



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

PRESENTED BY



**Marc Holmes – Principal Broker
2770 Main St. Ste 288, Frisco, TX 75033
501-438-9757 (office) (501-269-6963) cell
www.holmes-realestate.com**

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.

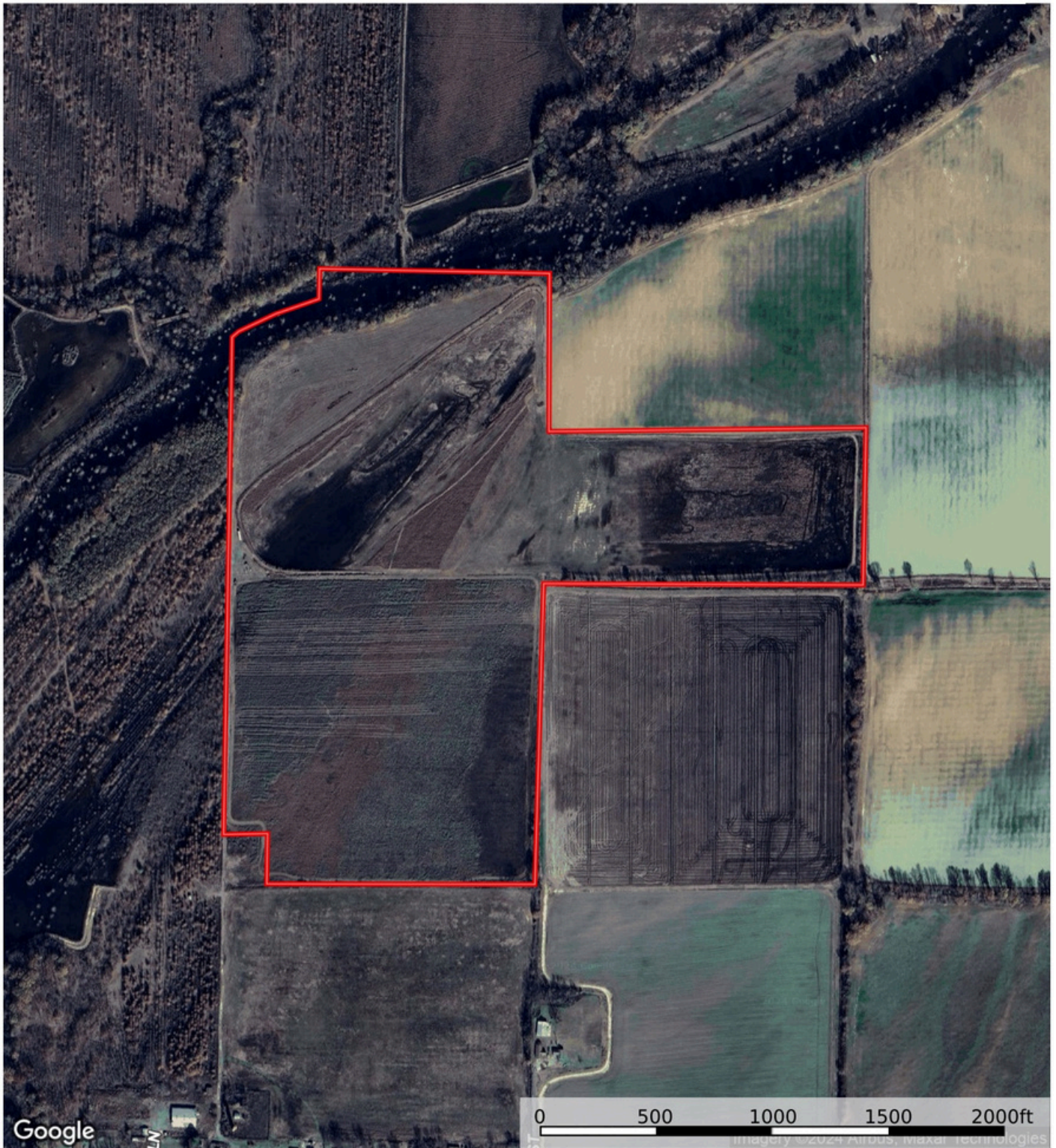
Disclaimer Statement

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AERIAL MAP

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

HOLMES
REAL ESTATE



