

Grassy Slough

160.0 +/- Acres ♦ White County, AR

AVAILABLE FOR ACQUISITION: *Grassy Slough is located just one mile west of the White River between Bald Knob and Augusta, Arkansas. Positioned in a storied hunting area, within proximity to the famous White Oaks Duck Woods and many state and federal wildlife refuges, the property offers 155.0 +/- acres of high-quality and proven duck and deer hunting habitat, and an exceptional, well-apportioned lodge facility.*



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Grassy Slough

PROPERTY SUMMARY

Grassy Slough is an ideal outing place located in a storied Arkansas hunting area, offering both outstanding waterfowl and deer hunting opportunities, and a wonderful new custom lodge. The property is in White County, just one mile west of the White River between Bald Knob and Augusta.

The land offers 160.0 +/- total acres, comprising middle-aged hardwood timber (100.0 +/- acres), Grassy Slough (55.0 +/- acres), and a lodge site. Grassy Slough features flooded cypress, oak, and willow stands, along with buttonwillow shrubs, smartweed, and native aquatic vegetation. Although the slough maintains various water levels year-round, water is controlled via an electric well and levee system to provide adequate waterfowl habitat during the fall and winter.

The property is positioned along the White River waterfowl flyway, which is considered an essential mallard wintering area in the Lower Mississippi Flyway. The land is highly developed and provides duck hunting opportunities for mallards, teal, and other waterfowl species. The ground also offers superb deer hunting from strategically placed stands accessible via a system of roads and trails, which provide access throughout the property.

Grassy Slough benefits from its proximity to several private hunting tracts such as the famous 4,000-acre White Oaks Duck Woods, which is only 2.5 miles to the east and northeast. Public hunting opportunities are readily available nearby, including Henry Gray Hurricane Lake WMA, Departee Creek WMA, Rex Hancock Black Swamp WMA, Bald Knob NWR, and the Cache River NWR.

The 5,000 square foot luxury lodge includes 2,600 square feet of living space and 2,400 square feet of shop for maintenance and storage. The facility is well-apportioned and designed to serve as a turnkey base for hunting and comfortable accommodations for six guests.

Priced at \$2.5 million, Grassy Slough represents an excellent setup for enjoying Arkansas' hunting and outdoor lifestyle with family, friends, and business associates. Qualified and interested parties should contact Chuck Myers 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 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.



▼ VIEW VIDEO BELOW ▼

PROPERTY SUMMARY

Acreage – 160.0 +/- total acres

- 100.0 +/- acres: Timberland (majority consisting of middle age hardwood timber)
- 55.0 +/- acres: Grassy Slough wetland (consisting of cypress, willow, buttonwillow, and smartweed)
- 3.0 +/- acres: Development site (lodge and surrounding area)
- 2.0 +/- acres: Levees, roads, ditches, and other

Location – White County (Northeast Arkansas)

- Coordinates: 35.30458, -91.45991
 - Bald Knob, AR: 6.5 +/- miles
 - McCrory, AR: 18 +/- miles
 - Little Rock, AR: 65 +/- miles
 - Augusta, AR: 7.5 +/- miles
 - Searcy, AR: 20 +/- miles
 - Memphis, TN: 85 +/- miles

Legal Descriptions

- White County Parcel Number: 001-00295-000
 - Northwest Quarter (NW¼) of Section 20, Township 8 North, Range 4 West, containing 160 acres, more or less.

Access

The property offers outstanding access via US Highway 64 and Rio Vista Road (between Bald Knob and Augusta, AR). From US Highway 64 take Rio Vista Road north and travel a half mile (0.5mi), then turn right onto the property access road (gated, private, gravel) and travel three-quarters (0.75mi) of a mile where the road ends at the lodge site. Use of the property access road is granted by legal easement.

Improvements - Lodge, Shop, and Surrounding Area

The newly built, secluded lodge at Grassy Slough blends fit-for-purpose utility with a beautiful, modern rustic interior. The lodge fits perfectly with the surrounding landscape and checks all the boxes for the avid and discerning sportsman. This turnkey, fully-furnished, fully-equipped, custom lodge comfortably accommodates six people and offers an impressive 5,000 +/- total square feet. 2,600 +/- square feet is dedicated to living space and 2,000 +/- square feet is shop and storage space. Every detail of this wonderful outing place has been carefully curated to create a warm, inviting atmosphere and an exceptional experience for family, friends, and business associates.

- Single-level, metal exterior, constructed on an elevated concrete slab
- Spacious open layout offering living area, kitchen, and dining
 - Large living area with massive wood-burning fireplace, and big screen television
 - Chef kitchen (fully equipped, all major appliances, built-in cabinets, and pantry closet)
 - Dining area (table seating for 8 people)
 - Wet bar with built-in cabinets, sink, and icemaker
- 3 bedrooms and 3 full bathrooms
 - Mastersuite with full bathroom
 - 2 guest rooms (1 with 3 beds and 1 with 2 beds) with full hall bathroom
 - Full bathroom in shop (directly accessed from main living area)
- Large utility room with washer and dryer
- Large storage room for gear and supplies, with large gun safe
- Concrete flooring throughout (offers easy maintenance)
- Massive shop accessed directly from main living area
 - Plenty of space for equipment storage and maintenance
 - Full bathroom and mechanical room
 - 2 large overhead doors (located on the west and north side)
- All utilities (underground 3-phase electric power, central heat and air, well water with filtration system, and septic system, propane, and StarLink® internet service)
- Exterior silo has water and electricity (may be used for outside entertaining or as a cook shed)
- Many additional details and features (see photos)

Landscape

155.0 +/- acres is comprised primarily of middle-aged hardwood timber with Grassy Slough meandering through the property from a northeast to southwest direction. Grassy Slough is roughly 55.0 +/- acres of wetland habitat offering oaks, cypress, and willow stands, along with buttonwillow shrubs, smartweed, and other aquatic vegetation. Located on the far southeast corner of the parcel is a 3.0 +/- acre improvement site with a newly-built lodge facility. An interior road system has been developed to allow easy access throughout the land for recreation and management.

Water Resources and Management

- 1 submersible 6" well powered by a 80kw diesel generator with a 500gal fuel tank (installed to supplement property flooding during duck hunting season)
- New levees and water control systems have been installed to manage water in key areas for duck hunting

Hunting Opportunities

Located in one of Arkansas' storied hunting areas and only a mile west of the White River, the property offers a proven and diverse duck and deer hunting experience. The land is positioned on the White River waterfowl flyway, which is considered the most critical mallard wintering habitat in the Lower Mississippi Flyway. Flooded oaks, willow, and buttonwillow areas along Grassy Slough provide excellent gunning for mallards, teal, and other ducks. The 100.0 +/- acres of hardwoods consist of a variety of high-quality, acorn-producing oaks, which were planted under a Conservation Reserve Program (contract has been bought out by the owner). The owner has intentionally developed and nurtured the landscape to deliver an outstanding habitat for both ducks and deer. Several areas throughout the property are appointed for deer hunting from high-grade stands, and all hunting locations are easily accessed directly from the lodge via a network of maintained roads, trails, and levees. Several exceptional private hunting properties are immediately adjacent or within proximity to the land. These large parcels supply much added wildlife value and are a testament to the property's quality location. In addition, the surrounding area offers outstanding state and federal public hunting options, such as Henry Gray Hurricane Lake WMA, Departee Creek WMA, Rex Hancock Black Swamp WMA, Bald Knob NWR, and the Cache River NWR, all of which are within a short drive of the lodge.

- The White River is 1 mile due east
- The famous 4,000-acre White Oaks Duck Woods is only 2.5 miles east and northeast
- The 17,000-acre Henry Gray Hurricane Lake Wildlife Management Area is 4.75 miles due south
- The 15,000-acre Bald Knob National Wildlife Refuge is 7 miles southwest
- The 15,000 acres of the 68,000-acre Cache River National Wildlife Refuge is within 10-20 miles east
- The 1,300-acre Departee Creek Wildlife Management Area is 1 mile due west
- 1,750 acres adjoining the property on the east and south is owned and supervised for hunting by Worldwide Trophy Adventures (WTA Land, LLC) based in Sidney, Nebraska (the property managed for duck, deer, and quail)
- 400 acres adjoining the property on the north is cultivated farmland
- Numerous highly-developed properties with a variety of habitat are managed for duck and deer hunting in the general area

Real Estate Taxes

\$168.70 (source: White County Assessor data, 2024)

