

*Offered for Sale*

## **WHITE OAKS BLACK RIVER**

443.0 +/- Acres • Clay County, Arkansas

*An Arkansas Outing Place*

Green-Timber Duck Hunting - Trophy Bass Fishing - New Sportsman's Cabin

# MYERS COBB

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## EXECUTIVE SUMMARY

### White Oaks Black River

White Oaks Black River is the quintessential Arkansas outing place offering four-season outdoor recreation for family and friends. Foremost the property is established for Arkansas-fashion, green-timber duck hunting. However, the property provides more than exceptional duck hunting; there is also trophy whitetail deer, dove hunting, outstanding fishing, and a newly-built sportsman's cabin.

The property consists of 443.0 +/- acres and is located in the Delta Region of Northeast Arkansas, in Clay County, near the community of McDougal. The surrounding area is predominantly farmed for rice and renowned for its consistent and excellent duck hunting. The Black River is positioned just northwest of the property and is one of Arkansas' most notable mallard duck flyways. There is significant state-owned waterfowl habitat within proximity, which typically holds thousands of ducks during the autumn and winter seasons.

The timber is impounded bottomland hardwoods, also known as a green-tree reservoir (GTR). The GTR is explicitly designed for duck hunting and has a reliable water source for annual flooding. A 10-inch electric-turbine well is connected to an underground pipe system, which leads to four risers within the GTR. There are two zero-grade duck food plots centrally located within the woods with risers for irrigating duck food in the summer and keeping water thawed in winter. A zero-grade field historically planted in rice is located outside of the GTR, and serves as a waterfowl rest area. The woods have four shooting holes, two of which have risers for keeping the water thawed during periods of freezing temperatures. Two of the shooting holes in the woods have duck blinds, and there is a duck blind positioned in one of the food plots. The GTR is designed for boat access throughout, beginning from a boat shed located near the cabin.

The property has is a 30 +/- acre fishing reservoir full of lunker largemouth bass, as well as crappie and bream. The reservoir has a gravel boat ramp, dock, and fish feeders. The land has a history of holding quality whitetail deer, with trophy bucks harvested from time to time. Dove hunting is also available on a 5 +/- acre field, which is well suited for growing sunflowers.

Access to the property is from Arkansas State Highway 62 via a private, all-weather, gated road ending at a new, fully-furnished, 1,500 square-foot cabin. The cabin is fitting with hardwood floors, three bedrooms, two bathrooms, a living area, a kitchen, a utility room, and a boot room. Just steps away from the camp house are access to a steel container for equipment storage, the GTR boat shed, and the reservoir boat dock. The electric well and reservoir boat ramp are near the cabin, and the grounds are adequate for additional development if desired.

This is a rare opportunity for the waterfowl and conservation enthusiast to procure high-grade, turn-key, legacy property. White Oaks Black River is listed for sale by Chuck Myers of Myers Cobb Realtors; 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

LAND + RECREATIONAL PROPERTIES

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901.481.6842 (O)

[chuck@myerscobbrealtors.com](mailto:chuck@myerscobbrealtors.com)

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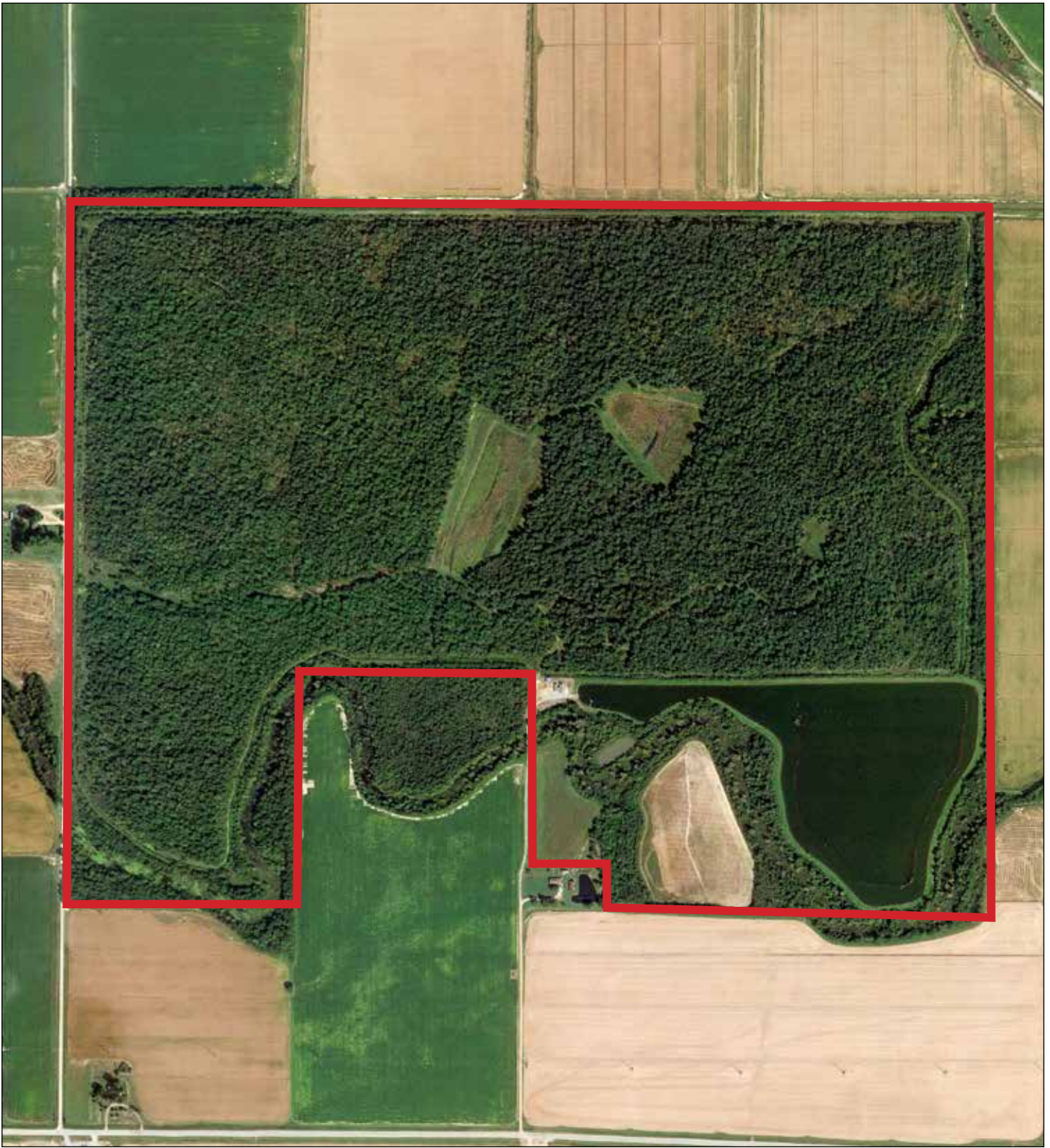
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# SUMMARY OUTLINE

