

Kiethley Lake

44.52 +/- Acres ♦ St. Francis County, AR

AVAILABLE FOR ACQUISITION: *Kiethley Lake is situated along the St. Francis River near Widener, Arkansas. The property offers an agricultural and outdoor recreational investment opportunity. Duck hunting is available on Keithley Lake from comfortable blinds, and there are opportunities for deer and dove hunting.*



MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE

Kiethley Lake

PROPERTY SUMMARY

Acreage

44.52 +/- total contiguous acres

- 25.32 +/- acres Kiethley Lake (woods and open water)
- 19.20 +/- acres Tillable cropland

Location

Widener, Arkansas (St. Francis County)

- Coordinates: 35.03299, -90.70312
- 1.8 +/- miles from Widener, AR 6.0 +/- miles from Forrest City, AR 40.0 +/- miles from Memphis, TN

Access

Access is excellent via both U.S. Highway 70, Arkansas Highway 50, and St. Francis County Road 431.

Description

The property provides an agricultural and outdoor recreation investment. The land totals 44.52 +/- acres with approximately 19.2 acres of tillable cropland (43%) and 25.32 acres in lake and timber. Located along the St. Francis River flyway the acreage rests just off the St. Francis River offering a diverse duck hunting habitat. Keithley Lake is comprised of 10.0 acres in open water and 15.32 acres in woods. The woodland portion of the lake floods offering ideal habitat for duck hunting during the fall and winter season. The lake offers a seven-person floating duck blind and a new constructed eight-person luxury duck blind. Deer hunting is available via a new luxury deer stand positioned on the property and the cropland offers dove hunting. Additional hunting opportunities are offered via an option to lease 100 acres for five years just south of the property.

Legal Description

That part of the Northwest Quarter of Section 20, Township 5 North, Range 4 East, St. Francis County, Arkansas, and being more particularly described as follows: Beginning at the Northwest Corner of said Section 20; N89°50'58"E along the North line of Section 20, 793.73 feet to the true point of beginning; thence continue N89°50'58"E along said North line, 602.40 feet to the centerline of Keithley Lake; thence S14°08'54"W along said centerline, 2752.52 feet to the South line of said Northwest Quarter of Section 20; thence S89°42'56"W along said South line, 848.90 feet; thence N09°03'58"W, 2705.46 feet to the true point of beginning, containing 44.52 acres more or less.

Offering Price

\$535,000.00 (\$12,017.00 per acre)