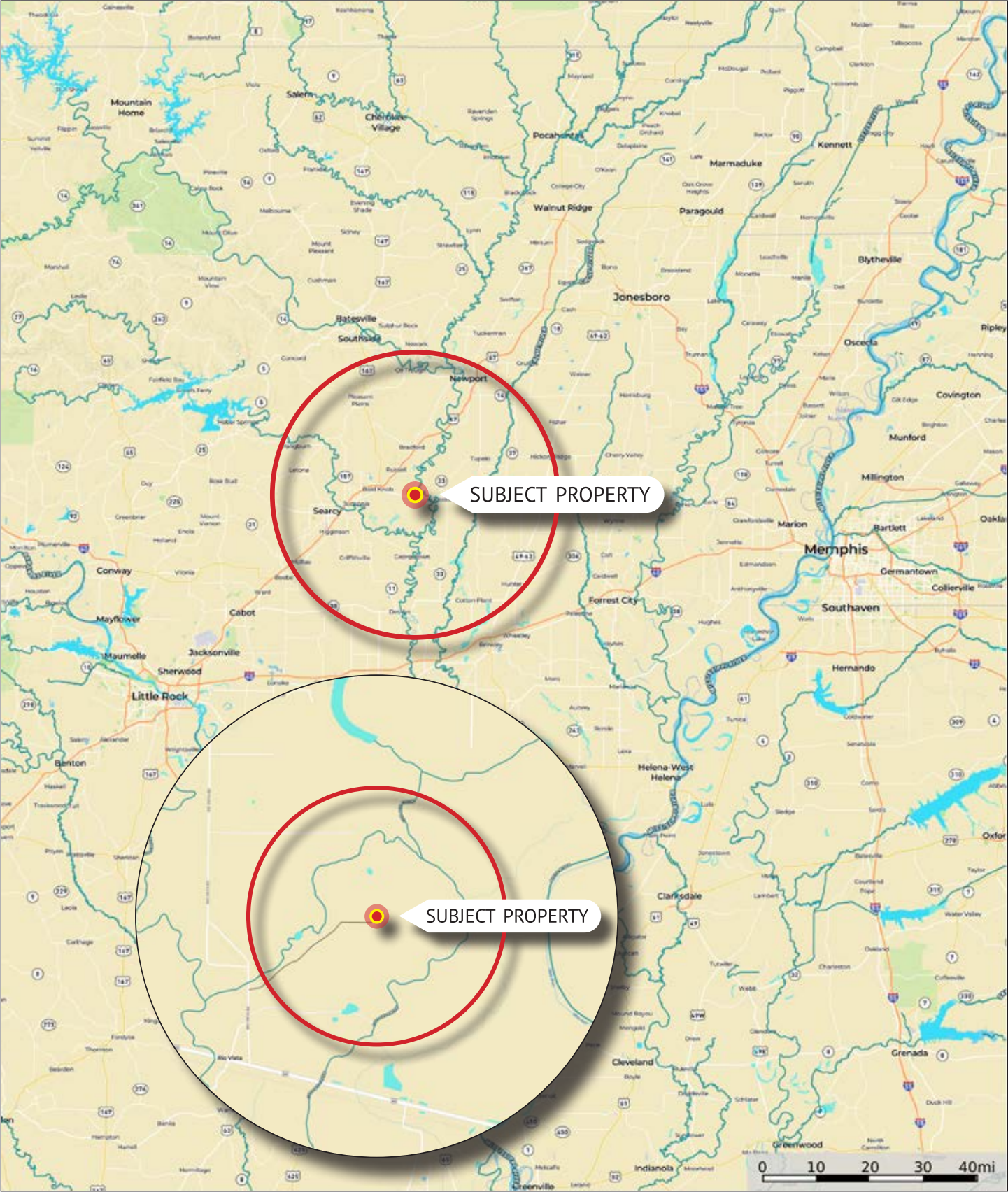
Offering Price

\$2,500,000.00

Contact

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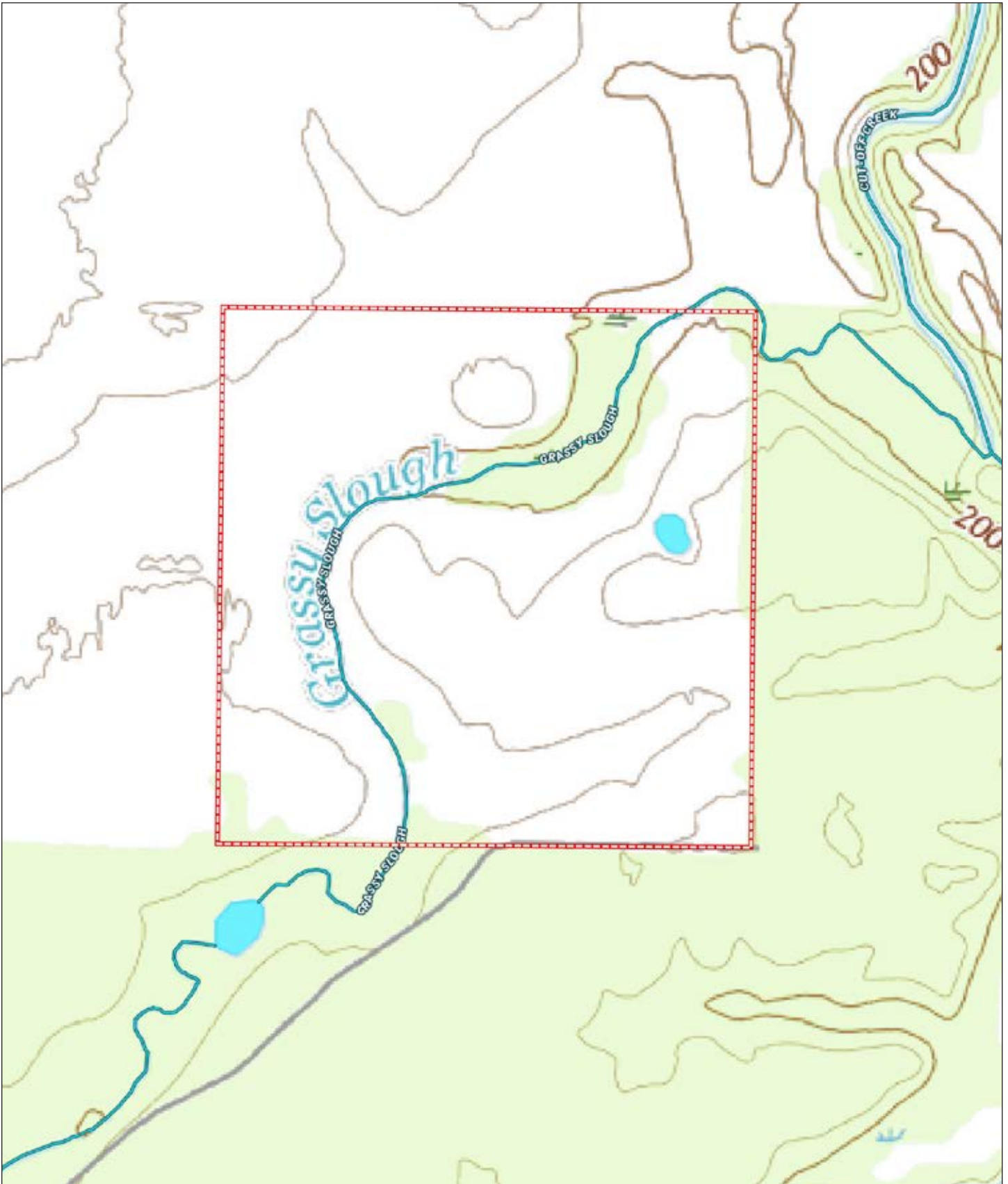
PROPERTY LOCATION



