



OFFERED FOR SALE

VILLAGE CREEK

- Proven duck hunting offering bottomland timber and oxbow lake ▪
- 320.0 +/- Acres ▪ Jackson County, Arkansas

ALLUVIAL
LAND COMPANY

AGRICULTURAL AND RECREATIONAL PROPERTIES



ATTENTION
Duck Hunting Sportsmen

OFFERED FOR SALE
Village Creek
320.0 +/- Acre Contiguous Tract
▪ Jackson County, Arkansas ▪

Village Creek offers 320.0 +/- acres in Jackson County providing a rare combination of proven waterfowl habitat in an outstanding flyway with enhancement potential, and easy access directly off Arkansas Highway 226.

The property offers a diverse waterfowl habitat with decades of proven hunting success. The landscape is comprised of bottomland and scrub-shrub wetlands associated with Village Creek, which bisects the land. At the center of the land is a narrow running oxbow lake ideal for multiple permanent duck blind setups. On the southern end, a mature oak hardwood flat provides an outstanding opportunity for the development of a classic flooded green-timber hunting experience.

Located on the southeast is an established 25.0 +/- acre moist-soil unit. 72.0 +/- acres of open fields on the northeast can be converted back to agriculture production or for the development of additional moist-soil area and/or planting in duck food to leave standing as a reliable food source and sanctuary. This acreage can be irrigated/flooded by an electric well located on the northwest.

A small cabin with utilities is located on the north portion of the property and accessed directly off Arkansas Highway 226. This cabin could easily be developed into a nice hunting lodge for friends, family, or business clients.



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THOMAS ROSE

Land Agent

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Dedicated to Land and Land Ownership: Alluvial Land Company is a leading land brokerage, development, and consulting firm specializing in agricultural and recreational properties. Our land offerings include investment-grade farmland and hunting properties primarily located in the Mid-South Region. We attribute our success to being experts in our field, client-focused, and results-oriented.

Disclaimer: Alluvial Land Company is the Exclusive Agent for the property described herein. This offering prospectus and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy. Prospective buyers are urged to inspect the property and perform their own independent due diligence. Alluvial Land Company and its agents assume no liability as to errors, omissions, or investment results. All information is approximate.

BROKER SUMMARY

Acreage

320.0 +/- total acres

- 135.0 +/- acres in bottomland timber and scrub-shrub wetlands associated with Village Creek
- 25.0 +/- acres in moist-soil wetland habitat units
- 72.0 +/- acres in open fields (option to utilize for crop cultivation, or moist-soil/planted duck food)
- 55.0 +/- acres in hardwood timber (potential development for GTR)
- 20.0 +/- acres in oxbow lake
- 0.5 +/- acre in cabin site
- 12.5 +/- acres in levees, ditches, roads, and other

Location

Northeast Arkansas (Jackson County)

- | | | | |
|-----------------|----------|-------------------|-----------|
| ▪ Tuckerman, AR | 9 miles | ▪ Jonesboro, AR | 28 miles |
| ▪ Memphis, TN | 92 miles | ▪ Little Rock, AR | 110 miles |

Access

- Directly from the north via Arkansas Highway 226 (asphalt)
- Sound interior road system providing easy access throughout the property

Hunting Opportunities

- Decades of duck hunting success in a proven waterfowl flyway and area
- Village Creek bisects the land offering a narrow running oxbow lake for hunting
- The majority of the waterfowl habitat is comprised of bottomland timber, scrub-shrub wetlands, and a moist-soil wetland unit located on the southeast portion of the land
- Approximately 72 +/- acres of previously cultivated fields on the northeast offers an option for converting back to crop production or to utilize as moist-soil fields and/or planting crops to leave standing as a reliable food source for waterfowl
- A hardwood timber tract on the south offers the potential to create a green-tree reservoir for classic green-timber duck hunting
- The lake and numerous areas throughout the property provide ideal locations for establishing permanent blinds
- Deer hunting opportunities are also available at various points on the land

Improvements

- Electric well (located at the northwest corner)
- Small cabin with utilities (located at the north of the property accessed from Arkansas Highway 226)

Property Tax (2024)

- \$1,224.6 (Parcel 001-01926-000)