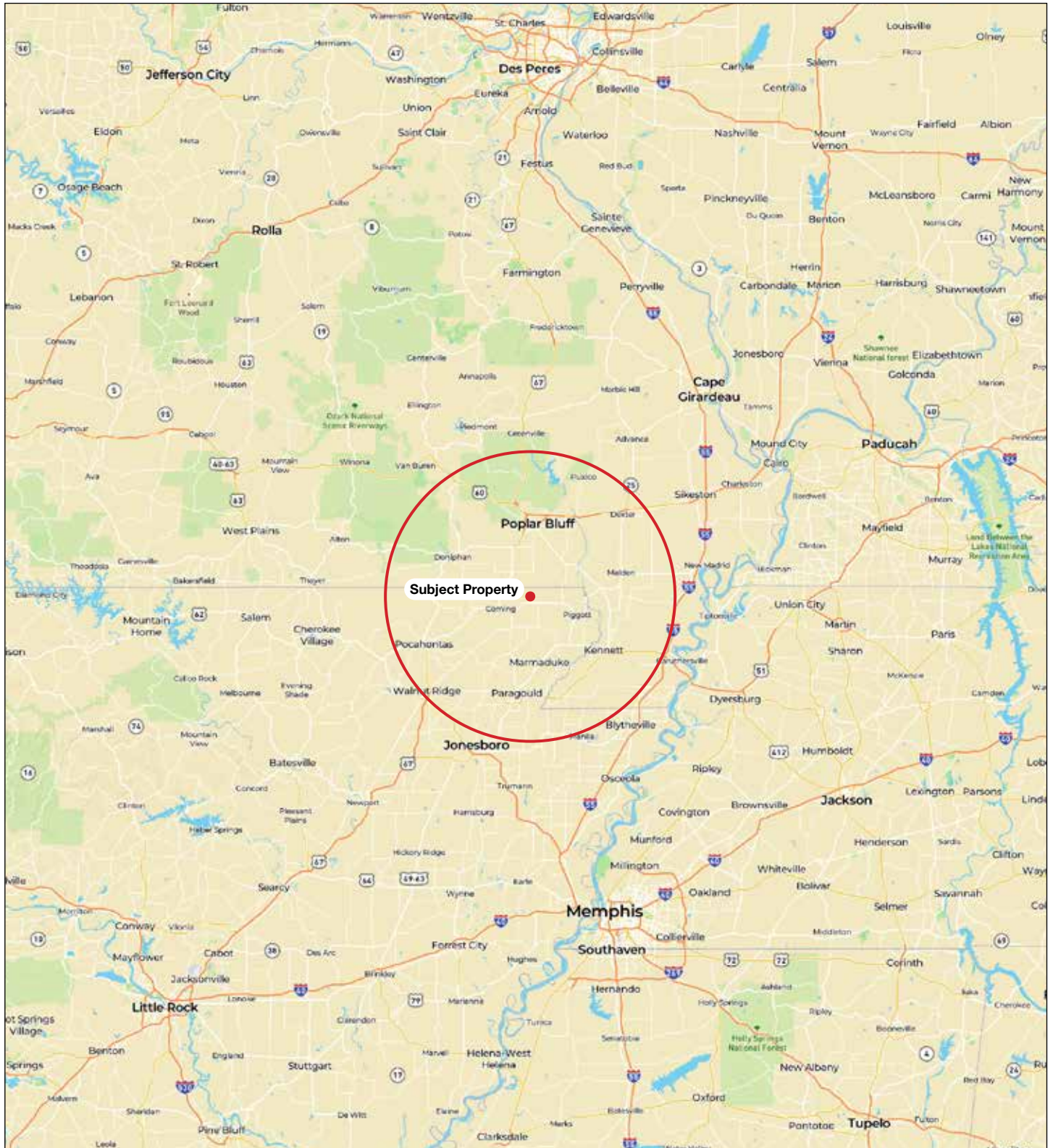
## White Oaks Black River

Total Acreage:	443.0 +/- acres
Description:	Turn-key, year-round outdoor recreation for duck hunting, deer hunting, and fishing
Duck Hunting:	<p>Impounded bottomland hardwoods</p> <ul style="list-style-type: none"><li>• 4 established shooting holes</li><li>• 2 shooting holes have water risers</li><li>• 3 duck blinds</li><li>• 2 zero-grade duck food plots with water risers</li><li>• Boat access throughout beginning at cabin grounds</li></ul> <p>A field historically planted in rice serves as a waterfowl rest area</p>
Deer and Dove Hunting:	<p>Proven whitetail deer hunting with a history of trophy bucks</p> <p>5.0 +/- acre field dedicated for dove hunting</p>
Fishing:	<p>30 +/- acre reservoir</p> <ul style="list-style-type: none"><li>• Lunker largemouth bass, crappie, and bream</li><li>• Gravel boat ramp</li><li>• Boat dock</li><li>• Fish feeders</li></ul>
Lodging and Grounds:	<p>New 1,500 square-foot cabin</p> <ul style="list-style-type: none"><li>• Fully furnished</li><li>• 3 bedrooms, 2 bathrooms, living area, kitchen, utility room, and boot room</li><li>• Steel storage container</li><li>• Boat shed</li></ul>
Water Resources & Systems:	10-inch electric-turbine well and underground pipe system leading to four risers within the GTR
Location:	<p>Northeast Arkansas in Clay County</p> <ul style="list-style-type: none"><li>• Corning, AR 10 miles</li><li>• Poplar Bluff, MO 35 miles</li><li>• Paragould, AR 35 miles</li><li>• Jonesboro, AR 55 miles</li><li>• Memphis, TN 120 miles</li><li>• Little Rock, AR 180 miles</li><li>• St. Louis, MO 215 miles</li></ul>
Access:	AR State Highway 62 and a private, all-weather, gated road
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer
Offering Price:	\$4,400,000.00

