

Duck Ridge Farms

614.32 +/- Acres • Cross County, Arkansas

AVAILABLE FOR ACQUISITION: Duck Ridge Farms is an outstanding, well developed, and diverse sporting and agricultural property. The landholding offers impounded green-timber, willow-slough, and fields planted in duck food. The property rests between Bayou DeView and the L'Anguille River in the heart of the legendary duck country of Northeast Arkansas.



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ARKANSAS • MISSISSIPPI • TENNESSEE

Duck Ridge Farms



- 614.32 +/- TOTAL CONTIGUOUS ACRES
- EXCELLENT WATERFOWL FLYWAY AND DUCK HUNTING HISTORY
- 5 IMPOUNDMENTS (4 HUNTING AND 1 DUCK SANCTUARY)
- GREEN-TIMBER, CORN FIELD AND WILLOW-SLOUGH DUCK HUNTING
- 7 ESTABLISHED DUCK HUNTING HOLES
- 4 LUXURY DUCK BLINDS (1 W/110 POWER)



VIEW VIDEO BELOW

35.43066° N 90.91497° W

- DEDICATED WATERFOWL REST AREA PLANTED IN CORN
- CAMP HOUSE, EQUIPMENT STORAGE, AND BOAT HOUSE
- EXCELLENT PRIMARY ACCESS AND INTERIOR ROAD SYSTEM
- EXCELLENT LEVEES, WATER CONTROL, AND DRAINAGE
- EXCELLENT WATER RESOURCES AND DELIVERY SYSTEMS
- 3 DEVELOPED FOOD PLOTS FOR DEER HUNTING
- DOVE HUNTING OPPORTUNITIES
- BRUSHY CREEK WMA BORDERS PROPERTY
- STOCKED AND MANAGED FISHING LAKE
- MUNICIPAL WATER AND OVERHEAD POWER
- INCOME-PRODUCING CROPLAND
- 7 +/- MILES FROM HICKORY RIDGE, AR

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PROPERTY SUMMARY

Property Type – A well-developed private sporting property offering duck and deer hunting, fishing, lodging and equipment storage, and income-producing farmland.

Acreage – 614.32 +/- total acres

Parcel 001-01804-100: 159.22 +/- acres

- 125.0 +/- acres in tillable cropland
- 30.0 +/- acres in waterfowl sanctuary (planted corn or other waterfowl food)
- 4.22 +/- acres in Brushy Creek ditch and roads

Parcel 001-01804-101: 244.0 +/- acres

- 175.0 +/- acres in duck hunting habitat (hardwood timber, old Brushy Creek scrub-shrub wetland, planted field)
- 25.0 +/- acres in developed deer hunting food plots
- 3.25 +/- acres in improvement sites
- 8.0 +/- acres in stocked fishing lake
- 9.0 +/- acres in stocked fishing lake
- 23.75 +/- acres in roads, levees, and ditches

Parcel 001-01810-001: 211.1 +/- acres

- 190.0 +/- acres in tillable cropland
- 12.25 +/- acres in woods
- 8.85 +/- acres in ditches and roads

Location – The property is located in the Delta Region, just east of Hickory Ridge, Arkansas in Cross County.

Coordinates: 35.43066° N, 90.91497° W

Hickory Ridge, AR: 7 +/- miles

McCrory, AR: 28 +/- miles

Memphis, TN: 68 +/- miles

Jonesboro, AR: 38 +/- miles

Wynne, AR: 23 +/- miles

Little Rock, AR: 108 +/- miles

Access – Poinsett County Line Road (a county-maintained all-weather road) offers excellent travel to the property's primary access road, which is private and gated. The landholding has an outstanding, well-developed interior road system offering easy access throughout the property for recreation, management, and the farming operation.

The Landscape – The land is comprised of hardwood timber, scrub-shrub wetlands associated with Brushy Creek, and tillable cropland. The majority of the property is generally level with a southern slope.

Hunting and Wildlife – Duck Ridge is positioned along Brushy Creek between Bayou DeView and the L'Anquille River. The property rests in the heart of Northeast Arkansas waterfowl country and has an excellent duck harvest history. Many legendary duck hunting properties such as Mallard Pond, the Wolf Farm, and other notable clubs are within close proximity to the property. Along with the outstanding duck hunting the property offers great deer hunting with many trophy bucks taken over the years. The state owned Brushy Creek Wildlife Management

Area borders the the property on the southwest providing additional wildlife resources and value to the property. Duck Ridge is foremost developed for duck hunting, however there are four areas developed for deer hunting, and dove hunting is also available. Along with the hunting opportunities, there is a stocked fishing lake with big bass, crappie, bream, and catfish.

Agriculture – The property offers 315 +/- acres of tillable cropland, which currently provides an annual income to the landowner. The cultivated acres are suitable for rice, soybeans, corn, and wheat production. The farming operation is designed for efficient irrigation via wells, risers, and a A Valley® Center-Pivot spray rig positioned on the north cultivated tract. There is a reliable farmer in place to continue the current farming program.

Water Resources – The property has four irrigation wells for irrigating the cropland, flooding duck hunting impoundments, and keeping the fishing lake full. Underground piping is connected to network of risers and a sophisticated system of ditches, pipes, and valves provide excellent control of water levels and drainage. When available, water can also be gravity fed onto the property from Brushy Creek and a ditch on the north boundary if needed.

Improvements – The landowner has invested significant time and capital in developing the property by making the following improvements:

- 2,400 square-foot camp building (kitchen, living area, 2 bedrooms, 2 baths, mud room, game cleaning pad)
- 2 equipment storage facilities (4,200 square-foot and 2,500 square-foot)
- 500 square-foot boat house
- 4 hunting impoundments and 1 waterfowl rest area impoundment (all with risers for proper flooding)
- Stocked fishing lake (with fishing pier, two automatic fish feeders, and riser to maintain water level)
- Developed levees, roads, trails, and boat trails
- Various wells, water-control structures, pipes, ditches, and risers designed and installed
- 4 developed deer hunting locations (3 food plots with Redneck deer stands and 1 location with ladder stand)
- 7 developed duck hunting locations (4 luxury blinds and 3 holes for standing)
- Installation of Valley® center-pivot irrigation rig
- All utilities - municipal water (1.75 miles of pipe brought to the property) and overhead power

Equipment – All duck blinds, deer stands, and fish feeders convey in the sale of the property.

Mineral Rights – All Seller-owned mineral rights (if any) shall convey to a Buyer without reservation.

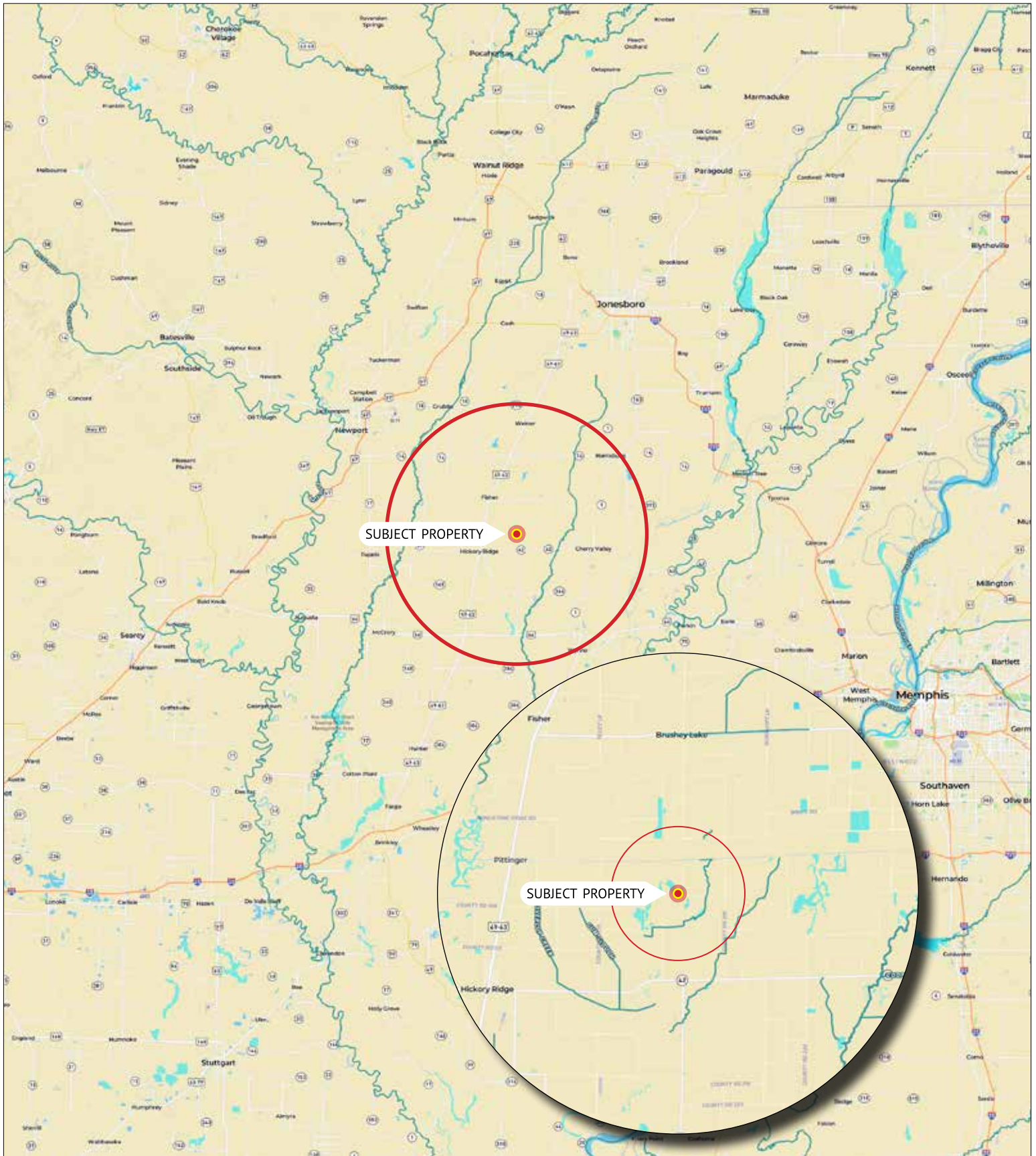
Real Estate Taxes – \$4,477.00 (source: Cross County Assessor)

Offering Price – \$7,292,000.00

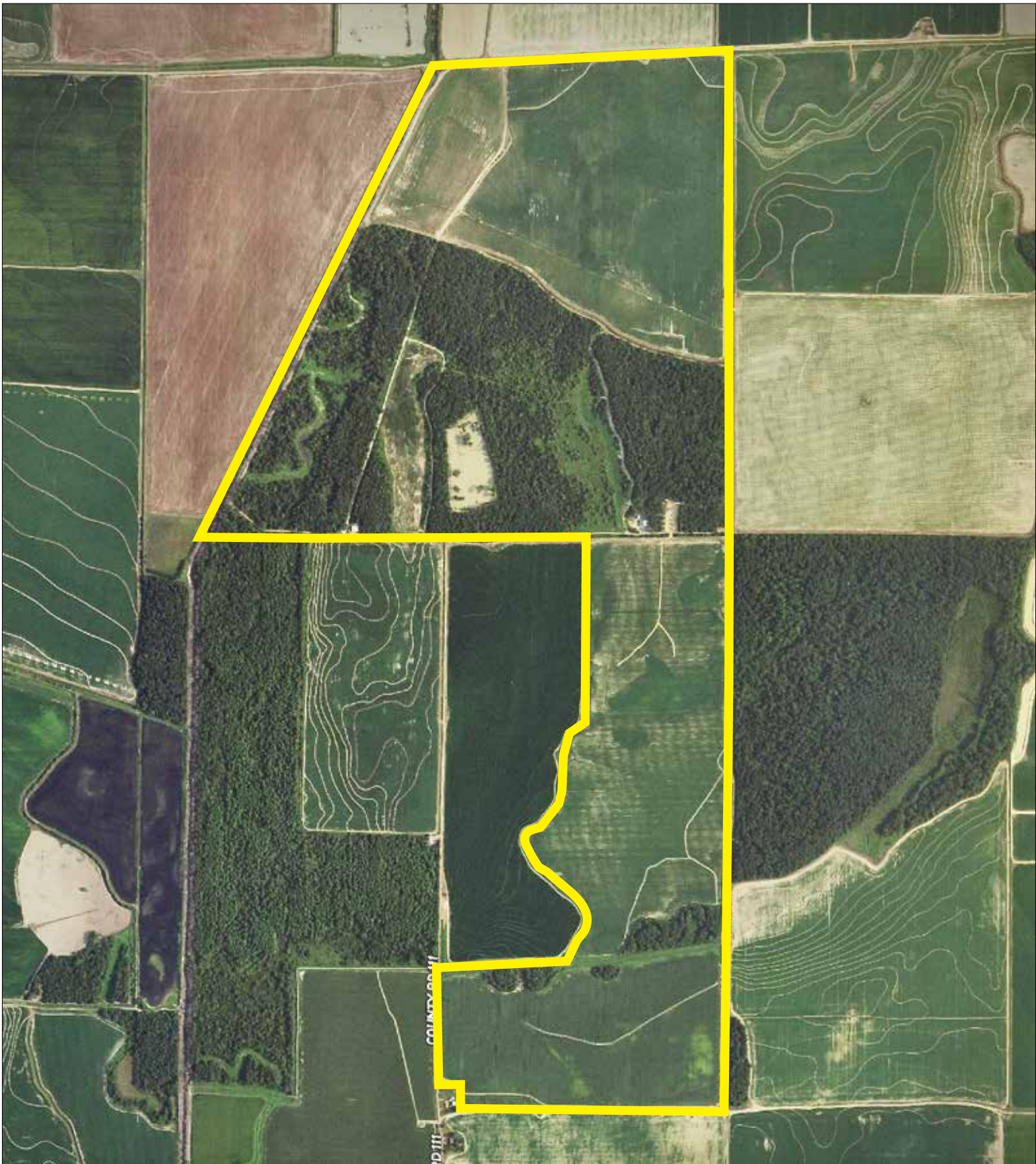
Contact – Qualified buyers should contact Chuck Myers of Myers Cobb Realtors at **901-830-5836** regarding questions or schedule a property tour.

ATTENTION: 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 and 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.

