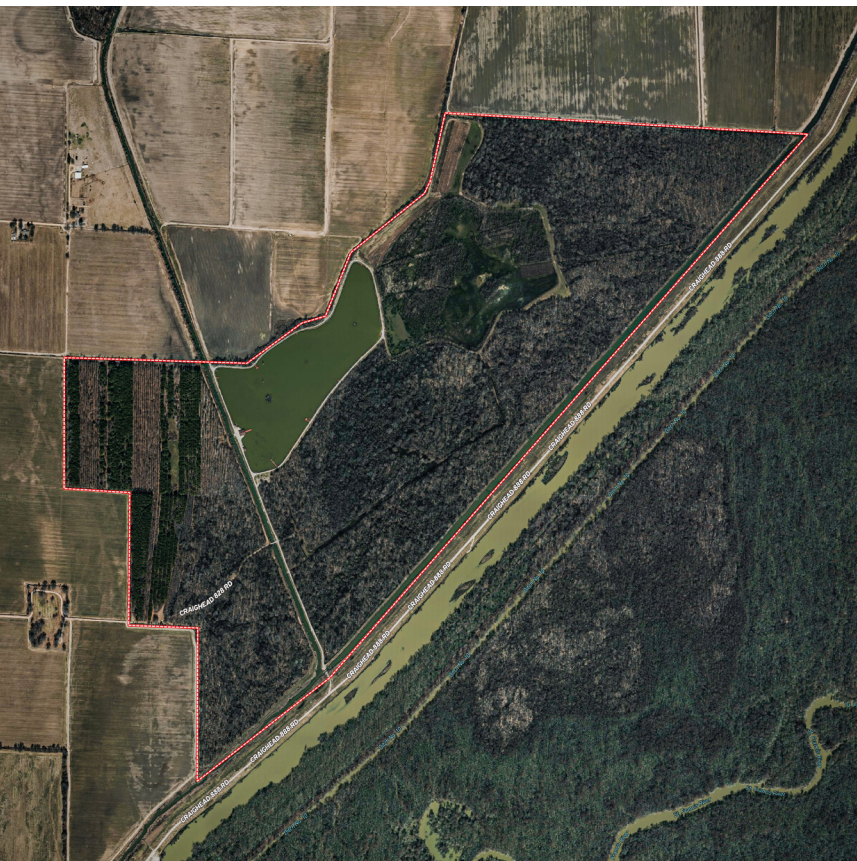




OFFERED FOR SALE

LONG POND OUTING PLACE

Green-timber duck hunting, deer hunting,
fishing lake, and cabin.

480.0 +/- Acres
Craighead County, Arkansas

Acreage Summary

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, levers, ditches, and roads

Location

Northeast Arkansas (Craighead County)

- 6.5 miles from of Trumann, AR

Description

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.

Price: \$2,856,000.00

Contact:

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AGRICULTURAL AND RECREATIONAL PROPERTIES