

# Big Piney Bottoms

410.0 +/- Acres ♦ Lee County, AR

AVAILABLE FOR ACQUISITION: *Positioned on the Big Piney Creek flyway, the landscape offers an excellent and diverse duck hunting experience. Great deer hunting for big bucks traveling the Big Piney Creek corridor is also available. 100 percent of the of the cropland is irrigated, primarily producing rice and soybeans.*



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# Big Piney Bottoms

## PROPERTY SUMMARY

**B**ig Piney Bottoms offers 410.0 +/- total acres comprised of two separate tracts within a half mile of each other and provides an outstanding recreational and agricultural investment opportunity. The land is located between the towns of Monroe and Moro in Lee County, Arkansas,

The property has excellent access via Arkansas Highway 79 and county all-weather roads. Both tracts have well-maintained interior roads providing access for farm operations, land management, and travel to and from hunting areas.

The tracts comprise tillable cropland, hardwood timber, and bottomland associated with Big Piney Creek and Little Piney Creek. All cultivated acres are irrigated via four wells, and a system of ditches and levees adequately controls water and drainage. The tillable cropland is currently in rice and soybean cultivation and is well-suited for other row crops.

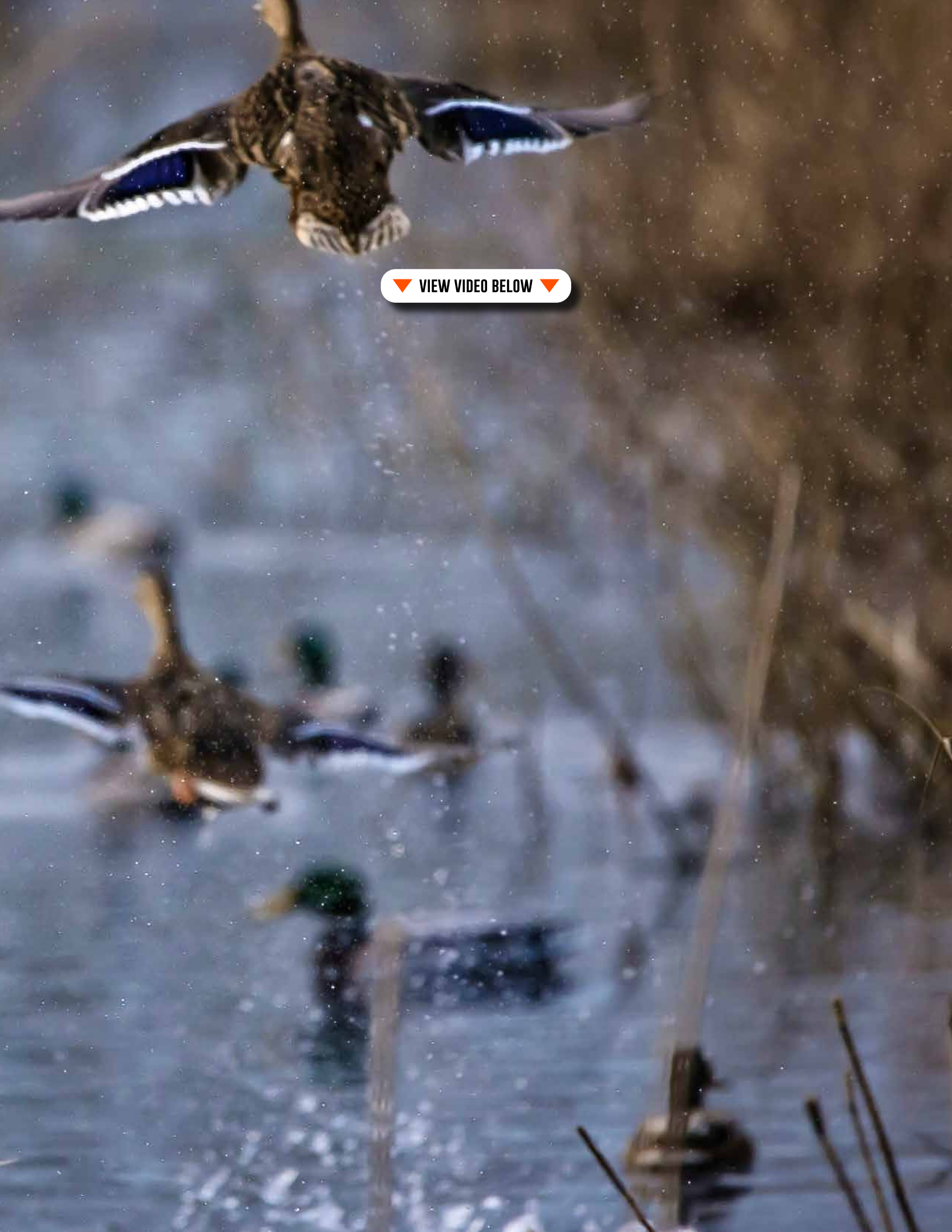
Tract 1 is level to semi-level with low bottomland associated with Big Piney Creek and Little Piney Creek. There are fields in agricultural production on the northeast, east, southeast, and southwest. A large area on the northwest and south comprises Big Piney Creek bottomland consisting of mature hardwood and cypress timber, areas of scrub-shrub wetland vegetation, small oxbows, and Big Piney Creek channel. Tract 2 is level to semi-level, with two fields in agricultural production. Big Piney Creek meanders through an area of bottomland hardwood timber in the south.

The property is in a well-known duck hunting area, directly on the Big Piney Creek duck flyway. The legendary, 600-acre, flooded timber Piney Creek Hunt Club has existed for over 70 years and is located just one mile northwest of the land. Adjacent agricultural fields and duck hunting properties within proximity are managed for ducks, which help hold concentrations of waterfowl in the area. The landscape offers a diverse duck hunting experience via the bottomland and crop fields. A sizeable permanent blind is located on Little Piney Creek. Several established shooting holes are scattered throughout the bottomland, and a remote 20-acre field on the south provides outstanding pit blind duck hunting. In addition, there are three other fields, all with pit blinds positioned in key locations. Both tracts are impounded, water-controlled, and can artificially flood to guaranteed water during duck season. The cultivated fields are ideal for converting to duck food plots for hunting and enhancing the existing duck habitat.

The property also provides outstanding deer hunting. Big bucks travel the Big Piney Creek corridor and find the land ideal for feeding and bedding. Deer hunting locations include two secluded and managed food plots, interior levees, roads, and field edges.

Big Piney Bottoms is offered for sale for \$3,838,225.00. Qualified and interested parties should contact Chuck Myers at 901-830-5836 regarding questions or schedule a property tour.





▼ VIEW VIDEO BELOW ▼

# PROPERTY SUMMARY

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## **Total Acreage** – 410.0 +/- acres

- 239.27 +/- acres      Irrigated tillable cropland - 58.0%
- 166.09 +/- acres      Mature bottomland hardwoods, scrub-shrub wetland, and wildlife food plots - 41.0%
- 4.64 +/- acres        Ditches, levees, roads, well sites, and other - 1.0%

## **Tract 1 Acreage** – 320.0 +/- acres

- 178.94 +/- acres      Irrigated tillable cropland - 56%
- 136.42 +/- acres      Mature bottomland hardwood and cypress timber, small oxbows, scrub-shrub wetland areas, Big Piney Creek and Little Piney Creek channel, and wildlife food plots - 43%
- 4.64 +/- acres        Ditches, levees, roads, well sites, and other - 1%

## **Tract 2 Acreage** – 90.0 +/- acres

- 60.33 +/- acres      Irrigated tillable cropland - 67%
- 29.67 +/- acres      Mature bottomland hardwoods and scrub-shrub wetland - 33%

## **Location** – Moro, Arkansas (Lee County)

- Tract 1 Coordinates: 34.75294° N, 91.05804° W
- Tract 2 Coordinates: 34.75476° N, 91.07108° W
- Distance from Subject Property:
  - Clarendon, AR: 16 +/- miles      Marianna, AR: 19 +/- miles      Forrest City, AR: 31 +/- miles
  - Brinkley, AR: 17 +/- miles        Little Rock, AR: 81 +/- miles      Memphis, TN: 77 +/- miles

## **Access**

- Tract 1 is accessed directly off Arkansas Highway 79, then onto Lee County Road 135, then onto Lee County Road 129, and then onto interior property roads, providing excellent travel for farm management and hunting locations.
- Tract 2 is accessed directly off Arkansas Highway 79 onto interior property roads, providing excellent travel for farm management and hunting locations.

## **Landscape**

- Tract 1: The topography is level to semi-level with low bottomland associated with Big Piney Creek and Little Piney Creek. There are fields in agricultural production on the northeast, east, southeast, and southwest. A large area on the northwest and south comprises Big Piney Creek bottomland consisting of mature hardwood and cypress timber, areas of scrub-shrub wetland vegetation, small oxbows, and Big Piney Creek channel.
- Tract 2: The topography is level to semi-level with two fields in agricultural production. Big Piney Creek meanders through an area of bottomland hardwood timber on the south.

## **Agricultural Operation**

- Tract 1: 56% of the land is tillable cropland, with excellent access throughout. There is an irrigation well with a proper system of levees and ditches for water control.
- Tract 2: 67% of the land is tillable cropland, with excellent access throughout. There is an irrigation well with a sound system of levees and ditches for water control.

## **Water Resources**

- 4 electric irrigation wells
- Big Piney Creek and Little Piney Creek

**Soil Types** – See pages 10-11 for detailed information on property soil data.

**Hunting Opportunities** – The surrounding area is known for outstanding duck and deer hunting. Big Piney Creek fronts the land on the west and Big Creek is just over a mile to the east. Both of these waterways are well-known natural flyways concentrating thousands of ducks in the immediate area. All tracts provide a diverse hunting landscape for both ducks and deer, with a history of hunter success.



- Tract 1 offers 130.42 +/- acres of beautiful, secluded, diverse, and impounded bottomland providing an outstanding duck hunting landscape. The bottomland comprises mature hardwood and cypress timber, small open oxbows, scrub-shrub wetland areas, and creek channels. Little Piney Creek enters the property from the north and merges with Big Piney Creek. These two streams combined with the wells, levees, and water control structures provide ample water for duck hunting. This varied duck habitat offers outstanding hunting via a large permanent blind, and established and managed hunting locations, which can be accessed by boat or ATV. Bordering the woods on the south is an excellent and secluded field with a pit blind and adjoining the woods on the east are two fields with pit blinds. All fields are ideal for planting specialty food crops for ducks. The tract also has deer hunting at various locations throughout. There are two secluded and managed deer food plots, and interior levees, roads, and field edges offer other locations.
- Tract 2 offers duck hunting via the agricultural fields and in an open scrub-shrub wetland in a timber area. One of the fields has a pit blind installed in a levee adjoining the wooded area. Deer hunting is available along the field edges and woods.