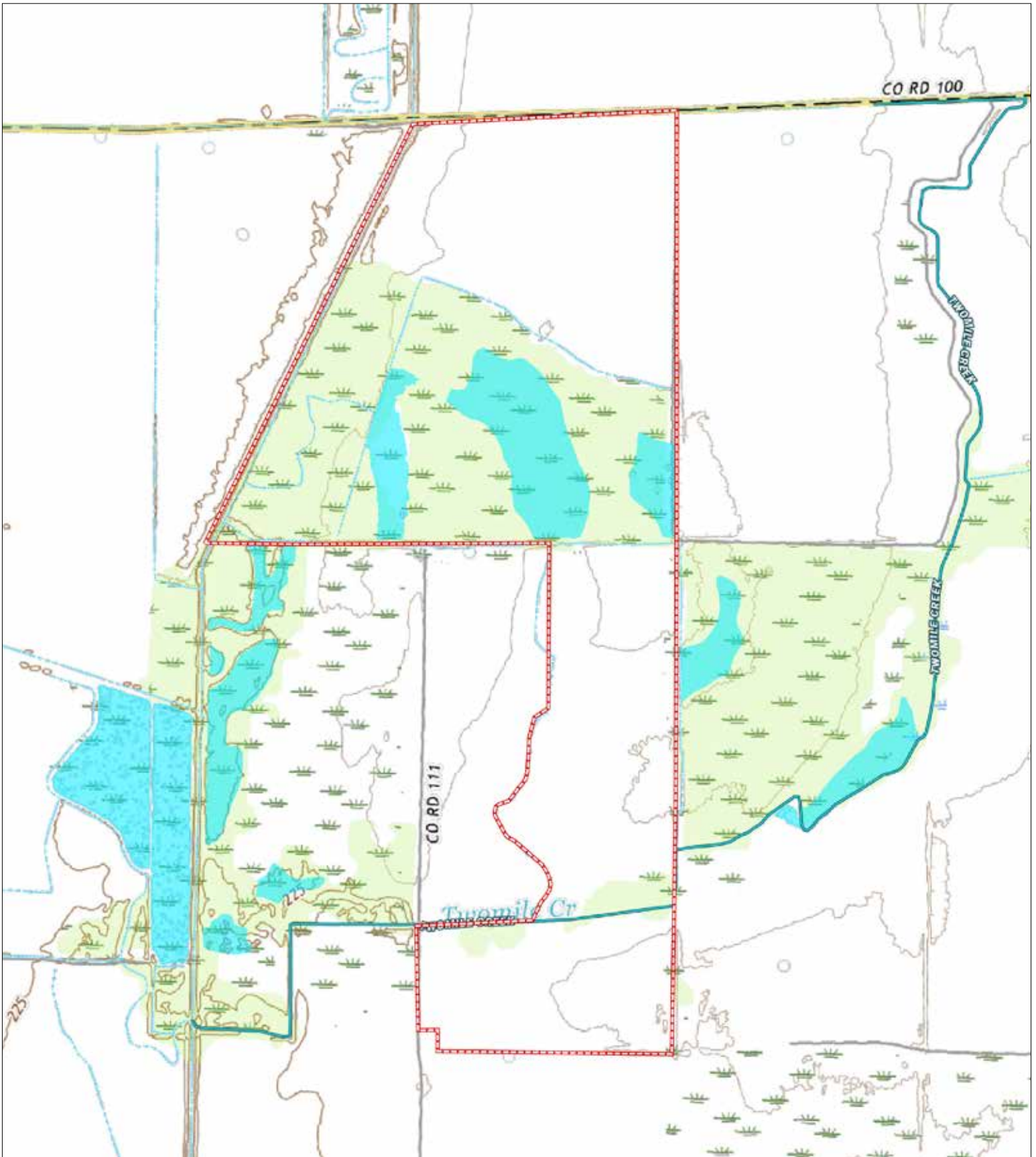
PROPERTY LOCATION



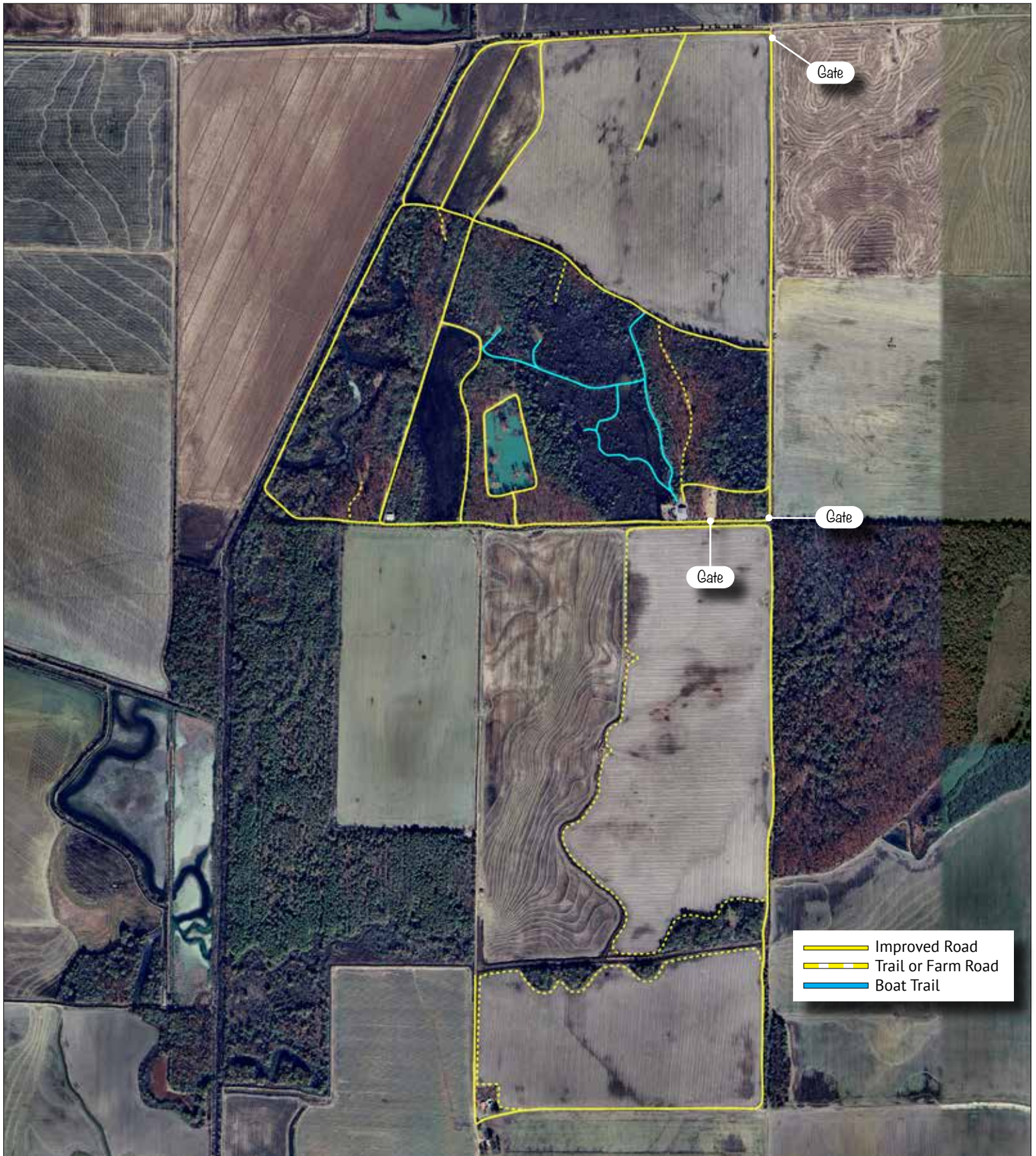
SUBJECT PROPERTY



PROPERTY TOPOGRAPHY



PROPERTY ACCESS



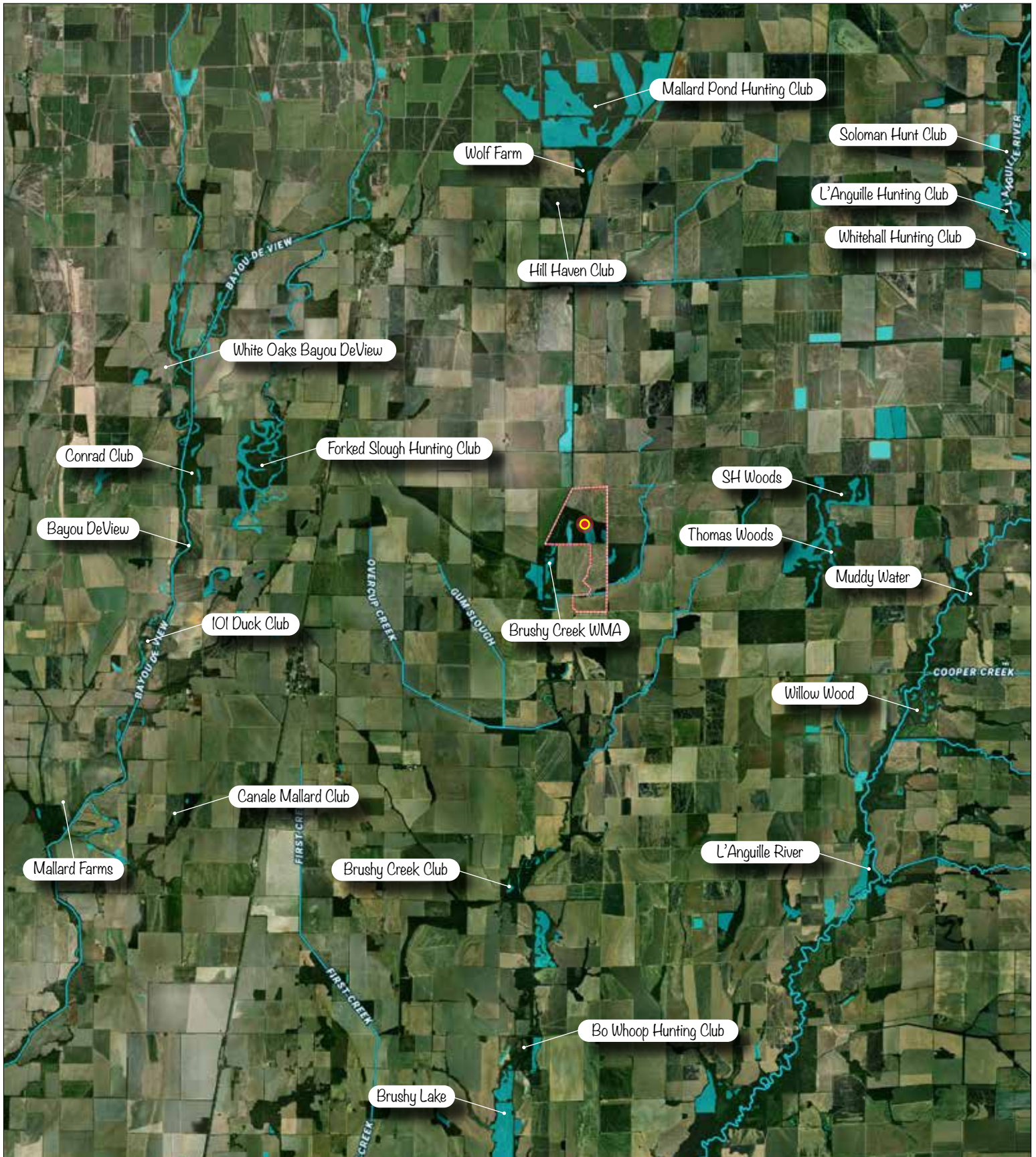
AGFC BRUSHY CREEK WMA



Brushy Creek Wildlife Management Area

Brushy Creek consists of 215 +/- acres of mostly open land habitat that has been reforested in bottomland hardwoods. Hunting opportunities exist for duck, deer, and small game. www.agfc.com

AREA HUNTING CLUBS

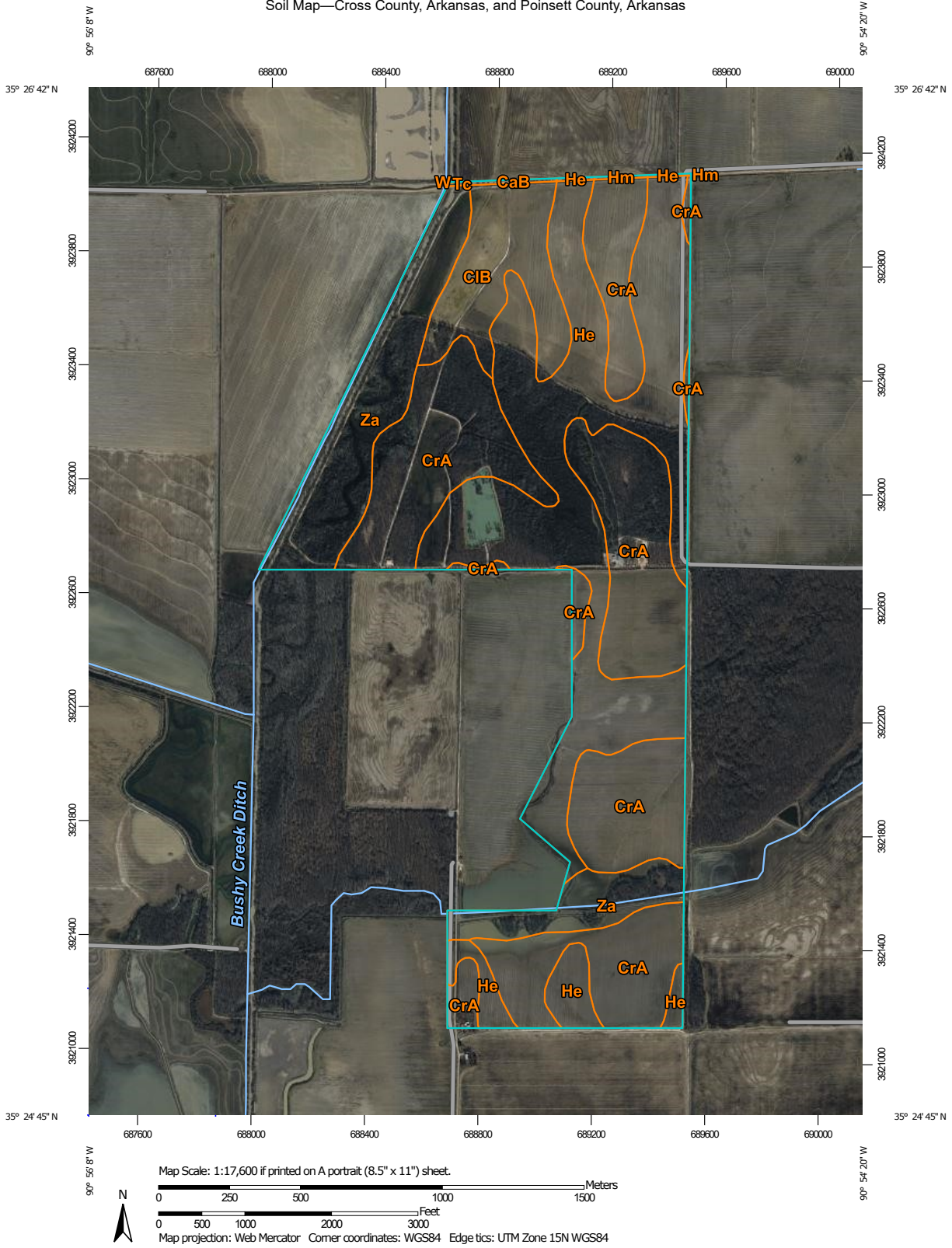


TILLABLE CROPLAND



NRCS SOIL SURVEY

Soil Map—Cross County, Arkansas, and Poinsett County, Arkansas



Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

12/10/2023 Page 1 of 3


Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CIB	Calloway silt loam, 1 to 3 percent slopes	50.0	8.1%
CrA	Crowley and Hillemann silt loams, 0 to 1 percent slopes	256.7	41.5%
He	Henry silt loam, 0 to 1 percent slopes	214.4	34.6%
Za	Zachary silt loam	95.6	15.4%
Subtotals for Soil Survey Area		616.7	99.6%
Totals for Area of Interest		618.9	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaB	Calloway silt loam, 1 to 3 percent slopes	0.9	0.1%
He	Henry silt loam, 0 to 1 percent slopes	0.6	0.1%
Hm	Hillemann silt loam, 0 to 1 percent slopes	0.4	0.1%
Tc	Tichnor soils, frequently flooded	0.3	0.0%
W	Water	0.0	0.0%
Subtotals for Soil Survey Area		2.2	0.4%
Totals for Area of Interest		618.9	100.0%

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils






 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cross County, Arkansas
 Survey Area Data: Version 23, Sep 8, 2023

Soil Survey Area: Poinsett County, Arkansas
 Survey Area Data: Version 21, Sep 12, 2023

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

SUBJECT PROPERTY LEGAL DESCRIPTION

Parcel: 001-01804-100

Size: 159.22 Acres

S-T-R: 06-09-02

A part of Section Six Township Nine North (T9N) , Range Two East (R2E) , being more particularly described as follows: Commencing at the Northeast corner of said Section Six (6) ; thence run South 87 0 42'07" West 1,307.92 feet to the point of beginning of the tract herein described: Thence continue South 87 0 42'07" West 1,368.08 feet to a point; thence run South 26 0 09' 59" West 1,647.00 feet to a point; thence run South 68 0 16 1 46" East 2,253.25 feet to a point; thence run North 00 0 00 1 00" East 2,366.95 feet to the point of beginning, containing 79.61 acre, more or 1088, subject to all public and private roads and easements and any reservations of oil, gas, and minerals. Part of Tax Parcel No. 001-01804-100. A part of Section Six (6) , Township Nine North (T9N) , Range Two East (R2E) , being more particularly described as follows : Beginning at the Northeast corner of said Section Six (6) ; thence run South 67 0 42 '07" West 1,307.92 feet to a point; thence run South 00 0 00 East 2,366.95 feet to a point; thence run South 00 0 00' 00" East 2,366.95 feet to a point; thence run South 68 0 16 1 46" East 1,406.75 feet to a point; thence run North 00 0 00 '00" East 2,940.00 feet to the point of beginning, containing 79.61 acres, more or less, subject to all public and private roads and easements and any reservations of oil, gas, and minerals.

