



BIG CREEK 162

A Recreational Investment Opportunity

162± Total Acres | \$1,215,000.00

Arkansas County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



BIG CREEK 162

QUICK FACTS

Acreage

162± total acres

Location

Ethel, Arkansas
(Arkansas County)

Access

A recorded easement from JJ &
L Road

Recreation

Duck, deer, and small game
hunting

Notable Features

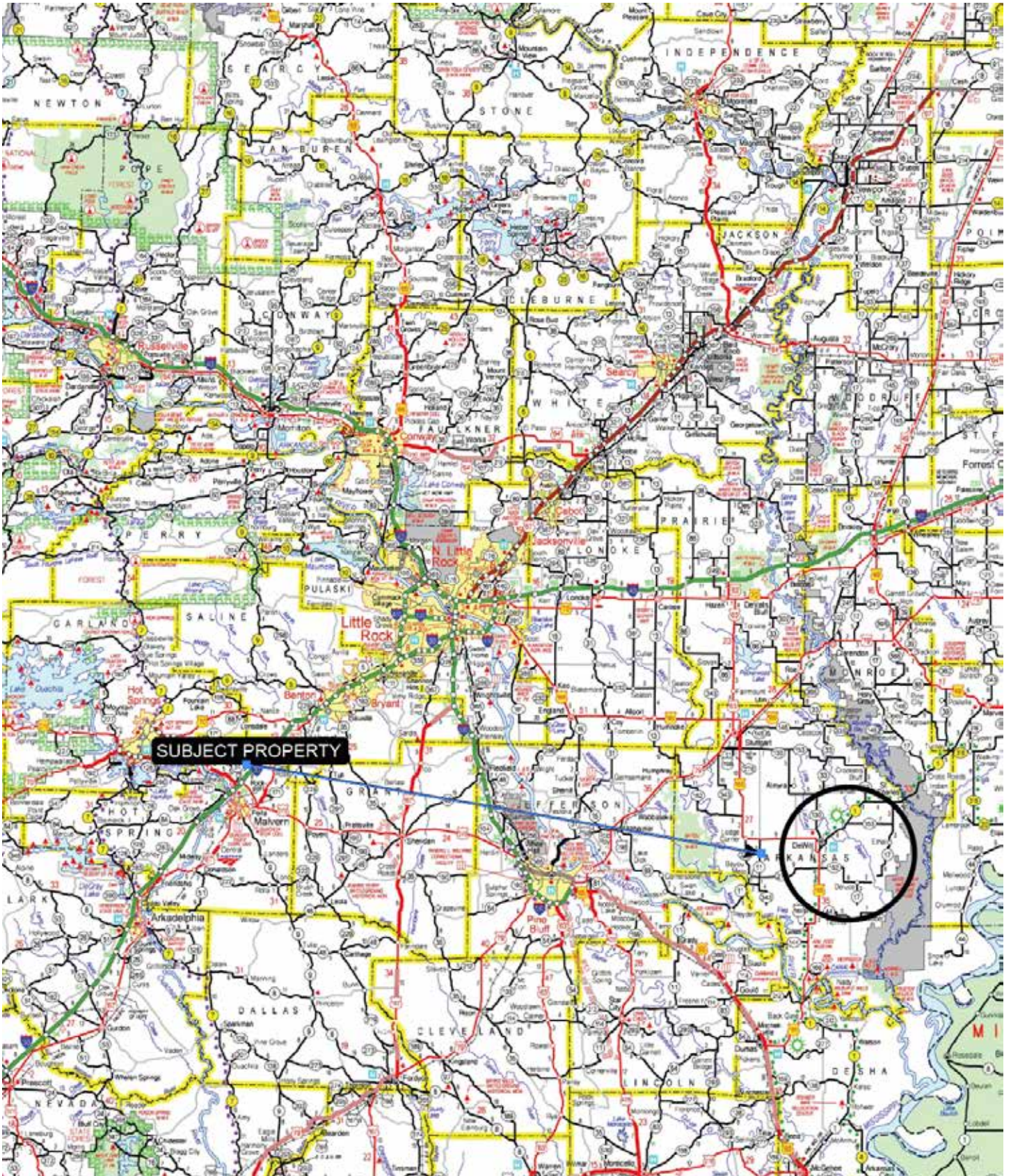
- Diverse habitat with cypress, willows, buckbrush, and cattails
- Proven duck hunting from established blinds on both tracts
- Close proximity to the White River NWR
- Clear boat lanes allowing ease of access from the boathouse
- Potential off-grid camp or cabin site

