



**THE LODGE AT CROOKED CREEK
HUMNOKE, ARKANSAS
LONOKE COUNTY, AR
221+/- ACRES**

Presented by



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THE LODGE AT CROOKED CREEK

PROPERTY SUMMARY

Overview: This is a 7, 500 sf lodge on 222+/- acres, located among some of the most prestigious duck hunting clubs in Arkansas. The property offers a multitude of land features, including Crooked Creek frontage, impounded green timber, acreage in Jordan Brake, and income-producing cropland.

The two-story lodge encompasses nine bedrooms, four full bathrooms and two half bathrooms, commercial grade kitchen, a large loft overlooking the living room and dining room, a game room with wet bar, two large fireplaces (one separating and open to the living room and game room, other in master bedroom). And of course, a mudroom large enough for the entire crew.

In one of the best Arkansas flyways, this tract has almost every type of duck hunting habitat that exists. The green tree reservoir has a large hole in the timber (frequented by the ducks), which can be artificially flooded with one of the submersible wells on the property. Crooked Creek offers excellent waterfowl hunting, as well as open water when all others are frozen on cold winter days. Jordan Brake is another excellent duck slaying spot. Then there's flooded rice and soybean fields. If you need more, go for the 5 acre, zero grade rice field that has been used solely as a duck hunting impoundment. Deer are always an option, too.

Location/Access: Only about an hour from Little Rock, three miles Northwest of Humnoke, and approx. 13 miles west of Stuttgart. Excellent access to the property via Ball Rd., off Hwy 13.

Land Area:

- 221+/- Total Acres
- 95+/- Ac. - Irrigated Cropland (in production)
- 35+/- Ac. - Irrigated Cropland (used for waterfowl food plots)
- 30+/- Ac. - Impounded Green Tree Reservoir
- 20+/- Ac. – Non-Irrigated Cropland
- 15+/- Ac. - Jordan Brake
- 15+/- Ac. - Crooked Creek
- 10+/- Ac. - Timber/Slough
- 3+/- Ac. - Lodge Site
- 1.4+/- Ac. - Fishing/Duck Pond

PROPERTY SUMMARY (Continued)

- Improvements:**
- 7,500 Sq.Ft. Hunting Lodge
 - 3 Irrigation Wells (Submersible)
 - 1 Relift Pump
 - 130+/- Irrigated Cropland Acres
 - Impounded Green Tree Reservoir
 - Metered Water
 - Septic system
 - Central heat/air
 - Numerous Duck Blinds

Taxes: Estimated real estate taxes were \$3,438.29 for 2020.

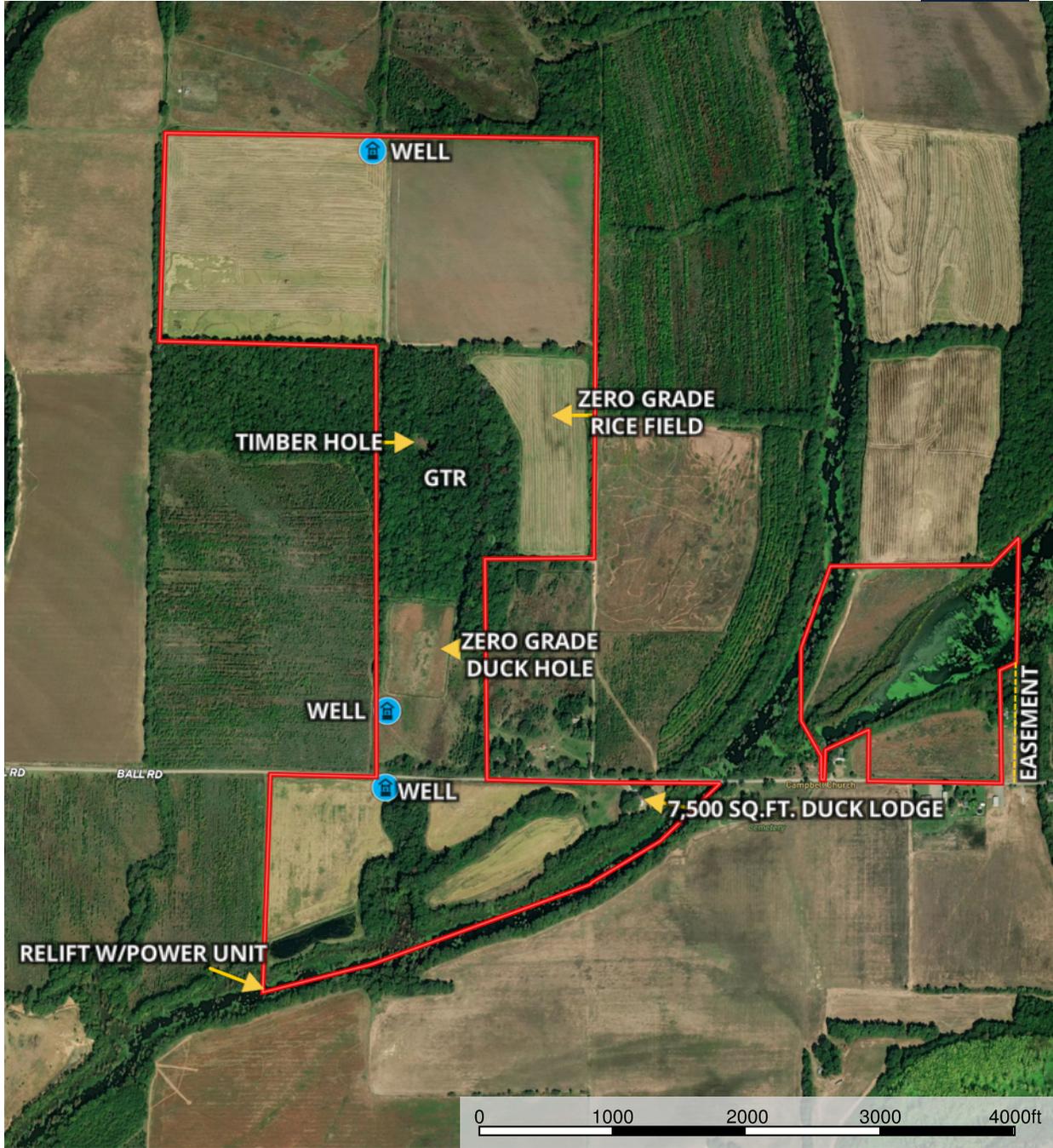
Offering Price: The offering price for this property is \$1,995,000.

