



**CROOKED CREEK DUCK HUNTING PROPERTY  
ALLPORT, ARKANSAS  
LONOKE COUNTY, AR  
97+/- ACRES**

**PRESENTED BY**



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# CROOKED CREEK DUCK HUNTING PROPERTY

## PROPERTY SUMMARY

**OVERVIEW:** Positioned in a prime waterfowl flyway for duck hunting, this 97+/- acres includes 94.51 FSA Cropland Acres, with 40.01 acres enrolled in CRP hardwoods, yielding \$3,805 for the landowner (\$95.09/acre). This is a wildlife haven, with an abundance of deer cover on the property and across many of the neighboring properties. Proven duck hunting can be achieved on the approx. 1/4 mile of Crooked Creek frontage, two 15+/- acre impoundments managed for waterfowl, and the CRP when it floods naturally. A large pontoon boat converted to floating duck blind will also convey. Both impoundments have water-control structures and drain pipes for managing water levels. The seller has been artificially flooding the two impoundments from Crooked Creek with a portable pump. Two fields, totaling 20+/- acres, are ideal for deer and dove food plots. There is one turbine well that was operational the last time it was used; its present condition is unknown and is being conveyed as-is. A large gravel parking pad makes access and preparation easy. Call to schedule a tour before it's gone!

**LAND AREA:** - 97+/- Acres Total  
- 32+/- Acres of Waterfowl Impoundments  
- 40 +/- Acres in CRP  
- 20+/- Acres of Open Field Food Plots  
- 5+/- Acres in Crooked Creek

**LOCATION/ACCESS:** This property is located on the south side of Hwy 52, approximately 4 miles southwest of Eudora, AR.

