



# Griffin Recreation Tracts

1,264+- Acre Duck and Deer Hunting  
Phillips and Monroe Counties, AR



OFFERED BY

THE FARMLAND  
GROUP

# Griffin Recreation Interactive Map



- Griffin Big Cree 140
- Griffin Pipeline Sizemore
- Griffin / Blocke Woods
- Griffin loop Road Woods 1
- Madden Bridge



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# Griffin Big Creek Property Description

- Description:** The Big Creek 140 +/- Acres of Timber / Woods is situated near the community of Trenton, Arkansas. It is an incredibly unique property providing opportunities for Deer, Duck and other small game hunting. Big Creek runs through the middle of this property providing quality flooded timber duck hunting as well as fishing opportunities. There have been numerous trophy deer harvested on this property. This property is surrounded by several top end hunting properties and located right in the heart of the Mississippi flyway.
- Location:** East of Trenton, Arkansas on Phillips County Road 350, southeast of Marvell, Arkansas.
- Acreage:** 140 +/- Acres
- Offering Price:** \$700,000.00
- Possession:** At Closing
- Showing:** Showing by Appointment Only. To request a showing or for more information contact Allen Evans or Phillip Howell.
- Disclaimer:** The Farmland Group, LLC is the Exclusive Agent for the property described herein. This brochure and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy. Prospective buyers are urged to inspect the property and perform their own independent due diligence. The Farmland Group, LLC and its agents assume no liability as to errors, omissions or investment results.



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# Griffin Pipeline Sizemore

## Property Description

**Description:** Nestled along the White River Levee in western Phillips County, Arkansas lies 490 acres of woods and timber in the middle of the Mississippi River Flyway and the White River Bottoms. This property is comprised of hardwood trees planted into the WRP program many years ago. There is timber, wetland marshes and open grasslands throughout this tract of land. Whitetail deer, mallard ducks and all types of small game call this place home. The roads on this property are well traveled and maintained. Over the years, there have been numerous trophy whitetail deer and Mallard Ducks harvested on this property. The Irrigation well located on this property allows the owner to irrigate the planted food plots for migrating waterfowl. There is a small area excluded from the WRP easement to allow for a lodge to be constructed. There are a small number of mature hardwood timber acres on the unprotected side of the river levee that borders the White River. This extremely rare find in the White River Bottoms would be ideal for the avid outdoors person.

**Location:** The property is located approximately 12 miles west of Elaine, Arkansas along the White River Levee on Phillips County Road 514.

**Acreage:** 490 Acres

**Improvements** Improved Roads, (1) Irrigation Well, Numerous Deer Stand / Duck Blinds

**Offering Price:** \$2,450,000.00

**Possession:** At Closing

**Showing:** Showing by Appointment Only. To request a showing or for more information contact Allen Evans or Phillip Howell.

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# Griffin Blocker Woods

## Property Description

- Description:** This property is comprised of 240 acres of woods and timber planted & enrolled in the WRP program many years ago. This hardwood timber WRP tract of land is located in the heart of the Mississippi Flyway and is surrounded by several old, well established Arkansas delta hunting clubs. In addition to the trophy whitetail and duck hunting opportunities, there are fishing opportunities on the nearby White River as well as the local bayous & sloughs. The White River National Wildlife Refuge is in close proximity to this property and provides visitors 100,000 acres of pristine wilderness to enjoy. This property would be ideal for any hunter or outdoors enthusiast.
- Location:** This property is located approximately 14 miles south/southwest of Elaine, Arkansas in western Phillips County along the White River Levee on Phillips County Road 518.
- Acreage:** 240 Acres
- Improvements** Numerous Deer Stands are located on the Property.
- Offering Price:** \$960,000.00
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# Griffin Loop Road Woods

## Property Description

**Description:** This property is comprised of approximately 158.65 acres of timber comprised of mature hardwoods and large mature Cypress trees. Numerous opportunities abound throughout this property for the outdoor enthusiasts including whitetail deer hunting as well as duck hunting in the flooded lowlands of this property. This property is located in close proximity to the White River National Wildlife Refuge and in the heart of the Mississippi Flyway. Numerous well established hunting clubs are located near this recreational hunting tract of land in Monroe County.

**Location:** Located in southern Monroe County in the small community of Connells Point on Loop Road. It is a 45-minute drive to Stuttgart and about 100 miles from Little Rock or Memphis.