Offering Price

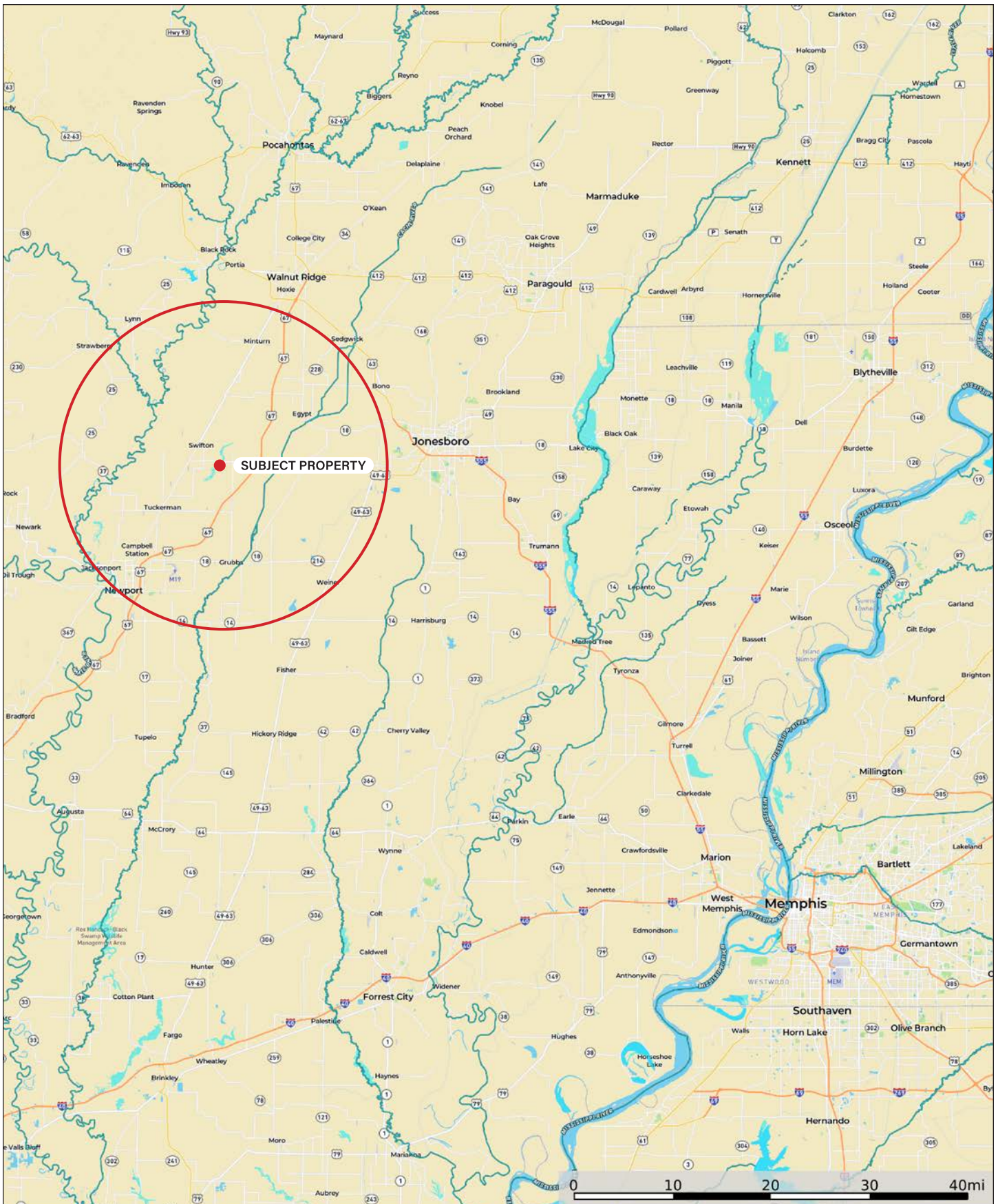
- \$3,200,000.00 (\$10,000.00 per acre)

Property Showings

Contact us regarding questions concerning this offering or to schedule a property tour.

- Thomas Rose: 501-786-2115 (mobile) | thomas@alluvialland.com (email)

