



# CACHE RIVER 40

A Recreational Investment Opportunity

40± Total Acres | \$1,050,000.00

Jackson County, Arkansas



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# CACHE RIVER 40

## QUICK FACTS

### **Acreage**

40± total acres

### **Location**

Amagon, Arkansas  
(Jackson County)

### **Access**

Arkansas State Highway 14

### **Irrigation**

8" electric submersible well and two  
(2) risers

### **Recreation**

Duck and deer hunting

### **Notable Features**

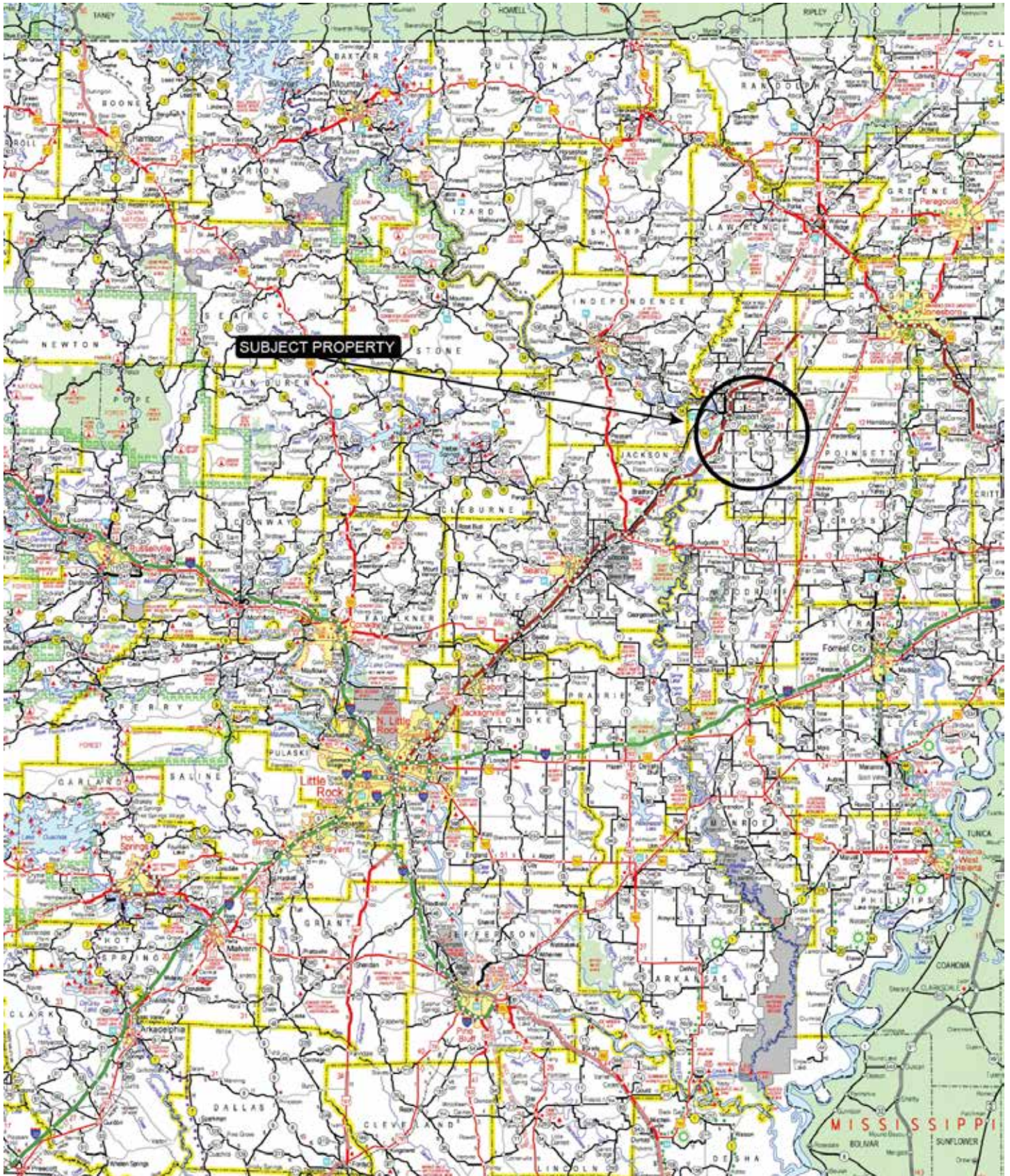
- Hunt from the irrigated impoundment or the river
- Levee system for water control
- Established shooting holes
- New boathouse
- Excellent access
- Rustic cabin with deck and screened in porch
- Brand new water well for the cabin

