



OFFERED FOR SALE

THE McCRORY WOODS

• Flooded Timber duck hunting, Deer Hunting, Income-Producing Farmland •
259.0 +/- Acres • Woodruff County, Arkansas

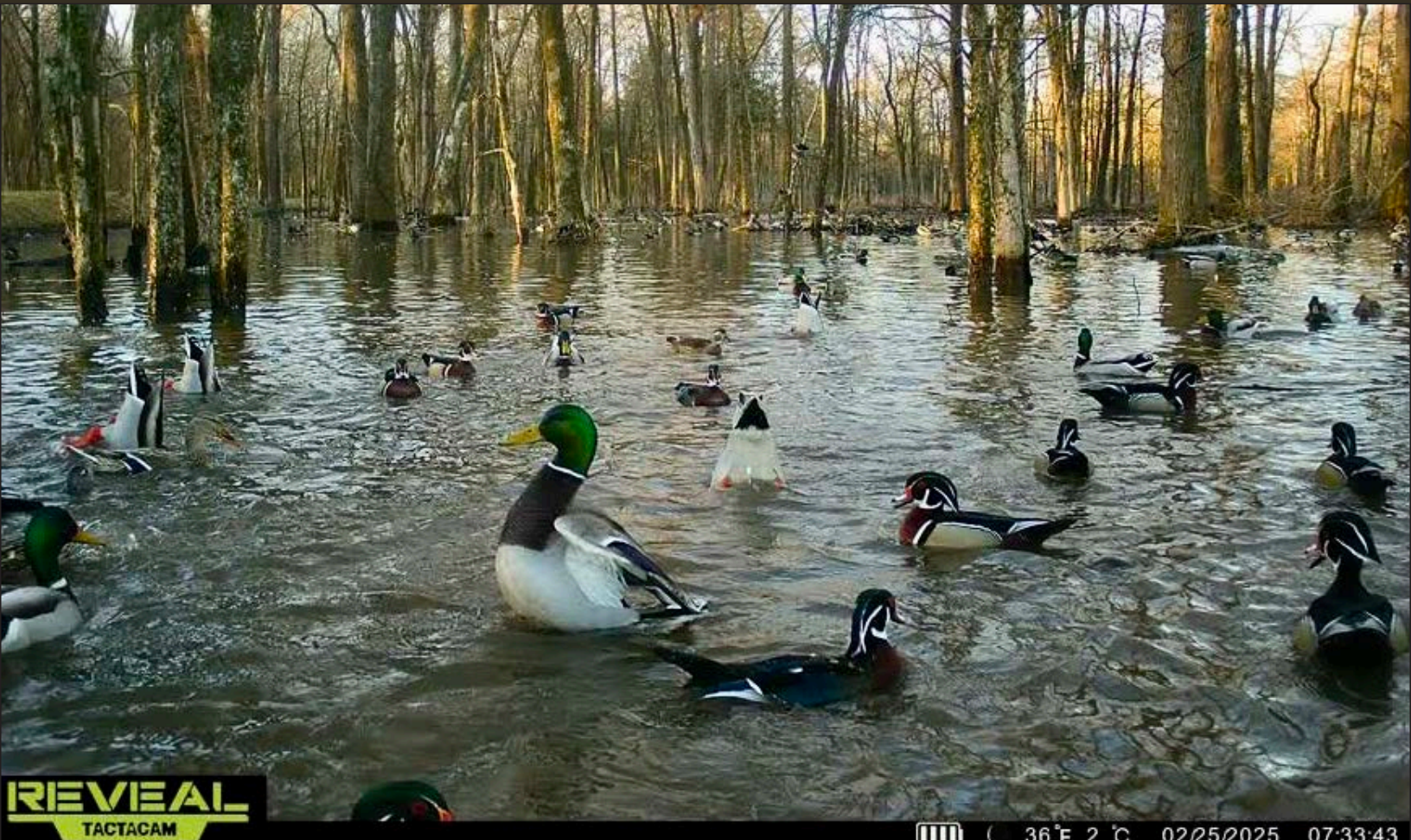
ALLUVIAL
LAND COMPANY

AGRICULTURAL AND RECREATIONAL PROPERTIES



REVEAL
TACTACAM

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REVEAL
TACTACAM

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ATTENTION

Recreational and Farmland Investors

A highly improved property offering green-timber and field duck hunting, trophy deer hunting, and income-producing farmland.

OFFERED FOR SALE

The McCrory Woods

259.0 +/- Acre Tract

▪ Woodruff County, Arkansas ▪

\$1,942,500.00
(\$7,500.00 per acre)



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Contact:

SCOTT HILBURN

Principal/Principal Broker

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E: scott@alluvialland.com

NOTICE: Scott Hilburn holds an ownership position and is the listing agent in the property delineated within this offering prospectus.

Dedicated to Land and Land Ownership: Alluvial Land Company is a leading land brokerage, development, and consulting firm specializing in agricultural and recreational properties. Our land offerings include investment-grade farmland and hunting properties primarily located in the Mid-South Region. We attribute our success to being experts in our field, client-focused, and results-oriented.

Disclaimer: Alluvial Land Company is the Exclusive Agent for the property described herein. This offering prospectus 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. Alluvial Land Company and its agents assume no liability as to errors, omissions, or investment results. All information is approximate.

PROPERTY DESCRIPTION

The McCrory Woods is a diverse recreational and agricultural property consisting of 259.0+/- acres located in Woodruff County, Arkansas, just south of the town of McCrory.

The land consists of 100.0+/- acres of impounded and water-controlled green tree reservoir ("GTR") and 87.0+/- acres of tillable cropland, with the remaining acres consisting of deer and duck food plots, bottomland hardwood timber, levees, roads, and ditches.

The property is ideally situated between the Cache River (1.25+/- mile west) and Bayou Deview (5.0+/- miles east) flyways. Neighboring the land are numerous agricultural fields and wetlands managed for ducks and hunting, with notable duck clubs such as Penn Bay, the Coca-Cola Woods, Stait Lake, and others within the general area. The expansive Cache River National Wildlife Refuge is just west, and the Black Swamp Wildlife Management Area is southwest of the property.

The GTR consists of mature willow oaks, water oaks, and red oaks, providing a consistent mallard duck food source. Portions of the GTR have been mulched to provide easy hunting and access, and other areas have been left as thick thermal cover to supply an area of sanctuary for ducks. A dedicated 10-inch diesel well and power unit supply suitable water to the GTR, and there is a 10.0+/- acre food plot within the GTR on the north. This food plot has previously been planted in milo and millet for ducks. All of the water on the landscape is controlled via flashboard boxes and screw gates and easily drains to Mill Ditch.

Of the 87.0+/- acres of cropland, 40.0+/- acres adjoining the GTR on the east were leveled to zero grade in October 2024. The intent of leveling this field is to allow standing rice next to the GTR for duck season and more efficient rice production. The recent land improvements and infrastructure enable the property to hold 160.0+/- acres of surface water. Of the 160.0+/- acres, approximately 70.0+/- acres can be utilized as duck food plots. All of the floodable acreage can be artificially flooded before duck season. The ability to artificially flood the duck hunting land offers great benefits during dry years when water is scarce, and ducks are looking for a place to call home in the early season.

The property also offers excellent trophy deer hunting opportunities. Wild turkeys have been reported on the landscape during the fall and winter, presenting the potential for spring turkey hunting. One box deer stand and two sled duck blinds are conveyed in the property sale.

An excellent farmer is in place and farms the tillable cropland on a 75/25 crop share. The farmland is irrigated via two 8-inch diesel wells and is traditionally cultivated in rice, soybeans, and corn. An additional 20.0+/- acres of cropland to the east of the Mill Ditch could be utilized as a dedicated duck food plot, with 25% of the farm crop left standing for duck food. This acreage will naturally flood with minimal rainfall or may be artificially flooded with one of the wells.

Access to the property is outstanding via Woodruff County Road 620 on the north boundary and Woodruff County Road 626 on the south boundary. Woodruff County Road 626 is a paved blacktop road with county water and three-phase power running parallel. The road and utilities offer to the south portion of the land an excellent location for constructing a lodge with access to the land's interior.

An area resident assists with overseeing and managing the acreage, and the person's services could potentially be retained.

Please contact Scott Hilburn at 501-519-3336 of Alluvial Land Company, LLC, with any questions or to schedule a tour.

PROPERTY SUMMARY

Acreage

259.0+/- total acres (100.0+/- acres in GTR, 87.0+/- acres in tillable cropland, remaining bottomland hardwoods, food plots, levees, roads, and ditches)

Location

Region: Northeast Arkansas (Woodruff County, Arkansas)

Coordinates: 35.22505° N, 91.22519° W

Address: CR-626, McCrory, AR 72101

- McCrory, AR - 3.5 miles
- Brinkley, AR - 30 miles
- Newport, AR - 30 miles
- Searcy, AR - 36 miles
- Little Rock, AR - 83 miles
- Memphis, TN - 74 miles

Access

The property has excellent main access from the north and south via Woodruff County Road 620 (north) and 626 (south). Recent improvements to interior roads, trails, and levees provide ideal access throughout for land management and efficient travel to all hunting locations.

Outdoor Recreation

Flooded green-timber and planted/crop field duck hunting. Trophy deer hunting and the potential for spring turkey hunting.

Agricultural Operation

87.0+/- acres are currently in cultivation producing rice and soybeans. 98% of the tillable cropland is irrigated and 40.0+/- acres have been precision leveled. There is an annual 75/25 crop share verbal lease agreement in place with an established farmer.

Utilities

County water and 3-phase overhead power is directly available to the property from Woodruff County Road 626 on the south.

Water Resources and Management

- One 10" diesel well
- Two 8" diesel wells. 85+/- acres are fully irrigated
- All water is controlled via flashboard boxes and screw gates, and easily drains into Mill Ditch.

Estimated Property Tax

- \$2,035.00 (source: Woodruff County Assessor)

Mineral Rights

100% of the mineral rights owned by Seller will convey (Seller does not warrant or guarantee ownership).

Caretaker/Manager

A local resident currently assists with the caretaking and management of the property. This person could possibly be retained for servicing and keeping watch over the land.

Disclosure

Scott Hilburn holds an ownership position and is the listing agent of the subject property delineated within this offering prospectus. Mr. Hilburn is an Arkansas Licensed Attorney and Principal/Principal Broker of Alluvial Land Company, LLC.

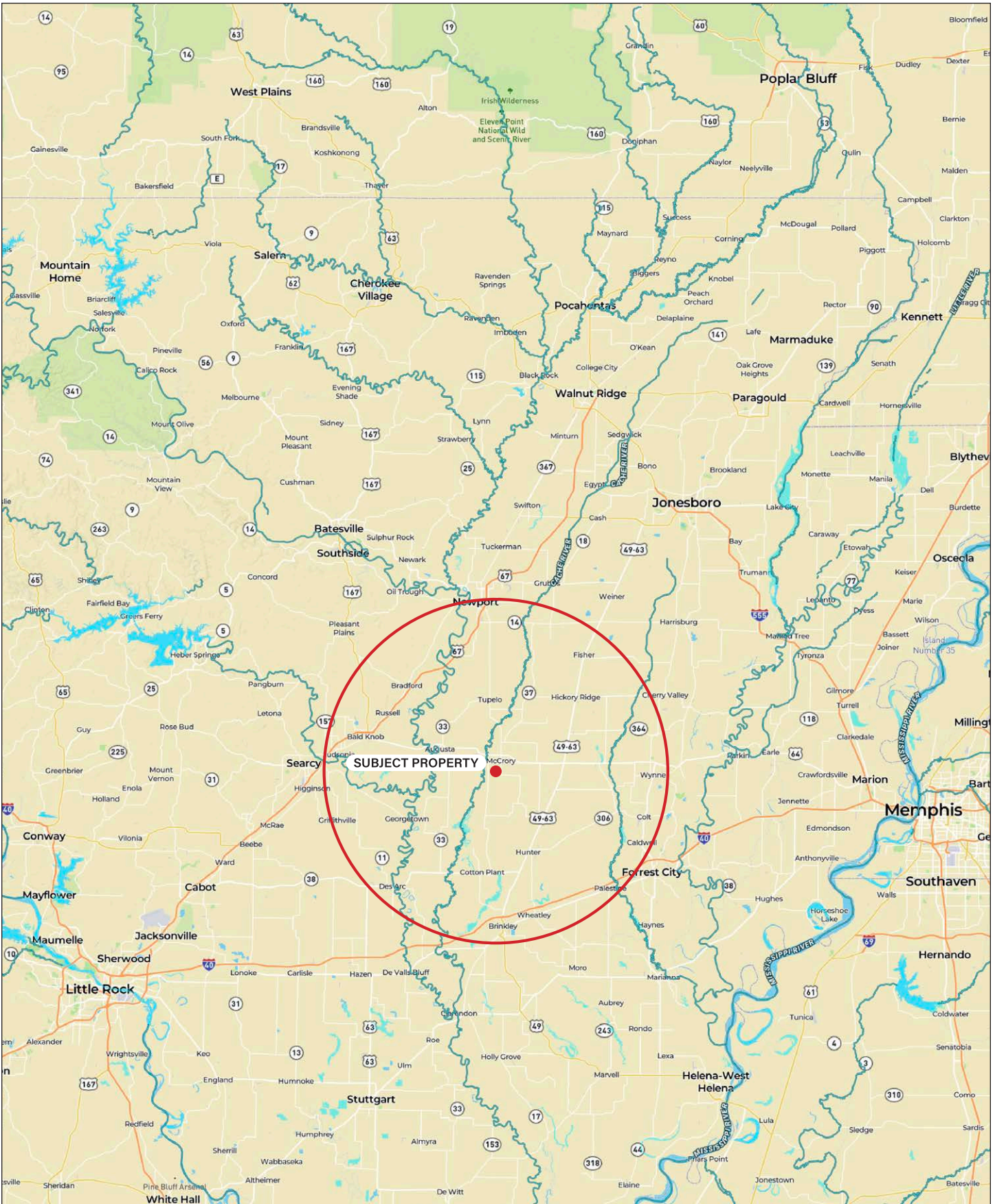
Property Showings

Please contact Scott Hilburn of Alluvial Land Company, LLC at 501-519-3336 or scott@alluvialland.com with any questions or to schedule a property tour.

