



Riverbend 2,330.61 +/- ac. Pulaski County, Ark.

TOTAL SIZE 2,330.61+/- Total acres
2,270+/- WRP acres
60.0+/- Woods

LOCATION Near Woodson. Located just 15 miles south of Little Rock and 20 minutes from the Little Rock Airport. This property is accessible in all weather by Case Road, a paved county road, 35 miles from Stuttgart. In Sections 10, 11, 12, 13, 14, 23 and 24, Twp 2S, Range 11W.

DESCRIPTION This tract, consisting of cropland enrolled in WRP and an adjoining 60-acre block of woods, is a premier deer and duck hunting property. The largest deer killed in Pulaski County, which scored 178 gross and is listed in *Boone and Crockett*, was harvested from this tract in 2010. Excellent duck hunting across the property is provided by natural flooding of low areas through rainfall, and it can be supplemented by 4 wells on the property. Wildlife food plots for both deer and waterfowl are maintained throughout the farm.

There are 2 sloughs that provide year round fishing along with private access to the Arkansas River for additional fishing opportunities. This property is adjacent to other large contiguous tracts of privately owned WRP, has been used exclusively for duck and deer hunting during the last 15 years and should only improve over time. This WRP tract was planted in 2003 and now has many trees over 20 feet tall and growing vigorously. There are 5 separate out parcels of various sizes located throughout the property for future development of club houses, lodges, etc.

SOILS Predominant cropland soil type is Norwood silty clay.

IMPROVEMENTS A large farm shop with utilities available provides excellent storage for hunting gear and equipment, and a workspace if desired.

PROPERTY TAXES (2017) \$4,155.55.

POSSESSION At closing.

SHOWING By appointment only.

MANAGEMENT Professional farm management available.