PROPERTY AERIAL MAP



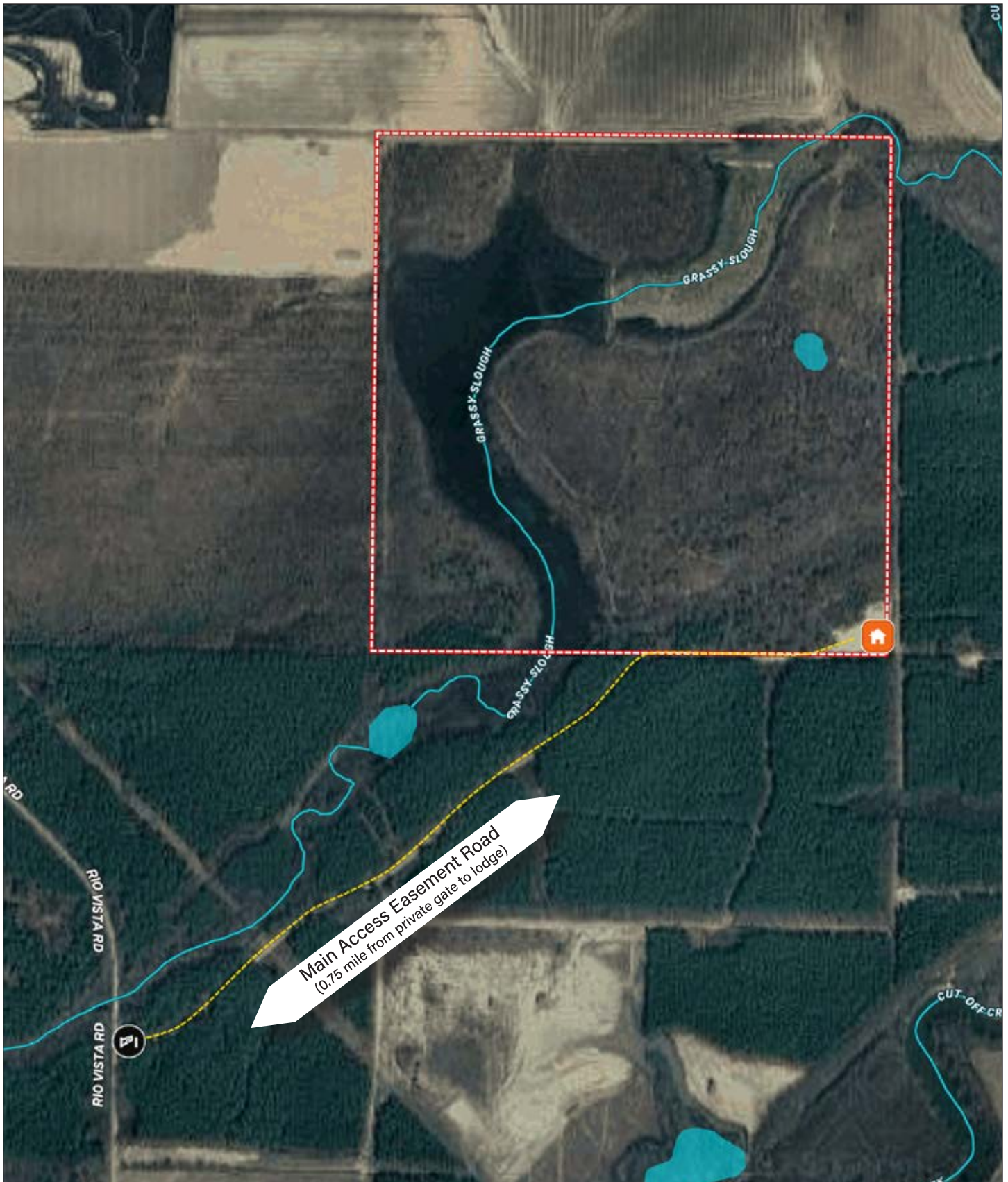
PROPERTY TOPOGRAPHY



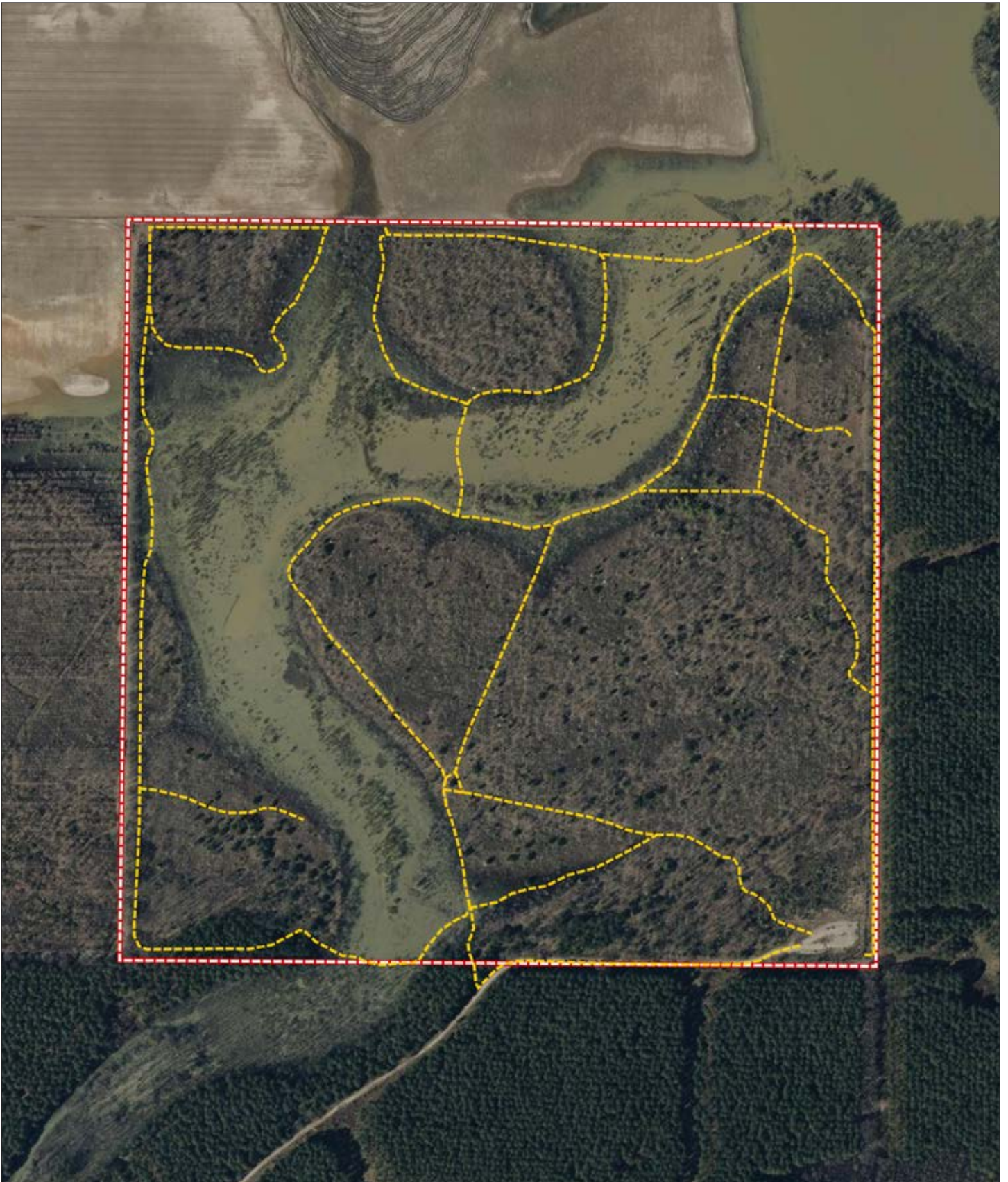
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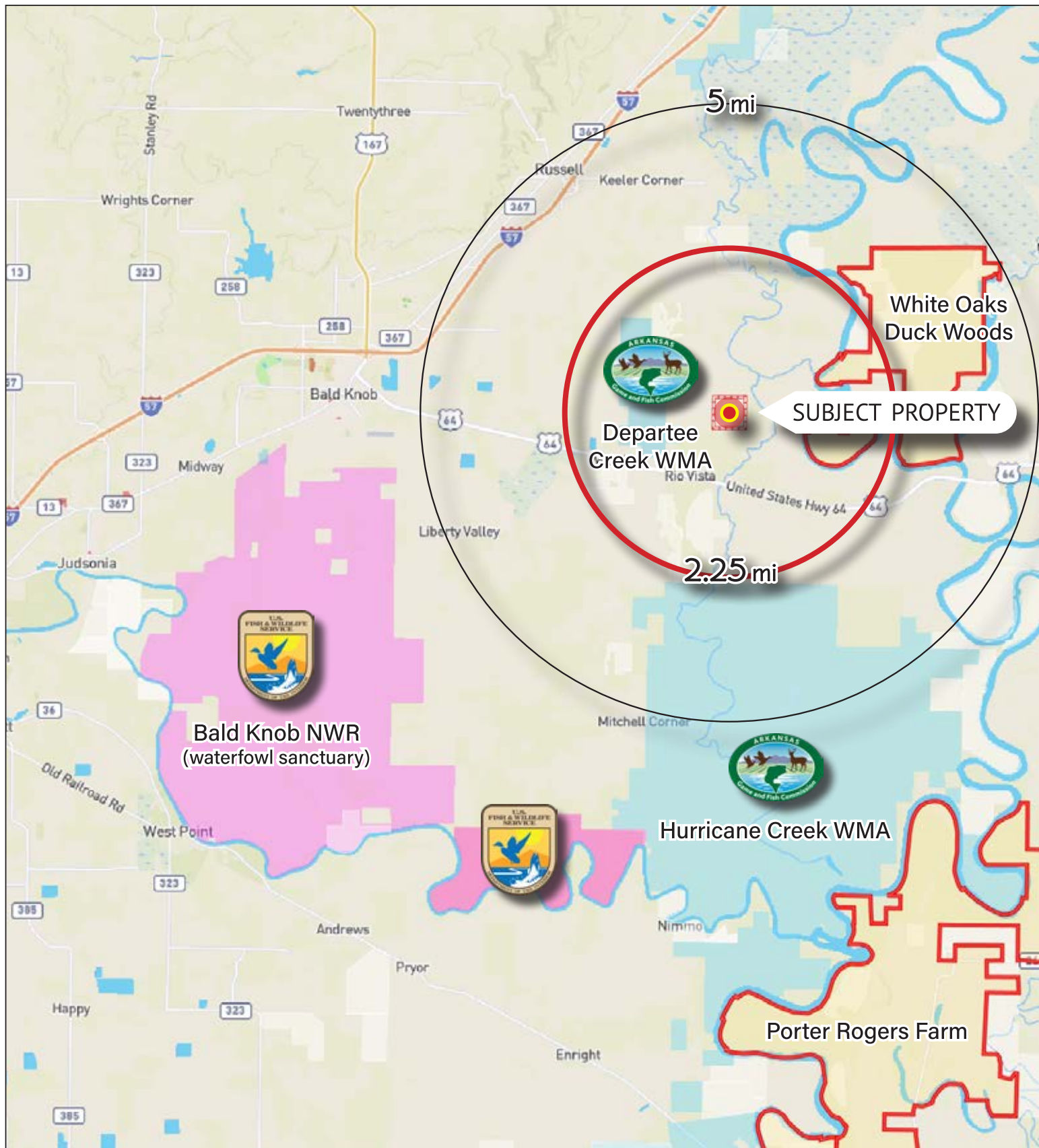
PROPERTY ACCESS ROAD (LEGAL EASEMENT)

