



CROOKED CREEK DUCK CLUB
LONOKE COUNTY, AR
350+/- ACRES

PRESENTED BY



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CROOKED CREEK DUCK CLUB

PROPERTY SUMMARY

OVERVIEW: This exceptional turnkey hunting club spans 350+/- contiguous acres, nestled among Arkansas's most prestigious hunting clubs. It offers an unparalleled combination of prime duck and deer hunting habitats, complemented by a luxurious 5,550-square-foot lodge and diverse ecosystems for a world-class hunting experience.

Hunting Features

- **Duck Hunting:** Experience a variety of premier waterfowl habitats, including:
 - An impounded green tree reservoir with a large timber opening.
 - Crooked Creek, perfect for open-water hunting during harsh winter freezes.
 - Jordan Brake, a proven waterfowl hotspot at the south end of an oxbow lake.
 - Flooded rice and soybean fields, including 94.42 irrigated acres currently in production, supported by a new submersible well and relift pump tied into approximately 3,200 feet of underground irrigation pipeline for enhanced flooding control.
 - Four additional artificially floodable waterfowl food plots designed to attract game.
- **Deer Hunting:** Hunt from premium tower blinds surrounded by excellent food, water, and cover, including mature hardwoods, expired CRP grasslands, and existing CRP hardwoods. Neighboring hundreds of acres of established CRP hardwood tracts enhance the deer habitat.

Lodge Amenities

The two-story lodge blends comfort and practicality, featuring:

- Nine spacious bedrooms, ideal for large groups.
- Five full bathrooms and two half-bathrooms.
- A commercial-grade kitchen designed for preparing meals for large parties.
- A spacious loft overlooking the living and dining areas for additional space.
- A game room with a wet bar for entertainment.
- Three impressive fireplaces: one shared between the living room and game room, one in a master bedroom, and one on the expansive screened-in back porch overlooking Crooked Creek.
- A generous mudroom to accommodate the entire hunting crew's gear.

Additional Property Features

- A large shop for storing side-by-sides and hunting gear.
- A skeet range with a covered shooting area and storage.

This property is a rare gem, offering diverse hunting habitats, a luxurious lodge, and exceptional amenities in the heart of Arkansas's premier hunting region.

Disclaimer Statement

Any/all information provided by Holmes Real Estate is intended for reference only and it's accuracy is not guaranteed. This listing is subject to errors, omissions or change without notice.

CROOKED CREEK DUCK CLUB

PROPERTY SUMMARY (CONTINUED)

LOCATION/ACCESS: Approximately 1 mile northwest of Humnoke, AR. Access via Ball Rd. frontage.

TAXES: Taxes were approximately \$5,091.73 for 2024.

OFFERING PRICE: The offering price for this property is \$3,590,000.

