



OFFERED FOR SALE

ST. FRANCIS BOTTOMS

- Green-timber and St. Francis River duck hunting with deer and turkey hunting ▪
- 300.0 +/- Acres ▪ Craighead County, Arkansas

ALLUVIAL
LAND COMPANY

AGRICULTURAL AND RECREATIONAL PROPERTIES



ATTENTION

Duck Hunting Sportsmen

Green-timber and St. Francis River duck hunting with deer and turkey hunting.

OFFERED FOR SALE

St. Francis Bottoms

300.0 +/- Acres

▪ Craighead County, Arkansas ▪

The St. Francis Bottoms consists of 300.0 +/- total acres in southeast Craighead County, Arkansas, offering green-timber and St. Francis River duck-hunting opportunities. The land is located inside the St. Francis River levee and borders approximately 5,000 acres of public land managed by the Arkansas Game and Fish Commission, which is part of the 30,574-acre St. Francis Sunken Lands WMA.

A mile of St. Francis River channel flows through the southeast portion of the property and provides numerous locations for the placement of permanent or floating luxury duck blinds. Several areas within the timber allow for shooting hole development and additional blind placement. Although duck hunting accounts for the majority of recreational use on the property, whitetail deer and wild turkeys are present in fair numbers and offer good hunting opportunities. Habitat quality is favorable for trophy-class deer, which are taken annually in the general area. The acreage is accessible by boat from two convenient launching sits, one of which is directly across from the property on the St. Francis River Levee, a county maintained all-weather gravel road. Trumann is located only 6 miles, and Jonesboro is within 24 miles from the property.

Offered for sale at \$760,000.00 (\$2,533.00 per acre), the St. Francis Bottoms provides an outstanding recreational hunting property. Contact Thomas Rose of Alluvial Land Company at 501-786-2115 for additional details and to schedule a property tour.



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Dedicated to Land and Land Ownership: Alluvial Land Company is a leading land brokerage, development, and consulting firm specializing in agricultural and recreational properties. Our land offerings include investment-grade farmland and hunting properties primarily located in the Mid-South Region. We attribute our success to being experts in our field, client-focused, and results-oriented.

Disclaimer: Alluvial Land Company is the Exclusive Agent for the property described herein. This offering prospectus and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy. Prospective buyers are urged to inspect the property and perform their own independent due diligence. Alluvial Land Company and its agents assume no liability as to errors, omissions, or investment results. All information is approximate.

BROKER SUMMARY

Acreage

300.0 +/- total acres

- 269.0 +/- acres in mature bottomland hardwood timber and St. Francis River channel (primary tract)
- 13.0 +/- acres in mature bottomland hardwood timber (separate acreage located 0.50 mile north of the primary tract off the St. Francis River levee)
- 15.0 +/- acres in St. Francis River channel (1.0 mile frontage)
- 3.0 +/- acres in Ditch Number 10 channel (0.45 mile frontage)

Location

- Northeast Arkansas (Craighead County)
- Coordinates: 35.71232°, 90.45491°
- Trumann, AR - 6 miles Jonesboro, AR - 24 miles Memphis, TN - 57 miles

Access

- Access to the property is by boat only from two boat launching sites. The nearest launch site is located off Craighead County Road 888 (St. Francis River Levee, all-weather gravel road) 100 yards directly across from the property. A public concrete launch site is located .75 mile southwest of the land off Craighead County Road 888.

Hunting Opportunities

- Excellent green-timber duck hunting inside the St. Francis River levee
- 1.0 mile of St. Francis River channel offers numerous locations for the placement of permanent or floating luxury duck blinds. Several areas within the timber allow for shooting hole development and additional blind placement.
- Bordering the property on the east is roughly 5,000 acres of public land (part of the 30,574-acre AGFC St. Francis Sunken Lands WMA), which is directly accessible from the land.
- Duck hunting accounts for the majority of recreational days on the property and the adjacent area, however, whitetail deer and wild turkeys are present in fair numbers and provide good hunting opportunity at times. Habitat quality is favorable for trophy class deer, which are taken annually in the general area. The general landscape is vitally important to migratory waterfowl, as it represents one of the larger contiguous tracts of bottomland hardwood habitat in Eastern Arkansas.
- Bottomland hardwoods make up the primary species of timber types associated with the land and adjacent area, which include; white oak, red oak, hickory, locust, cottonwood, bald cypress, tupelo, elm, sycamore and pecan.