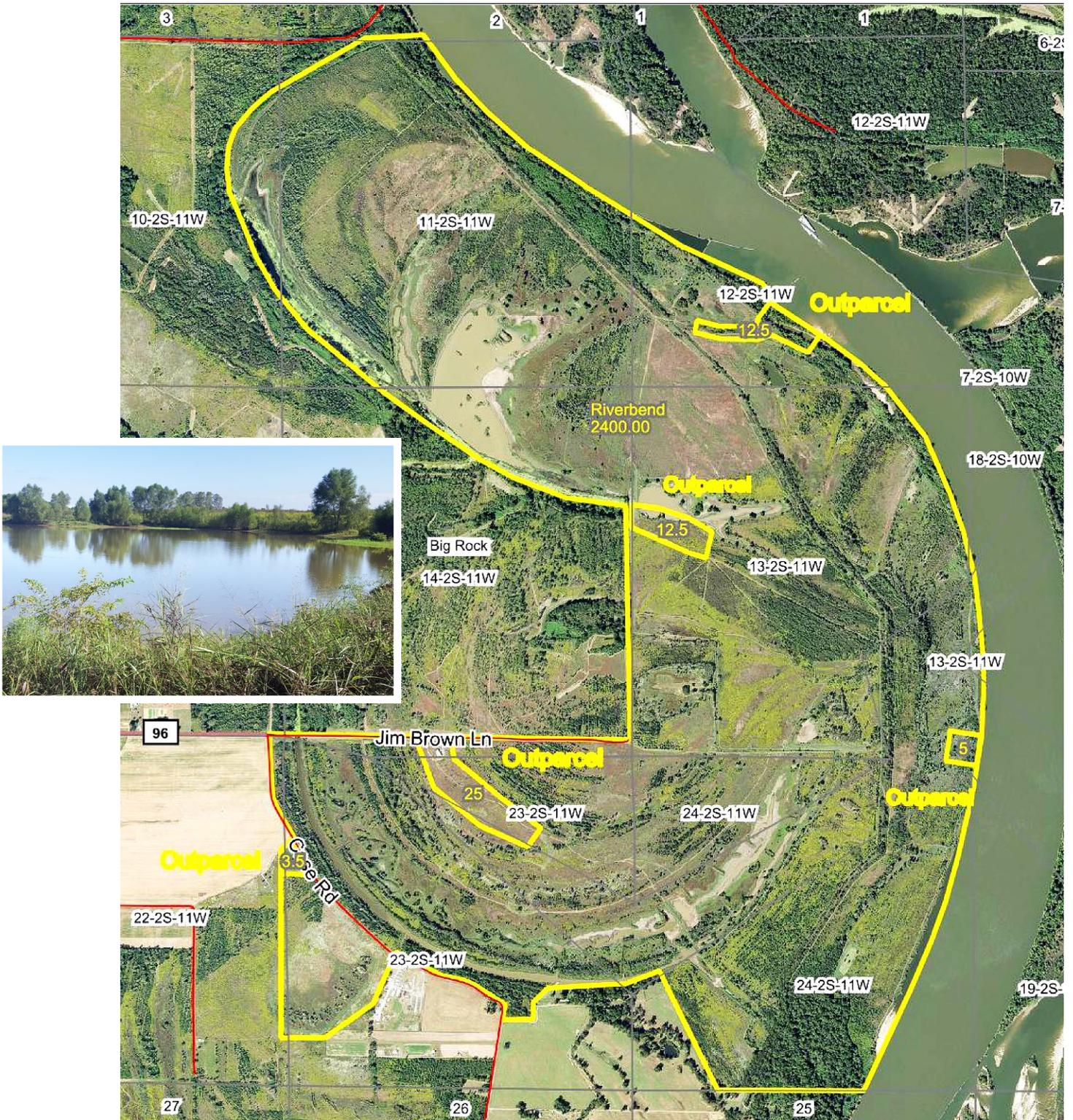


**FOR
SALE**

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Parcel Map

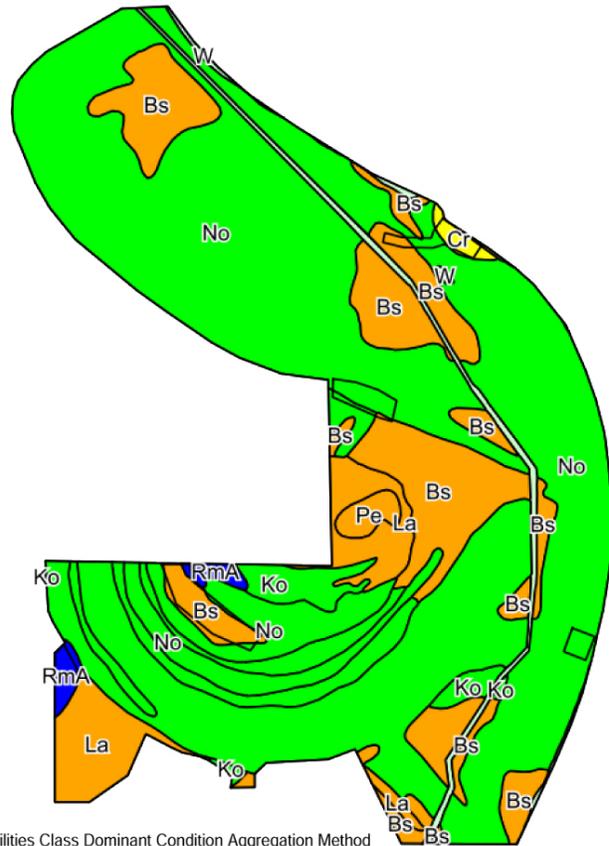
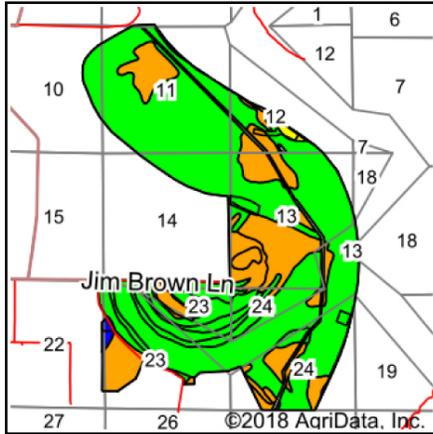


Maps Provided By:

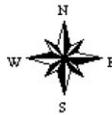


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Soils Details



Maps Provided By:



