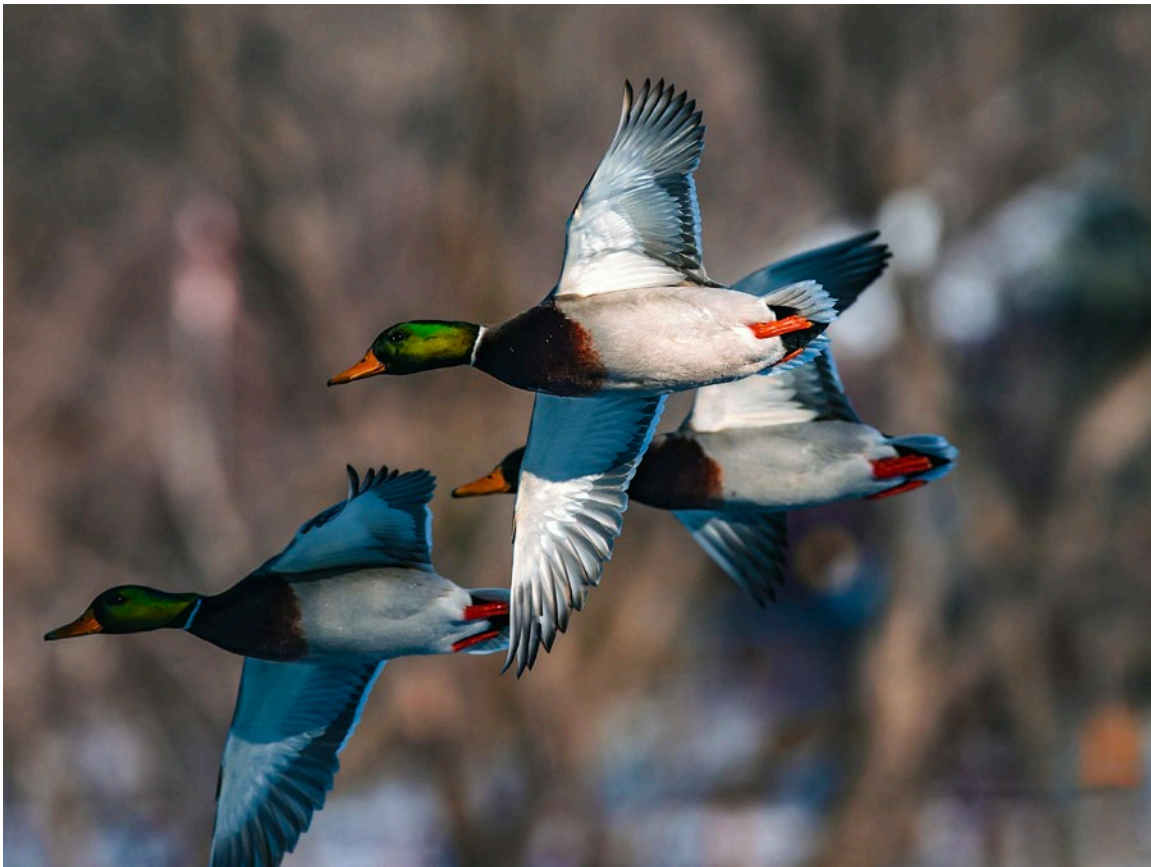


Cache River 127

127.0 +/- Acres ♦ Jackson County, AR

AVAILABLE FOR ACQUISITION: *The Cache River 127 is an exceptional duck hunting and agricultural property along the Cache River flyway just south of Grubbs, Arkansas. The land offers a strong duck hunting history with multiple hunting experiences from bottomland to crop fields and a reservoir in natural vegetation.*



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Cache River 127

Two mallard ducks are shown in flight against a blurred background of trees. One duck is in the foreground, slightly lower and to the left, with its wings spread. The second duck is slightly higher and to the right, also with wings spread. The background consists of out-of-focus trees with light-colored foliage.

PROPERTY SUMMARY

Positioned along the legendary Cache River waterfowl flyway, this 127.0 +/- acre property offers two tracts within a half mile of each other. The land delivers a combination of mature bottomland timber, tillable farmland, and an impounded, hunt-ready reservoir.