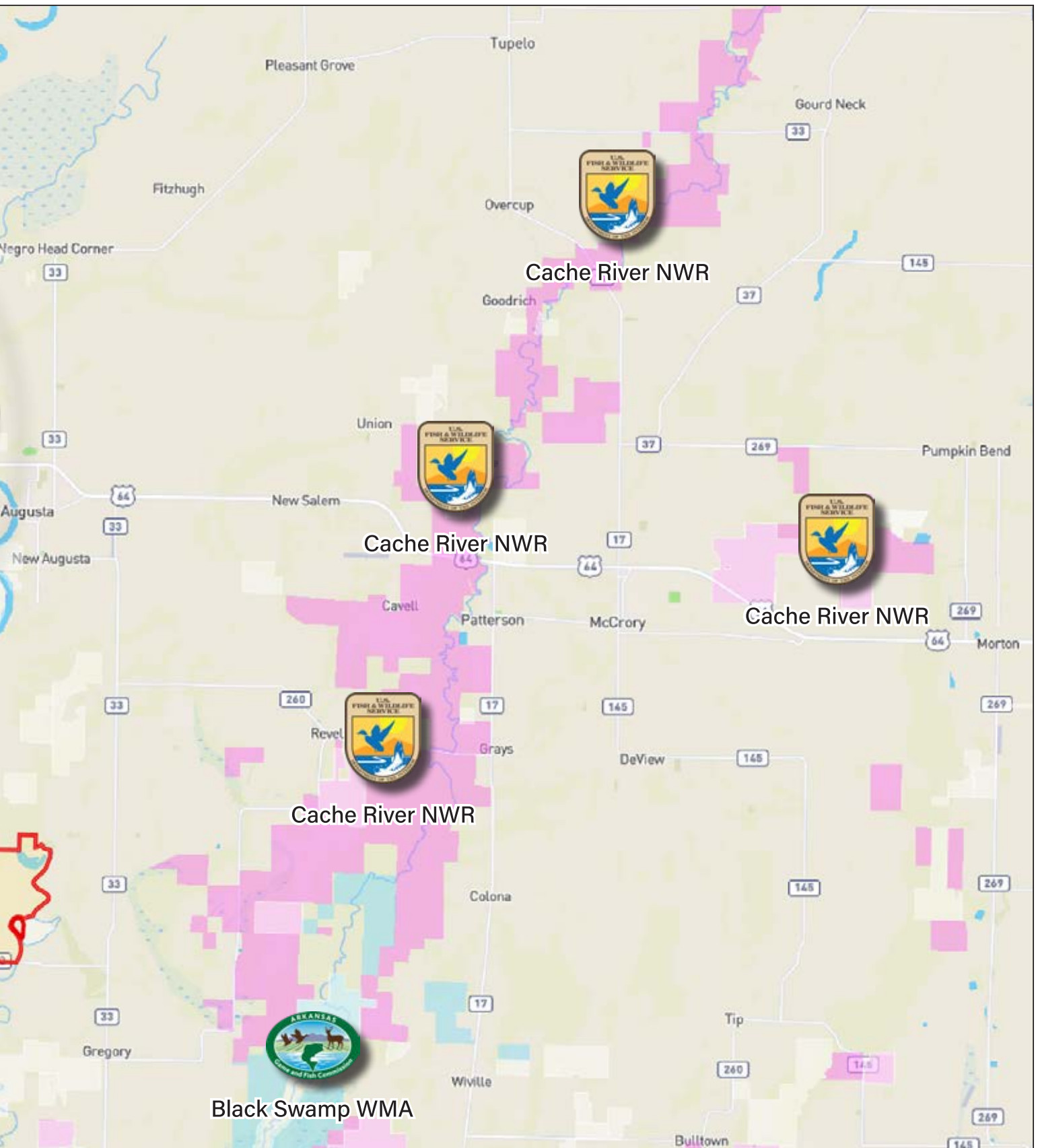


INTERIOR ROADS AND TRAILS



POINTS OF INTEREST











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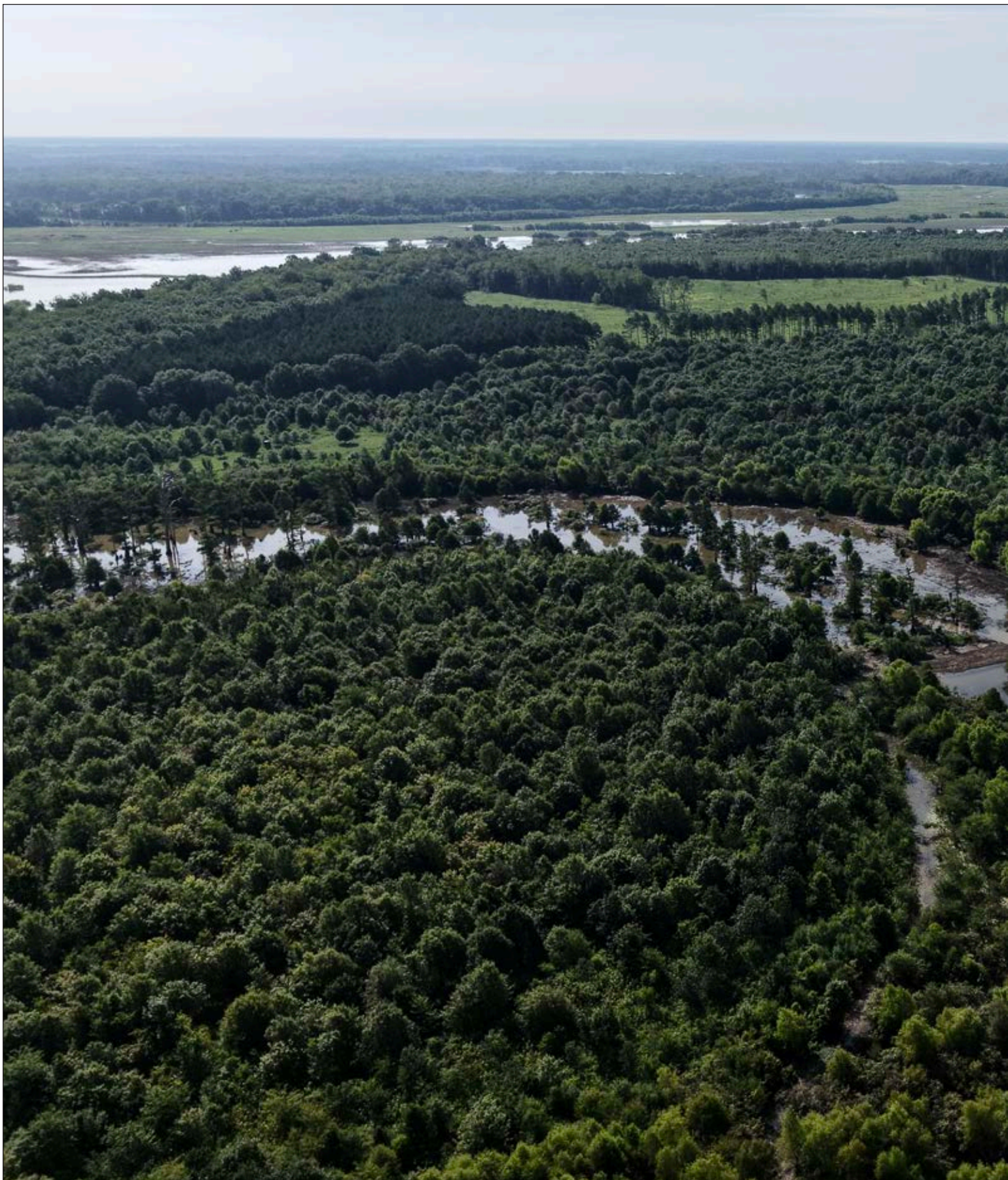
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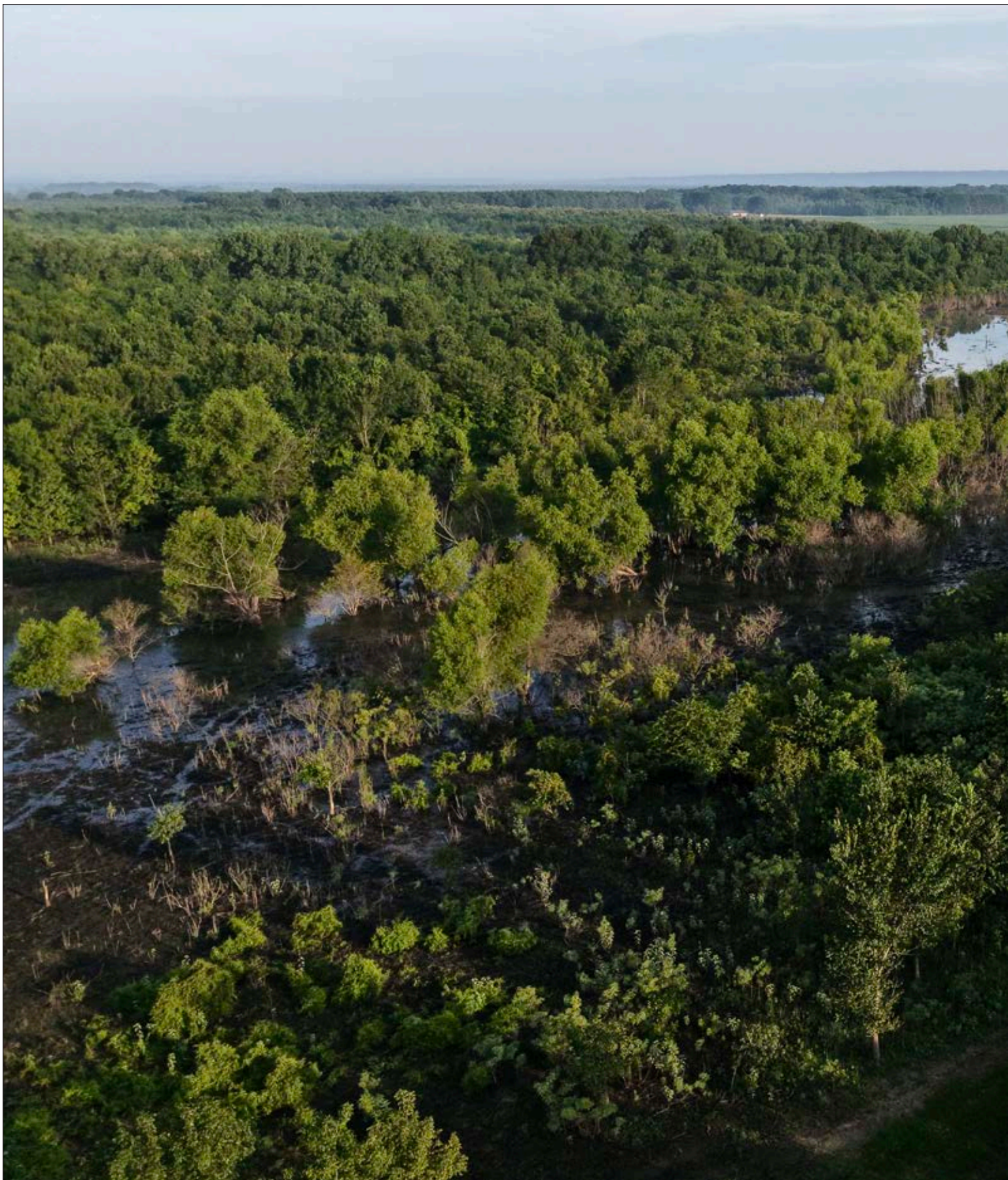




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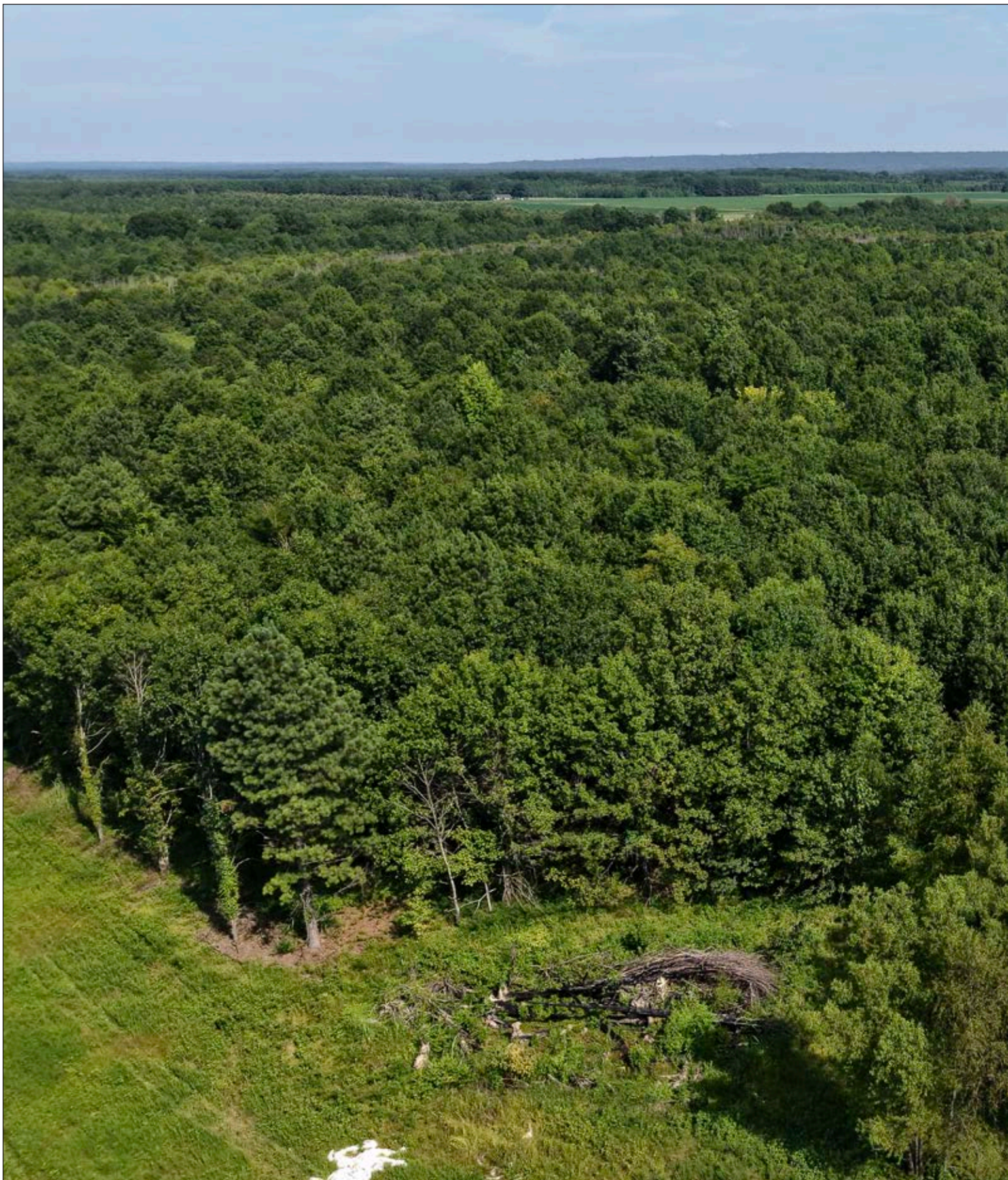