Parcel: 001-01804-101

Size: 244.0 Acres

S-T-R: 06-09-02

Part of section 6 east of Brushy Creek Ditch in PT SW NE1/4, PT SE1/4, PT SW 1/4, PT SE1/4 OF NW ¼

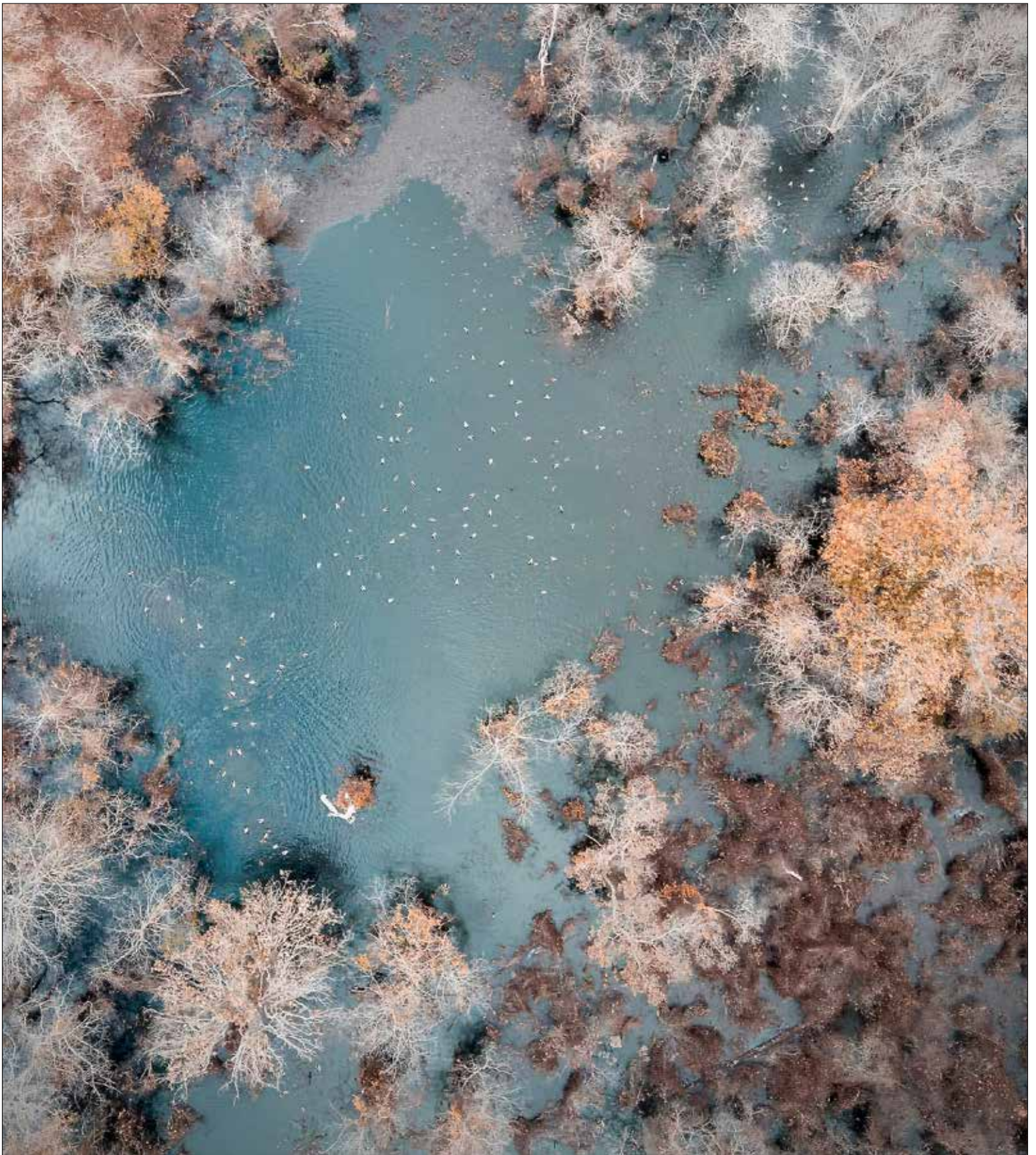
Parcel: 001-01804-001

Size: 211.10 Acres

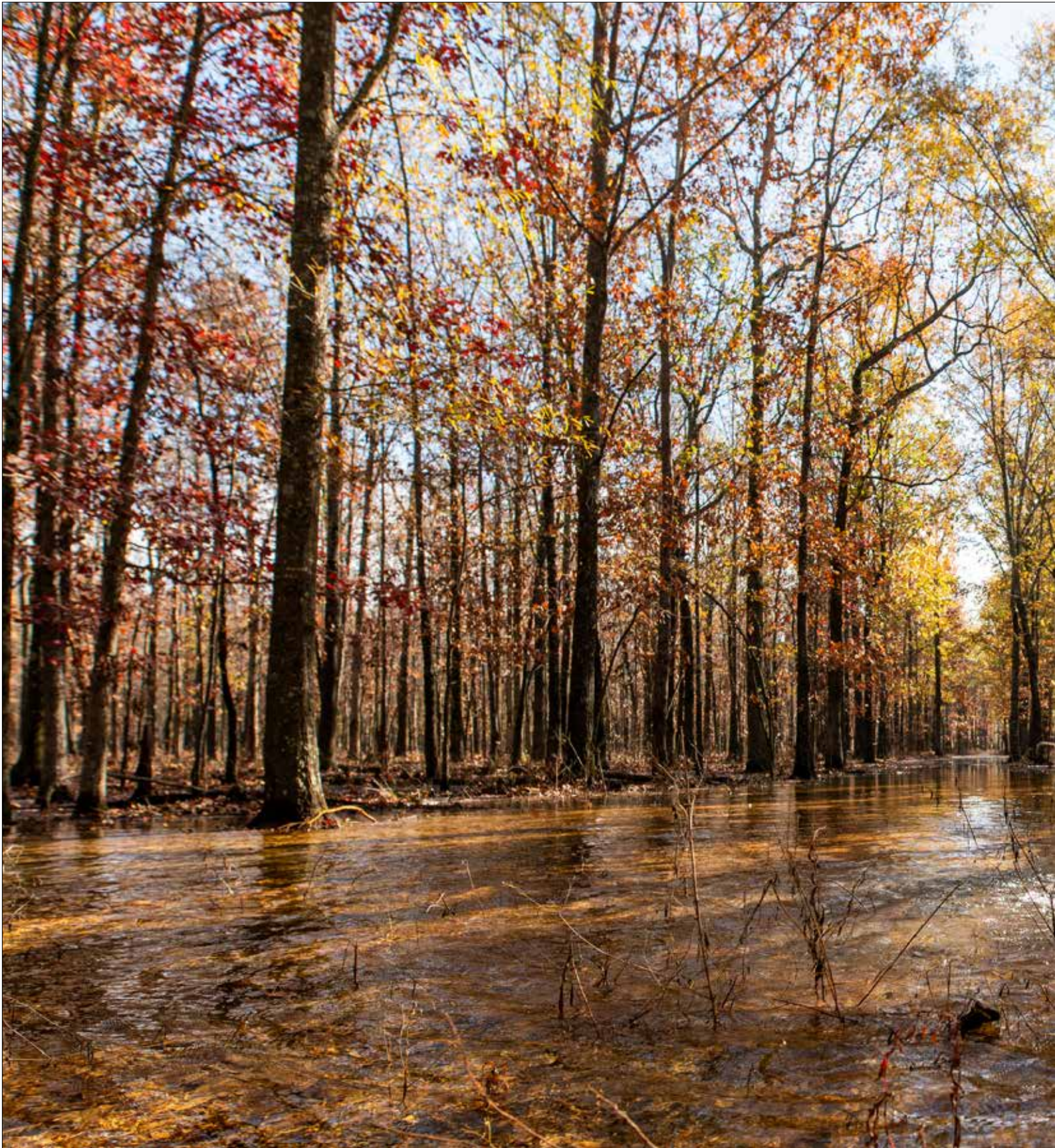
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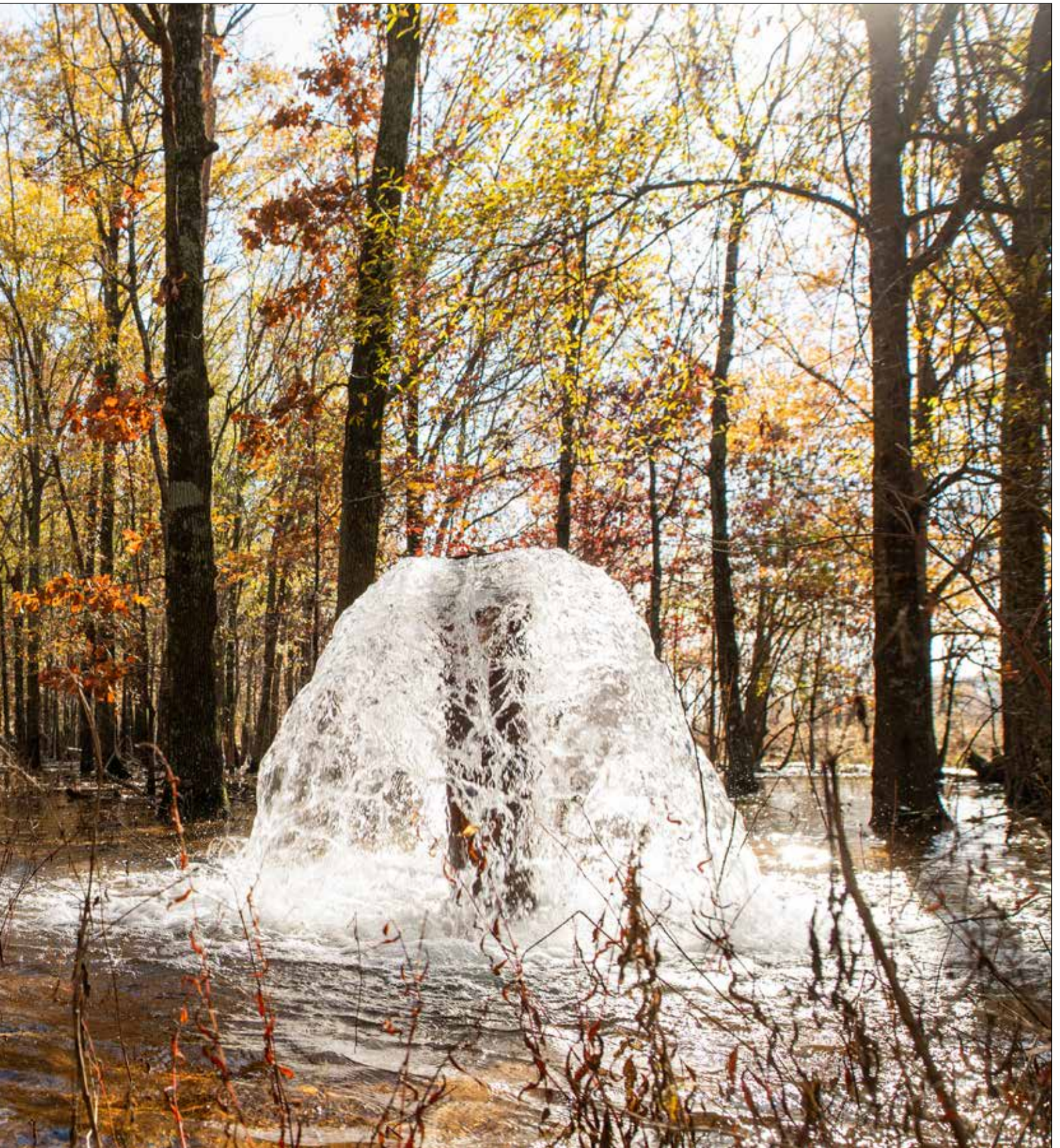
That part of the East Half (E 1/2) of Section Seven (7) , Township Nine North (T9N) , Range Two East (R2E) , which lies East and South of a draw and drainage ditch, the boundary description being more particularly described as follows : Beginning at the Northeast corner of said Section Seven (7) , which is the approximate centerline of a large ditch; thence run South 88 0 44 ' 34" West 1,304.80 feet to a point being the center of a drainage culvert; thence run South 01 0 38' 36" East 1,231.79 feet; thence run South 05 0 01 '07" West 577.12 feet; thence run South 56 0 44 '01" West 139.12 feet; thence run South 16 0 43' 16" West 158.47 feet; thence run South 04 0 08 '15" West 216.39 feet; thence run South 17 0 57 '36" West 100.56 feet; thence South 03 0 45' 43" East 133.03 feet; thence run South 35 0 36' 22" West 306.62 feet; thence run South 57 0 46' 05" West 168.12 feet; thence run South 04 0 48' 05" East 114.80 feet; thence run South 30 0 52 '42" East 217.93 feet; thence run South 58 0 51 '45" East 128.37 feet; thence run South 42 0 24 '13" East 142.63 feet; thence run South 56 0 31 '23" East 184 .08 feet; thence run South 24 0 46 1 44" East 258.48 feet; thence run South 24 0 55' 25" West 405.14 feet; thence run South 84 0 57 '38" West 1,178.68 to a point on the Half section line of said Section Seven (7) ; thence run South 00 0 31 '12" East 1,283.89 feet along said Half section line to the Quarter section point between Sections Seven (7) and Eighteen (18) ; thence run North 88 0 36' 52" East along the South line of said Section Seven (7) 2,653.10 feet to the Southeast corner of said Section Seven (7) ; thence run North 00 0 39' 35" West along the East line of said Sections Seven (7) 5,345.75 feet to the point of beginning, containing 212.10 acres, more or less, LESS EXCEPT the following described parcel: Beginning at the Half section 1 line between Sections Seven (7) and Eighteen (18) ; thence run North along the Half section line 126 feet to a point; thence run East 130 feet to a point; thence run South 126 feet to a point on the Section line; thence run West 130 feet along said Section line to the point of beginning, said excepted tract containing 1.0 acre, more or less. Said described tract containing 211.10 acres, more or less, subject to all public and private roads and easements and any reservations of oil, gas, and minerals.

