



Hunter Smith

hunter@hunterenergycorp.com
Office: (601) 250-0017
Cell: (318) 245-6965
SouthernStatesRealty.com



David Hooper

dhooper4@hotmail.com
Office: (601) 250-0017
Cell: (318) 453-9101
PalmettoPropertiesLand.com



The Strait Lake Duck Lodge is a +/- 2,555 acre waterfowl mecca located just NE of McCroy in Woodruff County, AR. Located within these boundaries are some of the finest greentree timber stands offered in the Mississippi flyway. Located only 82 miles from Little Rock, 72 Miles from Memphis and nestled perfectly in the heart of the Mississippi Flyway between the White River, Bayou Deview and the Cache River. In addition to the timber hunting, Strait Lake also offers premier waterfowl hunting in highly managed moist soil units and flooded agricultural fields, giving the hunter the best of all worlds. The hired farmer leaves around 25% of the crop in place for maximum food availability, which in turn makes it hard for the ducks to leave. After a morning in the field hunters are welcomed back to the lodge, which leaves no stone unturned. From the private accommodations for each hunter, to the 1,600 sq. ft. great room overlooking Strait lake, to the world-class fare provided by Strait Lakes private Chef, each new owner and their friends and family will have everything they need while creating memories that will last a lifetime. In addition to the five star waterfowl opportunity, Strait Lake also offers deer hunting, fishing, skeet/trap range, upland/dove hunting, conference room for corporate groups, pro-shop for all your gear needs, and the list goes on and on. Strait Lake has entirely too many amenities and details to put in writing, you will have to see it to believe it.

This opportunity has never been offered before so the new owners will be the first to enjoy all that it is to offer. In addition to the ownership of the land and lodge, each membership will also include ownership into all of the farming and hunting equipment making for an even more lucrative investment. These assets lists are fairly extensive but can be supplied upon request. The intent of this opportunity is to sell 75% (30 units), but to keep it at a small group of like minded hunters who not only enjoy the sound of whistling wings but also understand the importance of conservation and stewardship of the land. While each unit is valued at \$625K, an individual or group can buy one or multiple units. Annual dues will be \$2,500/unit. If you are looking for a premier waterfowl property with high end accommodations and proven success, then the Strait Lake Duck Lodge is the place for you! Please contact Realtree Land-Pros David Hooper 318.453.9101 or Hunter Smith 318.245.6965 for your private tour.

County Road 35, Pumpkin Bend, AR



35.316800, -91.112377 GPS

\$625,000



SOUTHERN STATES REALTY