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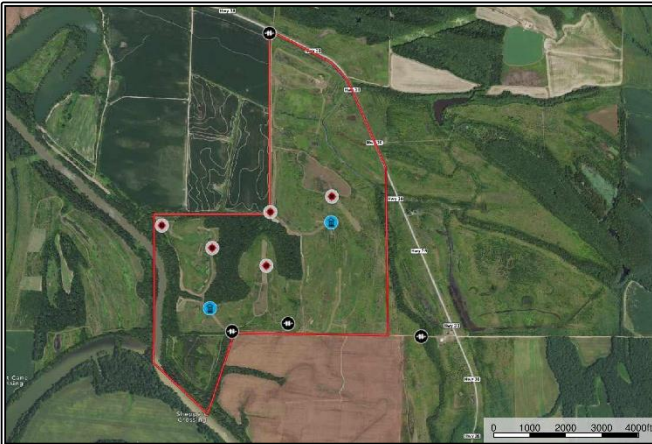
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**SOUTHERN
STATES REALTY**



Hwy 38, Widener, AR



The St. Francis 544 is a highly managed and well-maintained Arkansas Trophy Deer and Duck Hunting combo tract located in the St. Francis River bottoms of the Mississippi Delta. The property is located just ten minutes South of I-40 close to Widener, AR, 40 miles West of Memphis, TN and 100 miles east of Little Rock, AR. The property is comprised of mainly mature WRP (12-16 year old), including 100+ acres of mature Hardwoods, 150+ acres of moist soil units, 20+ acres of established and well maintained wildlife food plots, a 10 acre dove field, 2 irrigation wells, 28+ acre native grass field, ¾ mile of St. Francis River frontage, 1 mile of Hwy 38 Frontage and a 2.5 acre section carved out of the southeast corner of the tract for a future camp/headquarters location.

The St. Francis 544 has produced multiple trophy deer in the last 5 years. The current owner has highly managed the property for whitetails by only harvesting mature bucks, removing any cull/management bucks and keeping the buck to doe ratio in check by managing the doe herd yearly. The property includes 5 high end box stands (4 Hunt Safe and 1 Antler Shed), that each accommodate two adults comfortably. Each box stand is strategically placed between highly maintained food plots, deer travel corridors and the deer bedding areas. The mature hardwoods portion of the property also provides ample opportunity for great bow-hunting as well. The mature WRP provides ample habitat and cover for the whitetails and other small game. This tract sets up perfect for continuing to harvest trophy bucks year in and year out.

If you like bringing down greenheads, then you have come to the right spot. The St. Francis 544 provides ample opportunities to hunt ducks in the morning and trophy deer in the afternoon. The property has multiple hunting set ups including flooded green-tree, multiple moist soil units, natural sloughs and for the really cold days, you can hunt along the banks of the St. Francis River. Water control structures and two wells are already in place to properly flood this property to hunt and hold migrating waterfowl. The property comes with three Bayou Deview Skid Blinds and the option to purchase the existing installed 15' Concealed Comfort Pit. The property is in line with and very close proximity to multiple other duck clubs including the well known Mud Lake Club in Hughes.

If you are looking for a great place to bring your family and friends to make memories of a lifetime, then the St. Francis 544 is your place.



\$1,499,000

544 Acres

UC #23042-97012

34.999074, -90.592090 GPS

