

PREMIER RECREATIONAL PROPERTY

1,290.58± Acres in Chicot County, AR



\$1,750/ACRE



DIRECTIONS: From Jackson, MS, travel I-20 towards Vicksburg for 60 miles, then turn right onto US-65 and travel 30 miles. Then turn left onto Lake St and travel 15 miles, turn left onto HWY 585 and travel 5.5 miles. Then turn right onto HWY 17 and drive 4 miles, turn left onto HWY 52 and travel 6.3 miles, then turn right onto Burgess Road and travel 1 mile, destination is on the left. [GOOGLE MAPS LINK](#)

- 1,290± Acres of Deer & Duck Habitat
- Enrolled in WRP in 2000
- Only 11 Miles west of the MS River in the AR Delta
- 250± Acres of DU Built Duck Holes
- Great Deer, Duck, and Small Game Hunting
- Camp Site in Place
- Established Wildlife Plots
- 55 Miles NE of Monroe, LA / 87 Miles NW of Jackson, MS



Call me today!

MICHAEL OSWALT, ASSOCIATE BROKER ®

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Licensed in MS, AR & MO



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

1,290± acres in Chicot County, AR



Big Acreage in Southeast Arkansas! What's the best thing about WRP (Wetland Reserve Program) beside the hunting? THE PRICE! This 1,290± acre recreational property, in Chicot County, AR, is made up of approximately 950± acres of 20 year old hardwood, approximately 250 acres of Ducks Unlimited created duck holes, and the remainder is approximately 60 acres of established food plots and roads. A 7± acre area was left out for a camp/lodge site (electricity and water available), and a lessee-owned mobile home is currently located on the cabin site (will be removed prior to closing). This diverse tract offers frontage along the Boeuf River (lined with mature hardwood—great area for bow hunting), ditches and bayous (great established travel corridors for deer), and swampy areas for the ducks. Ducks Unlimited created the duck holes, underground piping, and water control structures in place. In the past, the owners used a re-lift from the river to flood a portion of the duck holes with Good Lord flooding the remainder. The location is perfect being directly in the Mississippi River Flyway in the Legendary Arkansas Delta. With plenty of the road frontage along Roscher Road, Lafouche Lake Road, Burgess Road, CR 52 and a good interior road system; you won't disturb much of the property when sneaking in to your favorite deer plot or duck hole. Most plots have shooting houses in place. Deer in excess of 150" have been taken on the property with unbelievable deer sign/trails noted on the inspection. This tract has agricultural land to the north, west, and south creating "free" summer plots for your deer herd year after year. This property is completely set up and ready for you to come in and hunt. This one is a "MUST SEE" if you're looking for a deer and duck property in the Mississippi River Delta. Give Michael Oswalt a call for your private showing today!!