**SUBJECT PROPERTY**  
443.0 +/- Acres

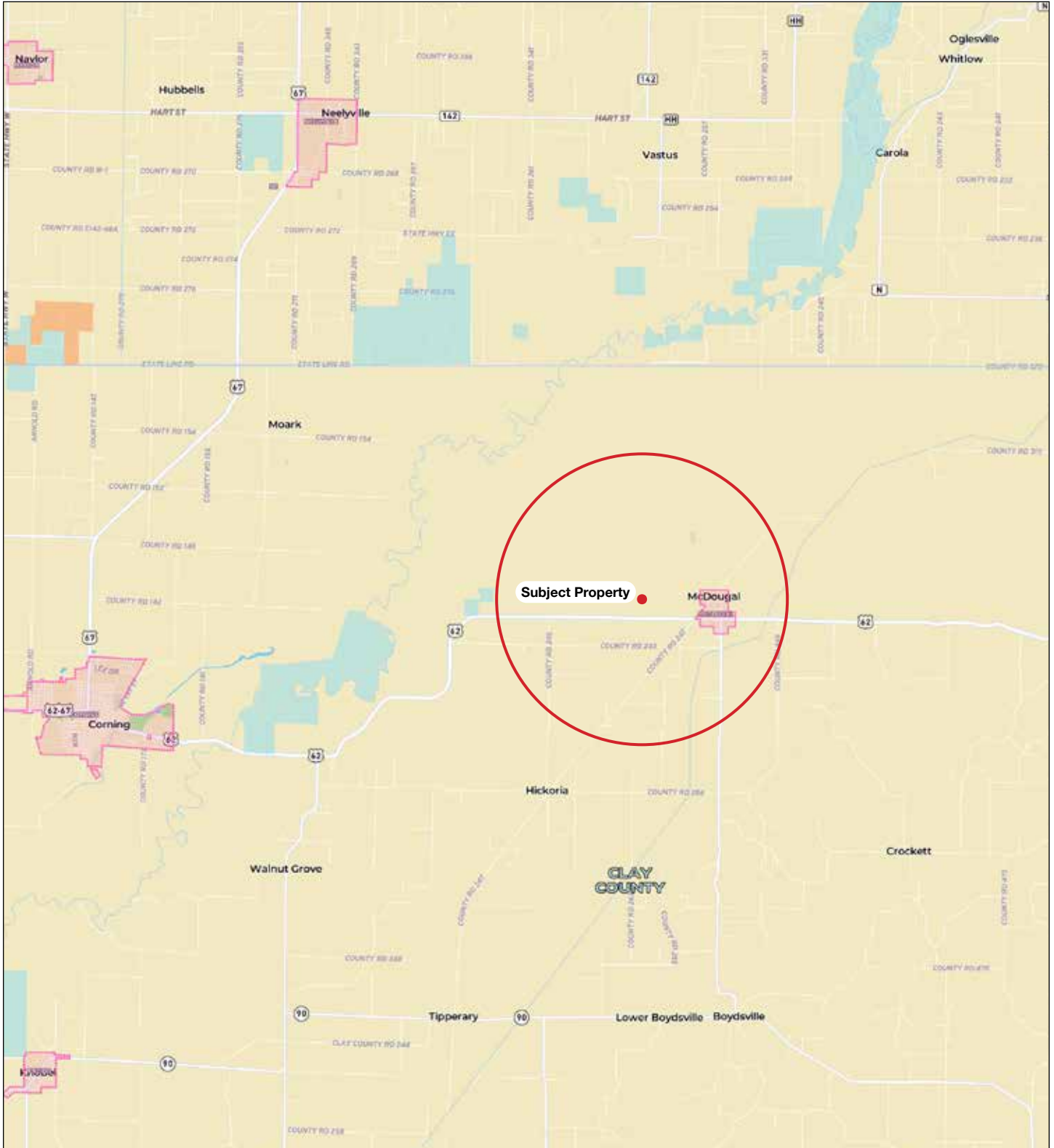


## Northeast Arkansas



# LOCATION - LOCAL VIEW

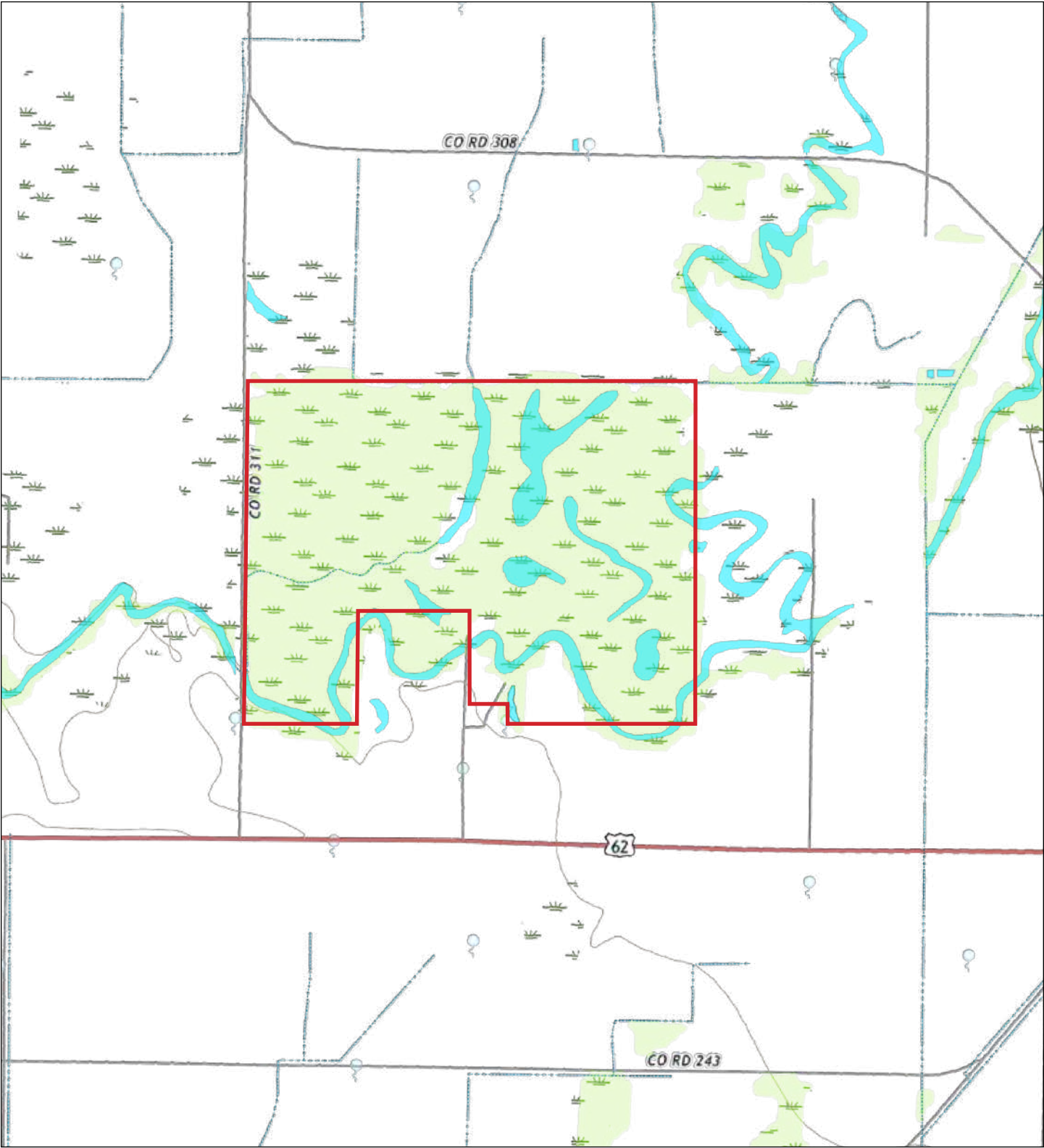
