

The McGee Woods

223.0 +/- Acres • Crittenden County, Arkansas

AVAILABLE FOR ACQUISITION: The McGee Woods is a well-managed hunting property adjoining the 900-acre Bruins Woods. The land is positioned in a historic hunting community just outside the Mississippi River levee. This unique property offers outstanding deer, turkey, and duck hunting.



MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



PROPERTY SUMMARY

The McGhee Woods consists of 223.0 +/- acres of hardwood timber resting southeast of Hughes, Arkansas, in a historical hunting community. The property is located in the southernmost part of Crittenden County, not far from the Mississippi River Levee.

The land is private and secluded and managed exclusively for wildlife and hunting, with an excellent reputation for trophy deer and turkey hunting. Duck hunting is also available on Cane Lake, which runs along the north part of the woods.

The property adjoins the Bruins Woods, which is an estimated 900 acres, and a well-known hunting club. The landholding is within one and a half miles of the storied Peter's Island Hunting Club, which is an estimated 9,000 acres, and two and a half miles from Five Lakes Hunting Club, which adjoins Horseshoe Lake. The Mississippi River is three miles to the south, and the surrounding area offers large tracts of farmland. All of these factors are significant contributors to the wildlife resources of the property.

The woods are improved, offering a good interior road system, five wildlife food plots, several deer stands, wildlife feeders, and a duck blind on Cane Lake. An opportunity exists to plant duck food in the northwest food plot next to Cane Lake, which would enhance the duck habitat tremendously. There is a levee and a water control pipe, which allows water to back up and hold on Cain Lake for duck hunting.

The land is seven and a half miles from Hughes, AR, nine and a half miles from Horseshoe Lake, and 35 miles from Memphis. The property is accessed from the north via Arkansas Highway 38 and from the south via Bruins Road. All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

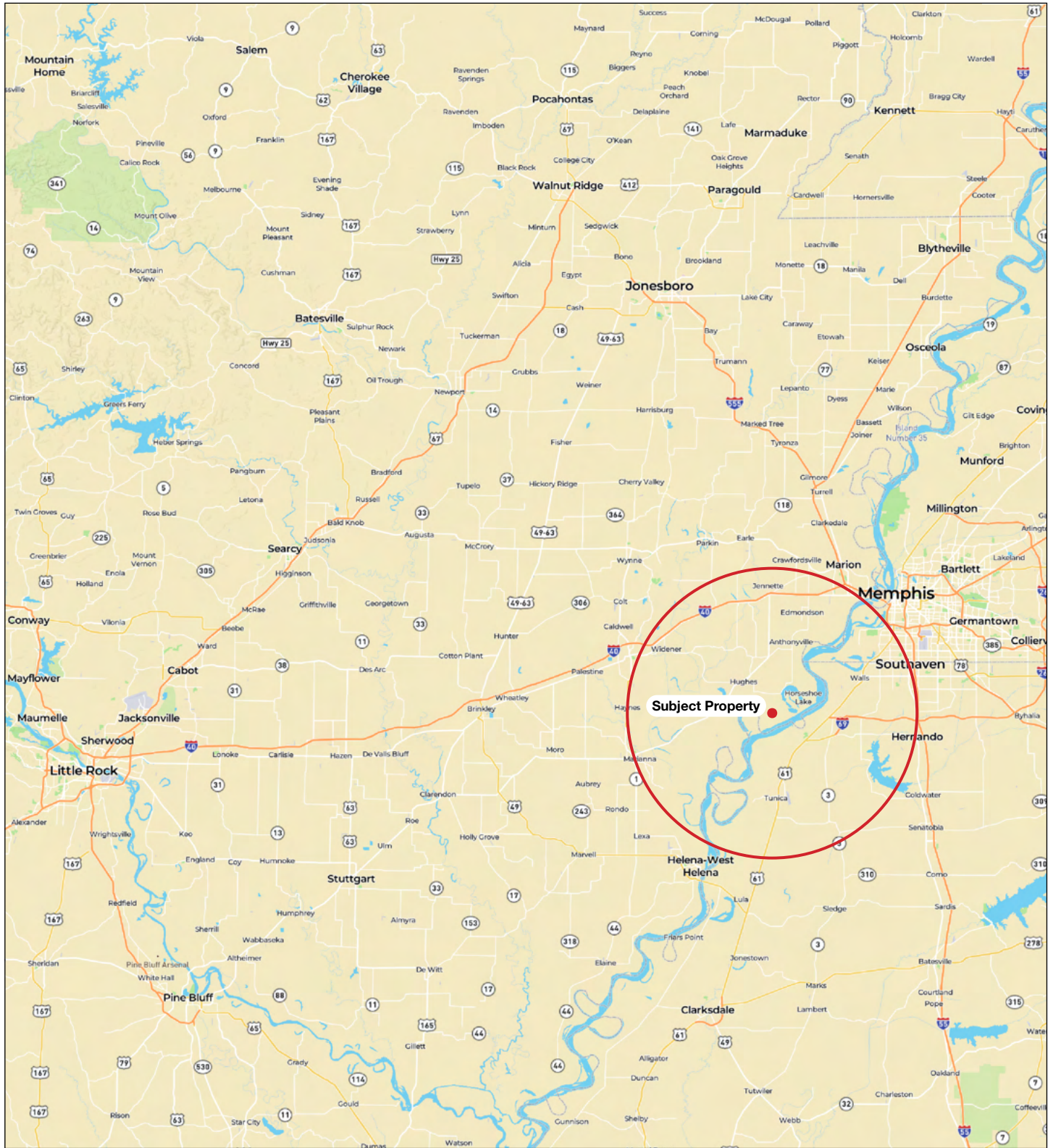
This is a rare opportunity to own a premium hunting property positioned between two major timber tracts, which are notorious for trophy whitetail bucks and large flocks of turkey, along with duck hunting opportunities.

