



OFFERED FOR SALE

LONG POND OUTING PLACE

- Green-timber duck hunting, deer hunting, fishing lake, and cabin ▪
- 480.0 +/- Acres ▪ Craighead County, Arkansas

ALLUVIAL
LAND COMPANY

AGRICULTURAL AND RECREATIONAL PROPERTIES



ATTENTION

Four Season Turn-Key Recreational Property

Green-Timber and Moist-Soil Duck Hunting, Deer Hunting, Fishing, and Cabin

OFFERED FOR SALE

Long Pond Outing Place

480.0 +/- Acre Contiguous Tract

▪ Craighead County, Arkansas ▪

A rare opportunity to own 480.0 +/- acres of developed recreational land just outside the St. Francis River levee in Craighead County, Arkansas. This property truly offers it all, from world-class duck hunting to exceptional fishing, and a turnkey setup for year-round enjoyment.

Duck hunters will appreciate the flooded green-timber, and meticulously designed moist-soil unit, which is all supported by diesel and electric wells, along with pipes and screw gates to manage water levels precisely. Approximately half of the hardwood timber is impounded for duck hunting. Whether you're shooting ducks in classic flooded timber or hunting the moist-soil habitat, this property is built for duck hunting success. The south end of the tract offers a different hunting experience, with established deer food plots, diverse timber stands, and abundant small game opportunities. At the heart of the property is a 40-acre stocked fishing lake, complete with multiple docks and a boat house, offering fishing for largemouth bass and catfish. A comfortable cabin with full utilities overlooks the lake, providing the perfect retreat for family weekends or hunting camp gatherings.

This property is designed for the avid sportsman who wants it all, duck, deer, small game, and fishing in one turnkey package. Whether you're looking for a private retreat, a hunting club property, or a family legacy getaway, these 480.0 +/- acres delivers it all.



Main Office:

One Riverfront Place
US Bank Building - Eighth Floor
North Little Rock, AR 72114

T: (501) 519-3336

E: info@alluvialland.com

Field Office:

311 South Main Street
England, AR 72046

M: 501-658-0658

WWW.ALLUVIALLAND.COM

Contact:

THOMAS ROSE

Land Agent

M: 501-786-2115

E: thomas@alluvialland.com

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

480.0 +/- total acres

- 340.0 +/- acres in hardwood timber (approximately half is impounded for artificial flooding)
- 60.0 +/- acres in moist-soil wetland habitat
- 40.0 +/- acres in managed fishing lake
- 0.75 +/- acre in cabin, boat house, parking site
- 39.25 +/- acres in food plots, levees, ditches, roads, and other

Location

Northeast Arkansas (Craighead County)

- Trumann, AR: 6.5 miles ▪ Jonesboro, AR: 22 miles
- Memphis, TN: 58 miles ▪ Little Rock, AR: 138 miles

Access

- Via Arkansas Highway 69 (asphalt) and Craighead County Road 828 (maintained gravel)
- Sound interior road system providing easy access throughout the property

Hunting and Fishing Opportunities

- Positioned on the proven St. Francis River waterfowl flyway in a historic duck hunting area
- Adjacent to the over 30,000-acre AGFC St. Francis Suken Lands WMA
- Approximately half of the hardwood timber is impounded offering green-timber duck hunting
- Moist-soil wetland habitat provide additional duck hunting options
- Stocked fishing lake offers outstanding fishing for largemouth bass and catfish
- Diverse timberland located on the south portion provides deer and small game hunting

Improvements

- 2 wells (1 diesel and 1 electric)
- Cabin with utilities positioned on the lake
- Developed fishing lake with boat house and several fishing piers
- Numerous levees, roads, and water-control systems throughout

Property Tax (2024)

- \$2,511.43 (Parcels 12-136294-00600, 12-136321-00100, 12-136333-00100, 12-136284-00100)

Offering Price

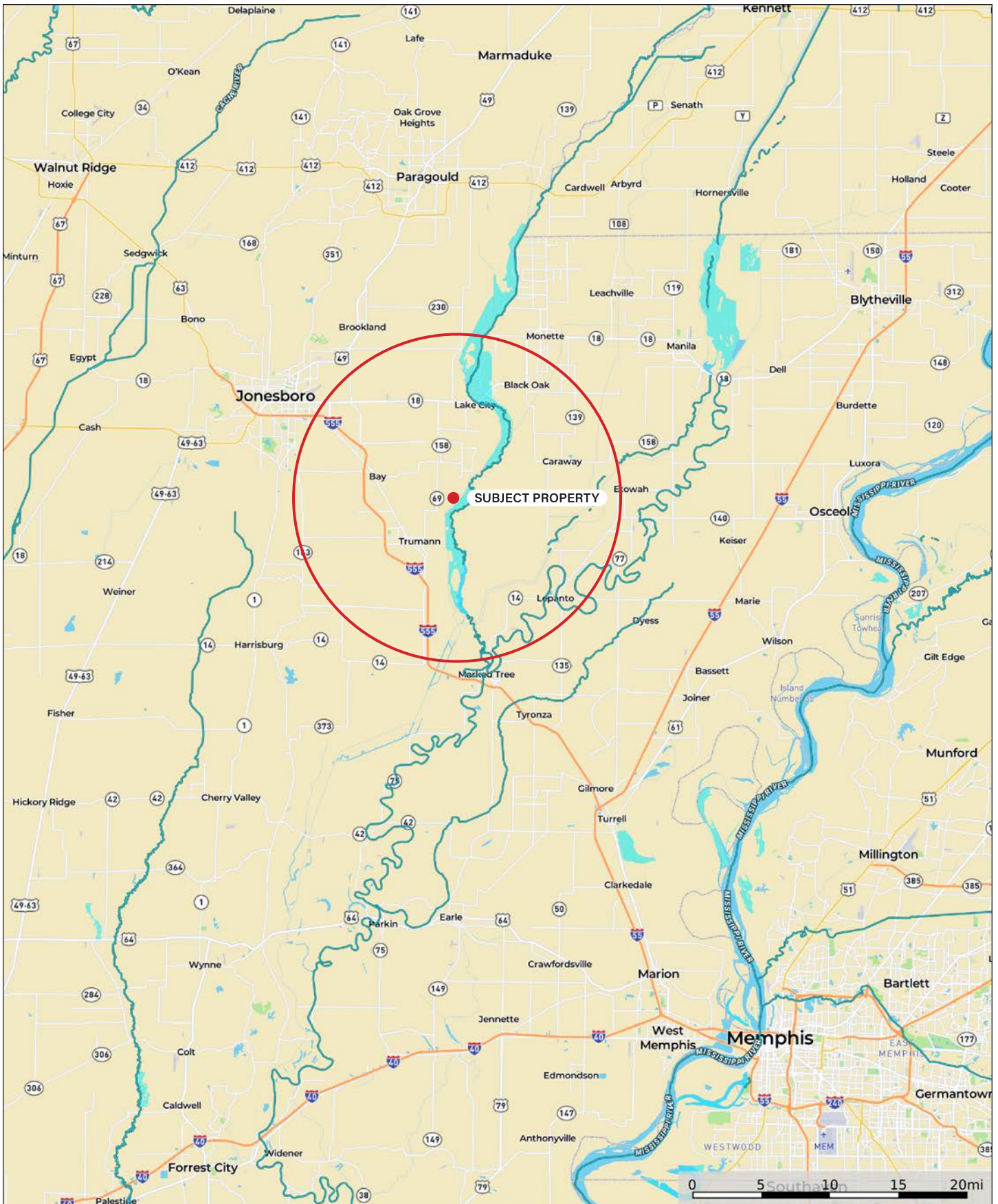
- \$2,856,000.00 (\$5,950.00 per acre)

