

The Chalk Woods

73.0 +/- Acres • Prairie County, Arkansas

AVAILABLE FOR ACQUISITION: *The Chalk Woods is a turn-key hunting property offering green-timber duck hunting, deer hunting, and an onsite hunting camp. The land rests north of Biscoe, Arkansas in an outstanding duck hunting area between the White and Cache Rivers with the Cache River NWR within one mile.*



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The Chalk Woods

PROPERTY SUMMARY

The Chalk Woods is a turn-key, developed hunting property that provides authentic green-timber duck hunting, deer hunting, and an onsite hunting camp. The land consists of 73.0 +/- acres located in Prairie County, Arkansas, just north of Biscoe, with excellent access directly off state Highway 33, which is connected to I-40 roughly three miles south.

The land rests between the White and Cache Rivers and is in the epicenter of some of the best mallard duck wintering grounds in North America. The expansive Cache River NWR is only one mile east, and just over a mile away are the White River bottoms and the Plunkett Farm Unit of the Cache River NWR. The Plunkett Farm Unit is a waterfowl sanctuary known for consistently holding thousands of ducks in the fall and winter. An estimated 7,000 +/- acres of adjacent waterfowl habitat landscape is within a five-mile radius of the property.

The land offers 66.0 +/- acres of bottomland hardwood timber, which of 50.0 +/- acres are impounded to form a green-tree reservoir (GTR) for duck hunting. The GTR has three traditional shooting holes, all mulched with one planted in millet, and an opening on the southwest portion as an alternative shooting location. A

12-inch diesel-powered well for pumping the GTR to proper flood has recently been installed on the south boundary of the property. Access to the well is off Erwin Road via a gated entrance. The remaining 16.0 +/- acres of timber floods with minimal rainfall, which can sometimes offer a secondary area for duck hunting. The land also offers excellent deer hunting throughout, with numerous places for stands. There is a natural field providing an excellent location for developing a deer food plot or dove hunting area. In addition to the private duck and deer hunting opportunities, excellent public land duck hunting is within proximity and easily accessible. The Cache River NWR is located two miles to the east with public boat access to the Cache River.

The property has a 1,456.0 +/- square-foot hunting camp delivering an excellent base for hunting the onsite or the adjacent public lands. Situated on 2.0 +/- acres, the area around the camp has ample parking and additional room for improvements. The camp offers comfortable accommodations: three bedrooms, two bathrooms, a kitchen, a living area, essential utilities, and a new heating and air system.

Qualified buyers should contact Devlin iDucki Hodges at 615-510-7023 of Myers Cobb Realtors regarding questions or schedule a property tour.



PROPERTY SUMMARY

Acreage – The Chalk Woods consists of 73.0 +/- total contiguous acres

- 50.0 +/- acres Impounded green-timber reservoir (GTR)
- 16.0 +/- acres Bottomland hardwood timber
- 5.0 +/- acres Natural vegetation open land
- 2.0 +/- acres Hunting camp and grounds site

Location – Beulah, Arkansas (Prairie County | Coordinates: 34.88747° N, 91.40934° W)

- Address: 9487 East Connor Road, Biscoe, AR 72017 (north of I-40 and Biscoe, AR)

Legal Description

- Parcel ID 001-01367-000: 10-03N-04W – Subdivision 10-3N-4W Rural Metes and Bounds – The East Half of the Norwest Quarter of the Southeast Quarter (E 1/2 Nw 1/4 Se 1/4), Section Ten (10), Township Three North, Range Four West (T3 N R4 W), Northern District, County of Prairie, State of Arkansas, Containing 20.34 Acres, Subject to the Right of Way of Arkansas Highway 33.
- Parcel ID 001-01369-000: S-T-R 10-03N-04W – Subdivision 10-3N-4W Rural Metes and Bounds – The Southwest Quarter of the Southeast Quarter (Sw 1/4 Se 1/4), Section Ten (10), Township Three North, Range Four West (T3 N R4 W), Northern District, County of Prairie, State of Arkansas, Containing 40.59 Acres, Subject to the Right of Way of a Gravel County Road (Erwin Road).
- Parcel ID 001-01361-000: S-T-R 10-03N-04W – Subdivision 10-3N-4W Rural Metes and Bounds – The Southeast Quarter of the Southeast Quarter of the Southwest Quarter (Se 1/4 Se1/4 Sw1/4), Section Ten (10), Township Three North, Range Four West (T3 N R4 W), Northern District, County of Prairie, State of Arkansas, Containing 10.11 Acres, Subject to the Right of Way of a Gravel County Road (Erwin Road).

Access – The land has excellent access directly off Arkansas Highway 33 (connected to I-40). Direct access to the southern portion of the property is via Erwin Road (county graveled road connected to AR Hwy. 33).

Surrounding Towns and Cities – Estimated distance from the subject property.