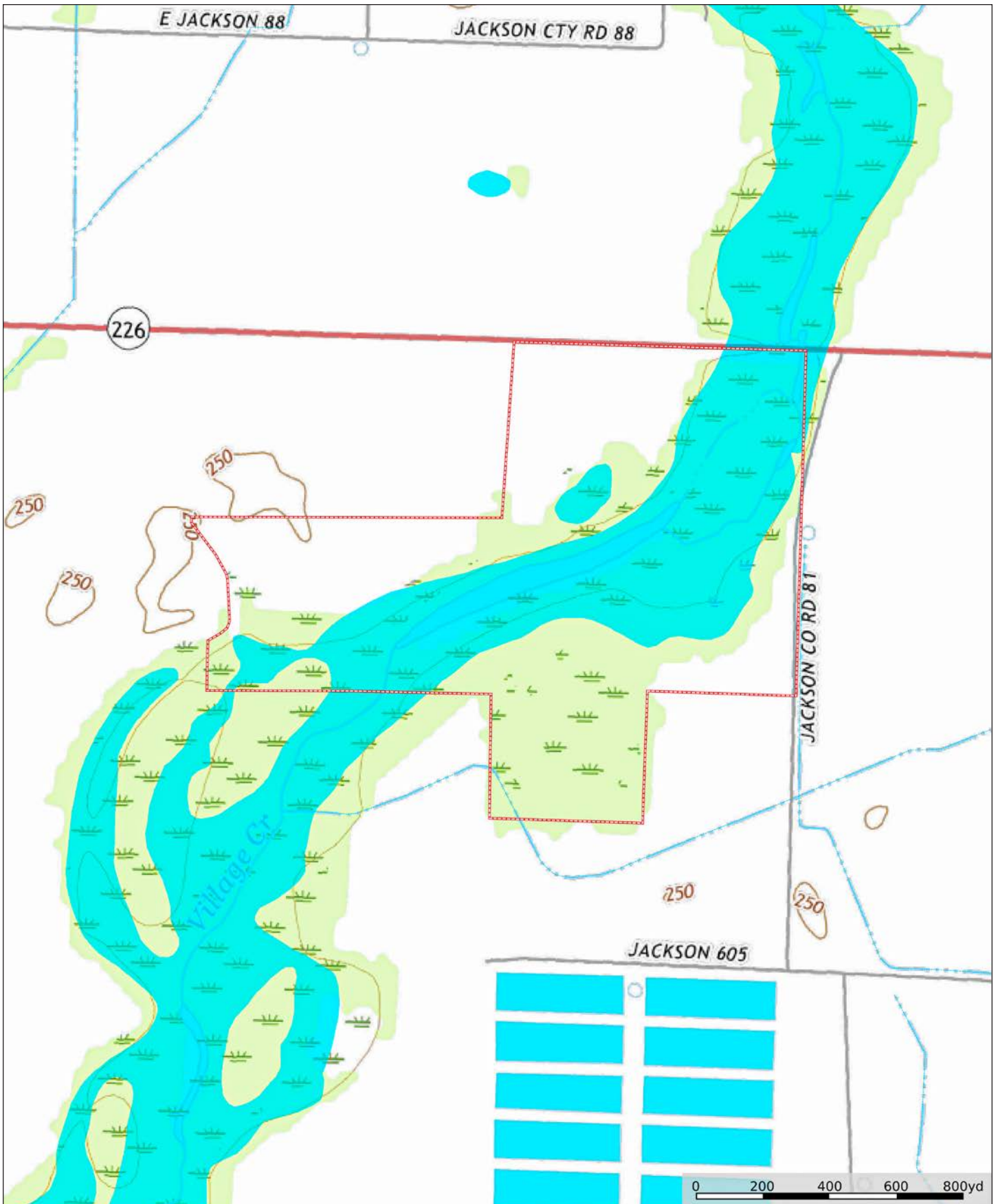
LOCATION



AERIAL MAP

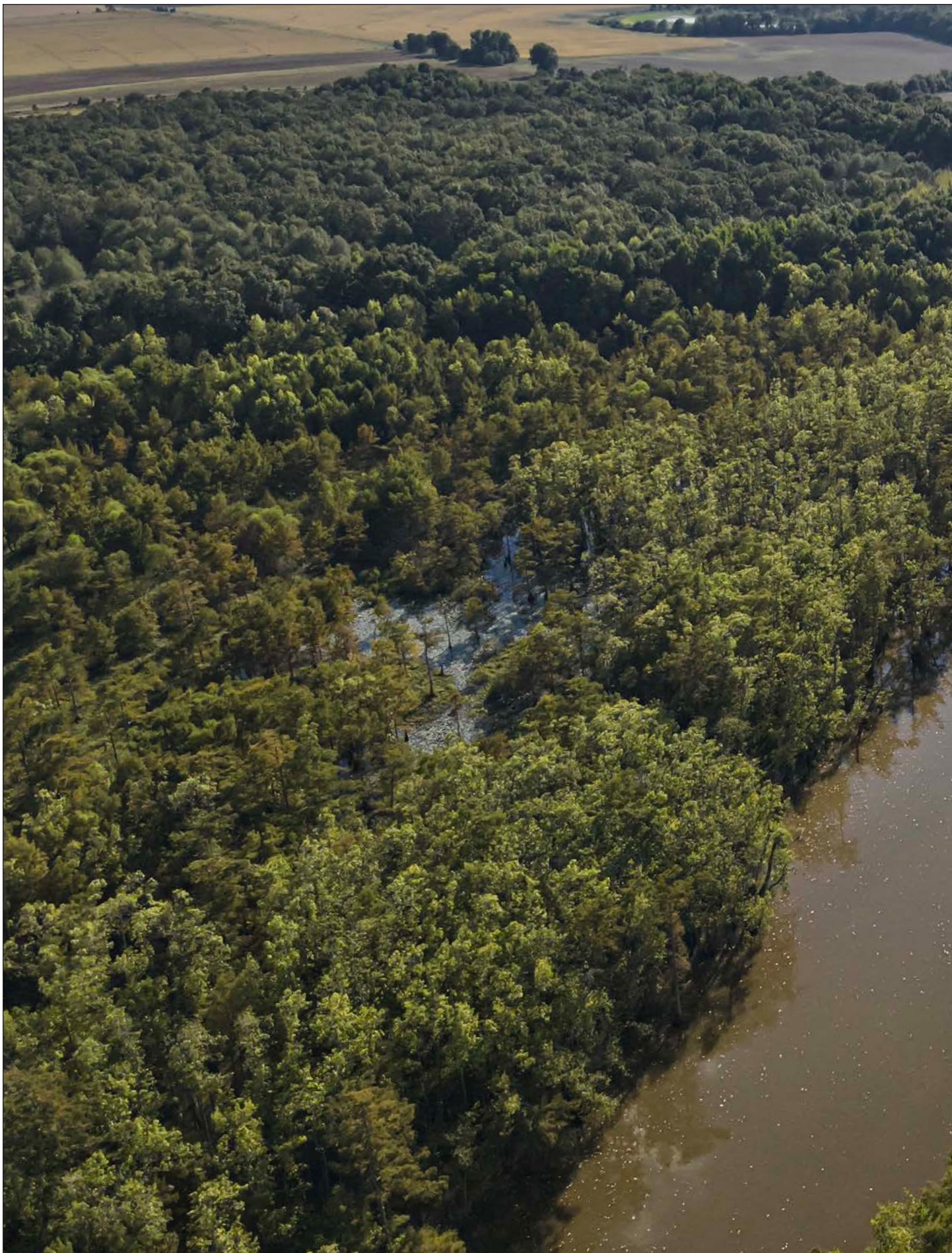


TOPOGRAPHICAL MAP



