



*Offered for Sale*

## **WAVERLY WOODS**

460.0 +/- Acres • Crittenden County, Arkansas

*A Hunting Property Inside the Mississippi River Levee*

Trophy Deer, Turkey, and Duck Hunting

# MYERS COBB

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## EXECUTIVE SUMMARY

### Waverly Woods

The Waverly Woods consists of 460.0 +/- total acres and rests inside the Mississippi River Levee just south of Waverly, Arkansas, in Crittenden County.

The property offers excellent hunting opportunities for trophy whitetail deer and turkey. Duck hunting along the Mississippi River can be exceptional when conditions are right. A river chute and food plot locations near the river offer duck hunting when the river stage is 24'.

The land is private and secluded, with 317.0 +/- acres are in hardwood timber and 145.0 +/- acres are in farmland and wildlife food plots. The farmland can be cultivated to provide income, planted in wildlife foods, or both. There are several deer stands located in strategic sectors of the property.

Large landholdings adjoining and near the land comprised of timber and farmland contribute significantly to the wildlife resources on the property. The land is accessed from the north via Waverly Road and the Mississippi River Levee.

The Waverly Woods is listed for sale by Chuck Myers of Myers Cobb Realtors at a price of \$1,400,000.00 (\$3,043.00 per acre). Qualified buyers should contact Chuck at 901-830-5836 regarding questions or schedule a property tour.

**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 brochure are used for representative purposes and may not have been taken on location at the subject property. A representative 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 not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

**Chuck Myers**

PARTNER + AGENT

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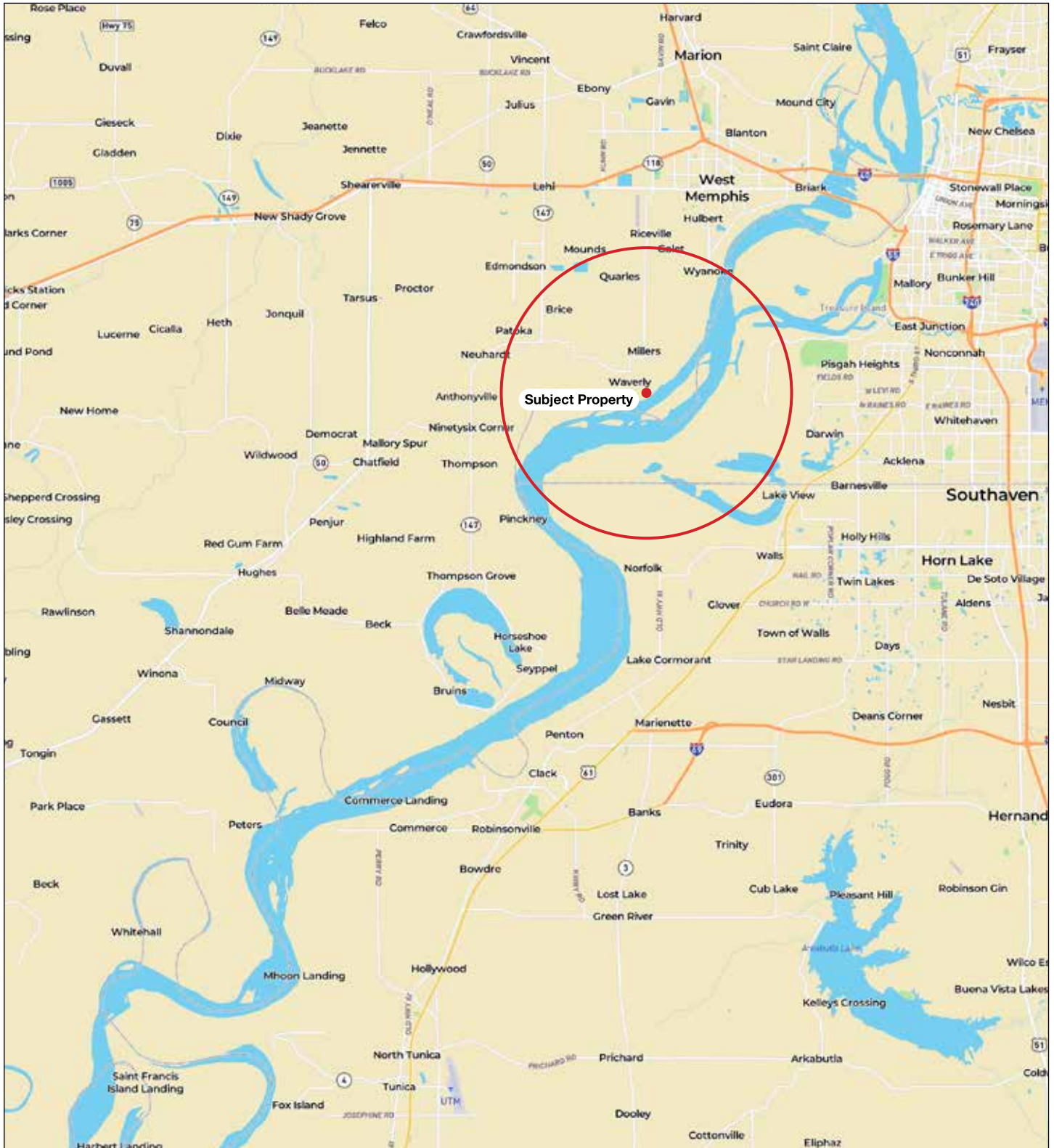


