



**DUCK HUNTING CLOSE TO LITTLE ROCK
SCOTT, ARKANSAS
PULASKI COUNTY, AR
80+/- ACRES**

Presented by



Marc Holmes – Principle Broker (501-269-6963) cell

115 Ferncrest Dr., Little Rock, Arkansas 72223

501-438-9757 (office) 501-399-4545 (fax)

marc@holmes-realestate.com

WAYNE RD FARM ALONG PLUM BAYOU

PROPERTY SUMMARY

Overview: Here is a great opportunity to purchase a one-of-a-kind property with proven duck hunting along Plum Bayou in Pulaski County, AR. This property is located approximately 21 miles from downtown Little Rock and has 3/4 mile paved frontage on Wayne Rd. There are 80+/- total acres, consisting of approx. 50 acres of non-irrigated cropland that is currently planted in beans and a food plot for deer and dove hunting, 18 acres in Plum Bayou, and the remaining acreage in 3 moist soil units for waterfowl habitat. Excellent duck, deer, and dove hunting exists on this farm. The cropland could easily be irrigated by pumping out of Plum Bayou. All the moist soil units can be flooded by pumping from the Plum Bayou. This tract is also listed with an adjacent forty acres that can also be purchased, increasing the total acreage to approximately 120 acres. For more info on the entire 120+/- acres, please referent to "Ducks & Farm Close to Little Rock". This is a rare opportunity to buy a nice duck hunting property close to Little Rock and utilities are available for a future duck hunting lodge. Don't miss out on this one!

Location/Access: Approximately 21 miles southeast of downtown Little Rock and approximately 10 miles south of Scott.

Land Area: 80+/- total acres
50+/- acres in non-irrigated cropland
18+/- acres in Plum Bayou
12+/- acres in moist soil units

Improvements:

- 3 moist soil impoundments with water control structures
- Gravel Road leading to a gravel parking lot
- 1 Floating duck blind
- 1 Permanent duck blind

Taxes: Estimated real estate taxes were \$544 for 2018.

Offering Price: The offering price for this property is \$280,000.

Disclaimer Statement

Any/all information provided by Holmes Real Estate is intended for reference only and it's accuracy is not guaranteed. This listing is subject to errors, omissions or change without notice.