Offering Price

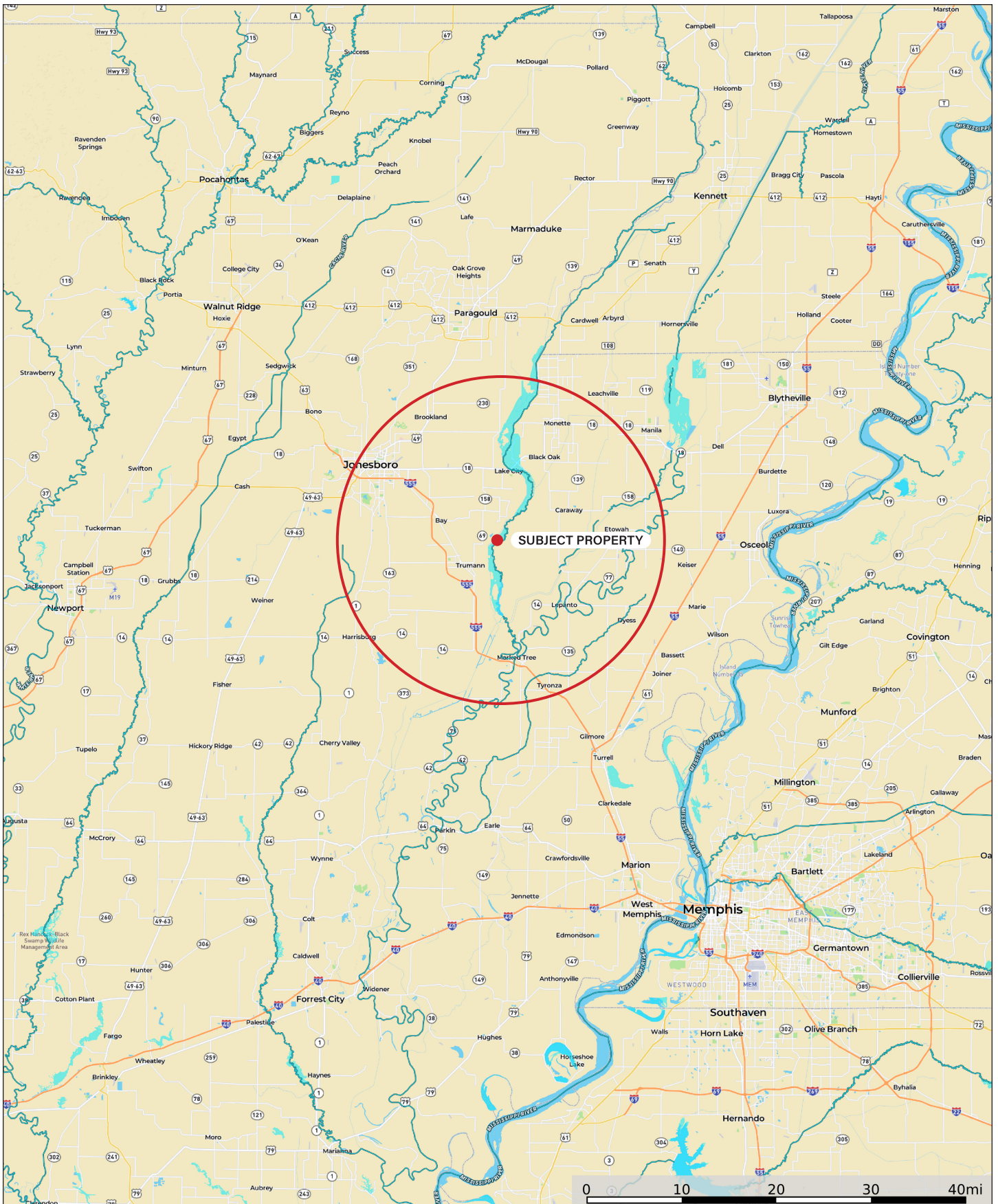
- \$760,000.00 (\$2,533.00 per acre)