- | | | |
|----------------------------------|------------------------------|---------------------------------|
| • Interstate 40: 3 +/- miles | • DesArc, AR: 10 +/- miles | • Stuttgart, AR: 35 +/- miles |
| • Biscoe, AR: 5.5 +/- miles | • Brinkley, AR: 15 +/- miles | • Little Rock, AR: 55 +/- miles |
| • DeValls Bluff, AR: 8 +/- miles | • Hazen, AR: 16 +/- miles | • Memphis, TN: 90 +/- miles |

The Landscape – The property is positioned between the White and Cache Rivers and consists of 90% bottomland hardwood timber. 50.0 +/- acres are impounded forming a GTR to hold water for duck hunting and the remaining woods floods with minimal rainfall at various times. A 5.0 +/- acre natural vegetative field and a 2.0 +/- acre improvement site are located on the east portion of the property.

Structural Improvements – The property offers a 1,456.0 +/- square-foot onsite hunting camp serving as an excellent base for hunting onsite or the surrounding public lands. The camp has 3 bedrooms, 2 bathrooms, a kitchen, a living area, essential utilities, and a new heating and air-conditioning system. The camp house sits on 2.0 +/- acres offering plenty of parking and room for additional improvements.

Hunting and Wildlife Resources – The land is located between the White and Cache Rivers, an area ranked as an outstanding one of North America’s most important waterfowl flyways and wintering areas for mallard ducks. The Plunkett Farm Unit of the Cache River NWR is a waterfowl sanctuary located just 1.5 +/- miles northeast of the property. This sanctuary, and the expansive acreage of managed public lands adjacent to the property are known for holding thousands of ducks during the fall and winter seasons. The property offers a 50.0 +/- acre impounded GTR with a well and flashboard water control structure to provide proper water levels for duck hunting. The GTR has three established shooting holes, with one of the holes planted in millet. The remaining timber north of the GTR provides an additional hunting ground for ducks when flooded by seasonal rainfall. In addition to the private, green-timber duck hunting opportunities the land offers, plenty of public lands are within close proximity to the property. The Cache River NWR is located only 2.5 +/- miles to the east and has boat access to the Cache River. Dagmar WMA is 7.0 +/- miles from the land, with many public points for boat or walk-in access. The property also offers exceptional whitetail deer hunting. There are several locations to place deer stands and 5.0 +/- acres are well-suited for developing a deer food plot or establishing a dove hunting field.

Water Resources – There is a newly installed 12-inch diesel-powered well for pumping the GTR. Two drainage sloughs enter from the northwest and north and run through the property exiting on the south.

Places of Interest – Estimated distance from the subject property (as the duck flies).

- Cache River NWR Plunkett Farm Unit Waterfowl Sanctuary: 1.5 +/- miles
- Cache River NWR: 1.0 +/- mile
- White River Bottoms: 1.25 +/- miles
- Cache River: 2.0 +/- miles
- White River: 2.5 +/- miles

Real Estate Taxes – \$194.71 (tax year 2023 | source: Prairie County Assessor)

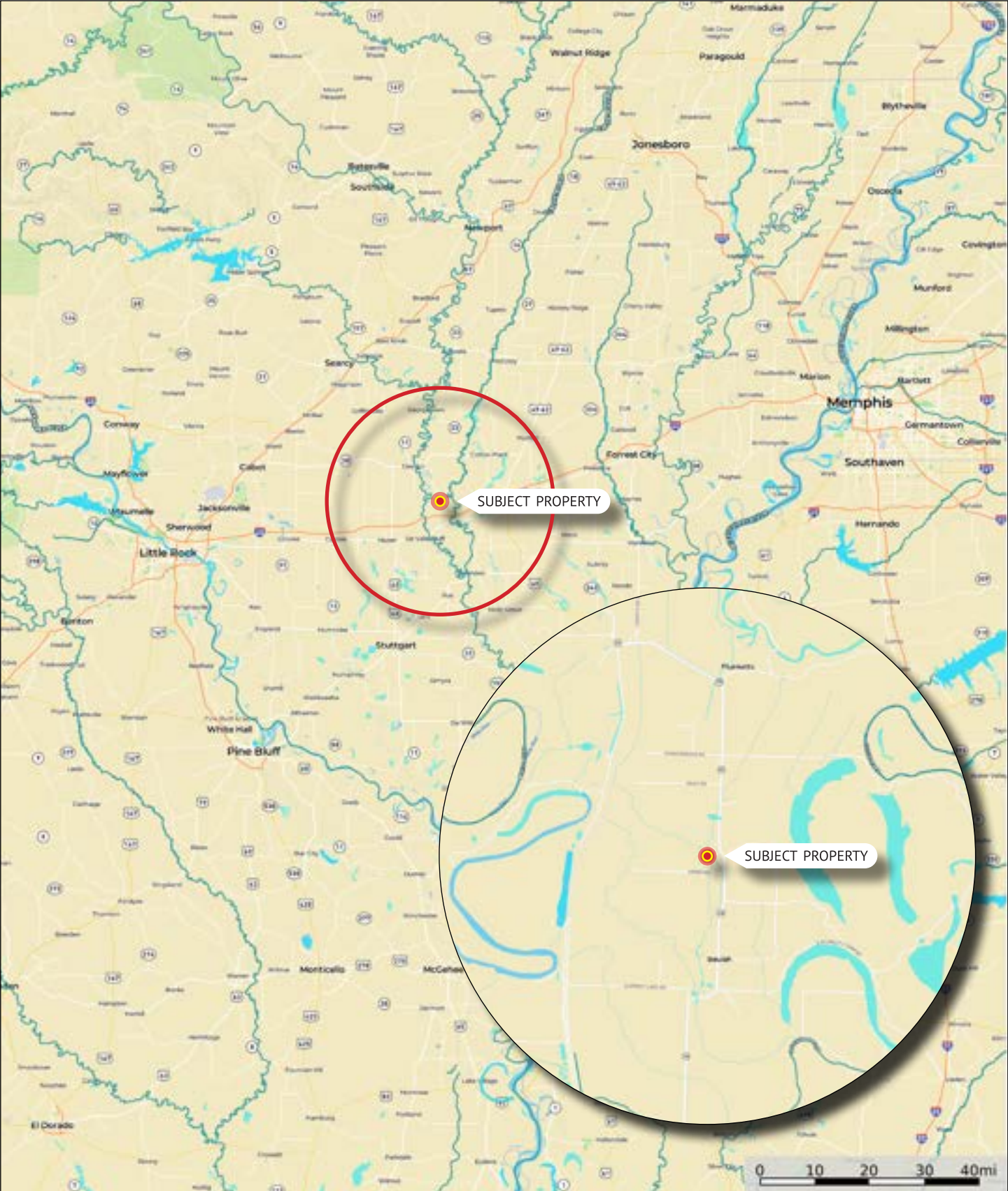
• Parcel ID 001-01367-000	Total acres 20.0	\$21.86
• Parcel ID 001-01369-000	Total acres 40.0	\$163.06
• Parcel ID 001-01361-000	Total acres 10.0	\$9.79