**TAXES:** Estimated taxes were approx. \$260.14 in 2023.

**OFFERING PRICE:** The offering price for this property is \$525,000.

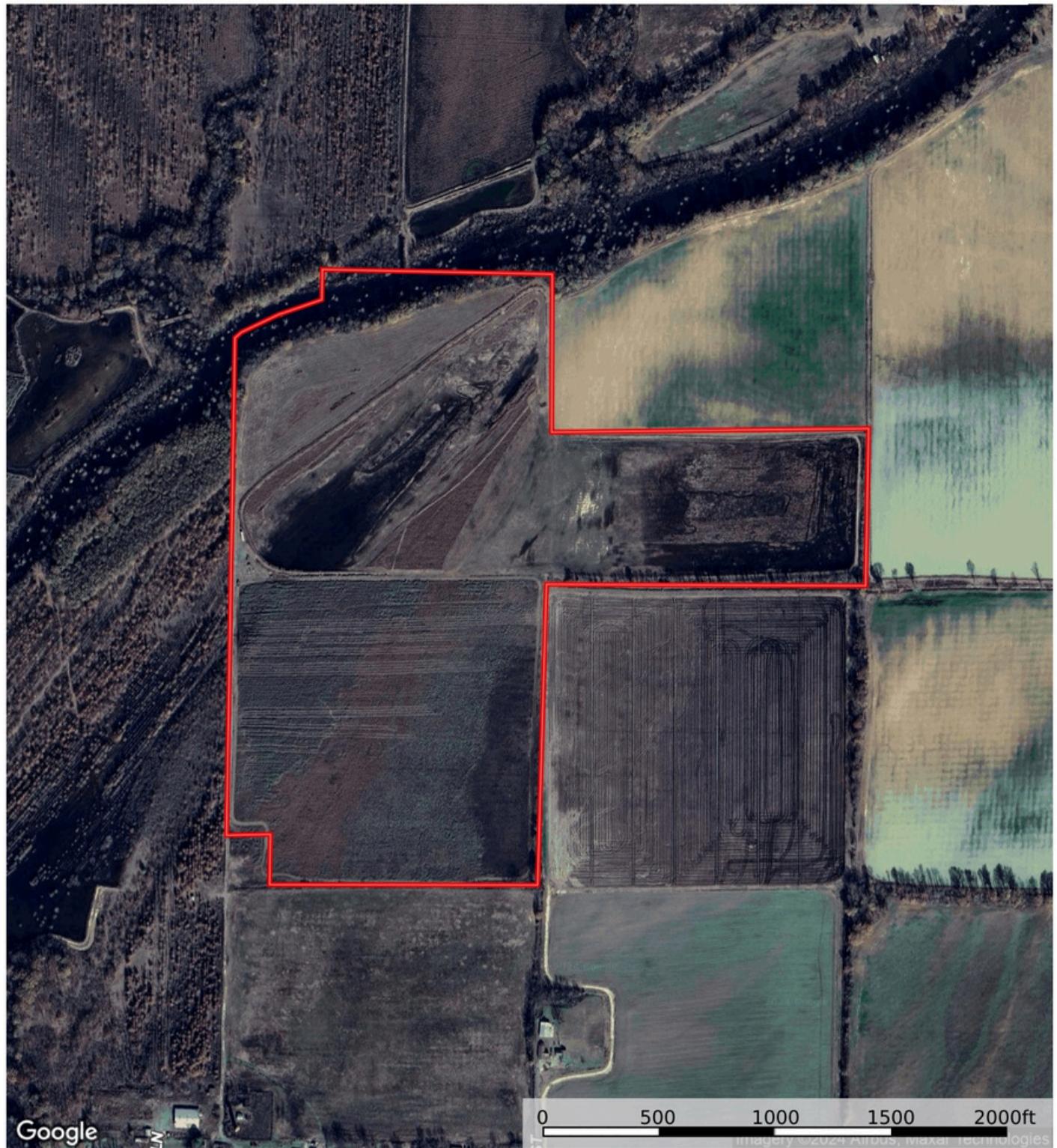
## Disclaimer Statement

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# AERIAL MAP

**Crooked Creek Hunting Property**  
Lonoke County, Arkansas, 97 AC +/-

HOLMES  
REAL ESTATE



Boundary

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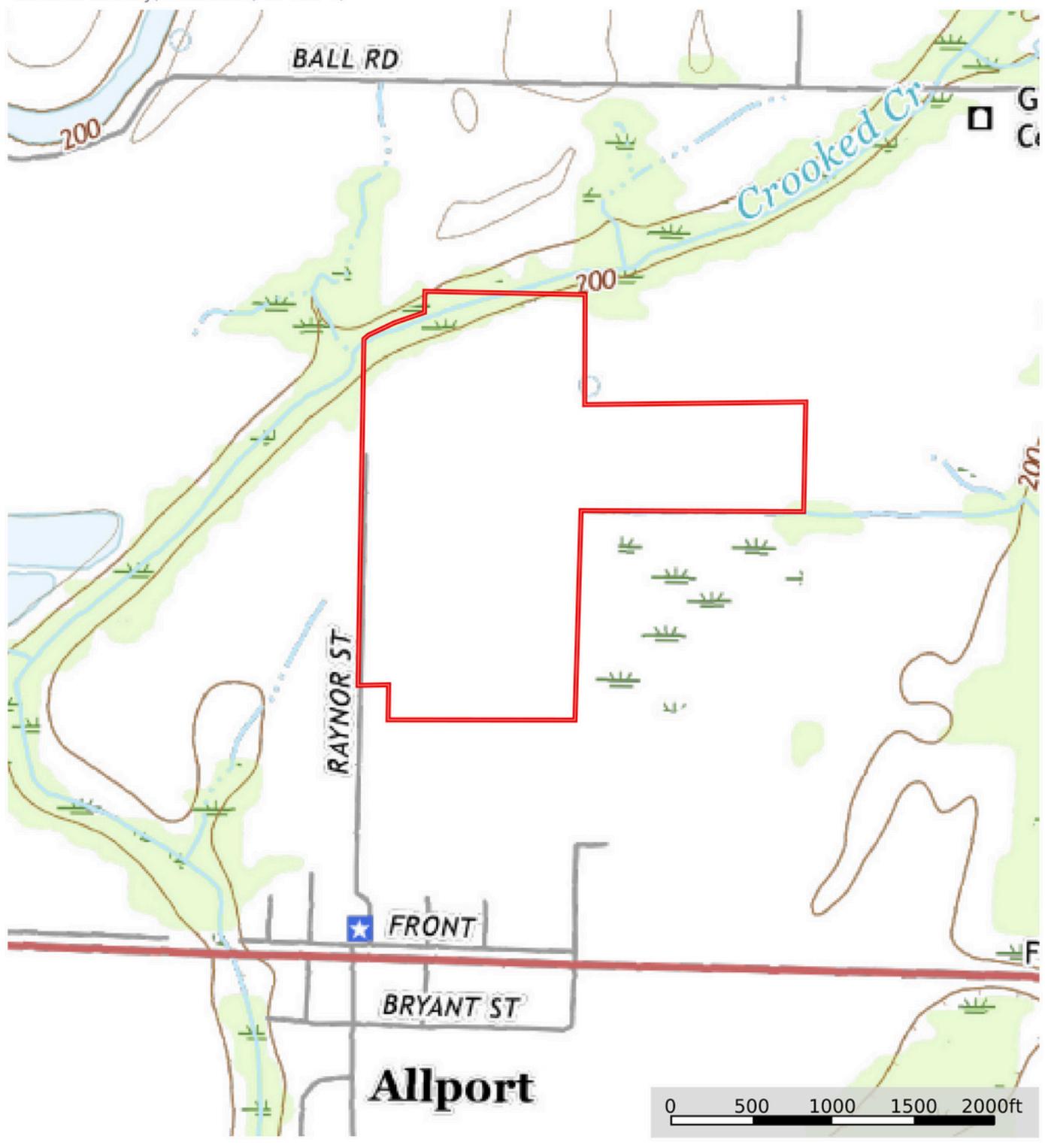
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# TOPOGRAPHY MAP