**Income Streams** – Currently income is generated from the farming operation and an annual hunting lease.

**Real Estate Taxes** - \$2,082.96 (source: Lee County Assessor data, 2023)

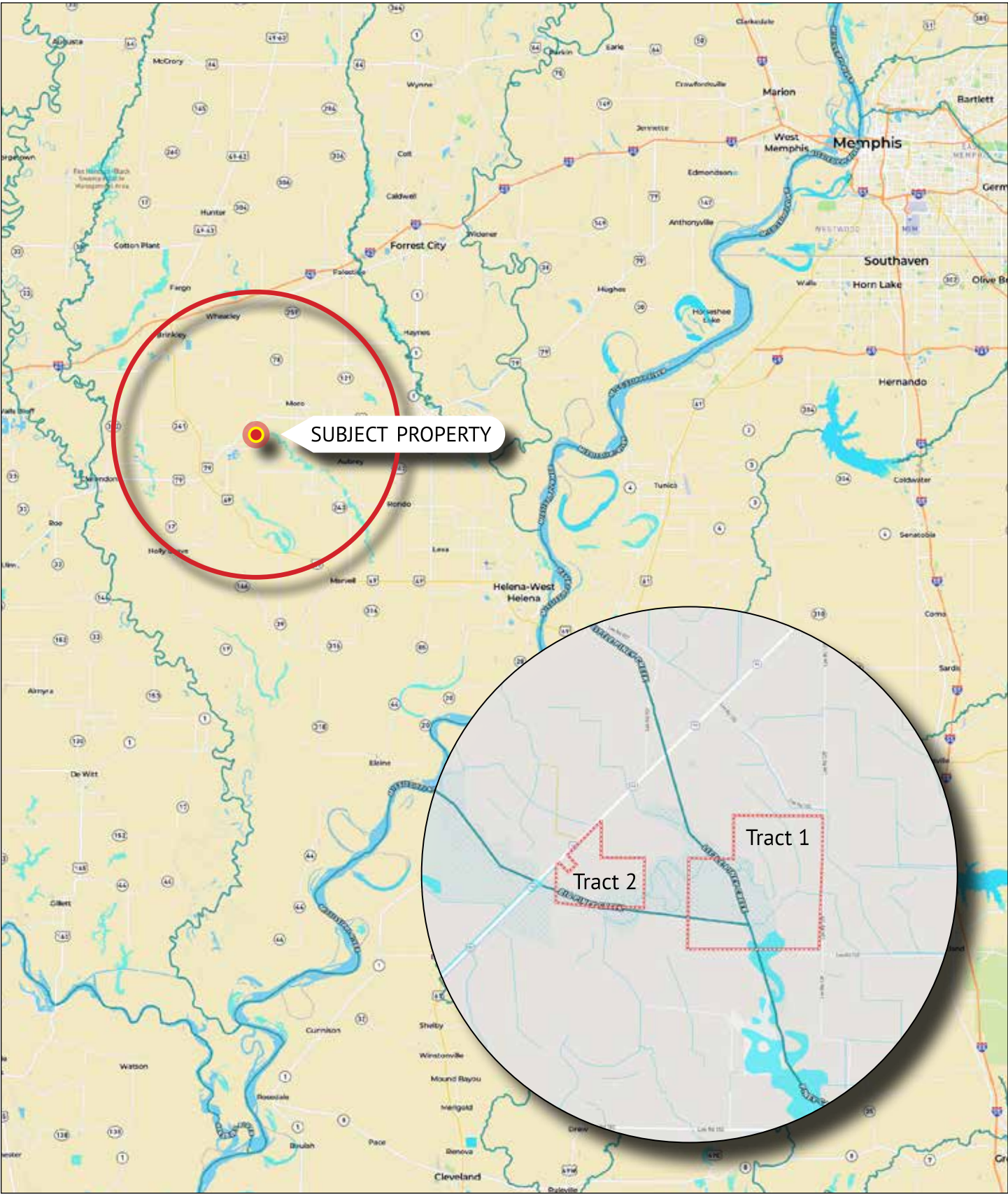
- Tract 1: \$1,530.79
- Tract 2: \$552.17

**Offering Price** – \$3,838,225.00

**Contact** – Qualified and interested parties should contact Chuck Myers at **901-830-5836** regarding questions or schedule a property tour.

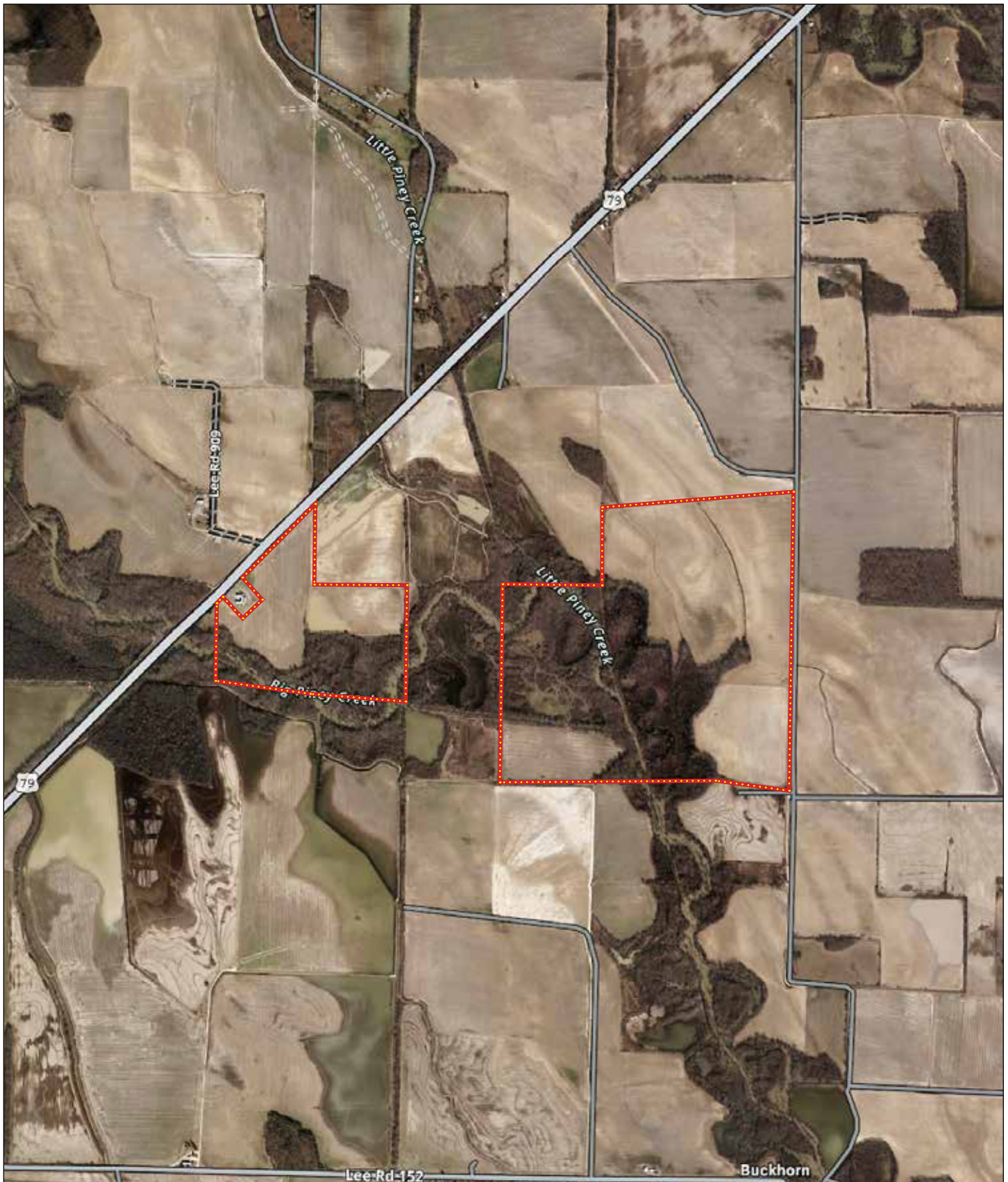
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PROPERTY LOCATION