Offering Price – \$780,000.00

Contact – Qualified buyers should contact Devlin Hodges at **615-510-7023** of Myers Cobb Realtors 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 offering brochure are used for representative purposes and may not have been taken on location at the subject property. A Land Agent 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 do not attempt to tour or trespass on the property. Thank you for your interest and cooperation.

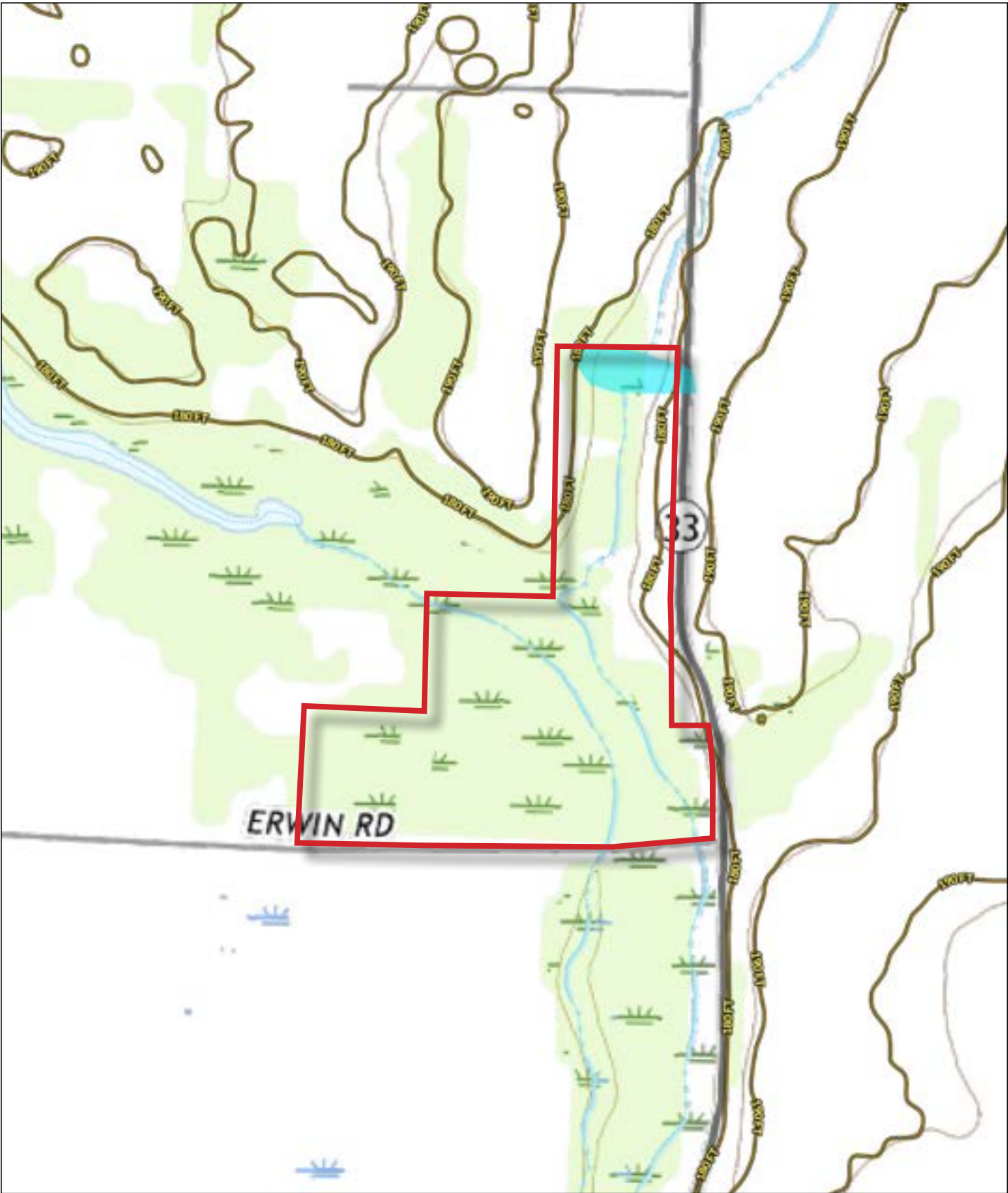
PROPERTY LOCATION



SUBJECT PROPERTY - AERIAL MAP



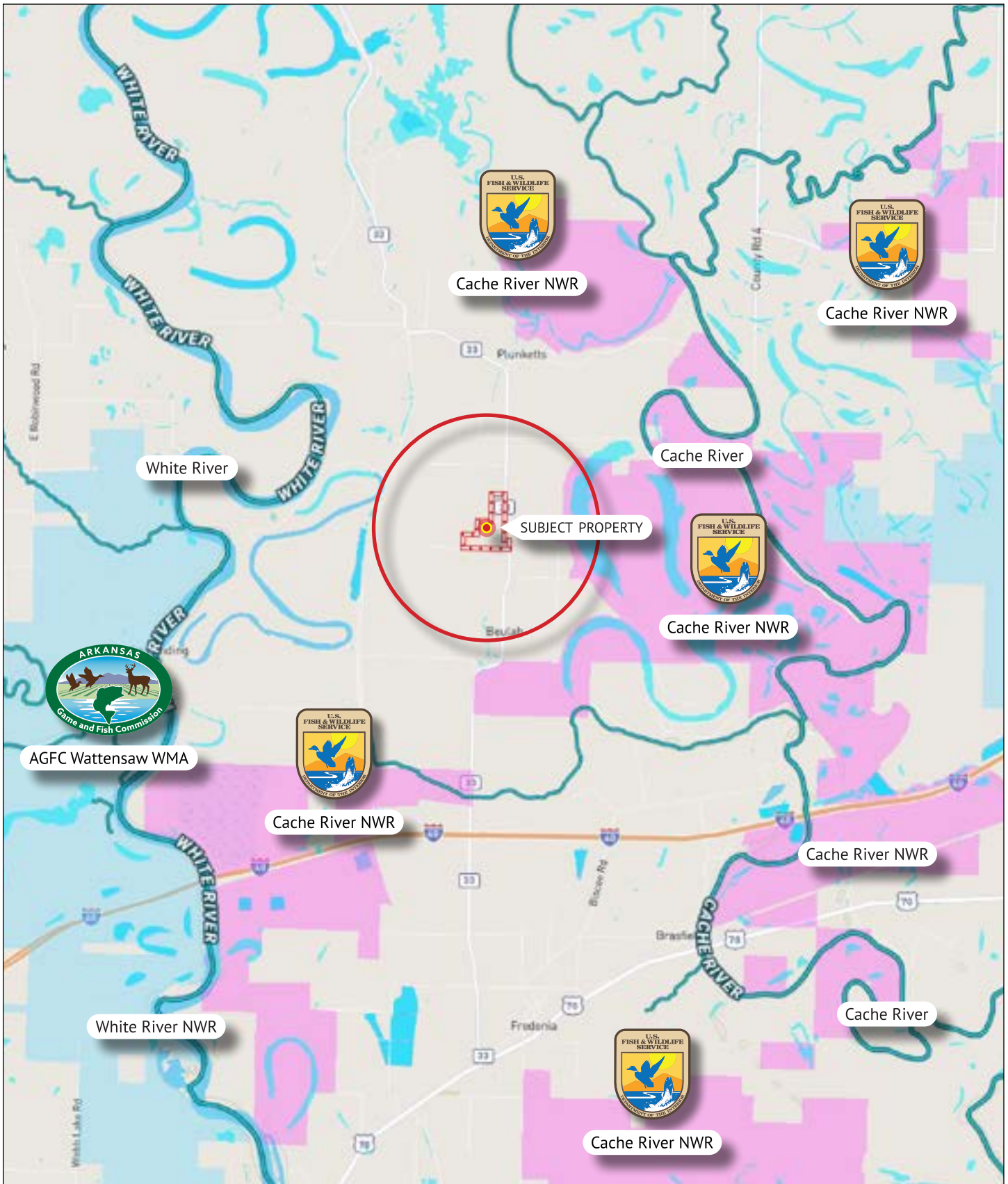
TOPOGRAPHIC MAP