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)

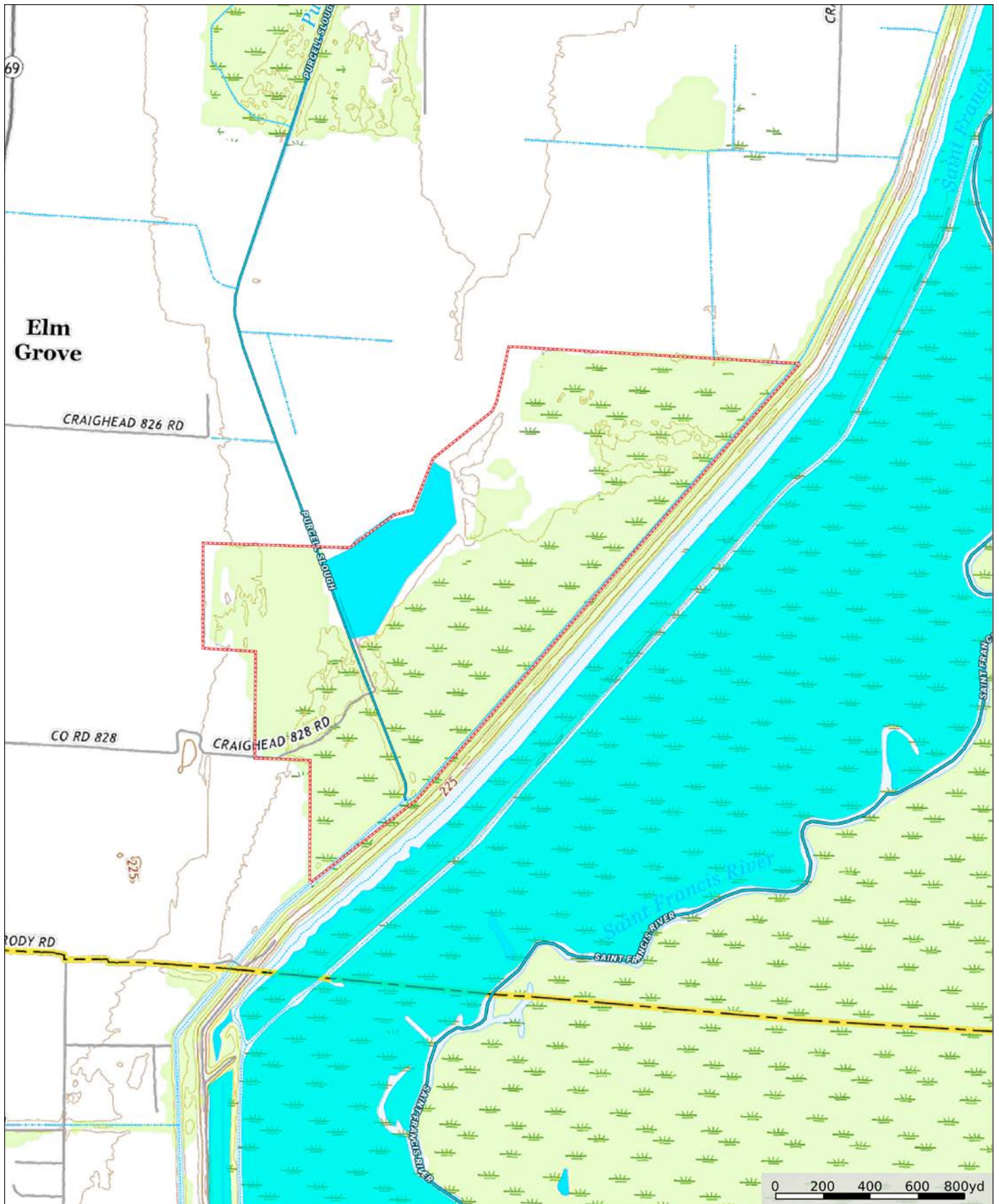
LOCATION



