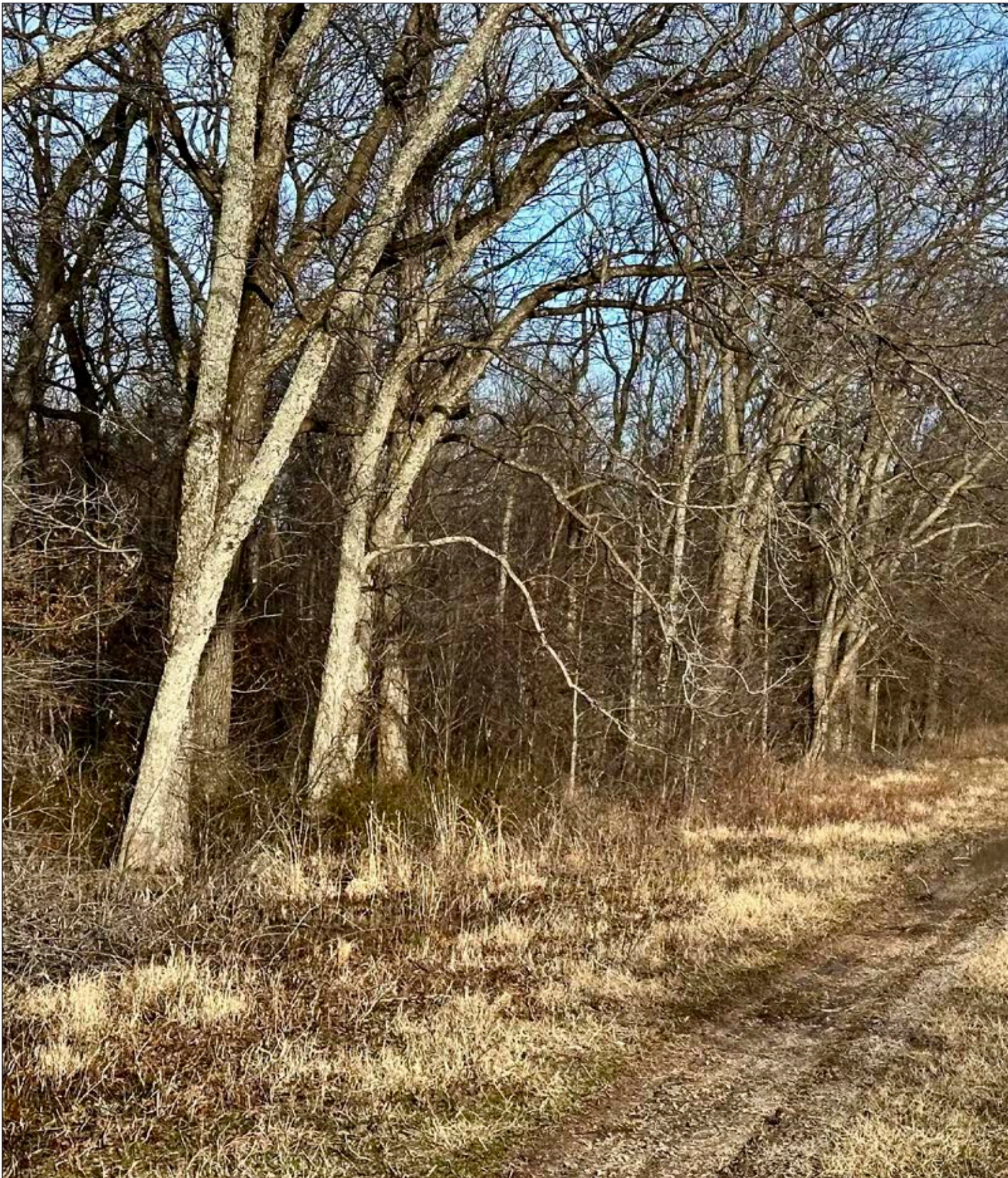
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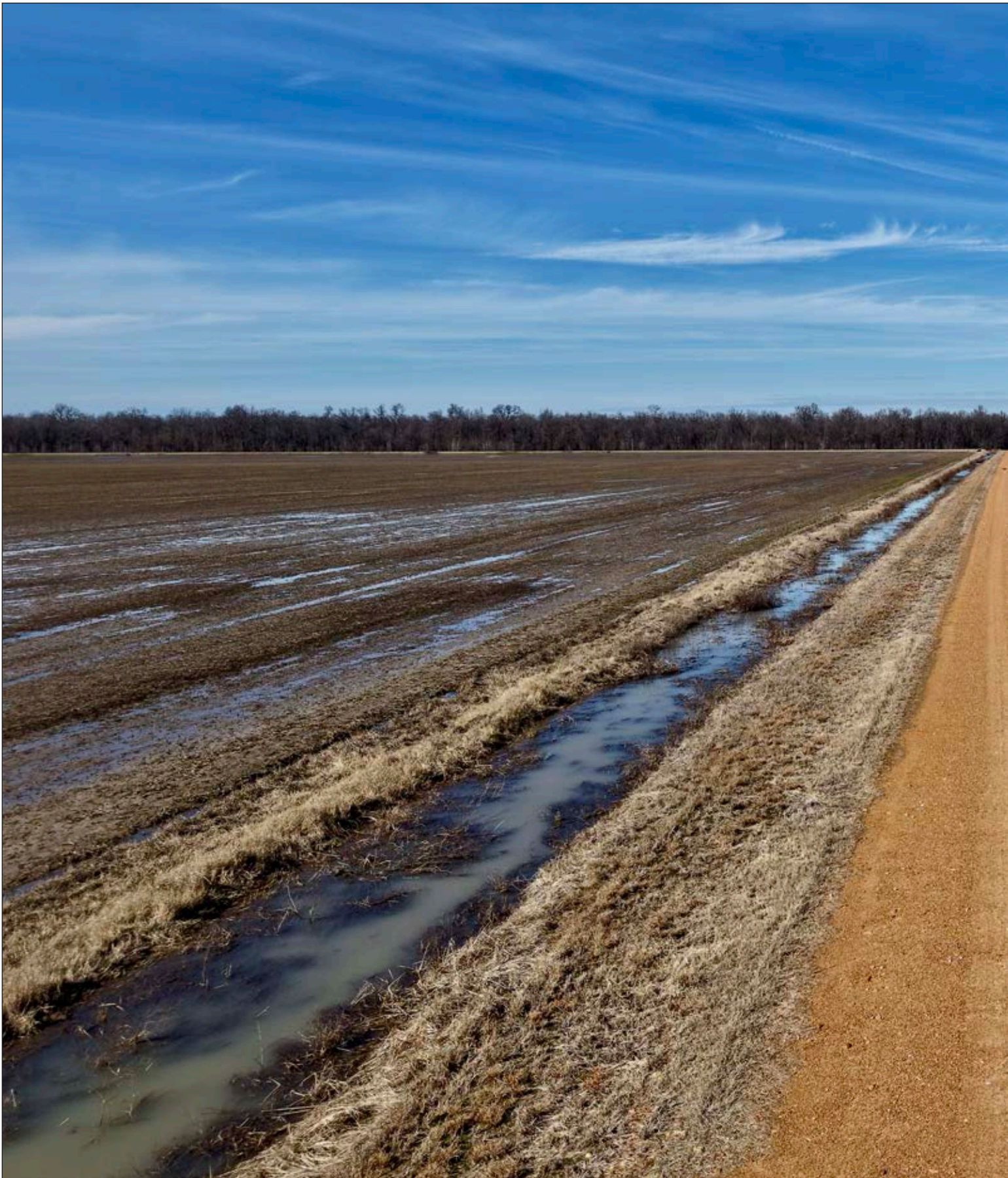
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Chuck Myers

Chuck Myers is a Partner and Agent with Myers Cobb Realtors, licensed in Arkansas, Mississippi, and Tennessee. After an Agribusiness career as an industry National Sales and Marketing Manager, Chuck entered the real estate market, developing and managing legacy hunting clubs in North America.

Chuck has a proven history of marketing and selling equity in premium hunting properties. He also has many notable real estate sales of premier hunting clubs. Chuck has a 30 year market reputation of assisting clients and partners with the acquisition, development, management, and selling of exclusive recreational estates. Chuck has a comprehensive archive of hunting and farmland involvement achievements. A limited list includes Greenbriar, River Oaks, Wolf Farm, Paradise, Deer Creek, and Delta Duck Farms.

Over the years, Chuck has developed an extensive range of relationships with qualified land investors and professionals within the agriculture and outdoor real estate business. He is a seasoned land specialist and has transacted millions of dollars in Mid-South land sales. A knowledge of land and a passion for the outdoors, Chuck identifies with the client, is direct, and enjoys the agent-client transactional relationship.

He and his wife, Jerri, have three children, seven grandchildren, and currently reside in Memphis, Tennessee.



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