



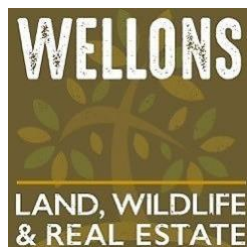
## **Black River Retreat**

*An investment grade farm & hunting property in Jackson County, Arkansas*

146(+/-) total acres • Jackson 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 – Black River Retreat**

### **Property Overview:**

This +/-146-acre property consists of an agriculture field in a current rice and bean rotation. Moving west towards the river you come to +/-30 acres of black river timber with trail systems to allow access for seasonal waterfowl hunting. This location is highly sought after for waterfowl hunters every year being on the highly produceable black river. There are two smaller patches of trees in the field portion of the farm allowing for areas to stand, hide, and hunt without worrying about climbing into a duck pit. One thing unique about this farm is that it has been in the same family almost 100 years. The current farm lease is a 75%/25% crop share averaging \$26,000-\$30,000 annual income.

Historically this farm has been minimally duck and deer hunted by close family members and friends with success, there is always room for improvement on this farm. This unique location and setup allows for a good income stream as well as access to a great farm for waterfowl hunting on Black River.

- +/- 146 total acres
- +/-110 Acres of tillable ground
- +/- 35 Acres of flooded timber
- Waterfowl hunting
- Deer Hunting
- Income Producing Farm
- Seasonally Flooded Timber
- Black River Sandbar Frontage
- Borders the Black River
- Multiple water control structures
- River relift access

**Location:**

This Black River Tract is in Jackson County west of Swifton Arkansas.

Little Rock –104 miles

Memphis – 92 miles

Newport – 17 miles

Jonesboro – 35 miles

**Surrounding Properties:**

Nearby notable hunting properties include Black River Preserve, Pitboss Outdoors, and Stan Jones Mallard Lodge.

**Property Highlights:**

The Black River Retreat offers a chance to escape the real world and immerse yourself into the outdoors. This property has proper infrastructure for 100% access in both the woods and around the field. This property can be easily flooded and controlled for duck water and can be seasonally hunted in the timber when black river is up.

**Land Area:**

The land offered is comprised of 146 +/- 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 \$789.25

**Price:**

The listing price is \$1,051,200.00

Contact Justin Lowery at 870-205-4511 or [Justin@wellonsland.com](mailto: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](mailto: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.

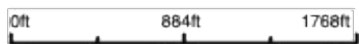
Exhibit A



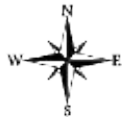
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Boundary Center: 35° 53' 14.59, -91° 11' 36.91



**3-14N-2W**  
**Jackson County**  
**Arkansas**



9/24/2023