## East Arkansas



# LOCATION - LOCAL VIEW

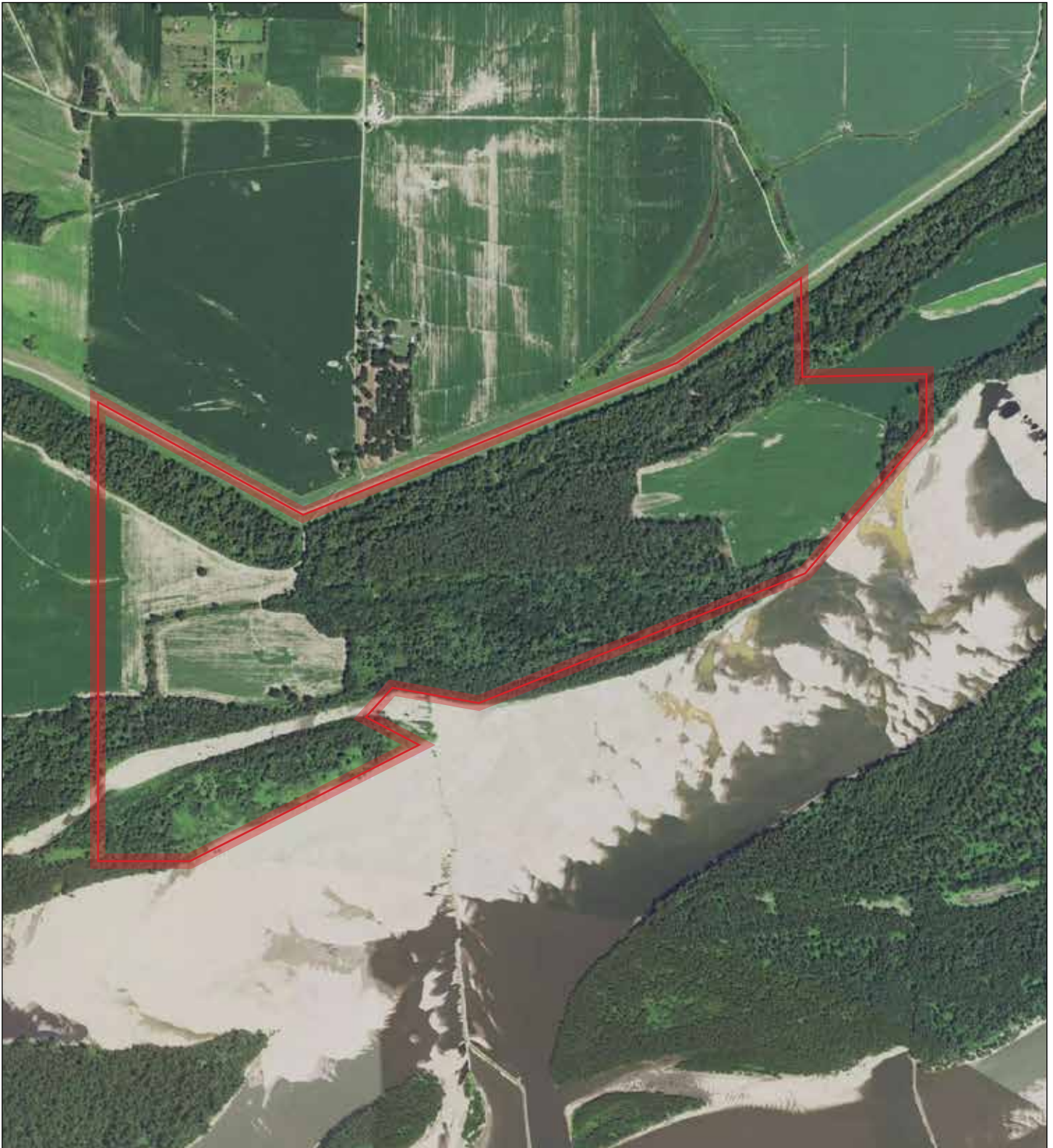
Crittenden County, Arkansas





# SUBJECT PROPERTY

460.0 +/- Acres