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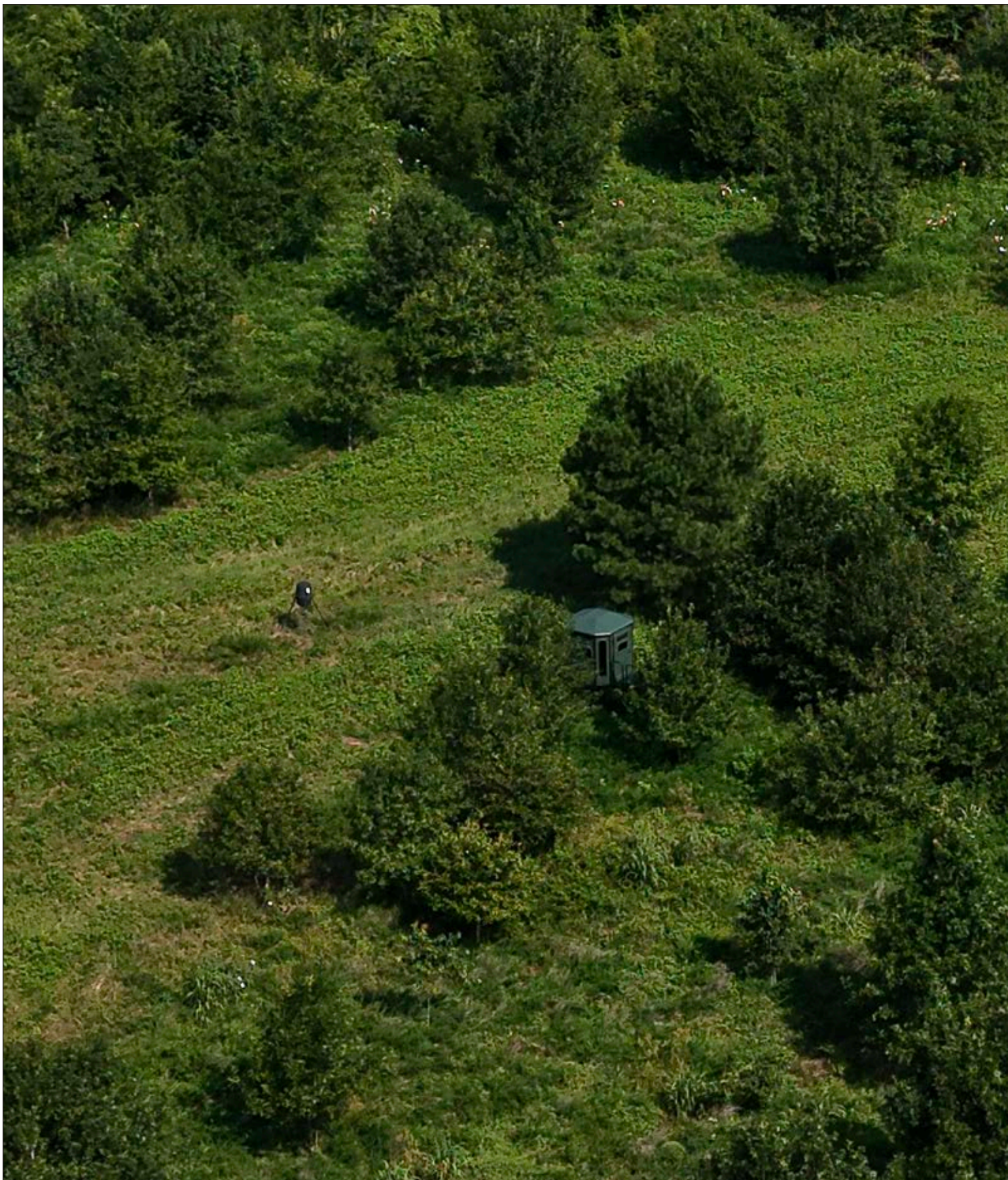
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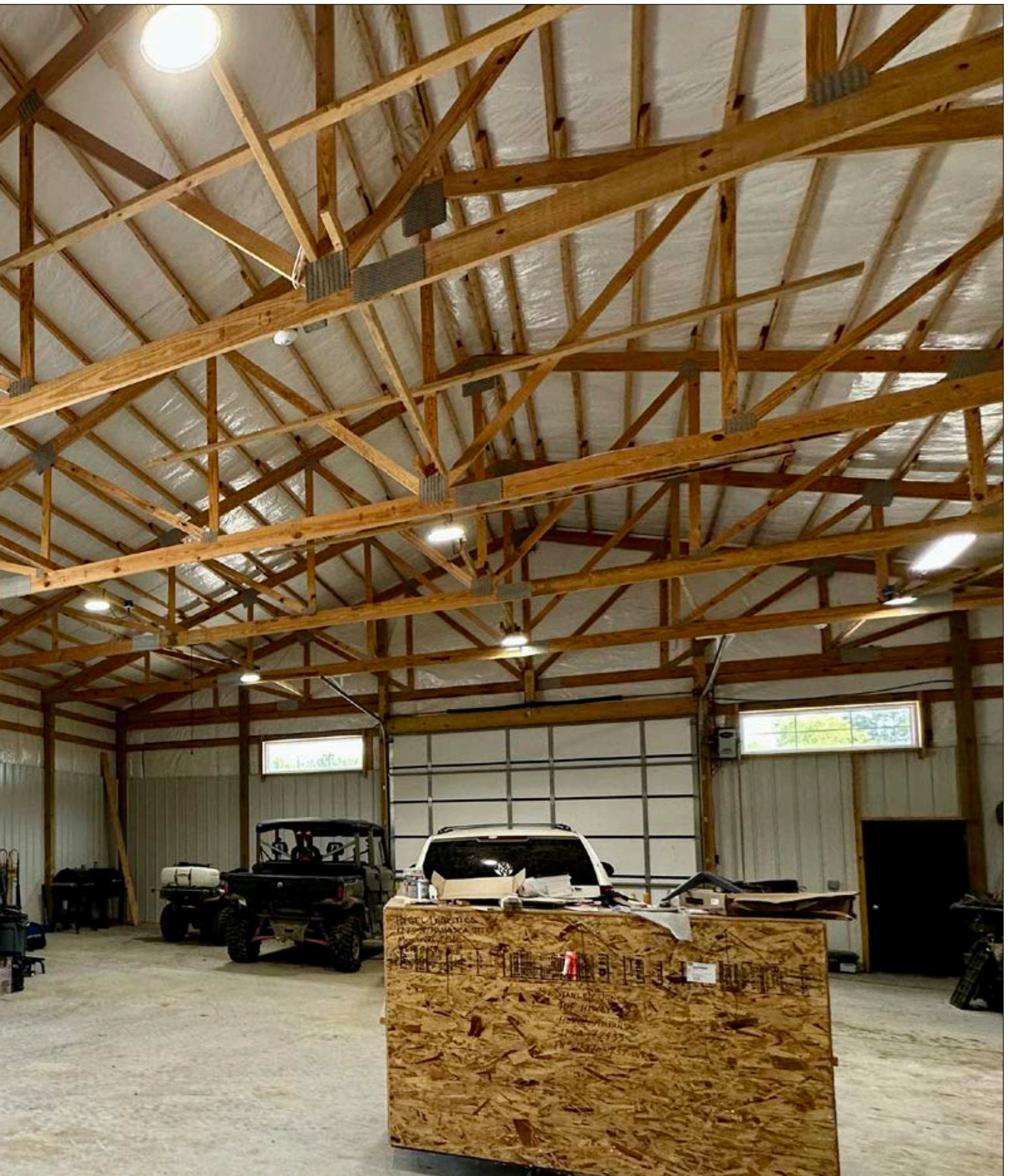
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