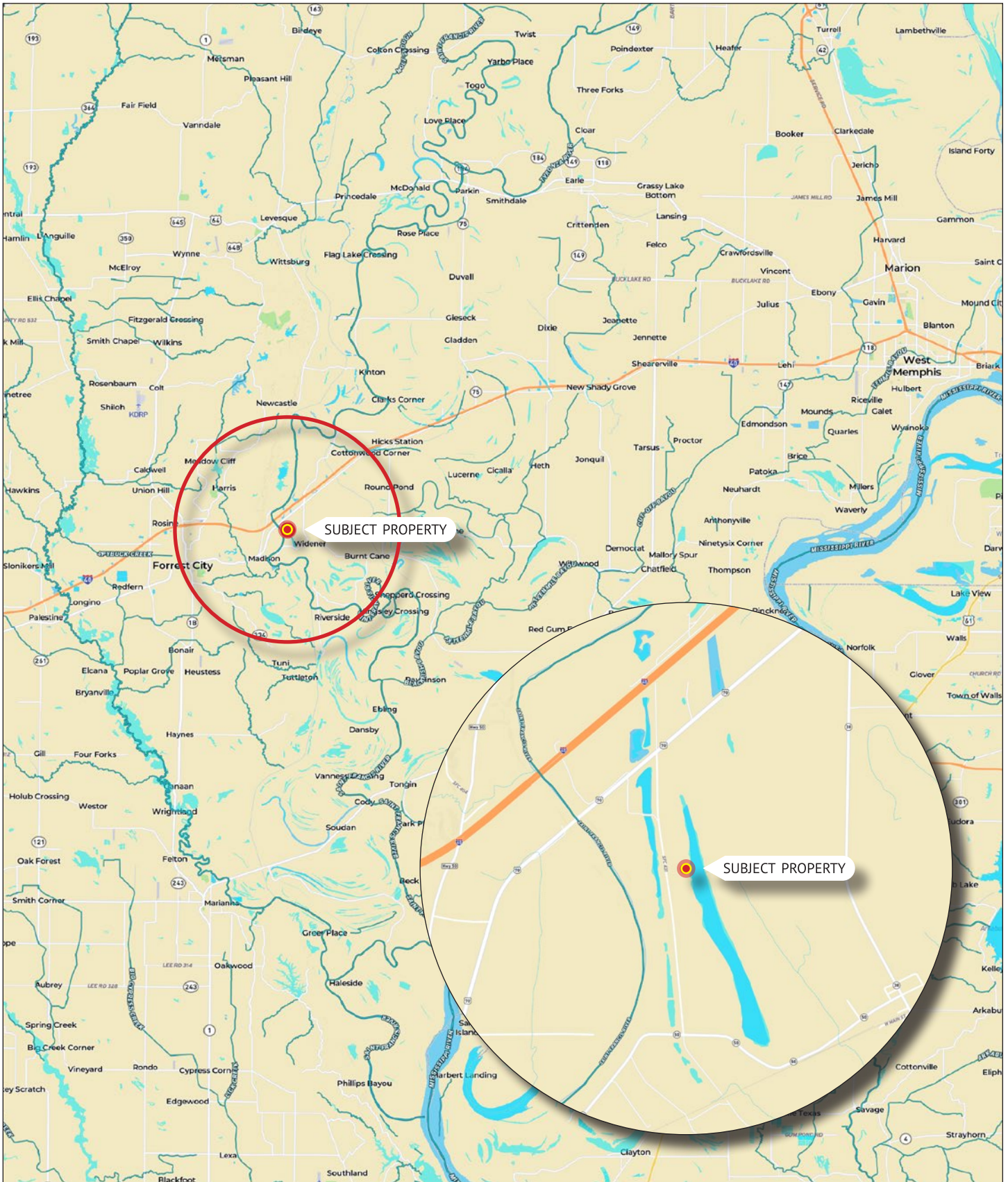
Contact

Qualified buyers contact Devlin Hodges of Myers Cobb Realtors at 615-510-7023 (mobile) regarding questions or schedule a 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.