## PROPERTY AERIAL

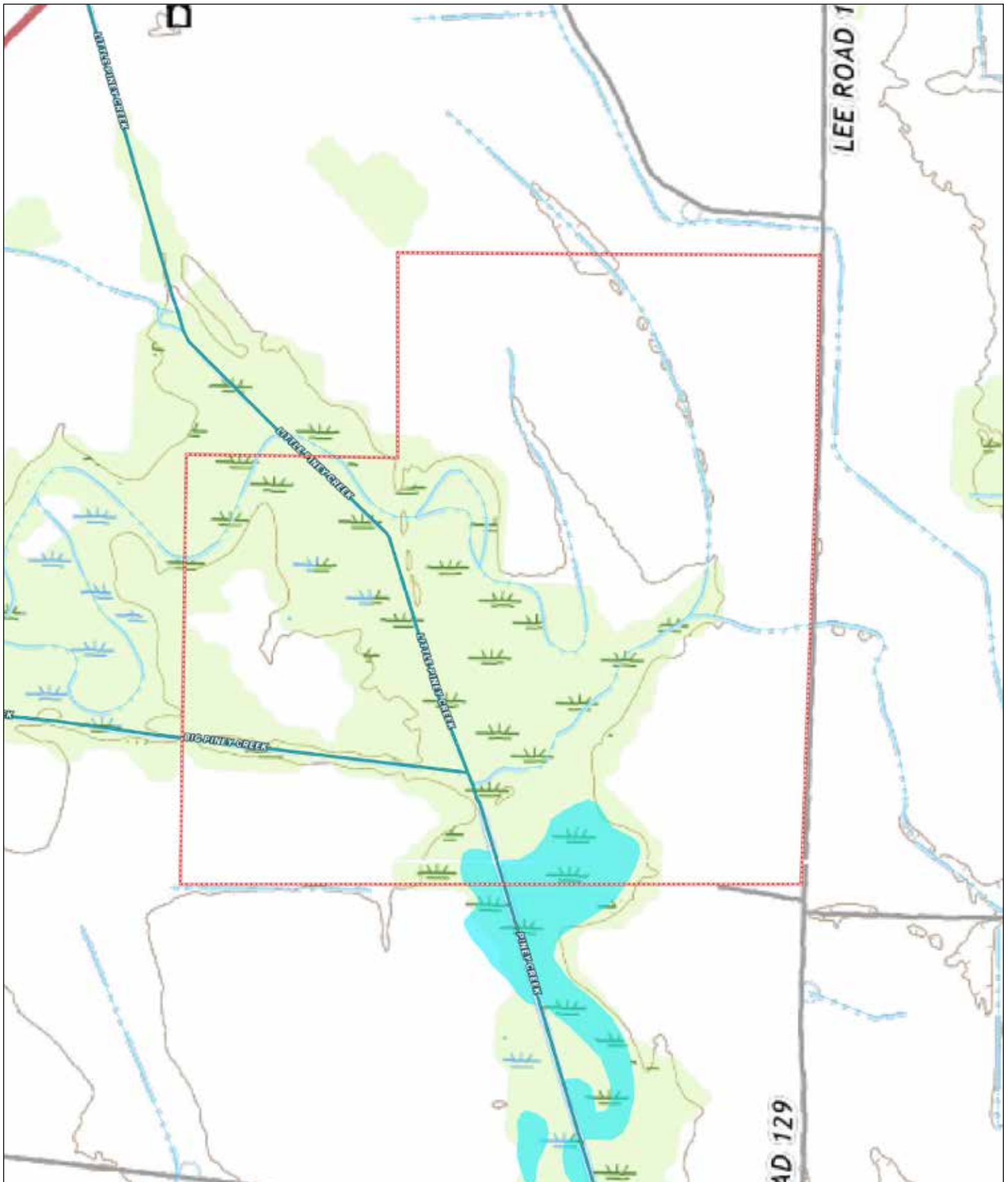




## TRACT 1 - AERIAL



## TRACT 1 - TOPOGRAPHY



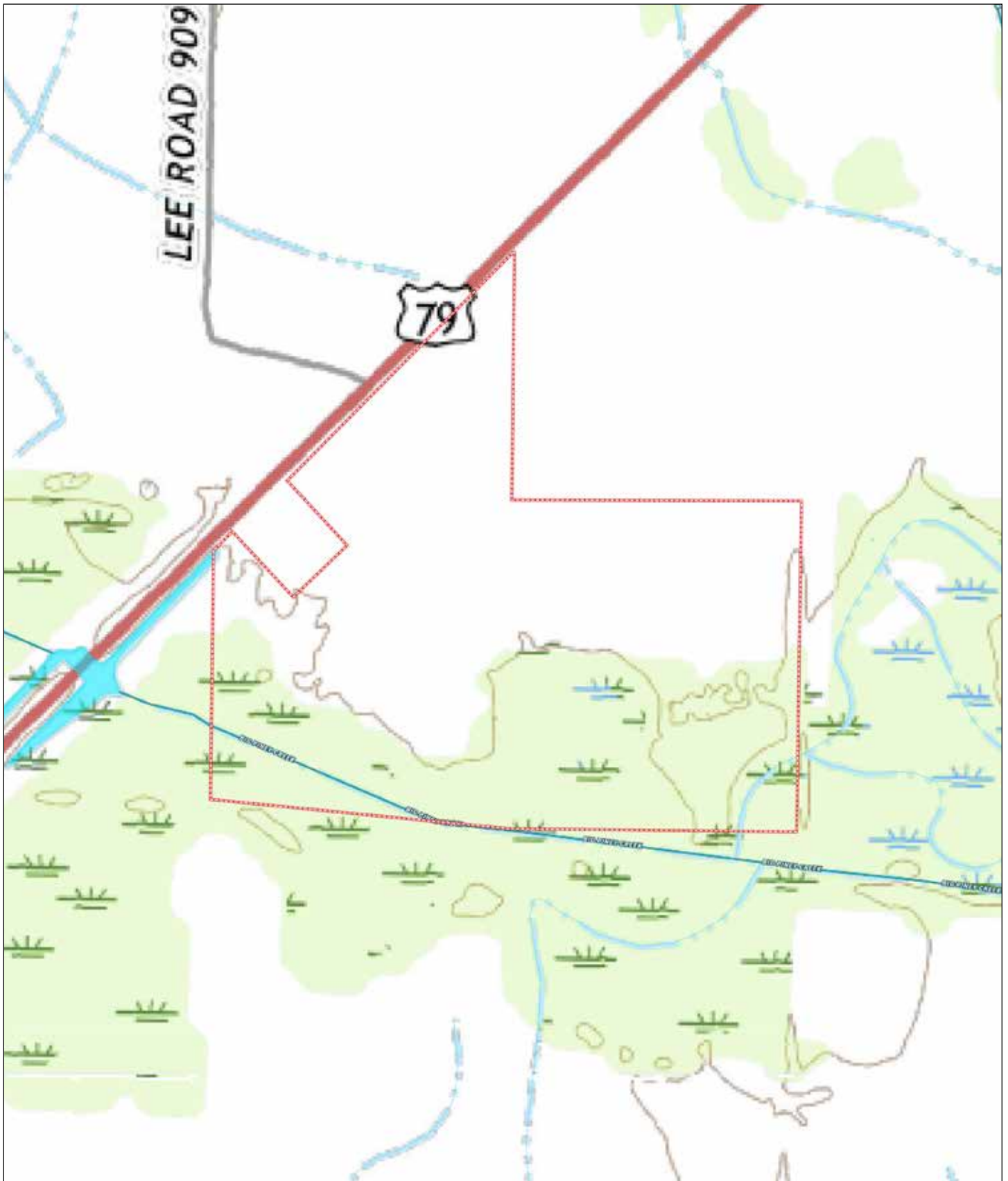


## TRACT 2 - AERIAL



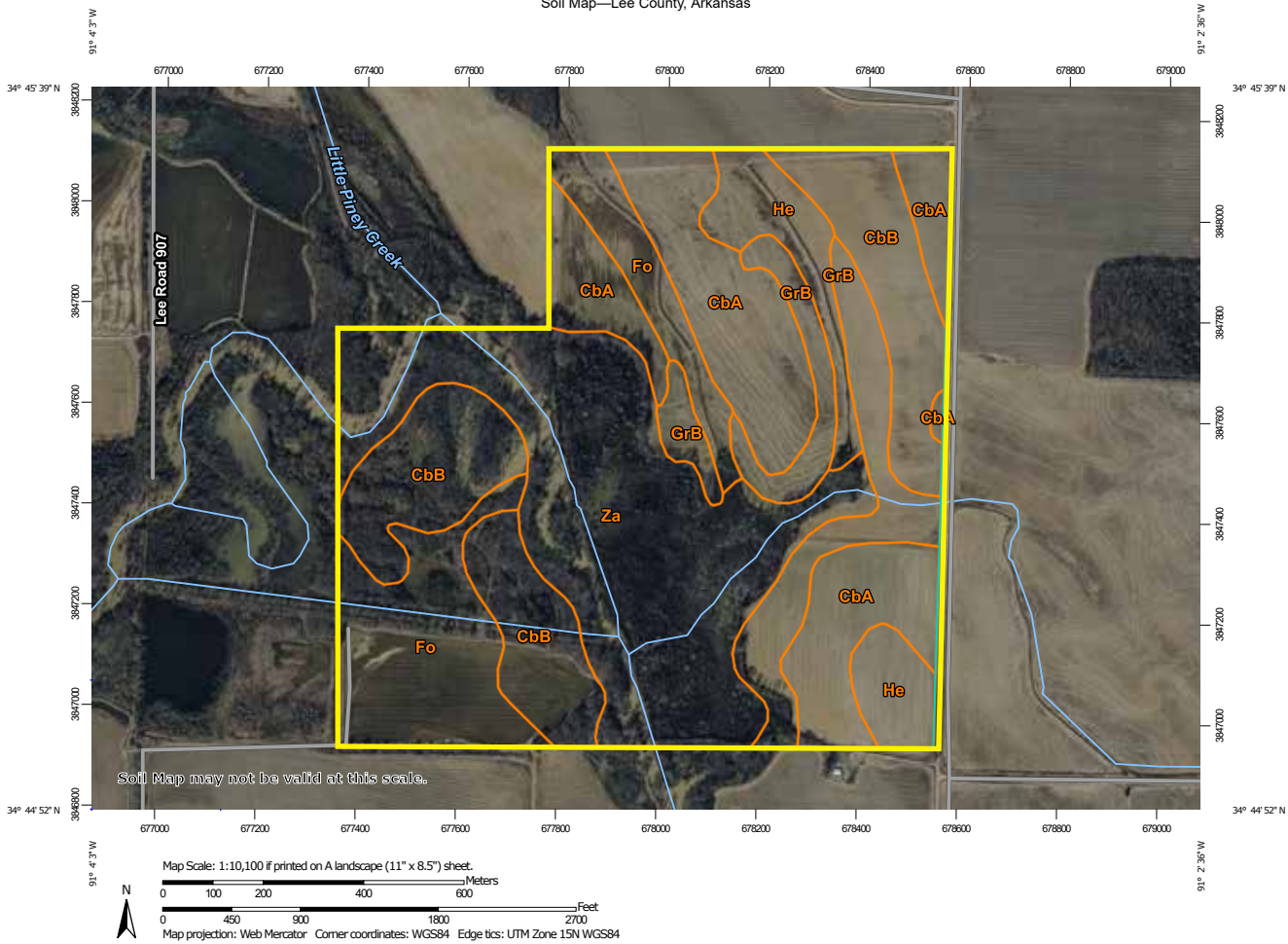


## TRACT 2 - TOPOGRAPHY



# NRCS SOIL DATA - TRACT 1

Soil Map—Lee County, Arkansas



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

10/23/2024  
Page 1 of 3

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CbA	Calloway silt loam, 0 to 1 percent slopes	63.3	19.9%
CbB	Calloway silt loam, 1 to 3 percent slopes	60.9	19.1%
Fo	Foley-Bonn complex	46.1	14.5%
GrB	Grenada silt loam, 1 to 3 percent slopes	34.6	10.9%
He	Henry silt loam, 0 to 1 percent slopes	21.8	6.9%
Za	Zachary soils, frequently flooded	91.6	28.8%
<b>Totals for Area of Interest</b>		<b>318.3</b>	<b>100.0%</b>

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# NRCS SOIL DATA - TRACT 2



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Fo	Foley-Bonn complex	40.2	44.2%
GrB	Grenada silt loam, 1 to 3 percent slopes	21.3	23.4%
He	Henry silt loam, 0 to 1 percent slopes	12.4	13.6%
Za	Zachary soils, frequently flooded	17.1	18.8%
<b>Totals for Area of Interest</b>		<b>91.0</b>	<b>100.0%</b>





United States  
Department of  
Agriculture

## Lee County, Arkansas



### Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

### Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Imagery Year: 2023

2025 Program Year

Map Created December 12, 2024

**Farm 3286**  
**Tract 2149**

Tract Cropland Total: 211.46 acres

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Farm Service Agency

Abbreviated 156 Farm Record

**FARM : 3286**  
**Prepared :** 7/23/25 12:26 PM CST  
**Crop Year :** 2025

**Tract Number : 2149**

**Description :** B6/B1  
**FSA Physical Location :** ARKANSAS/LEE  
**ANSI Physical Location :** ARKANSAS/LEE  
**BIA Unit Range Number :**  
**HEL Status :** HEL determinations not completed for all fields on the tract  
**Wetland Status :** Tract contains a wetland or farmed wetland  
**WL Violations :** None  
**Owners :** HARVEY FARMS PARTNERSHIP  
**Other Producers :** BILLY HINKLE FARMS  
**Recon ID :** None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
309.87	211.46	211.46	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	211.46	40.90	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.84	0.00	41
Corn	1.96	0.00	135
Soybeans	113.70	0.00	38
Rice-Long Grain	108.19	0.00	6504
Rice-Medium Grain	16.03	0.00	4357