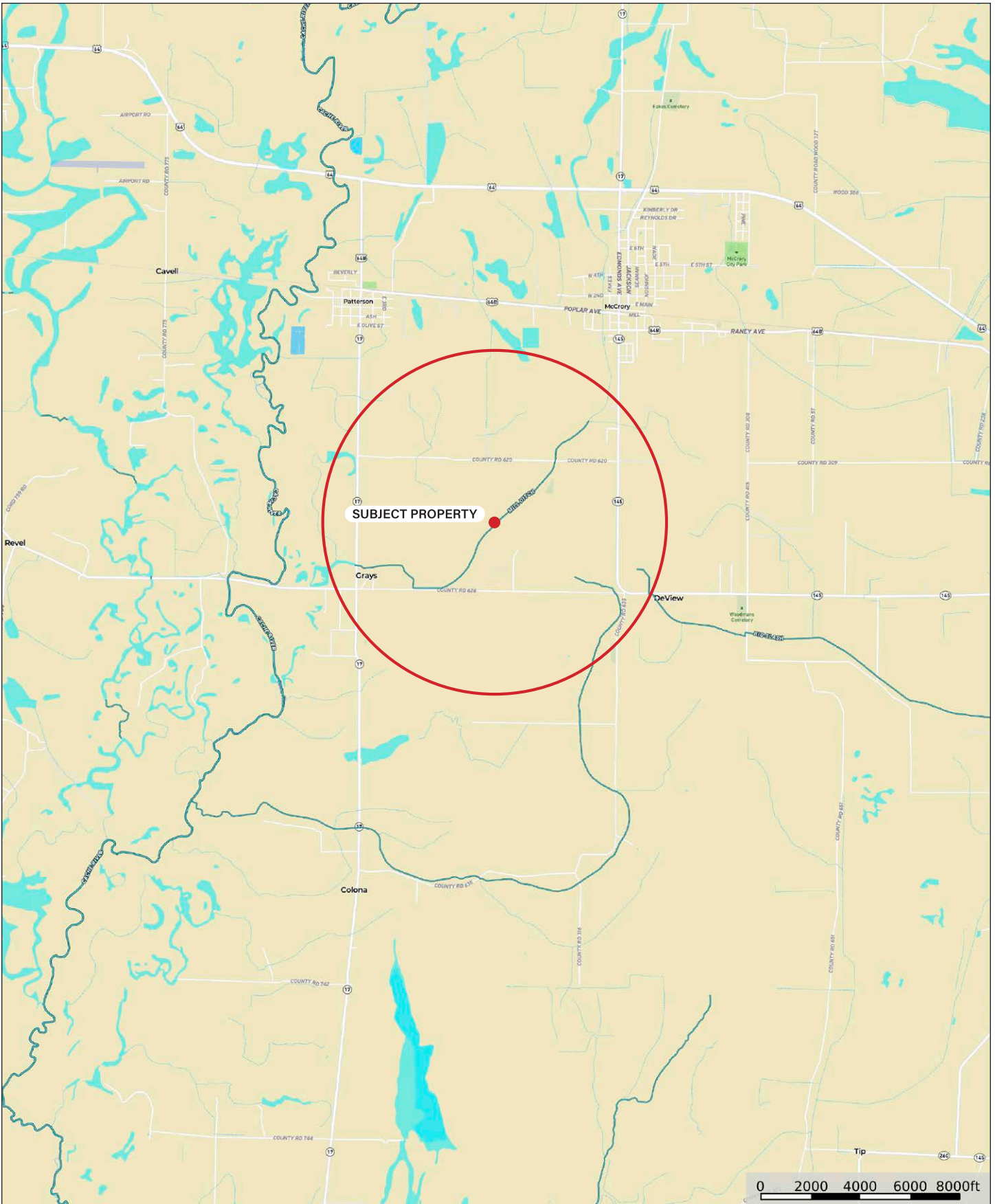
Offering Price

\$1,942,500.00 (\$7,500.00 per acre)

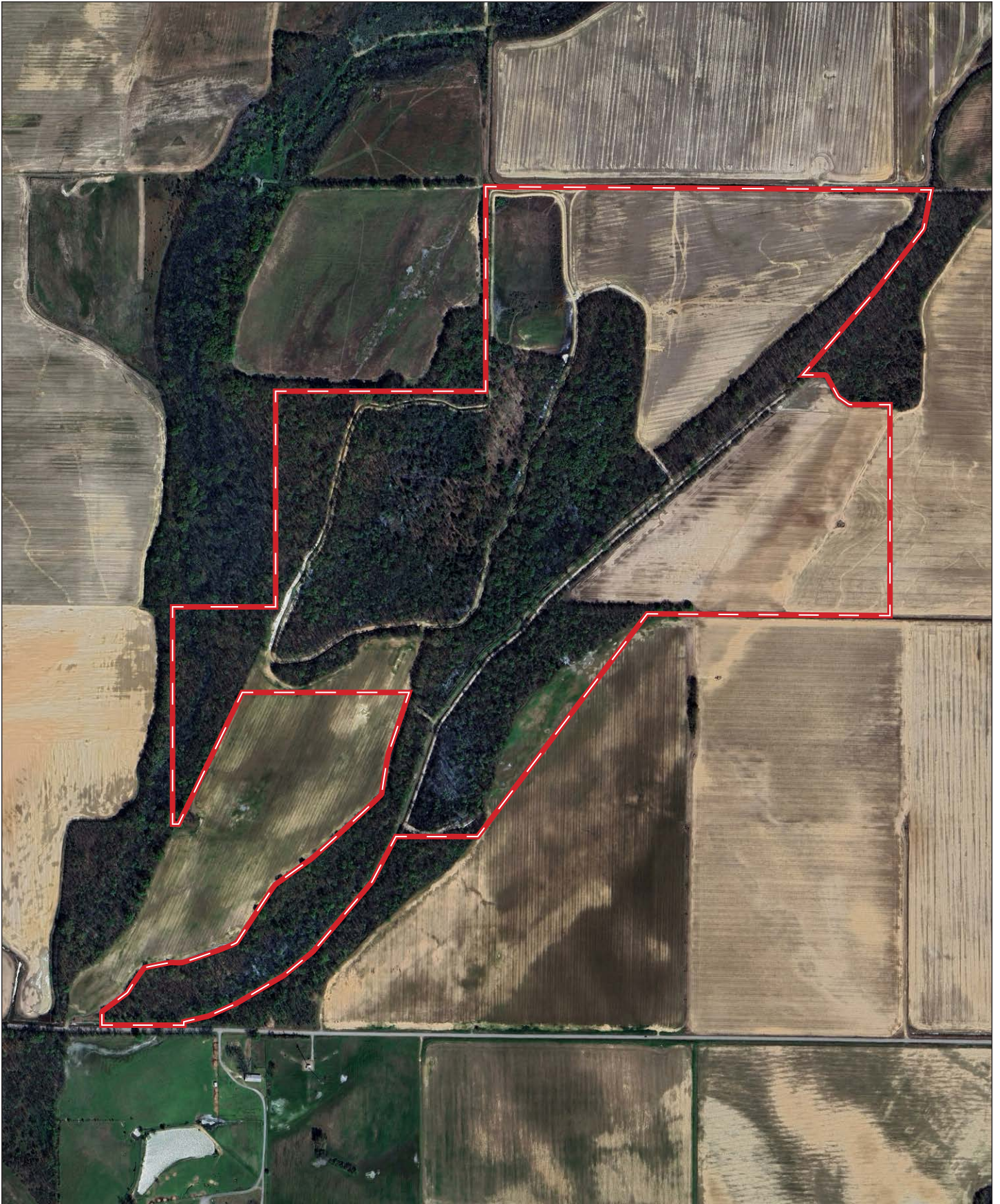
PROPERTY LOCATION



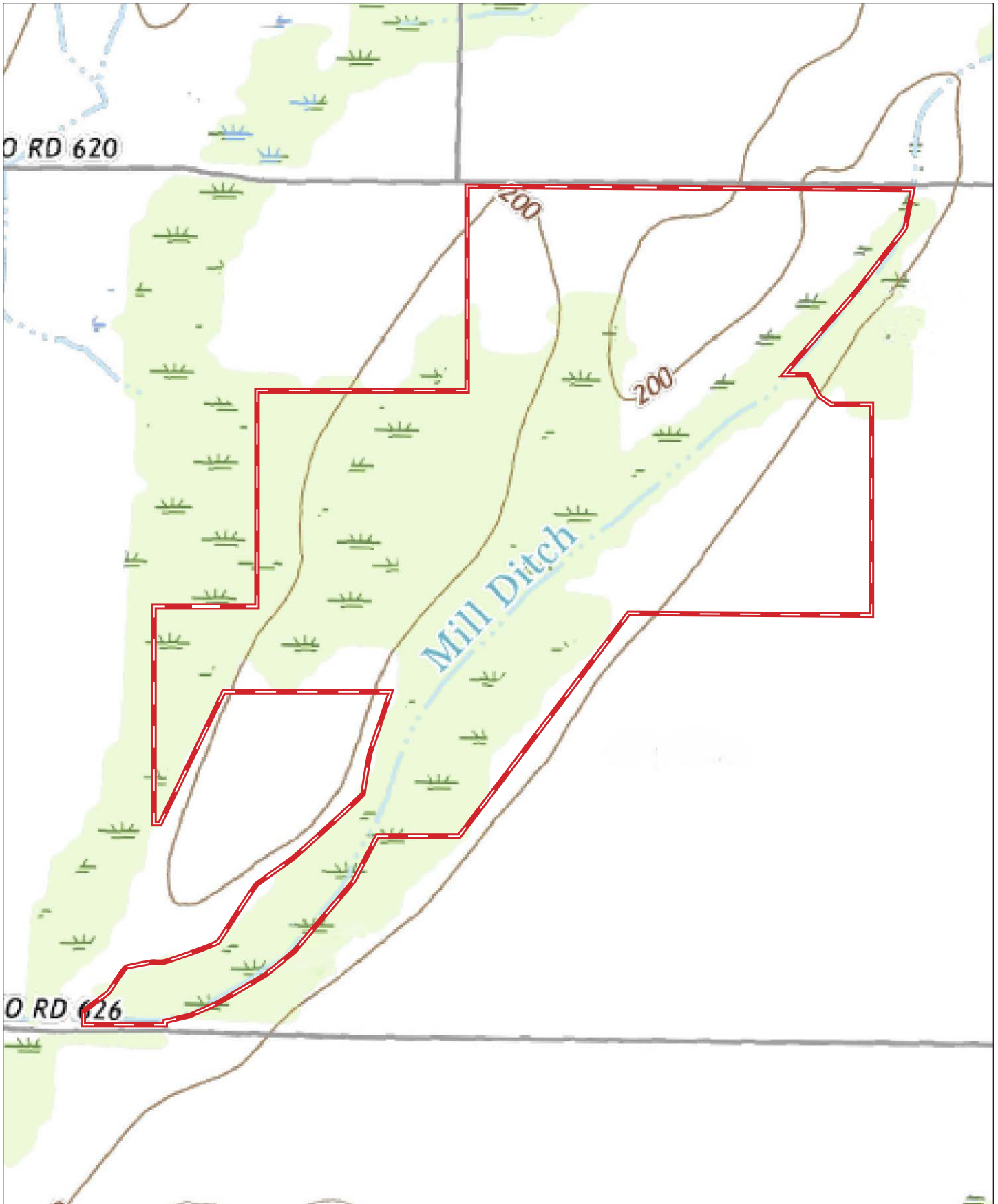
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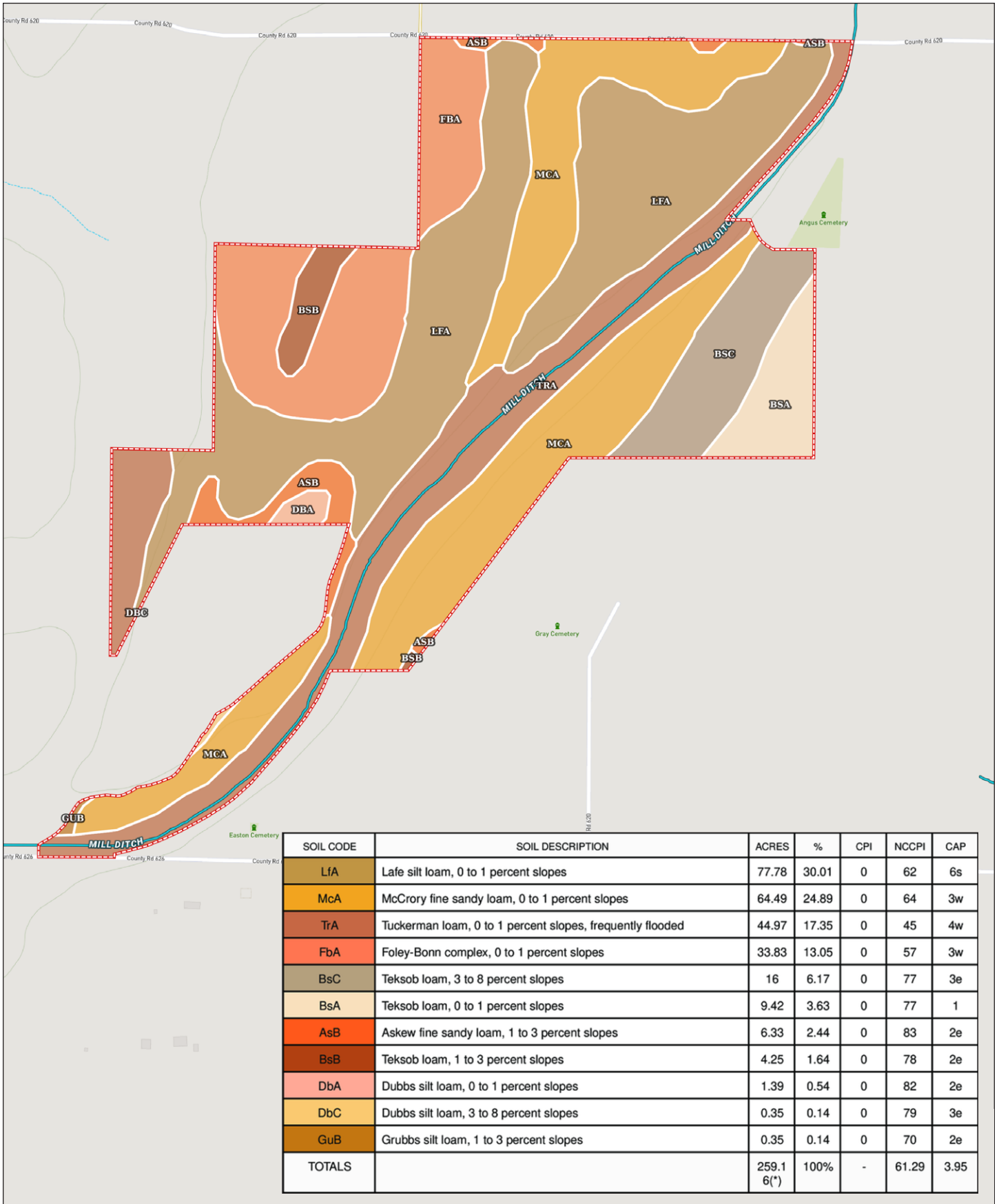
AERIAL PROPERTY MAP