AERIAL MAP

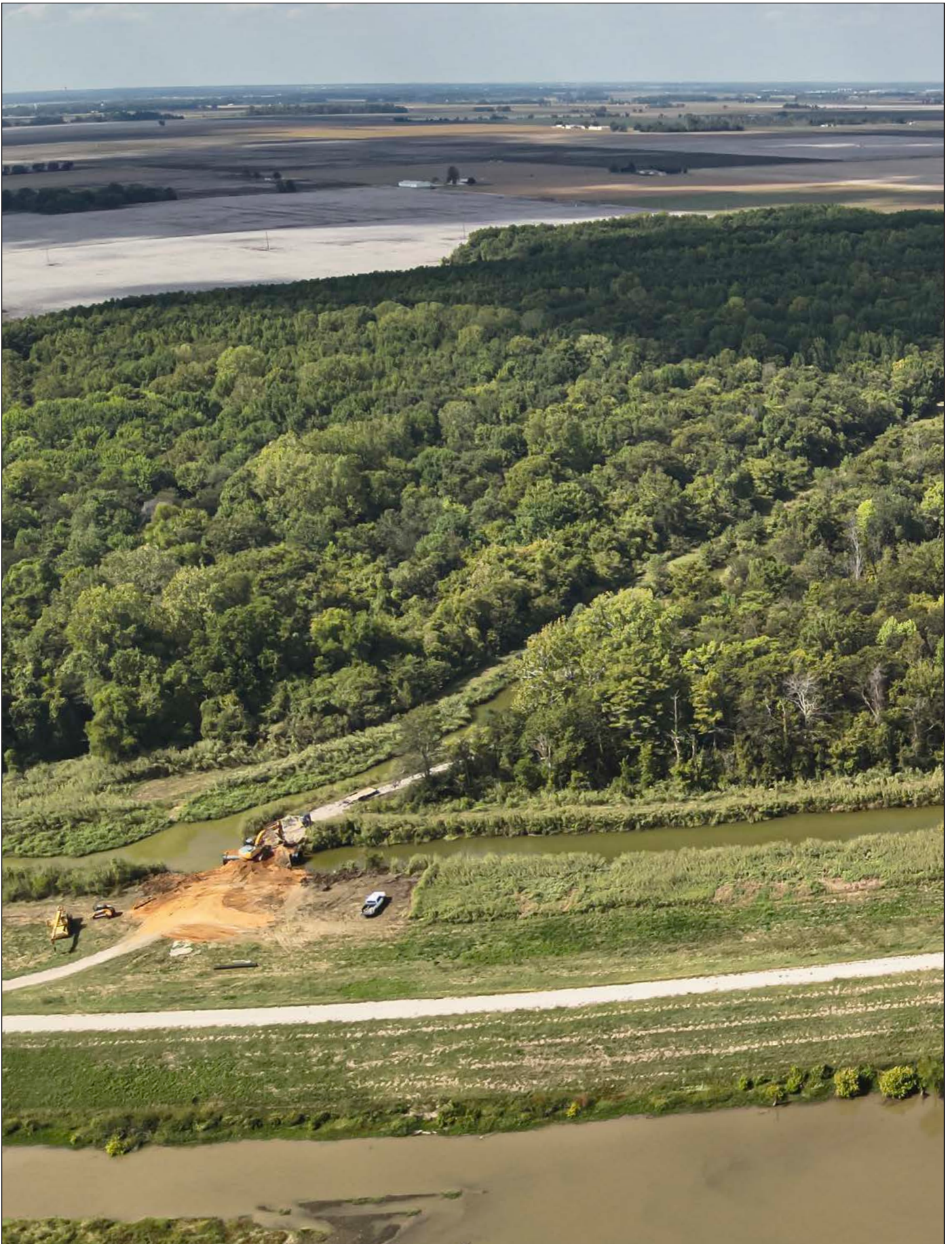


TOPOGRAPHICAL MAP









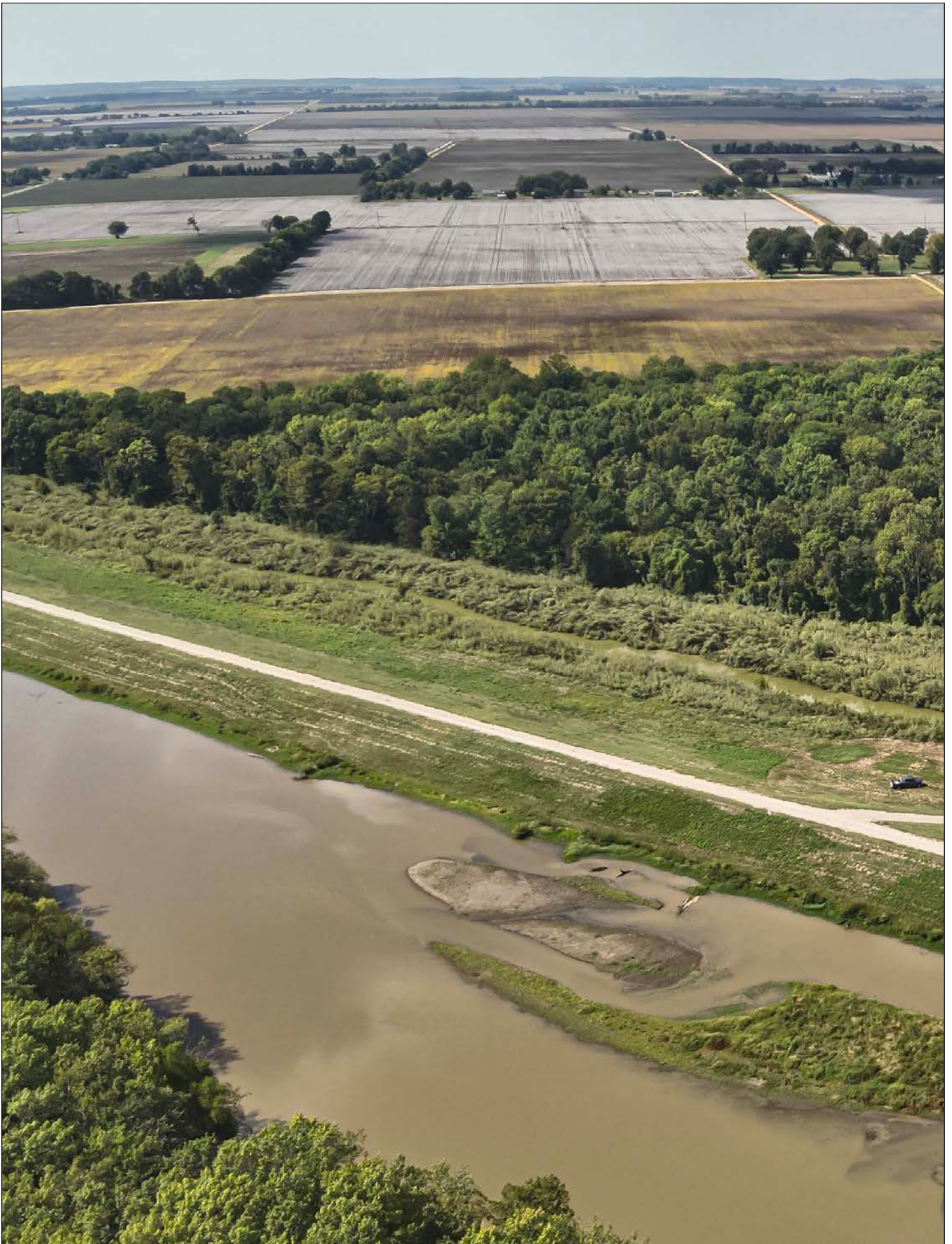