Boundary

Marc Holmes
P: 501-438-9757

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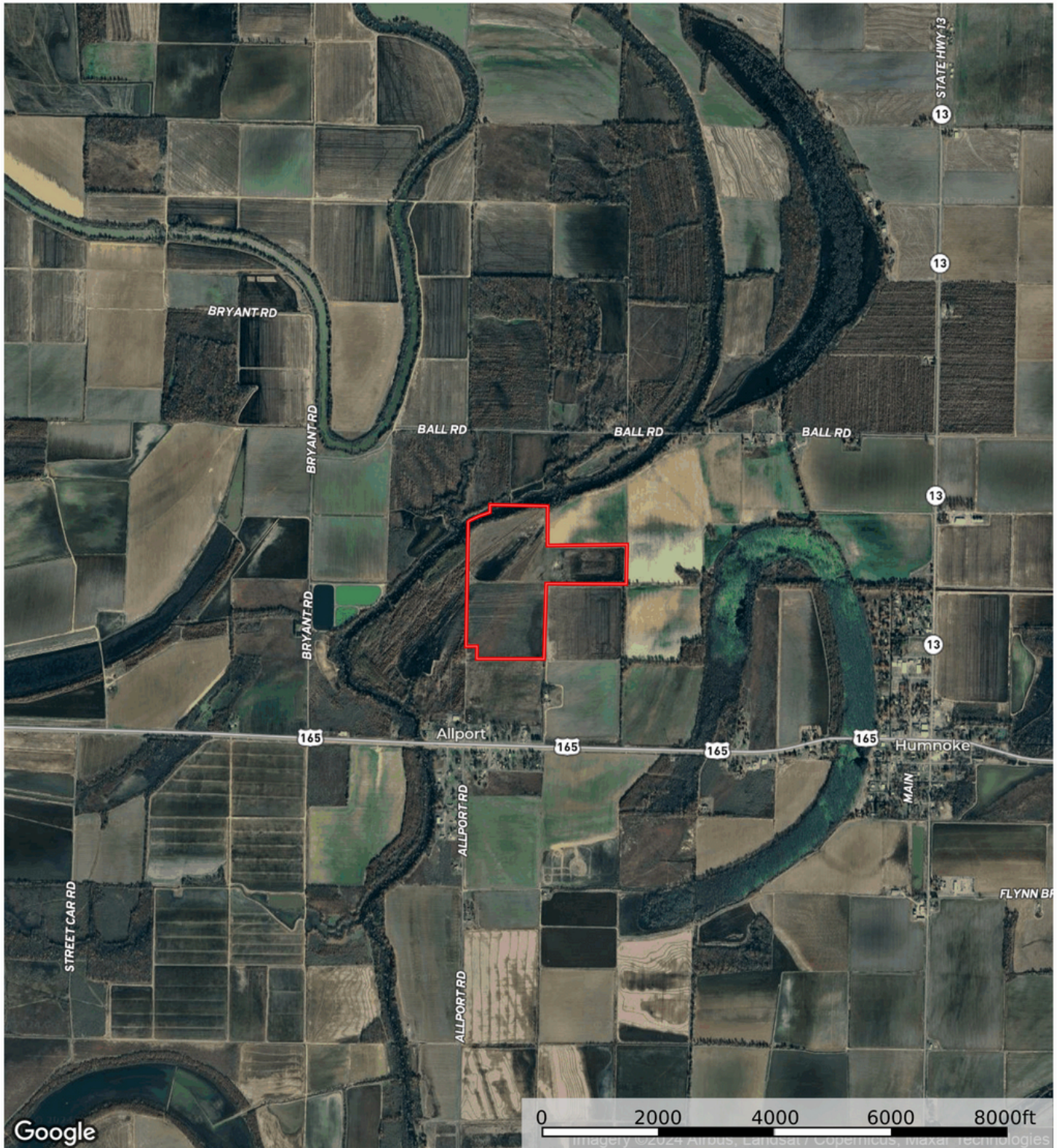
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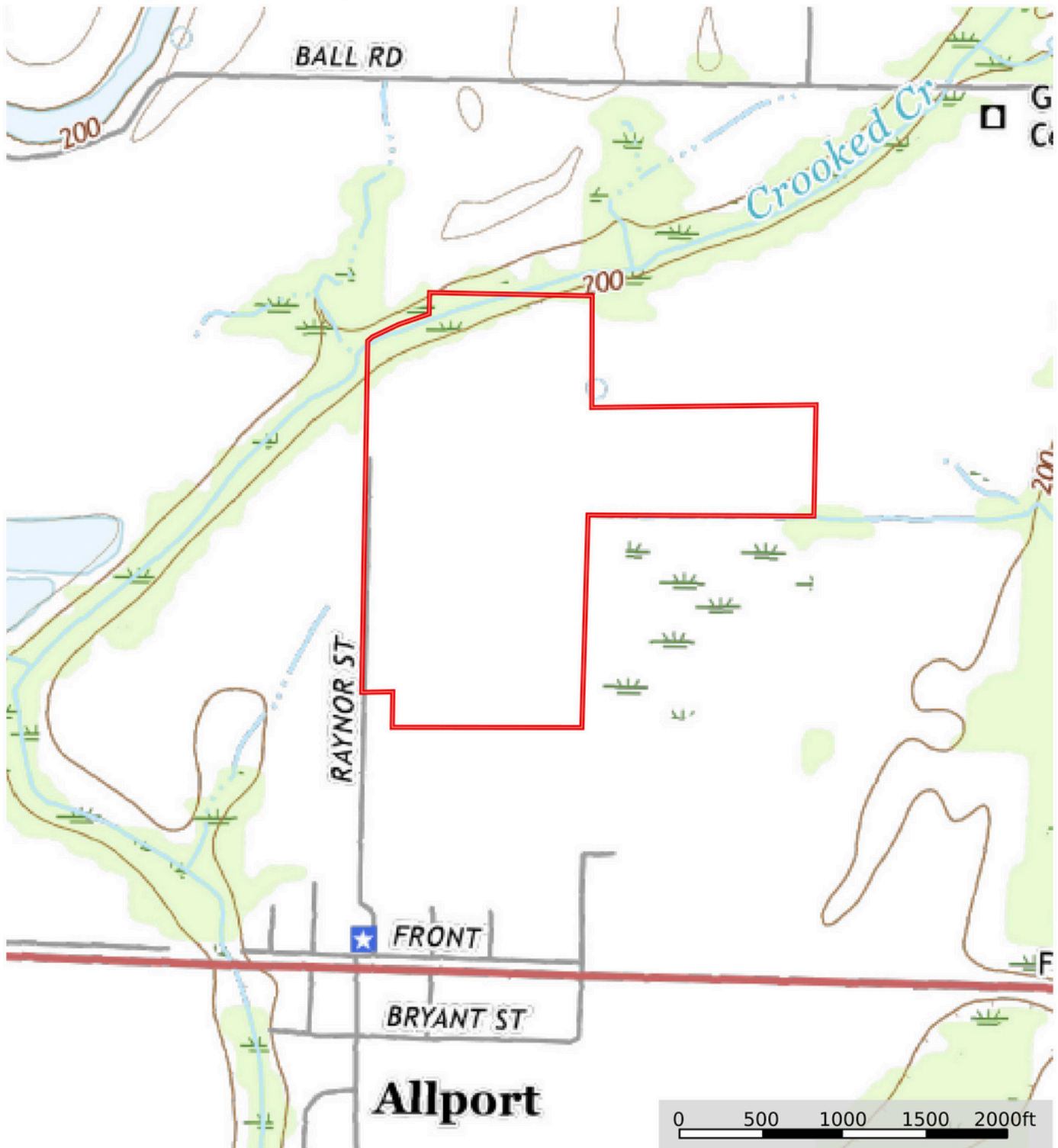