INTERACTIVE MAP



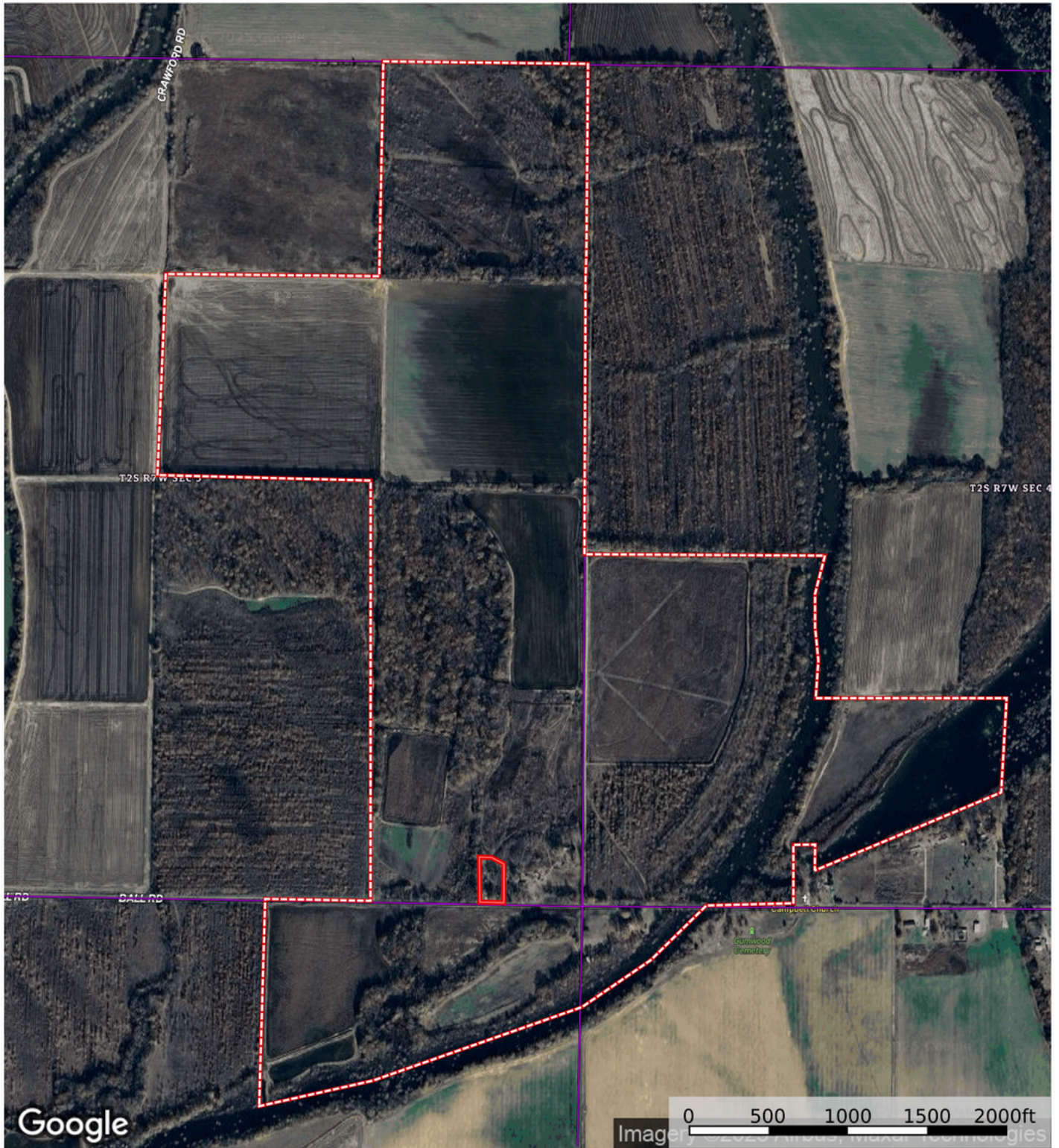
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AERIAL MAP