**TOTAL 241.72 0.00**

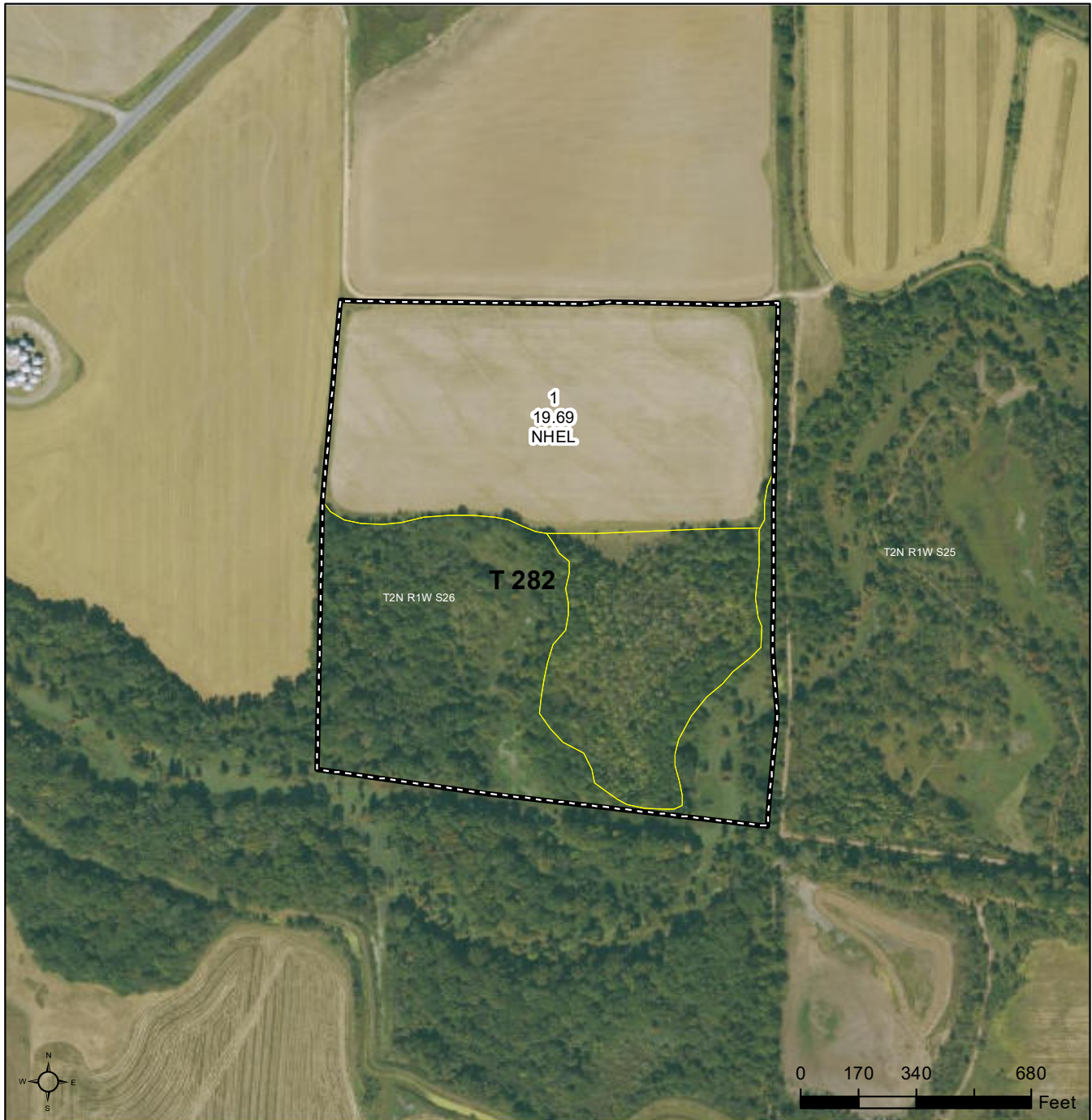
**NOTES**

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United States  
Department of  
Agriculture

## Lee County, Arkansas



### Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Imagery Year: 2023

2025 Program Year

Map Created December 12, 2024

Farm **3286**  
Tract **282**

Tract Cropland Total: 19.69 acres

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ARKANSAS

LEE

Form: FSA-156EZ

See Page 11 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 3286

Prepared : 7/23/25 12:26 PM CST

Crop Year : 2025

Tract Number : 282

Description : A6/B2

FSA Physical Location : ARKANSAS/LEE

ANSI Physical Location : ARKANSAS/LEE

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : HARVEY FARMS PARTNERSHIP

Other Producers : BILLY HINKLE FARMS

Recon ID : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
44.61	19.69	19.69	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	19.69	6.40	0.00	0.00	0.00	0.00

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.19	0.00	41
Corn	0.20	0.00	135
Soybeans	11.72	0.00	38
Rice-Long Grain	11.15	0.00	6504
Rice-Medium Grain	1.65	0.00	4357
<b>TOTAL</b>	<b>24.91</b>	<b>0.00</b>	

## NOTES

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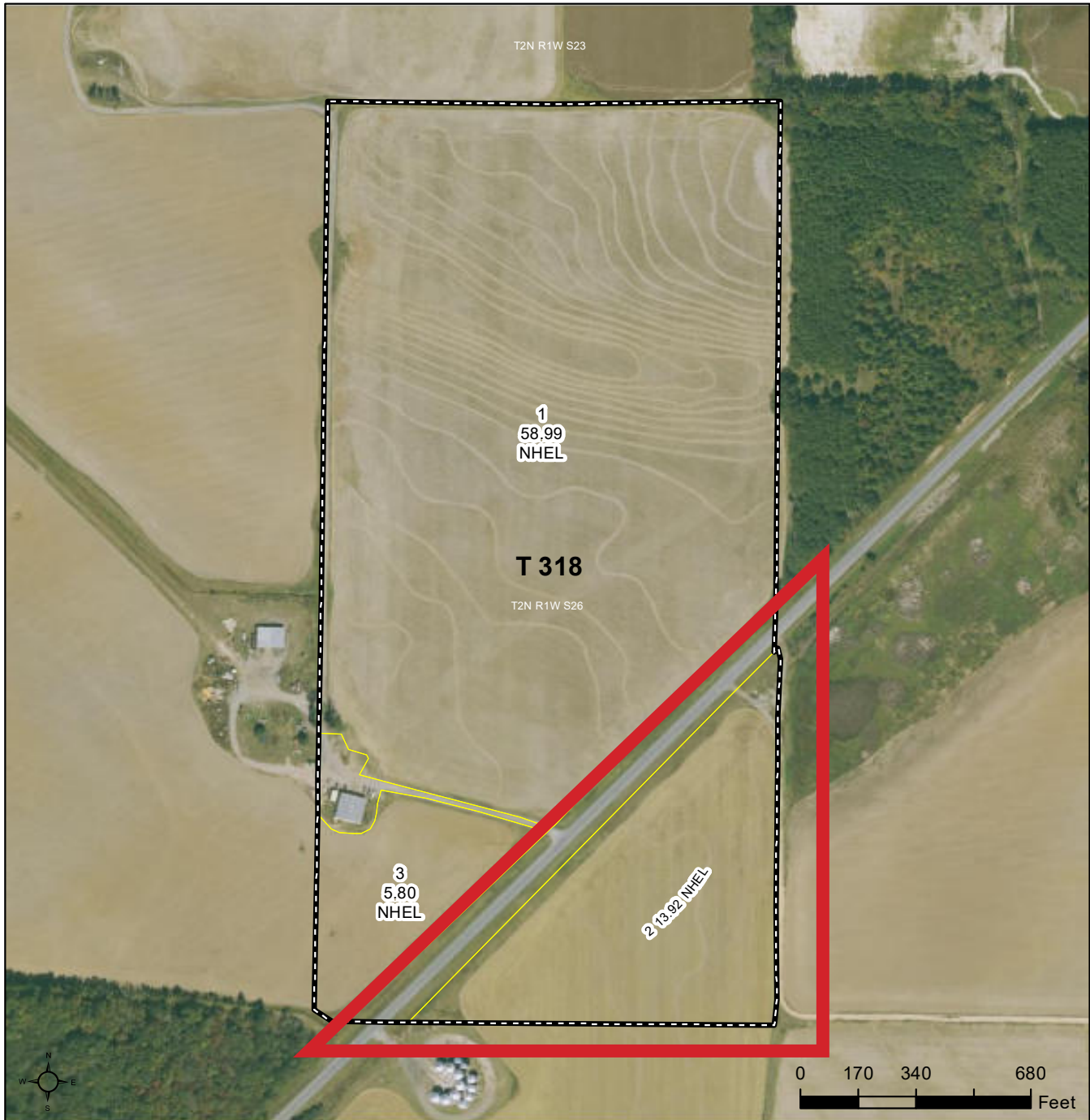


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United States  
Department of  
Agriculture

## Lee County, Arkansas



### Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Imagery Year: 2023

2025 Program Year

Map Created December 12, 2024

Farm **3286**  
Tract **318**

Tract Cropland Total: 78.71 acres

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United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

**FARM : 3286**  
**Prepared :** 7/23/25 12:26 PM CST  
**Crop Year :** 2025

**Tract Number** : 318

**Description** : A6/B2  
**FSA Physical Location** : ARKANSAS/LEE  
**ANSI Physical Location** : ARKANSAS/LEE  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : WESLEY HARVEY, ALLAN HARVEY  
**Other Producers** : HARVEY FARMS PARTNERSHIP, BILLY HINKLE FARMS  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
83.94	78.71	78.71	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	78.71	14.80	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.68	0.00	41
Corn	0.72	0.00	135
Soybeans	42.05	0.00	38
Rice-Long Grain	40.01	0.00	6504
Rice-Medium Grain	5.93	0.00	4357
<b>TOTAL</b>	<b>89.39</b>	<b>0.00</b>	