PROPERTY VIEWS

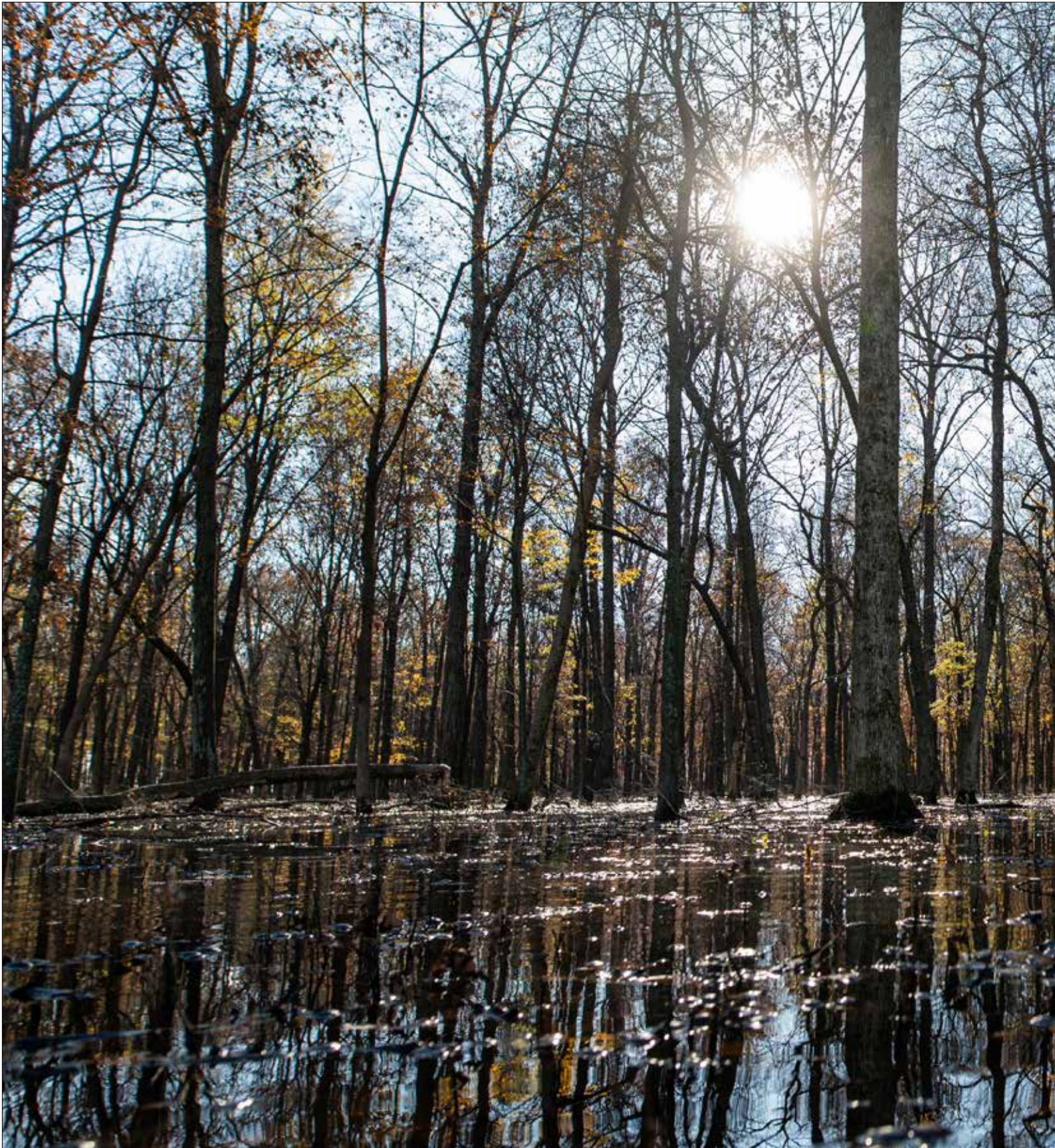


PROPERTY VIEWS





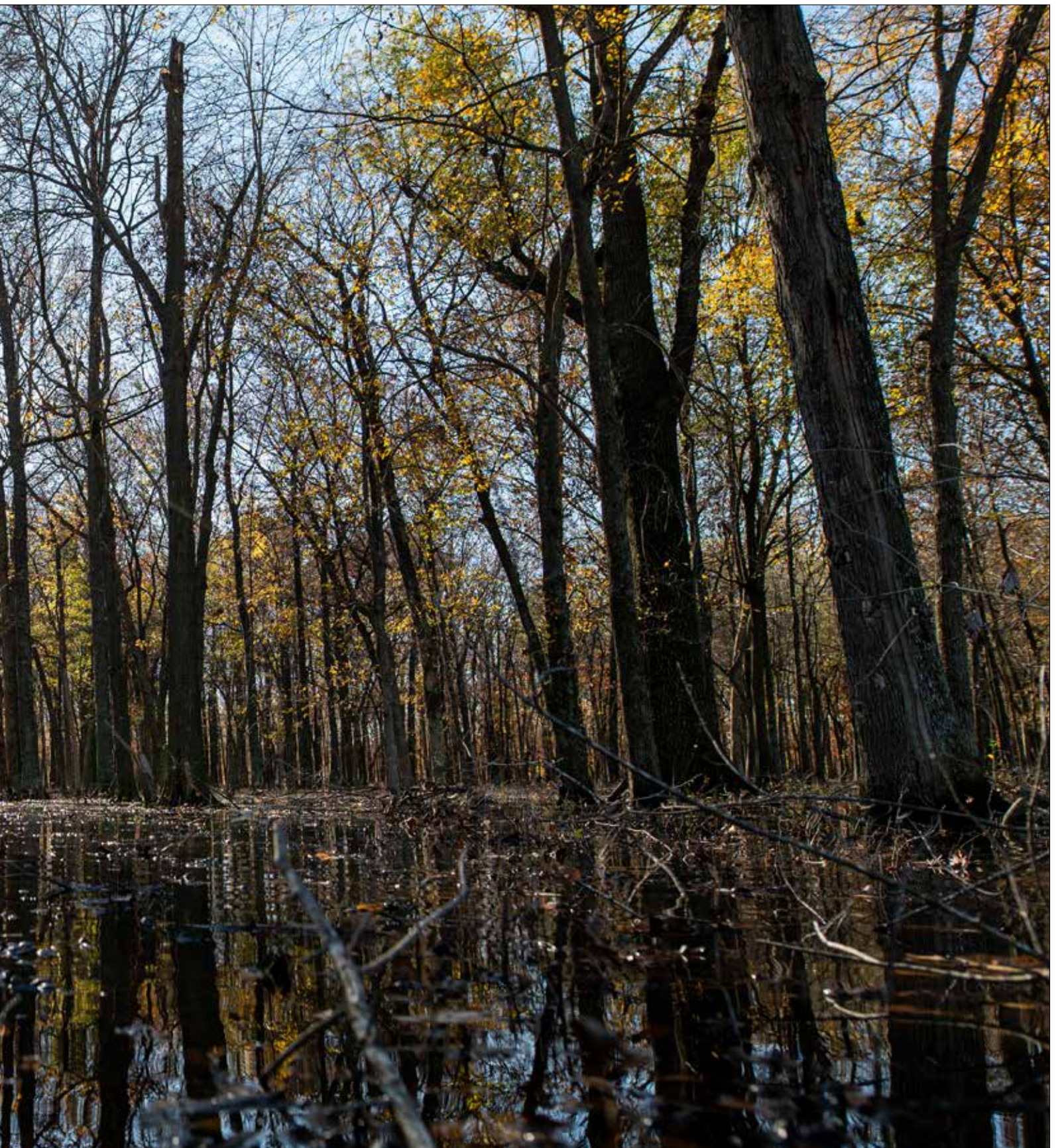
PROPERTY VIEWS



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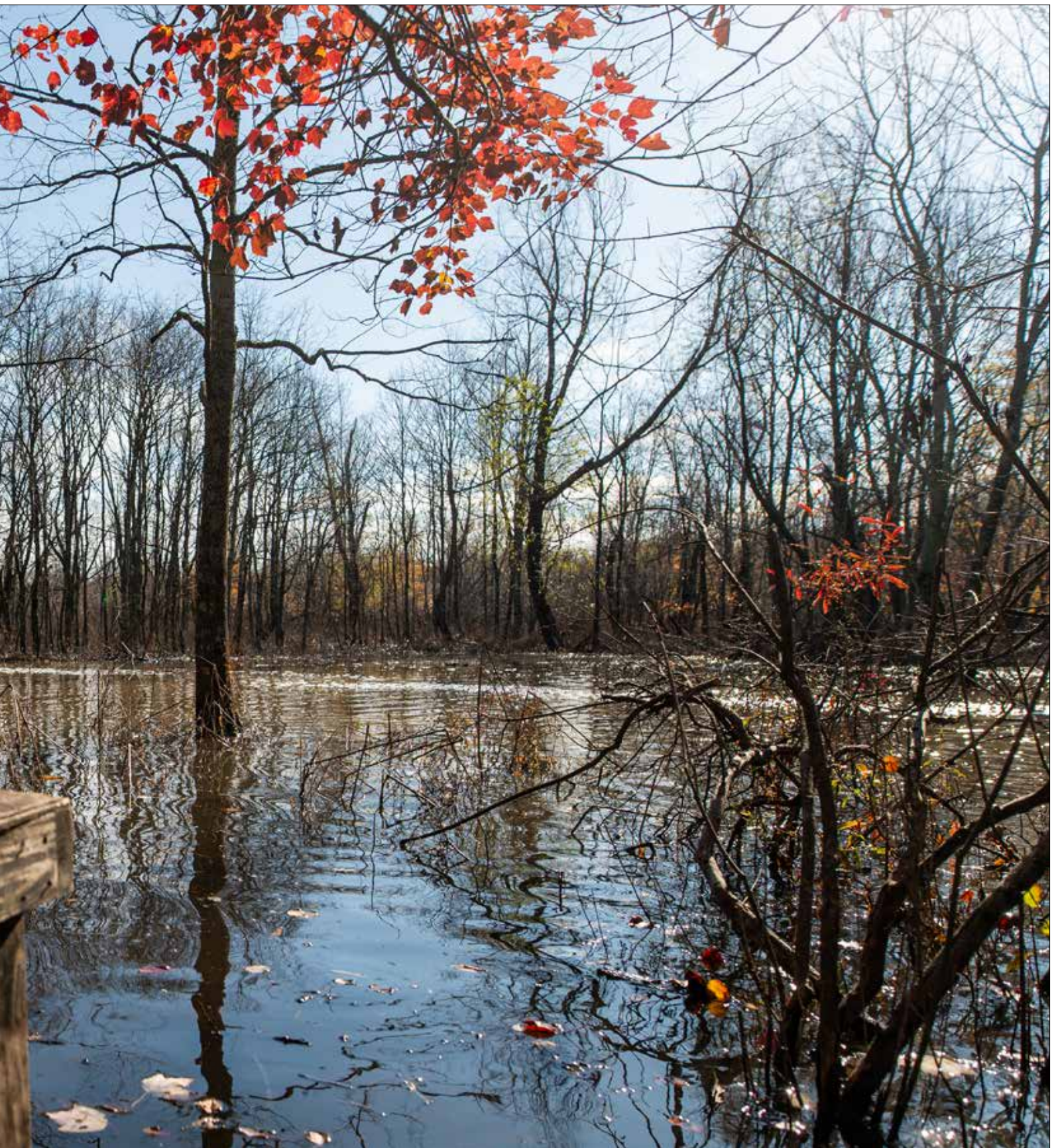
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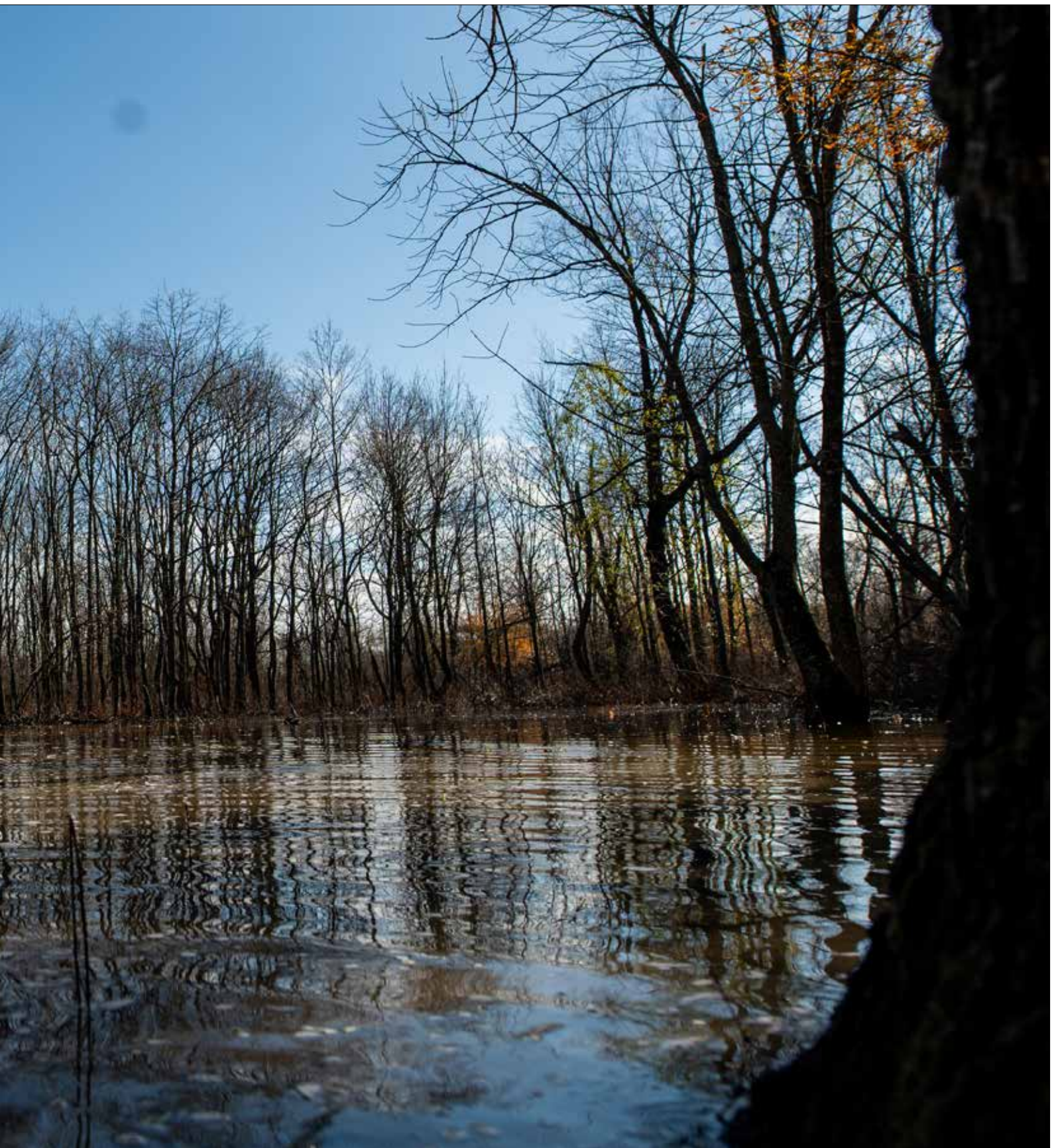