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

The Lodge At Crooked Creek
Lonoke County, Arkansas, 221.18 AC +/-



Well Boundary Road / Trail Direction

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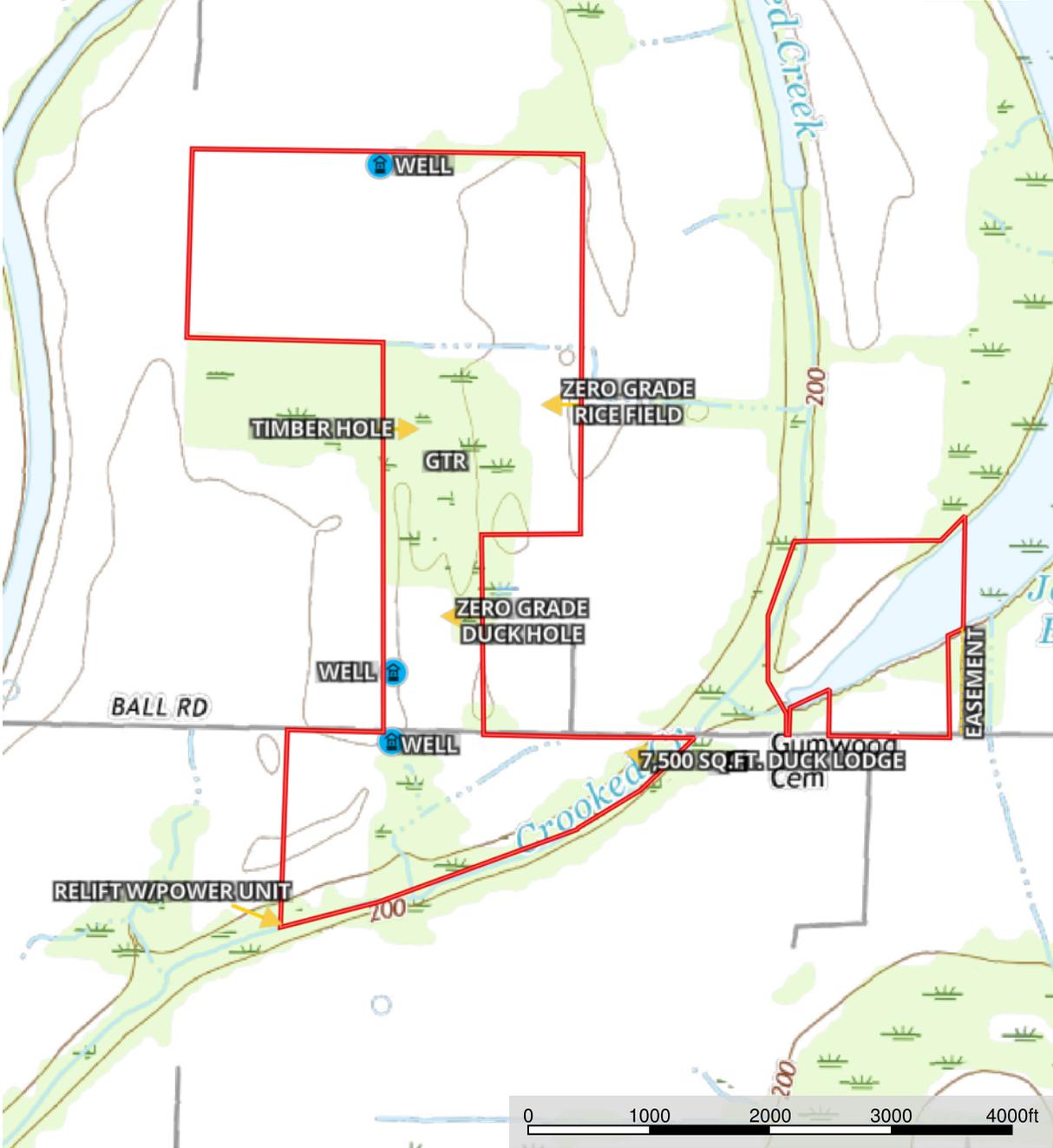
Boundary