Offering Price

\$1,215,000.00



VICINITY MAP



PROPERTY DESCRIPTION

BIG CREEK 162

Situated along the renowned Big Creek flyway between DeWitt and Ethel, Arkansas, this 162-acre two-tract hunting property offers an exceptional combination of prime waterfowl hunting and quality deer hunting in the heart of one of the most productive duck corridors in the region.

The property boasts a diverse and dynamic wetland habitat, featuring a rich mosaic of cattails, willows, cypress trees, and buckbrush that naturally attract and hold ducks throughout the season. Established waterfowl blinds are strategically positioned throughout the property, allowing hunters to take full advantage of the varied terrain and flight patterns this flyway is known for. Whether you're chasing mallards or managing deer, this property delivers on both fronts.

The south tract is well-appointed with an existing boathouse and a partially graveled parking lot, offering convenient access for boats and equipment during the season. From the boat shed, boat trails cut by a floating trackhoe lead directly to three established hunting holes, each equipped with blinds and ready for opening day. A boat trail extends northward through Big Creek, connecting the southern tract to additional established shooting holes on the 40-acre northern parcel.

A spacious clearing at the northeast corner of the south tract offers a premium opportunity to develop an off-grid camp or permanent hunting cabin.

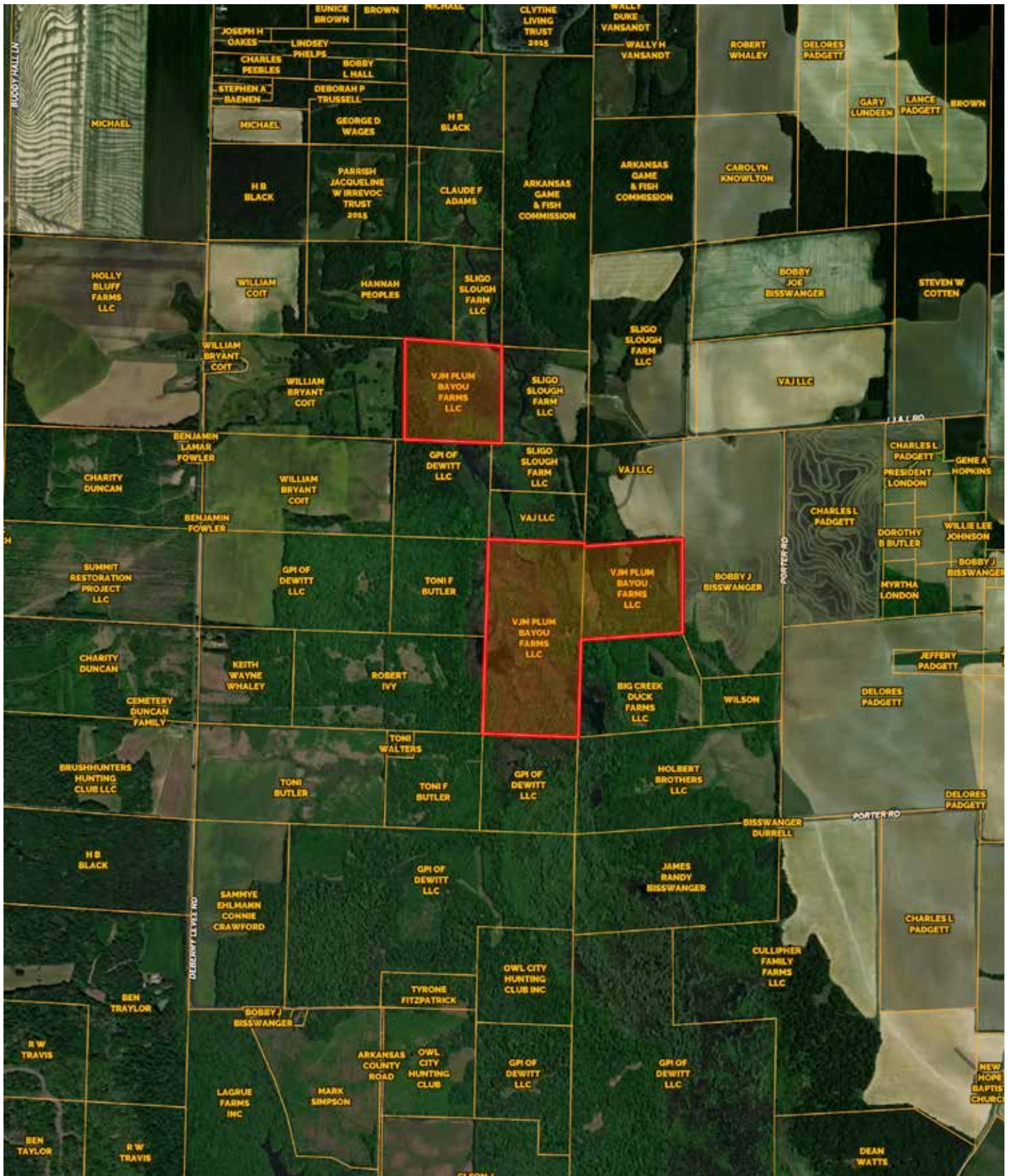
Access to the property is considered good via a recorded easement off JJ & L Road making entry and egress straightforward for hunters and equipment alike.

Properties of this caliber along the Big Creek flyway are rare. Whether you're looking for a proven duck club, a private family hunting retreat, or a long-term investment in Arkansas's legendary waterfowl country, this 162-acre offering is one worth serious consideration.