Aerial Map

Wayne Rd. 80+/- Acres
Arkansas, AC +/-



 Boundary


Aerial Map

Wayne Rd. 80+/- Acres
Arkansas, AC +/-



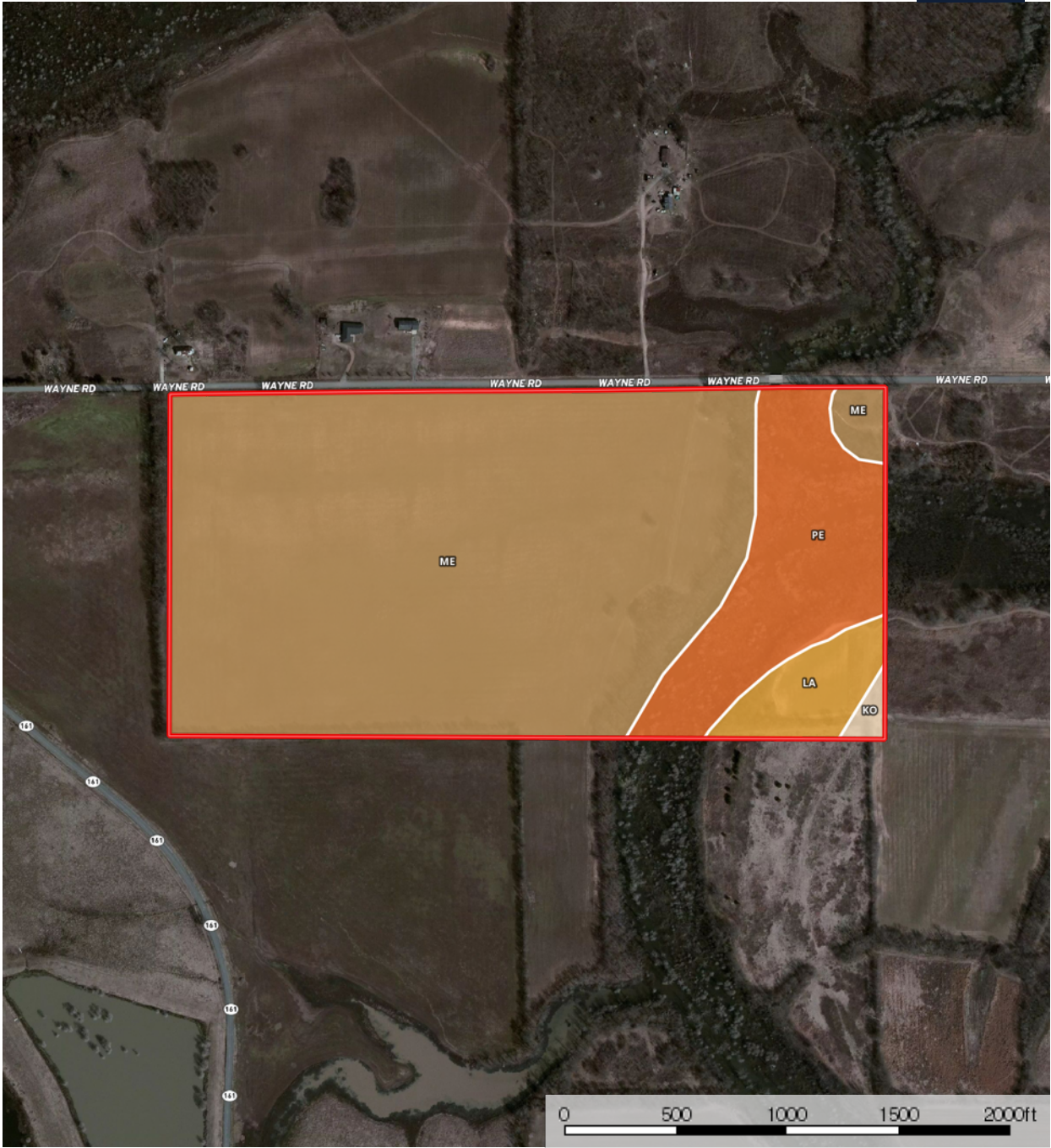
 Boundary

Marc Holmes
P: 501-438-9757 www.holmes-realestate.com 115 Ferncrest Dr.

 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

SOIL MAP

Wayne Rd. 80+/- Acres
Arkansas, AC +/-



 Boundary

SOIL MAP

I  Boundary 78.7 ac









SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Me	Moreland silty clay	61.4	78.0	3w
Pe	Perry clay, 0 to 1 percent slopes, rarely flooded	12.9	16.44	3w
Ko	Keo silt loam, 0 to 1 percent slopes, rarely flooded	0.6	0.71	1
La	Latanier silty clay	3.8	4.85	3w
TOTALS		78.7	100%	2.99