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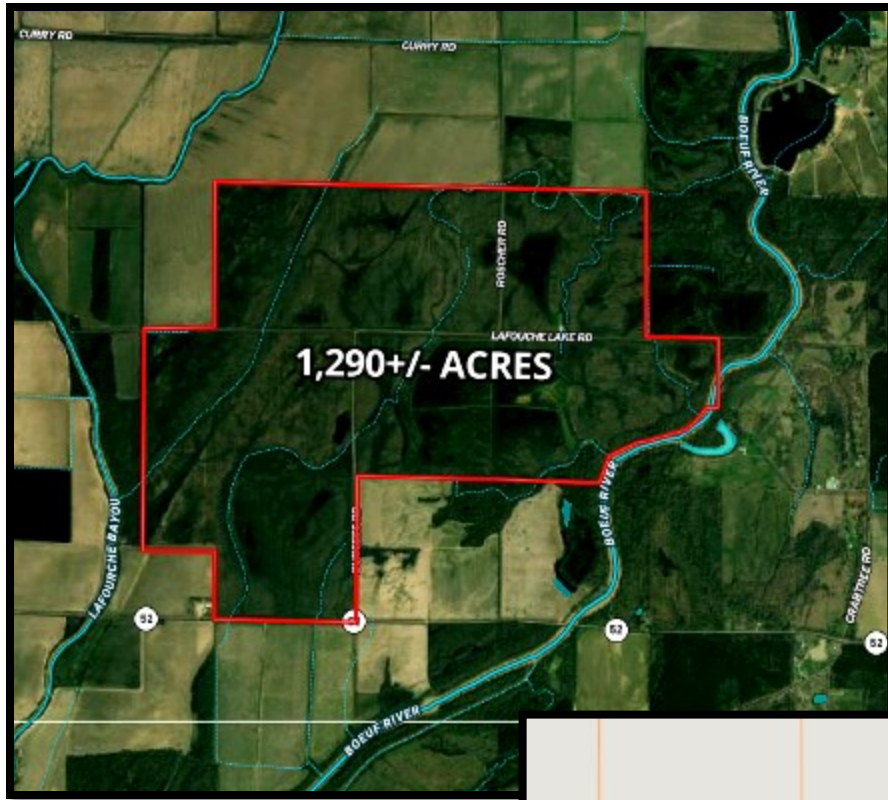
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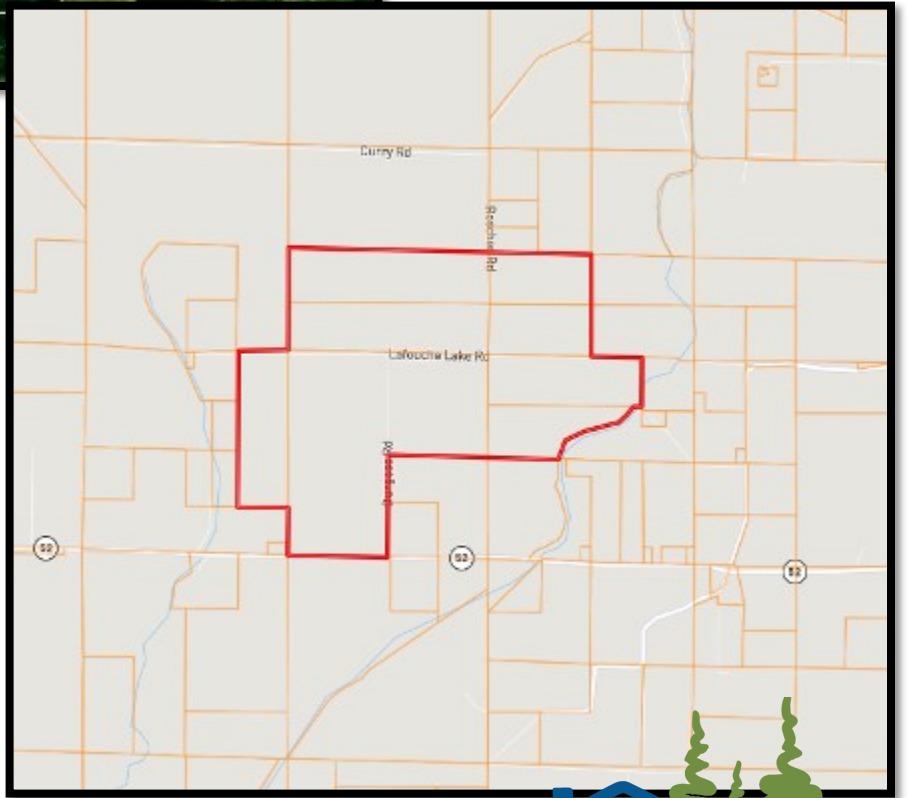
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AERIAL MAP

[CLICK HERE FOR
INTERACTIVE MAP](#)

OWNERSHIP MAP



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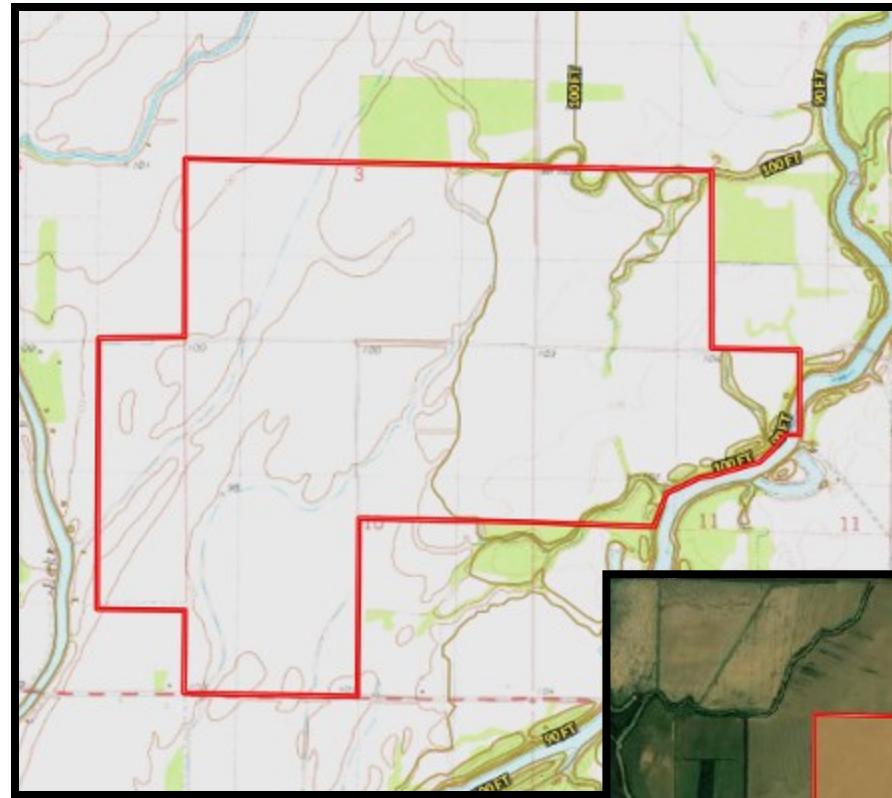
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TOPO MAP

SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
PeA	Perry clay, 0 to 1 percent slopes	1286.0	98.71	3w
PeU	Perry clay, 1 to 3 percent slopes	8.6	0.66	3w
W	Water	2.8	0.21	-
RoU	Robinsonville loam, gently undulating	5.4	0.42	2w

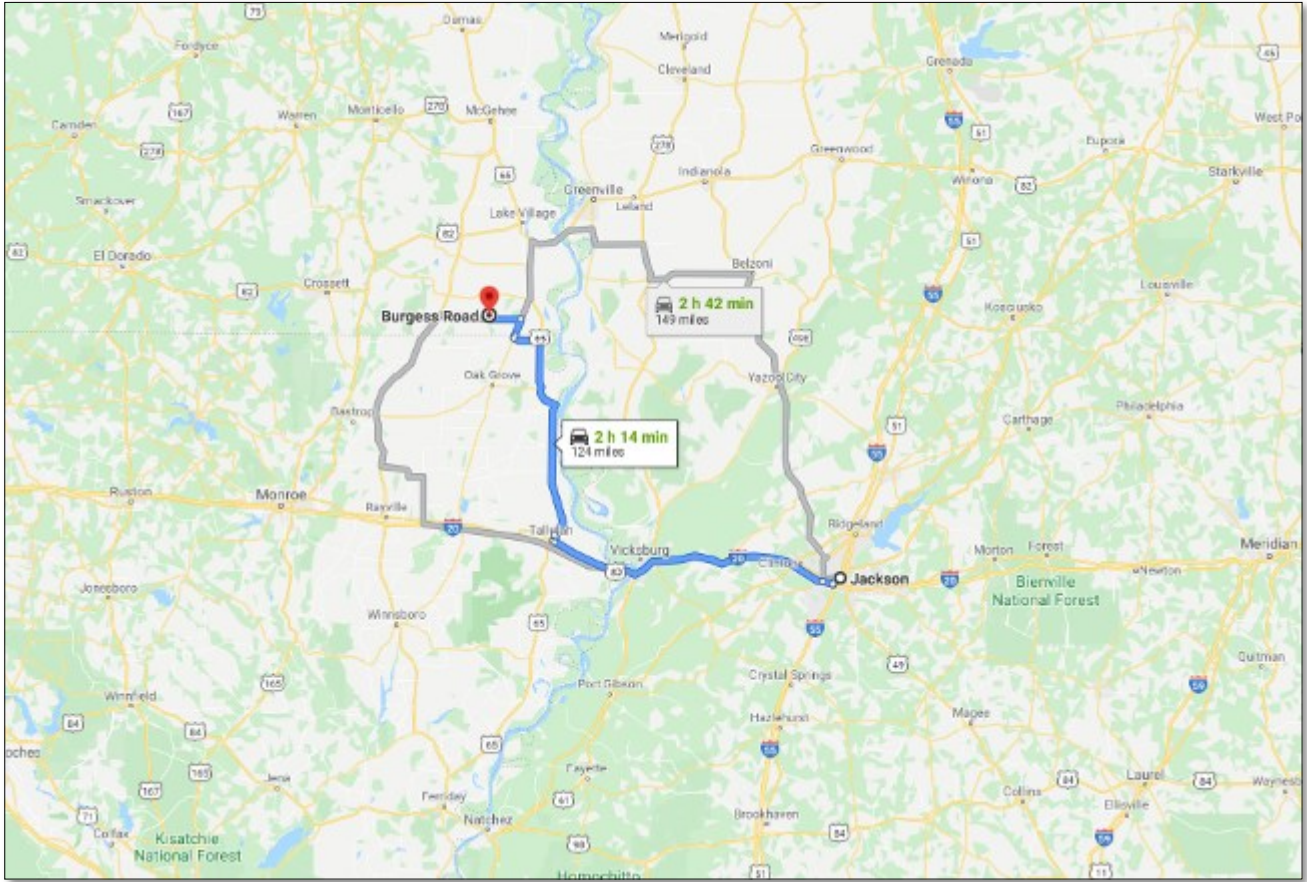


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DIRECTIONAL MAP

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