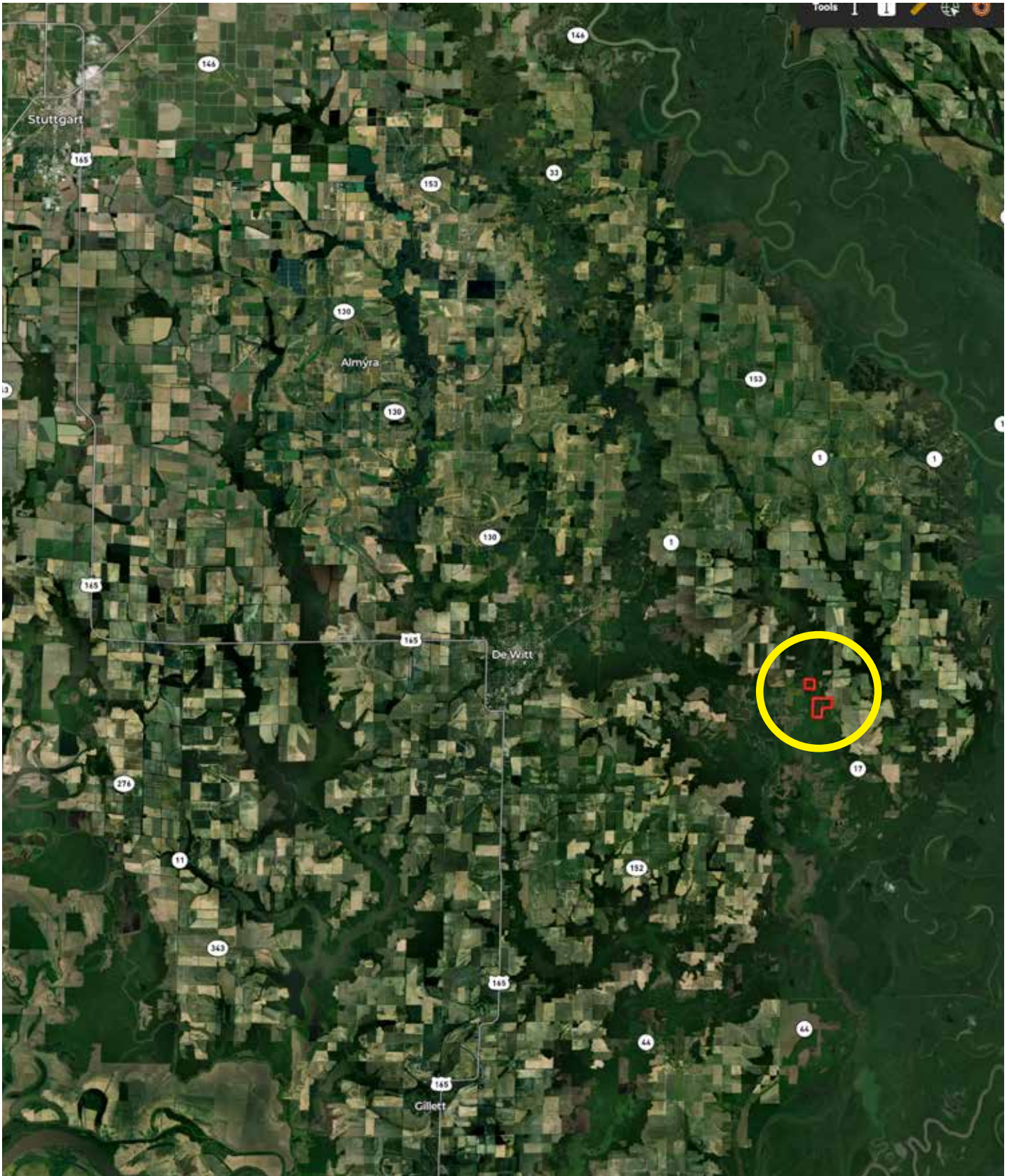
OWNERSHIP MAP







LOCATION MAP





LOCATION & ACCESS

Ethel, Arkansas; Arkansas County
Southeastern Region of Arkansas

Mileage Chart

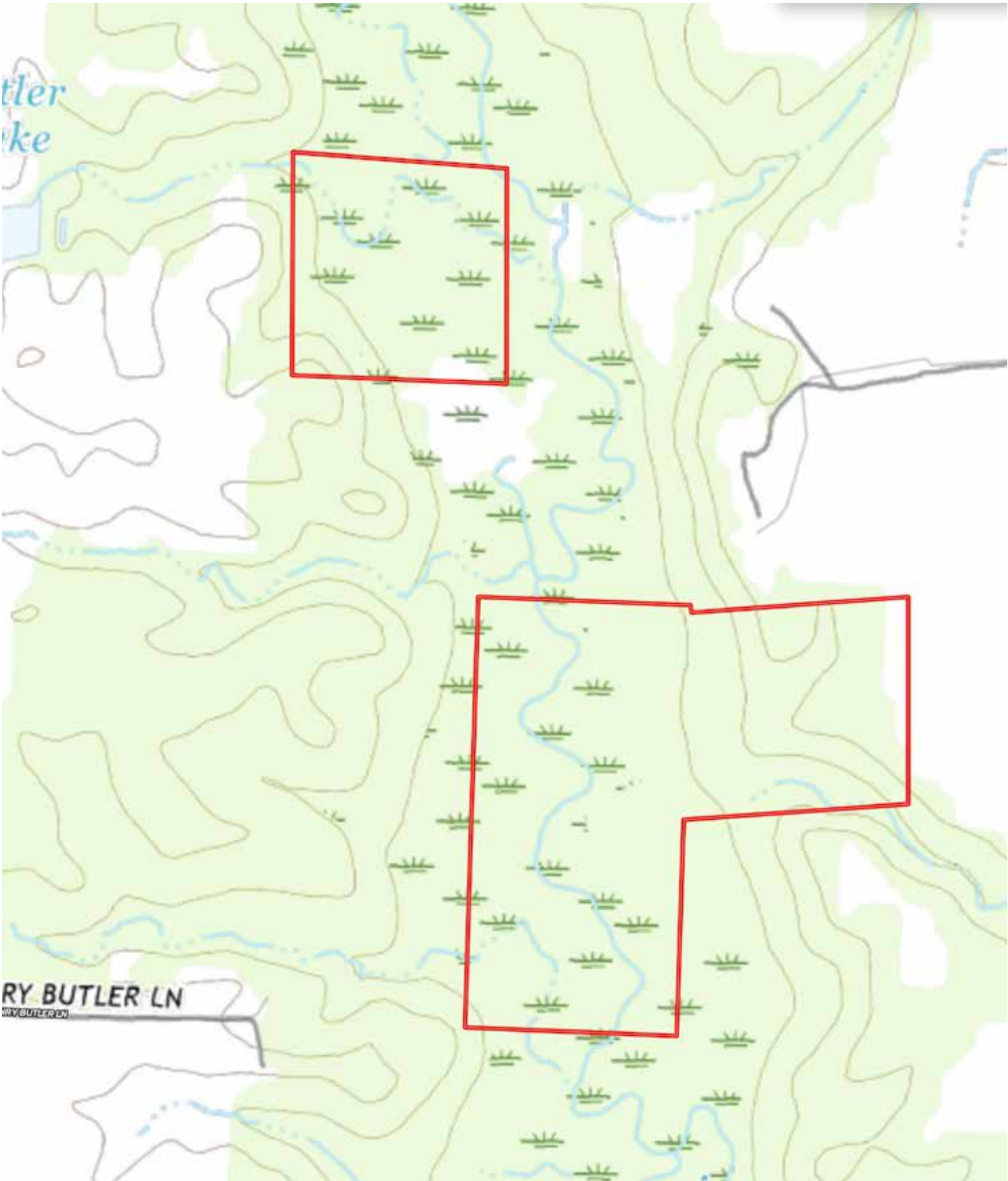
Ethel, AR	2 Miles
DeWitt, AR	16 Miles
Stuttgart, AR	43 Miles
Pine Bluff, AR	68 Miles
Little Rock, AR	92 Miles

An easement off JJ & L Road provides good access to the property.





TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
25A	Tichnor silt loam, ponded, 0 to 1 percent slopes, frequently flooded	119.74	74.82	0	15	7w
9C	Immanuel silt loam, 3 to 8 percent slopes	28.57	17.85	0	82	3e
6A	Ethel silt loam, 0 to 1 percent slopes	6.22	3.89	0	74	3w
9D	Immanuel silt loam, 8 to 15 percent slopes	3.8	2.37	0	79	4e
15A	Oaklimeter silt loam, 0 to 1 percent slopes, occasionally flooded	1.71	1.07	0	84	2w
TOTALS		160.04(*)	100%	-	31.51	6.01

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.









RESOURCES & PRICE

Mineral Rights

All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Real Estate Taxes (2024)

\$193.68

Offering Price

\$1,215,000.00

To learn more about the Big Creek 162 or to schedule a property tour, contact Gar Lile, Gardner Lile or Brent Birch at Lile Real Estate, Inc.

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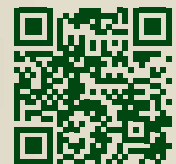
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For more information or to schedule a property tour, contact:

Scan for more info



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