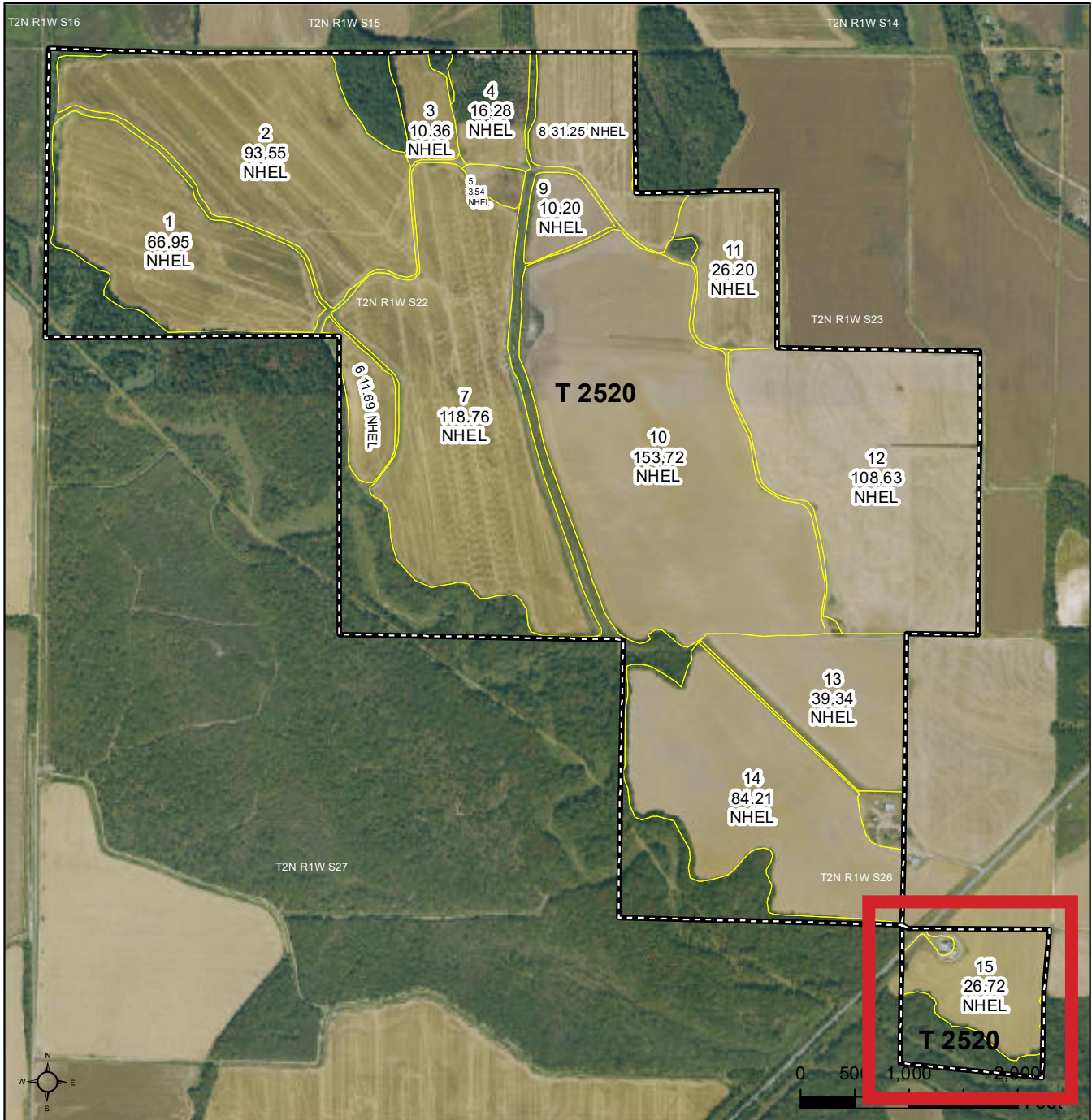
**NOTES**





United States  
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Agriculture

## Lee County, Arkansas



### Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

### Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Imagery Year: 2023

2025 Program Year

Map Created December 12, 2024

**Farm 3286**  
**Tract 2520**

Tract Cropland Total: 801.40 acres

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Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3286  
Prepared : 7/23/25 12:26 PM CST  
Crop Year : 2025

**Tract Number** : 2520  
**Description** : A6/A1  
**FSA Physical Location** : ARKANSAS/LEE  
**ANSI Physical Location** : ARKANSAS/LEE  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : HARVEY FARMS PARTNERSHIP  
**Other Producers** : BILLY HINKLE FARMS  
**Recon ID** : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
930.94	801.40	801.40	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	801.40	155.60	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	6.95	0.00	41
Corn	7.42	0.00	135
Soybeans	430.87	0.00	38
Rice-Long Grain	409.99	0.00	6504
Rice-Medium Grain	60.73	0.00	4357

**TOTAL** 915.96 0.00

NOTES

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# **TRACT 1**

# **PROPERTY VIEWS**





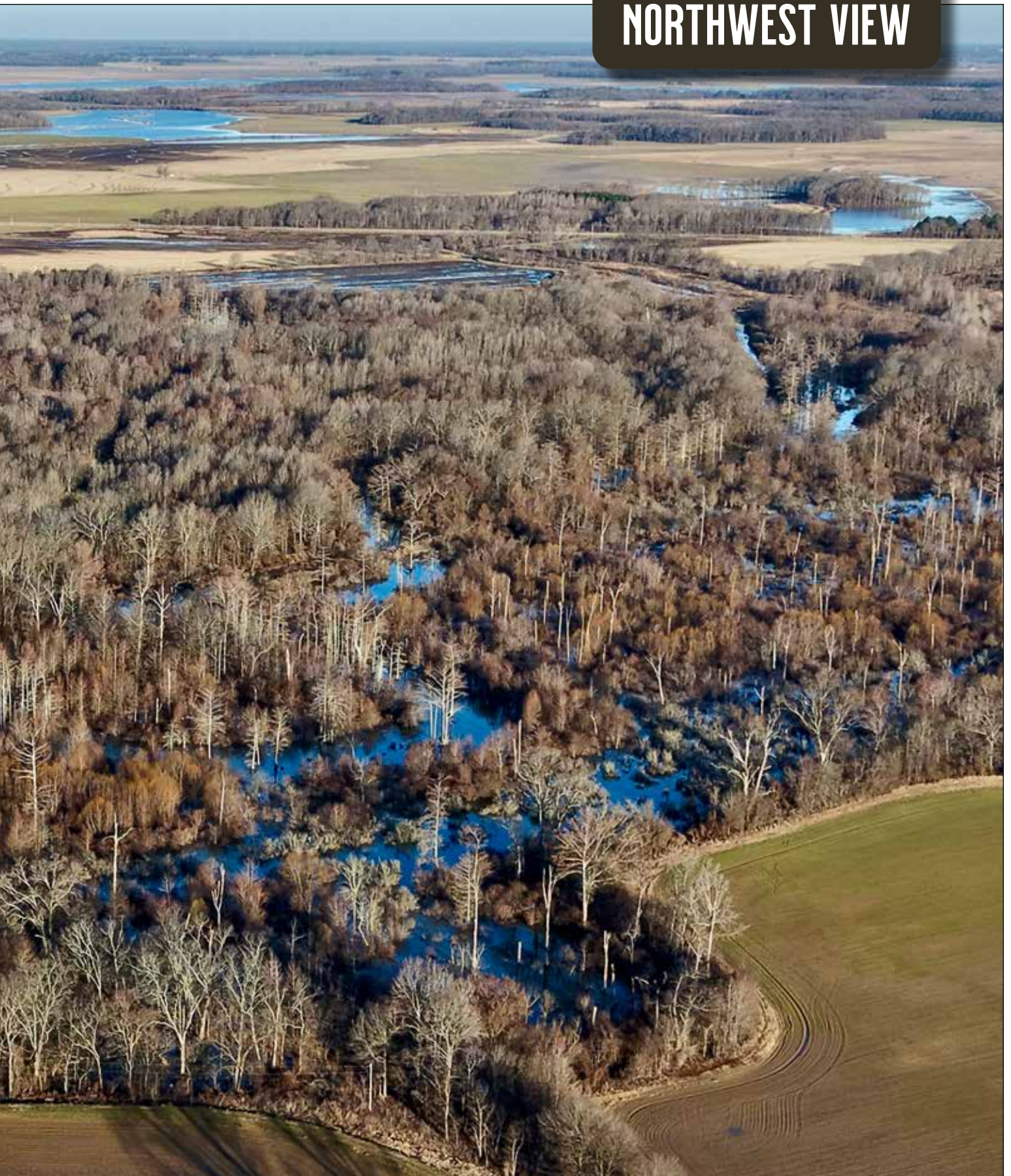


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# NORTHWEST VIEW





# SOUTH VIEW



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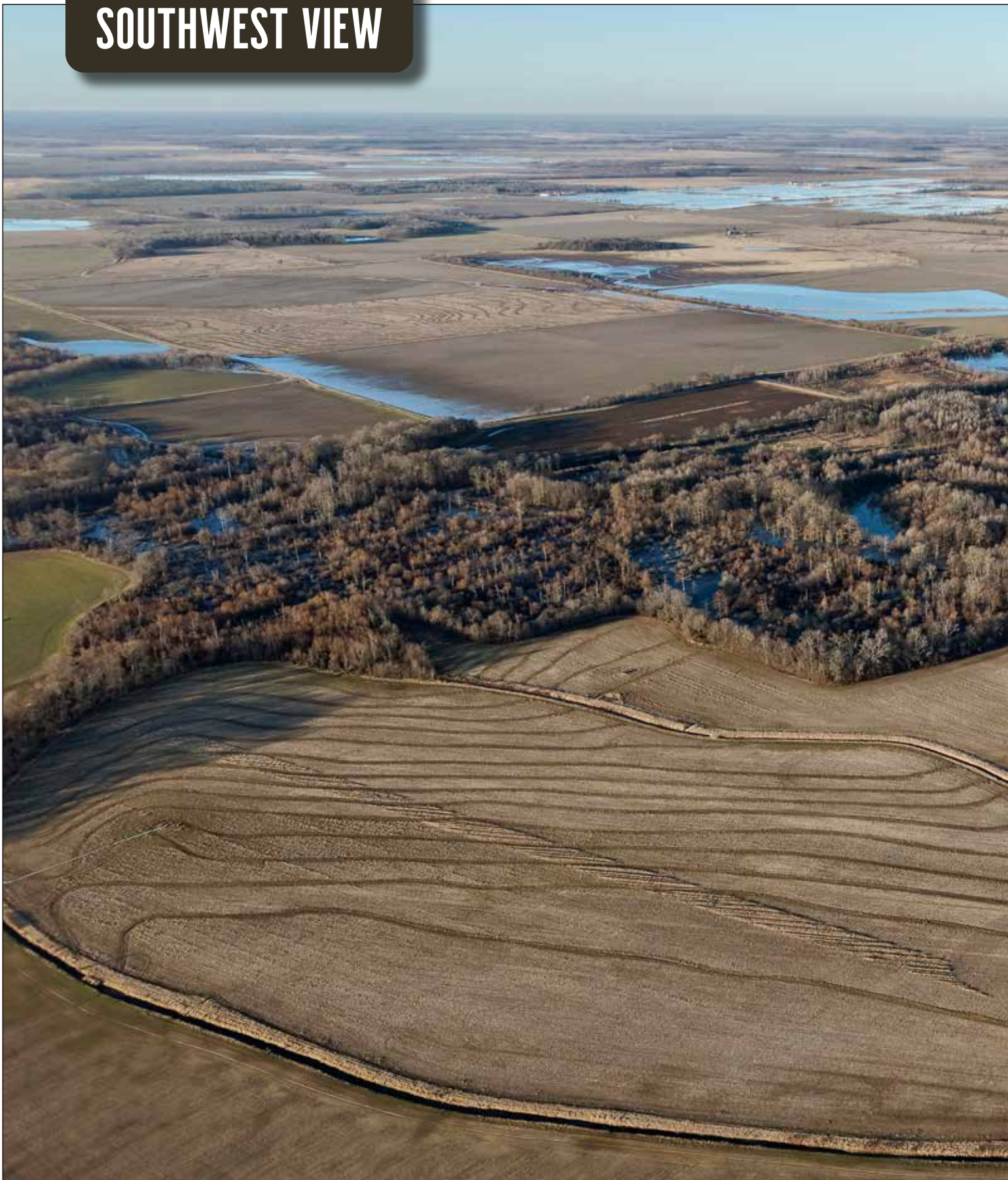