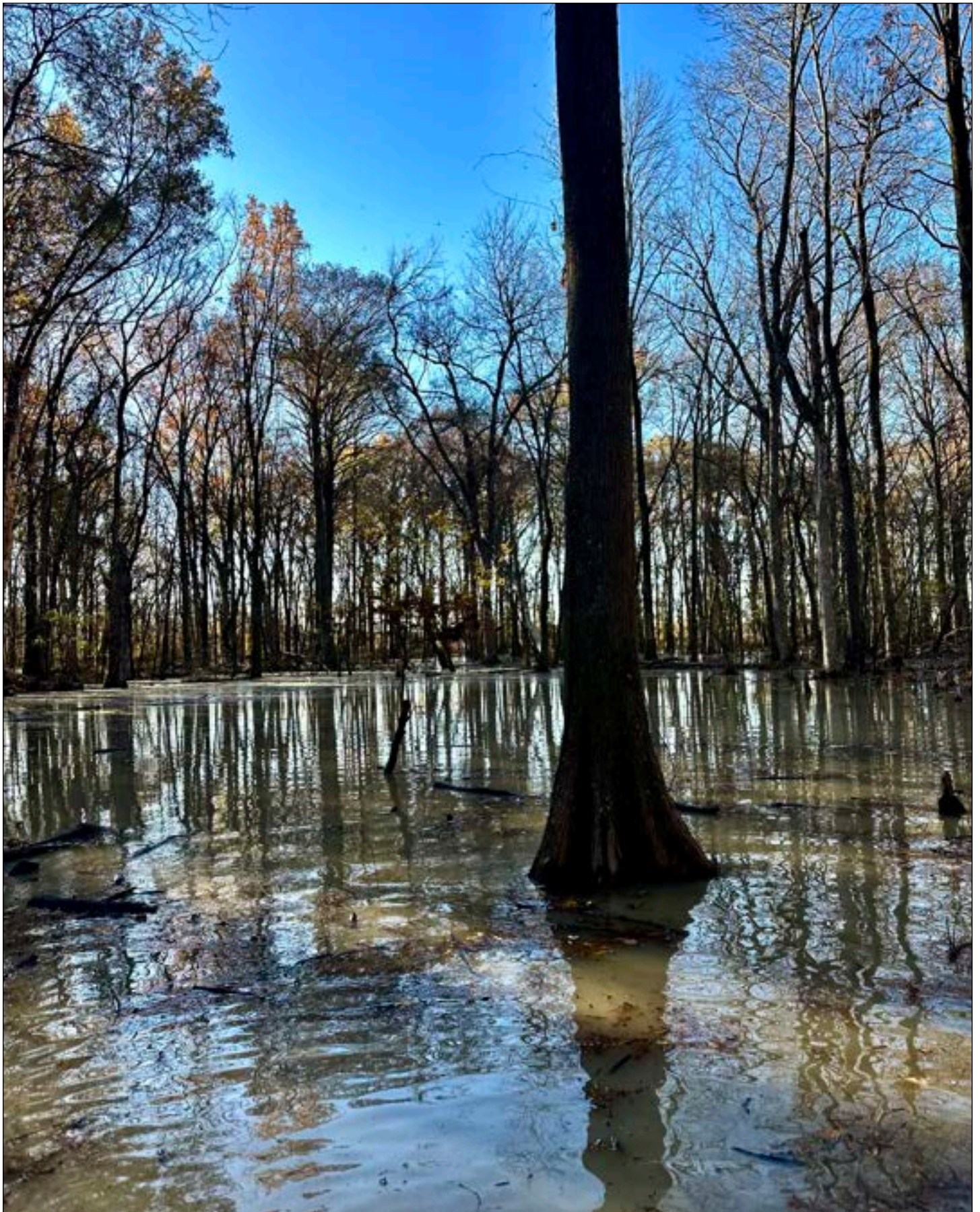


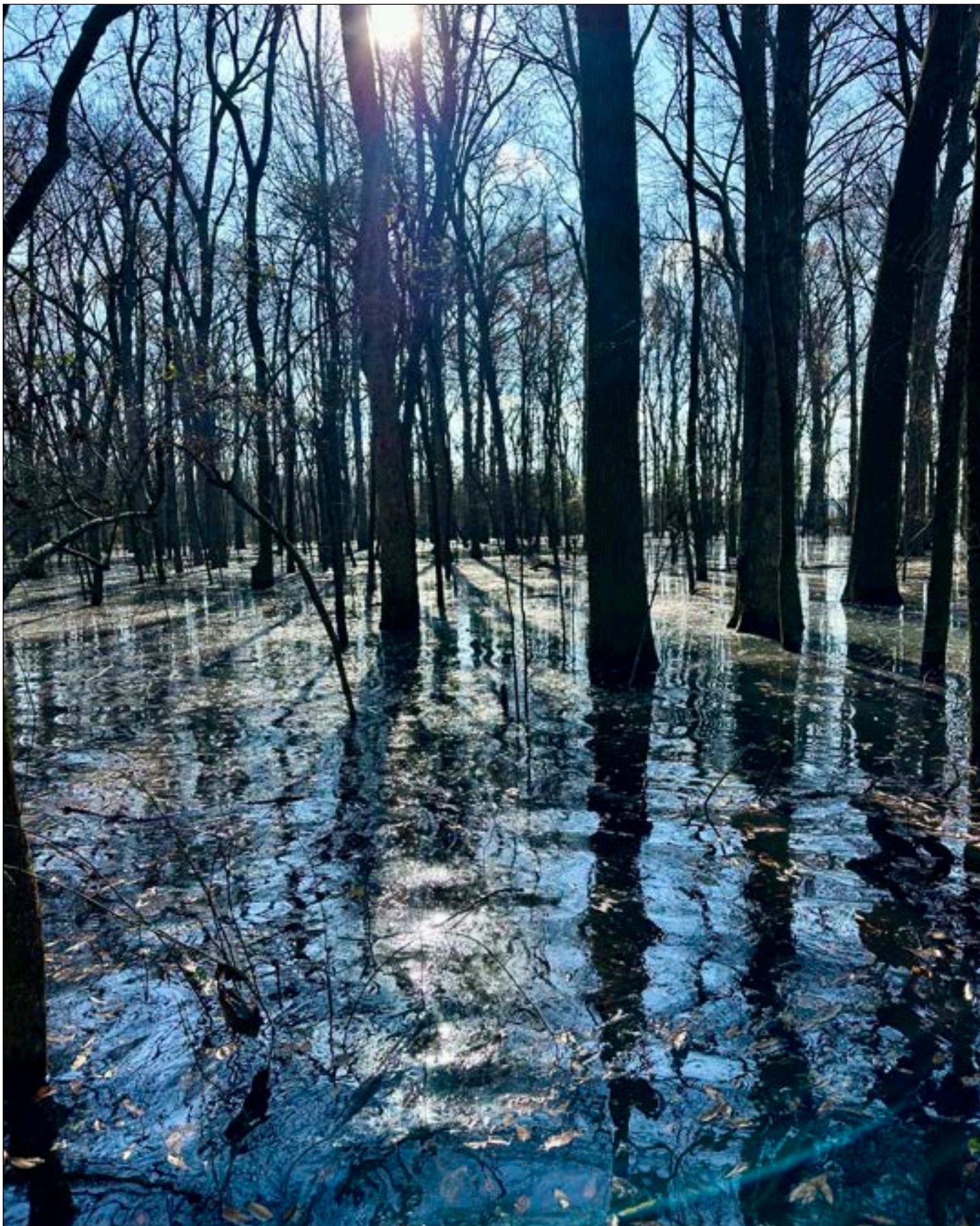
PROPERTY POINTS OF INTEREST



AREAS OF INTEREST





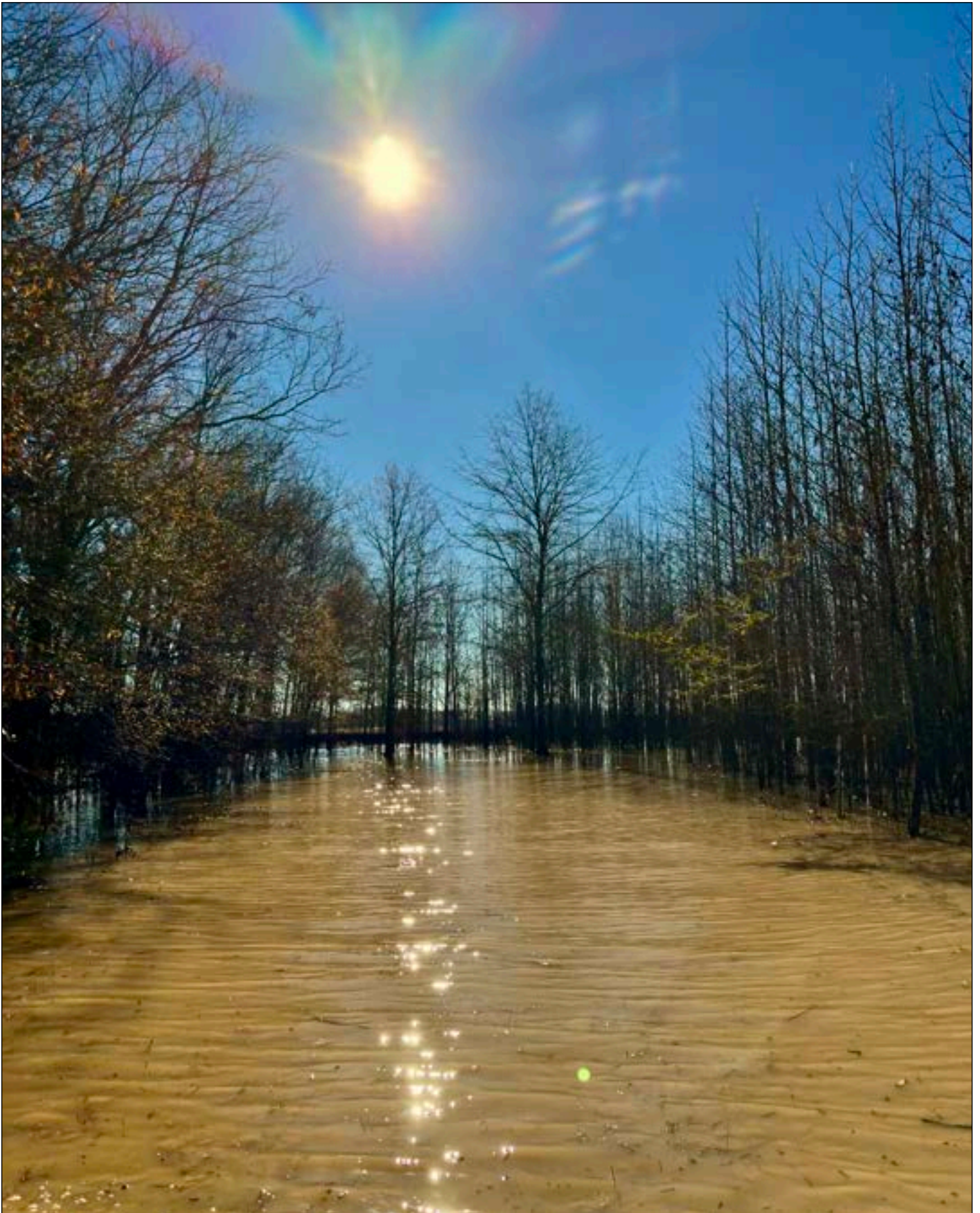


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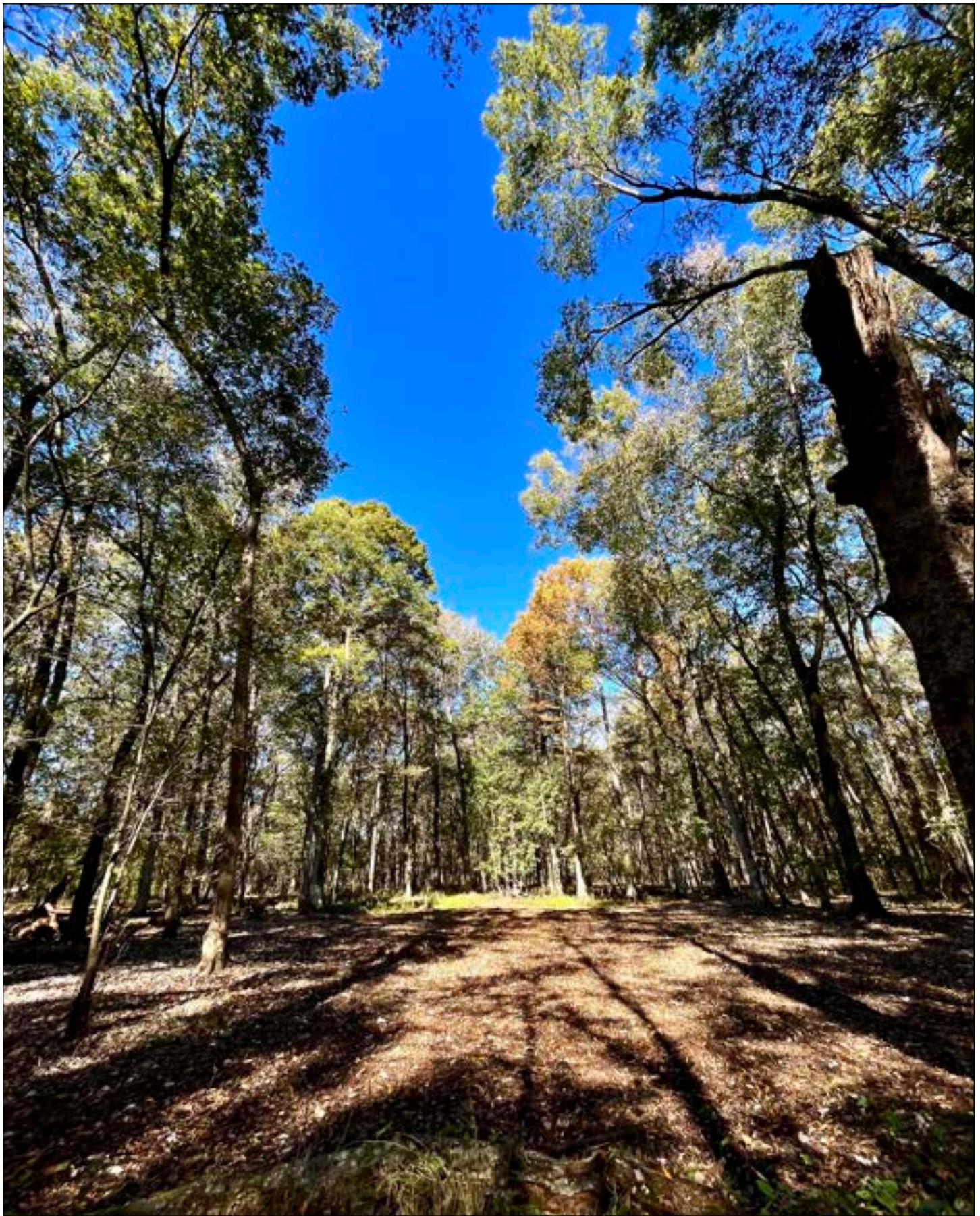
