



OFFERED FOR SALE

VILLAGE CREEK

Proven duck hunting offering bottomland timber, oxbow lake, moist-soil wetlands, and cabin.

320.0 +/- Acres

Jackson County, Arkansas

Acreage Summary

320.0 +/- total acres

- 135.0 +/- acres in bottomland timber and scrub-shrub wetlands associated with Village Creek
- 25.0 +/- acres in moist-soil wetland habitat units
- 72.0 +/- acres in open fields (option to utilize for crop cultivation, or moist-soil/planted duck food)
- 55.0 +/- acres in hardwood timber (potential development for GTR)
- 20.0 +/- acres in oxbow lake
- 0.5 +/- acre in cabin site
- 12.5 +/- acres in levees, ditches, roads, and other

Location

Northeast Arkansas (Jackson County)

- 7 miles southeast of Swifton, AR

Description

Village Creek offers 320.0 +/- acres in Jackson County providing a rare combination of proven waterfowl habitat in an outstanding flyway with enhancement potential, and easy access directly off Arkansas Highway 226.

The property offers a diverse waterfowl habitat with decades of proven hunting success. The landscape is comprised of bottomland and scrub-shrub wetlands associated with Village Creek, which bisects the land. At the center of the land is a narrow running oxbow lake ideal for multiple permanent duck blind setups. On the southern end, a mature oak hardwood flat provides an outstanding opportunity for the development of a classic flooded green-timber hunting experience.

Located on the southeast is an established 25.0 +/- acre moist-soil unit. 72.0 +/- acres of open fields on the northeast can be converted back to agriculture production or for the development of additional moist-soil area and/or planting in duck food to leave standing as a reliable food source and sanctuary. This acreage can be irrigated/flooded by an electric well located on the northwest.

A small cabin with utilities is located on the north portion of the property and accessed directly off Arkansas Highway 226. This cabin could easily be developed into a nice hunting lodge for friends, family, or business clients.

Price: \$3,200,000.00

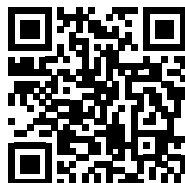
Contact:

THOMAS ROSE

Land Agent

T: 501-786-2115

E: thomas@alluvialland.com



Alluvial Land Company, LLC

One Riverfront Place
US Bank Building - 8th Floor
North Little Rock, AR 72114

WWW.ALLUVIALLAND.COM

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