Clay County, Arkansas



## Parcel Data

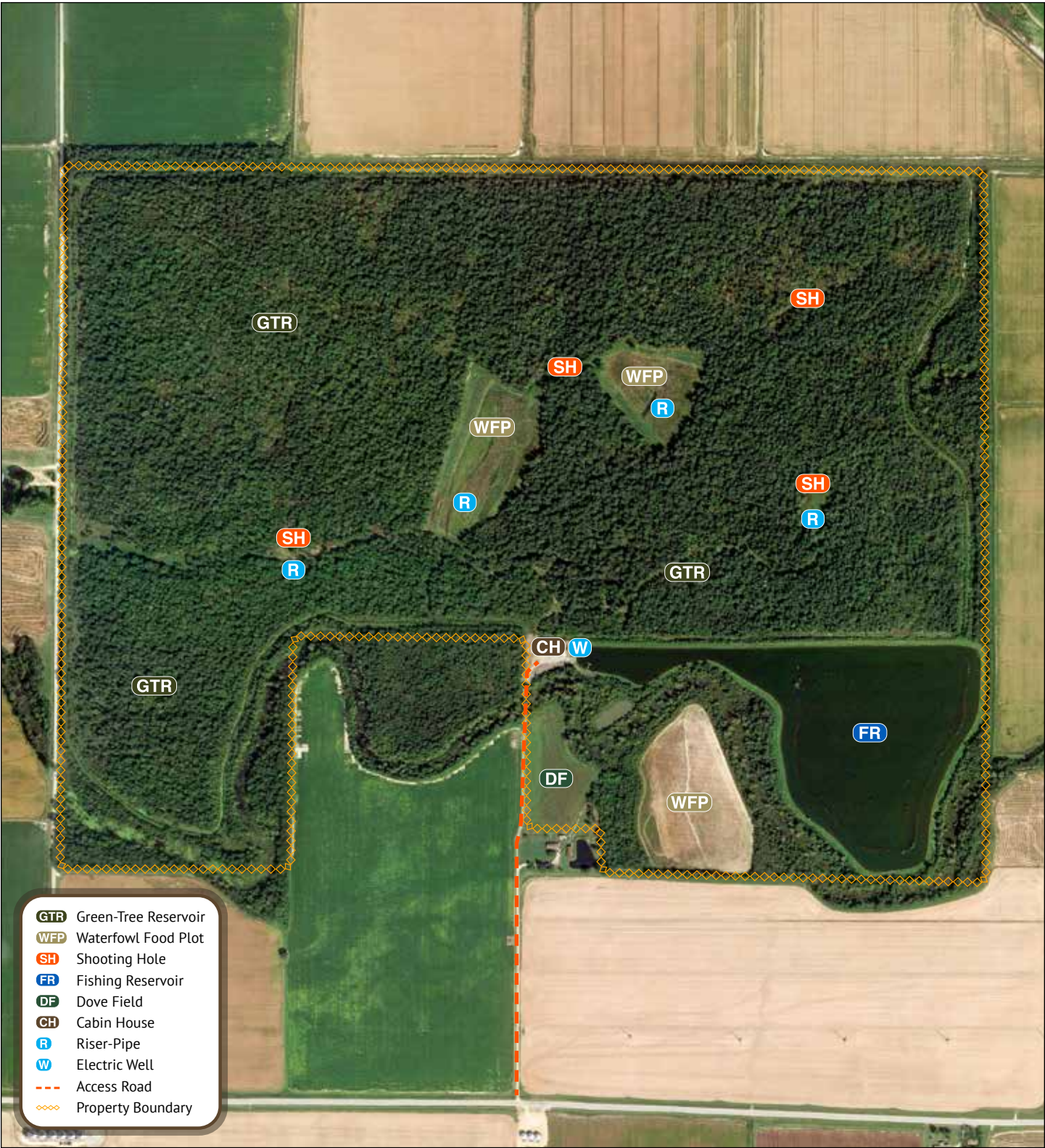


**SUBJECT TOPOGRAPHY**  
Elevation and Water Features



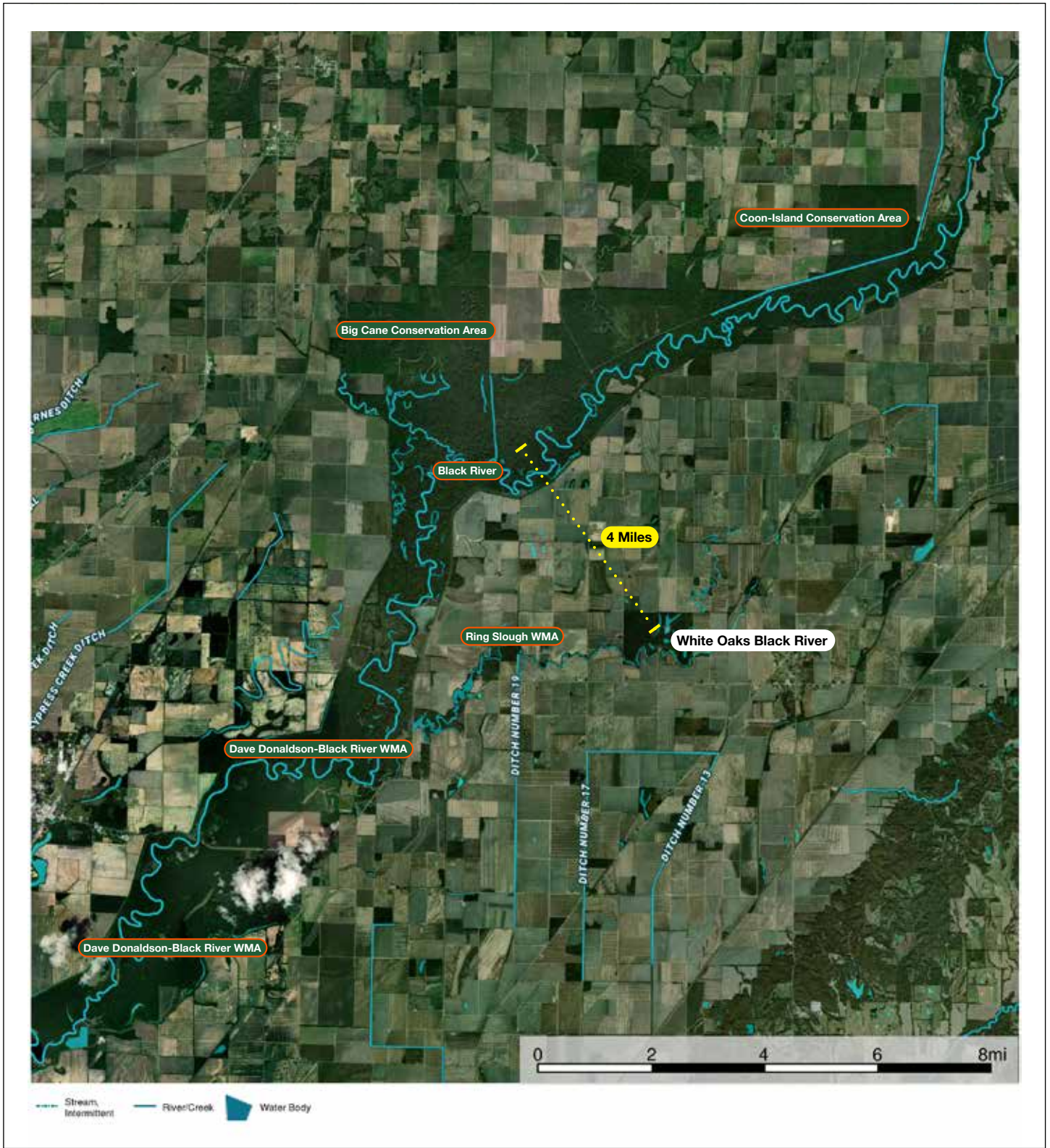