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Topography Map

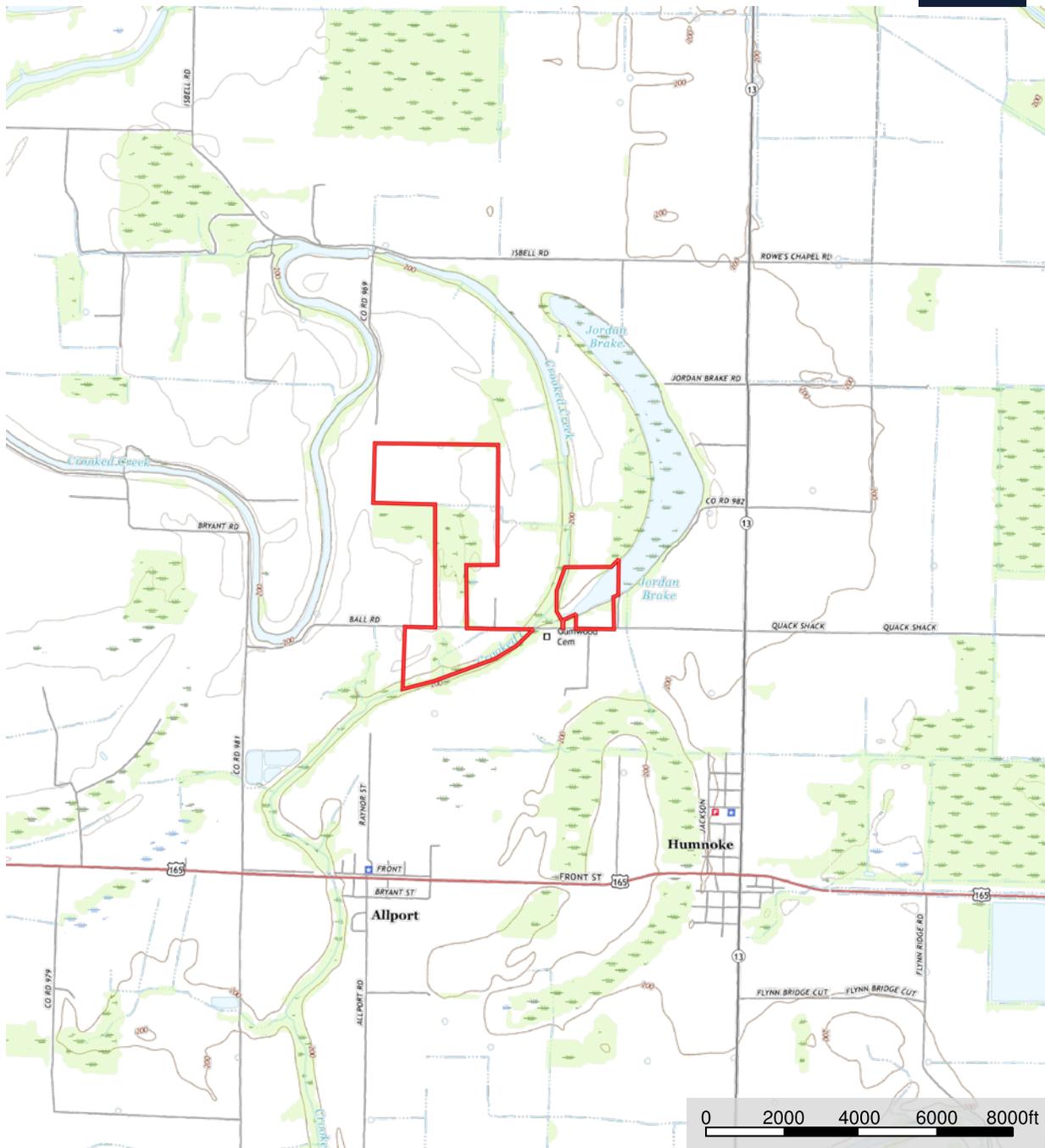
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Pictures



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