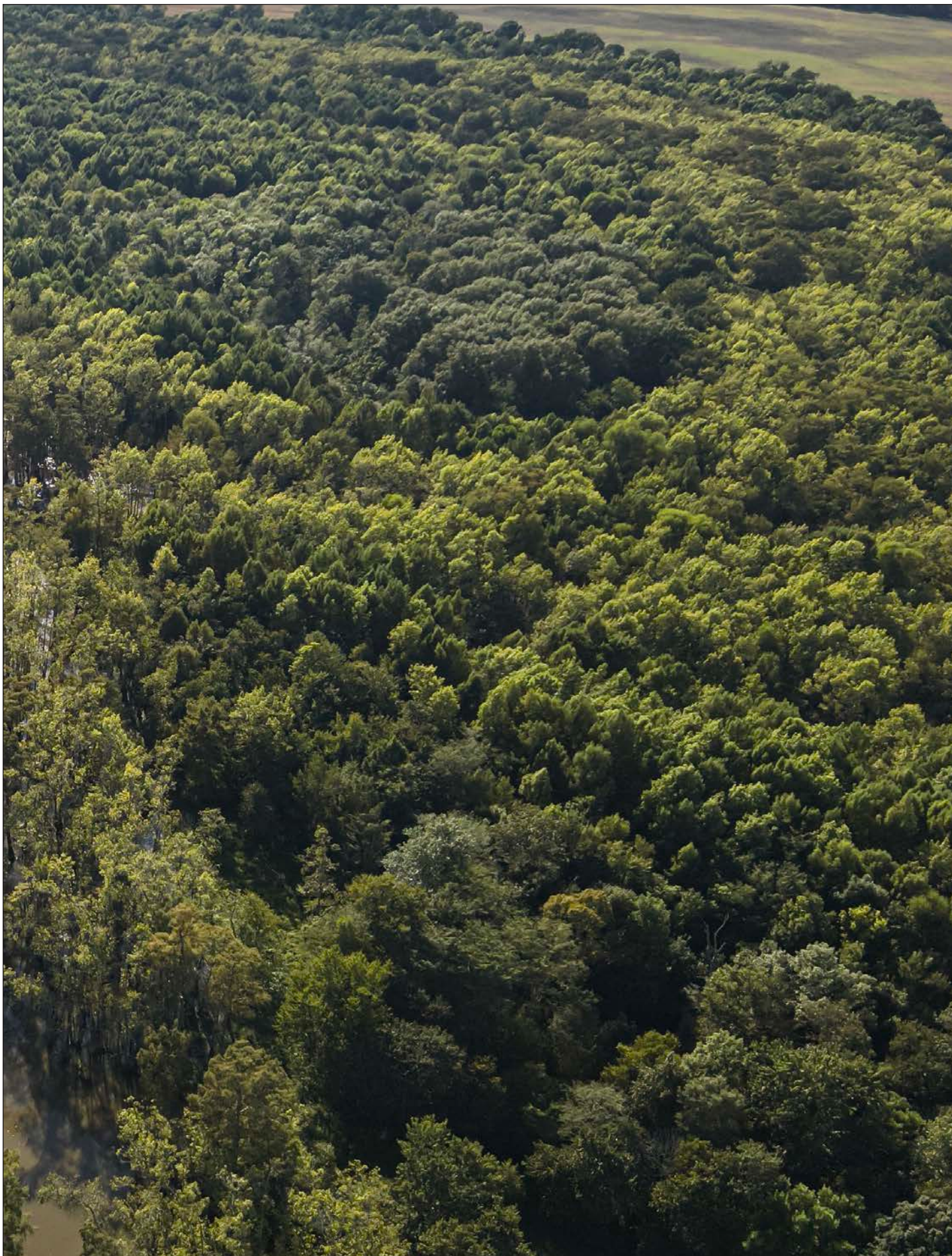










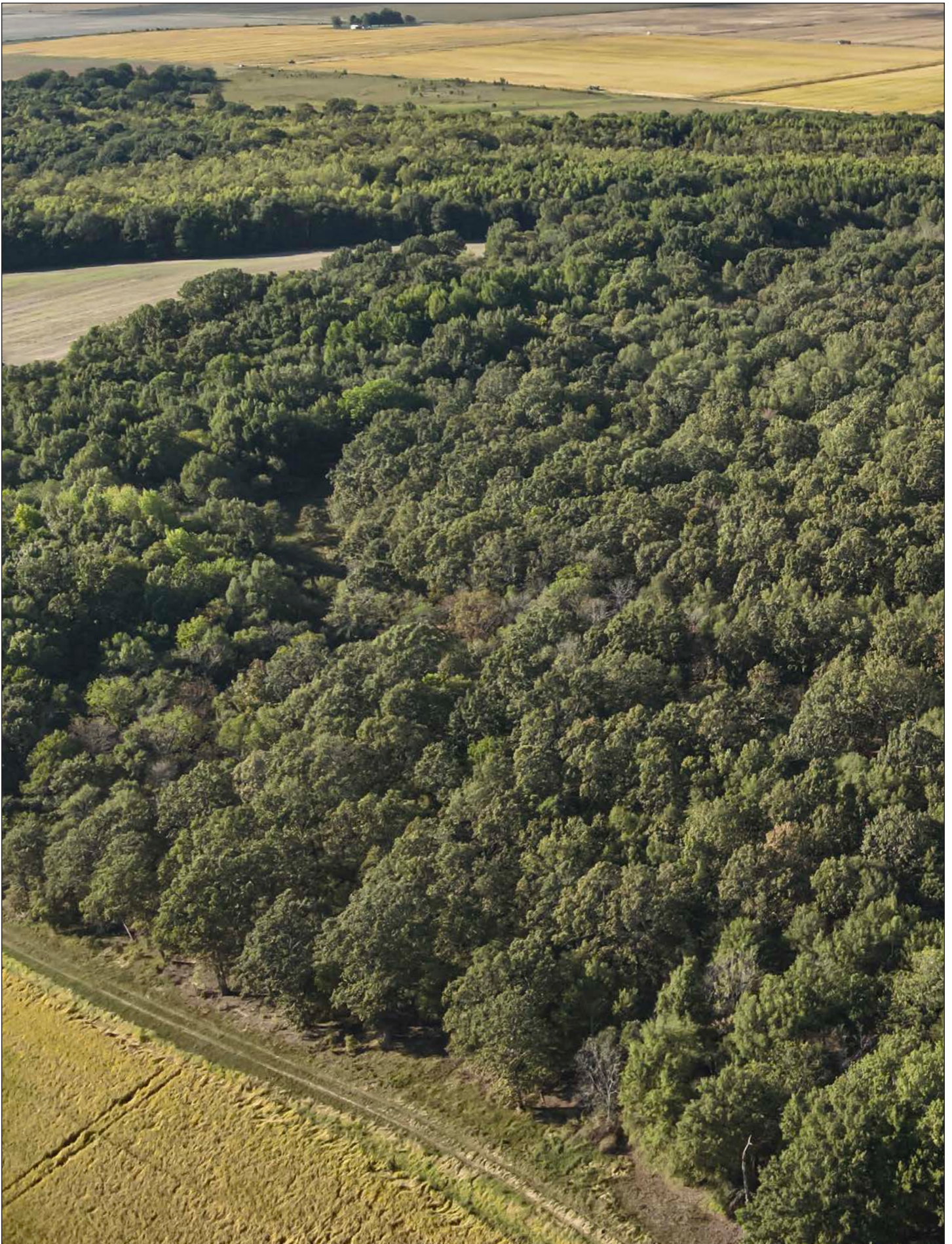


