**Acreage:** 158.65 Acres

**Offering Price:** \$480,000.00

**Possession:** At Closing.

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# Griffin Madden Bridge Woods

## Property Description

- Description:** This 235 +/- acre property is comprised of a mixture of hardwood timber and fields. The property maintains some bottomland hardwood timber acres that naturally flood during certain times of the year. Whitetail deer and small game are abundant throughout this property. The bottomland that naturally floods during the winter rains could provide the buyer of this property with duck hunting as well. These tracts of land maintain FSA base acres that will convey with the sale. While the fields have not been actively farmed over the past 3 years, the buyer of this land might inquire about certain grassland and tree programs offered by the USDA to enhance the wildlife opportunities.
- Location:** Located just off Arkansas Hwy 146 in Monroe County, Arkansas. About 14 miles southwest of Marvell, Arkansas and about 12 miles southeast of Holly Grove, Arkansas.
- Acreage:** 235 +/- Acres
- Improvements** \$ 705,000.00
- Offering Price:** At Closing.
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# Griffin Recreation All Aerial Map



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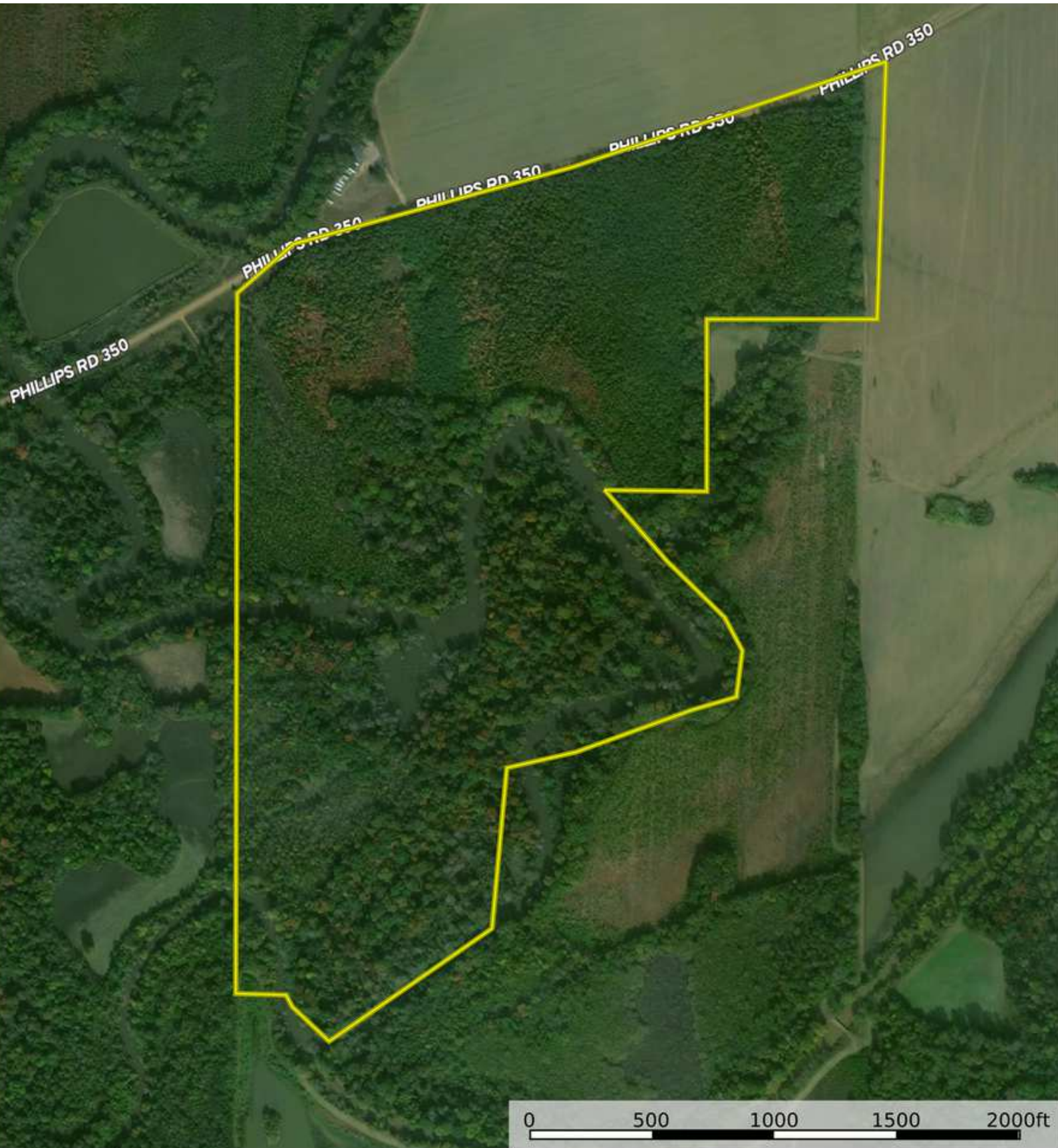


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# Griffin Big Creek Picture Slideshow



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# Griffin Pipeline Sizemore Aerial Map