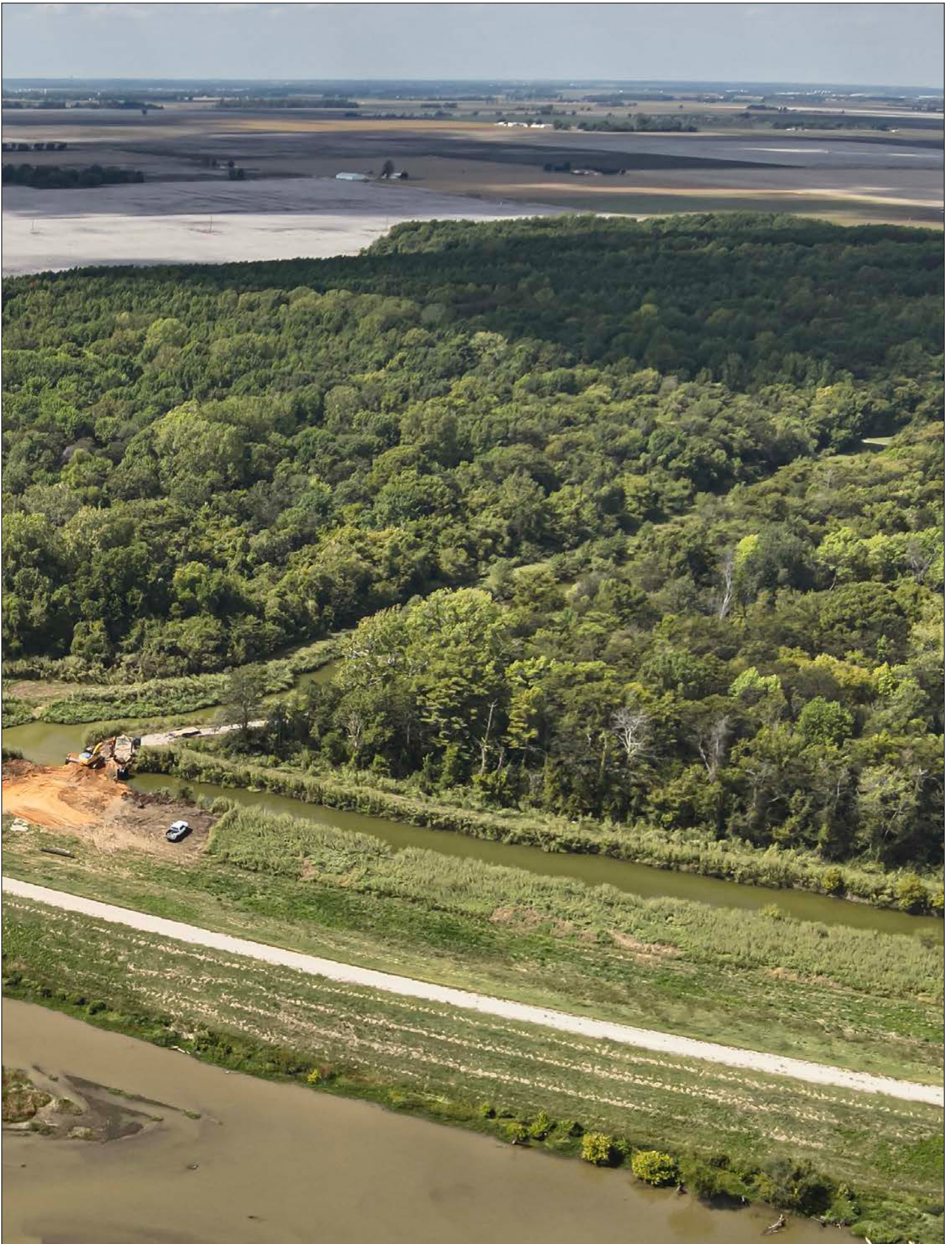


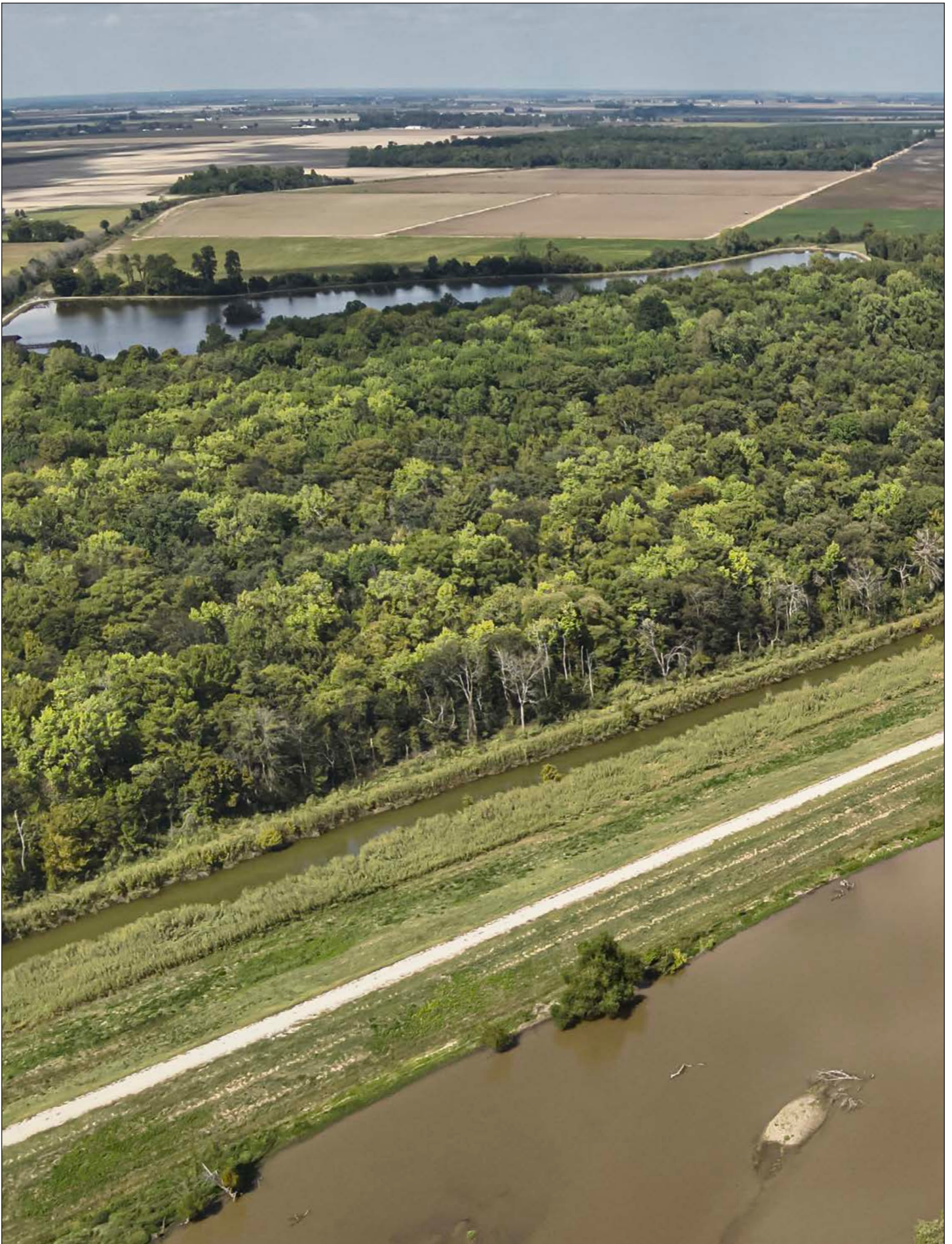