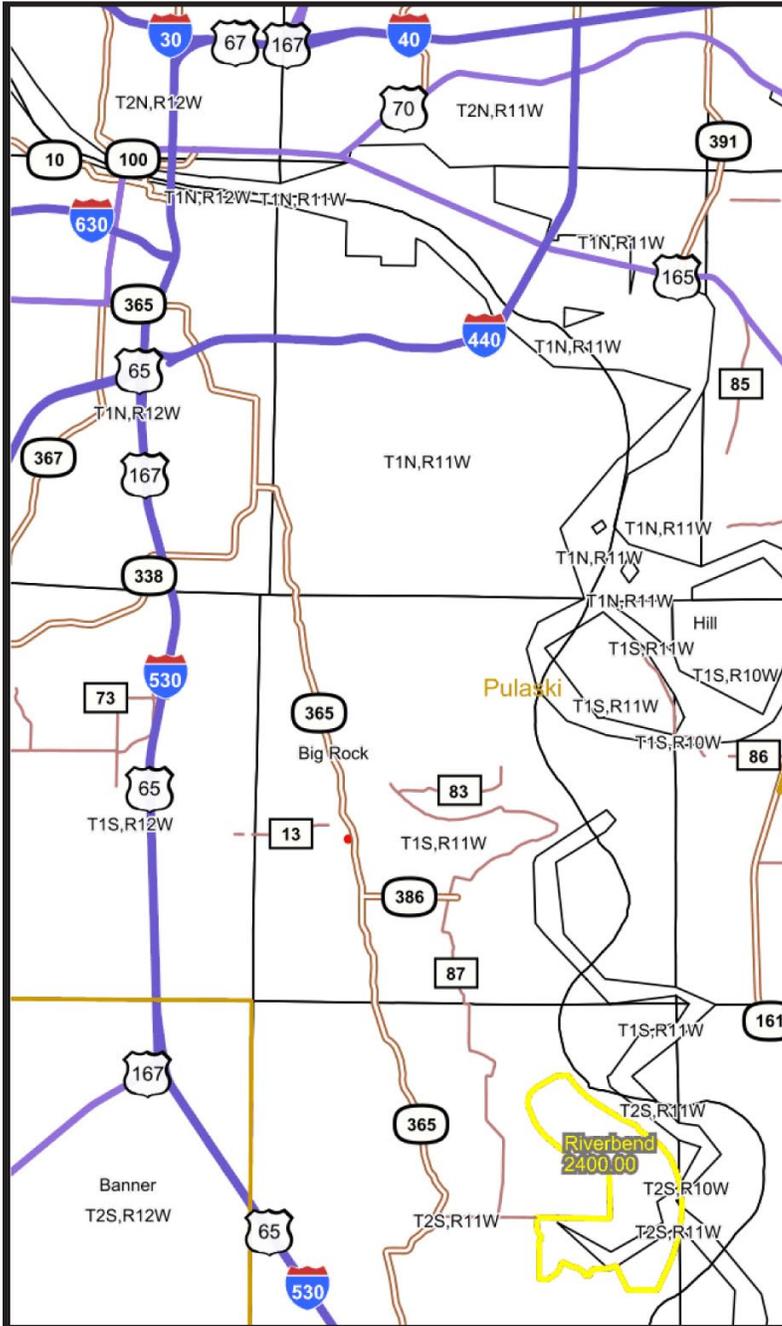
Area Symbol: AR119. Soil Area Version: 14 *c: Using Capabilities Class Dominant Condition Aggregation Method

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Common bermuda grass	Corn	Cotton lint	Grain sorghum	Improved bermuda grass	Rice Irrig	Soybeans	Tall fescue	Wheat
No	Norwood silty clay loam	1656.12	67.4%		I	I	8	110	600		10		40		40
Bs	Bruno fine sandy loam	401.03	16.3%		IIIs		5.5						20		30
Ko	Keo silt loam, 0 to 1 percent slopes, rarely flooded	161.00	6.5%		Iw										
La	Latanier silty clay	131.49	5.3%		IIIw		7		675		9	130	35	9	
LEV	Levee	44.49	1.8%												
RmA	Rilla silt loam, 0 to 1 percent slopes	20.80	0.8%		Ile		7.5	95	900	95	13.5		40		60
Pe	Perry clay, 0 to 1 percent slopes, rarely flooded	17.17	0.7%		IIIw		6.5		475	65	12	130	30	7.5	
W	Water	12.21	0.5%												
Cr	Crevasse fine sand	10.31	0.4%		IVs		4								
Me	Moreland silty clay	3.88	0.2%		IIIw		7		625		9	130	35	8.5	
Soils data provided by USDA and NRCS. Weighted Average							6.8	74.9	452.2	1.3	7.4	8.1	32.7	0.5	32.3



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Location Map and Property Photos



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