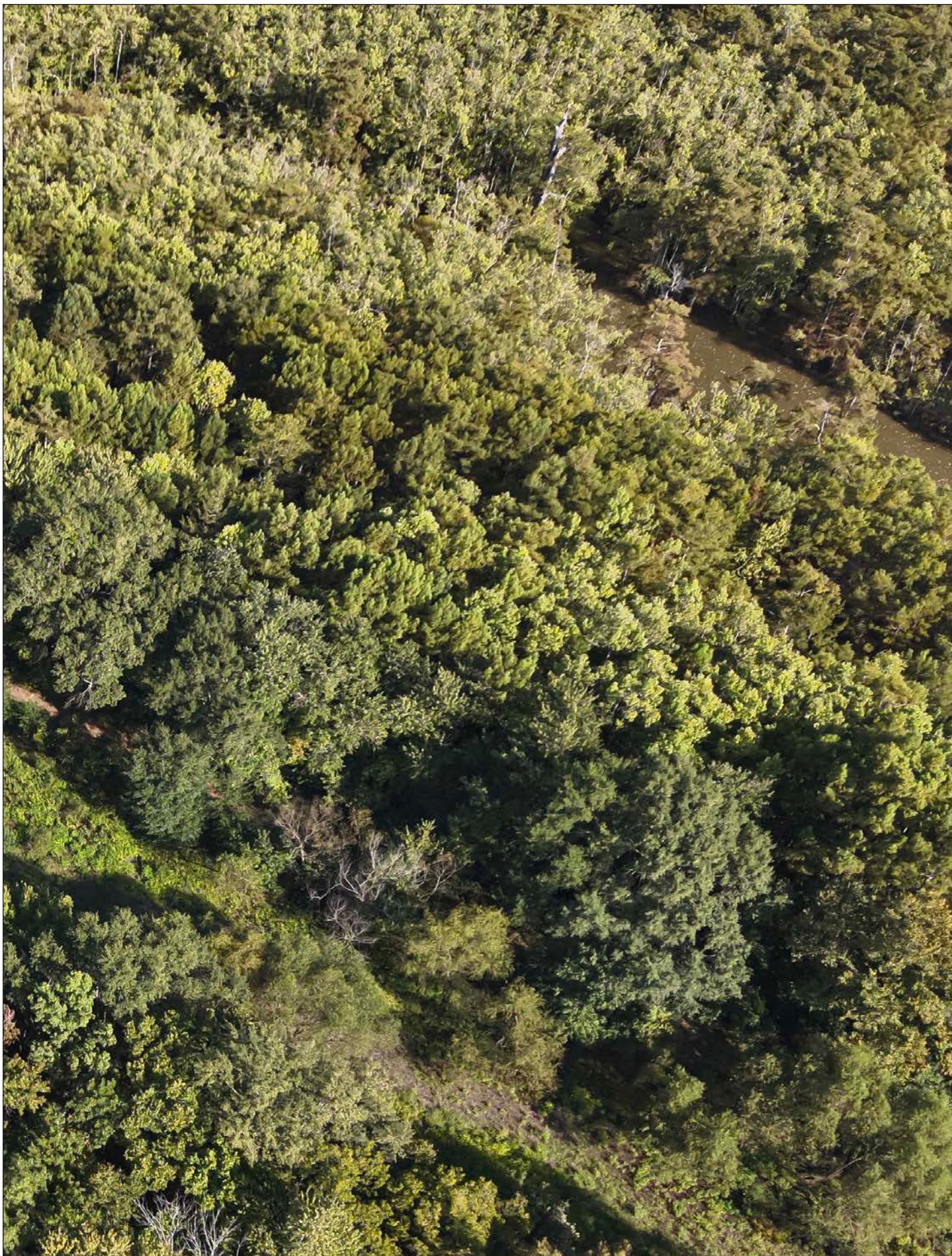


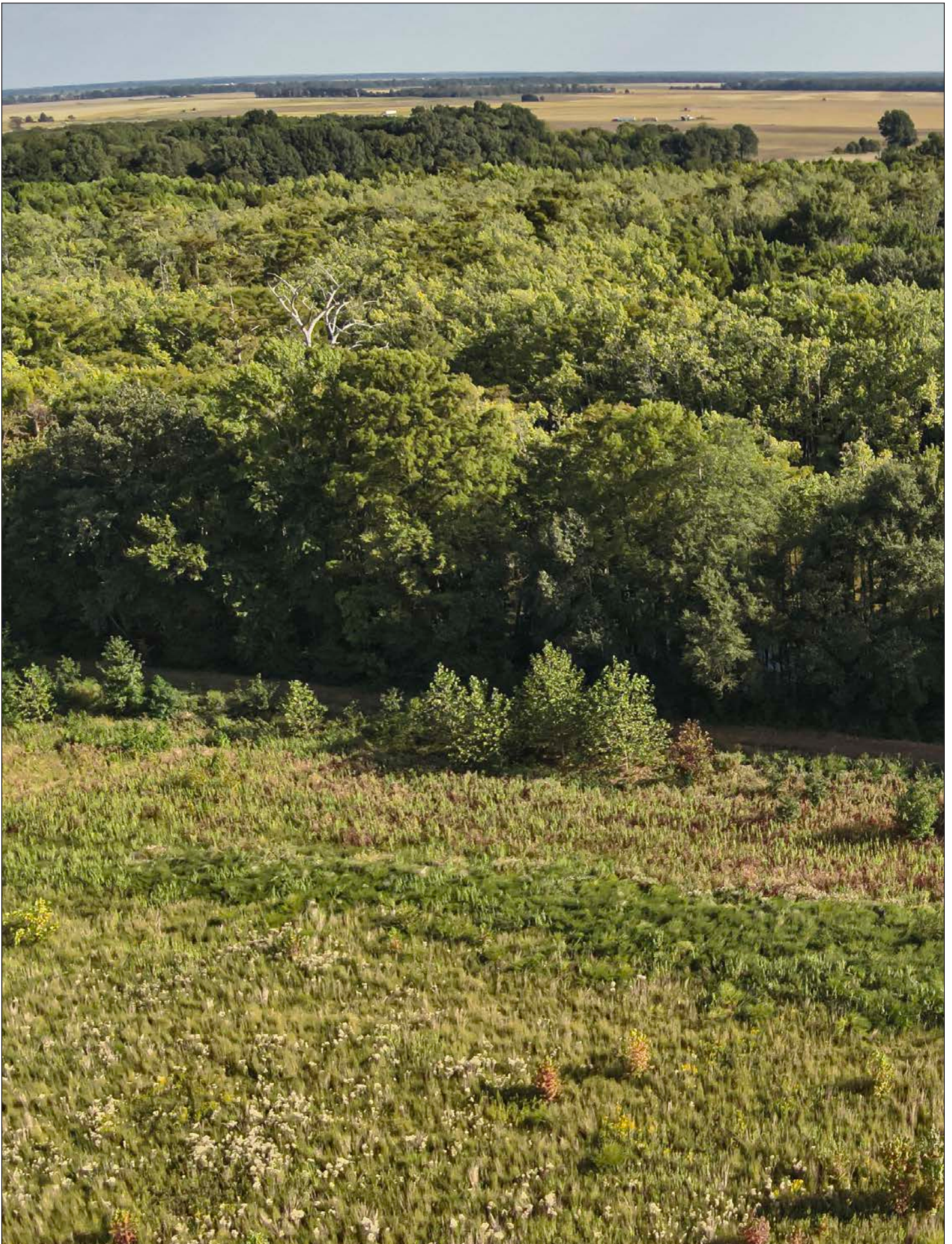












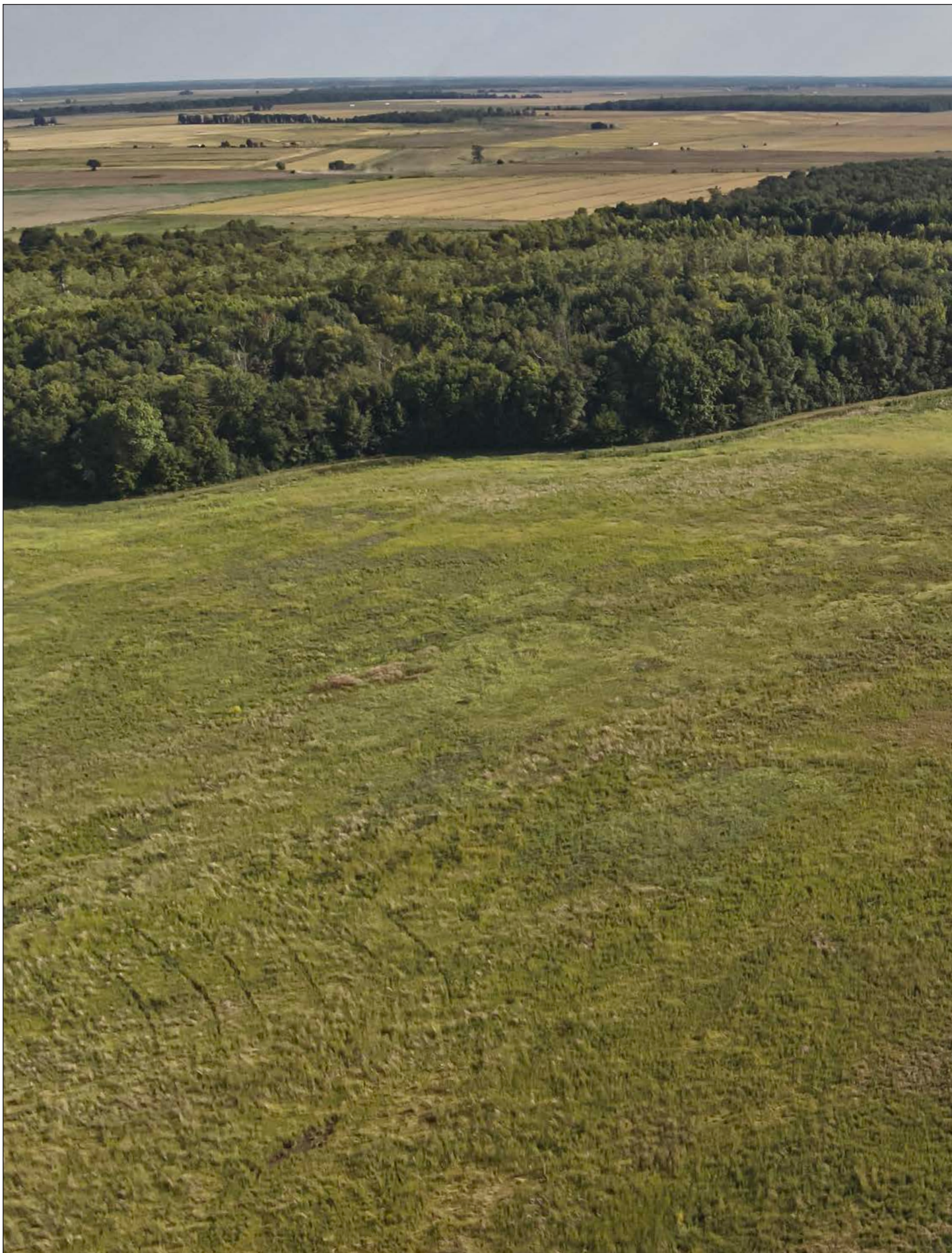