# PROPERTY HIGHLIGHTS

## Major Points of Interest



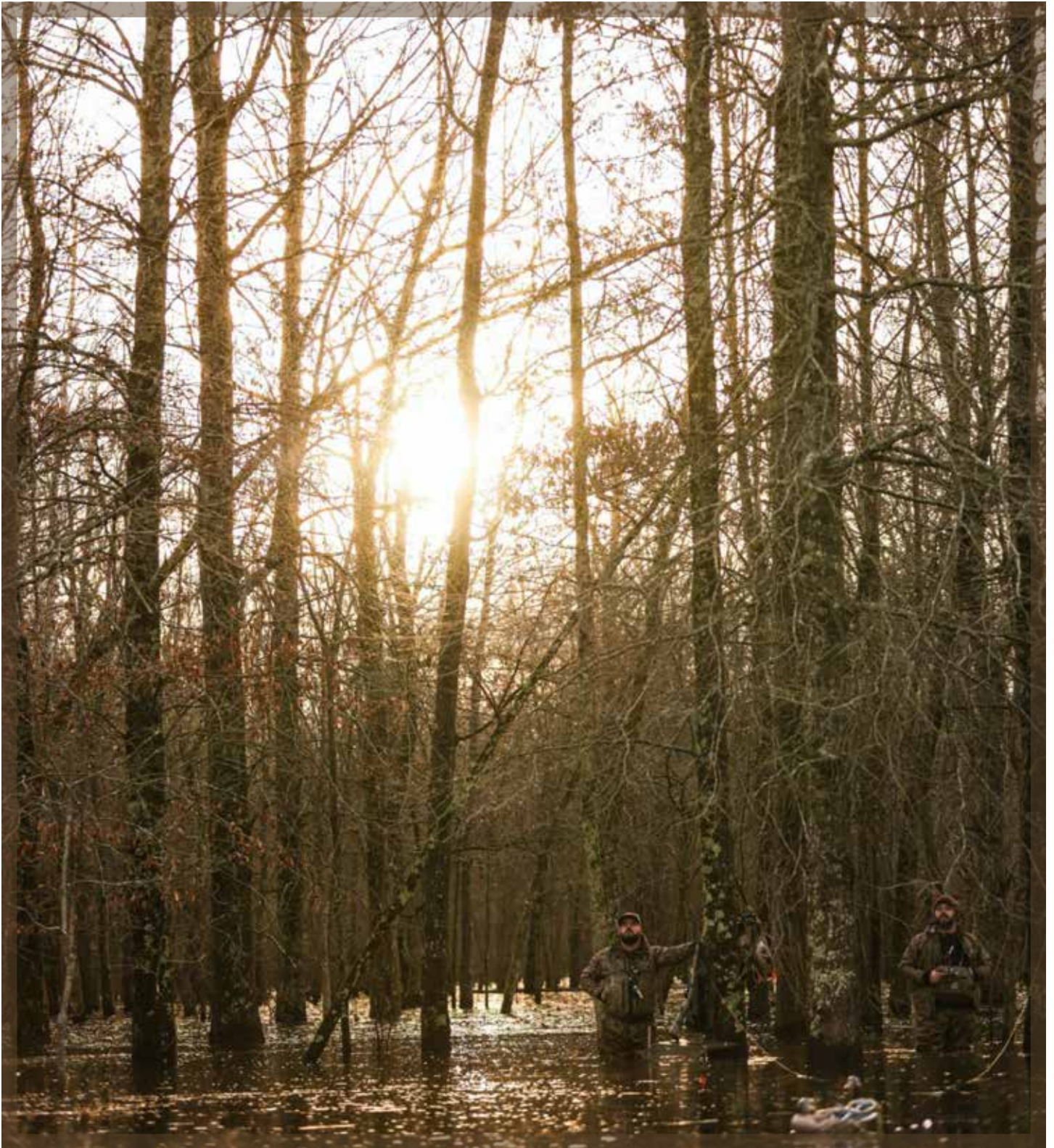
# WILDLIFE & CONSERVATION AREAS

## Major Waterfowl Habitat Within Proximity



## PROPERTY VIEWS

Green-Tree Reservoir



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**PROPERTY VIEWS**  
Green-Tree Reservoir