## Crooked Creek Hunting Property

Lonoke County, Arkansas, 97 AC +/-

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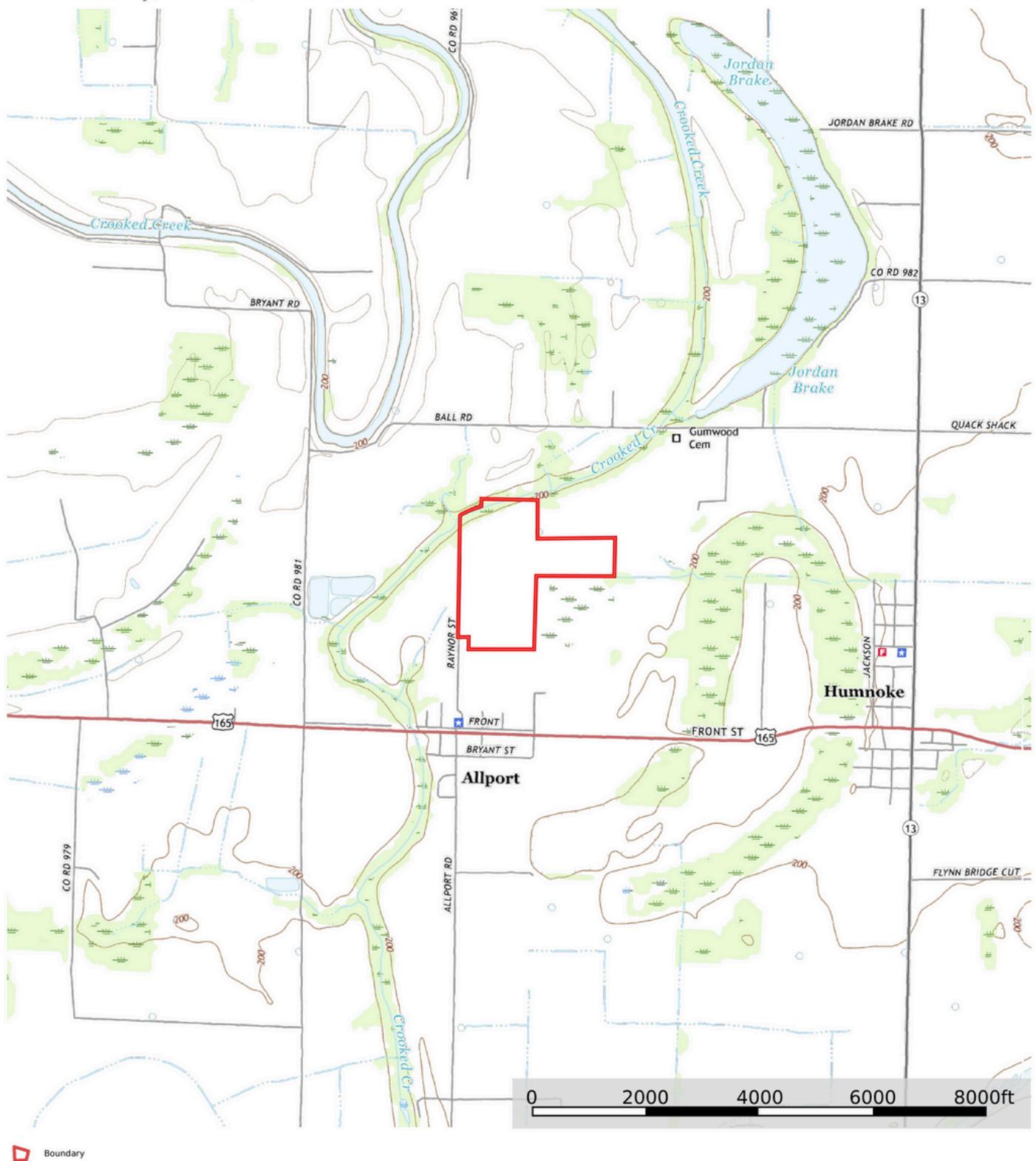
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Lonoke County, Arkansas, 97 AC +/-

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# PHOTOS



# PHOTOS



## COMMENTS & NOTES



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