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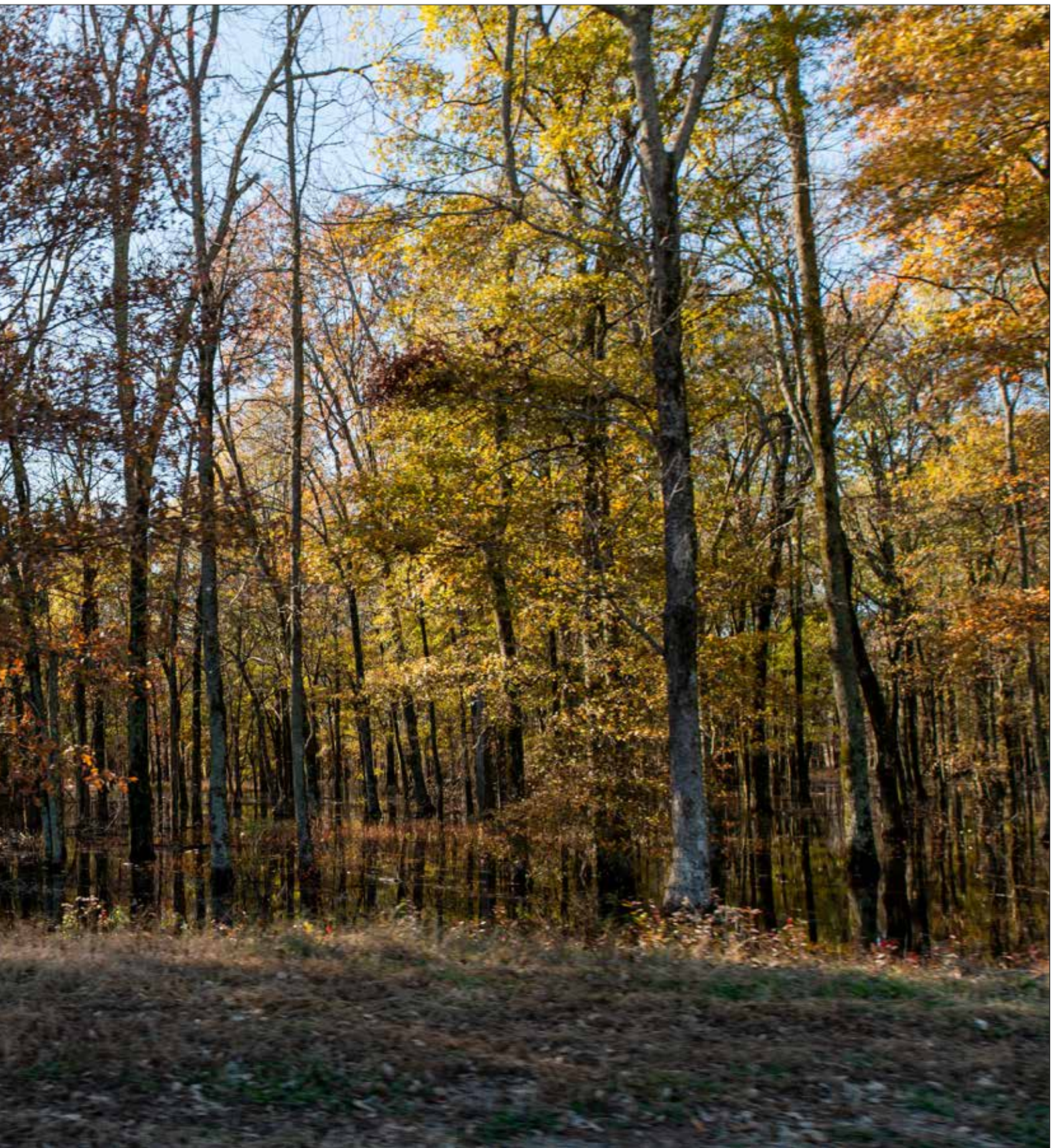
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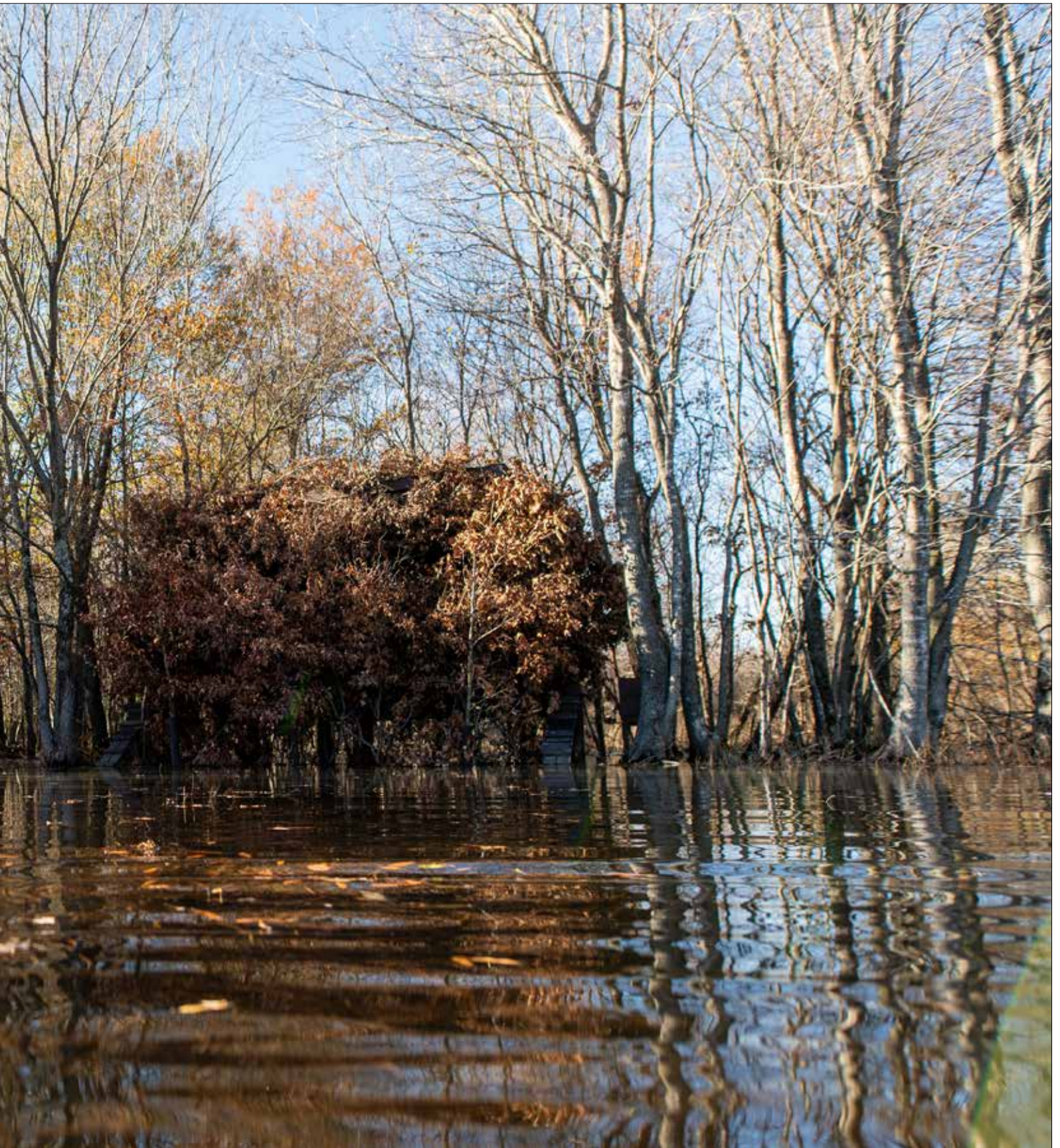
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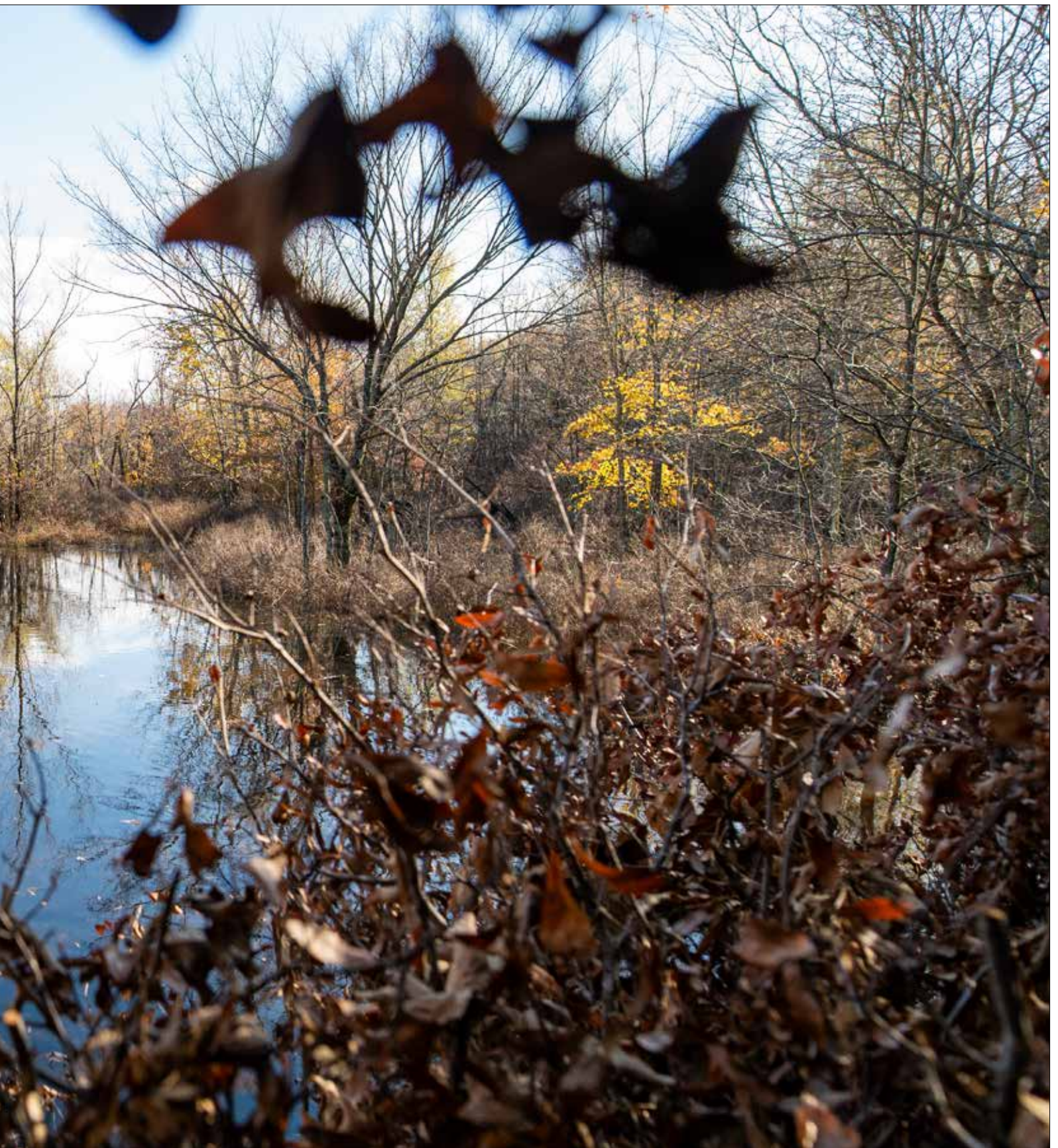
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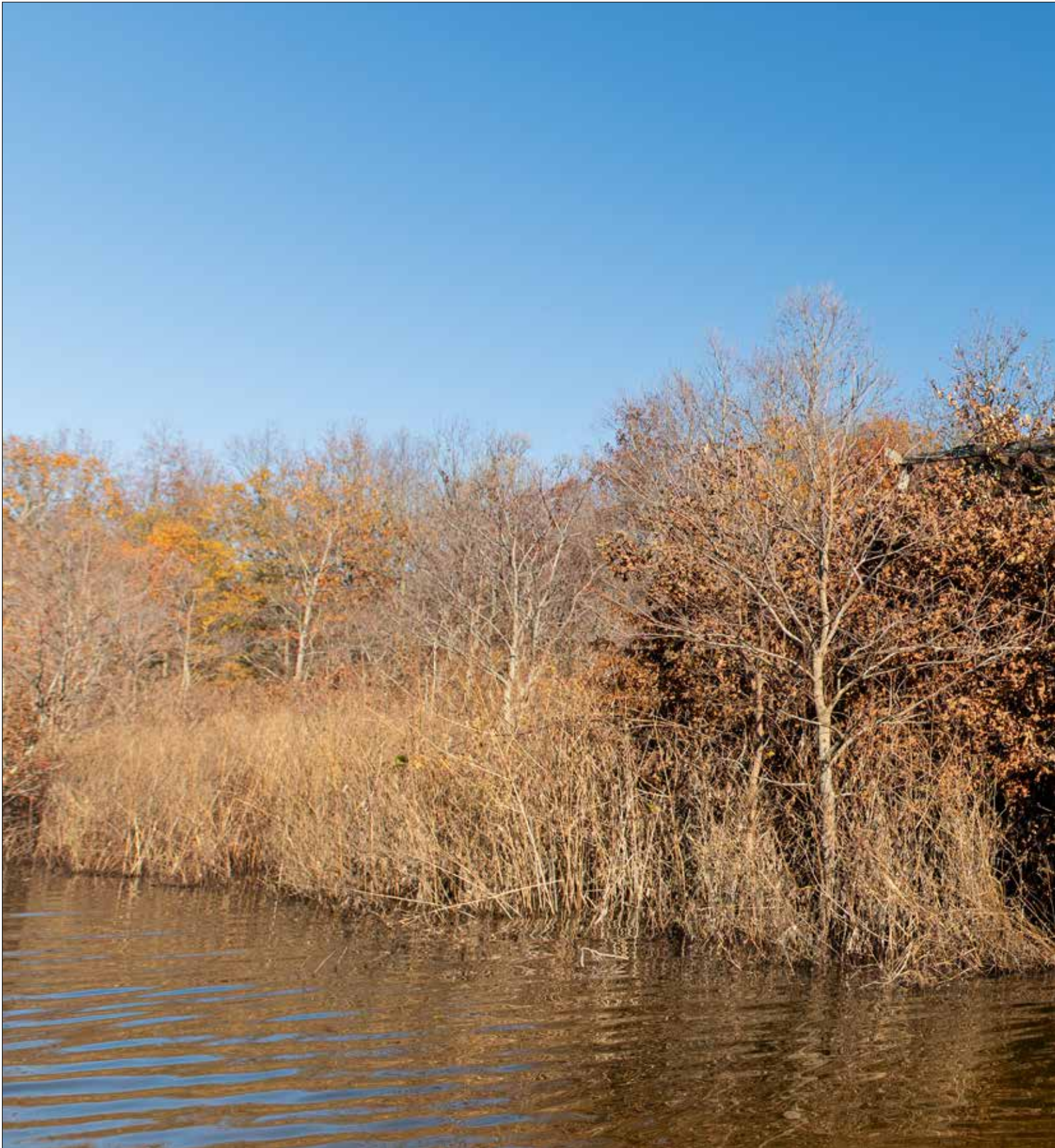