The McGee Woods is listed for sale by Chuck Myers of Myers Cobb Realtors at a price of \$1,784,000.00 (\$8,000.00 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.

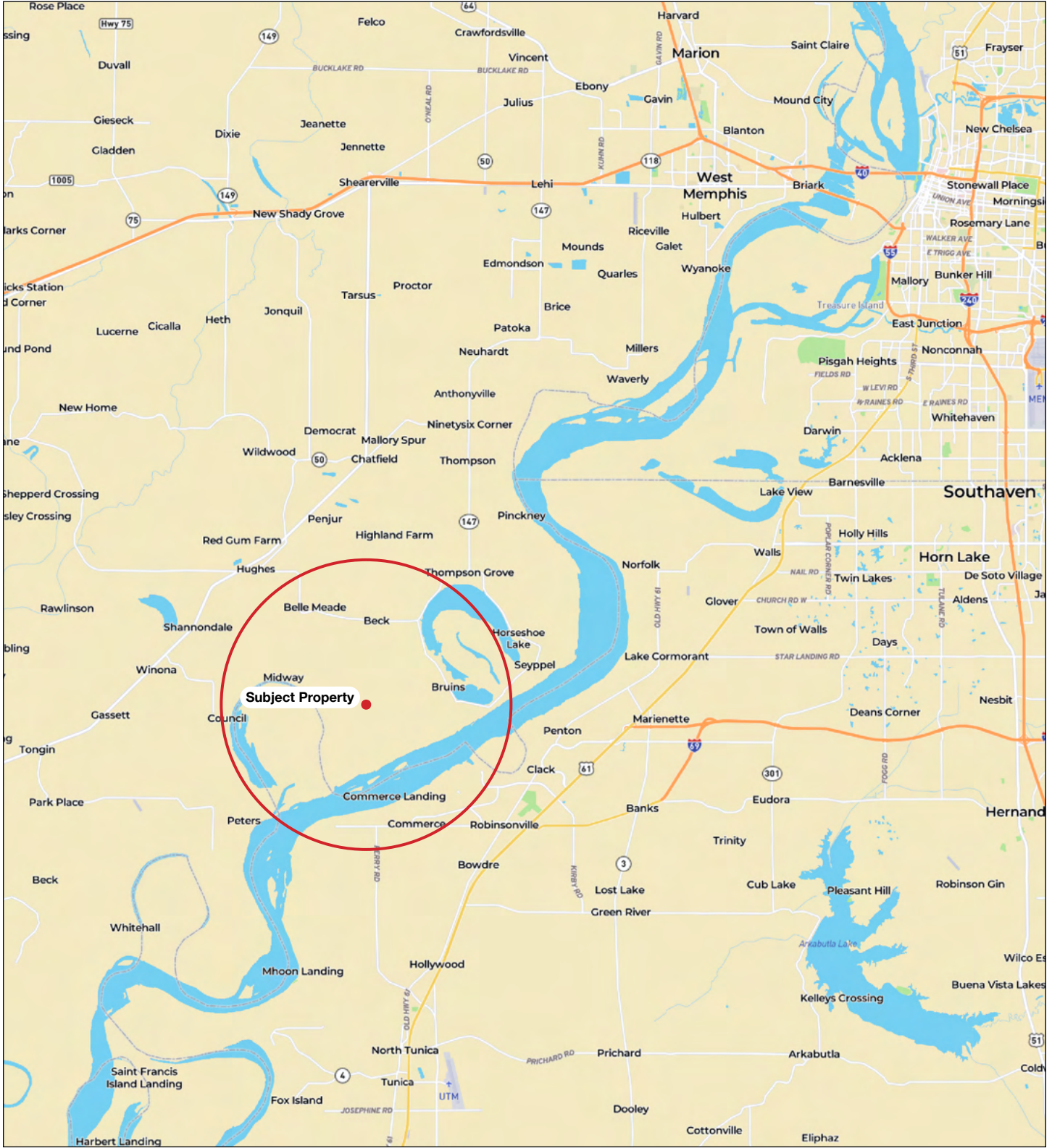
LOCATION - REGIONAL VIEW

East Arkansas



LOCATION - LOCAL VIEW

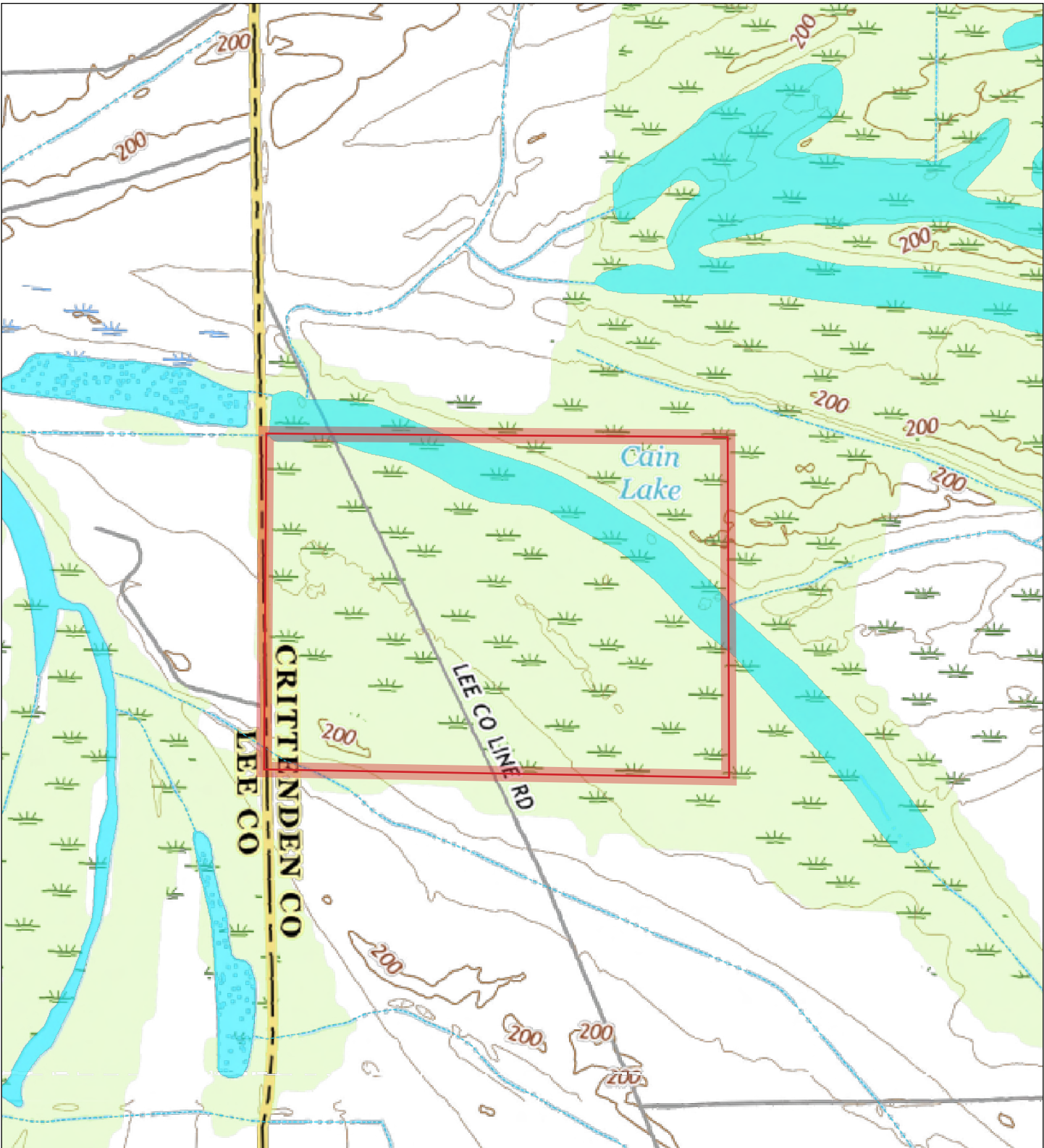
Crittenden County, Arkansas



SUBJECT PROPERTY

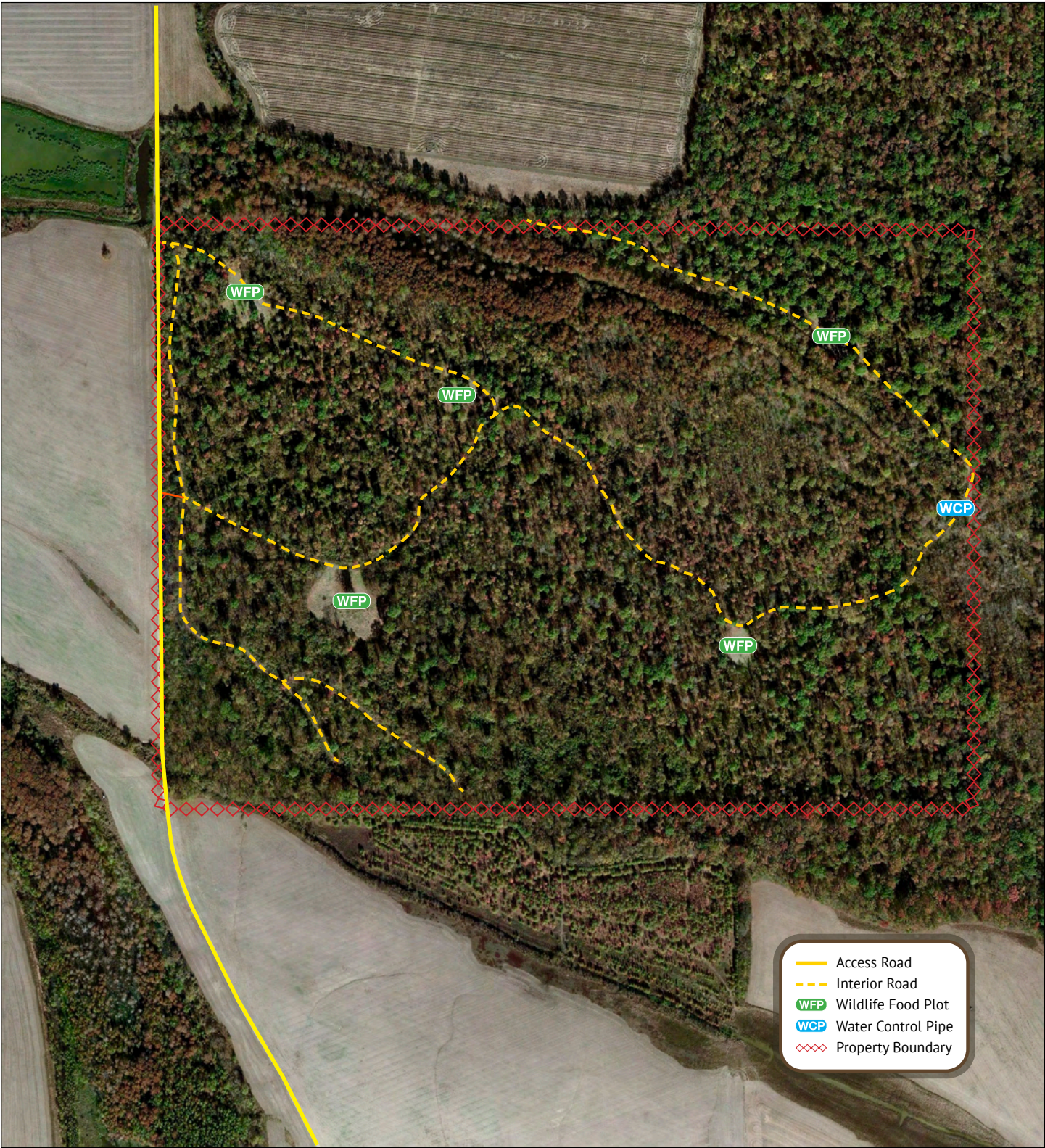
223.0 +/- Acres





PROPERTY HIGHLIGHTS

Major Points of Interest



NOTABLE AREA FEATURES

Major Wildlife Habitat Within Proximity



Parcel Data



LAND + RECREATIONAL PROPERTIES

chuck@myerscobbrealtors.com



THE LANDSCAPE

Property Photos



MYERS COBB
REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



THE LANDSCAPE

Property Photos



MYERS COBB
REALTORS

Chuck Myers

PARTNER + AGENT

LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)

901.552.4036 (O)

chuck@myerscobbrealtors.com



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 30 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.



MYERS COBB REALTORS

WWW.MYERSCOBBREALTORS.COM

Chuck Myers

PARTNER + AGENT
Agricultural and Recreational Properties

901.830.5836 (M)
chuck@myerscobbrealtors.com

6075 Poplar Ave. Suite 727
Memphis, TN 38119

901-552-4036 (O)
info@myerscobbrealtors.com

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.





MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE