



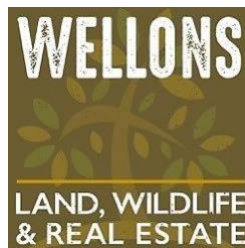
Mallard Knob Hunting Club

An investment grade farm & hunting property in Prairie County, Arkansas

110(+/-) total acres • Prairie County, Arkansas

Acreage documented by Arkansas County Ownership – Final acreage to be determined by survey

INFORMATION PRESENTED BY:





INVESTING IN THE FUTURE

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PROPERTY HIGHLIGHTS – Wattensaw Bayou Tract

Property Overview:

This farm is a partially developed waterfowl property in eastern Arkansas. Consisting of +/-110 acres, is a simple layout with a gravel drive in the front and following the main road to a cabin site and flooded timber encompassing the rest of the property. With current infrastructure and location this allows for a unique opportunity to produce ducks, deer, and even turkeys year after year. Currently on this property 30 acres of timber can be flooded and managed for migratory waterfowl. There are no government contracts restricting the use of this land. There is also opportunities with a lodge site to build if desired.

Historically prior to development, duck hunting on this property produced birds during high water times from Wattensaw Bayou as well as large deer and in recent years waterfowl hunting has improved with proper access and infrastructure being added.

A rare opportunity to have a recreational tract comprised almost exclusively of large green timber has become available this is something you do not want to miss out on.

- +/- 110 total acres
- +/- 30 Acres of flooded timber
- Developed waterfowl hunting
- Developed Deer Hunting
- Multiple established holes
- Designated and tested well site
- Partially developed GTR
- Lodge Site
- Wattensaw Bayou frontage

Location:

This timber tract is in Prairie County west of Des Arc just off of HWY 86.

Little Rock – 55 miles

Memphis – 100 miles

Stuttgart – 35 miles

Jonesboro – 90 miles

Surrounding Properties:

Nearby notable hunting properties include Beauchamps Duck Woods, White River Preserve, Mallard Bayou, and Paradise Hunting Club.

Property Highlights:

This property is something special with many opportunities to have a special place and get away from the real world. Ready to hunt at a moment's notice. Multiple roads allow for 100% access to this property.

Land Area:

The land offered is comprised of 110+/- acres.

Mineral Rights:

All mineral rights owned by the Sellers (if any) shall be transferred upon closing, but the Sellers do not warrant or guarantee ownership.

Taxes:

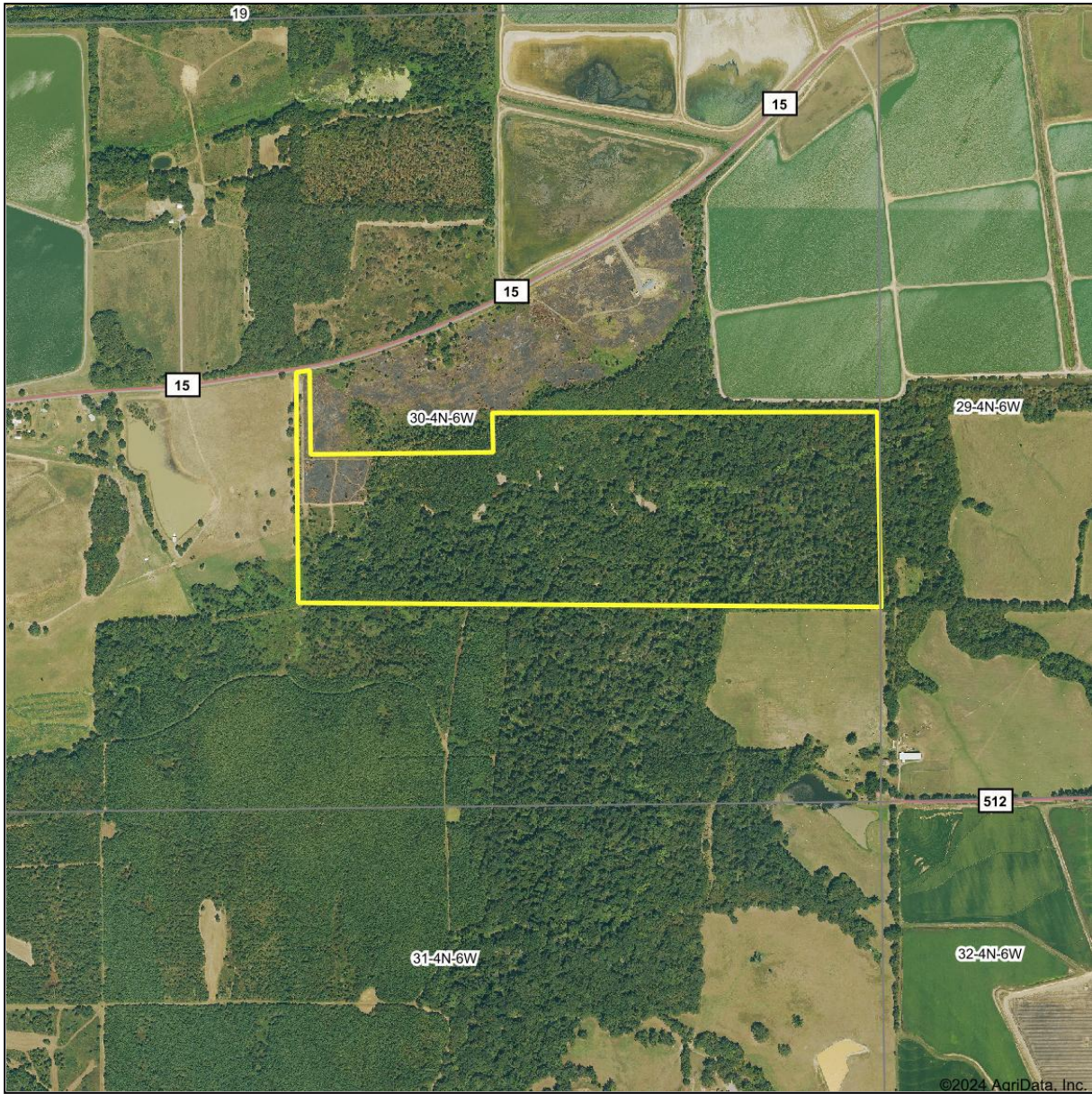
The taxes are approximately \$725.35

Price:

The listing price is \$627,000

Contact Justin Lowery at 870-205-4511 or Justin@wellonsland.com for more information! Wellons Real Estate is the exclusive representative firm of the Seller. For additional information or to schedule a private tour of the property, please contact Justin Lowery at 870-205-4511 or email Justin@WellonsLand.com. Furthermore, the information here within is intended only for the person(s) to which are agents/brokers of Wellons Real Estate and may contain proprietary, business-confidential and/or privileged material. All information here within has been reported to be truthful and accurate, however Wellons Land does not warrant or guarantee such. If you are not the intended recipient of this document you are hereby notified that any use, review, retransmission, dissemination, distribution, reproduction, or any action taken in reliance upon this message is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

Aerial Map



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Maps Provided By:

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Boundary Center: 34° 56' 24.63, -91° 40' 45.99