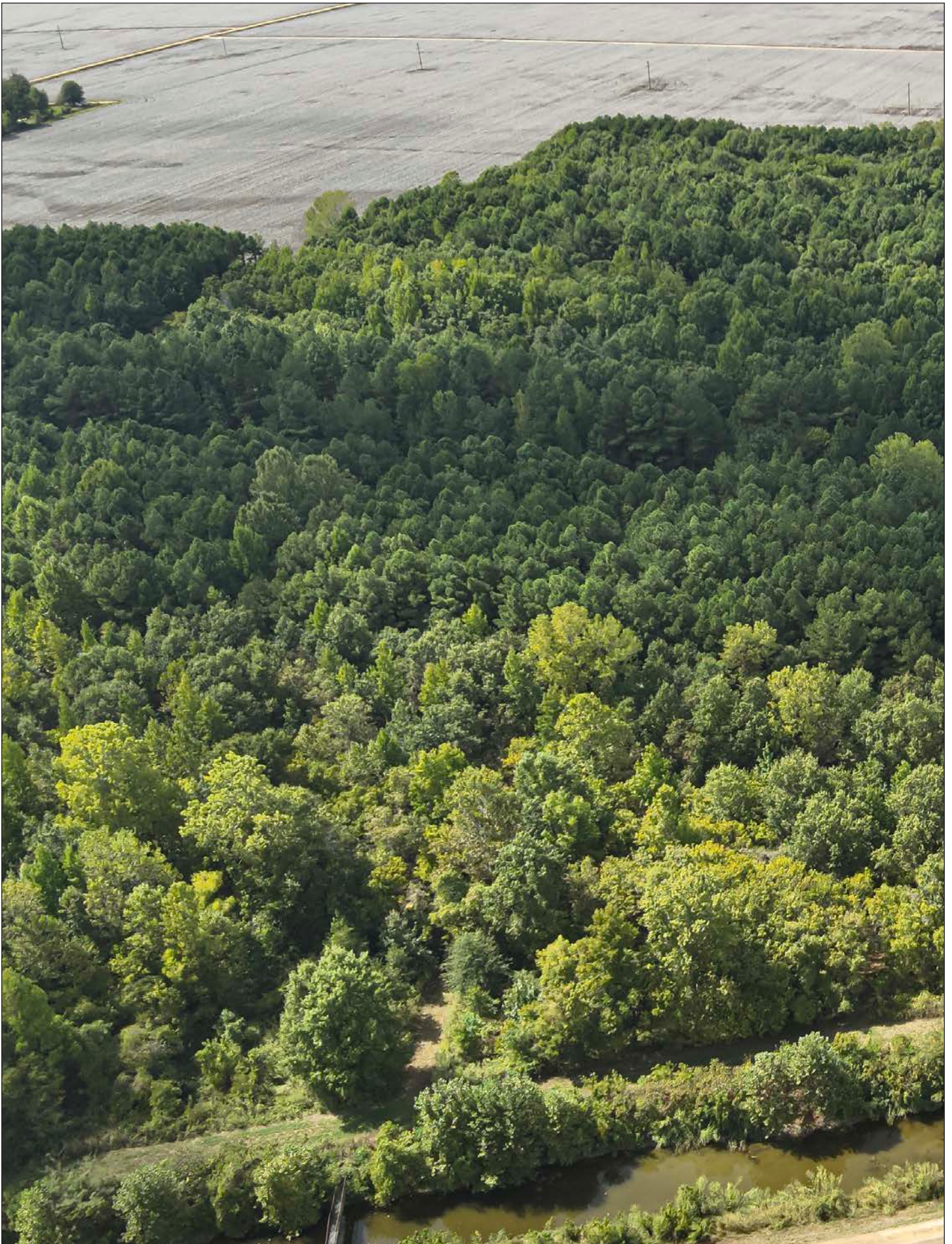














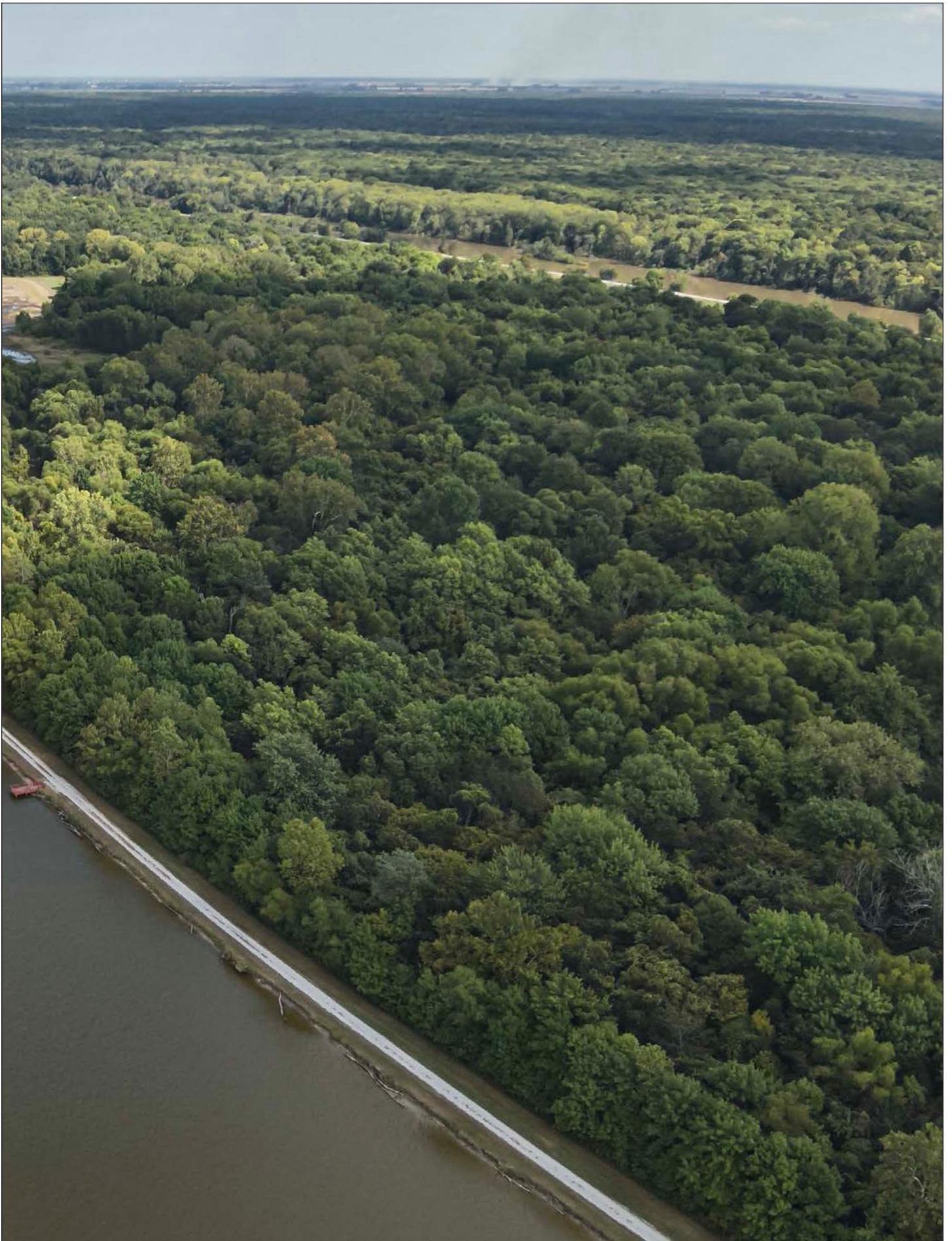