Property Showings

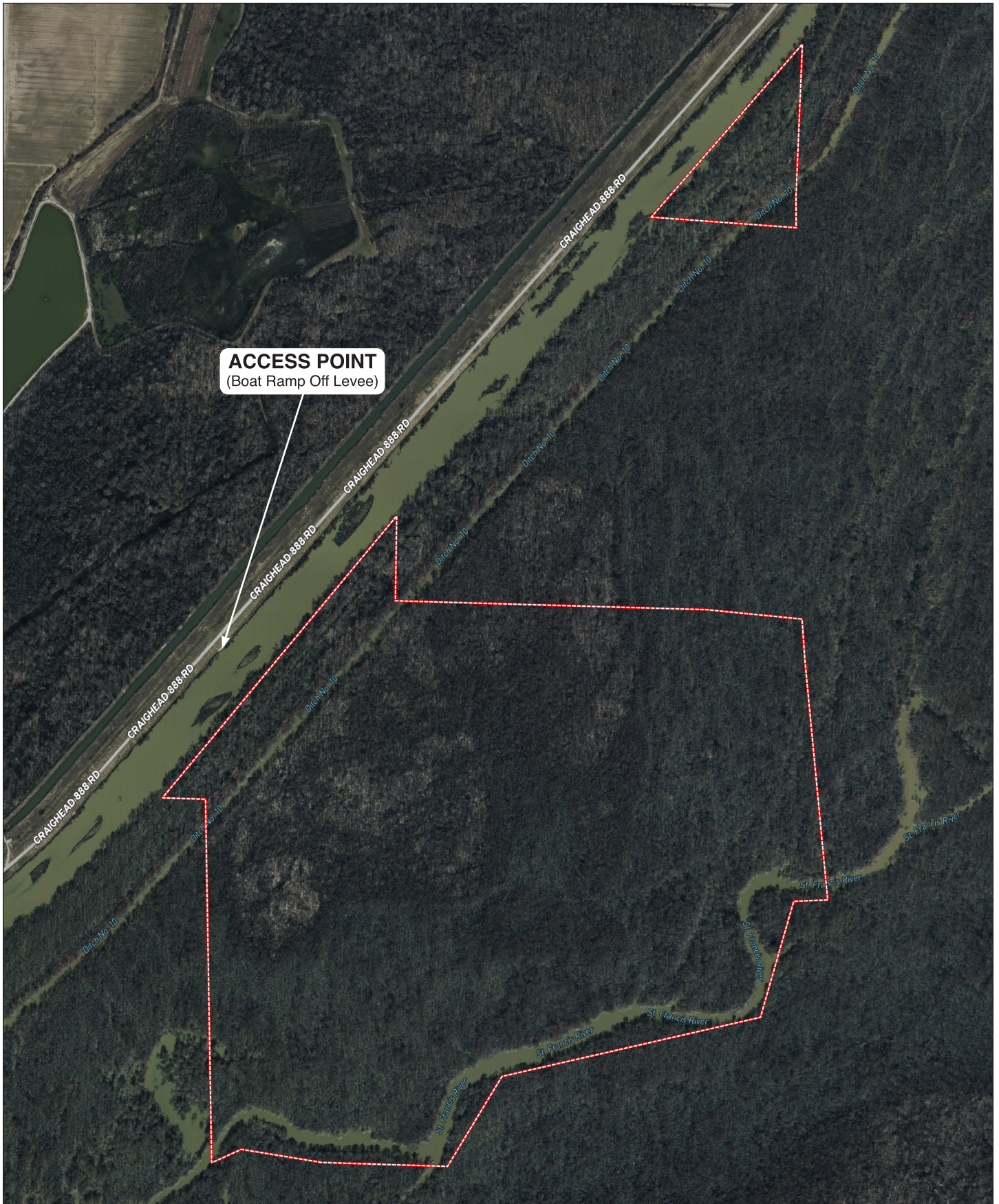
Contact us regarding questions concerning this offering or to schedule a property tour.