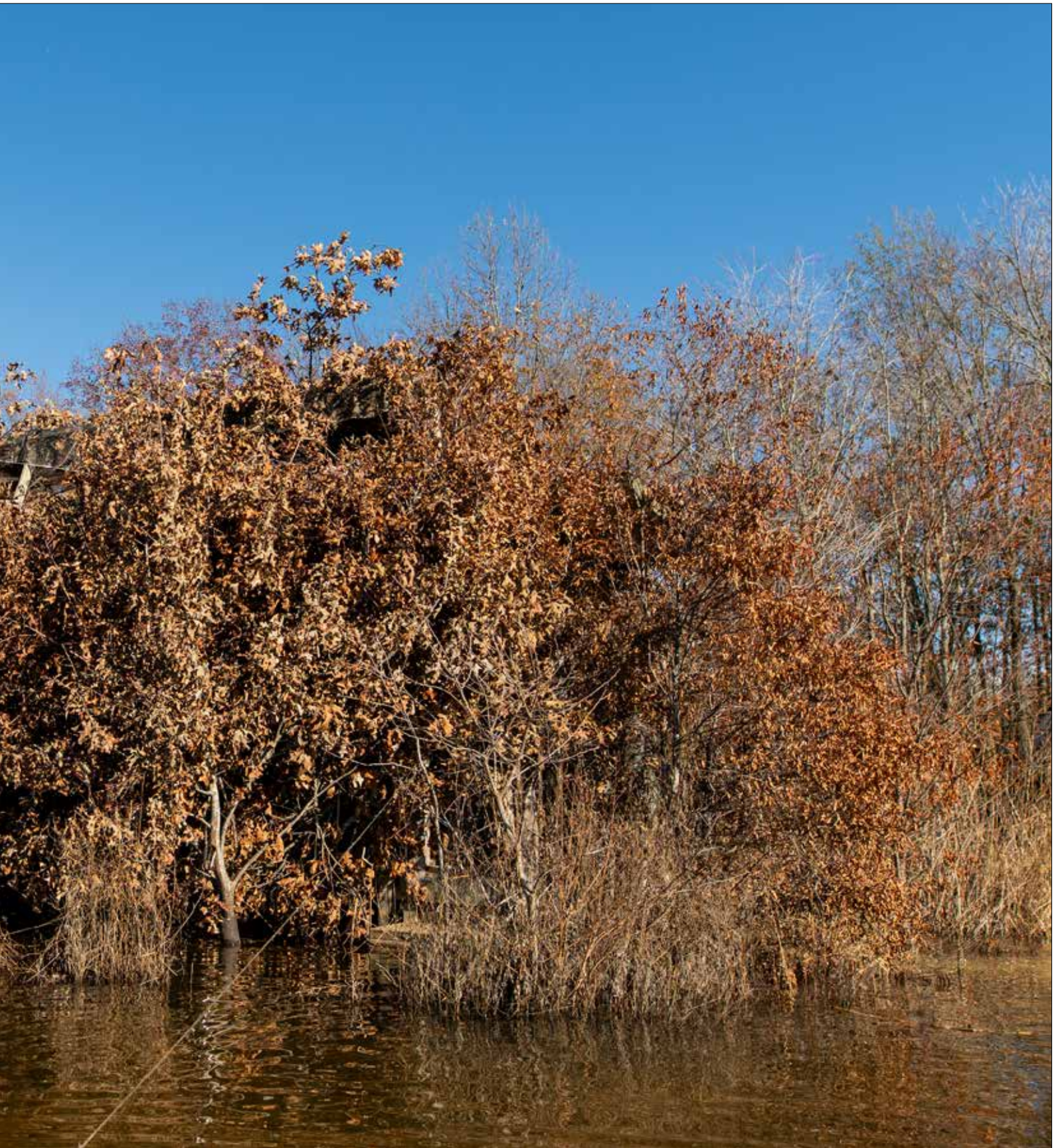
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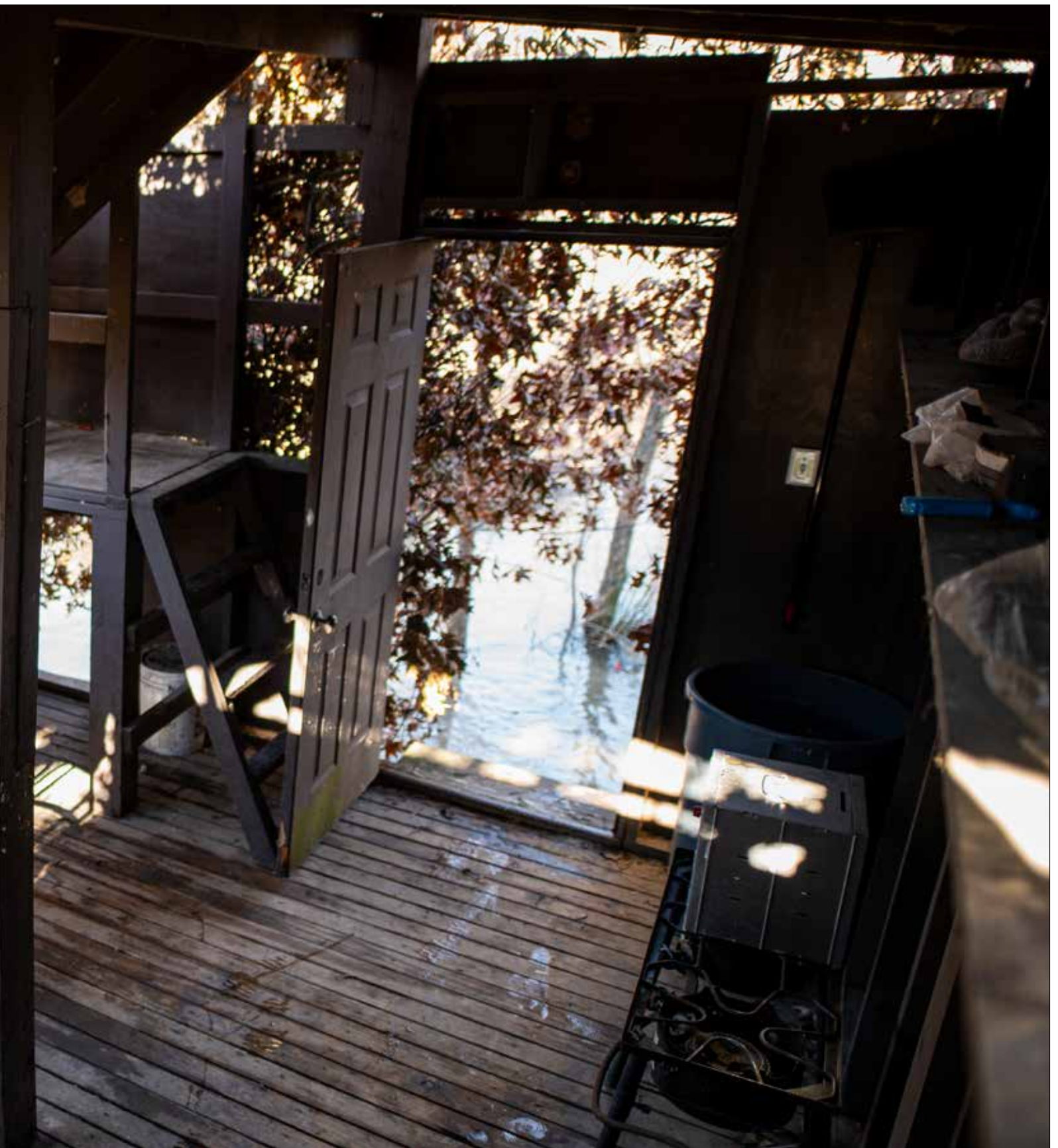
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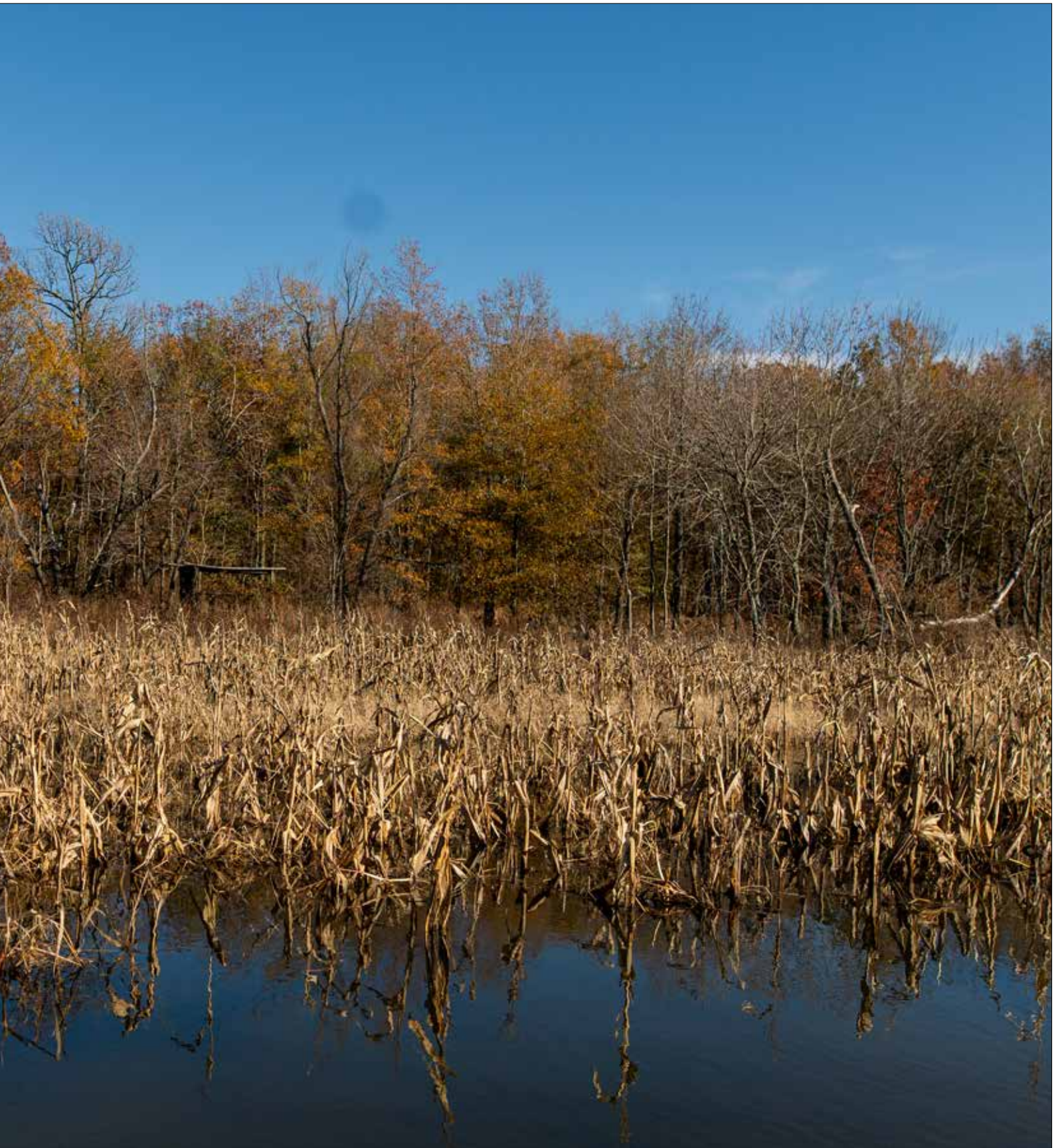
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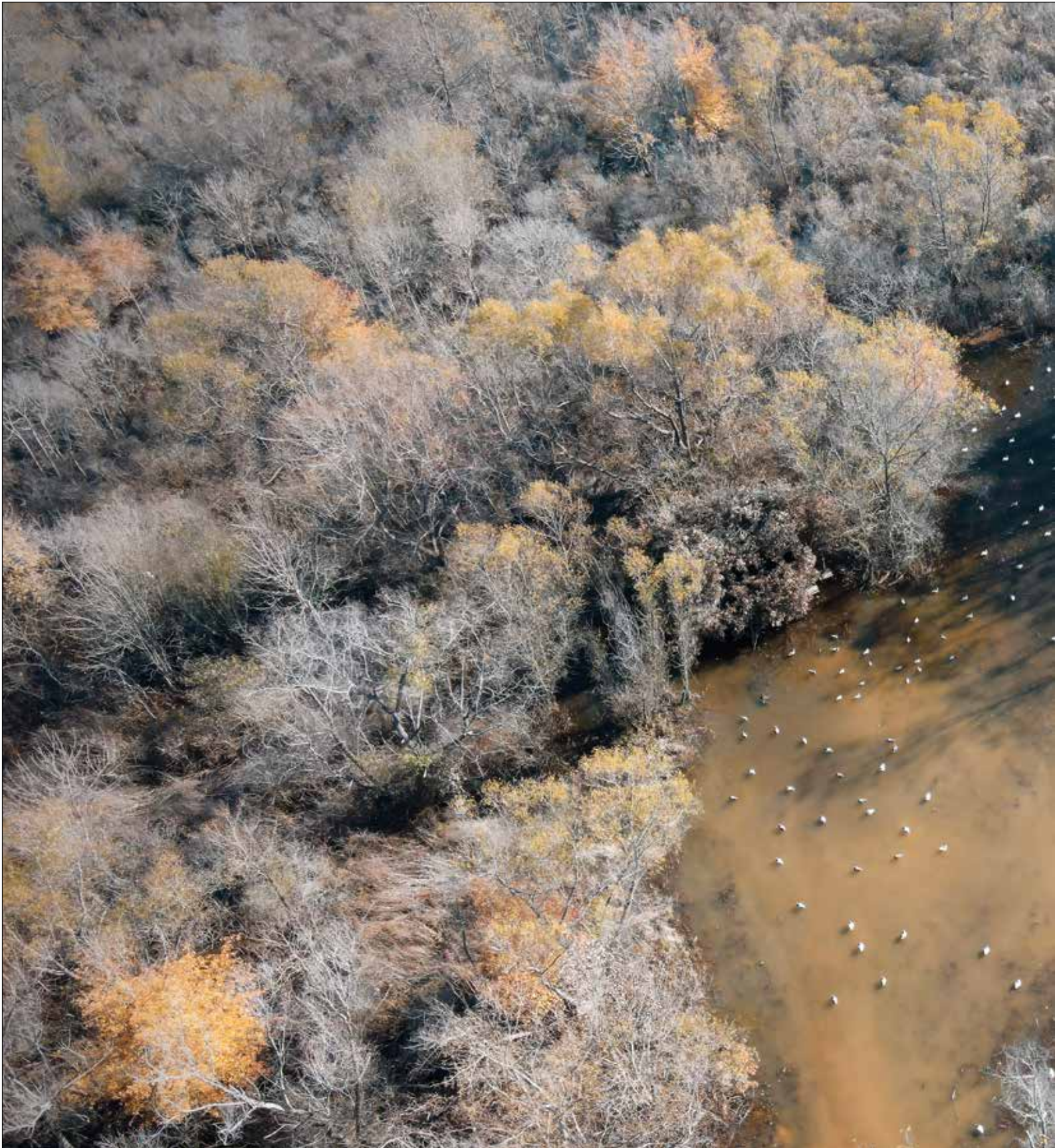
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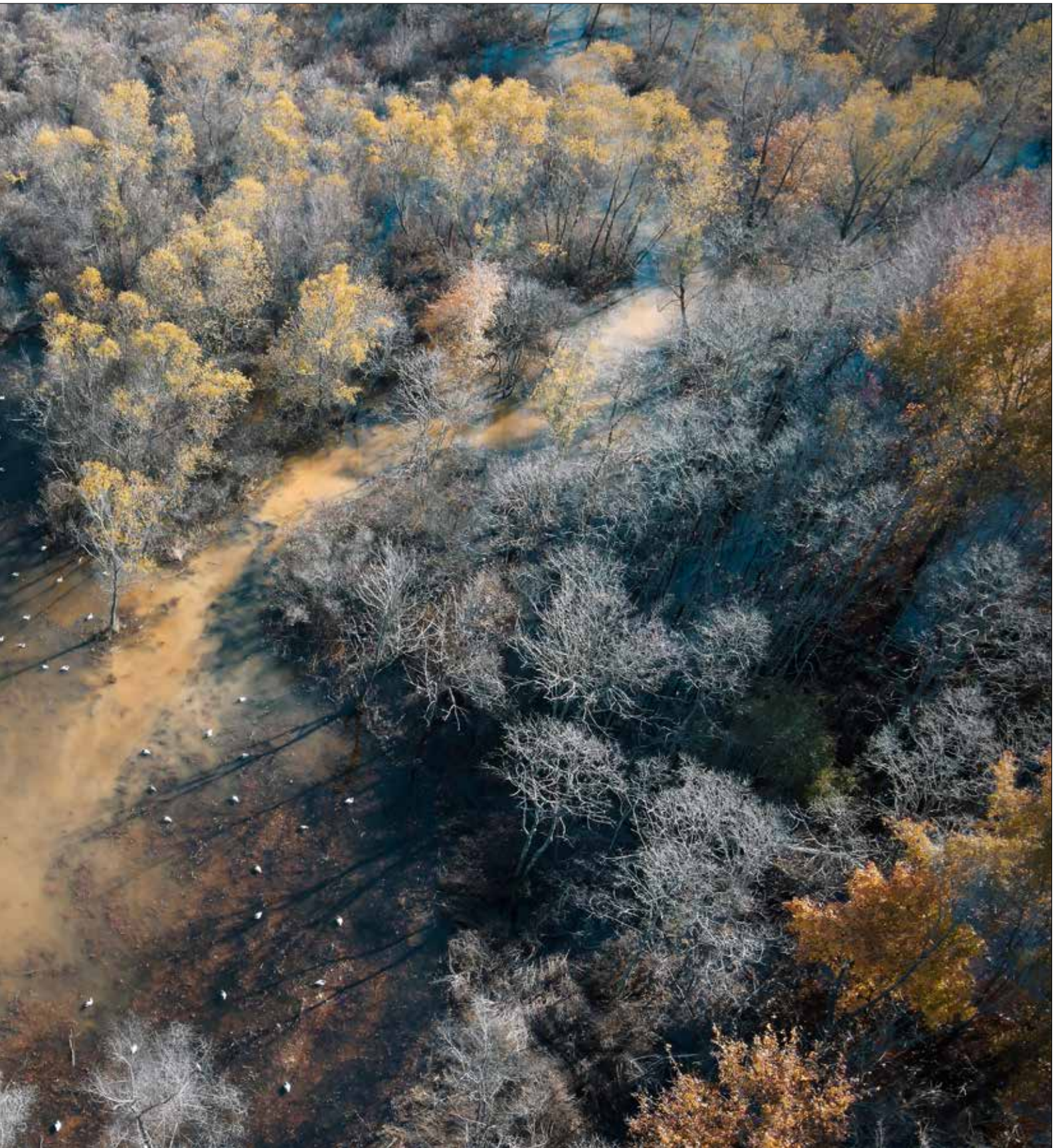
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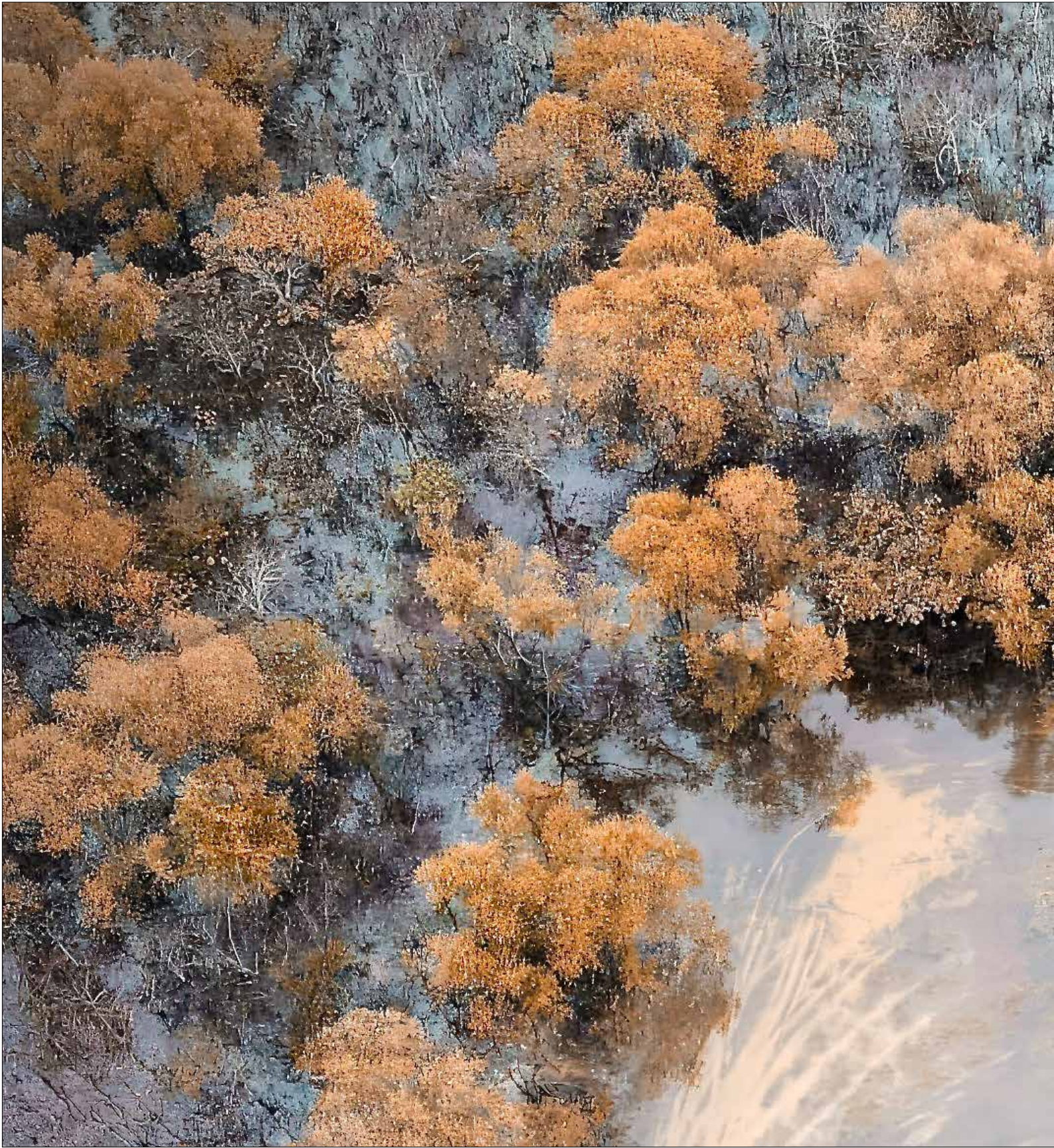
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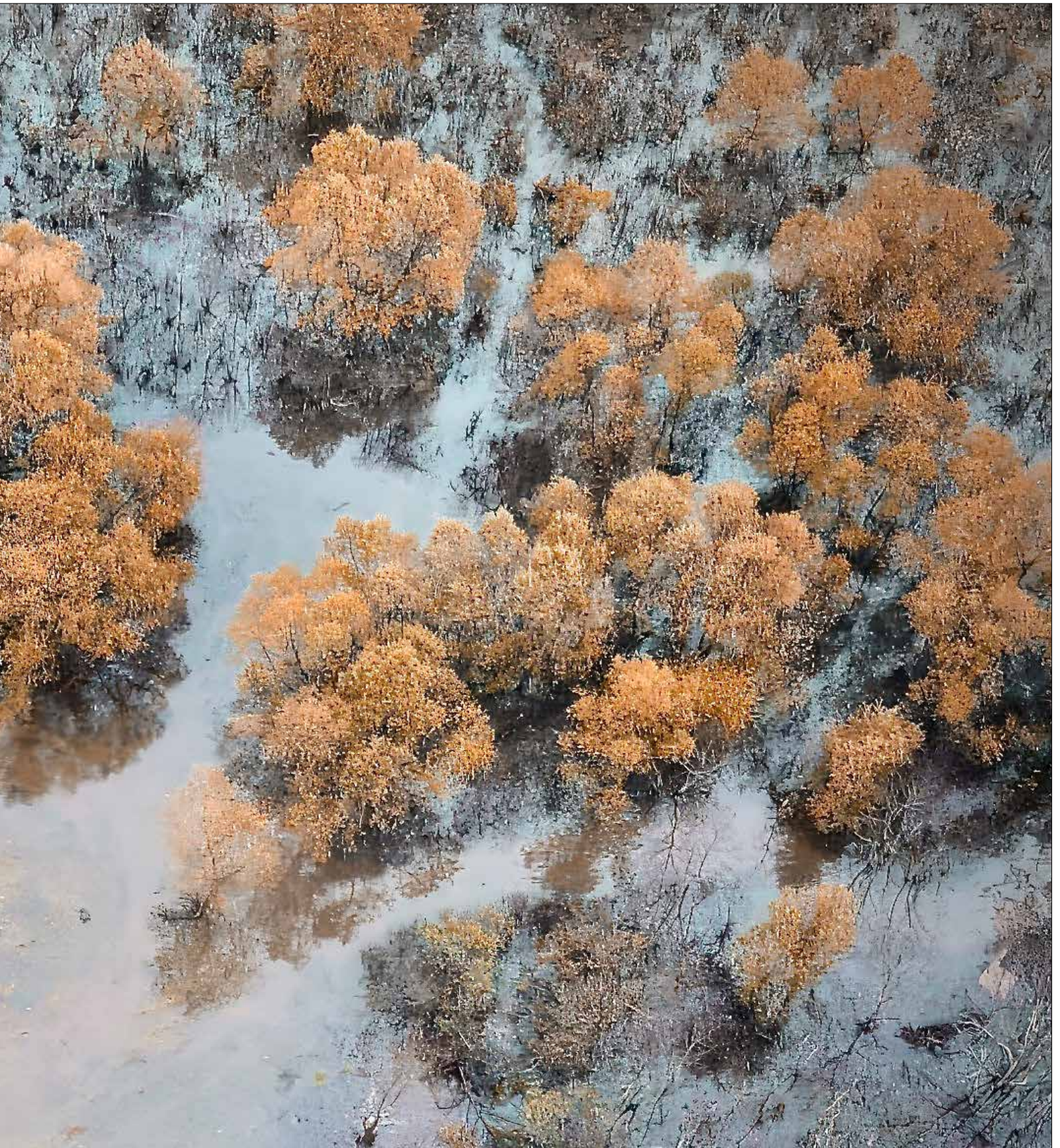