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

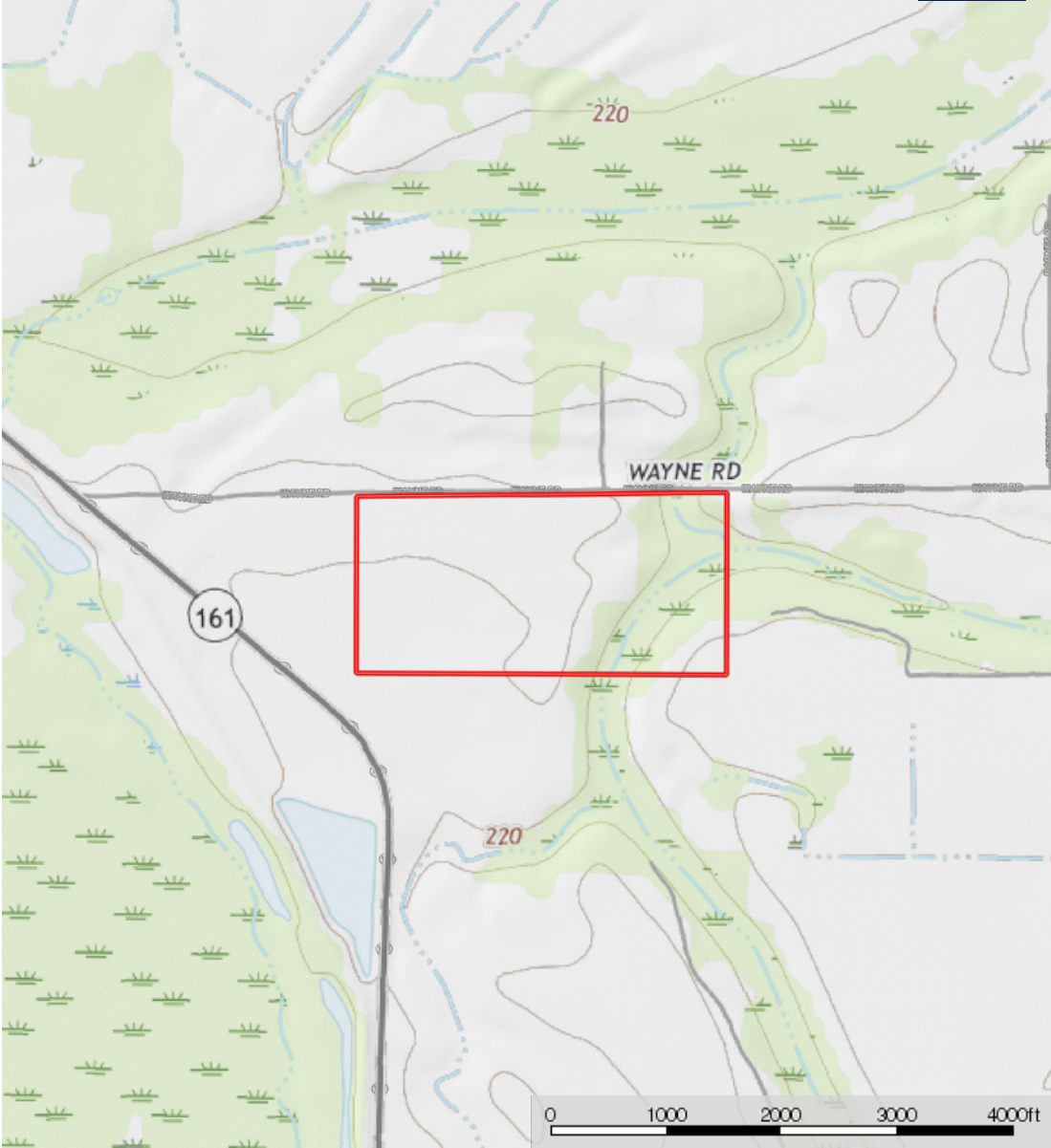
								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water