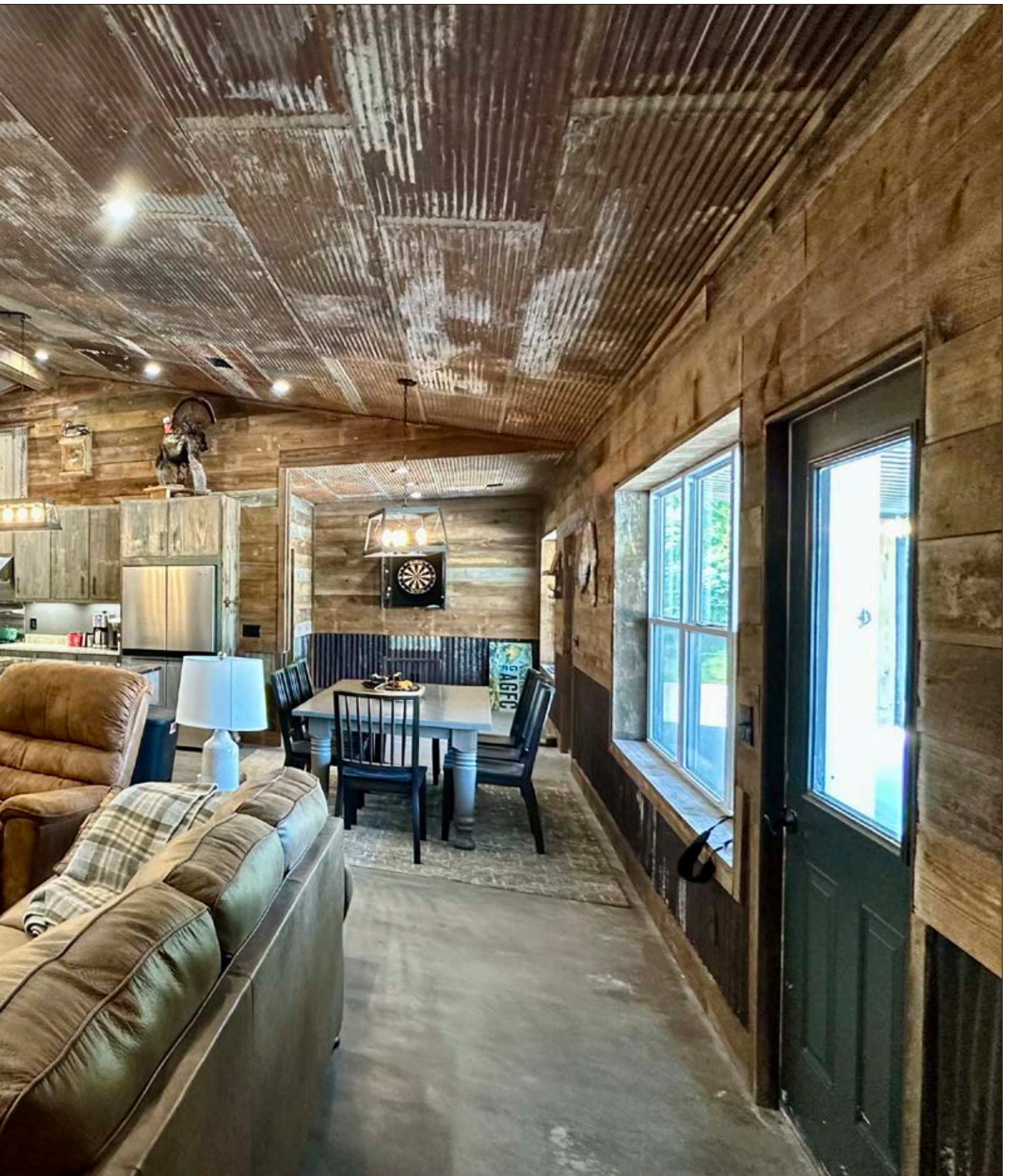
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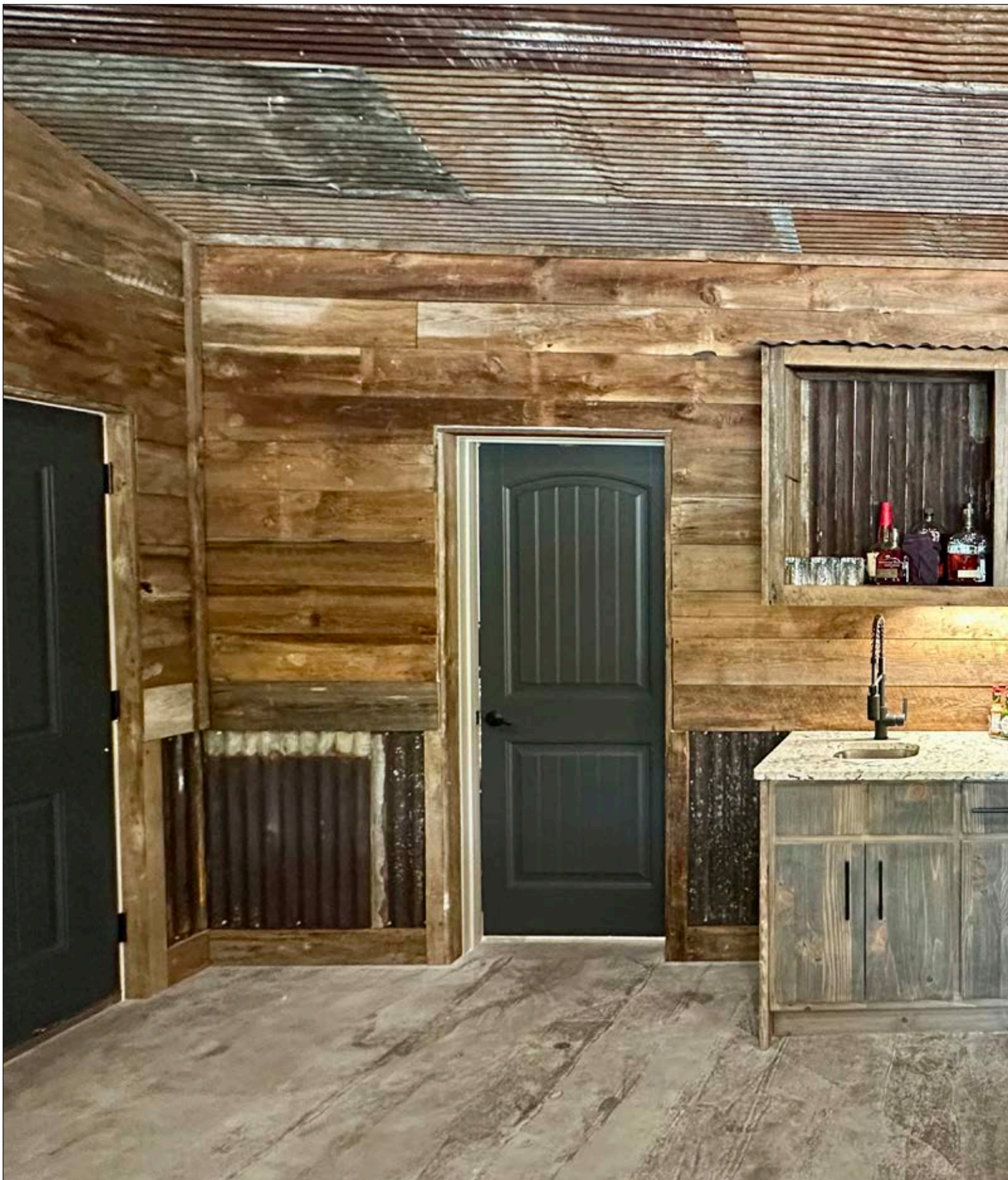
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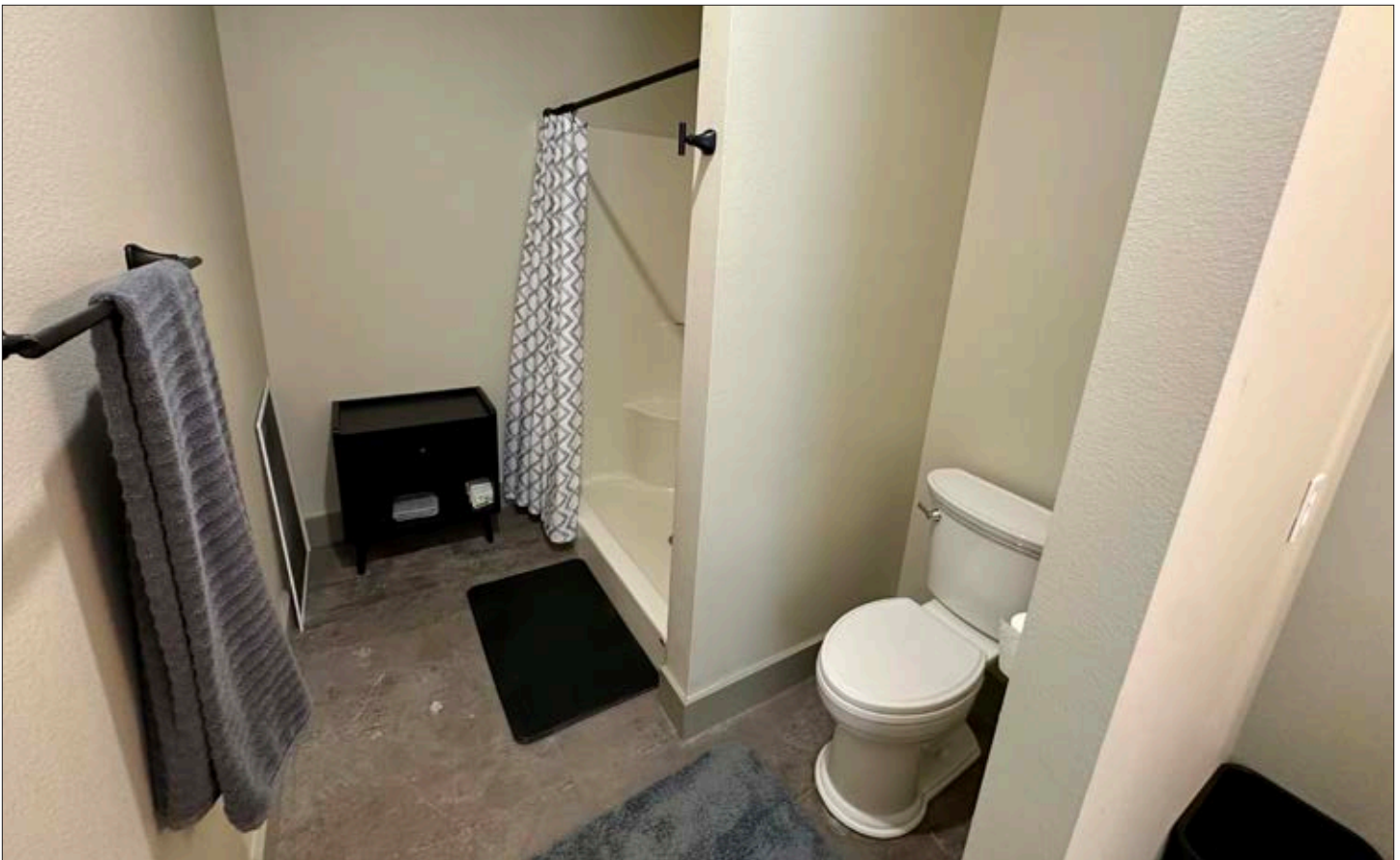