Situated between Grubbs and Amagon in Jackson County, Arkansas, the property is roughly 16 miles from both Newport and Weiner, 30 miles from McCrory, 43 miles from Jonesboro, 80 miles from Memphis, and 106 miles from Little Rock — close enough for regular trips, remote enough to feel like secluded duck country. Access is straightforward via Arkansas Highway 14 and directly off Jackson CR 14, an all-weather, county-maintained road, and interior farm roads.

Tract 1 spans 51.4 +/- acres of bottomland hardwood timber and scrub-shrub wetland, laced with sloughs and openings just 300–400 yards east of the Cache River. A permanent duck blind is in place, and several additional shooting holes throughout the timber offer ready-made sites for further blind development.

Tract 2 totals 75.6 +/- acres and rounds out the offering with 65.6 +/- acres of tillable cropland suited to rice, soybeans, milo, or corn, alongside a 10 +/- acre impounded reservoir in natural wetland vegetation and willow trees. The cropland can be farmed conventionally or planted in duck food crops for sanctuary or hunting. The reservoir is ready for its own blind — a natural, walk-in wetland that holds ducks as serves hunters. Together, the two tracts give an owner options seldom found: timber hunting in the Cache River bottoms with field and reservoir hunting.

The property comes equipped with a well connected to risers, drain pipes and ditches, and a water-controlled reservoir with recent levee improvements.

Offered at \$2,199,000 (\$17,315 per acre), this property represents a turnkey opportunity — tillable cropland and a piece of the Cache River flyway, with the habitat diversity, and hunting history to back it up.

For questions or to schedule a tour, contact Chuck Myers at 901-830-5836.

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

Acreage and Description

127.0 +/- Total Acres (two tracts withing a half mile apart)

• Mature Bottomland Timber and Scrub-Shrub Wetland	51.4 +/- Acres (40%)	Tract 1
• Tillable Cropland (crops or waterfowl sancturary)	65.6 +/- Acres (52%)	Tract 2
• Reservoir in Natural Wetland Vegetation	10.0 +/- Areas (8%)	Tract 2

Legal Description and Real Estate Taxes (source: Jackson County Assessor - 2025)

Tract 1: Parcel 001-00948-000, W Pt Ne Nw & Pt Nw Nw, 50.0 acres, \$59.82 (tax)

Tract 2: Parcel 001-00955-000, Pt N/2 Se Lying West Of Farm Road, 77.0 acres, \$790.83 (tax)

Property Tax: \$850.65

Location

County: Jackson

Address: Amagon, AR 72005

Coordinates: 35.6184, -91.08615 (Tract 1), 35.60935, -91.07905 (Tract 2)

Cities/Towns: Newport, AR: 16 +/- miles Weiner, AR: 16 +/- miles McCrory, AR: 30 +/- miles
Little Rock, AR: 106 +/- miles Jonesboro, AR: 43 +/- miles Memphis, TN: 80 +/- miles

Access

The property is accessed via Arkansas Highway 14 and directly off Jackson CR 14 (an all-weather county maintained road). Interior farm roads provide travel throughout.

Improvements

1 well connected to risers, water-control pipes, and impounded reservoir with recent levee upgrades

Landscape Description

Tract 1 is composed of bottomland hardwood timber, sloughs, and open areas of scrub-shrub wetland vegetation associated with the Cache River. Tract 2 comprises tillable cropland and an impounded reservoir consisting of scrub-shrub wetland vegetation. The tillable land is suitable for cultivating rice, soybeans, milo, and corn, or for planting crops beneficial to wintering waterfowl.

Hunting Opportunities

Both tracts offer outstanding habitat for wintering waterfowl. The area is celebrated for its exceptional duck hunting associated with the Cache River waterfowl flyway. The property has a strong history of duck hunting success with multiple options, from bottomland timber with scrub-shrub wetland openings and sloughs to crop field and reservoir shooting. Tract 1 offers a permanent duck blind and several areas serving as shooting holes (sites for additional blind development). The agricultural acres are ideal for cultivating beneficial crops for waterfowl or to serve as a sanctuary or hunting. The reservoir provides a natural scrub-shrub wetland habitat well-suited for blind development. Deer hunting opportunities are also available.