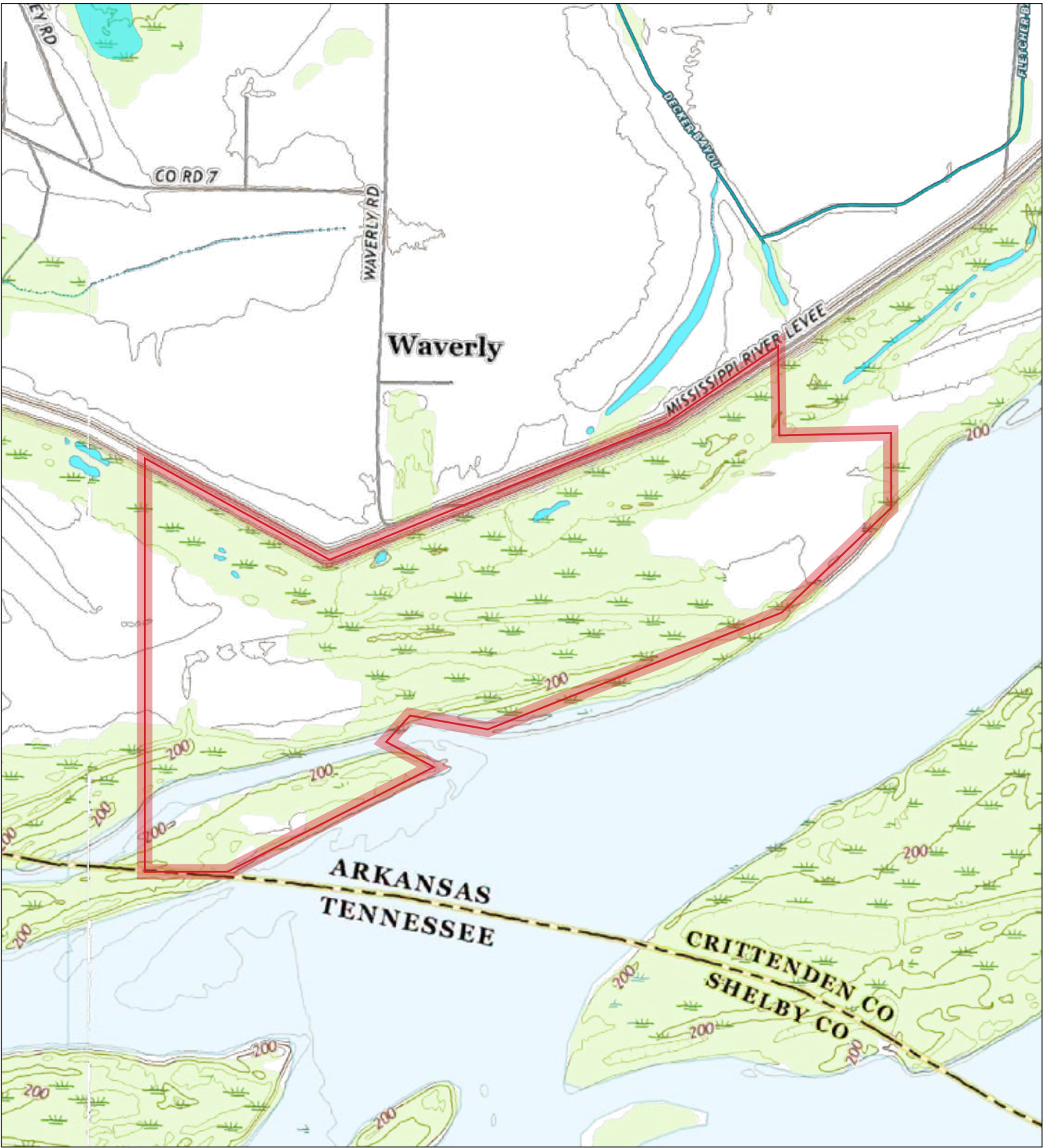


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**SUBJECT TOPOGRAPHY**  
Elevation and Water Features





