



OFFERED FOR SALE

TUPELO LODGE

- Primary residence / Hunting lodge near McCrory, AR ▪
- 2,000 sq. ft. ▪ Jackson County, Arkansas

ALLUVIAL
LAND COMPANY

AGRICULTURAL AND RECREATIONAL PROPERTIES



ATTENTION

Duck and Deer Hunting Sportsmen

Primary residence or hunting lodge with shop storage near McCrory, AR.

OFFERED FOR SALE

Tupelo Lodge

2000 sq. ft. Lodge on 2 +/- Acre

▪ Jackson County, Arkansas ▪

Located in the small Delta community of Tupelo, Arkansas, 614 Pine Street offers the flexibility to serve as a full-time residence, hunting headquarters, or duck lodge. The main home provides 2,000 sq. ft. with four bedrooms and three full bathrooms. There are a couple of flexible-use rooms that can serve as additional bedrooms or gear storage, potentially arranging the home with five or six bedrooms.

The fenced property features a gated entrance, covered overhangs, and a 60' x 24' shop equipped with four dog kennels and a 2-ton mini split. Two central heating and air systems serve the home, and existing appliances convey with the property.

Situated approximately 10 minutes from McCrory, AR, the property is conveniently located near Cache River National Wildlife Refuge, including the nearby King Lake area; as well as public waterfowl hunting along Bayou DeView.

Whether used as a primary residence or a gathering place during hunting season, 614 Pine Street offers abundant living space, storage, dog facilities, and a central location in the heart of Arkansas duck country.



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COLTEN DAVIS

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/Sq. Ft.

- 2.0 +/- Total acres
- 2,000 Sq. Ft.

Location

614 Pine Street, Tupelo, AR

- East Arkansas (Jackson County)
- Coordinates: 35.38963°, -91.2287°
- McCrory, AR - 10 miles Augusta, AR - 14 miles Newport, AR - 17 miles

Property Features

- 2,000 sq. ft. home on 2 acres
- Gated entrance
- Fenced in property
- 60' x 24' Shop with dog kennels and mini split
- Four to six bedrooms
- Convenient location for public duck and deer hunting

Utilities

Available on property

Property Tax (2024)

- \$62

Offering Price

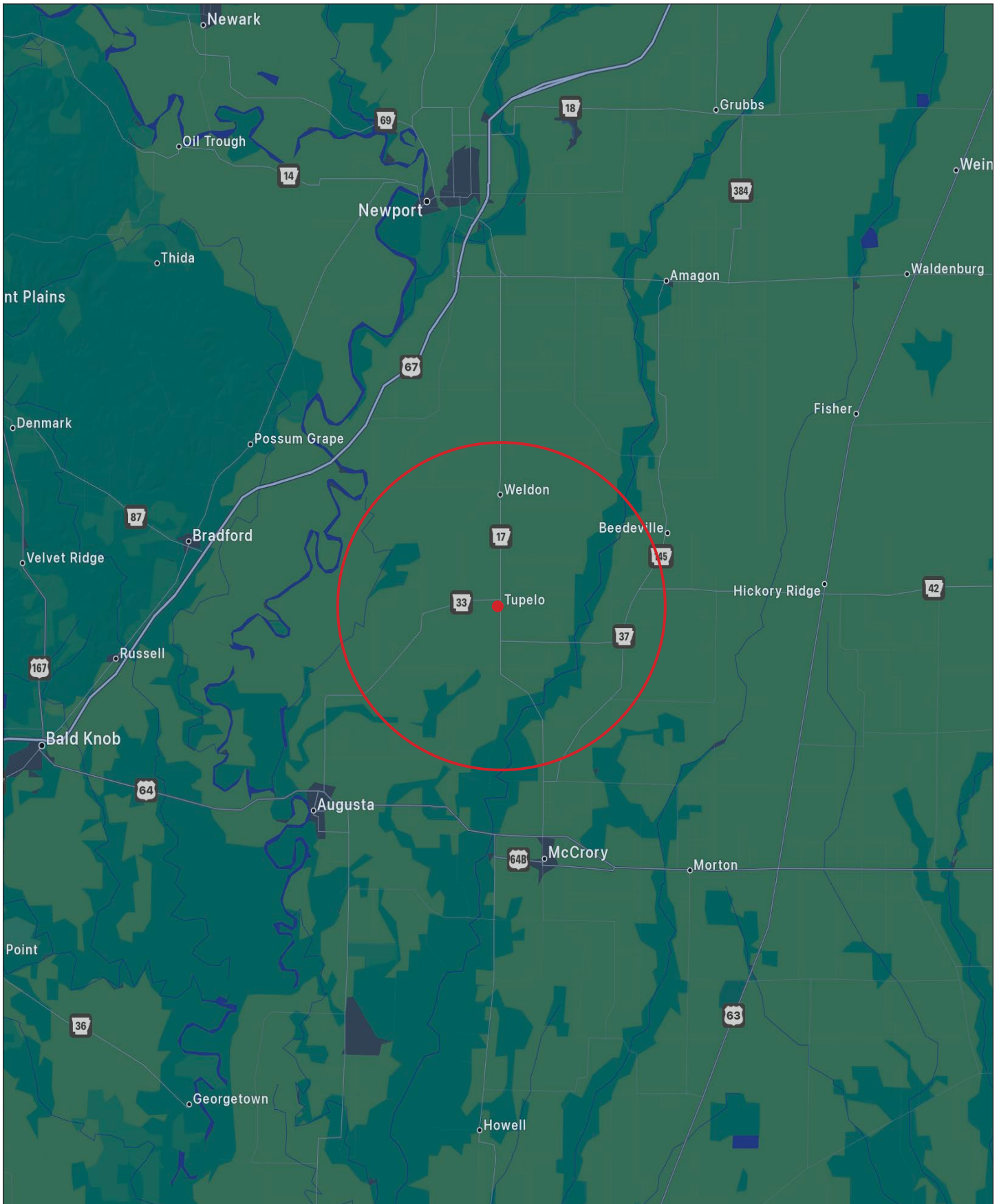
- \$280,000

Property Showings

Contact Colten Davis of Alluvial Land Company for additional details and to schedule a property tour.

- Colten Davis: 870-919-3624 (mobile) | colten@alluvialland.com (email)

LOCATION





























































ALLUVIAL
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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