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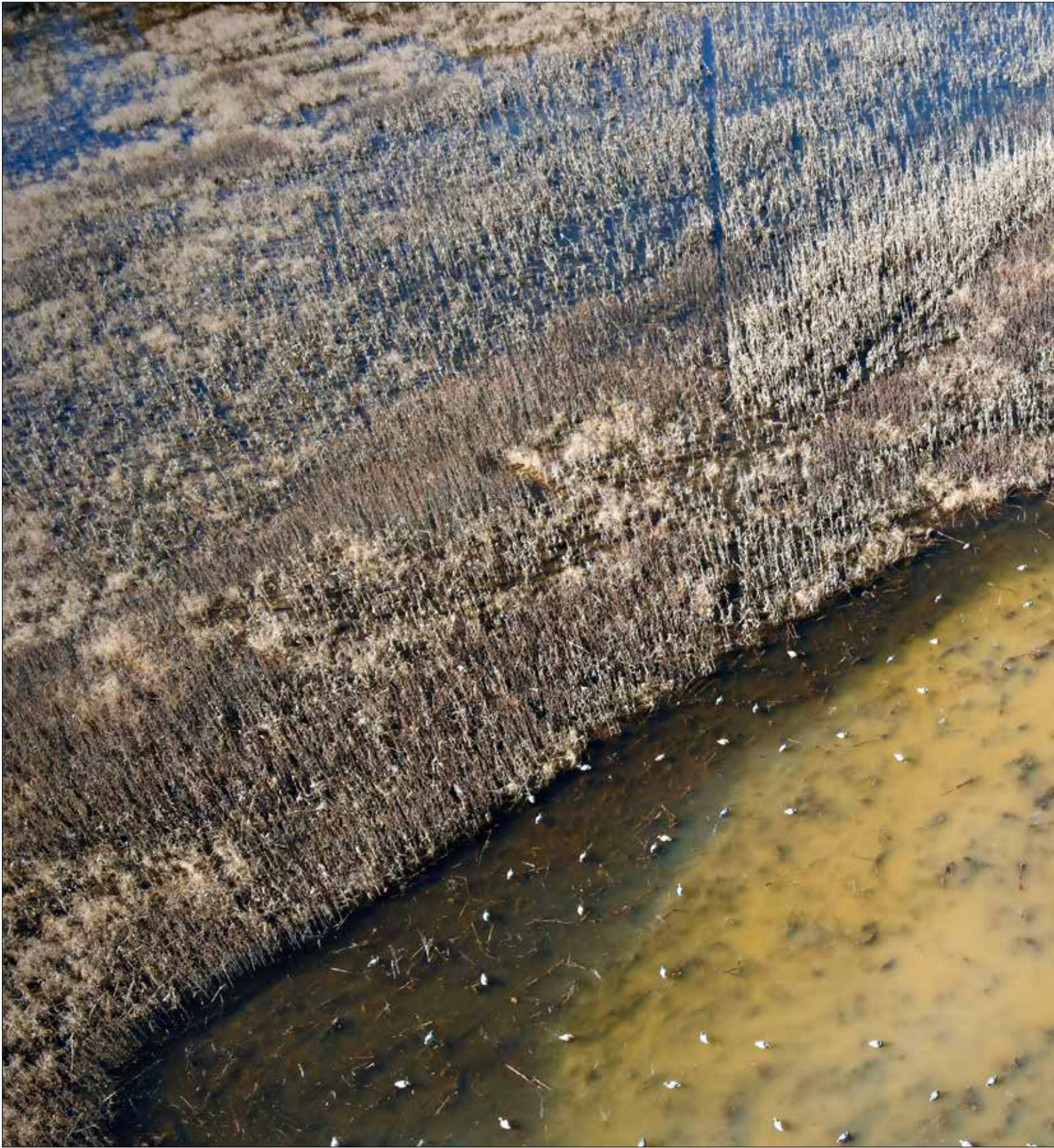
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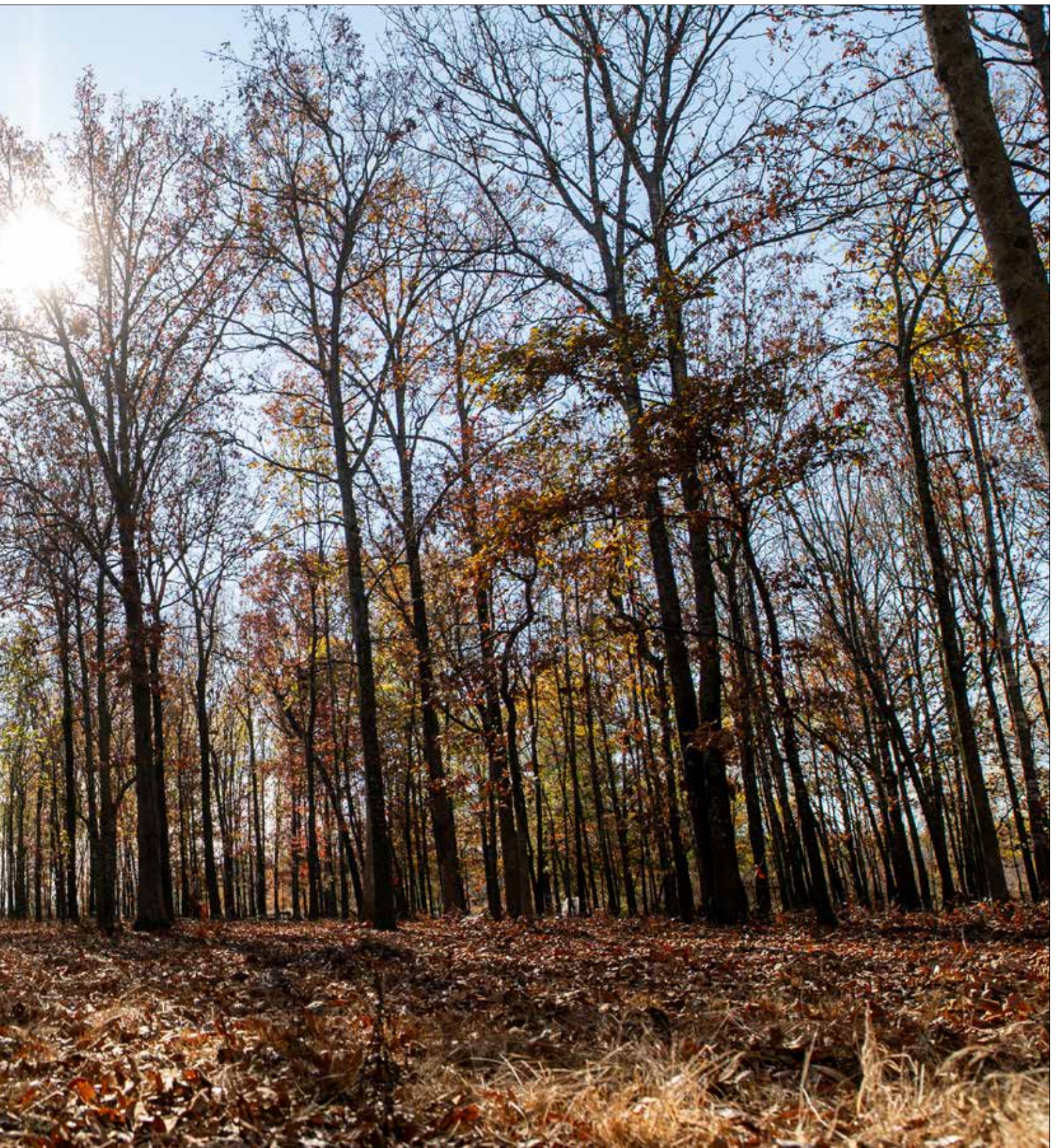
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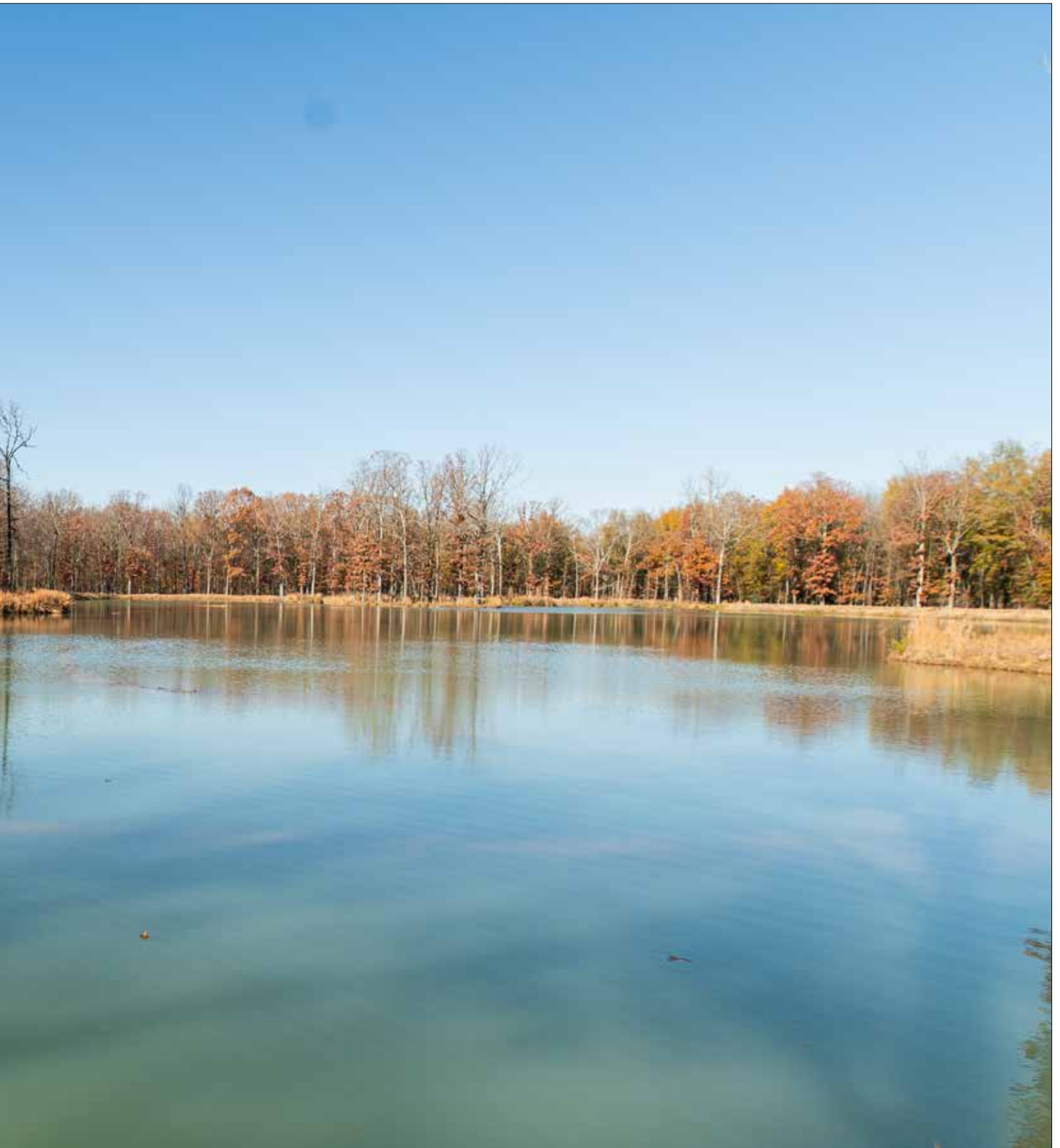
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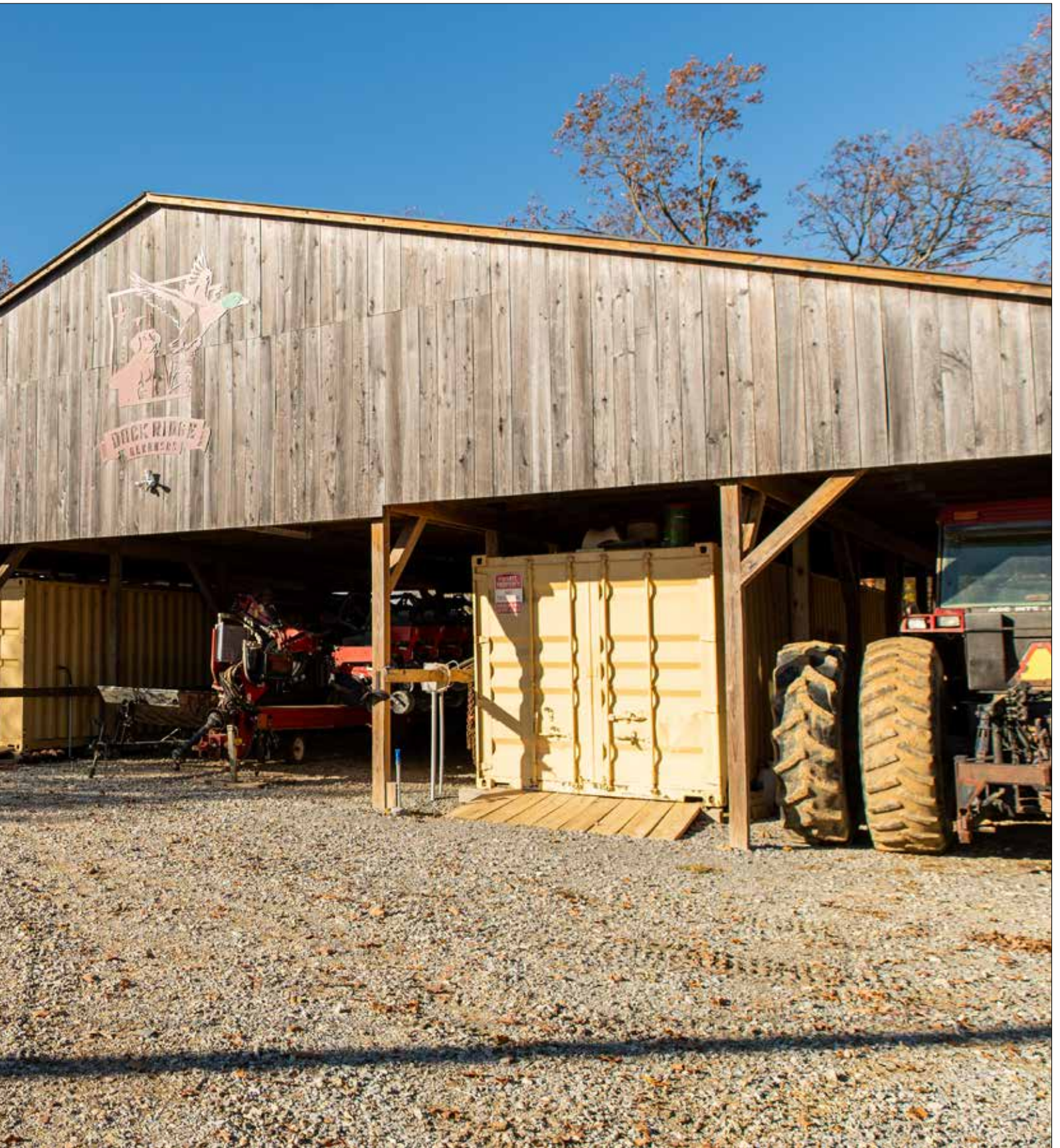
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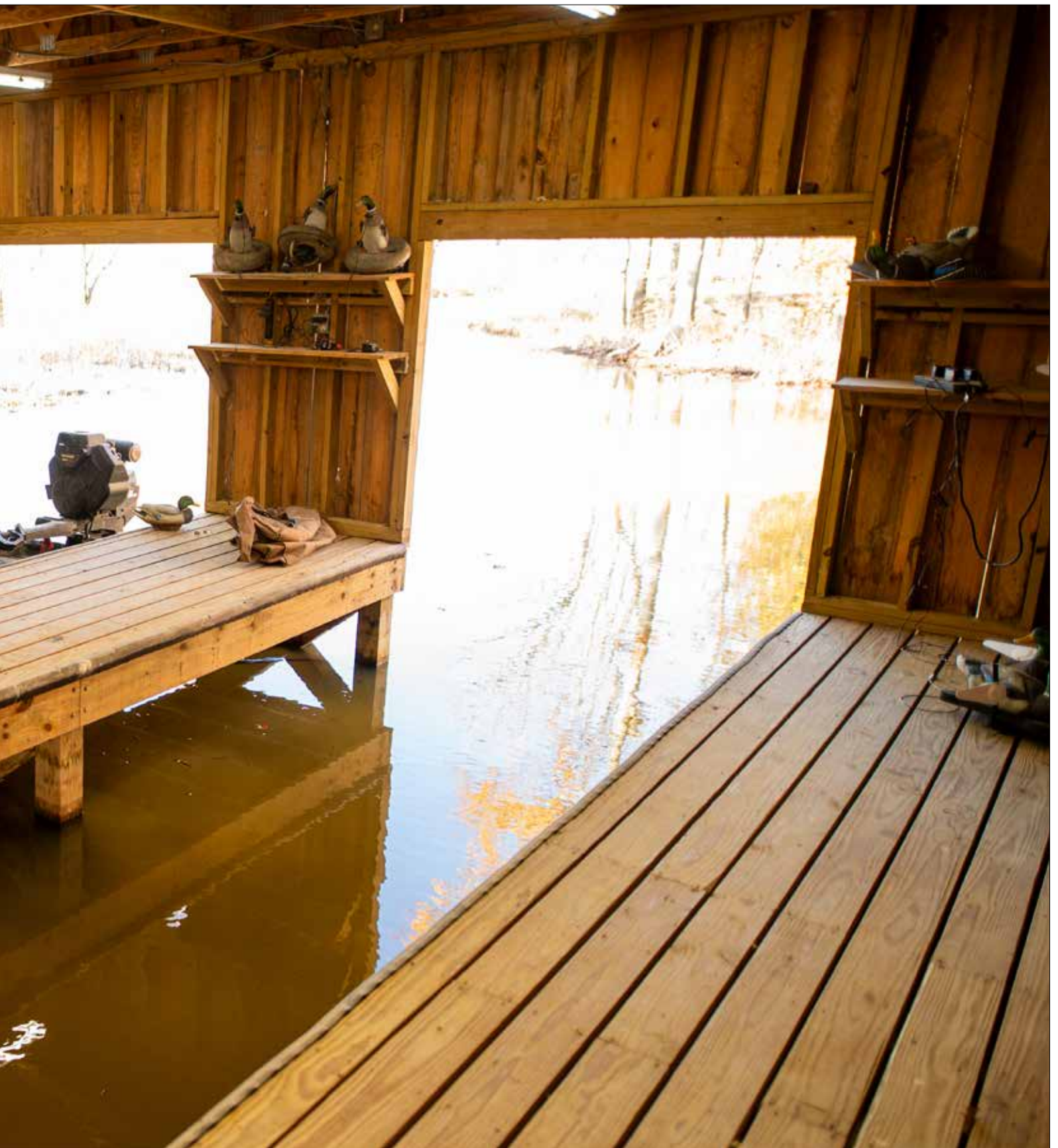
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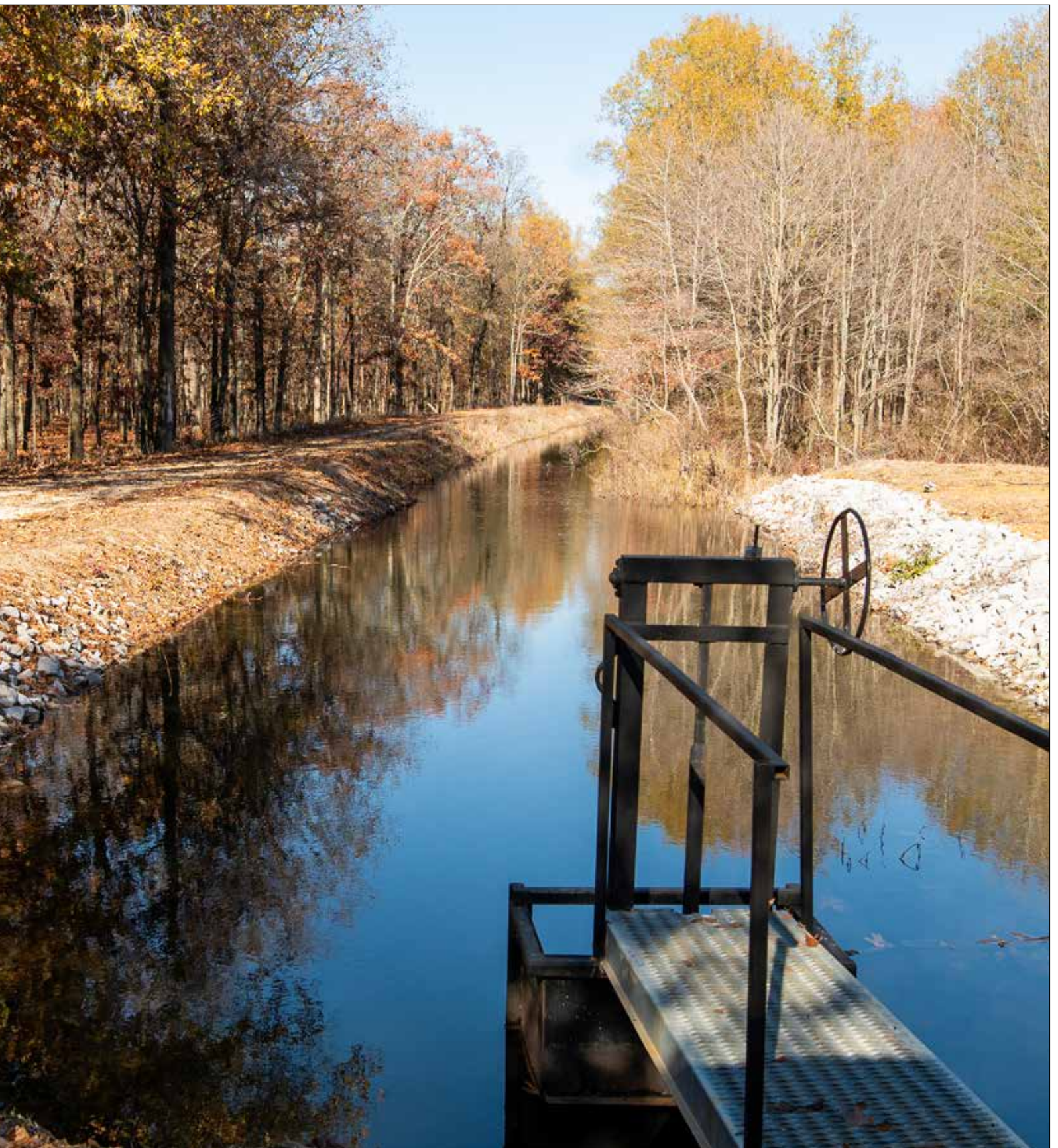
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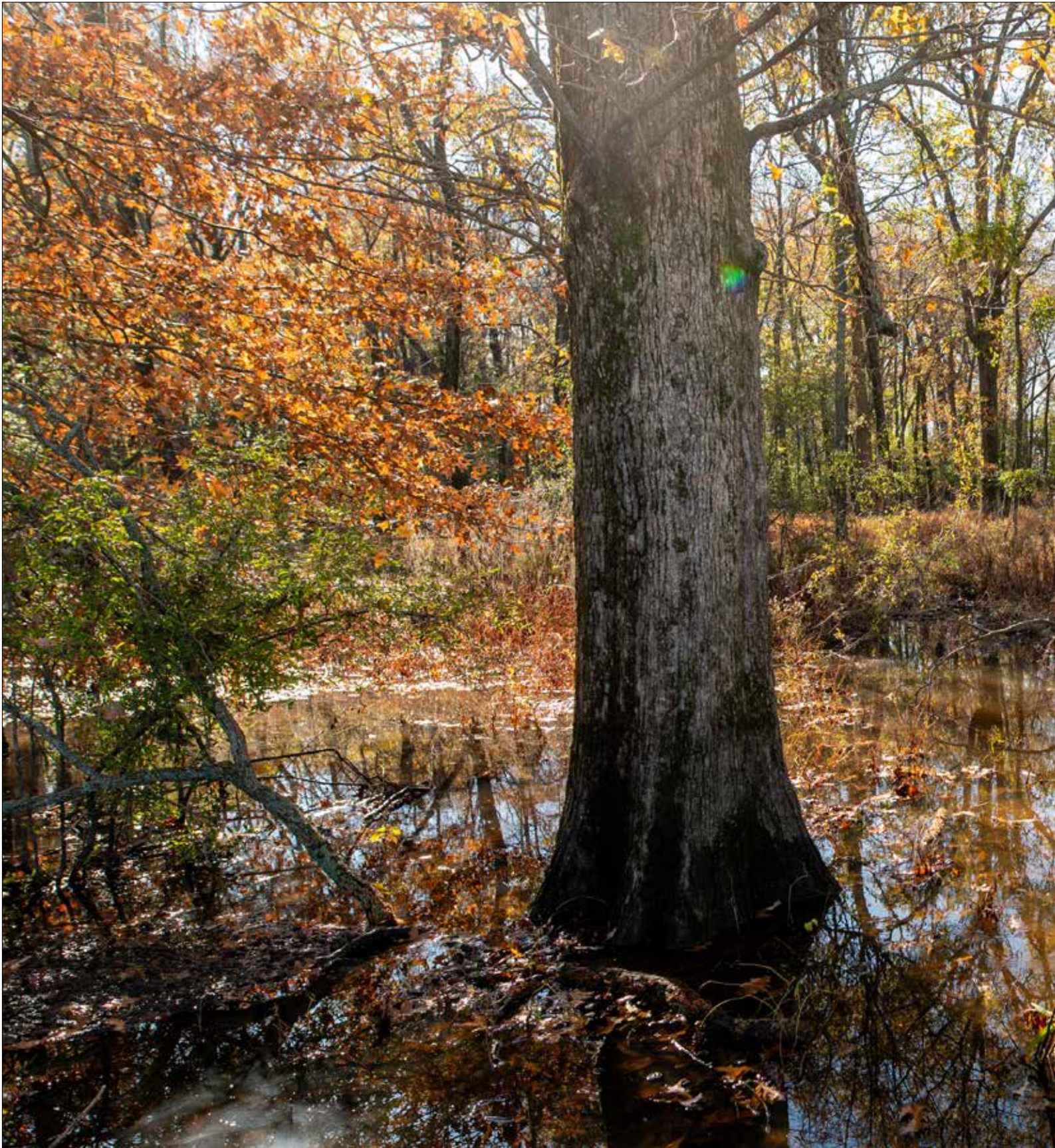
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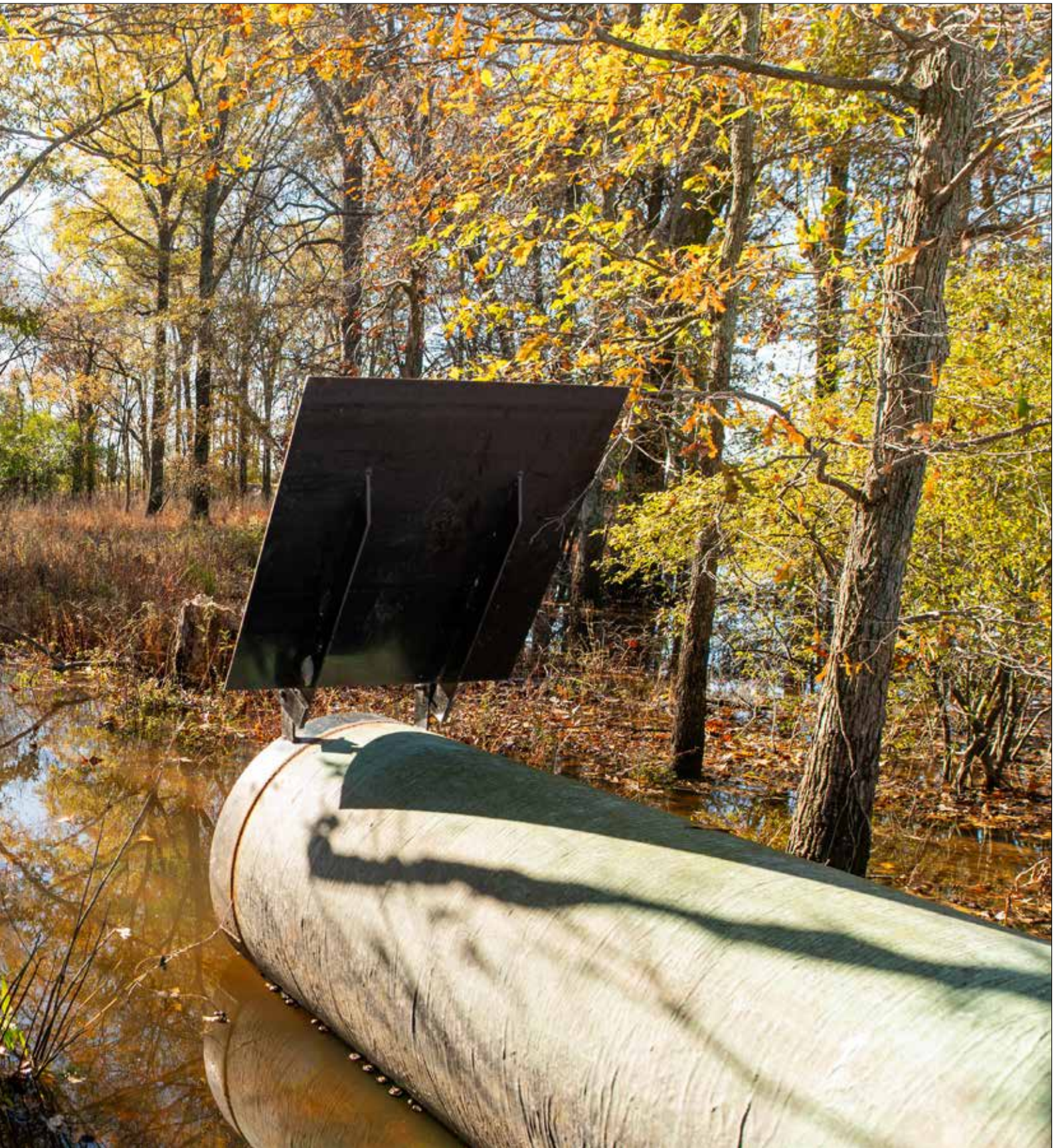
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Chuck Myers

Chuck Myers is a Partner and Agent with Myers Cobb Realtors, licensed in Arkansas, Mississippi, and Tennessee. After an Agribusiness career as an industry National Sales and Marketing Manager, Chuck entered the real estate market, developing and managing legacy hunting clubs in North America.

Chuck has a proven history of marketing and selling equity in premium hunting properties. He also has many notable real estate sales of premier hunting clubs. Chuck has a 28-year market reputation of assisting clients and partners with the acquisition, development, management, and selling of exclusive recreational estates. Chuck has a comprehensive archive of hunting and farmland involvement achievements. A limited list includes Greenbriar, River Oaks, Wolf Farm, Paradise, Deer Creek, and Delta Duck Farms.

Over the years, Chuck has developed an extensive range of relationships with qualified land investors and professionals within the agriculture and outdoor real estate business. He is a seasoned land specialist and has transacted millions of dollars in Mid-South land sales. A knowledge of land and a passion for the outdoors, Chuck identifies with the client, is direct, and enjoys the agent-client transactional relationship.

He and his wife, Jerri, have three children, seven grandchildren, and currently reside in Memphis, Tennessee.



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