Crooked Creek Duck Club
Lonoke County, Arkansas, 350 AC +/-

HOLMES
REAL ESTATE



 Boundary  Boundary

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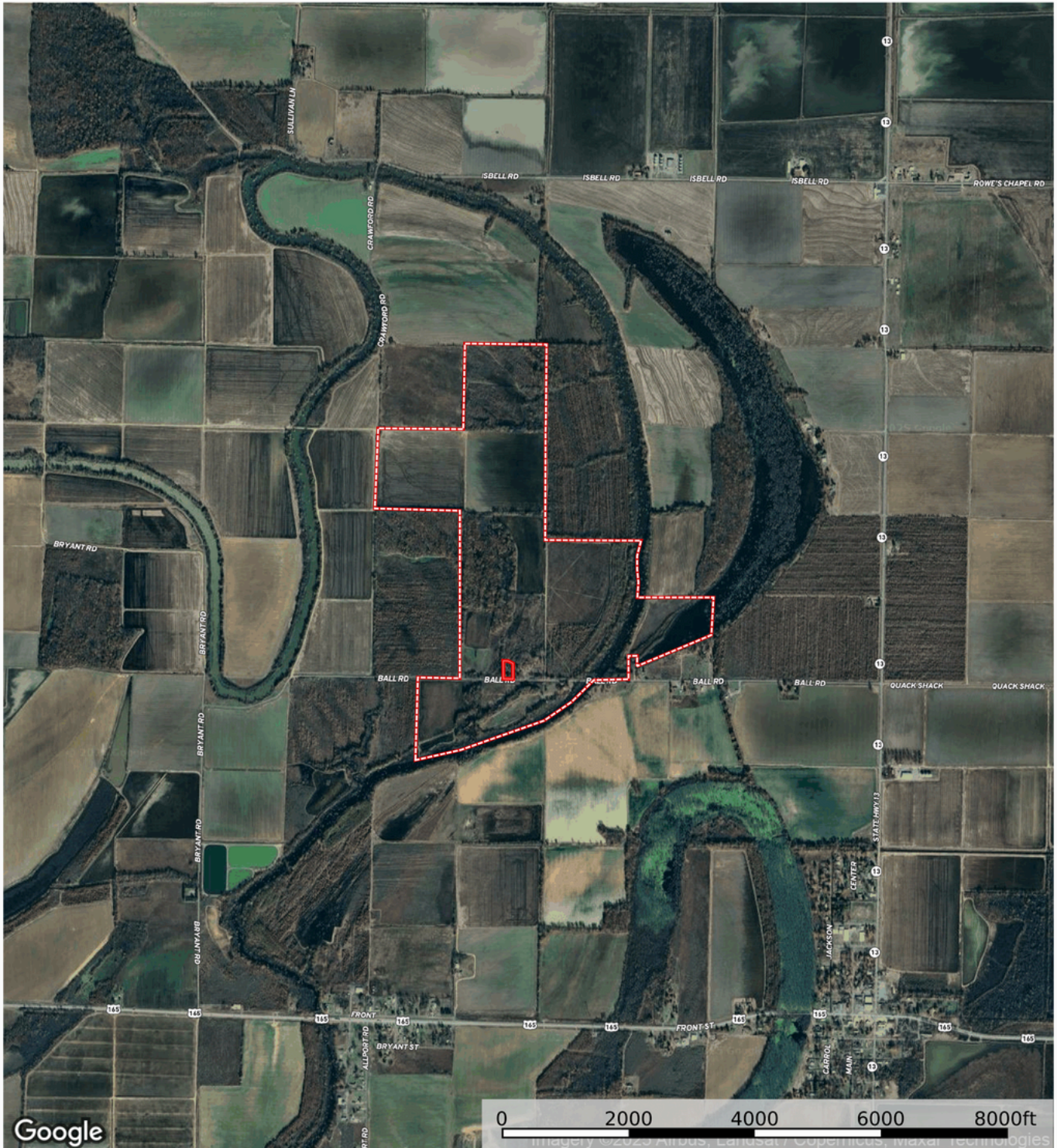
2770 Main St. Ste 288, Frisco, TX 75033