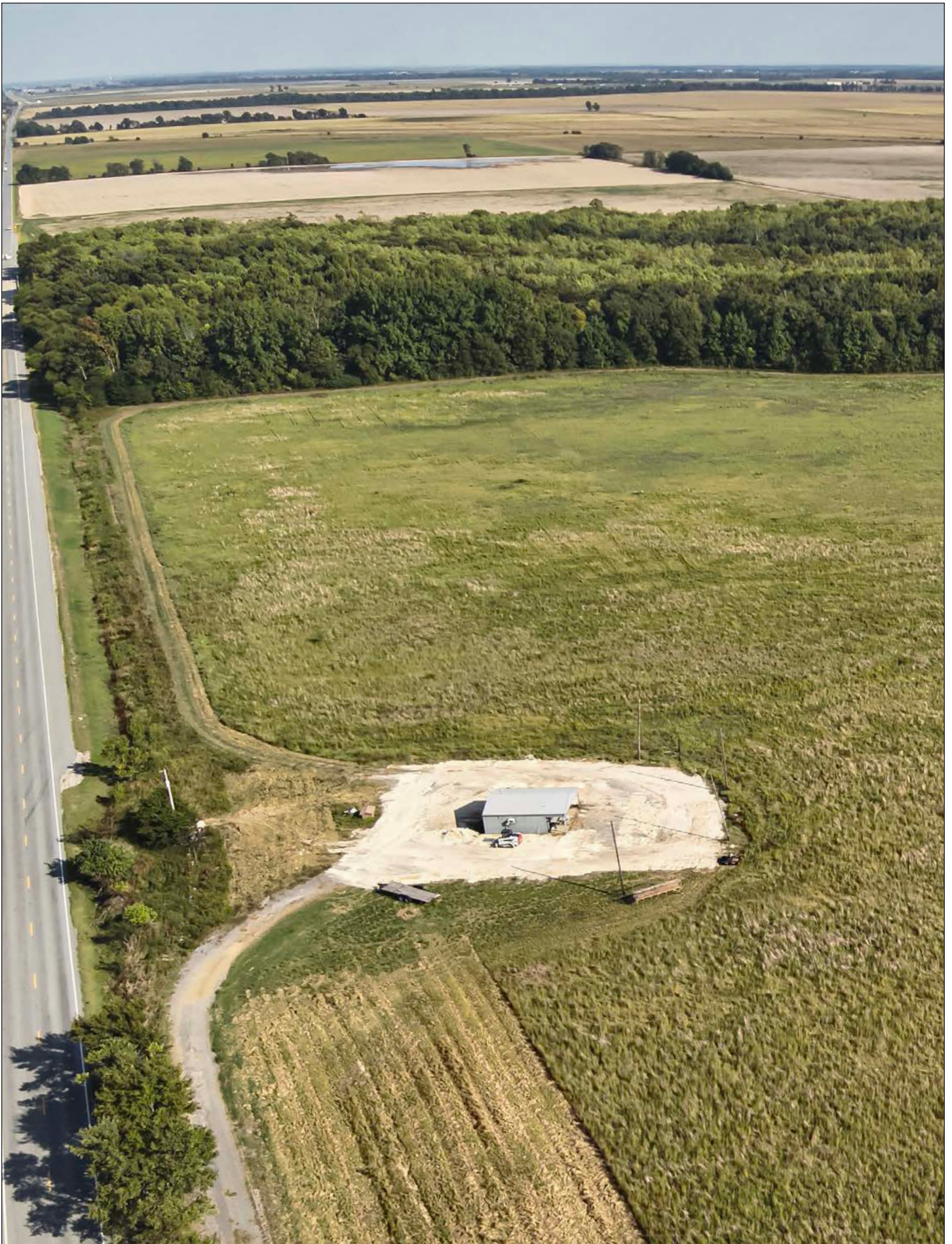




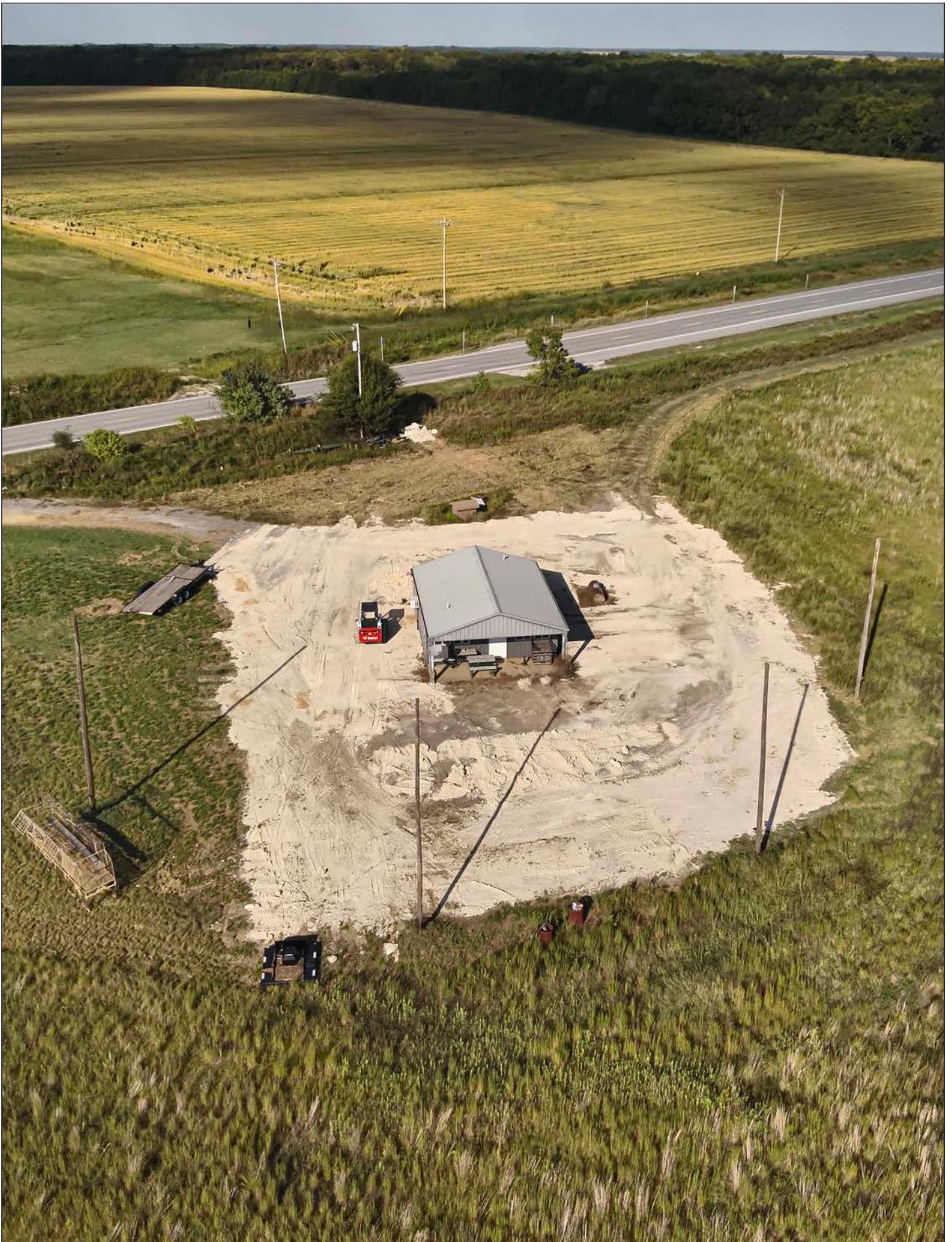
















ALLUVIAL LAND COMPANY

— AGRICULTURAL  RECREATIONAL PROPERTIES —

FIELD EXPERTS • CLIENT FOCUSED • RESULTS ORIENTED

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Alluvial Land Company, LLC • Offices in North Little Rock and England, Arkansas