TOPOGRAPHY MAP

Wayne Rd. 80+/- Acres
Arkansas, AC +/-



Boundary

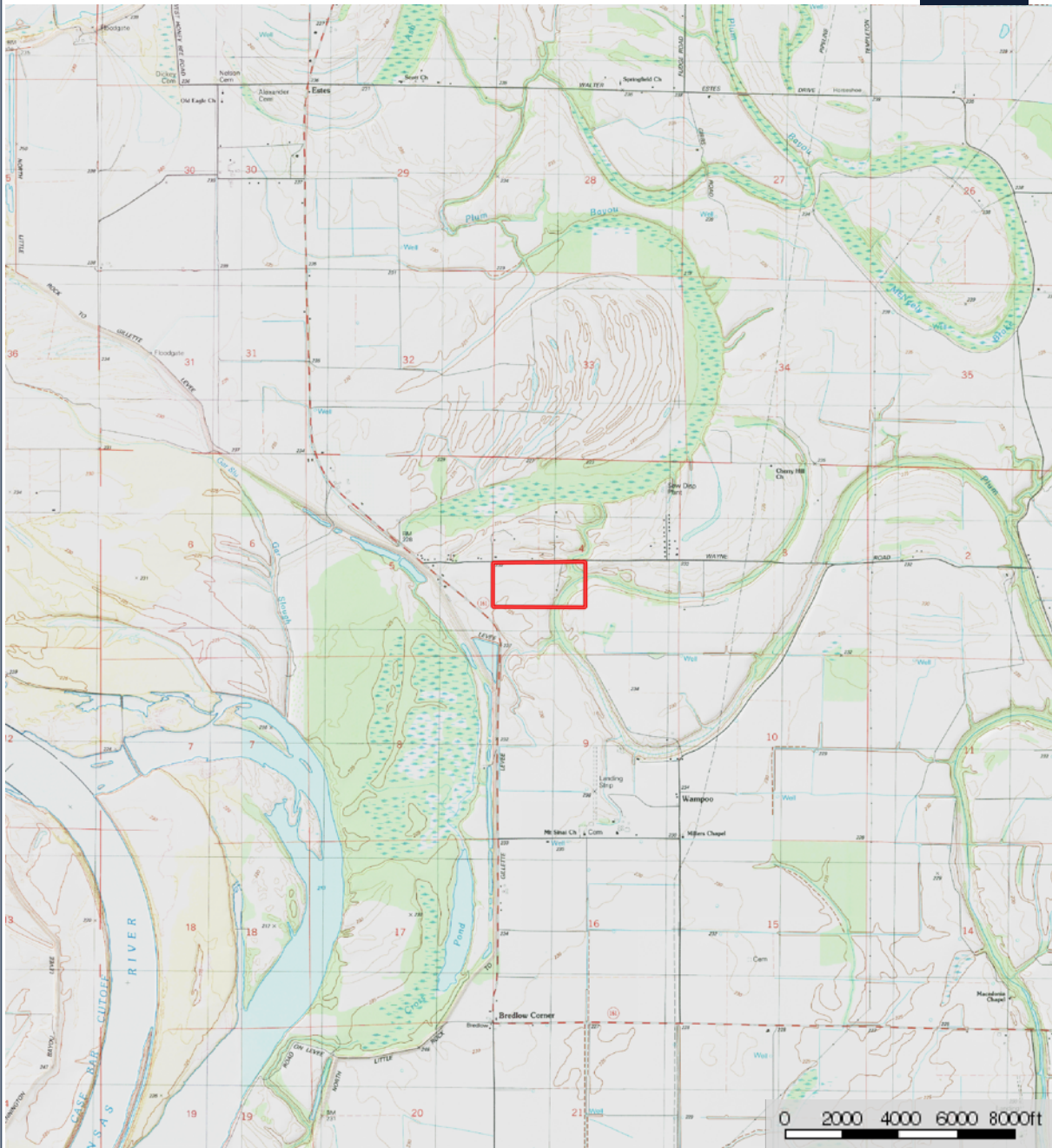
Marc Holmes
P: 501-438-9757 www.holmes-realestate.com 115 Ferncrest Dr.

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

TOPOGRAPHY MAP

Wayne Rd. 80+/- Acres
Arkansas, AC +/-

HOLMES
REAL ESTATE



Boundary

Marc Holmes
P: 501-438-9757

www.holmes-realestate.com

115 Ferncrest Dr.



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Pictures



COMMENTS & NOTES



The information contained herein is from sources Holmes Real Estate considers reliable, however does not guarantee the accuracy, completeness or sufficiency of this information. Holmes Real Estate does not assume, and hereby expressly disclaims any responsibility for the future operating and investment results of the property. Buyers are encouraged to inspect the property themselves and consult such experts to verify the accuracy of all information within this brochure. This offering is subject to prior sale and it may be withdrawn from the market without advance notice.