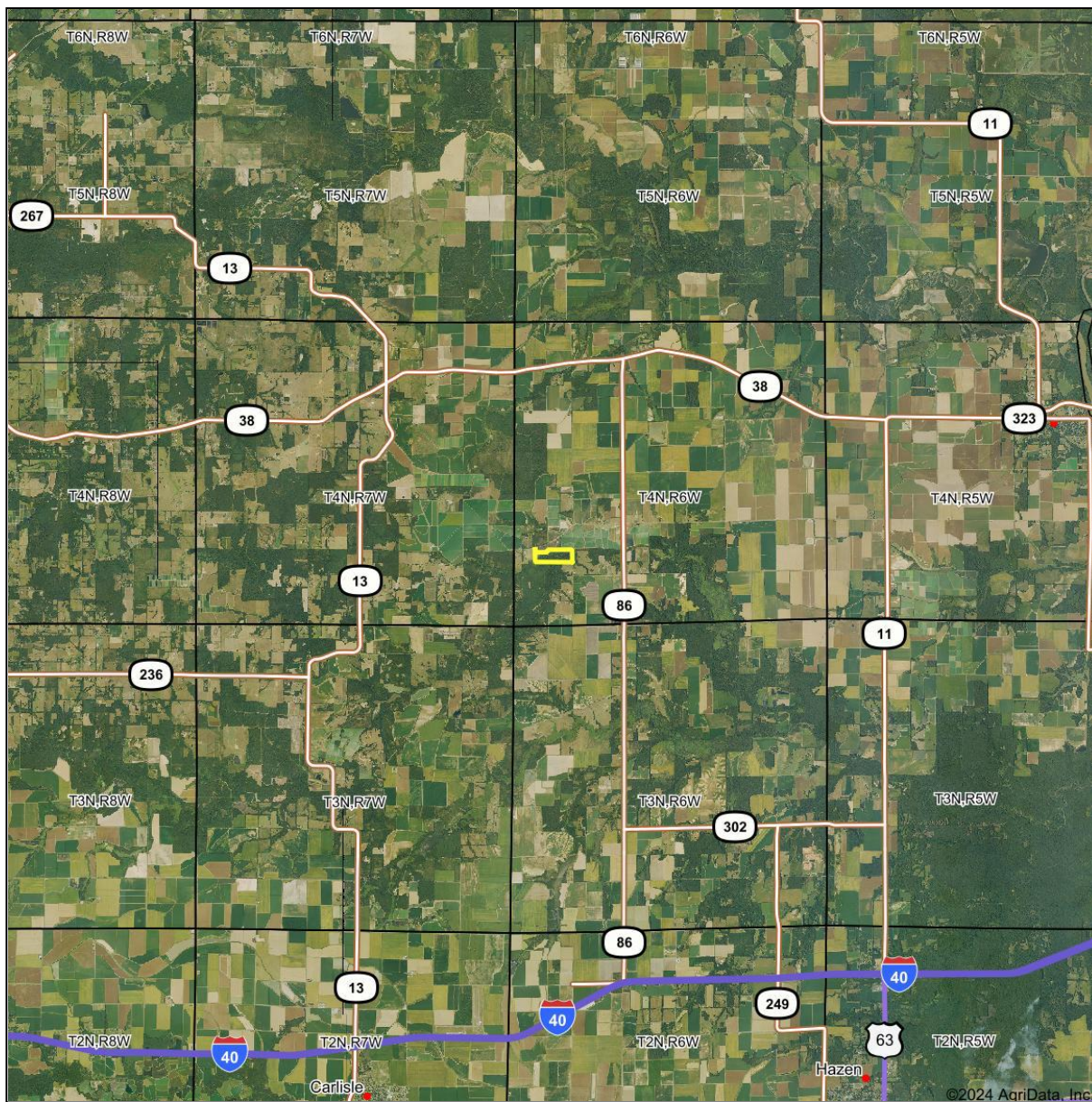
0ft 1038ft 2076ft

30-4N-6W
Prairie County
Arkansas



2/6/2024

Aerial Map



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Boundary Center: 34° 56' 24.63, -91° 40' 45.99