- Thomas Rose: 501-786-2115 (mobile) | thomas@alluvialland.com (email)

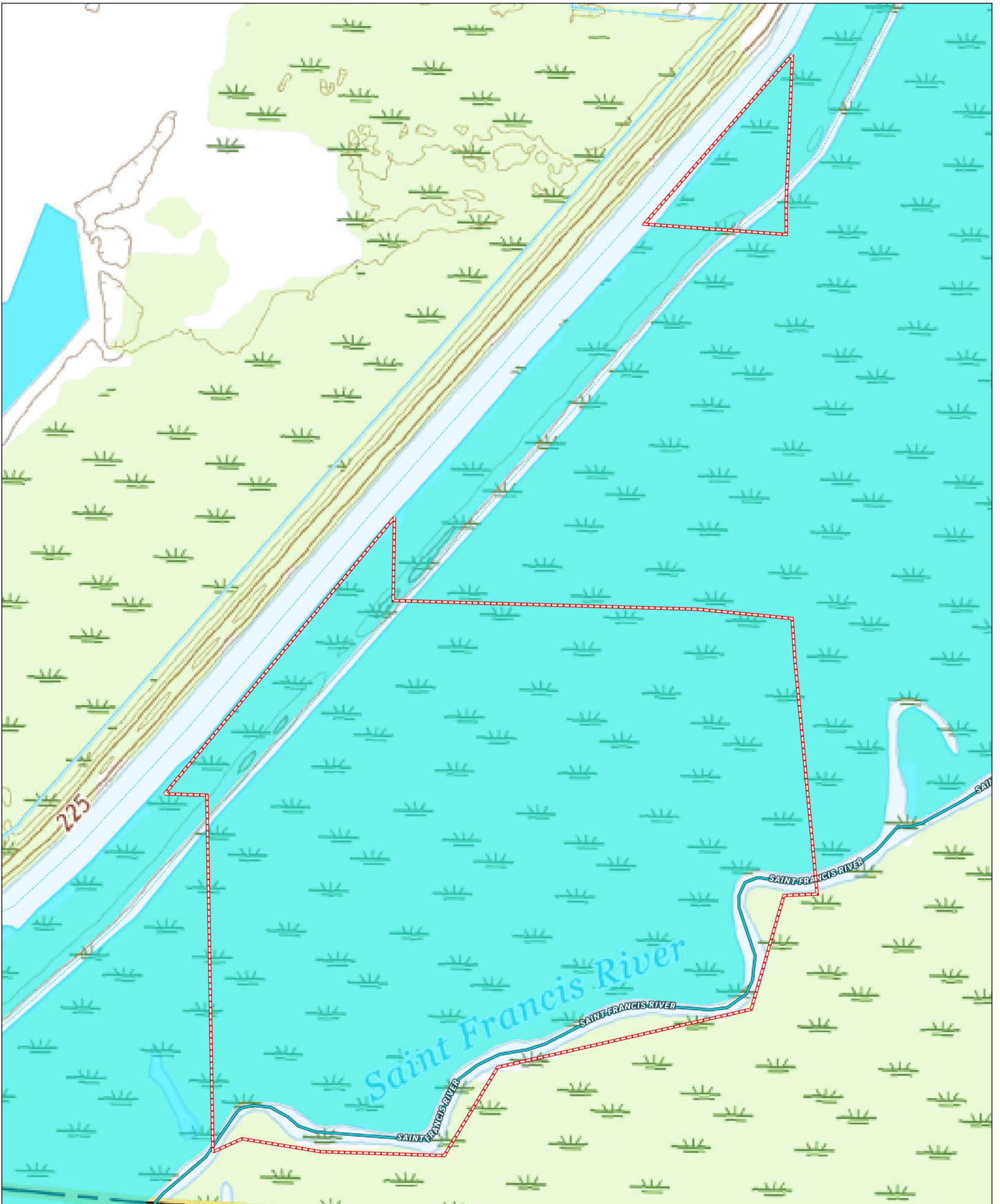
LOCATION



AERIAL MAP



TOPOGRAPHICAL MAP

