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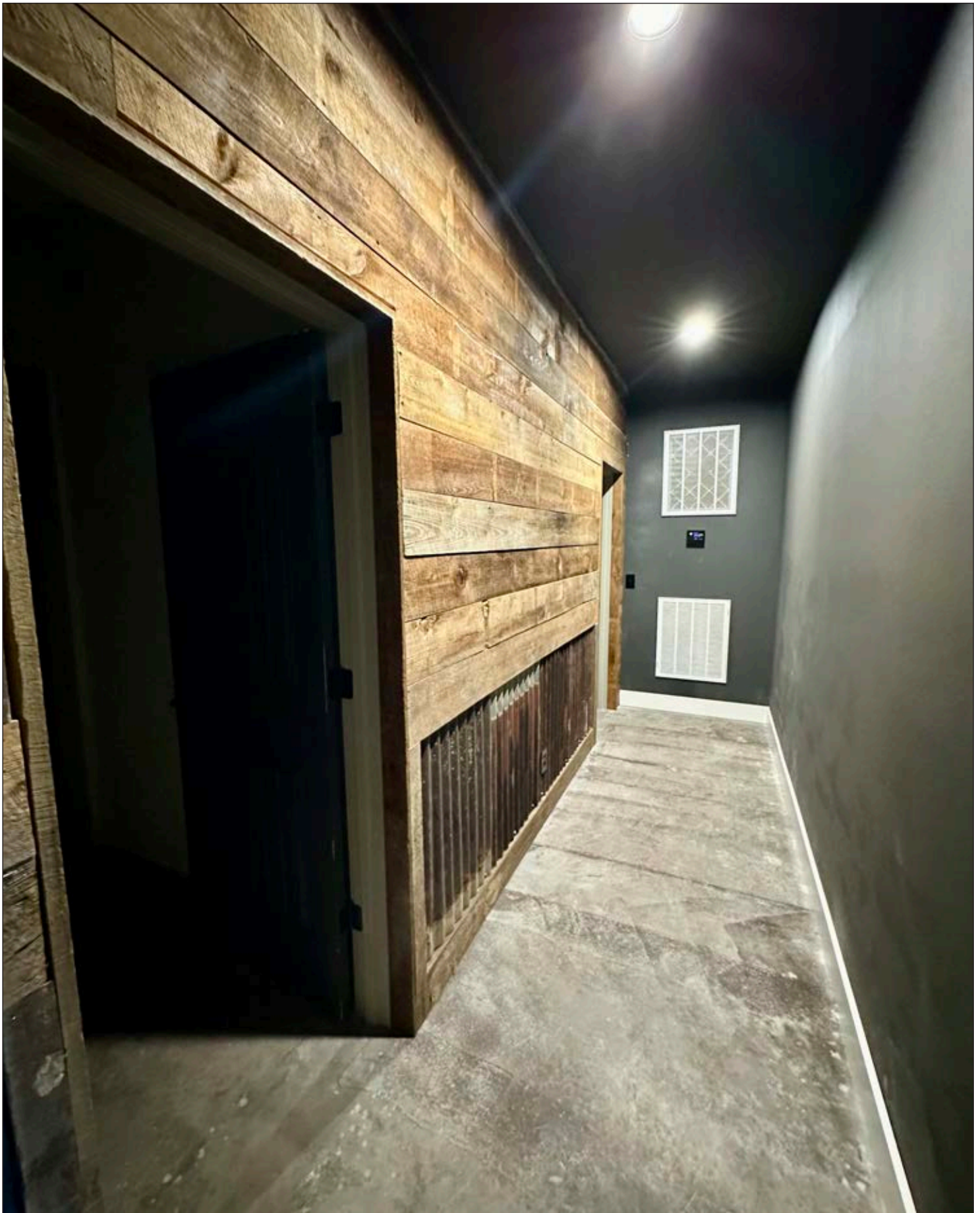
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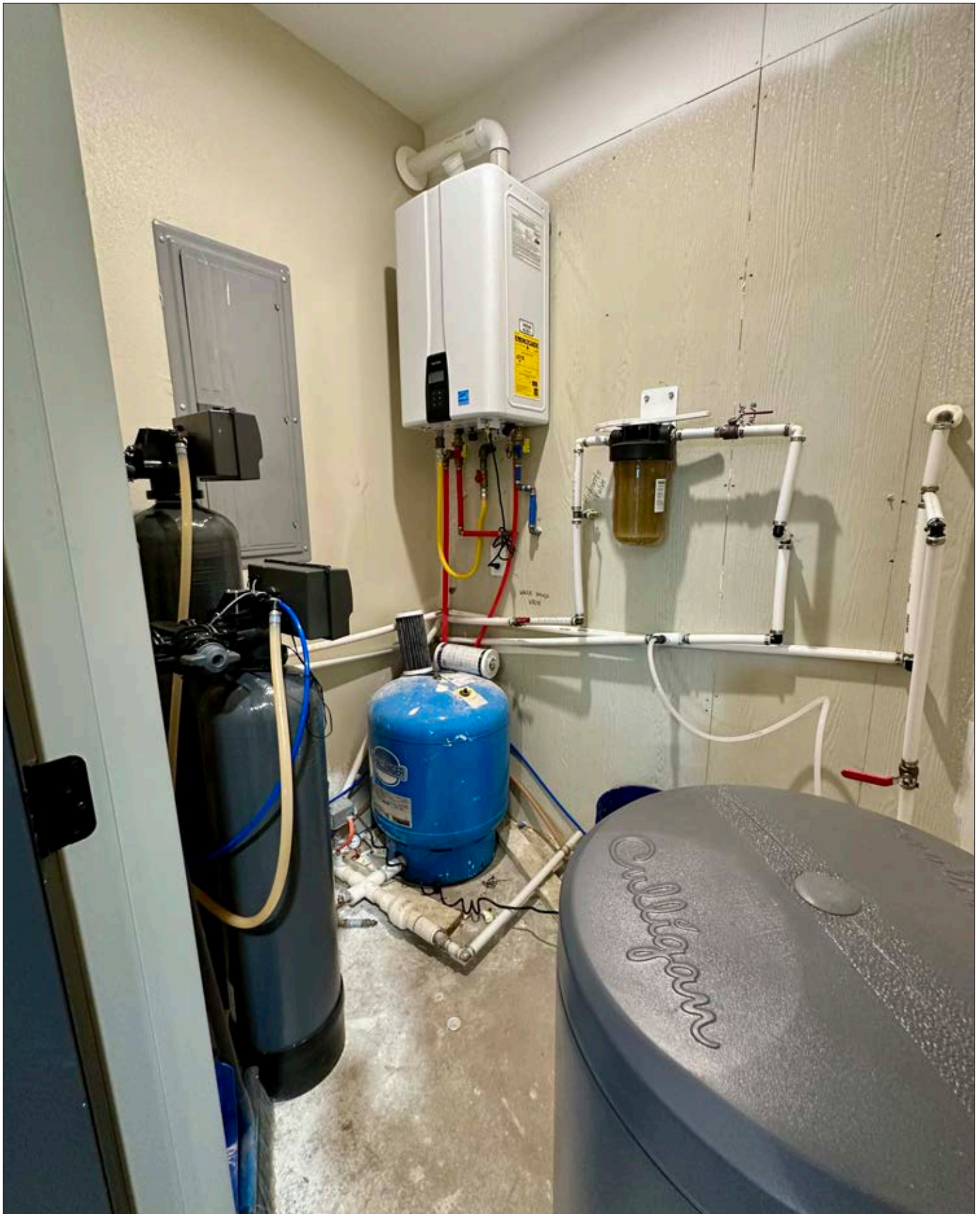
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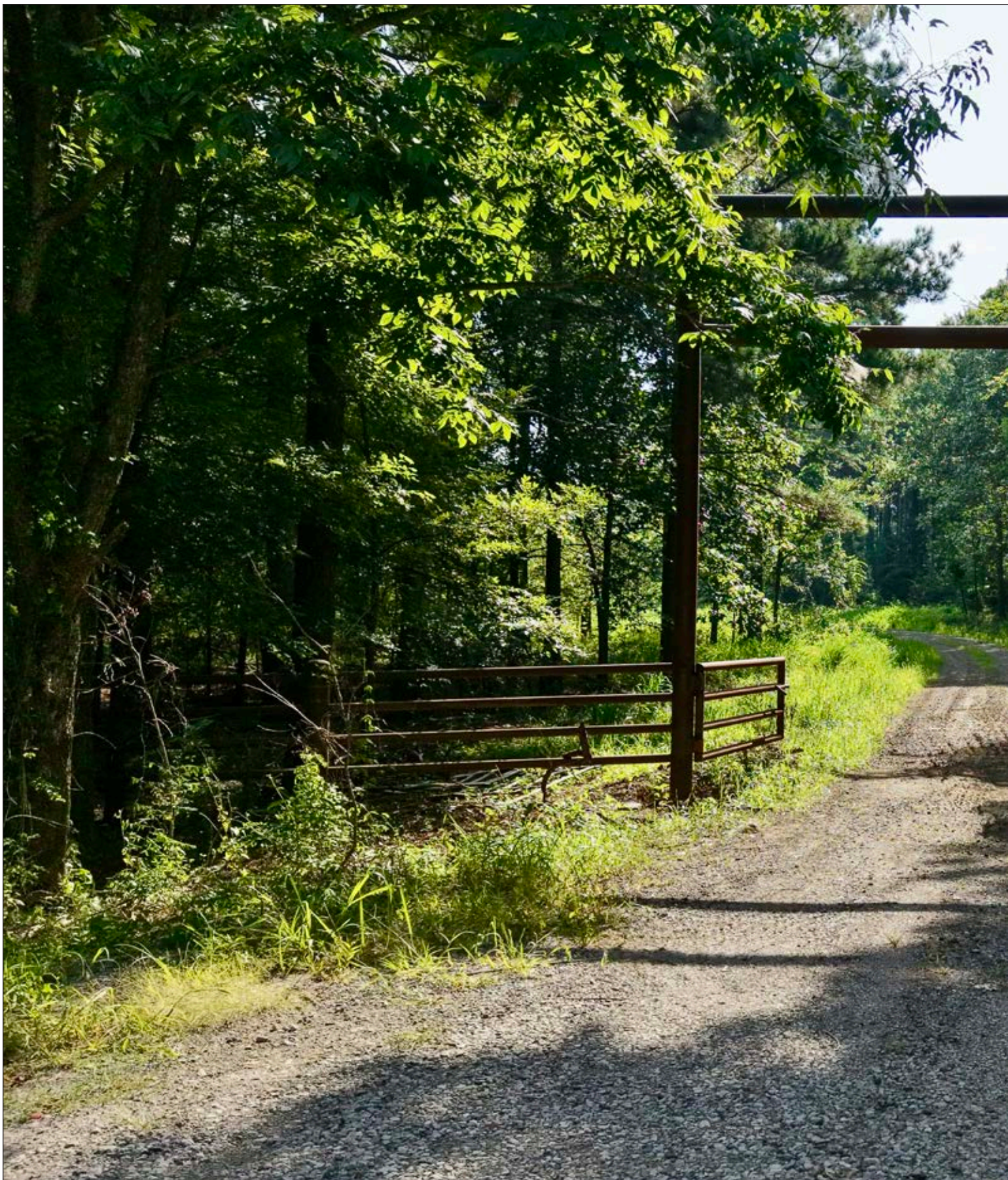
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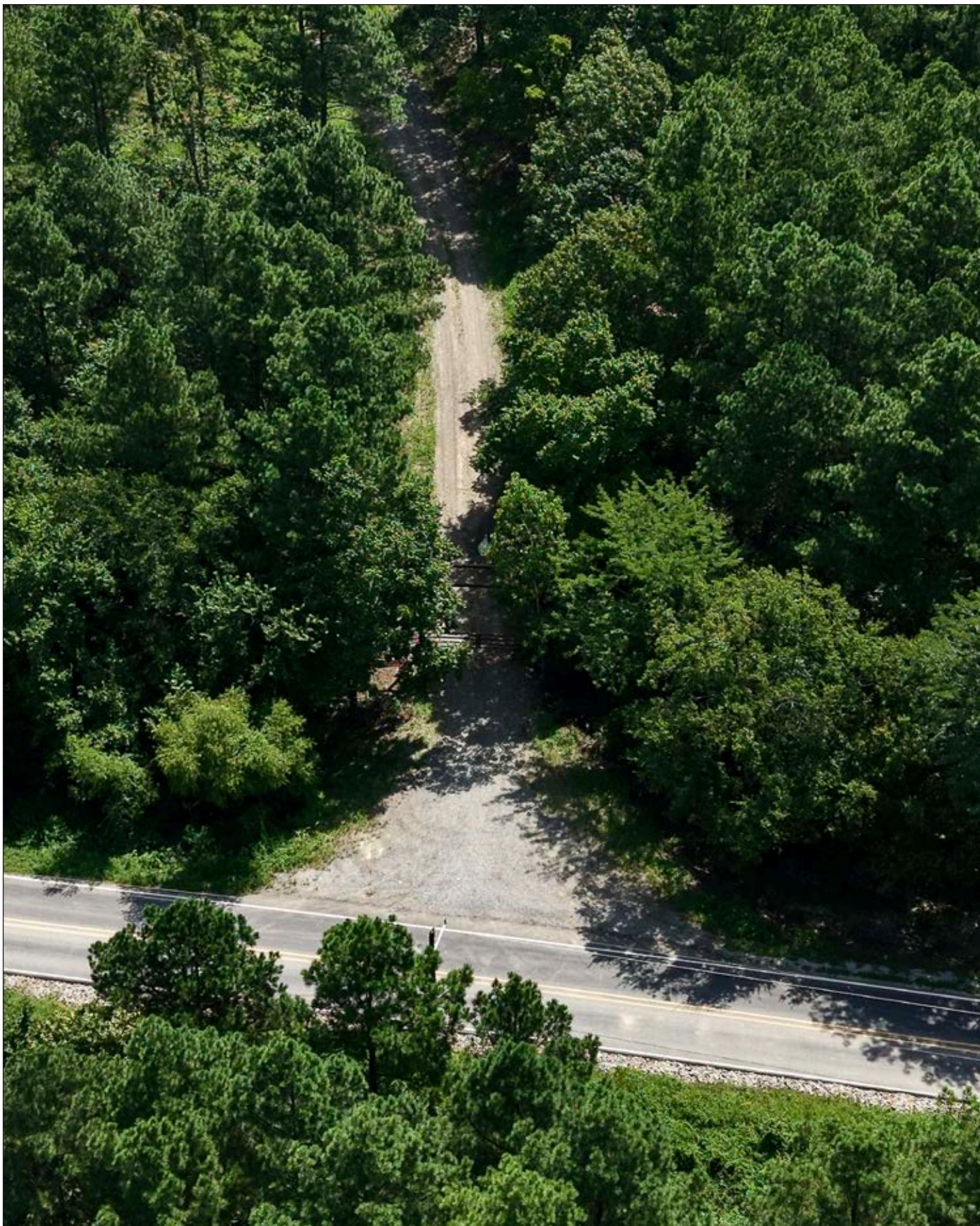
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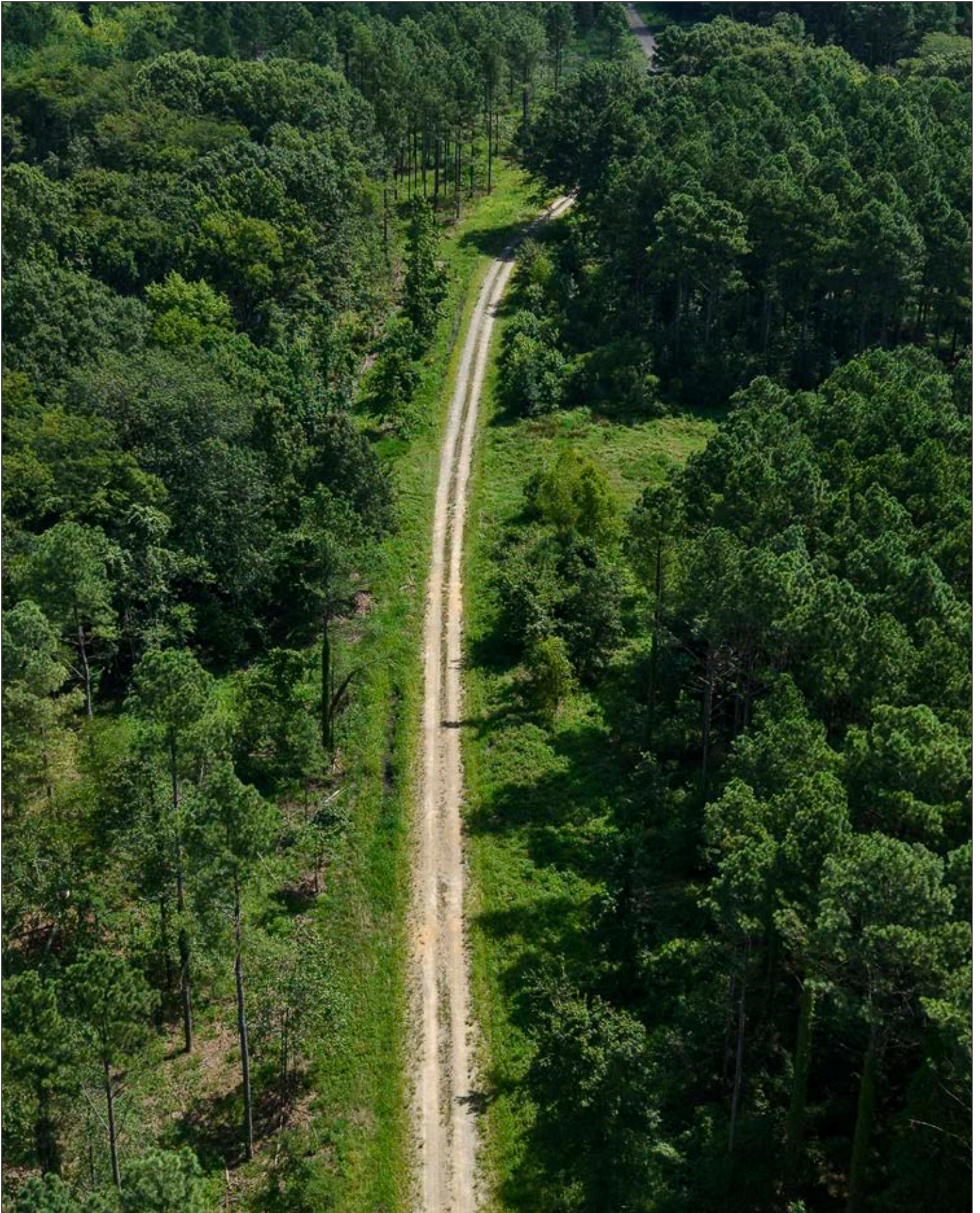
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Chuck Myers