# NORTH VIEW





# SOUTHWEST VIEW



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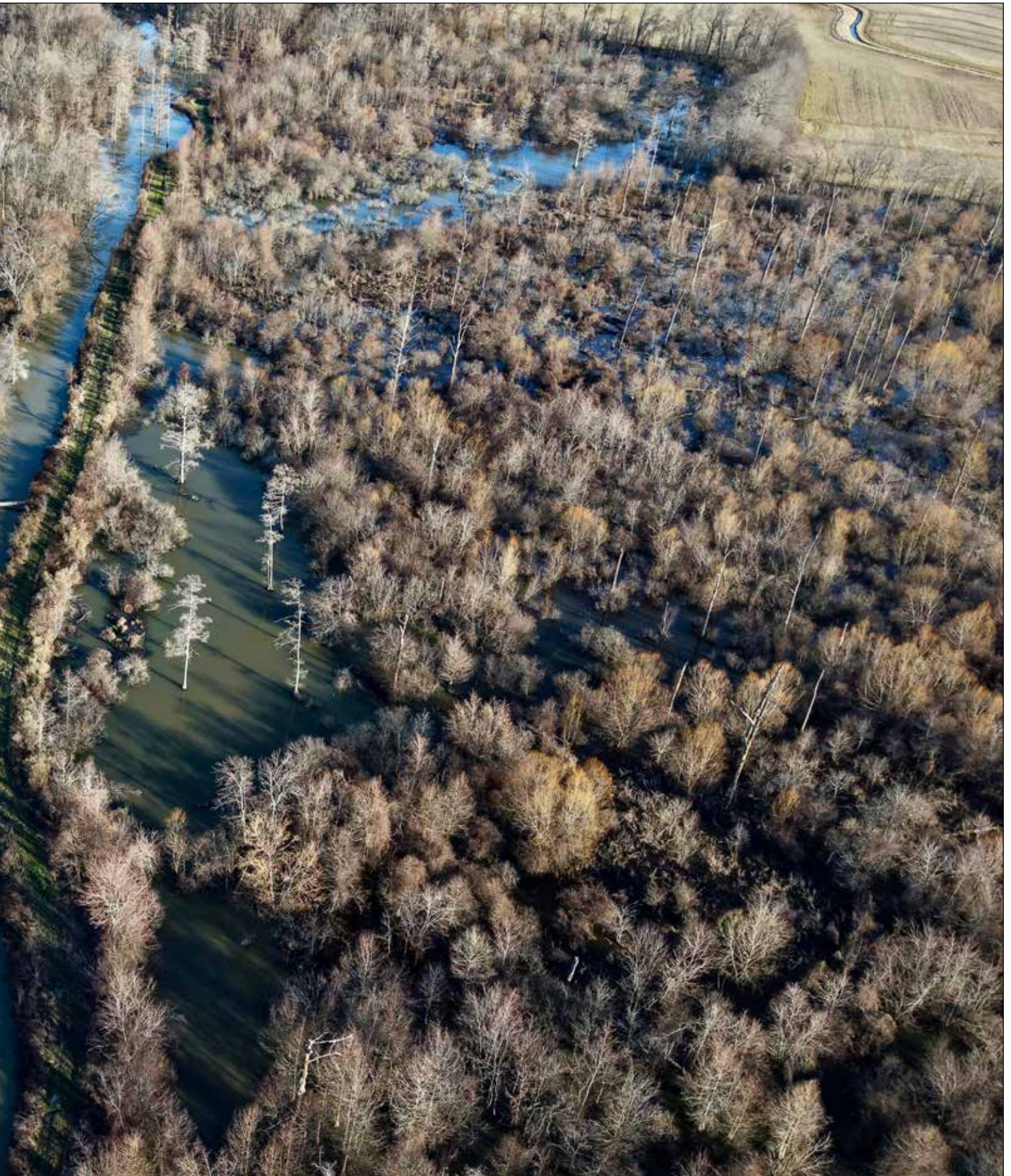
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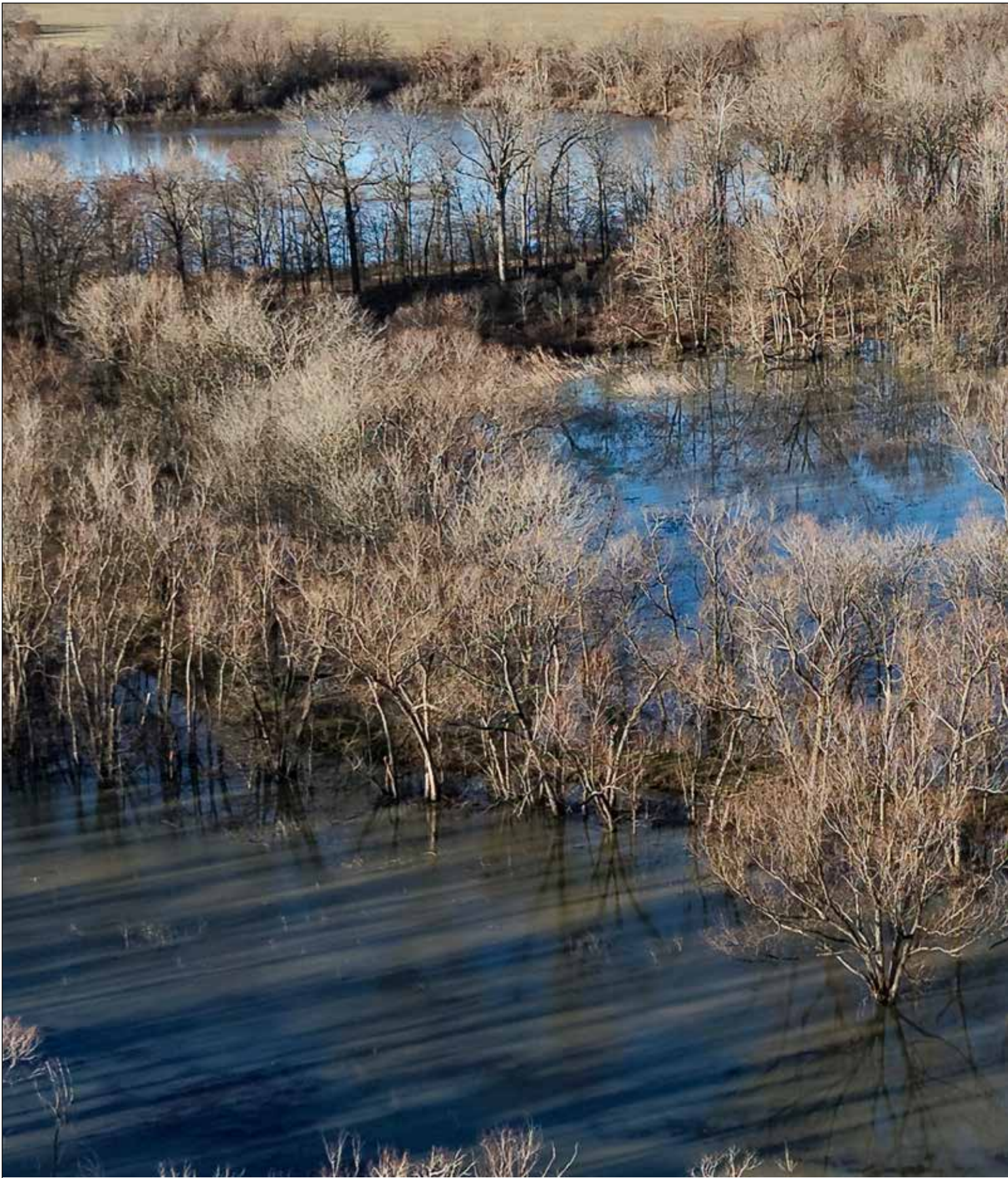




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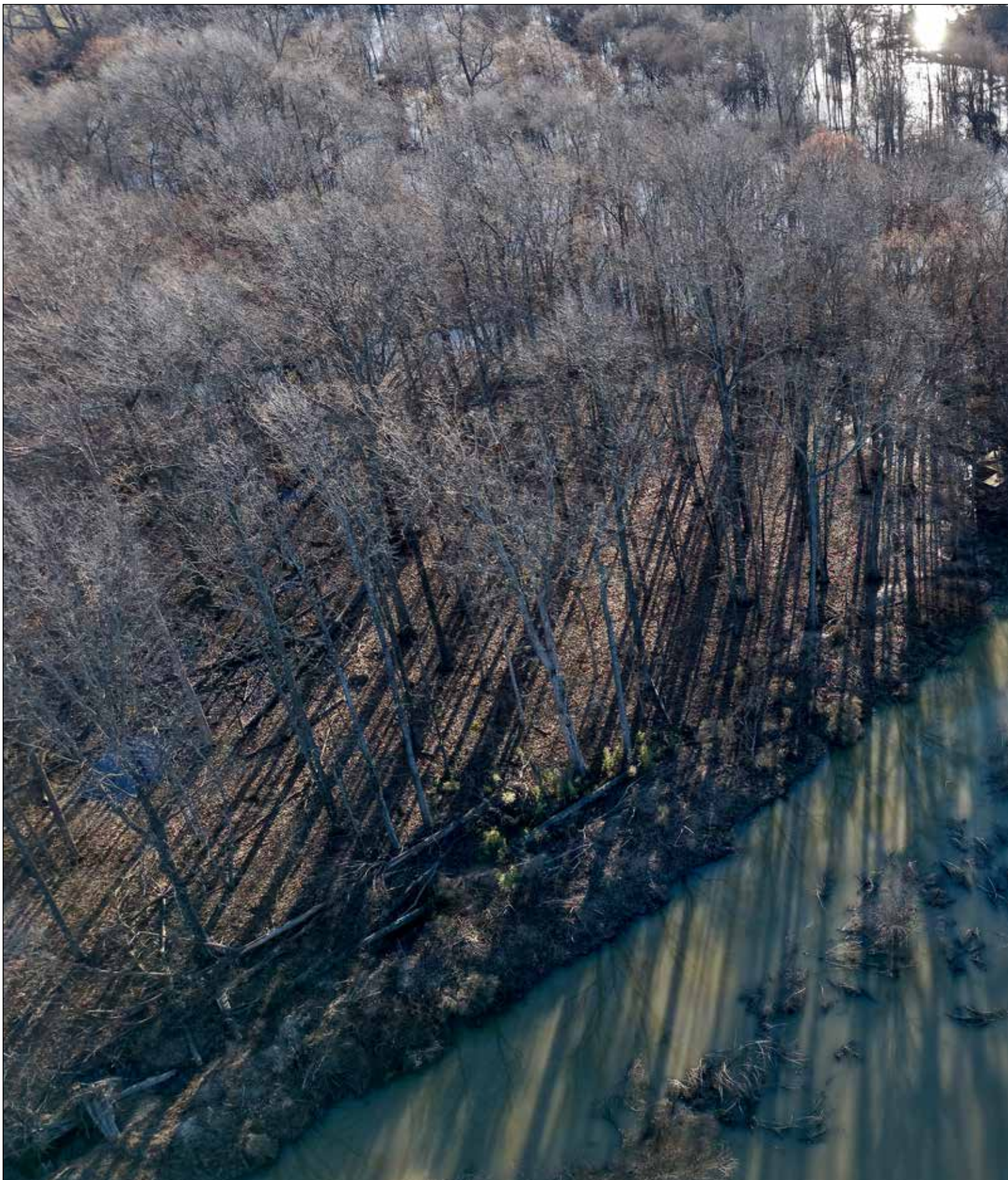