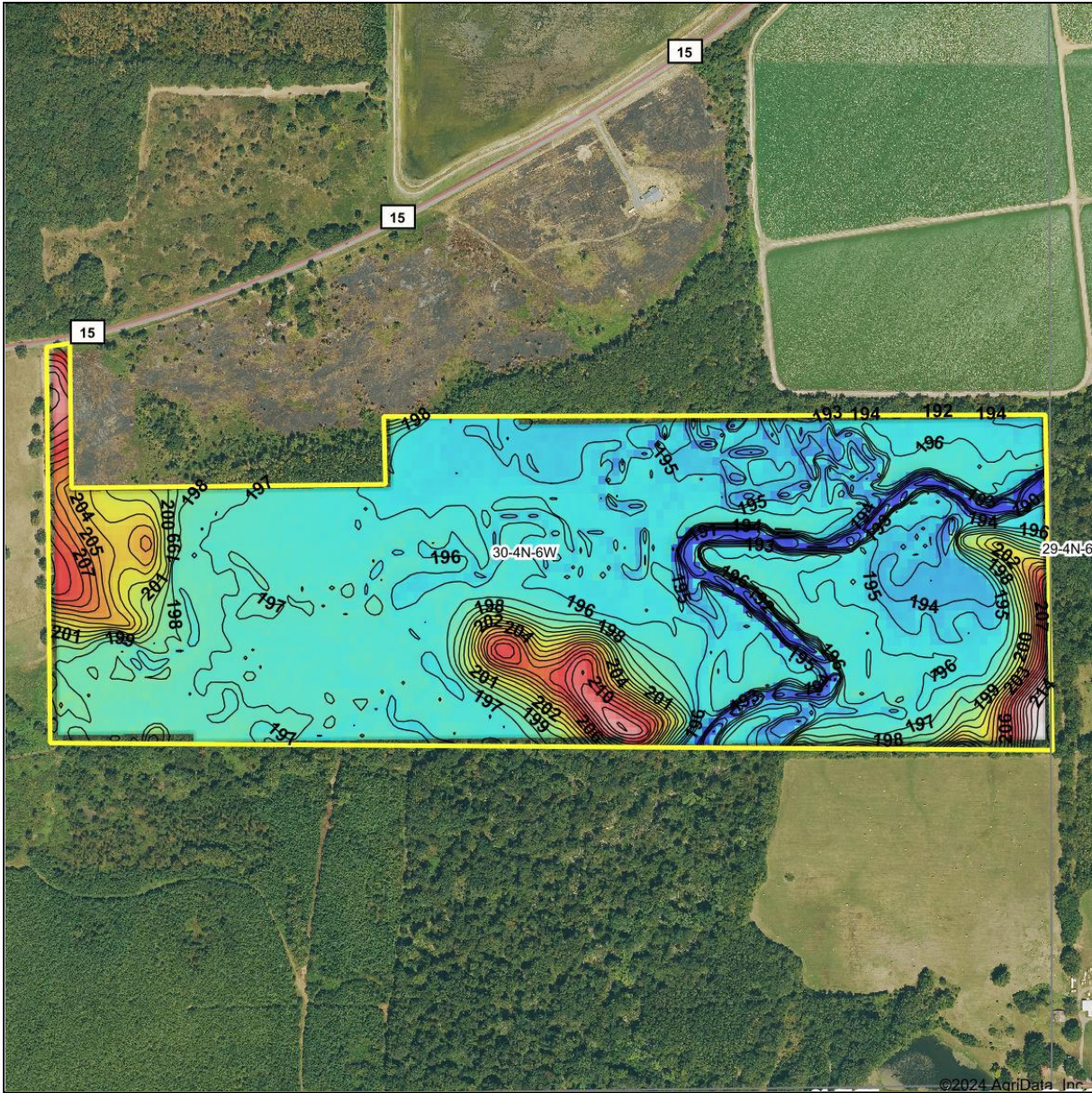
0mi 3.1mi 6.2mi

30-4N-6W
Prairie County
Arkansas

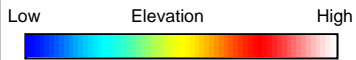


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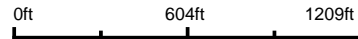
Topography Hillshade



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Source: USGS 10 meter dem
 Interval(ft): 1
 Min: 188.9
 Max: 216.1
 Range: 27.2
 Average: 197.2
 Standard Deviation: 4.04 ft



30-4N-6W
Prairie County
Arkansas

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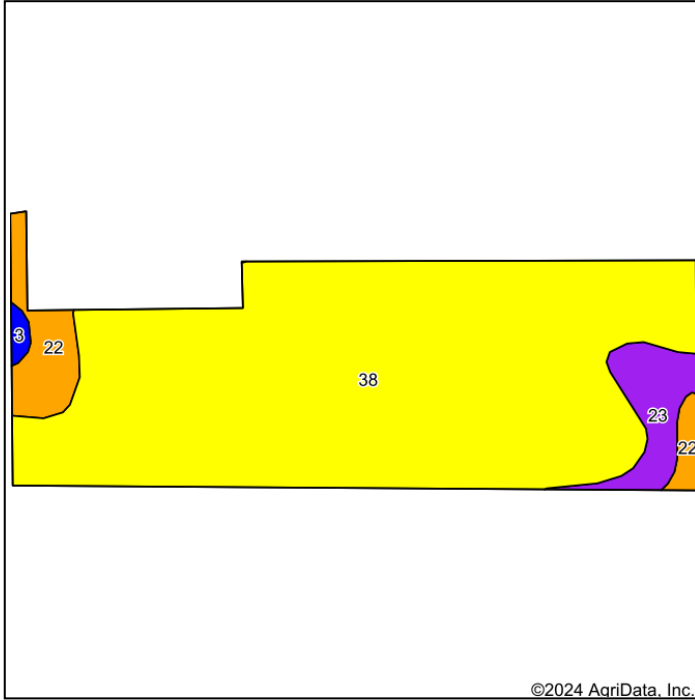
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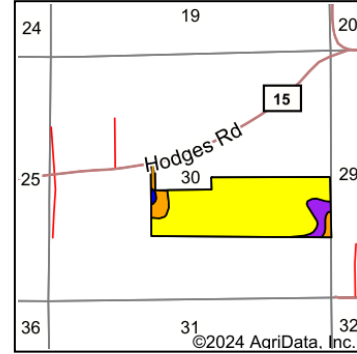
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Soils Map