### **Offering Price**

\$1,050,000.00



# VICINITY MAP



# PROPERTY DESCRIPTION

## CACHE RIVER 40

The Cache River 40 presents a compelling opportunity to acquire a highly productive waterfowl property in one of the most storied hunting corridors in the country. This 40± acre tract is situated along the Cache River system in Jackson County, just west of the community of Amagon; a region widely regarded as one of the premier wintering areas for mallard ducks in North America.

The hunting quality on this farm is driven by several key factors. Direct frontage along the Cache River channel, seasonally flooded overflow areas throughout the property, and shared borders with the Cache River National Wildlife Refuge combine to create exceptional waterfowl habitat. The surrounding land ownership is equally committed to habitat management, further enhancing the overall hunting experience.

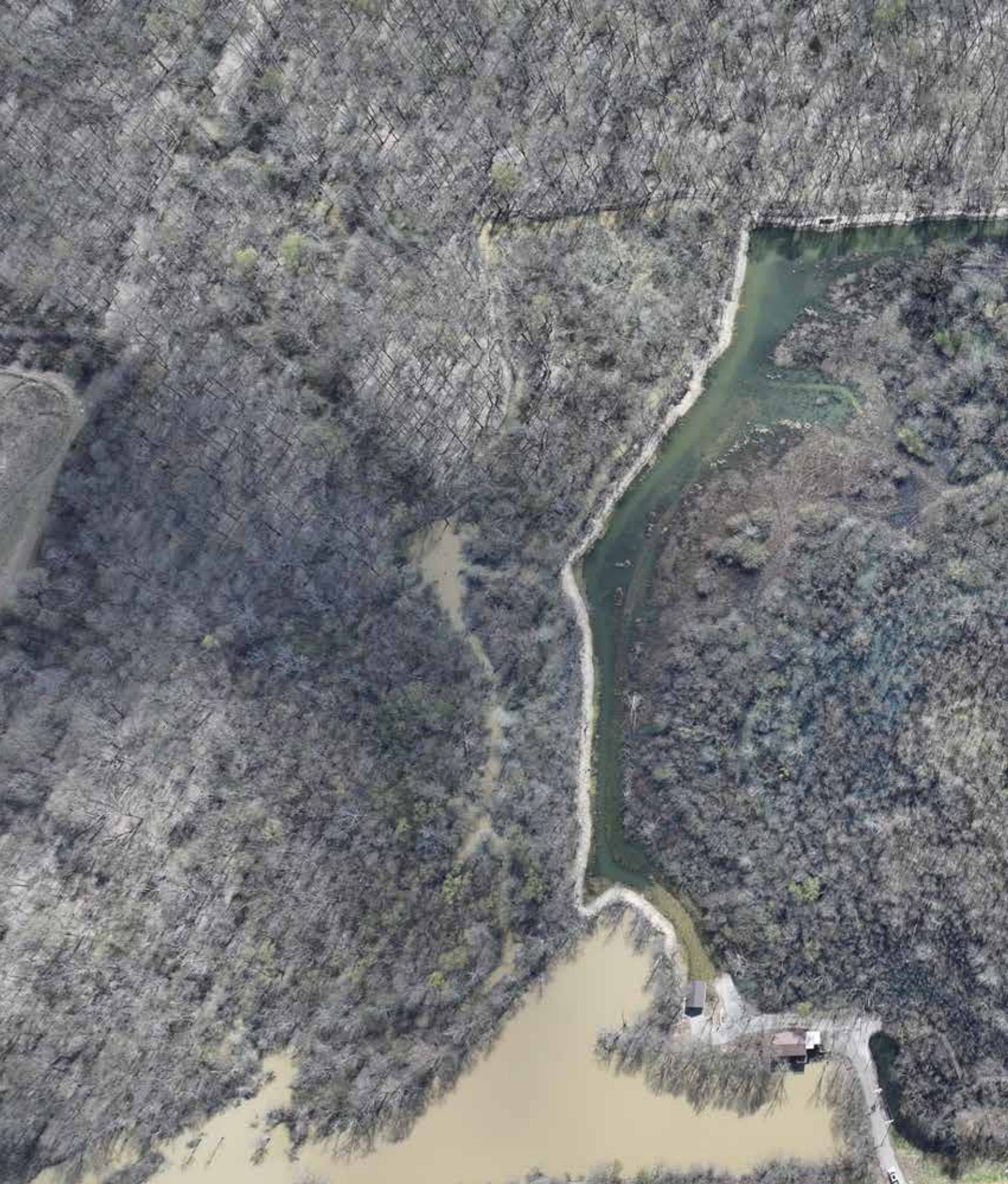
Recent capital improvements reflect a serious investment in long-term productivity. The levee system in the central portion of the farm has been fully renovated to allow precise water con-