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An aerial photograph of a large duck blind. The blind is a long, narrow, light-colored structure extending from the right side of the frame into a body of water. The water is murky and brownish. To the left of the blind, there is a large area of water with many small, dark, irregular shapes, possibly rocks or debris. The right side of the image shows a line of trees and vegetation along the shore.

## LARGE DUCK BLIND



# AGRI FIELD OR DUCK FOOD PLOT + PIT BLIND



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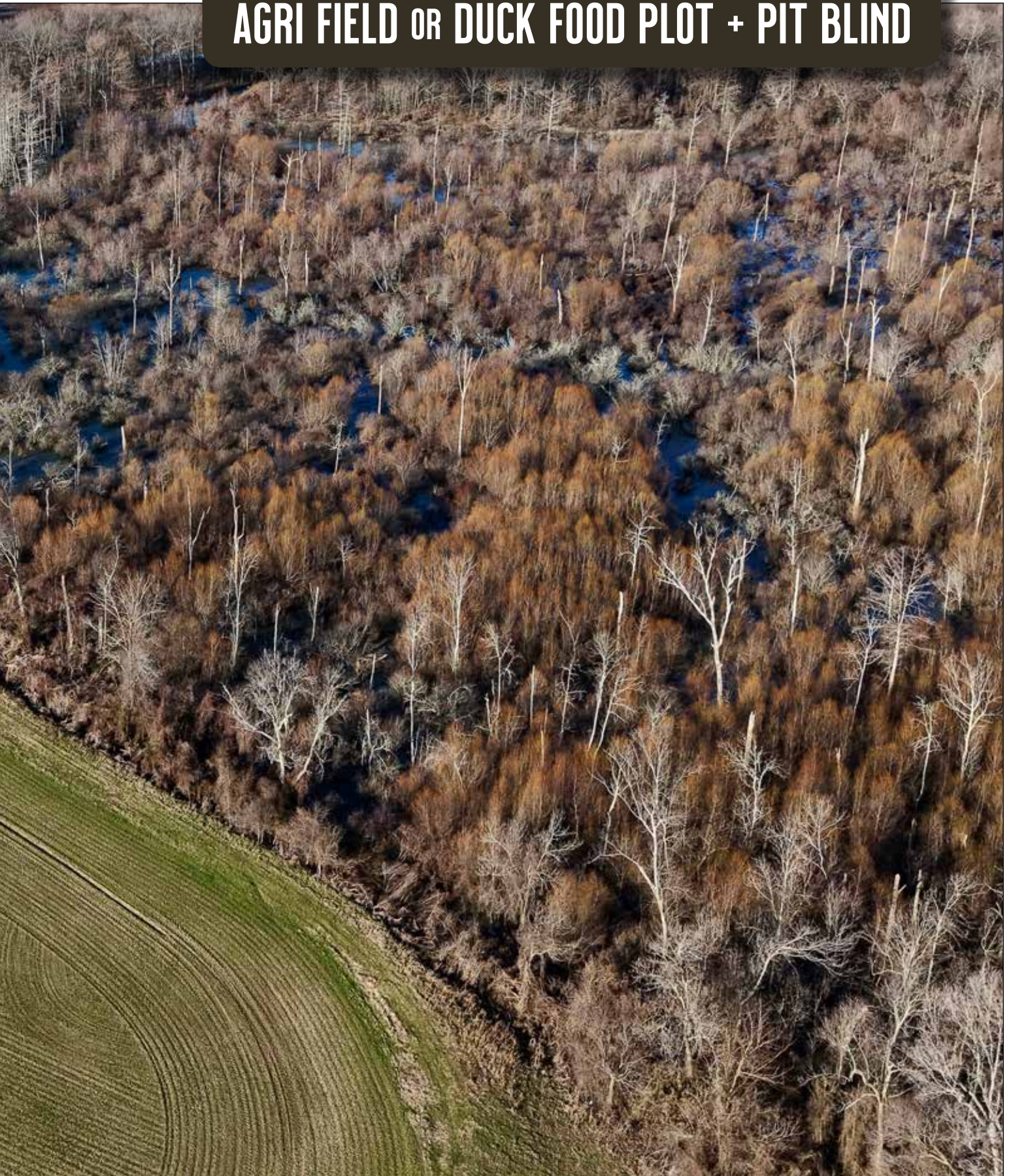


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# AGRI FIELD OR DUCK FOOD PLOT + PIT BLIND



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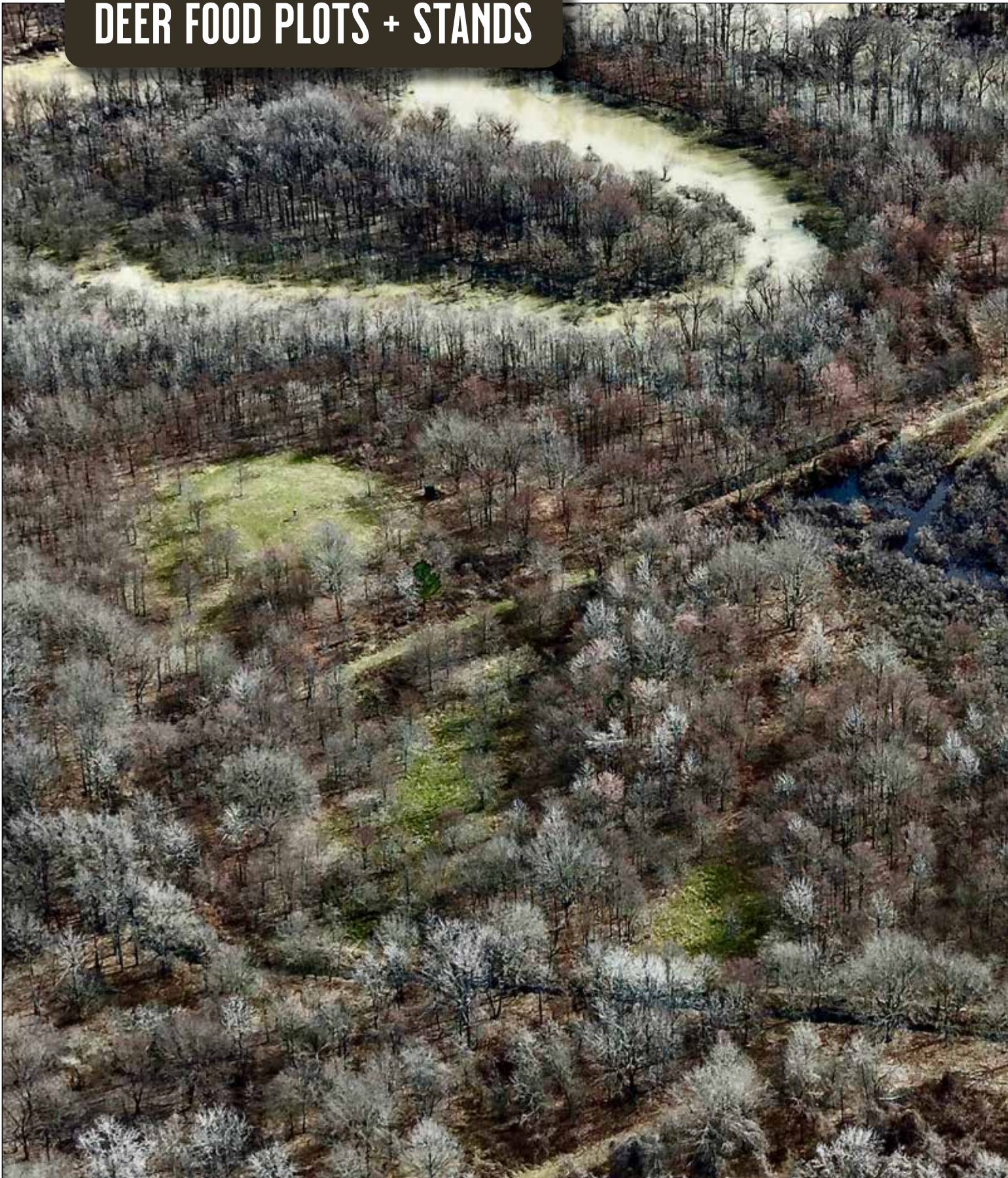