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Prairie**
 Location: **30-4N-6W**
 Township: **Bullard**
 Acres: **107.39**
 Date: **2/6/2024**



Maps Provided By:



Area Symbol: AR680, Soil Area Version: 21

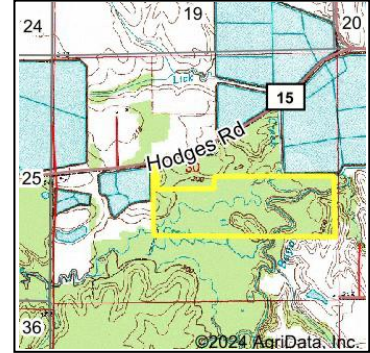
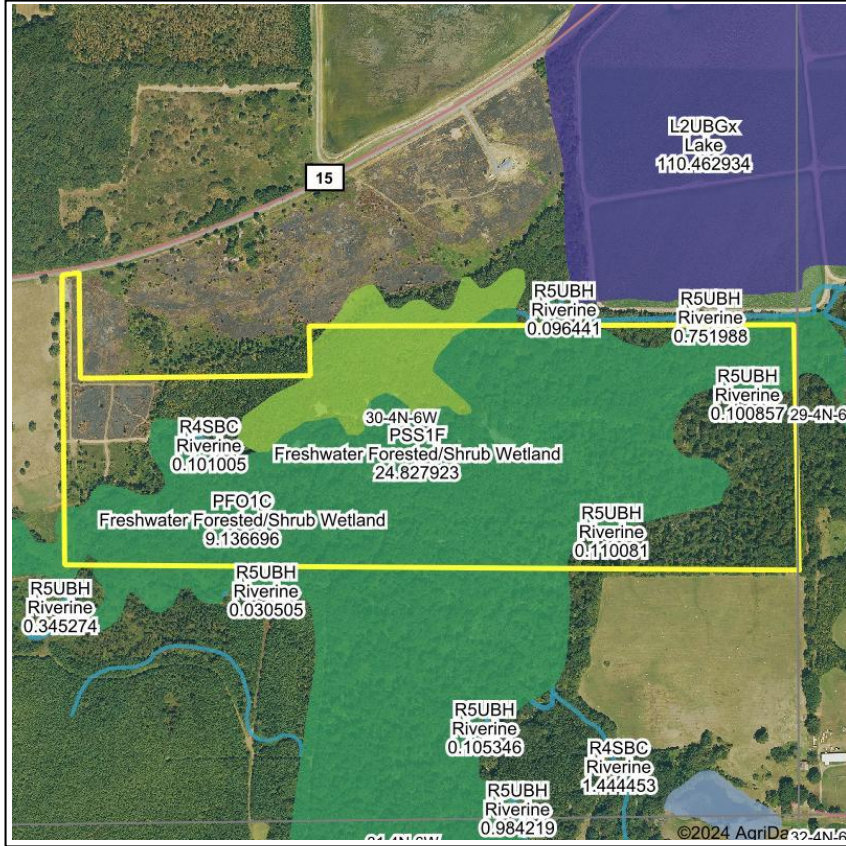
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Soybeans
38	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	93.51	87.1%		IVw	35
22	Immanuel silt loam, 3 to 8 percent slopes	7.13	6.6%		IIle	56
23	Immanuel-McKamie complex, 8 to 20 percent slopes	6.10	5.7%		VIe	35
3	Calloway silt loam, 0 to 1 percent slopes	0.65	0.6%		IIw	44
Weighted Average					4.04	*n 36.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Wetlands Map

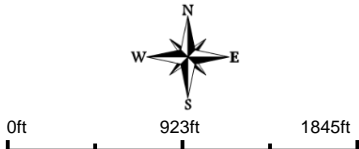


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Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	27.10
PFO1C	Freshwater Forested/Shrub Wetland	22.21
PSS1F	Freshwater Forested/Shrub Wetland	18.55
PEM1C	Freshwater Emergent Wetland	6.61
PEM1F	Freshwater Emergent Wetland	3.15
PFO1F	Freshwater Forested/Shrub Wetland	1.02
R5UBH	Riverine	0.21
R4SBC	Riverine	0.10
Total Acres		78.95

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