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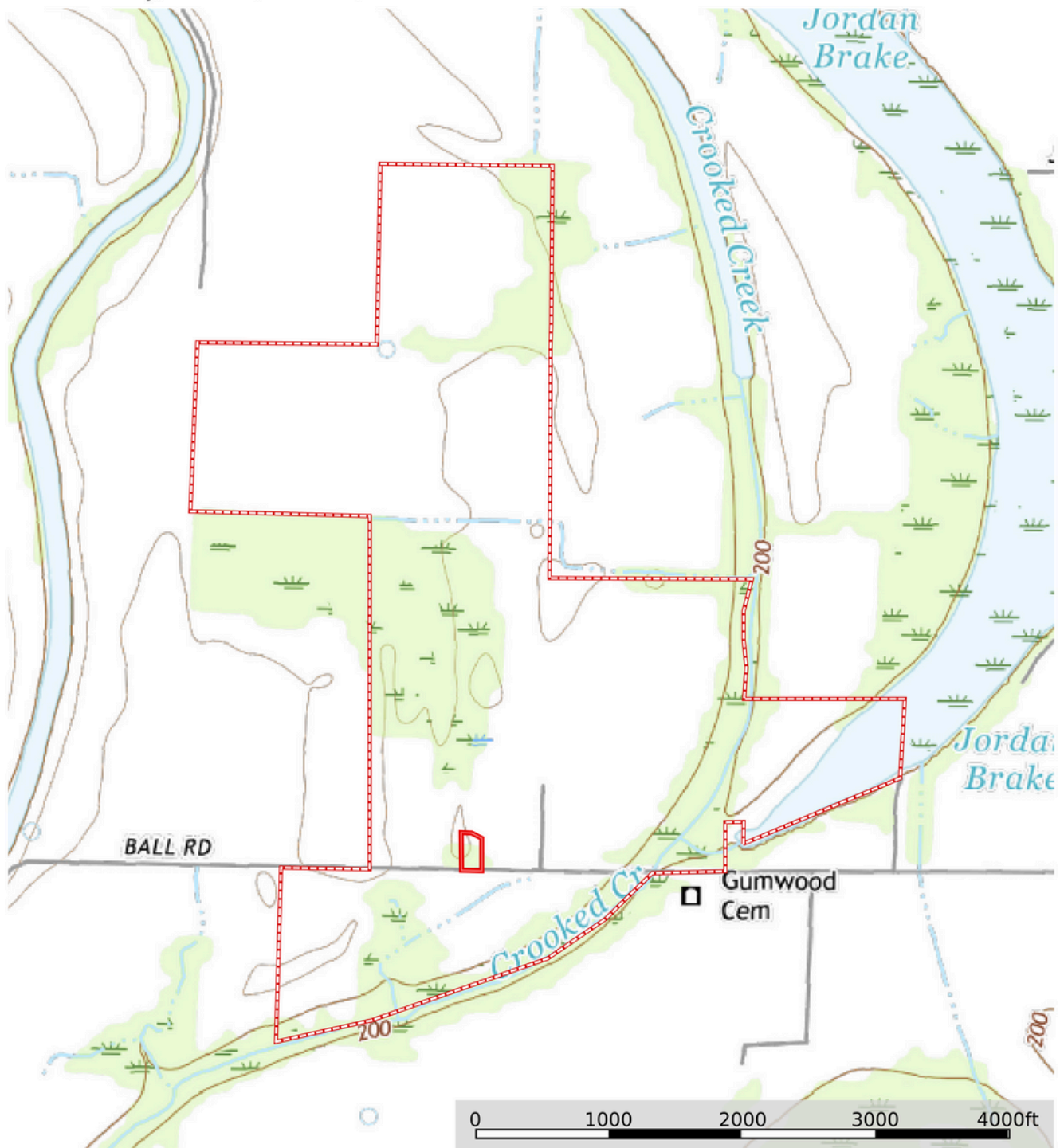
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TOPO MAP