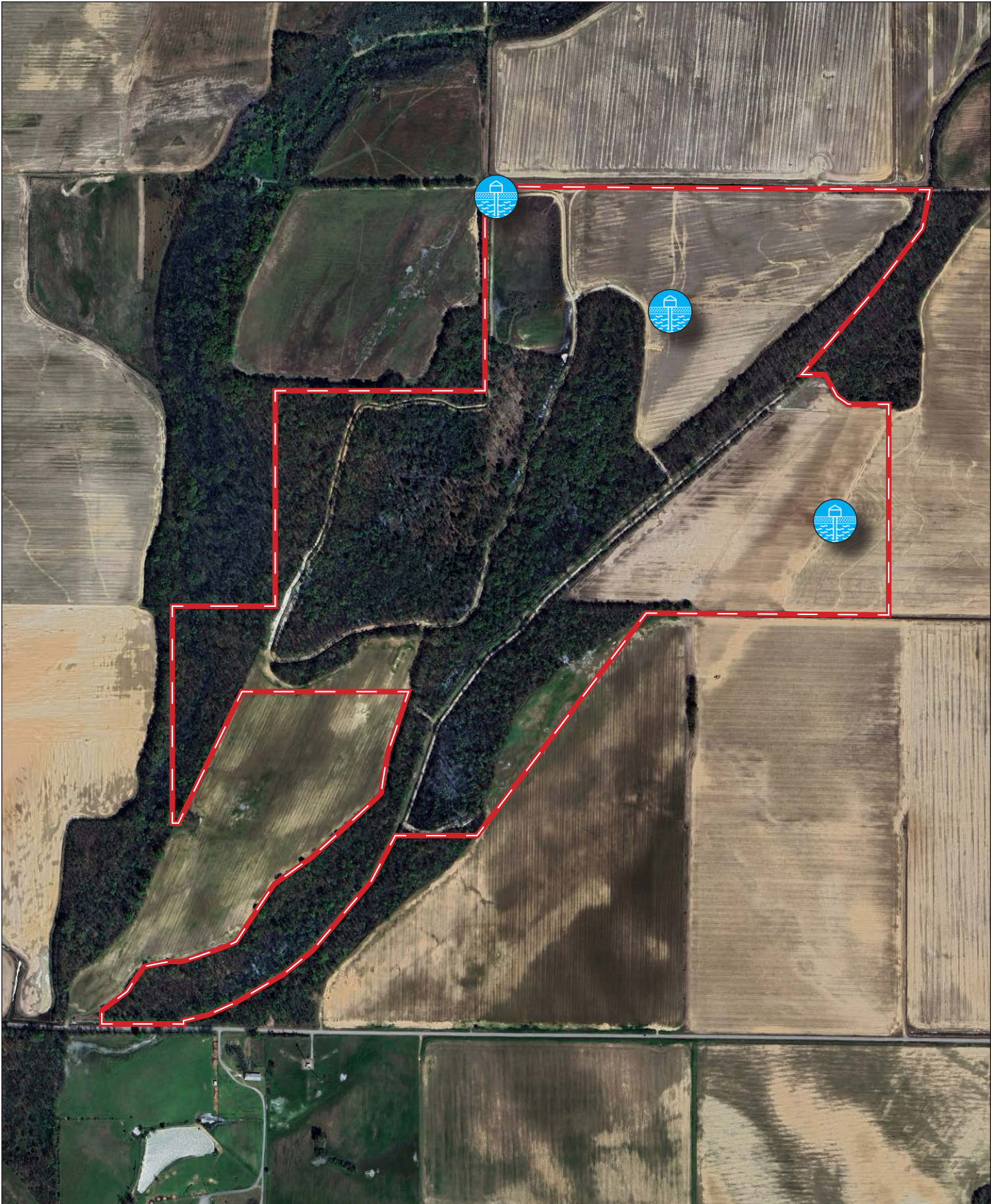
TOPOGRAPHIC PROPERTY MAP



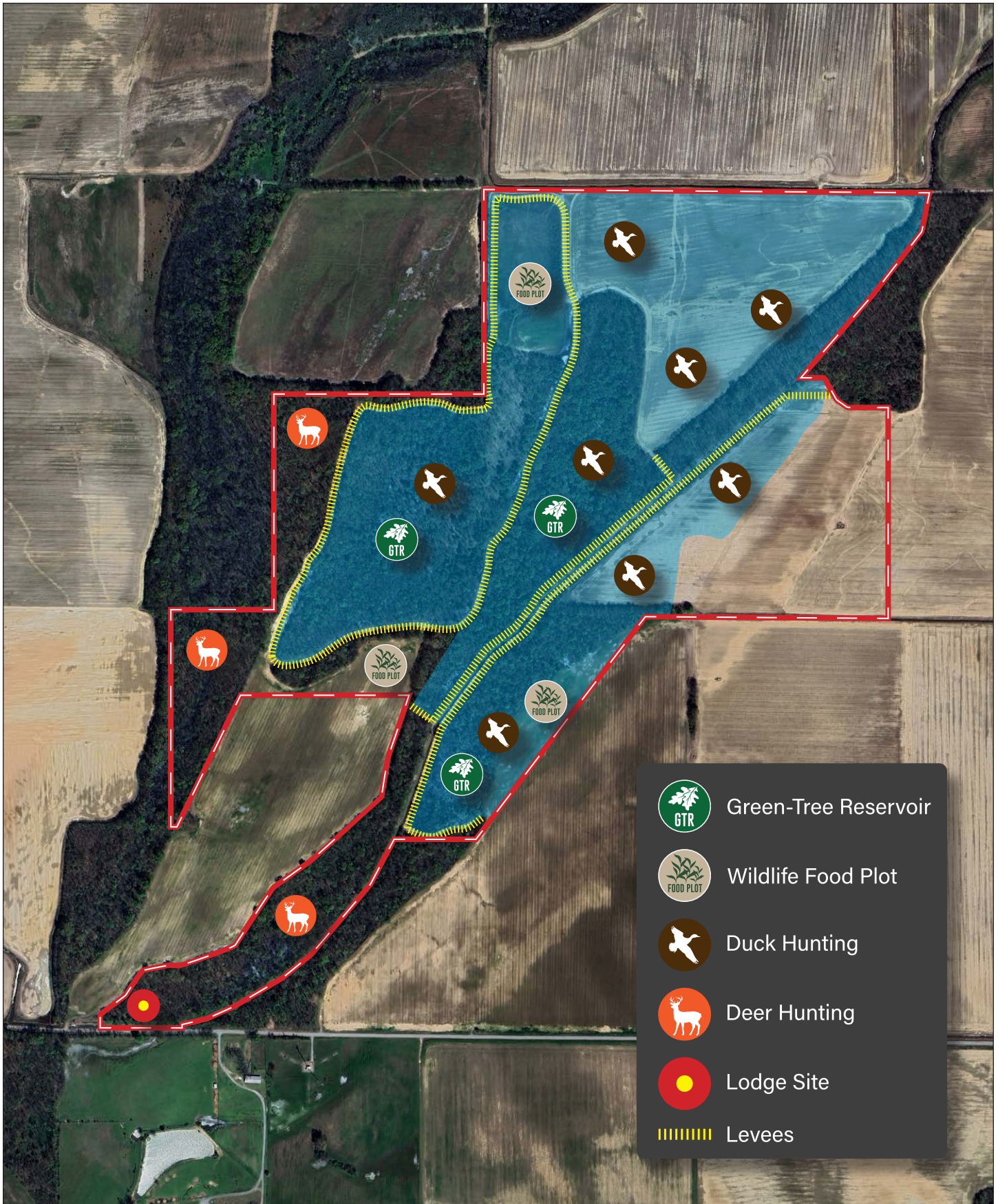
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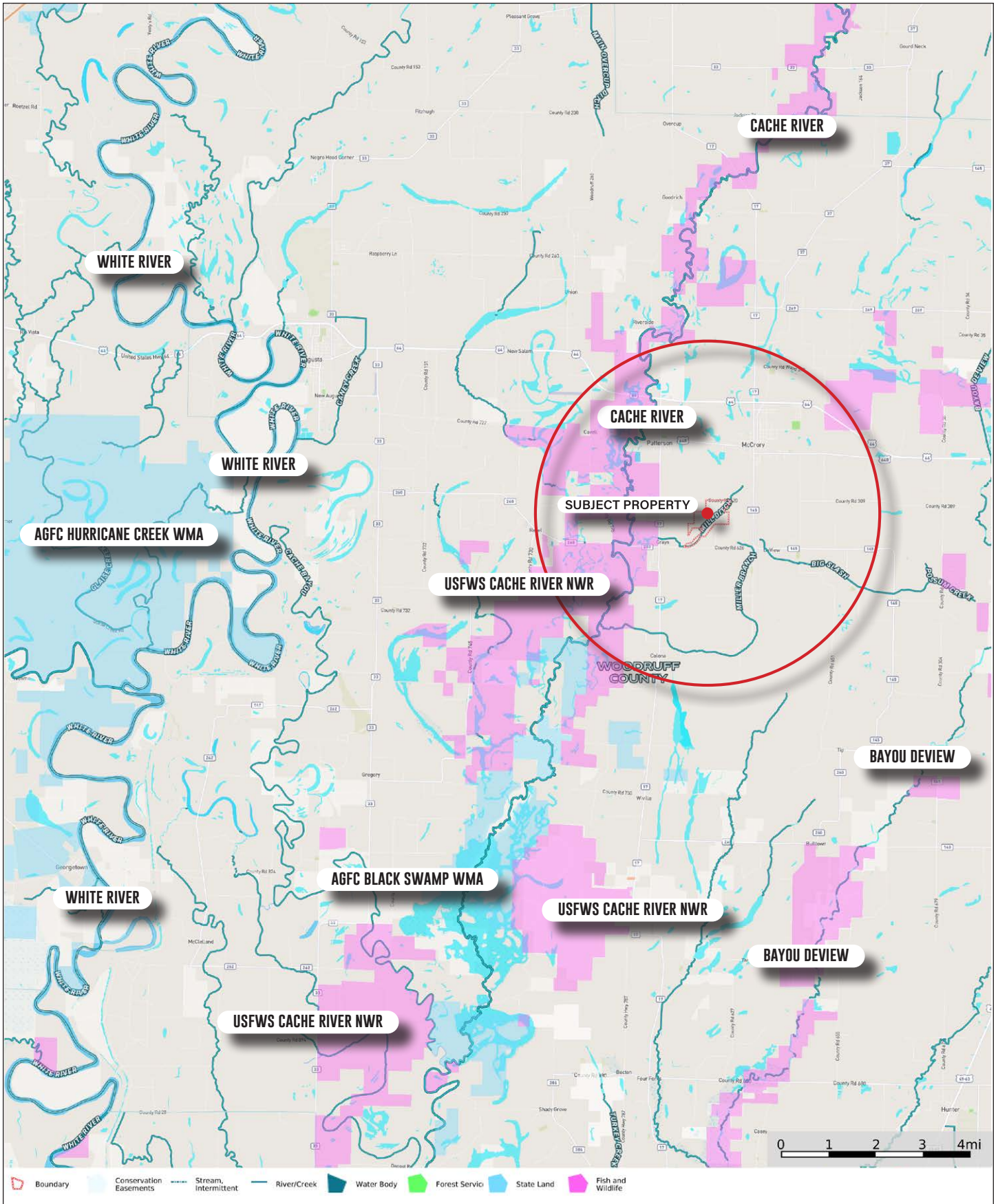
PROPERTY WELL MAP