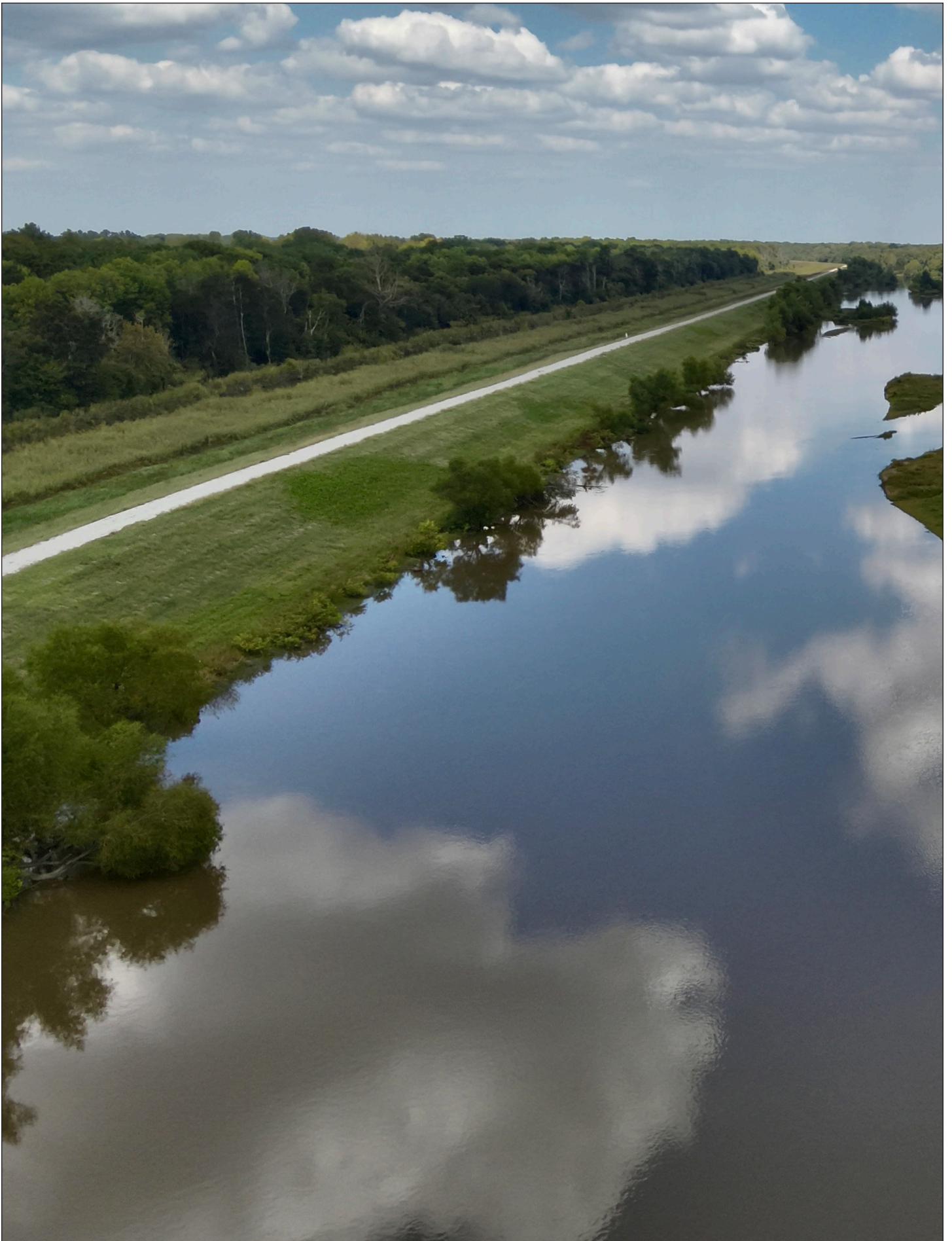


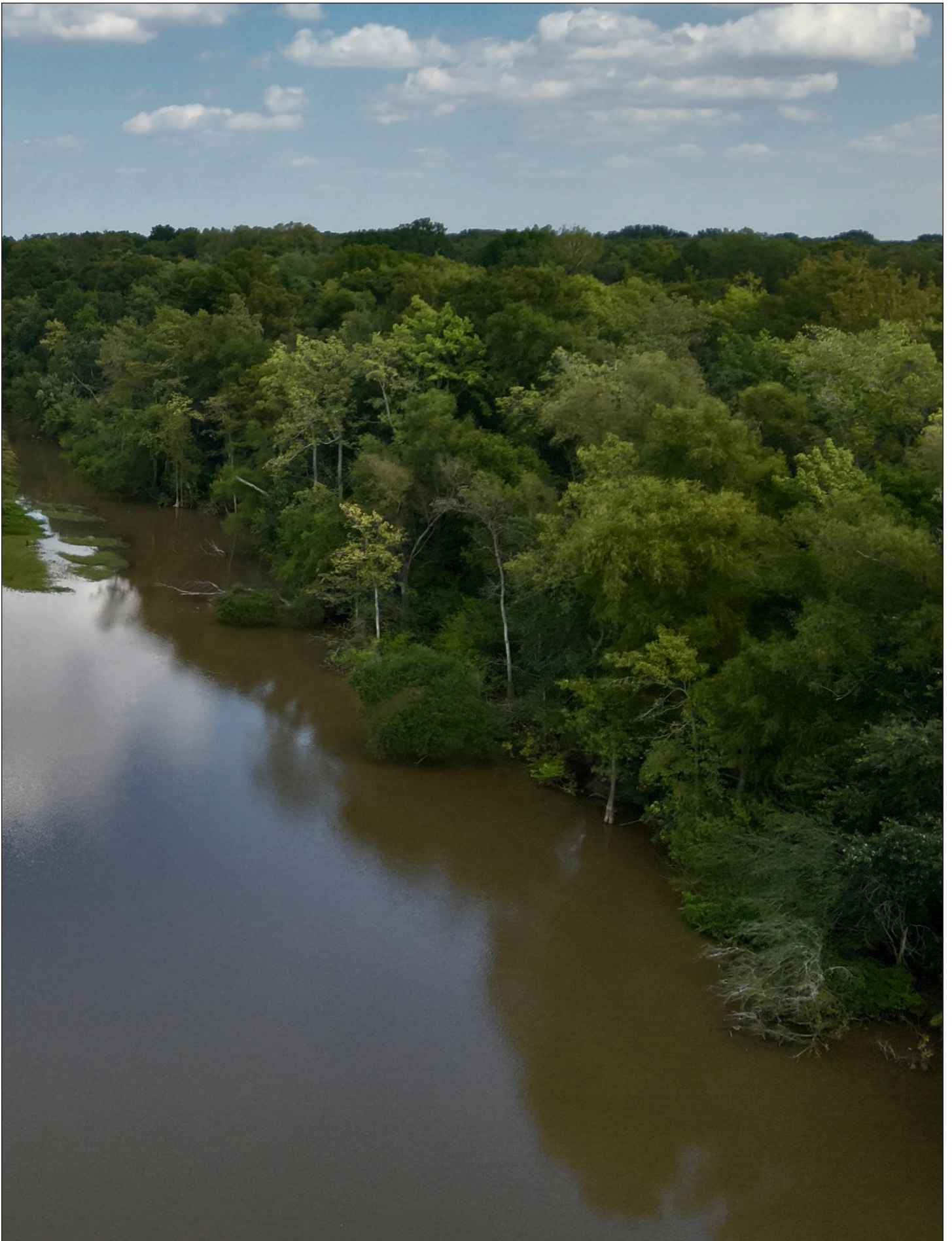














ALLUVIAL LAND COMPANY

— AGRICULTURAL  RECREATIONAL PROPERTIES —

FIELD EXPERTS • CLIENT FOCUSED • RESULTS ORIENTED

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Alluvial Land Company, LLC • Offices in North Little Rock and England, Arkansas