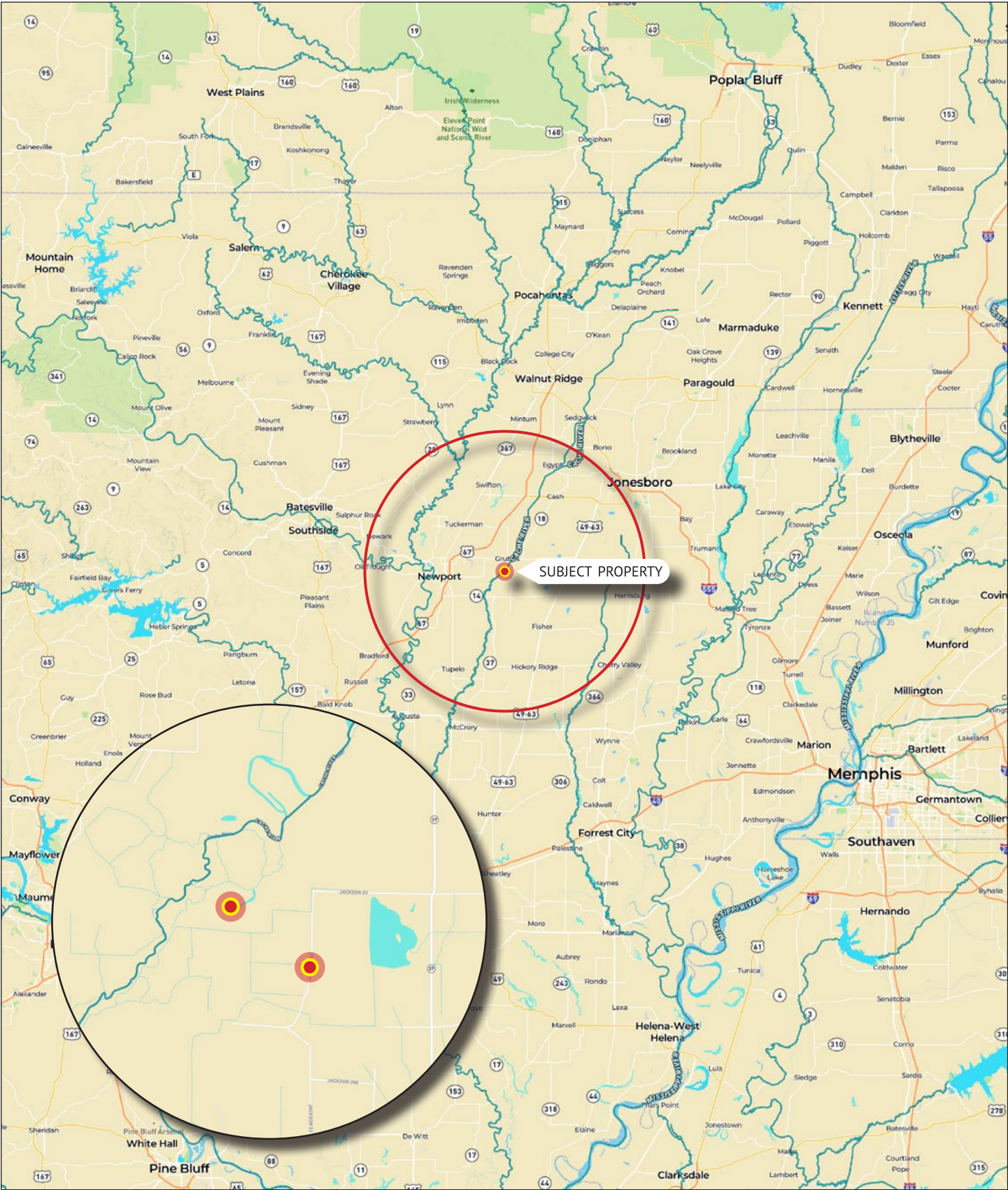
Offering Price

\$2,199,000.00 (\$17,315.00 per acre)