WILDLIFE MANAGEMENT & HUNT UNITS



WATERFOWL AREAS OF INTEREST



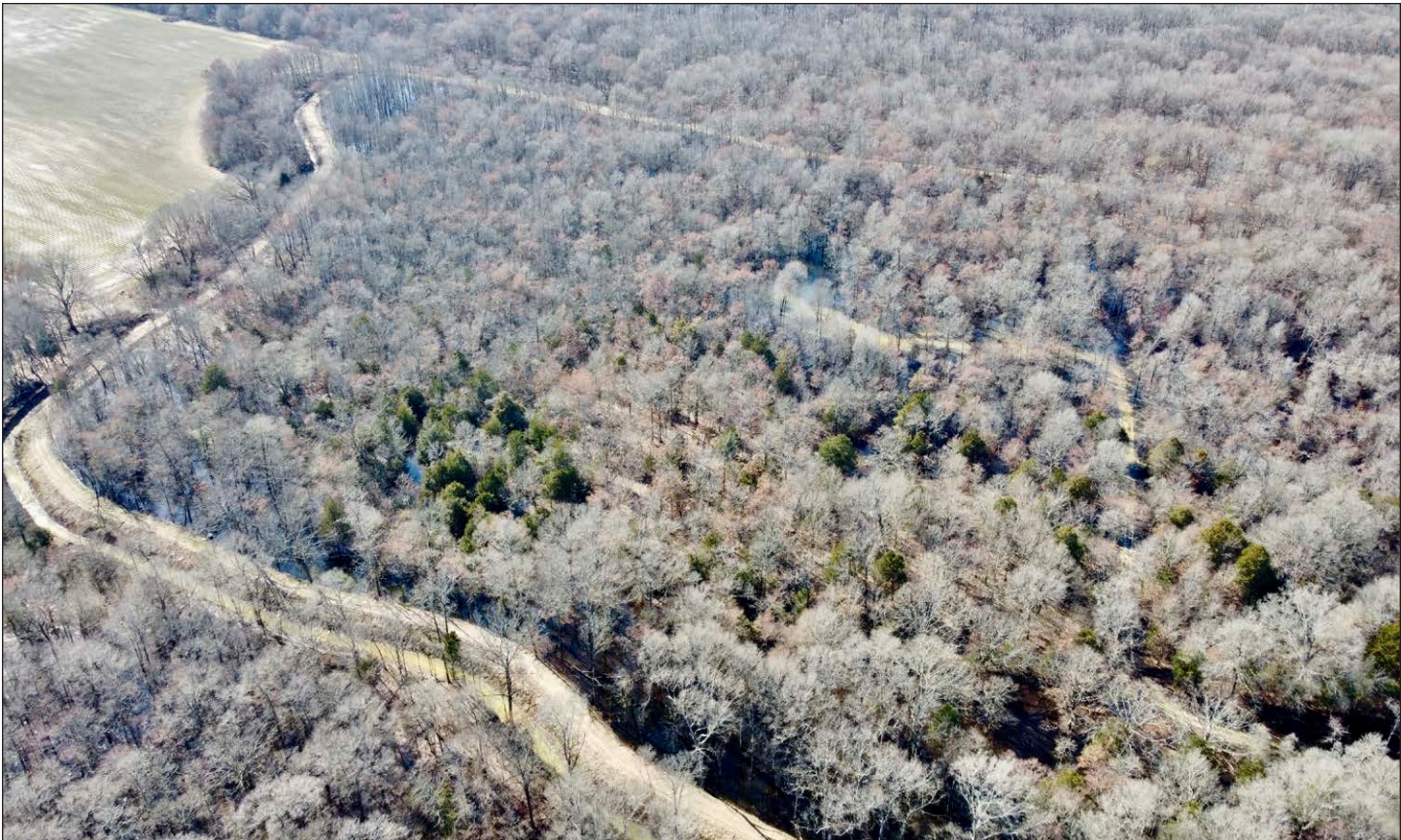
AERIAL PROPERTY VIEW



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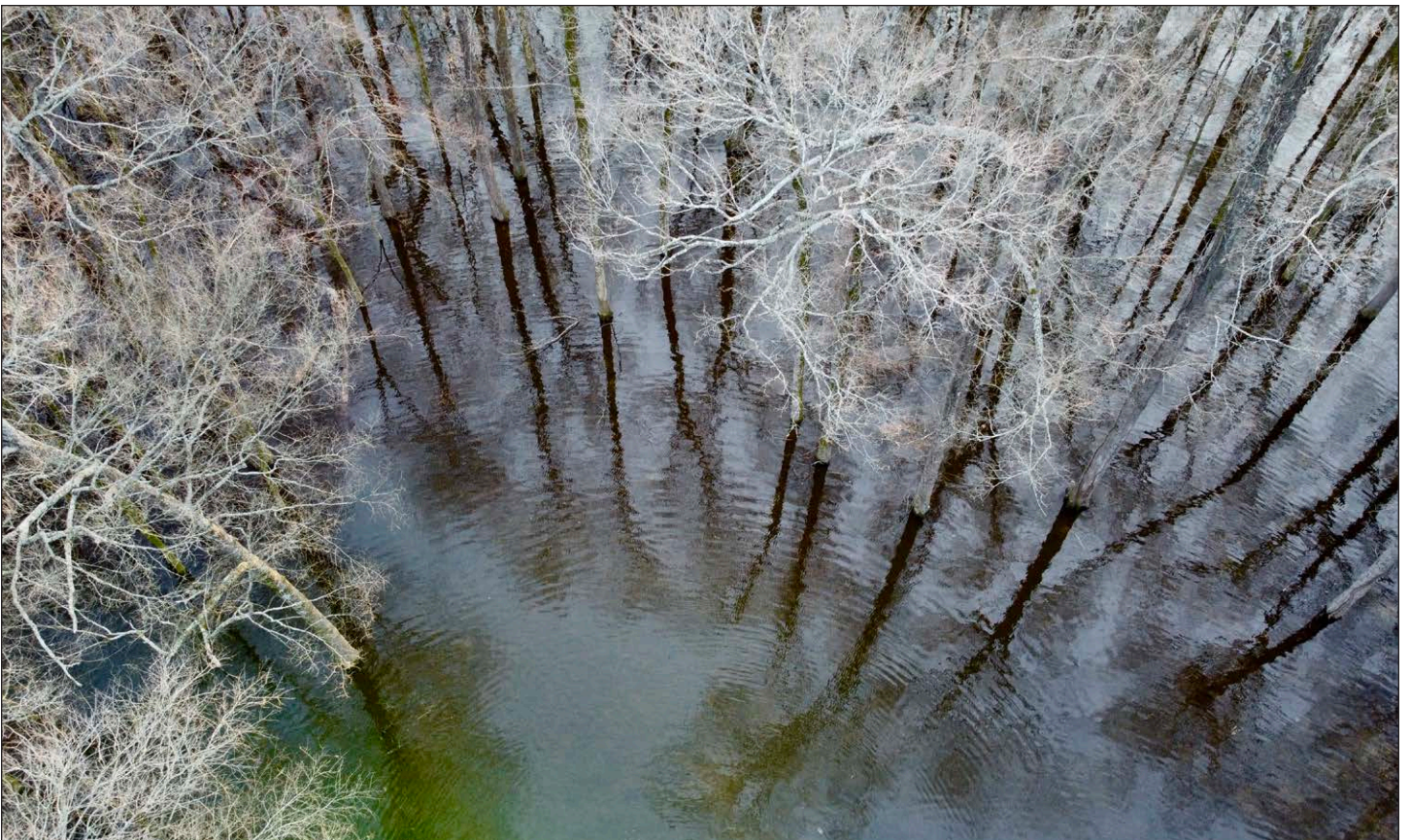
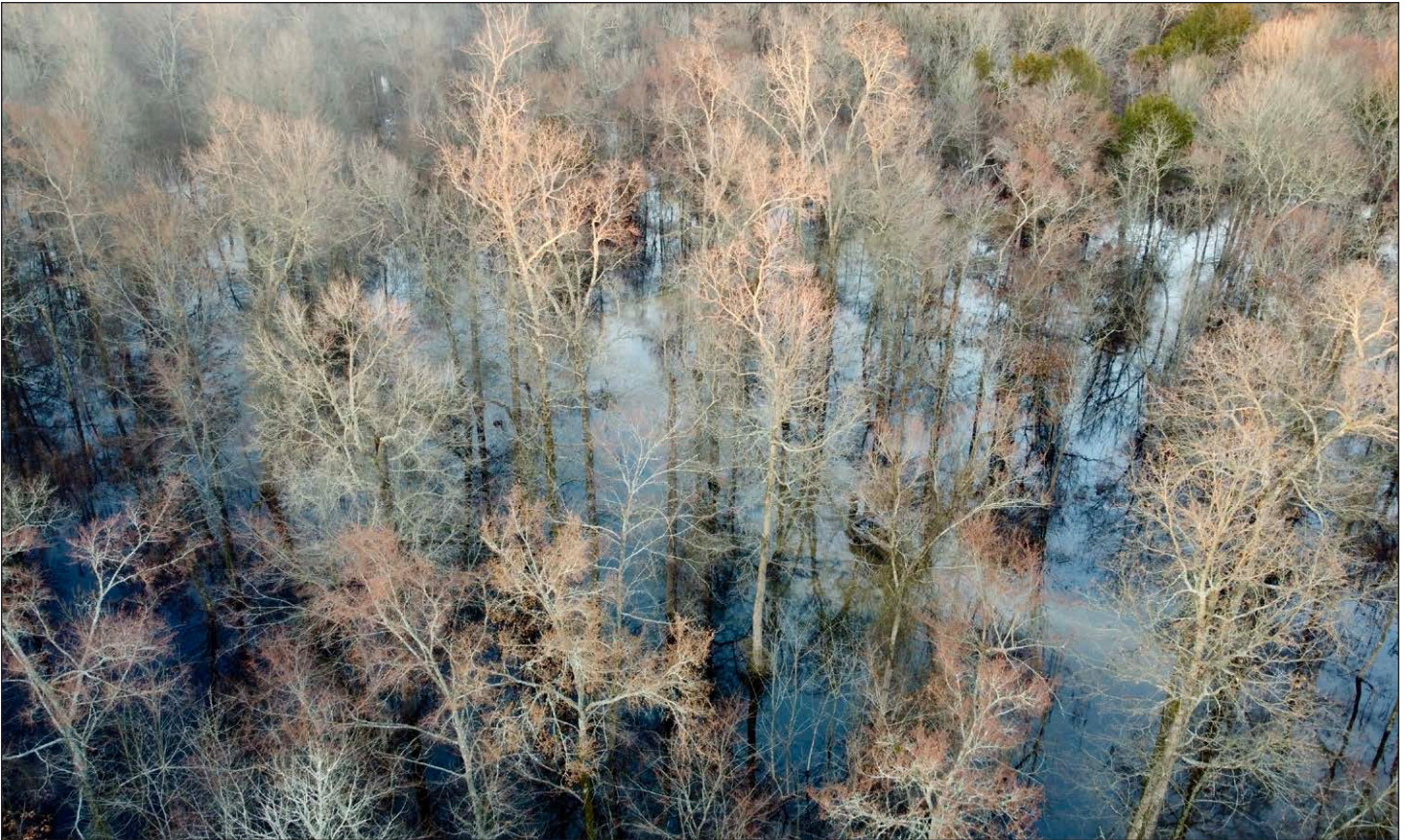