Crooked Creek Duck Club
Lonoke County, Arkansas, 350 AC +/-

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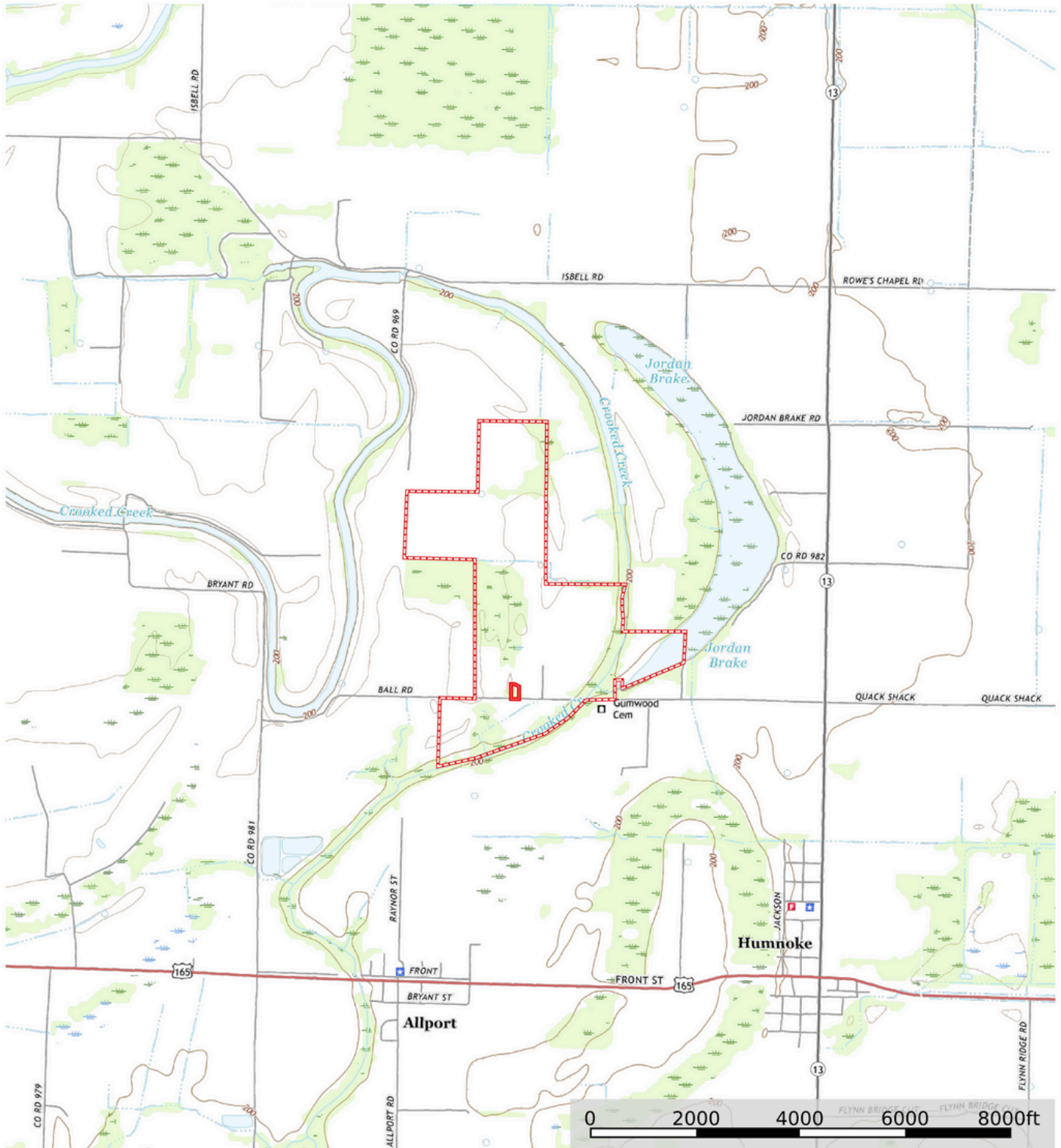
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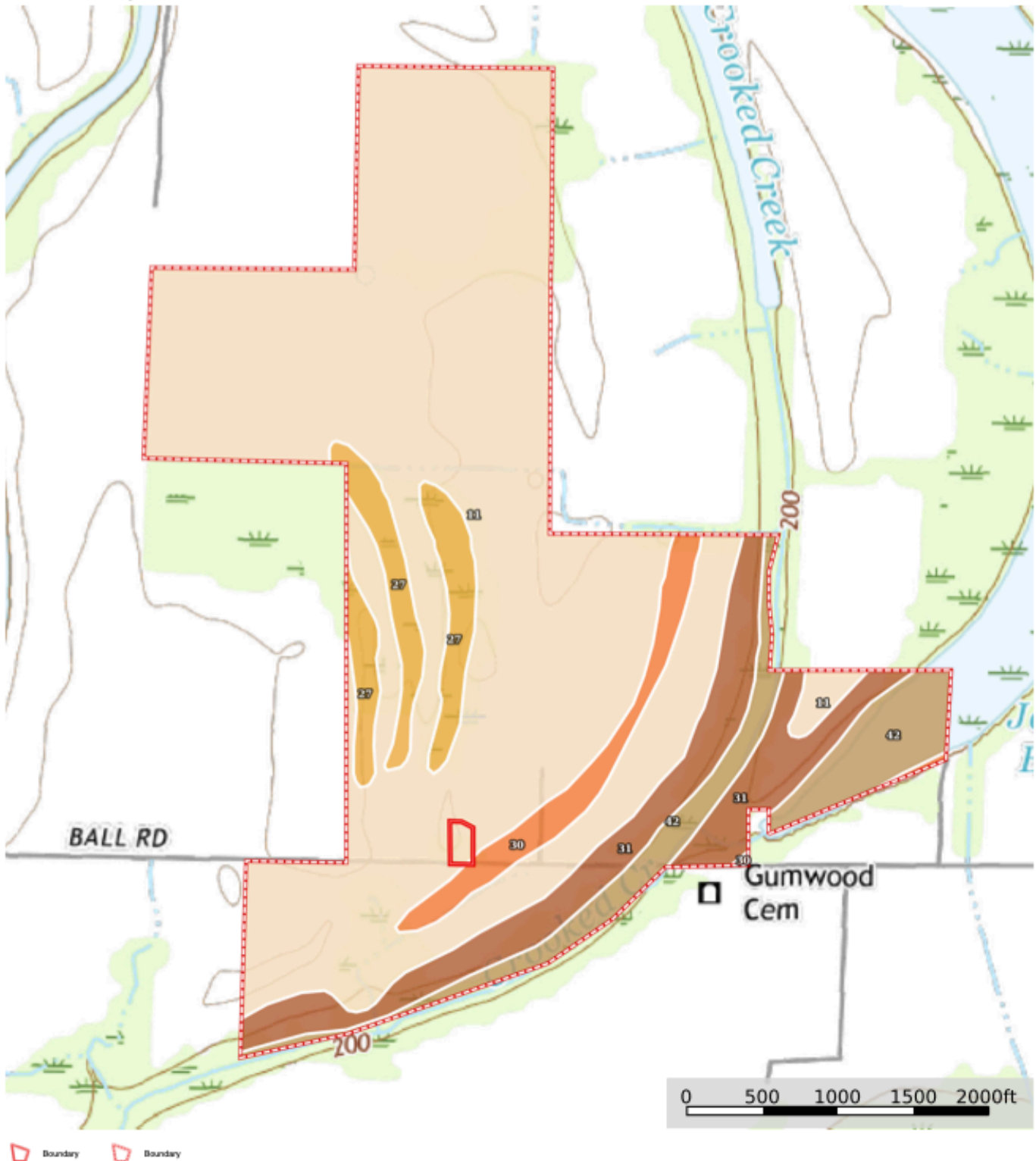
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SOIL MAP