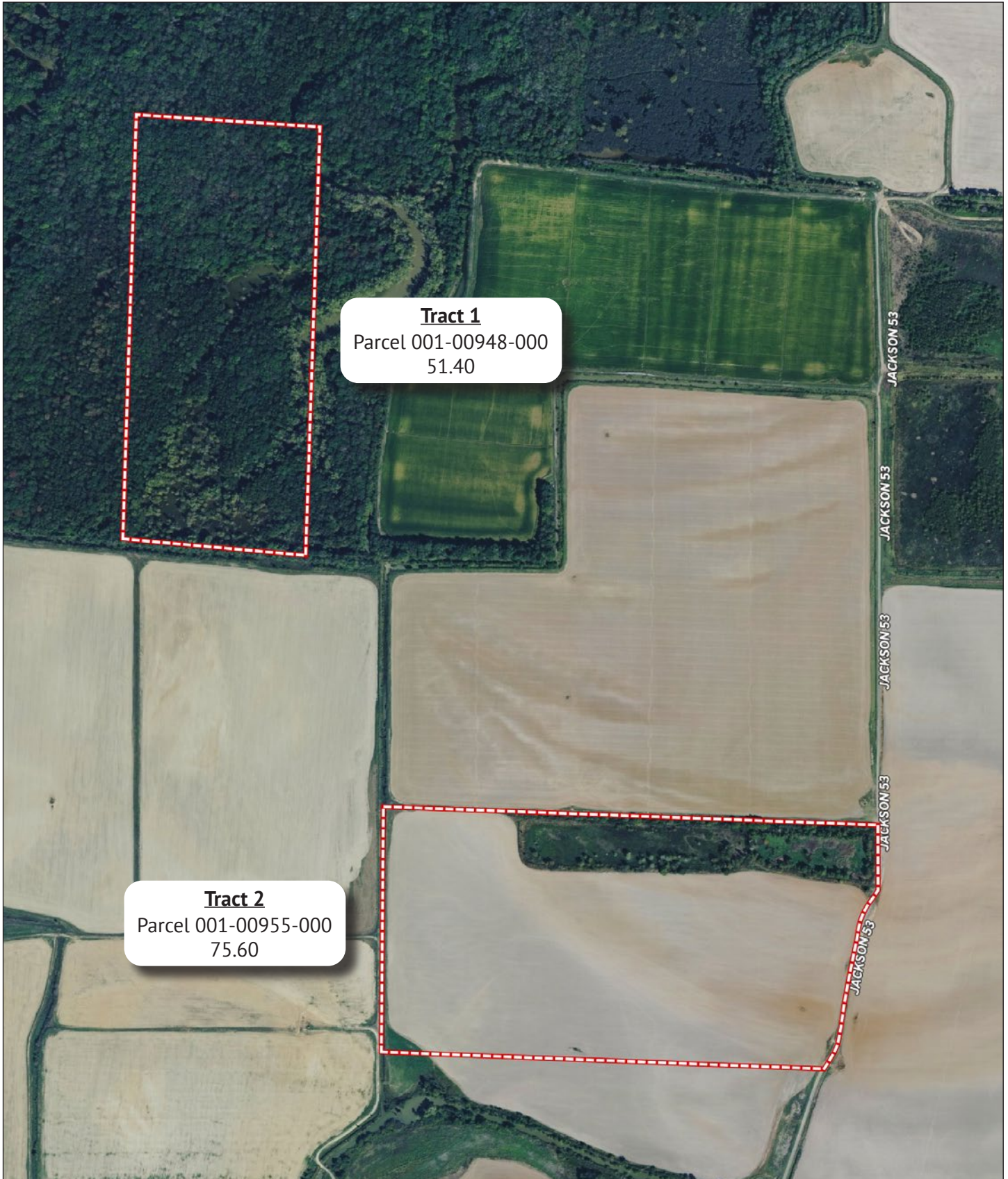
Contact

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

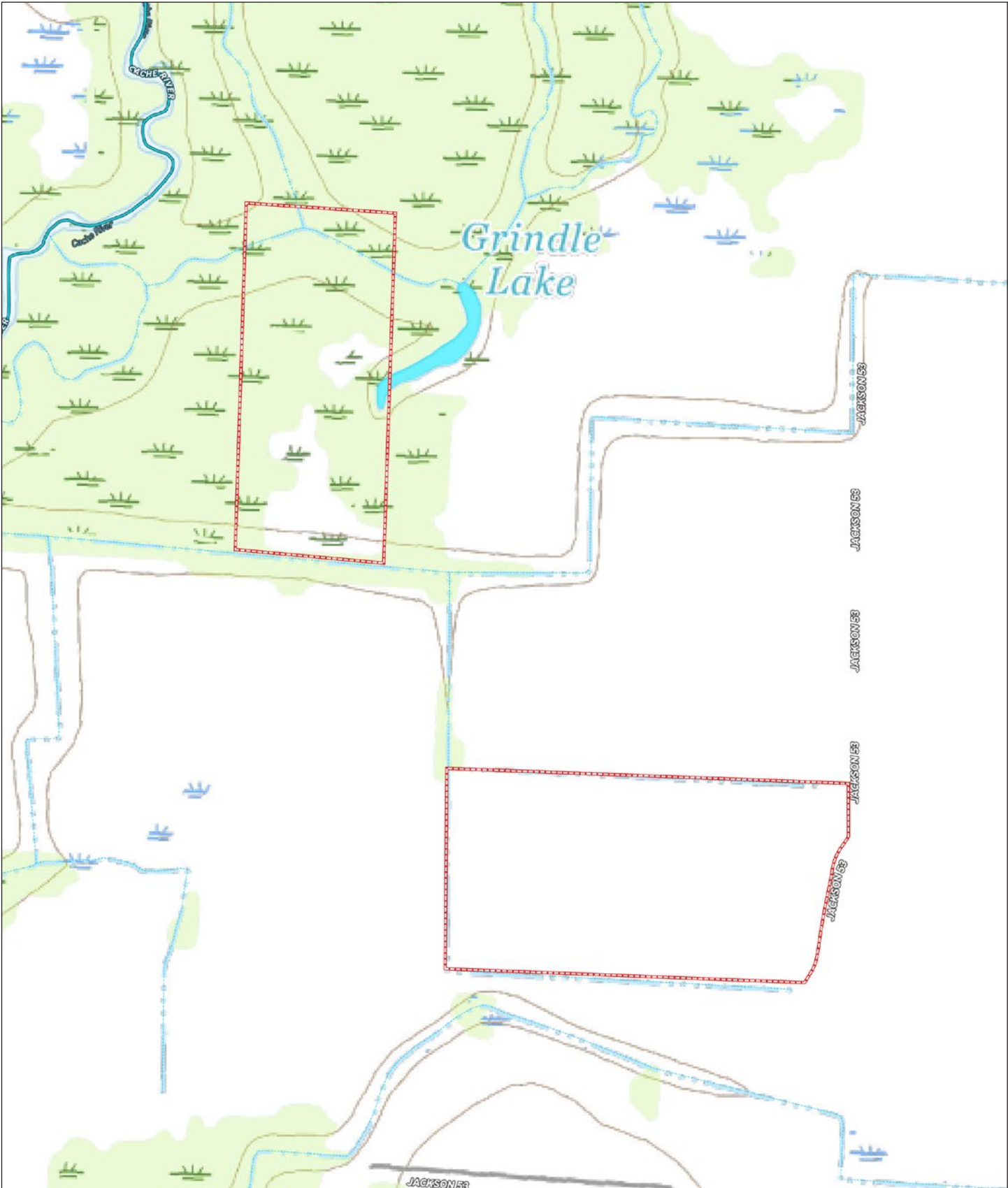
PROPERTY LOCATION



AERIAL PROPERTY MAP



TOPOGRAPHIC MAP



TRACT 1 AERIAL VIEW



TRACT 2 AERIAL VIEW







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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, Greentree, Paradise, Deer Creek, Delta Duck Farms, Duck Ridge, Muddy Water, 3 Mile Refuge, St. Francis Willow Farm, Greenhead Acres, and Harvey 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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