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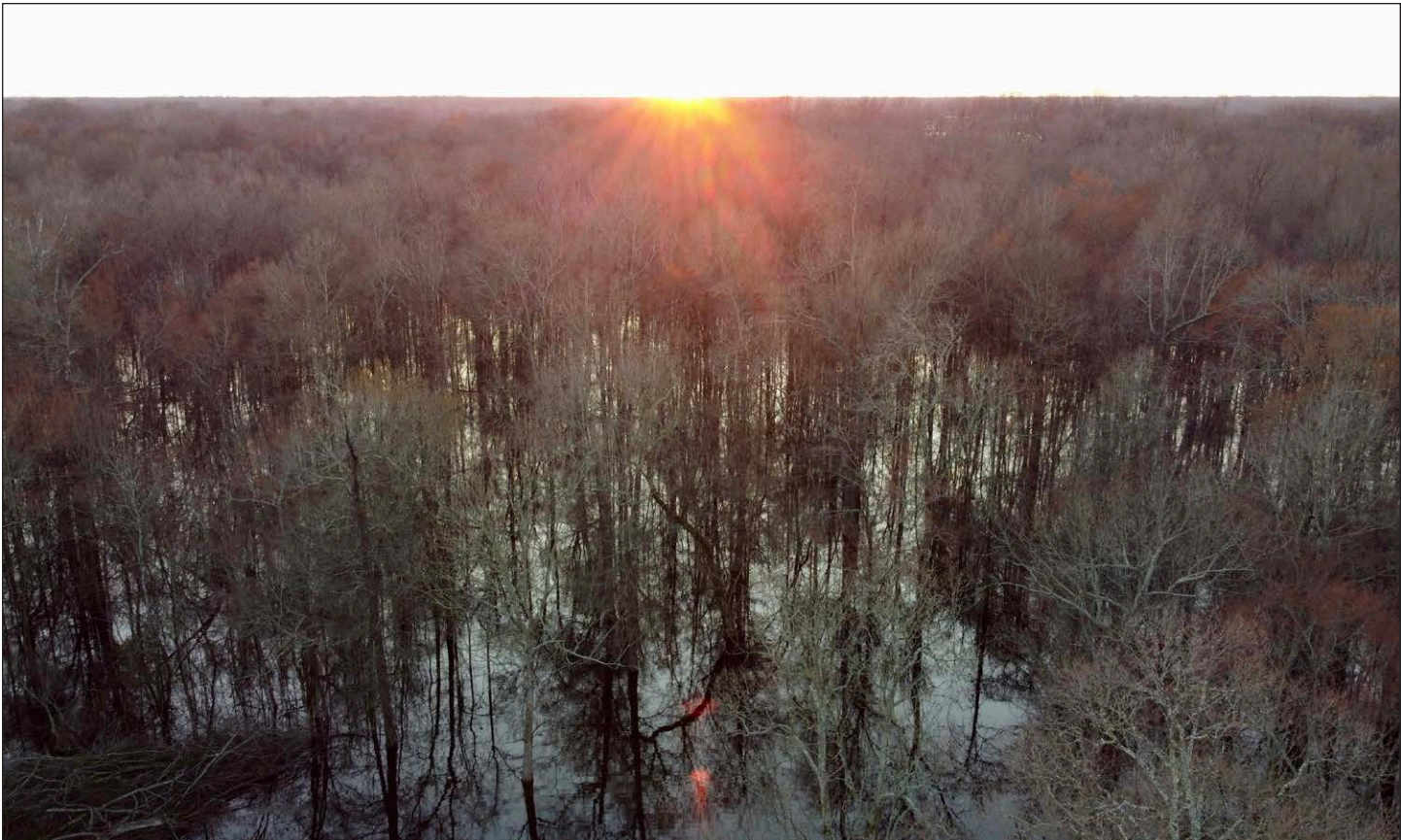
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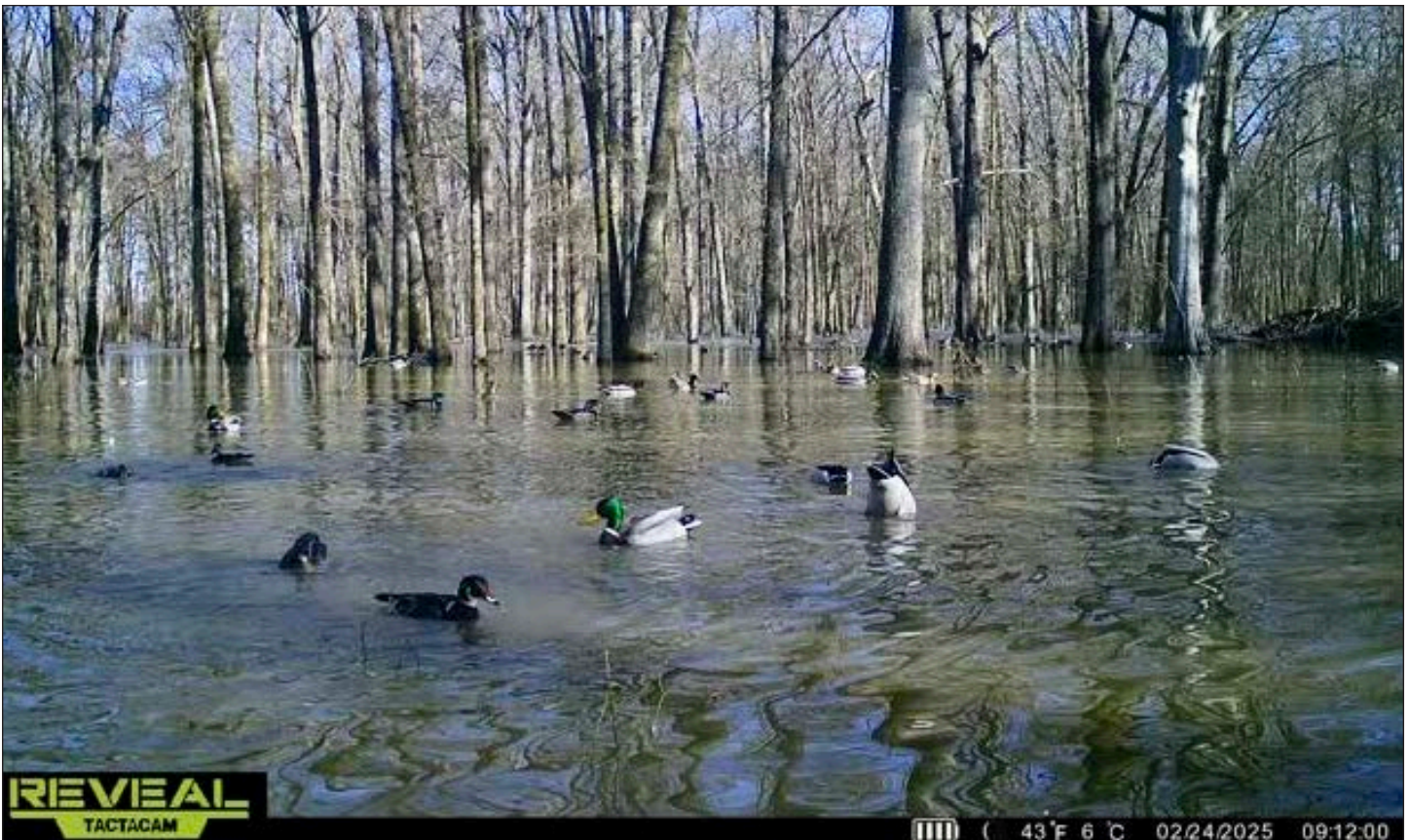
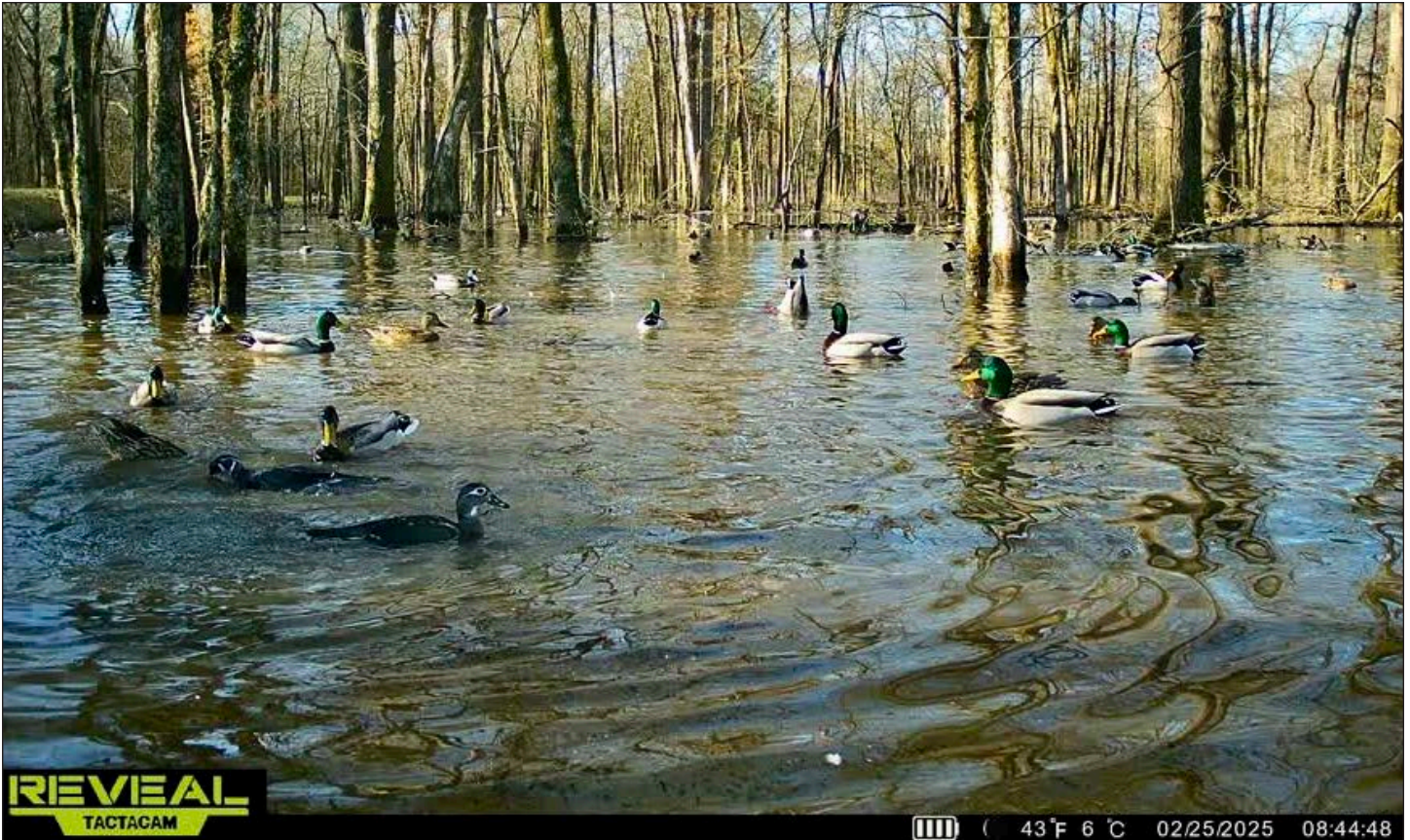
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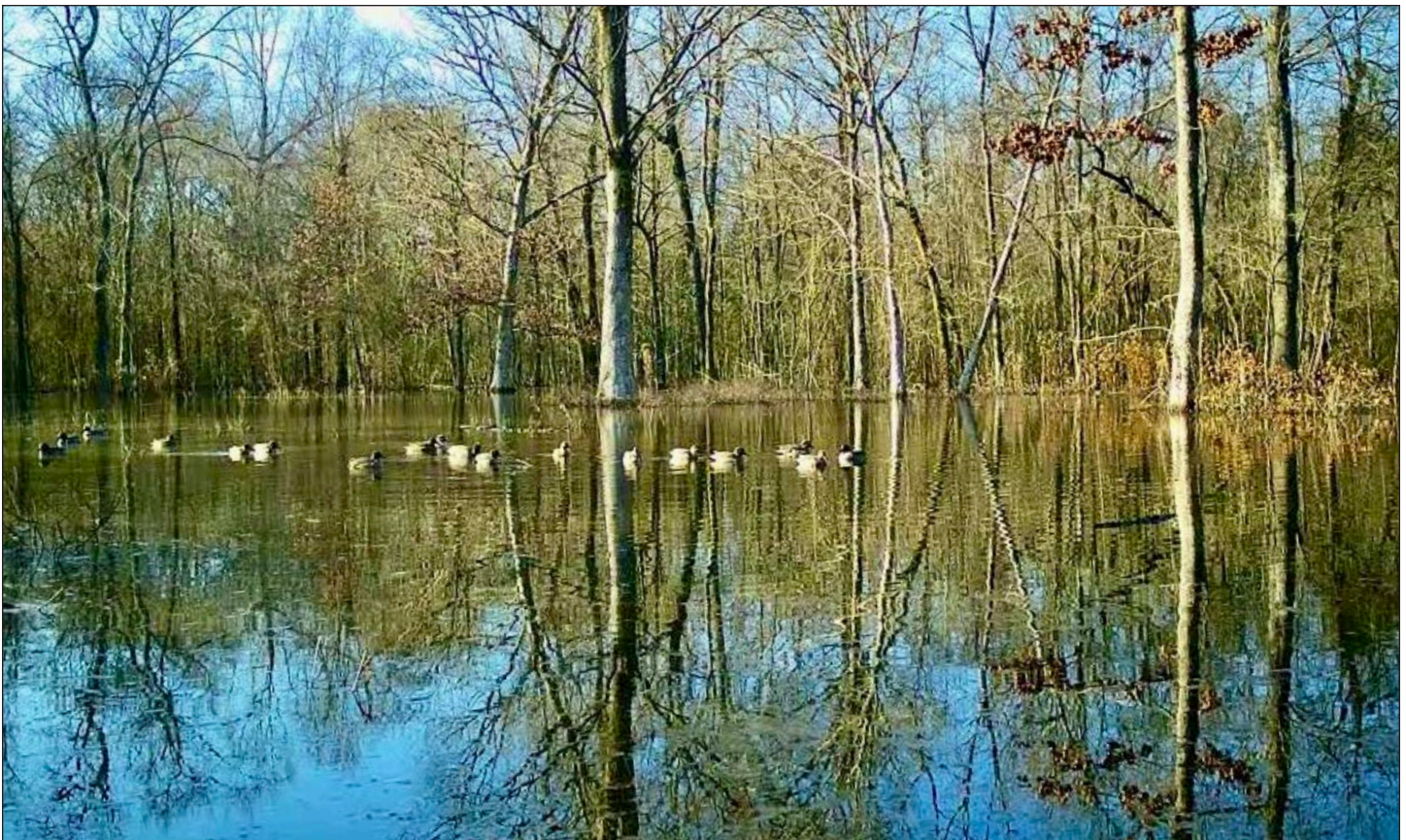
PROPERTY VIEW