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, Greentree, Paradise, Deer Creek, Delta Duck Farms, Duck Ridge, Muddy Water, 3 Mile Refuge, St. Francis Willow Farm, Greenhead Acres, and Harvey 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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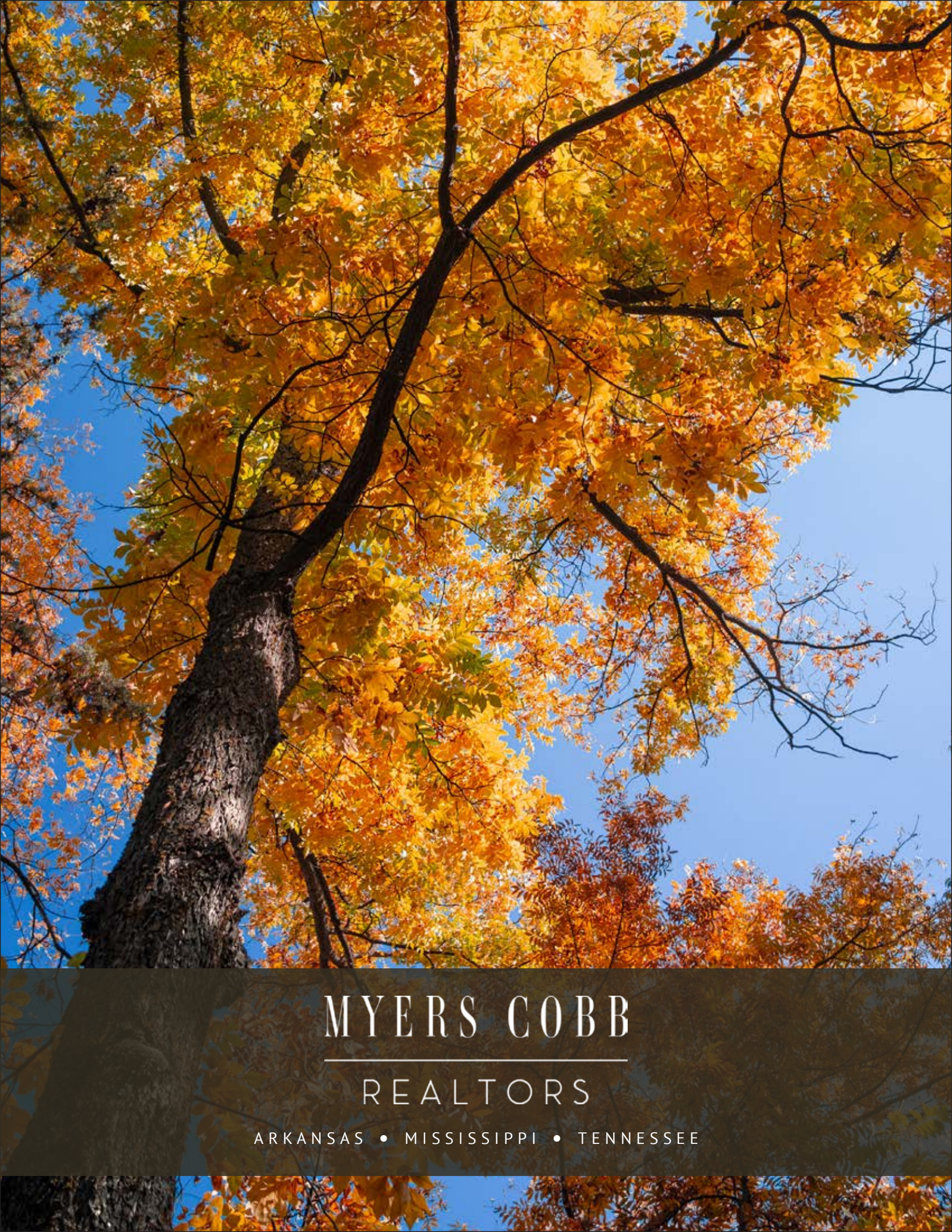
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