# AGRI FIELD OR DUCK FOOD PLOT + PIT BLIND





# DEER FOOD PLOTS + STANDS



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# DEER FOOD PLOT + STAND





## DEER FOOD PLOT + STAND



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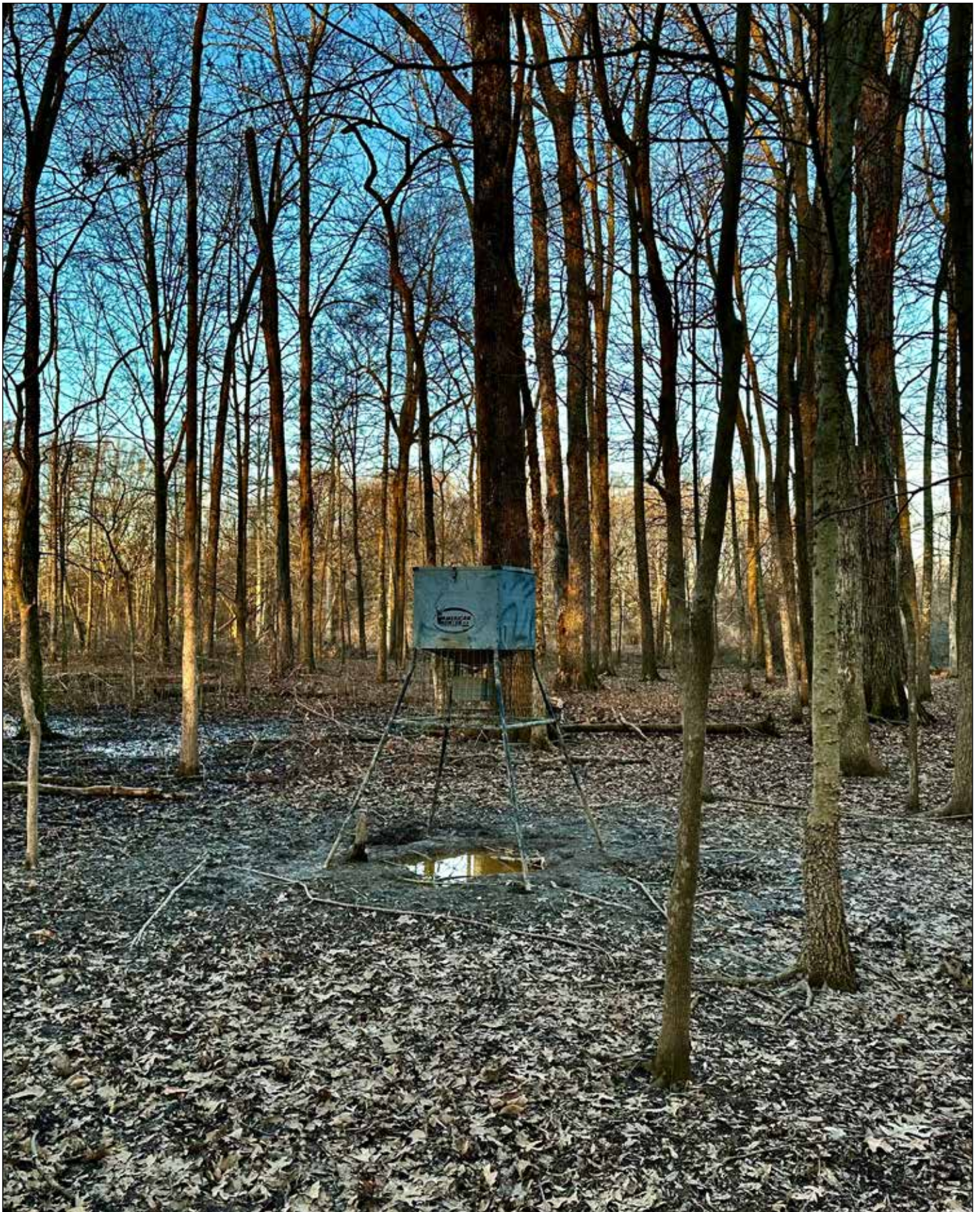
















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# **TRACT 2**

# **PROPERTY VIEWS**



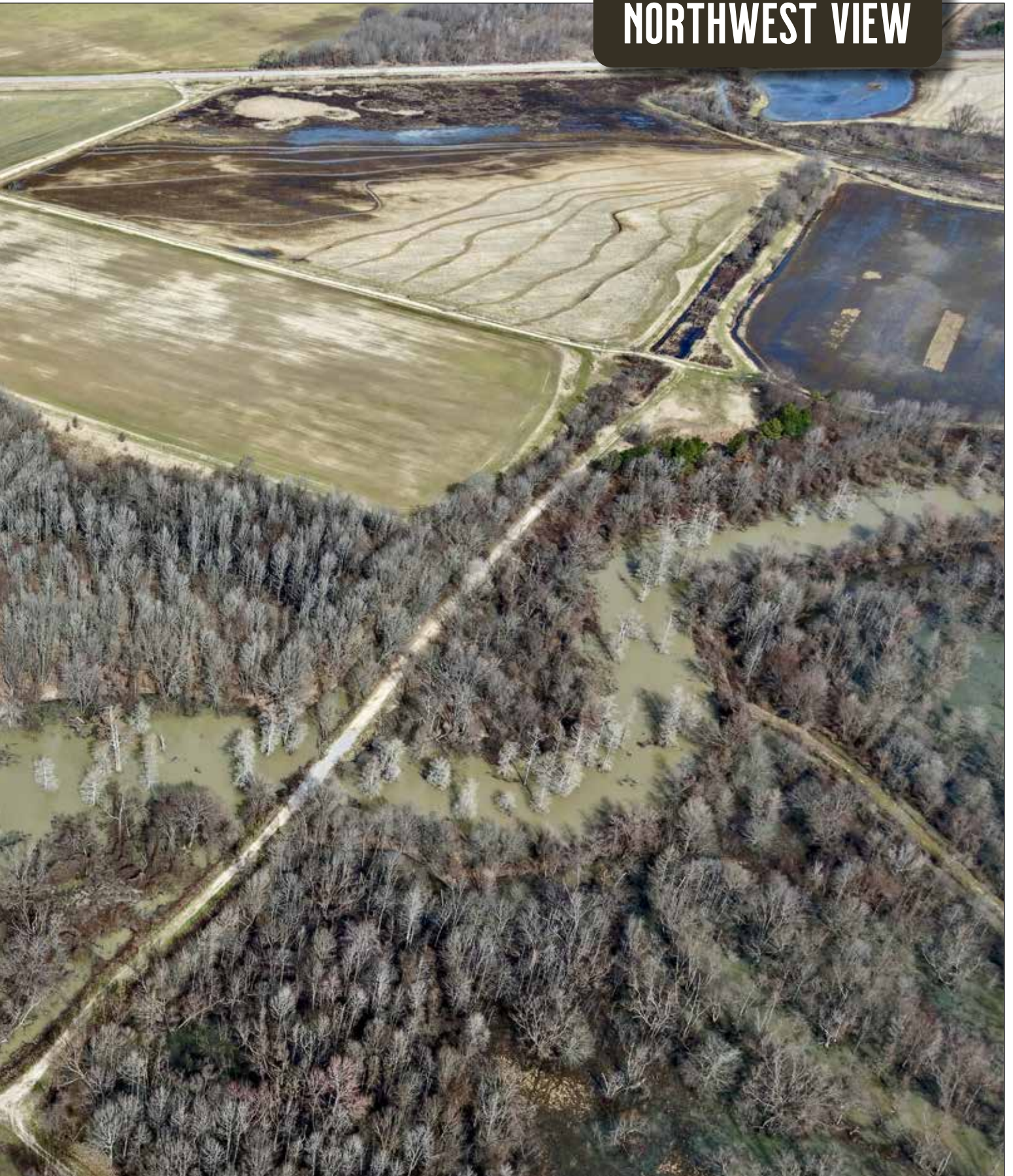








# NORTHWEST VIEW







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An aerial photograph showing a large, rectangular agricultural field with distinct rows of crops. The field is bordered by a road on the top and right sides. In the upper left, there are several white silos and some farm buildings. The bottom of the image shows a dense line of trees.

**WEST VIEW**



# NORTHEAST VIEW











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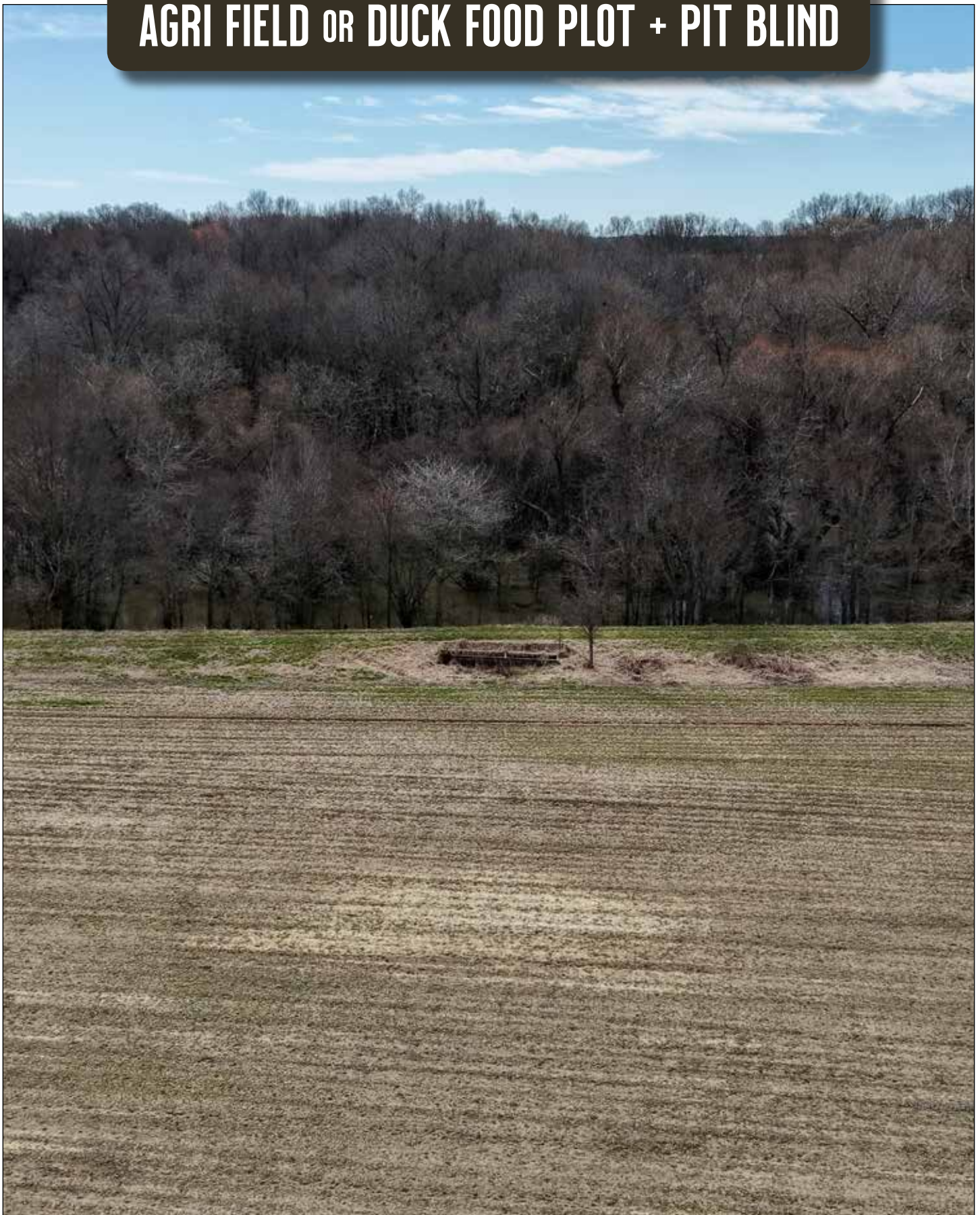
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# AGRI FIELD or DUCK FOOD PLOT + PIT BLIND











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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 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.



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