LOCATION



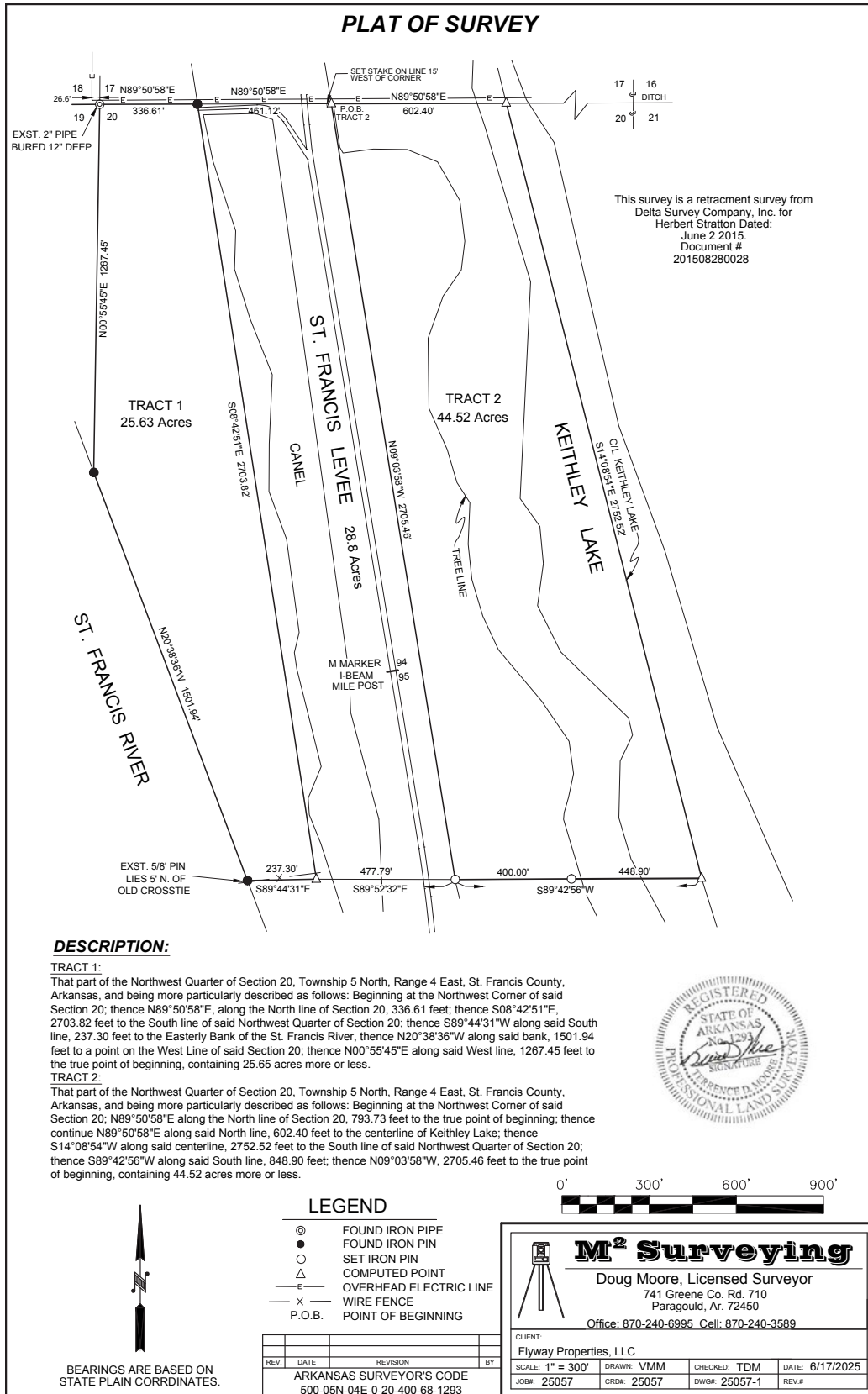
AERIAL MAP



TOPOGRAPHIC MAP

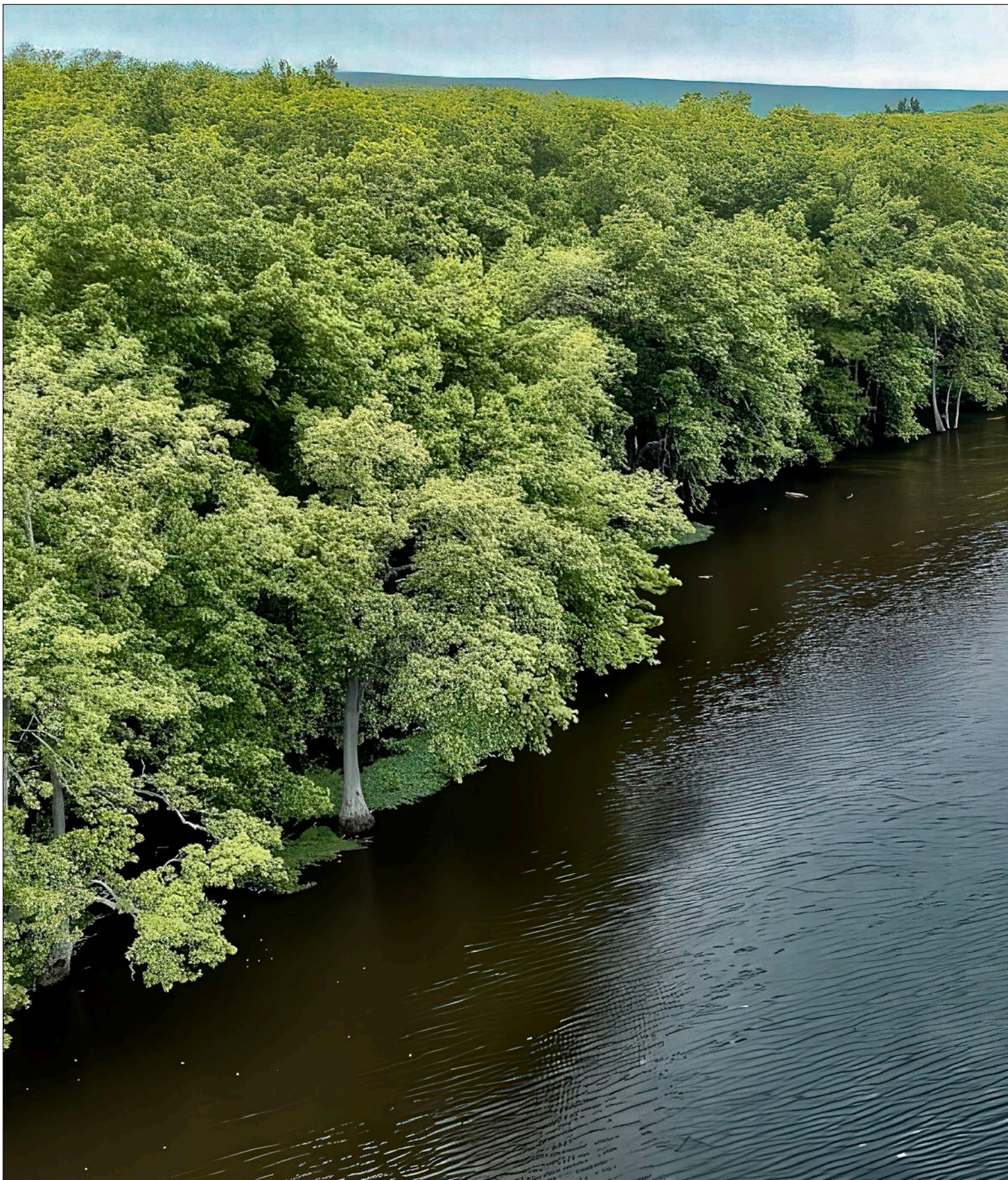


PROPERTY SURVEY











KIETHLEY LAKE • ST. FRANCIS COUNTY, ARKANSAS

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Devlin “Duck” Hodges