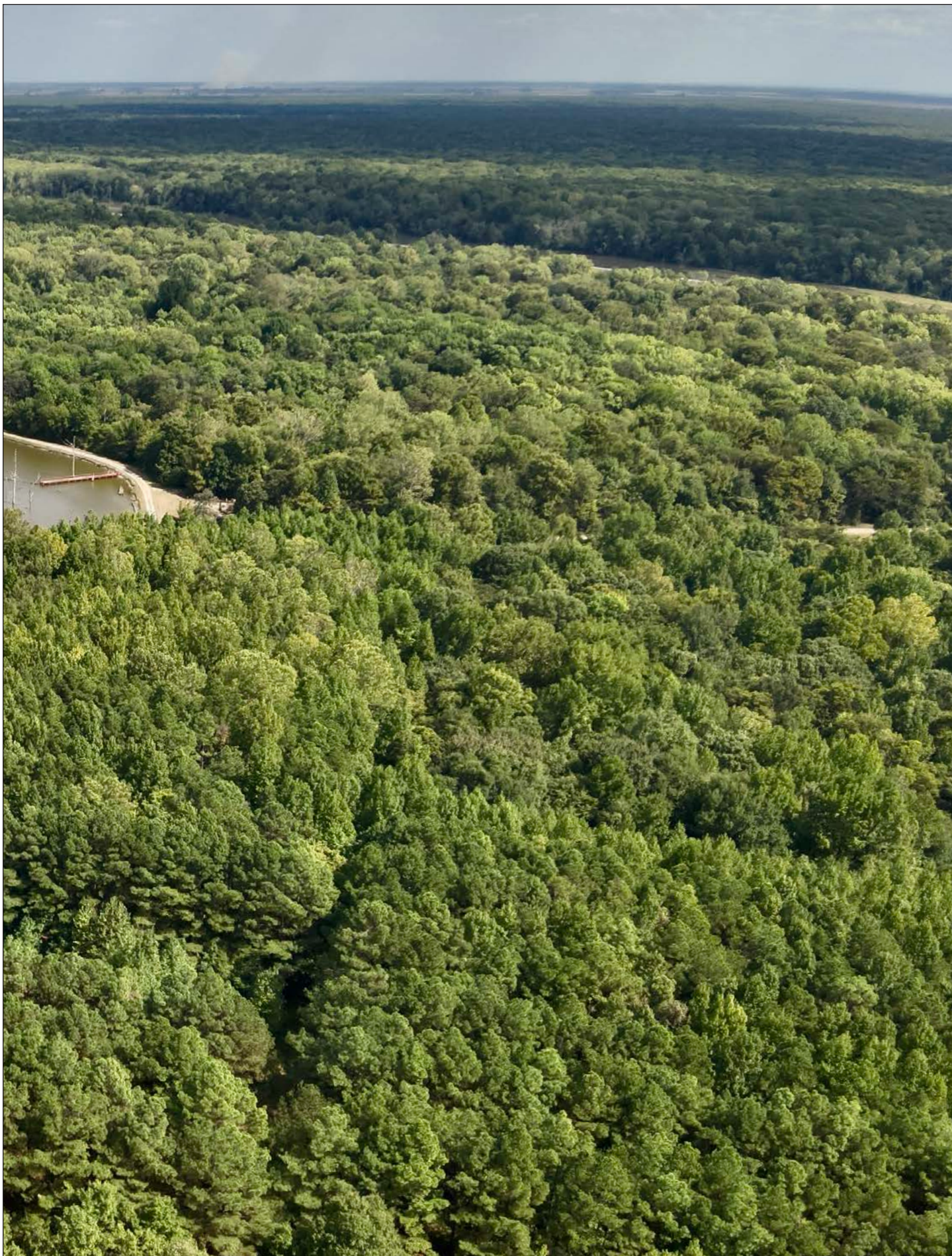








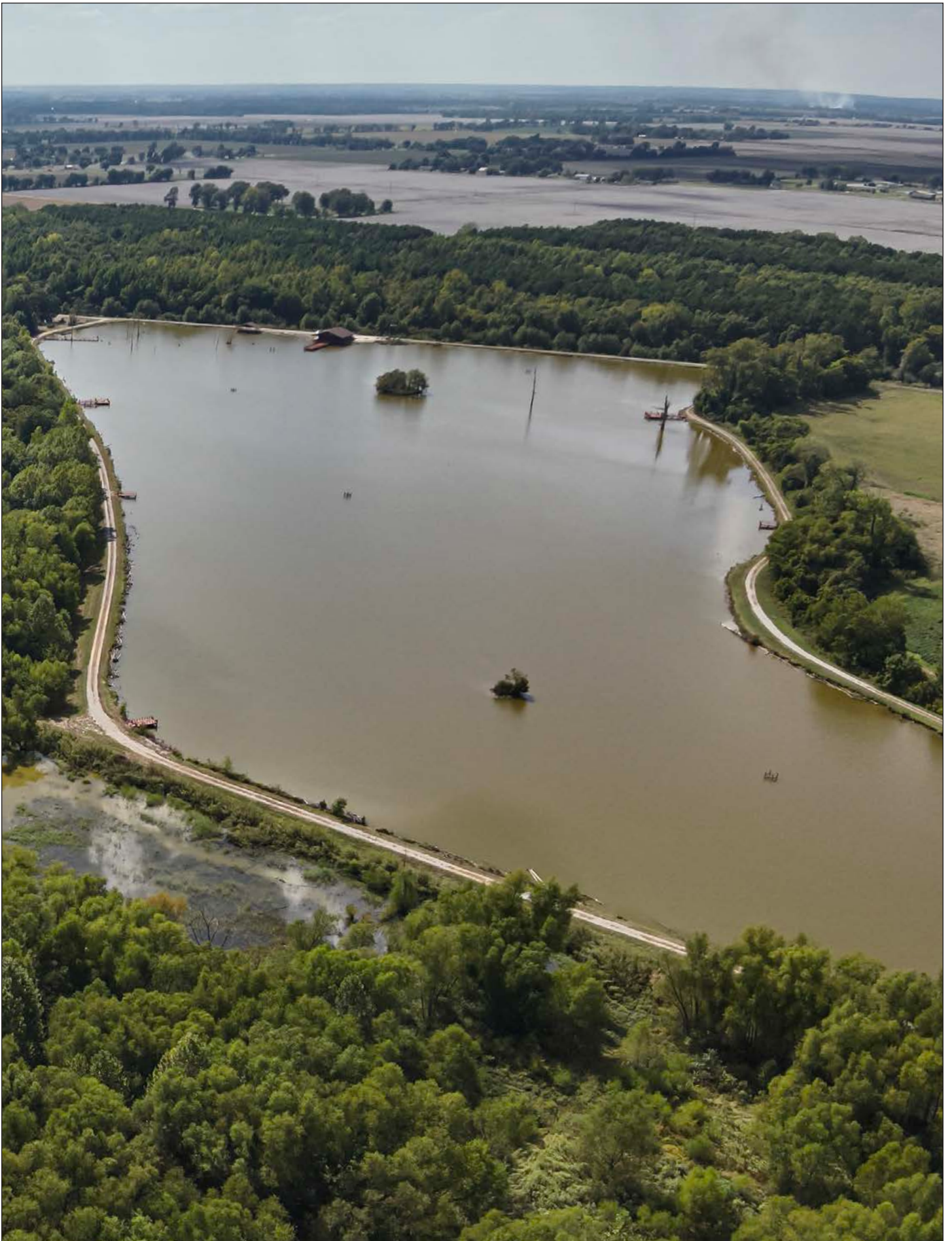




















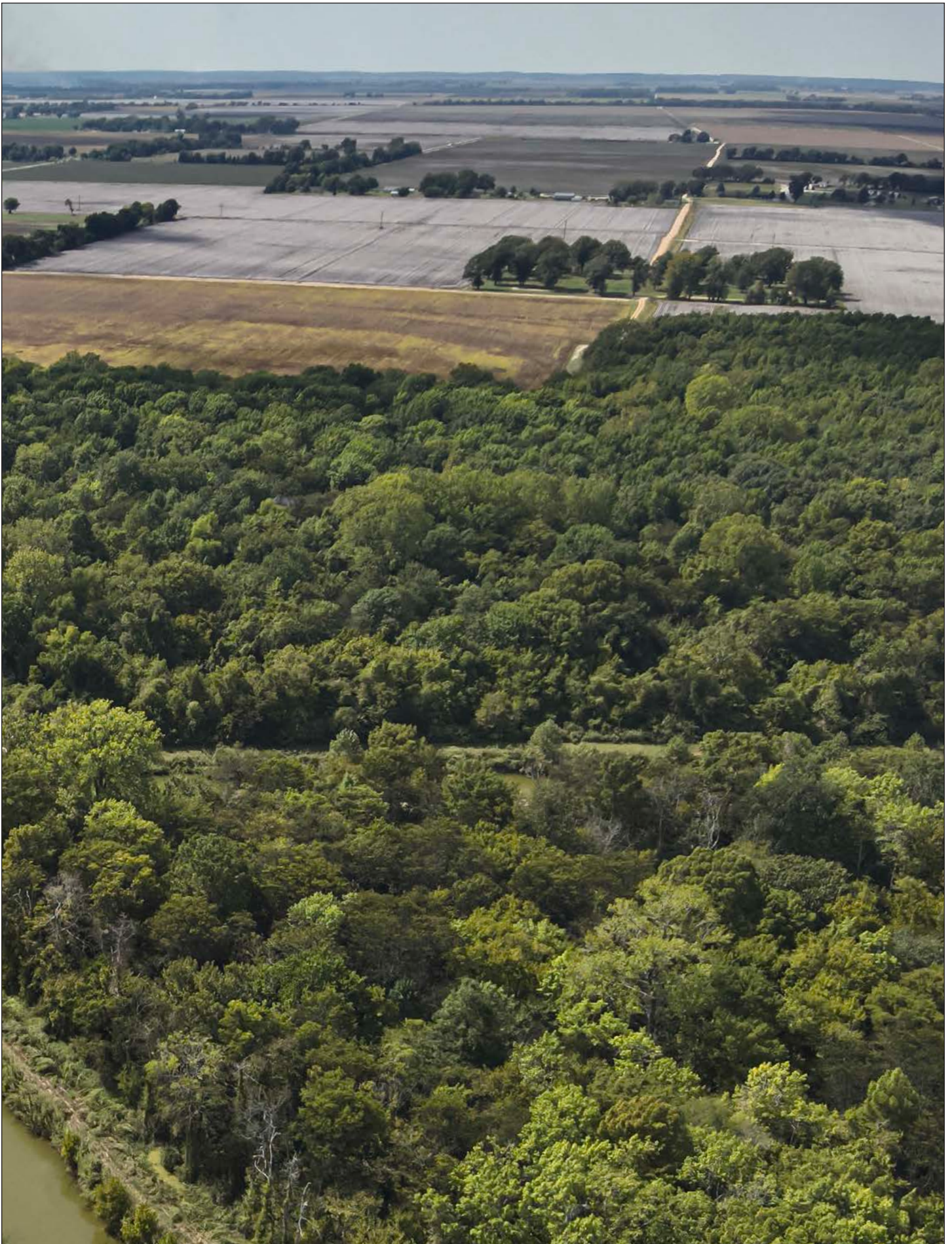














ALLUVIAL LAND COMPANY

AGRICULTURAL AND RECREATIONAL PROPERTIES

FIELD EXPERTS • CLIENT FOCUSED • RESULTS ORIENTED

ALLUVIALLAND.COM

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