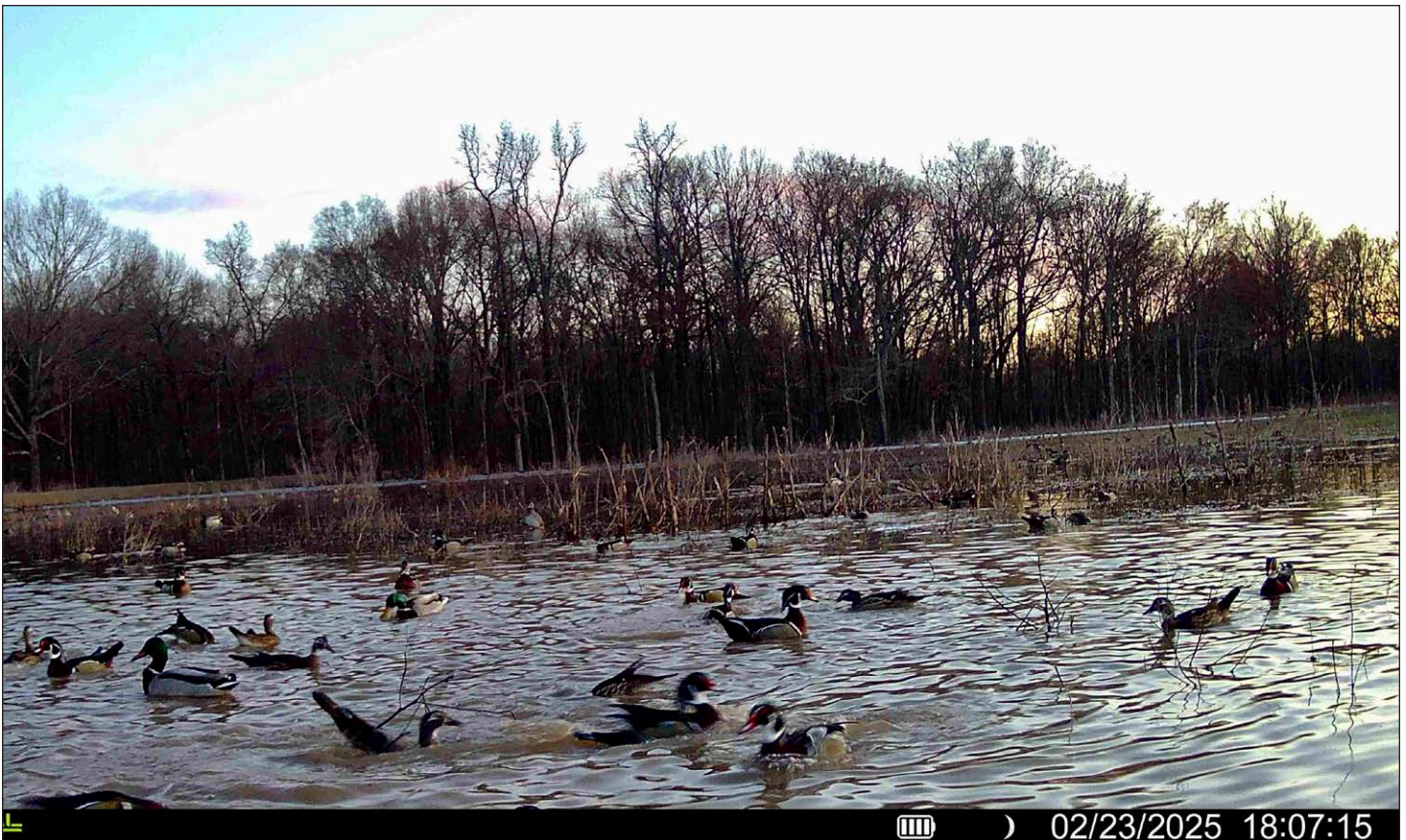
GAME CAMERA IMAGES - DUCKS



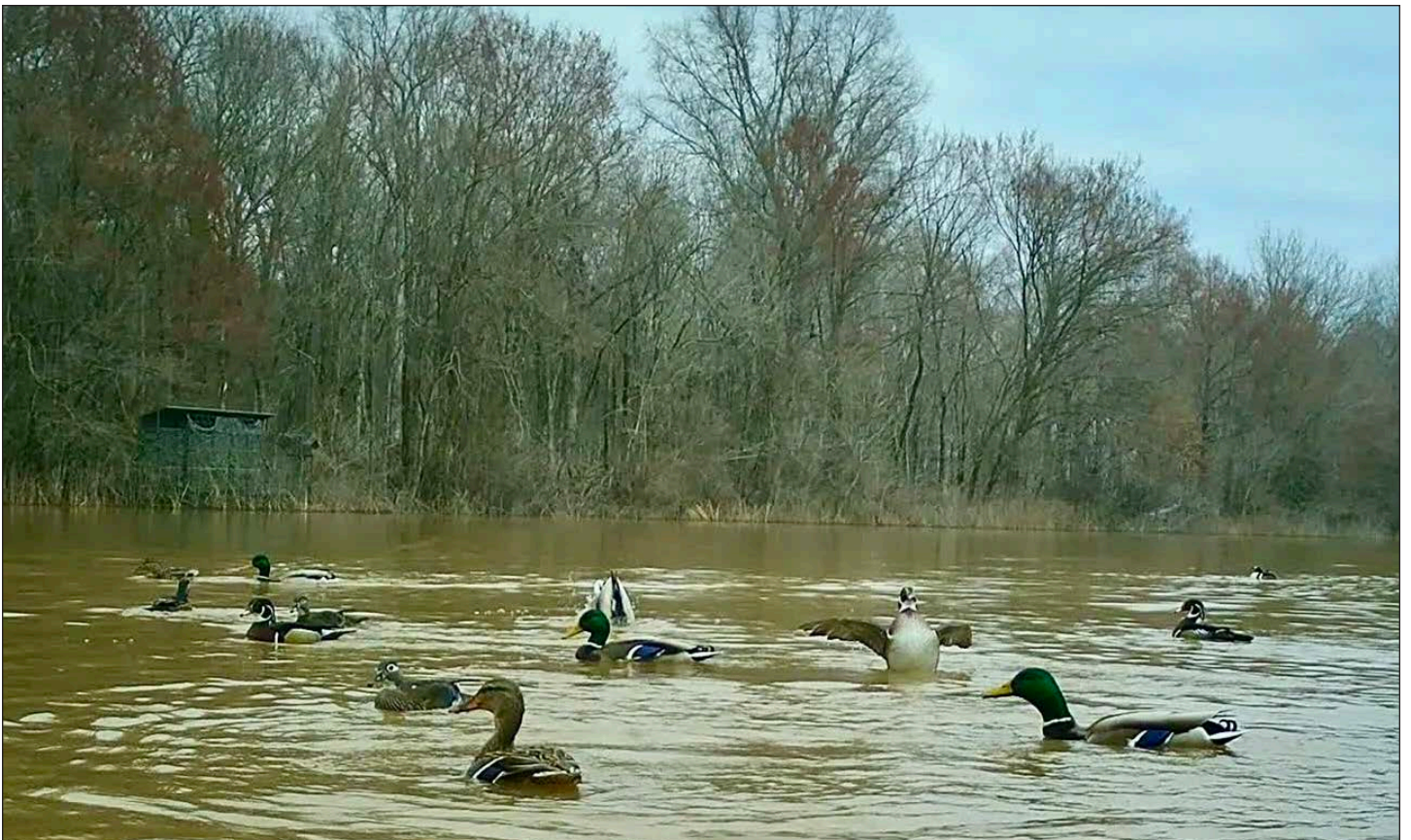
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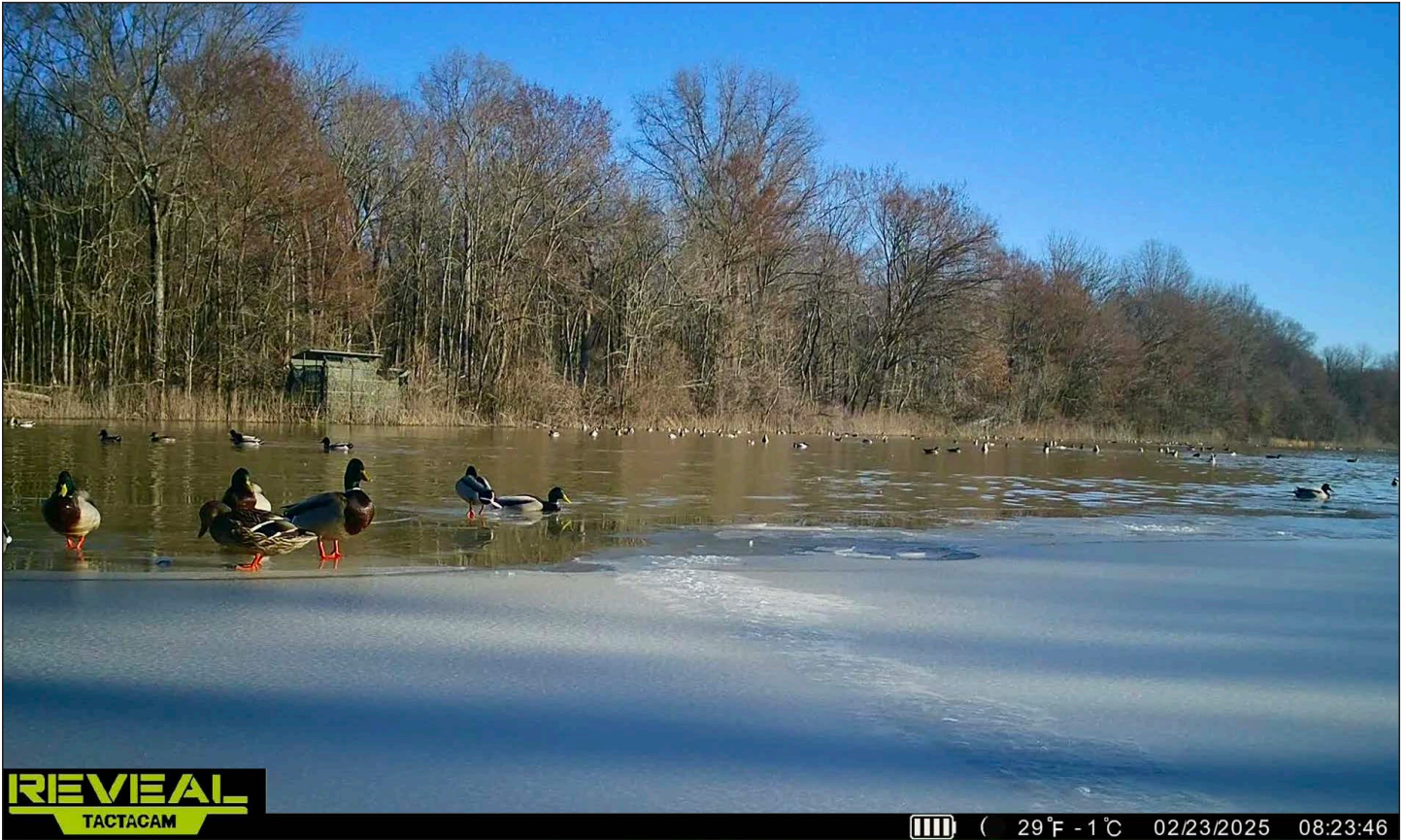
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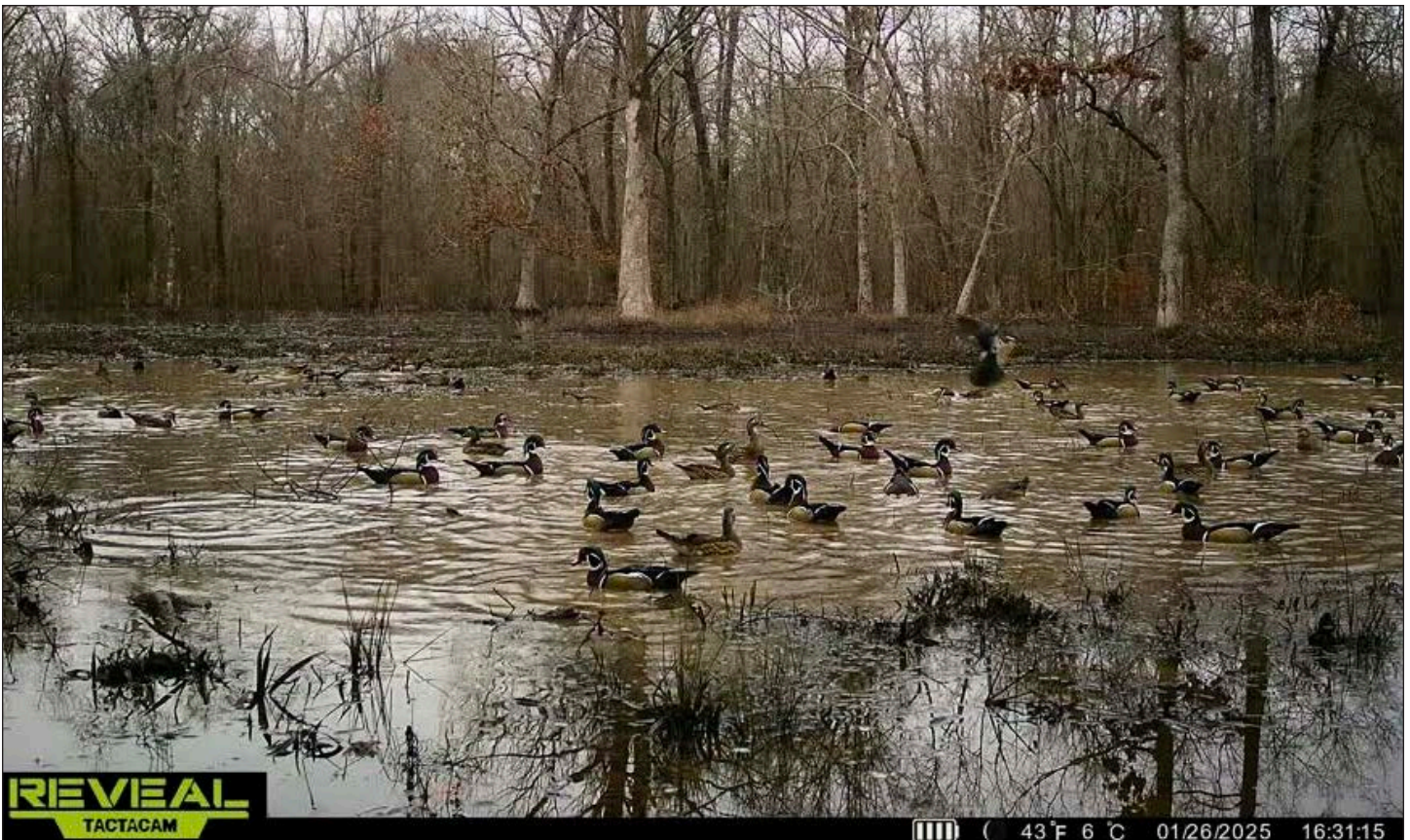