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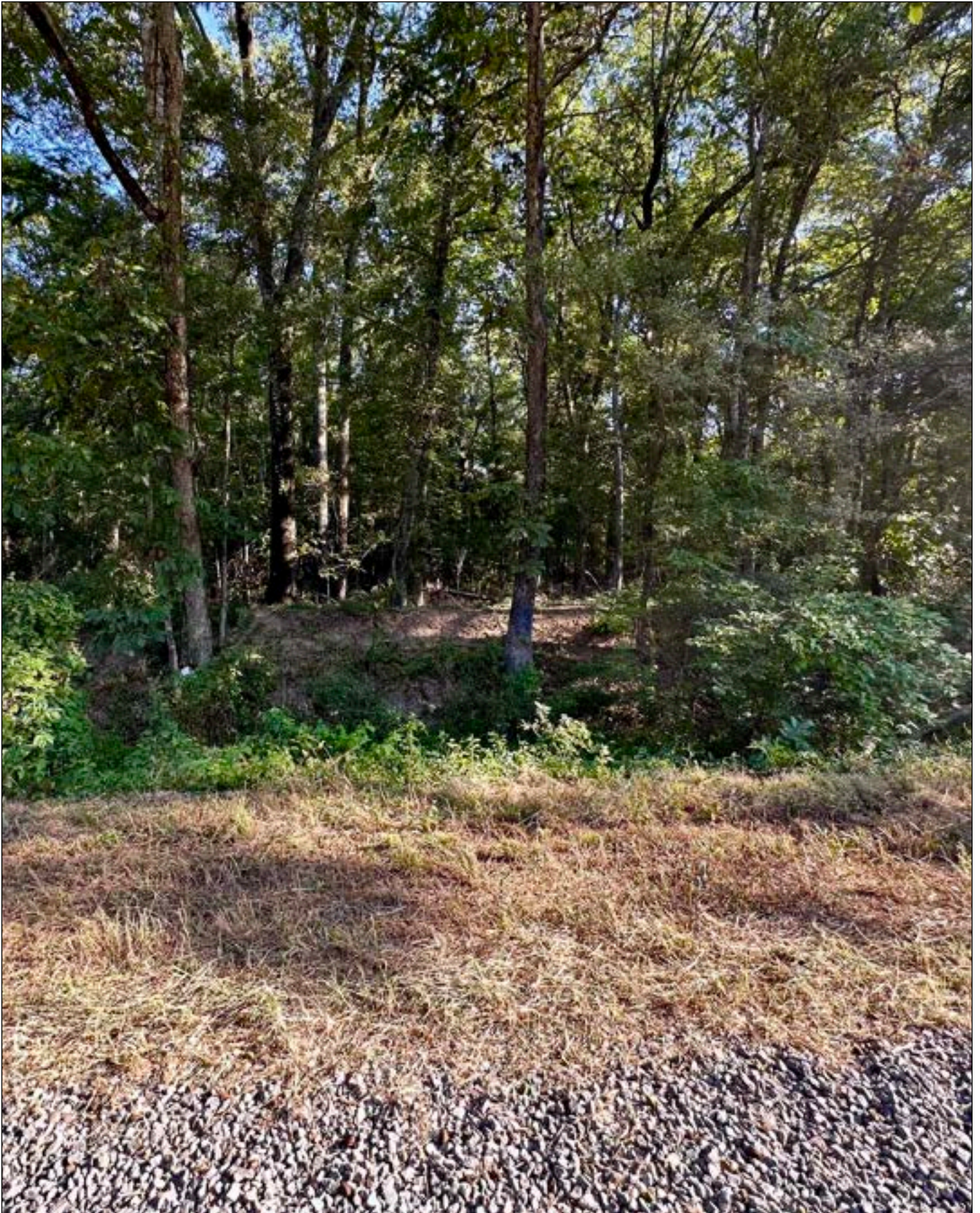
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Devlin “Duck” Hodges

Where does the nickname “Duck” come from? Some say it’s because of his world championship duck calling contest he won in 2009. Others know him as Duck Hodges from his time with the Pittsburgh Steelers where he was the starting Quarterback in 2019 and then spent 2020 behind Ben Roethlisberger before moving on to the LA Rams.

Devlin has been very successful in the real estate industry due to all his connections through football, country music and duck hunting.

Devlin is well known in the outdoor world and serves as an ambassador for Chene Gear. Devlin really enjoys hunting or 18 holes of golf on his off days.

He also enjoys traveling to concerts and being on the road with his girlfriend and your favorite country music artist, Lainey Wilson.



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