trol within the impoundment. A new 8" electric submersible well with underground irrigation pipe and two risers has been installed, providing reliable water management during both dry periods and freeze events; a critical advantage during peak season. A newly constructed boathouse with electrical service rounds out the infrastructure.

Access is excellent via Highway 14. The property includes a 600± square foot day camp near the main entrance, complemented by a 120± square foot screened porch and an 80± square foot wooden deck, providing a functional and comfortable base of operations. A brand new well supplies water to the cabin.

The Cache River 40 represents a well-improved, strategically located tract in a historically proven area. For the discerning buyer seeking a quality waterfowl investment in Arkansas' premier duck country, this property warrants serious consideration.



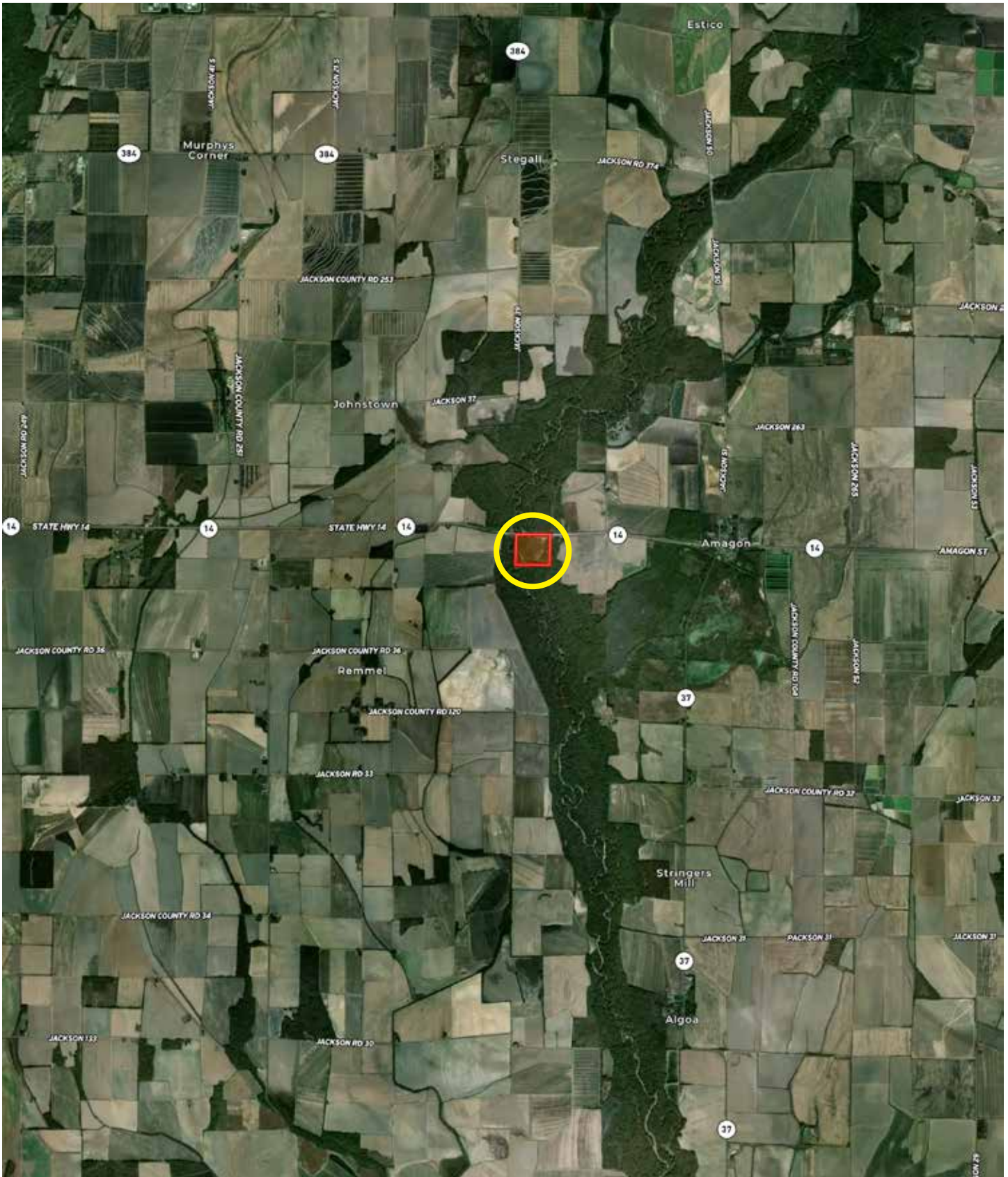




# OWNERSHIP MAP



# LOCATION MAP







# AERIAL MAP









# RECREATIONAL MAP



-  Duck Blind
-  Boat House
-  Lodge



# LOCATION & ACCESS

Amagon, Arkansas (Woodruff County)  
Northeastern Region of Arkansas

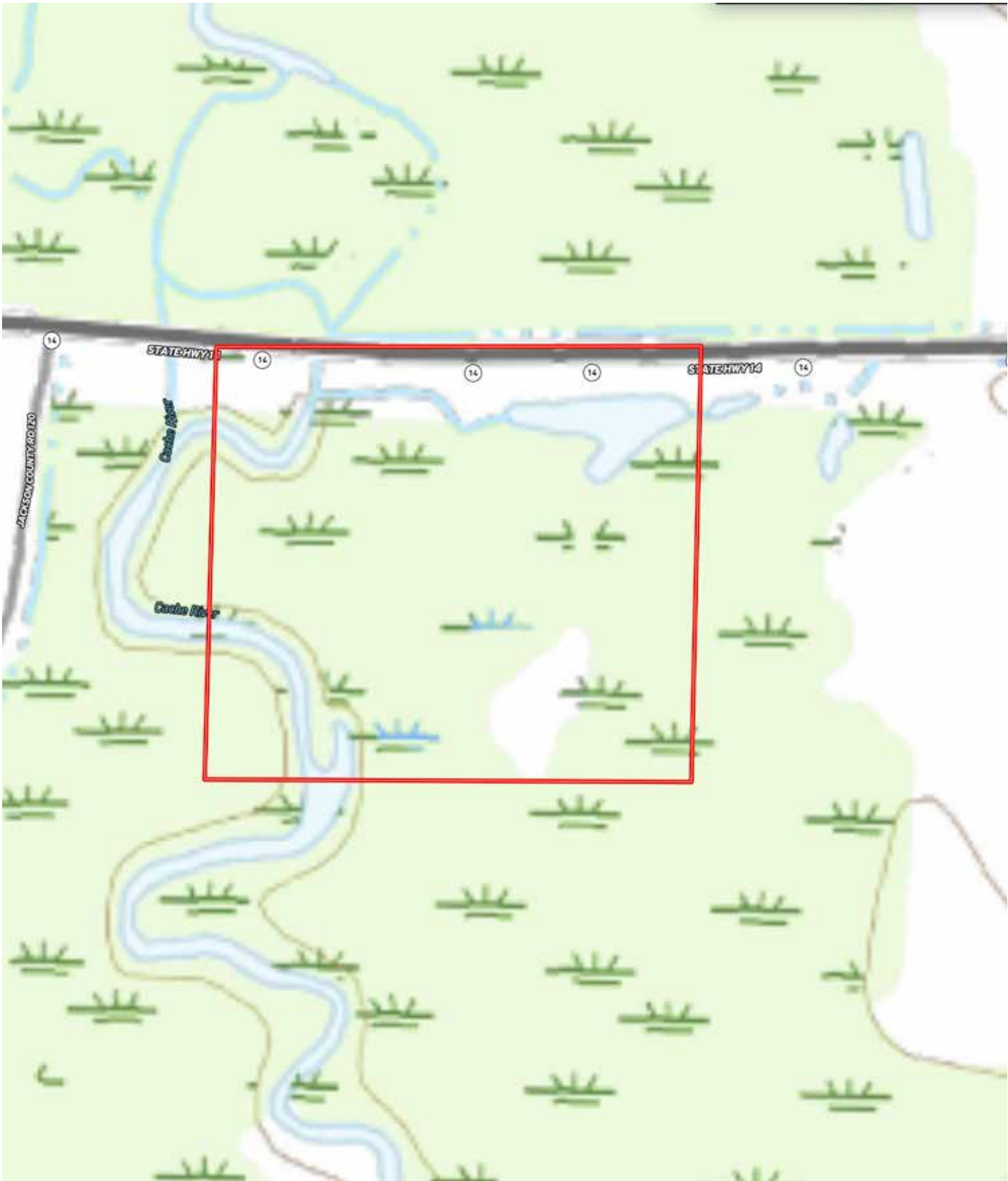
## Mileage Chart

|                 |          |
|-----------------|----------|
| Newport, AR     | 9 miles  |
| Jonesboro, AR   | 37 miles |
| Memphis, TN     | 81 miles |
| Little Rock, AR | 94 miles |

Excellent access from Arkansas State Highway  
14.



# TOPOGRAPHY MAP



# IRRIGATION MAP



 8" Electric Submersible     Riser







# SOIL MAP



# SOIL MAP KEY

| SOIL CODE | SOIL DESCRIPTION                             | ACRES    | %     | CPI | NCCPI | CAP |
|-----------|--|----------|-------|-----|-------|-----|