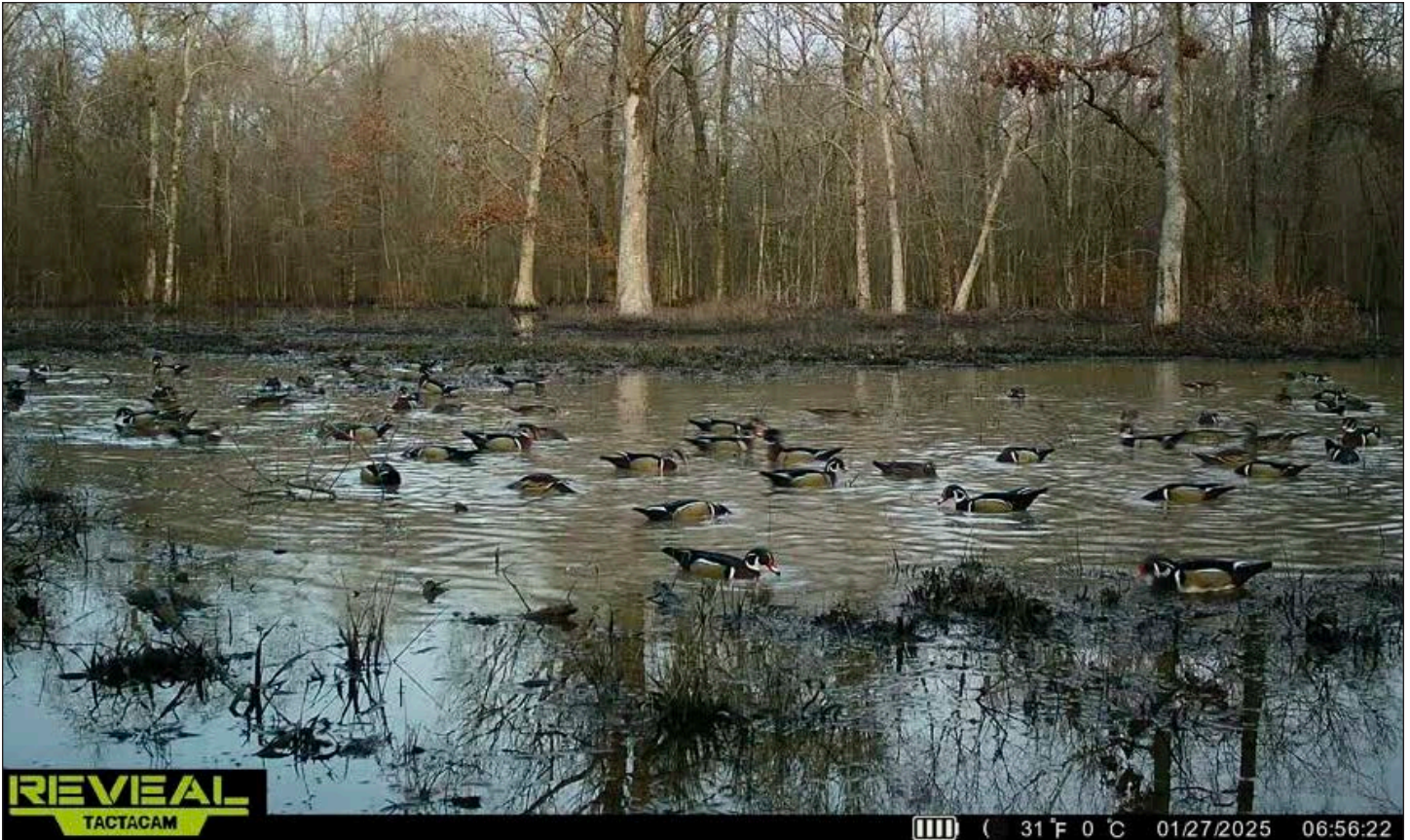
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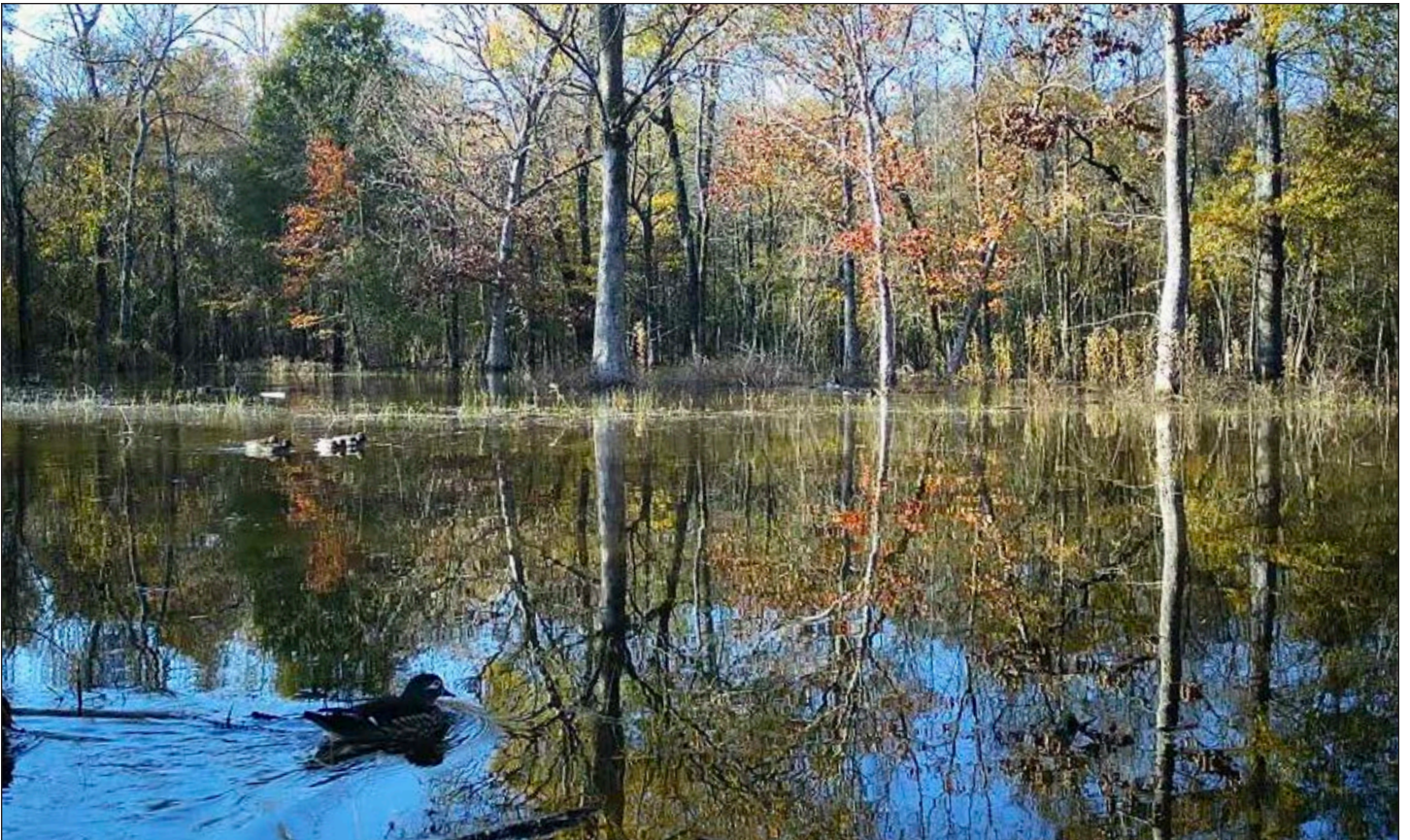
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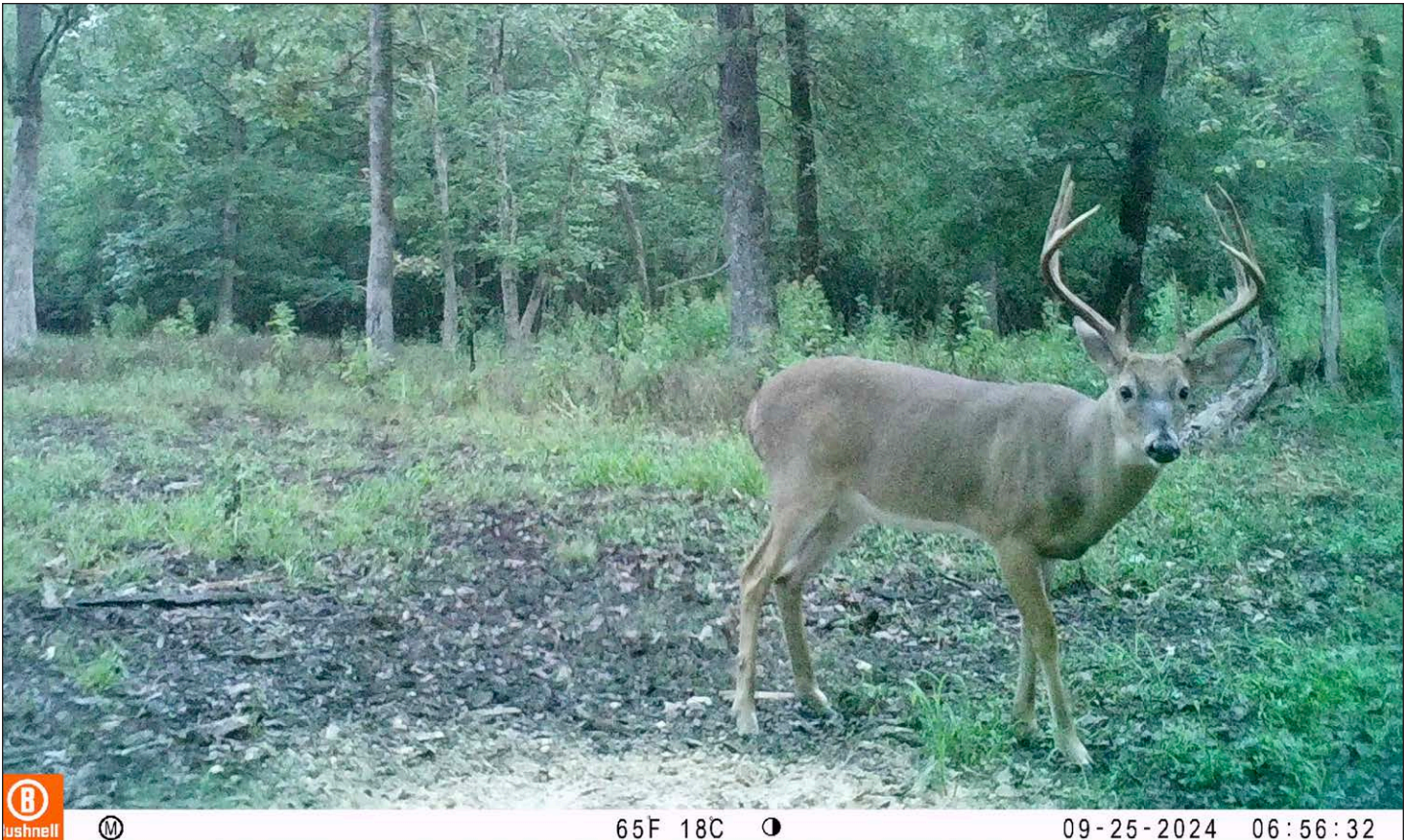
GAME CAMERA IMAGES - DEER