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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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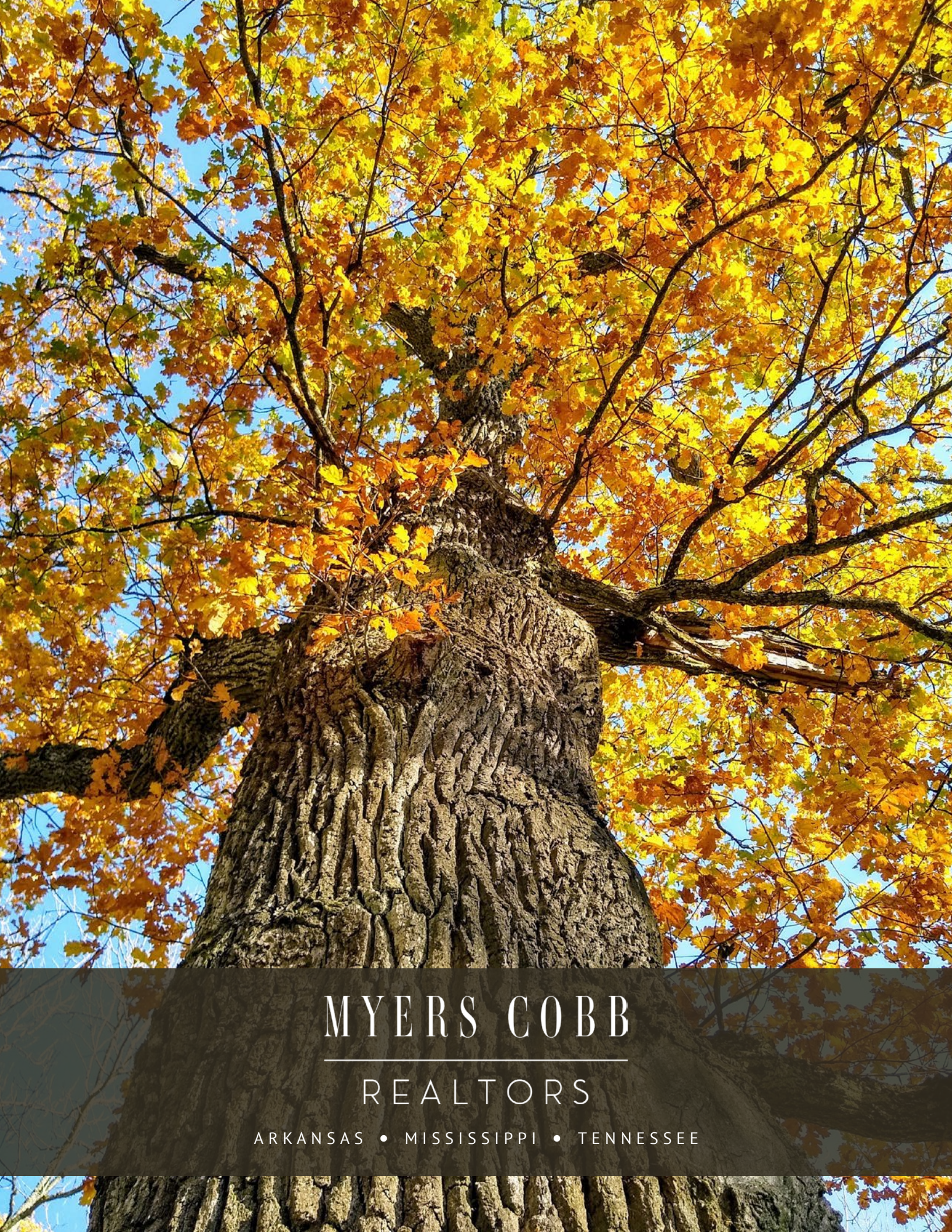
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