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# Griffin Blocker Woods

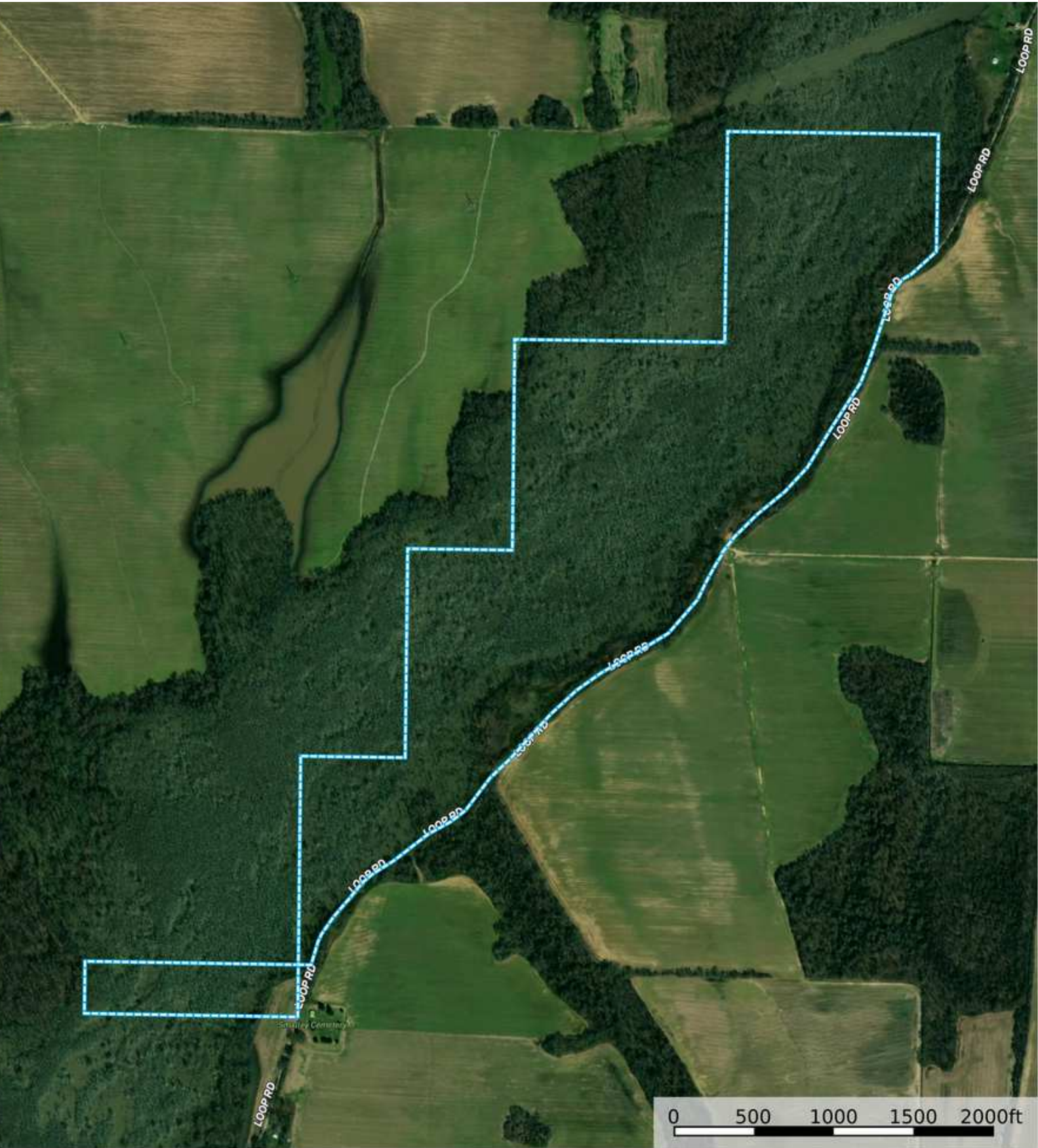
## Picture Slideshow



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# Griffin Recreation Video Aerial Map



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## Allen Evans

Allen Evans is a lifelong resident of Lonoke, Arkansas where he was raised on the family farm established by his grandparents in 1930. Allen is a graduate of Lonoke High School, the University of Arkansas at Fayetteville and the Barret Graduate School of Banking.

Allen began his 32-year career in banking and finance, while still in college, at McIlroy Bank & Trust and upon graduating accepted a position with Farm Credit Services of Central Arkansas. In 1996, Allen joined the Bank of England as a branch manager to help establish the bank's first bank branch in Lonoke. Over the years with the Bank of England, Allen advanced to serve the bank as its President and Chief Executive Officer.

Allen's years of experience in finance and the agriculture industry, along with his established network of contacts, provide his clients with a valuable service buying and selling farmland properties and recreational hunting properties.

Allen and his wife Stacy live in Lonoke and are the proud parents of Carsyn and Brady. Allen's interests revolve around his family, hunting, fishing, sports and Lonoke Baptist Church.



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## Phillip Howell

Phillip Howell is a sales associate with The Farmland Group concentrating on agricultural and recreational land sales. Phillip spent 38 years with MetLife Agricultural Investments in farmland analysis, lending and investing where he built and maintained a \$700 million portfolio. He received his undergraduate degree from Arkansas State University. Among several directorships and volunteer roles for the community of Lonoke, AR he has been a deacon and the treasurer at Lonoke Baptist Church for 27 years. Currently Phillip serves as a Consultant for LandFund Partners and a Director for Malvern National Bank. He and his wife Susan have three children and eight grandchildren. Phillip's knowledge of finance, investing and the agricultural industry along with a great network of contacts can help clients achieve their real estate goals.



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