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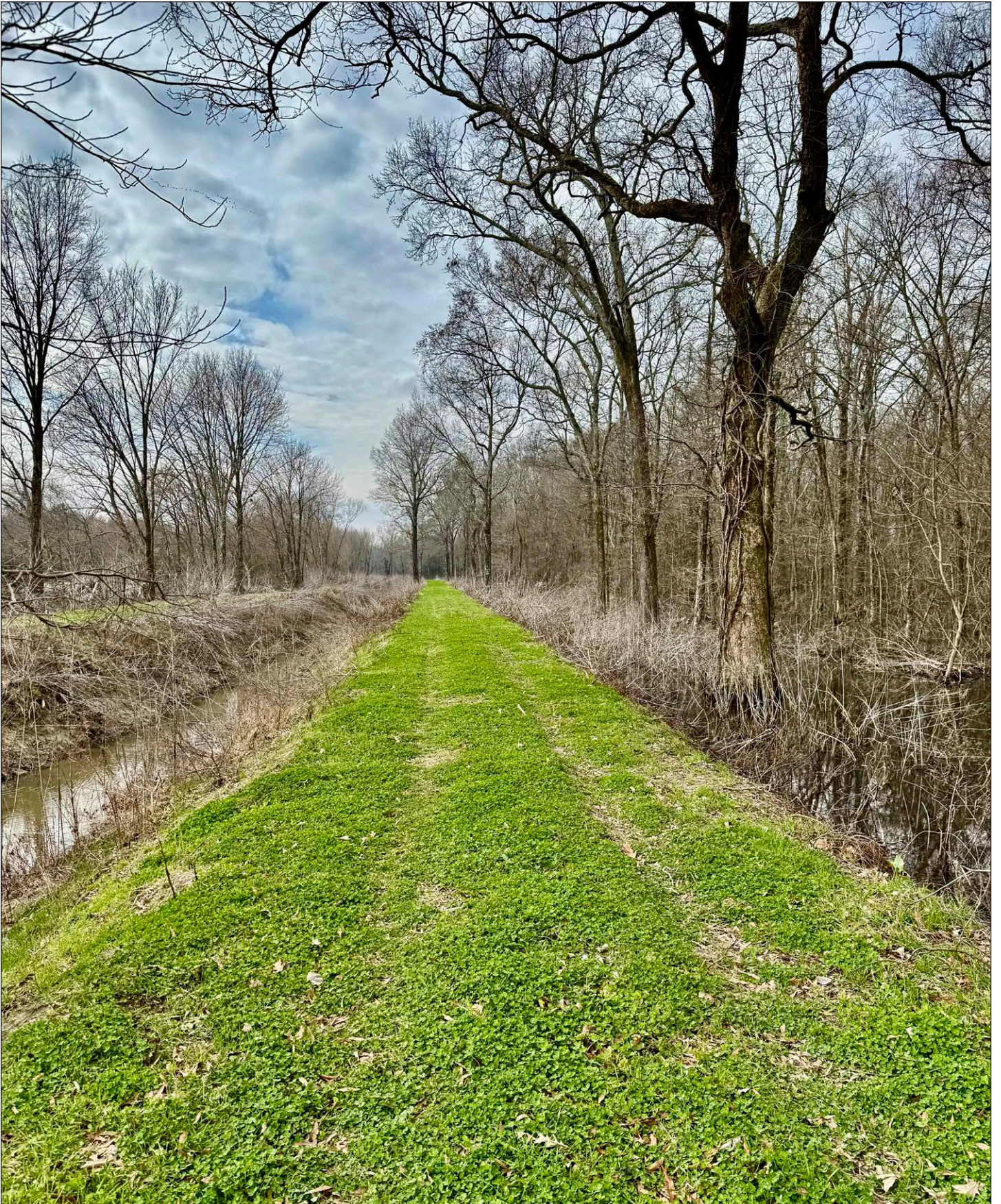
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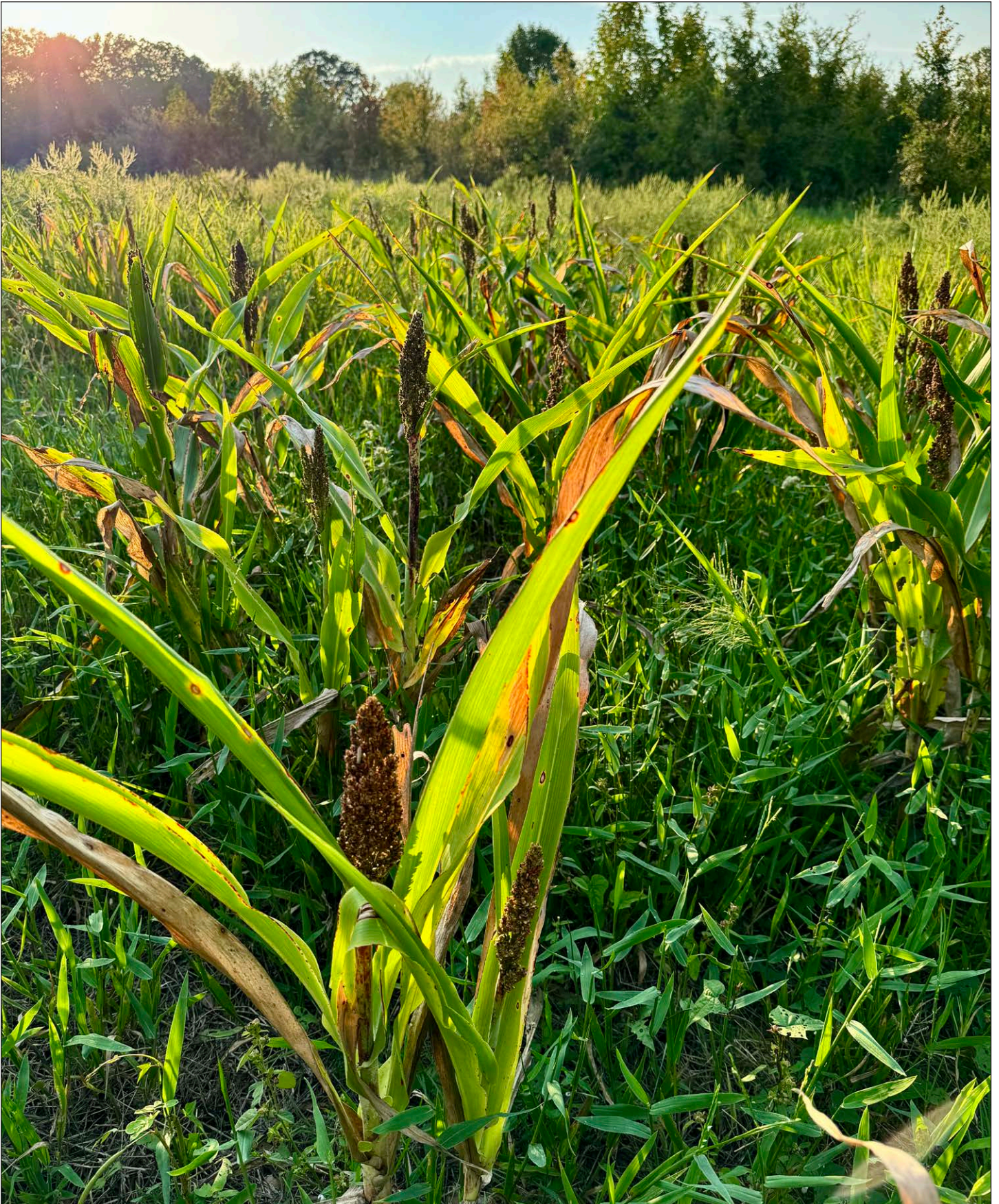
PROPERTY VIEW



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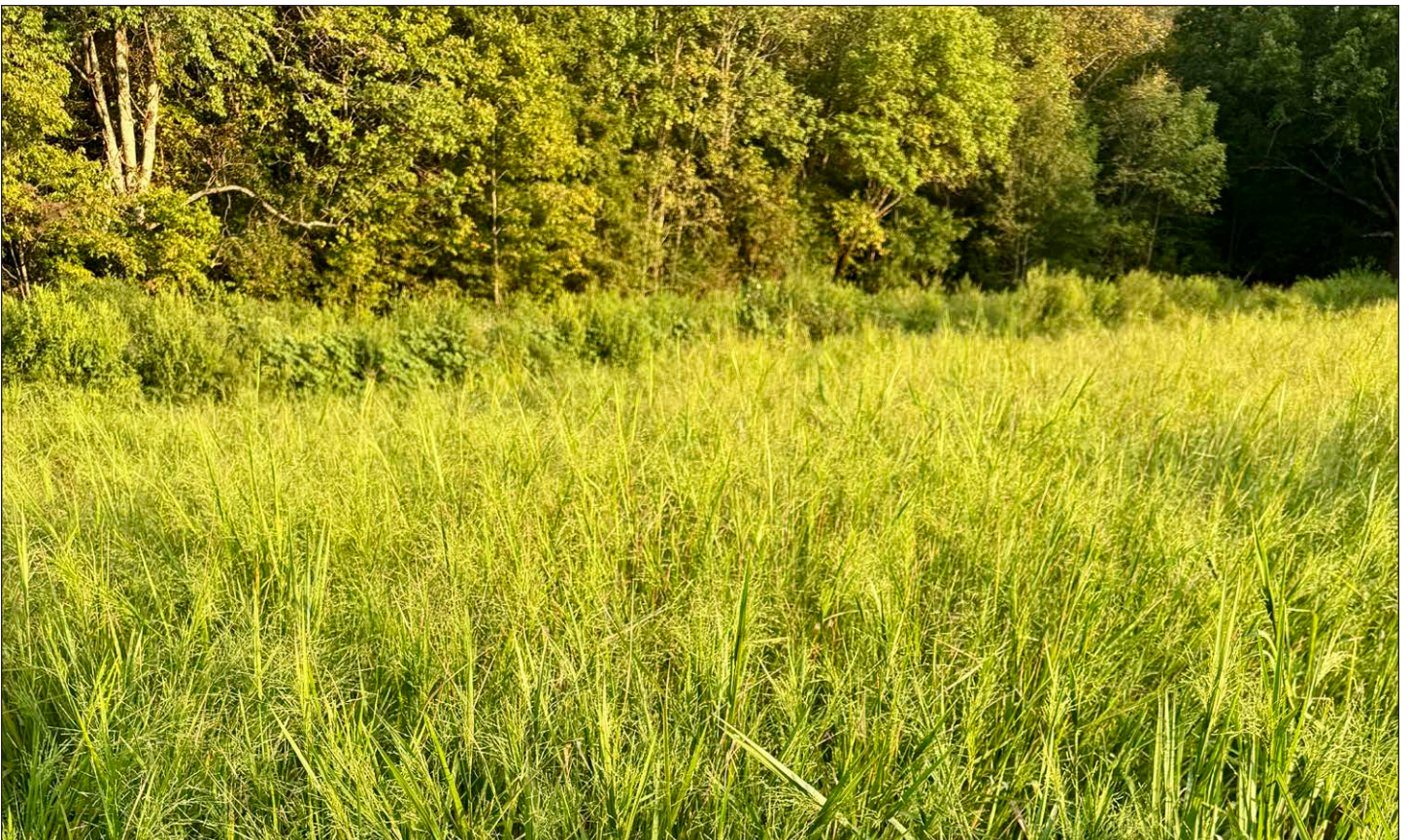
CROP PRODUCTION



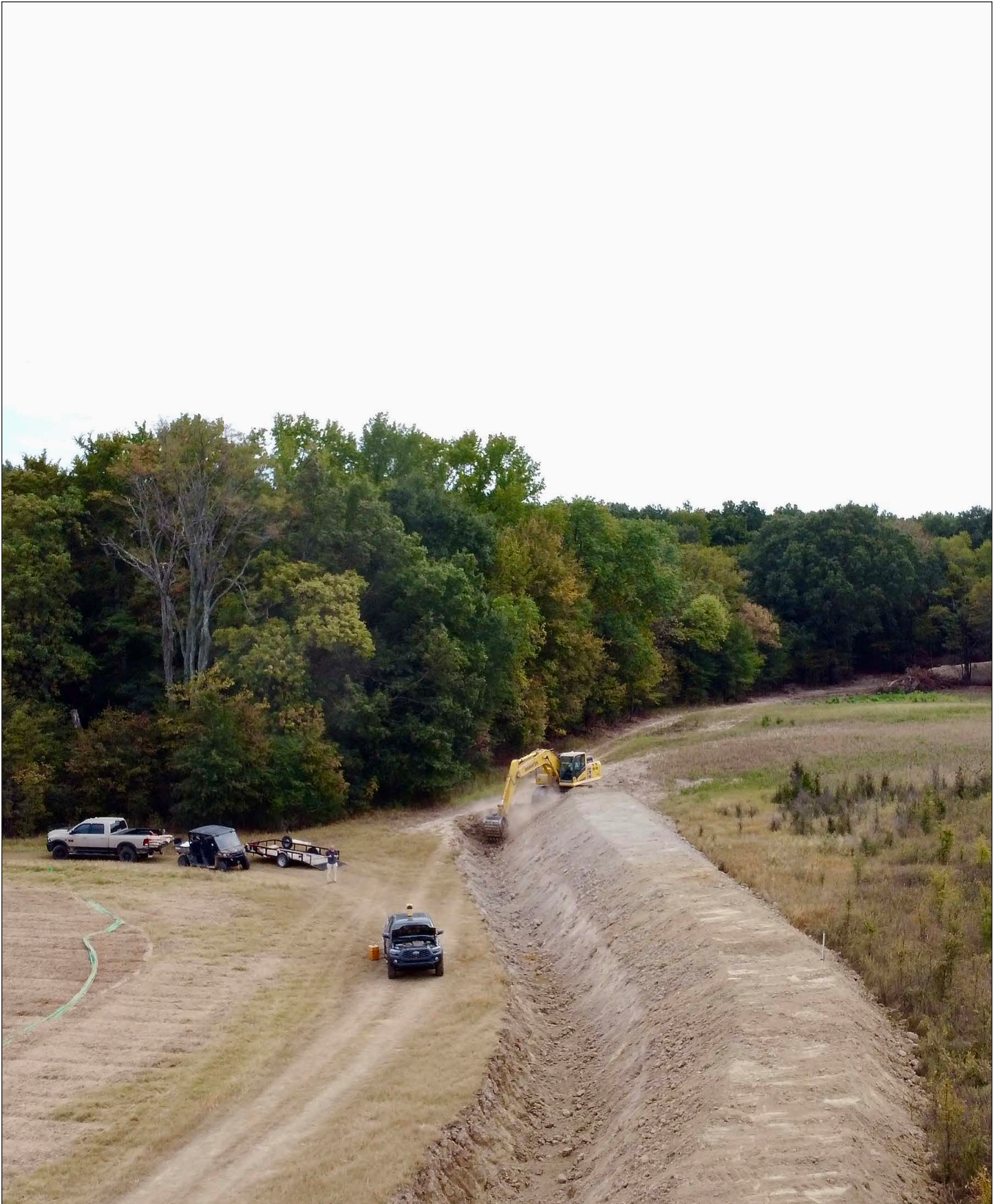
CROP PRODUCTION



CROP PRODUCTION



PROPERTY IMPROVEMENTS



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ALLUVIAL LAND COMPANY

AGRICULTURAL  RECREATIONAL PROPERTIES

FIELD EXPERTS • CLIENT FOCUSED • RESULTS ORIENTED

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Alluvial Land Company, LLC • Offices in North Little Rock and England, Arkansas