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TOPOGRAPHY MAP

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

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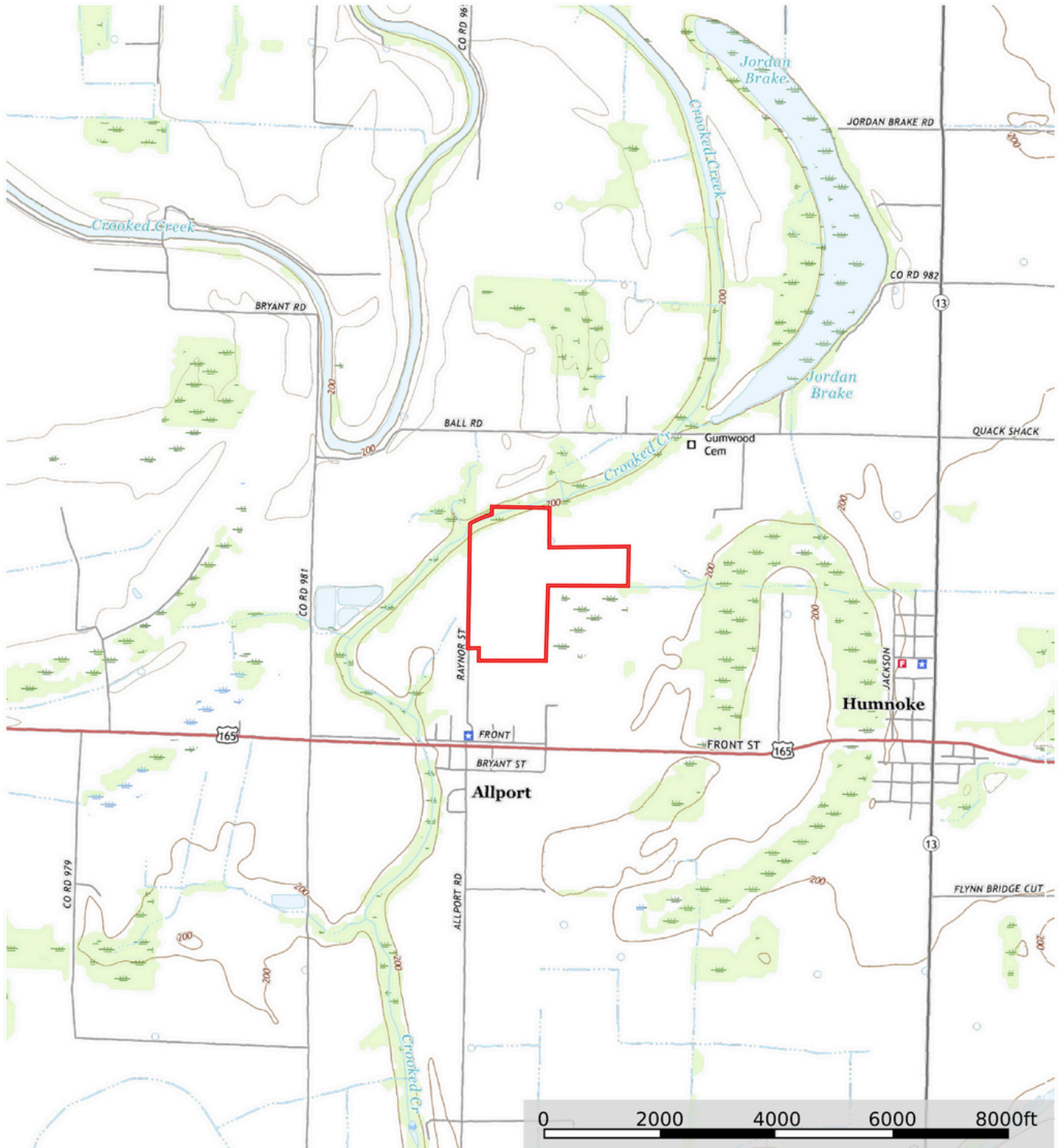
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PHOTOS



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COMMENTS & NOTES



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