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SOIL MAP

I  Boundary 352.26 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
11	Hebert silt loam, 0 to 1 percent slopes	252.24	71.6	0	86	2w
31	Rilla silt loam, 1 to 3 percent slopes	39.26	11.14	0	86	2e
42	Water	26.71	7.58	0	-	8
27	Perry silty clay, 0 to 1 percent slopes	20.92	5.94	0	48	3w
30	Rilla silt loam, 0 to 1 percent slopes	13.13	3.73	0	85	2e
TOTALS		352.26(*)	100%	-	77.18	2.51

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

PHOTOS



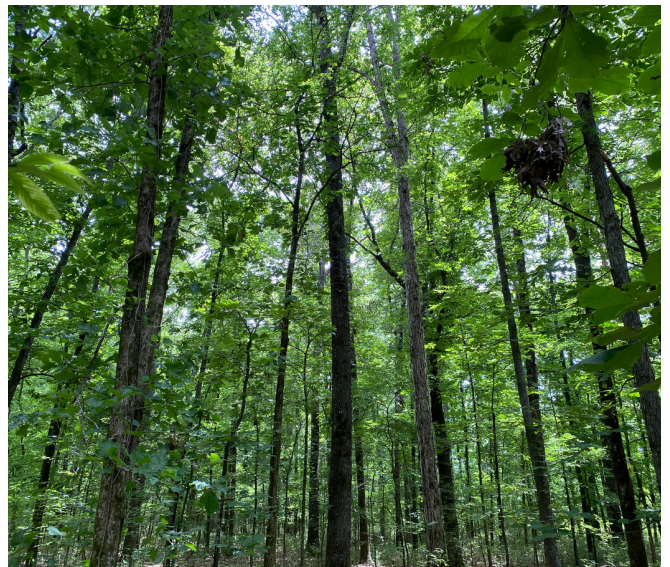
PHOTOS



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COMMENTS & NOTES



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