# PROPERTY HIGHLIGHTS

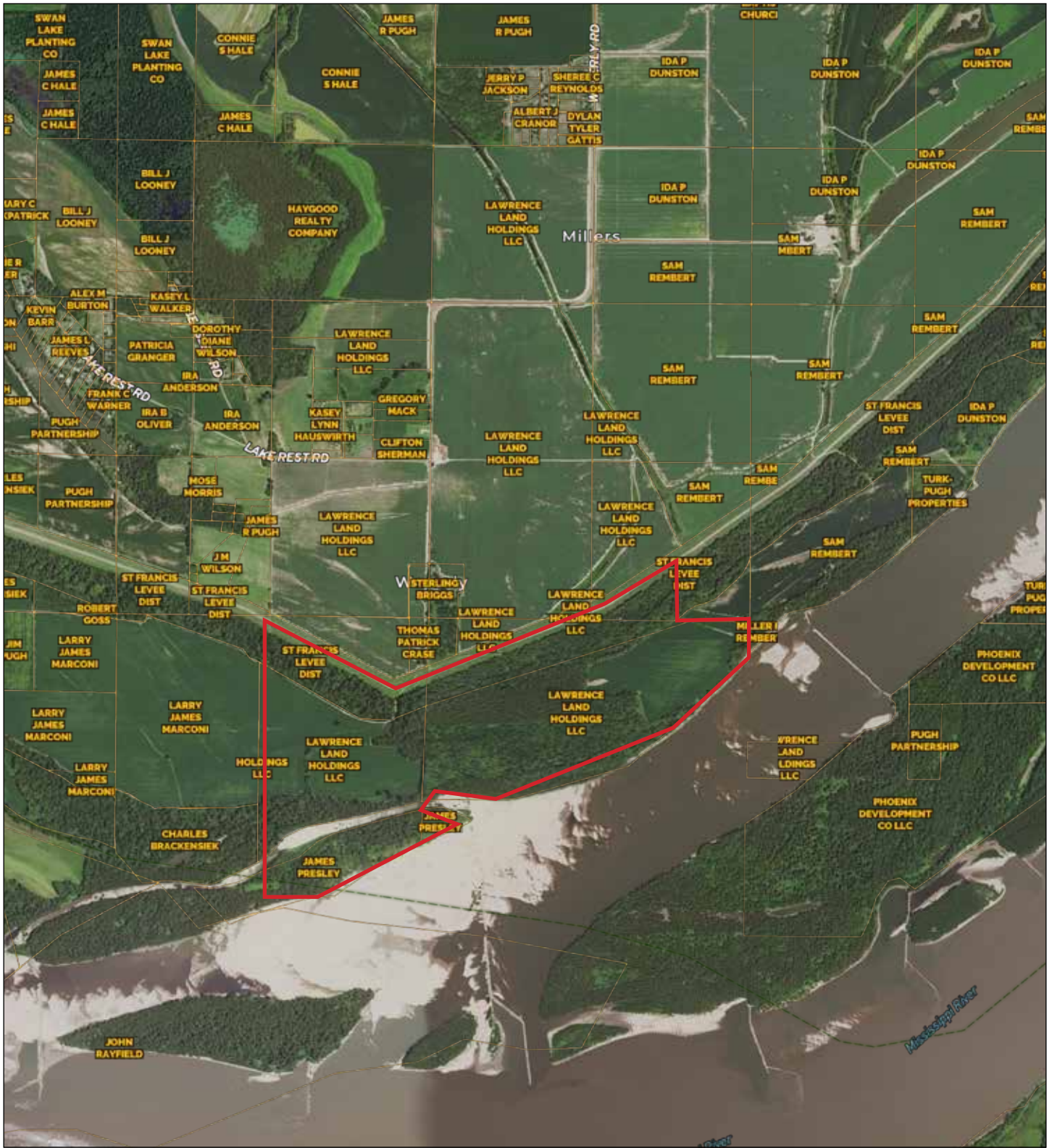
Points of Interest





# AREA OWNERSHIP

## Parcel Data



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WAVERLY WOODS • ARKANSAS

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## PROPERTY VIEWS

Levee and Northeast Views



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**PROPERTY VIEWS**  
South and West Views



# Chuck Myers

Chuck is a Partner + Agent at Myers Cobb Realtors. Licensed in Arkansas, Mississippi, and Tennessee, Chuck specializes in farmland, sporting properties, and land development. He also oversees all land agents within the Myers Cobb Realtors brokerage.

Chuck has a 45-year tenure in sales and marketing. His experience includes Agent at Outdoor Properties, Partner at Classic Sporting Properties, National Marketing Manager at Rohm & Haas, and National Sales Manager at Drexel Chemical. His experience also includes 13 years of managing Greenbriar Arkansas, Deer Creek Kentucky, and Greenbriar Canada hunting clubs. Chuck has a long history of marketing experience selling equity in legacy hunting properties and many notable sales of premier recreational properties in Arkansas.

An avid outdoorsman, Chuck grew up in an Arkansas farming community with a family interest in farm equipment, chemicals, seed, and fertilizer. He received his degree in Agriculture from Arkansas State University in Jonesboro. Chuck and his wife, Jerri, currently reside in Memphis, Tennessee.

For additional information or schedule a property tour, please contact Chuck via the information below.



*Photo: Chuck Myers (left) with his son, Landon, in Arkansas on a morning green-timber duck hunt.*

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### Chuck Myers

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MOSSY OAK

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