| Fm        | Foley-Calhoun-McCrory complex                | 31.3     | 71.27 | 0   | 74    | 3w  |
| Fc        | Foley-Calhoun complex, 0 to 1 percent slopes | 9.42     | 21.45 | 0   | 63    | 3w  |
| W         | Water  | 3.2      | 7.29  | 0   | -     | -   |
| TOTALS    |  | 43.92(*) | 100%  | -   | 66.25 | 3.0 |

(\*) 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 (estimated)

\$412.88

## Offering Price

\$1,050,000.00

To learn more about the Cache River 40 or to schedule a property tour, contact Dustin Roddy or Brandon Stafford of Lile Real Estate, Inc.

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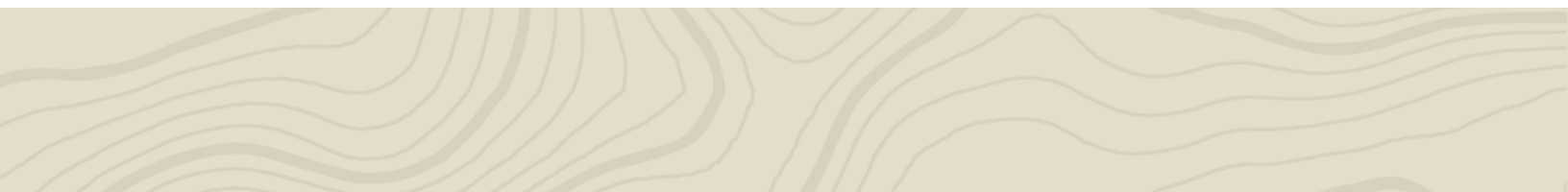




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For more information or to schedule a property tour, contact:

Scan for more info



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