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Green-Tree Reservoir



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## PROPERTY VIEWS

### Waterfowl Food Plots



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# PROPERTY VIEWS

Waterfowl Food Plots



## PROPERTY VIEWS

### Waterfowl Food Plots



# PROPERTY VIEWS

Fishing Reservoir



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Fishing Reservoir



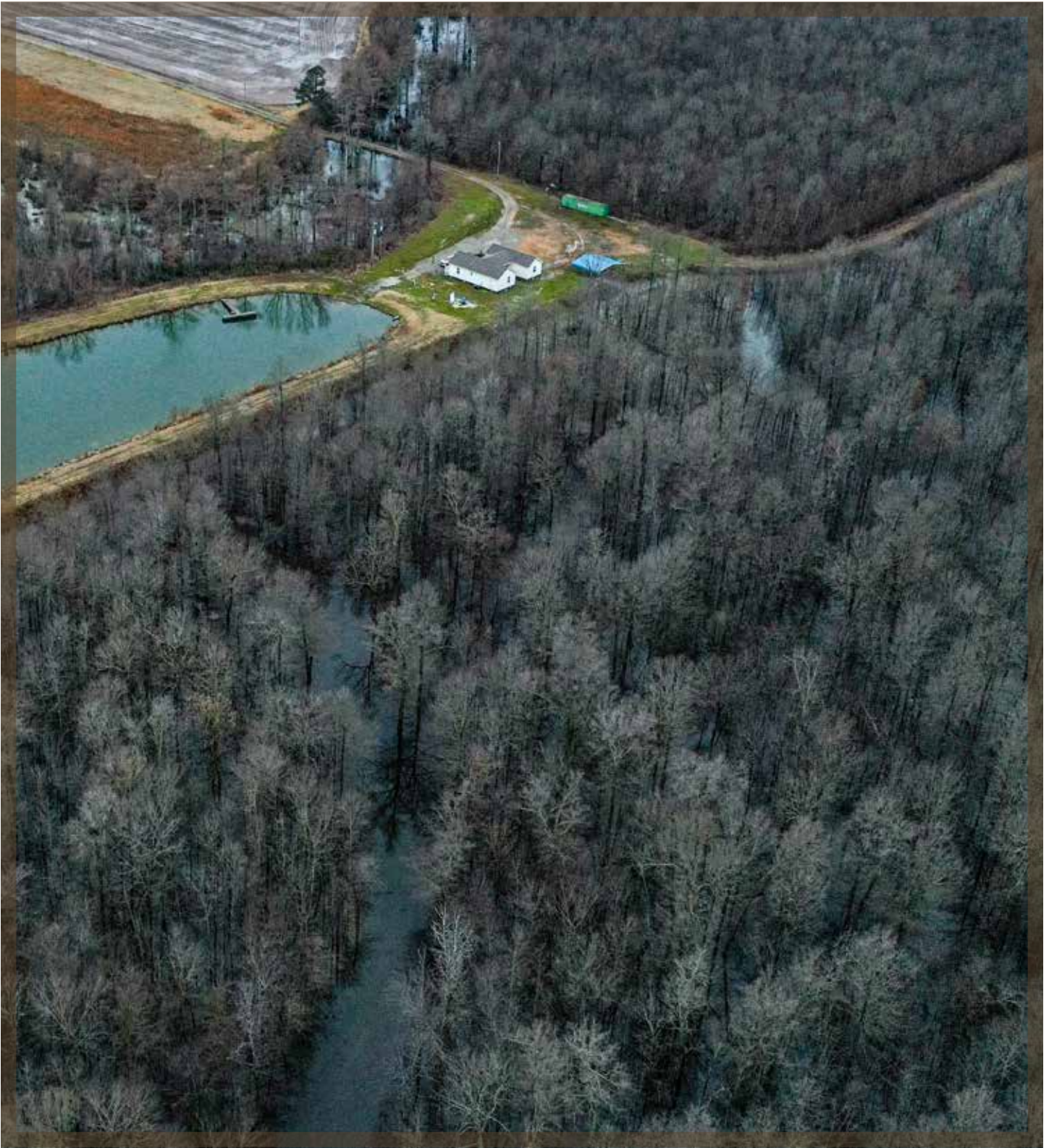
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## PROPERTY VIEWS

New 1,500 Square-Foot Sportsman's Cabin



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## HUNTING PHOTOS

Various Outings



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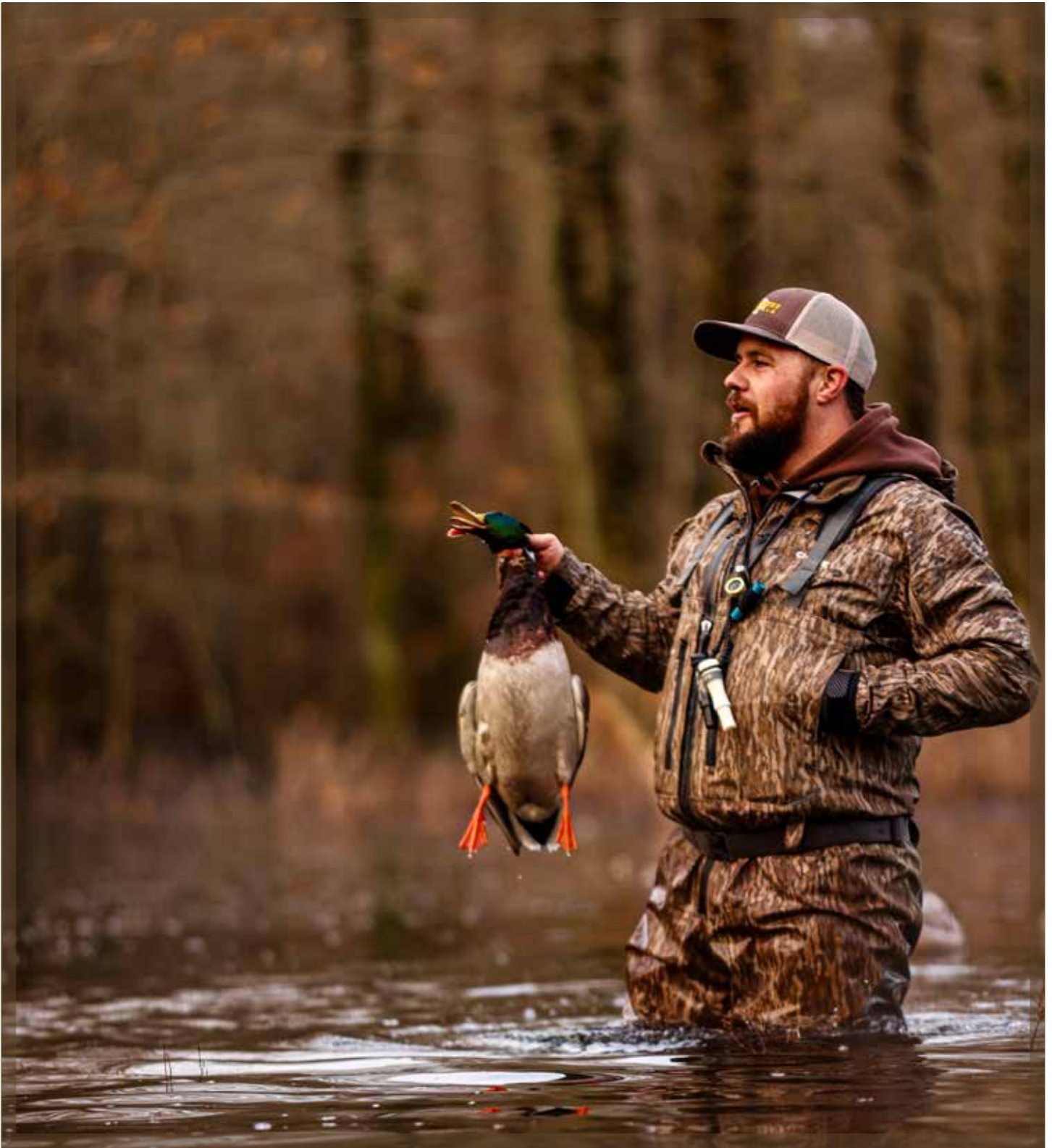
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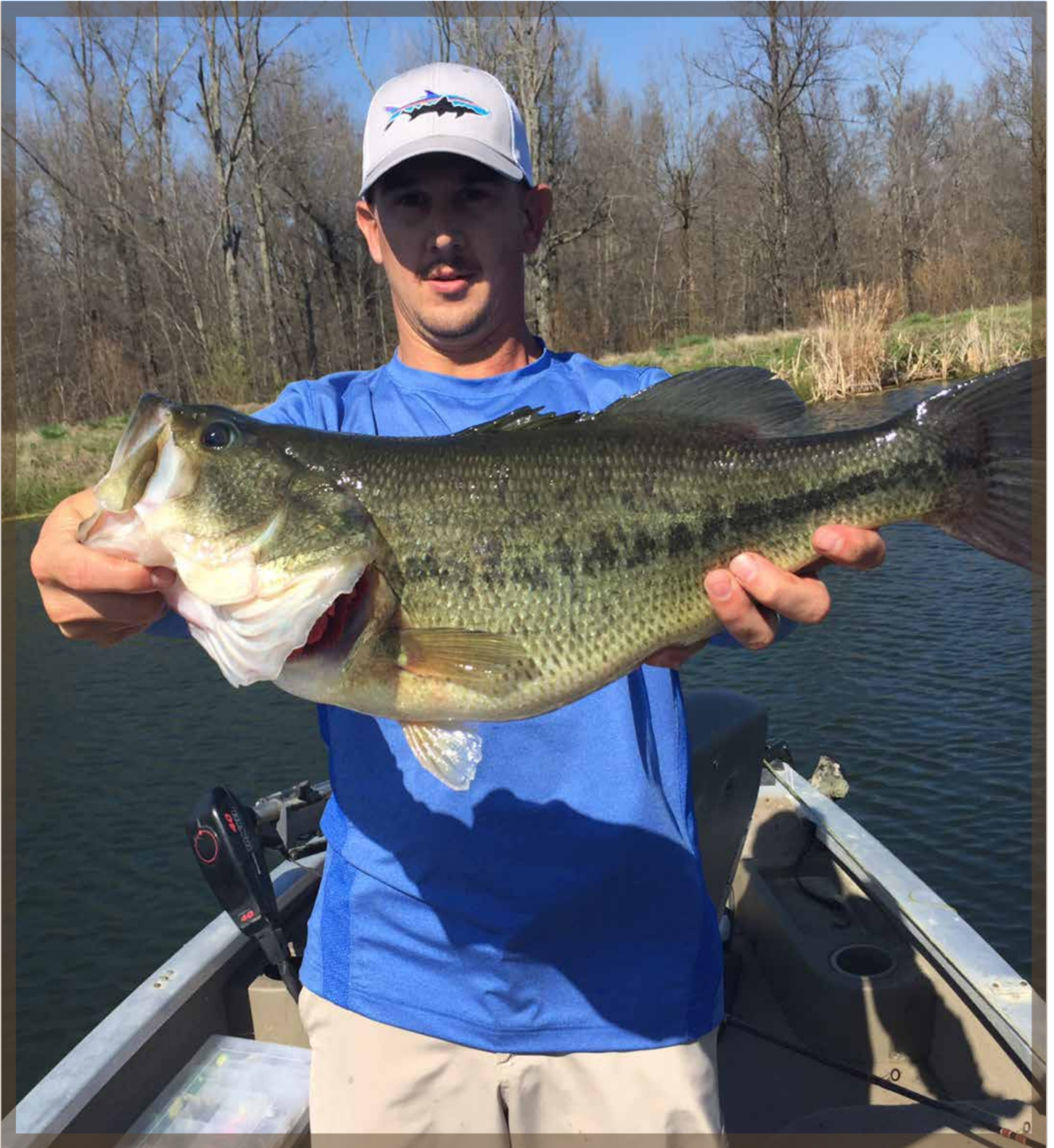
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## FISHING PHOTOS

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# 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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