



**COUNTY LINE HUNTING TRACTS  
PINE BLUFF, ARKANSAS  
JEFFERSON & LINCOLN COUNTIES  
170.07+/- ACRES**

**PRESENTED BY**

**HOLMES**  
**REAL ESTATE**

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# COUNTY LINE HUNTING TRACTS

## PROPERTY SUMMARY

**OVERVIEW:** This property consists of two separate tracts totaling 170.07 ± acres in Jefferson (81.43± acres) and Lincoln Counties (88.65± acres). Both tracts present a combination of excellent hunting and agricultural opportunities, offering versatility for outdoor enthusiasts and investors alike.

### Hunting & Recreational Potential:

- **Deer Hunting:** Both tracts are well-known for abundant deer populations, providing excellent opportunities for quality hunts.
- **Duck Hunting Development:** With favorable topography and soil conditions, this property is ideal for creating duck impoundments to attract waterfowl, enhancing its value as a premier hunting destination.

### Agricultural Opportunities:

- **Expired CRP Land:** Both tracts feature expired CRP land, offering the flexibility to return the acreage to row crop production. The fertile soils and prime location make the property highly suitable for agriculture.
- **CRP Income:** The Jefferson County tract still has 19.84 acres enrolled in CRP, generating \$1,408 annually for the landowner.

### Additional Features:

- **Jefferson County Tract:** Conveniently accessed via McEntire Road, which also has power available—perfect for developing a hunting cabin or other improvements.
- **Lincoln County Tract:** Accessed via a deeded easement.
- **Wildlife Management Potential:** Ample opportunities for food plots and other enhancements to attract game and improve habitat.

**TAXES:** Estimated taxes are \$226.64 in 2023.

**PRICE:** The offering price for this property is \$395,000.

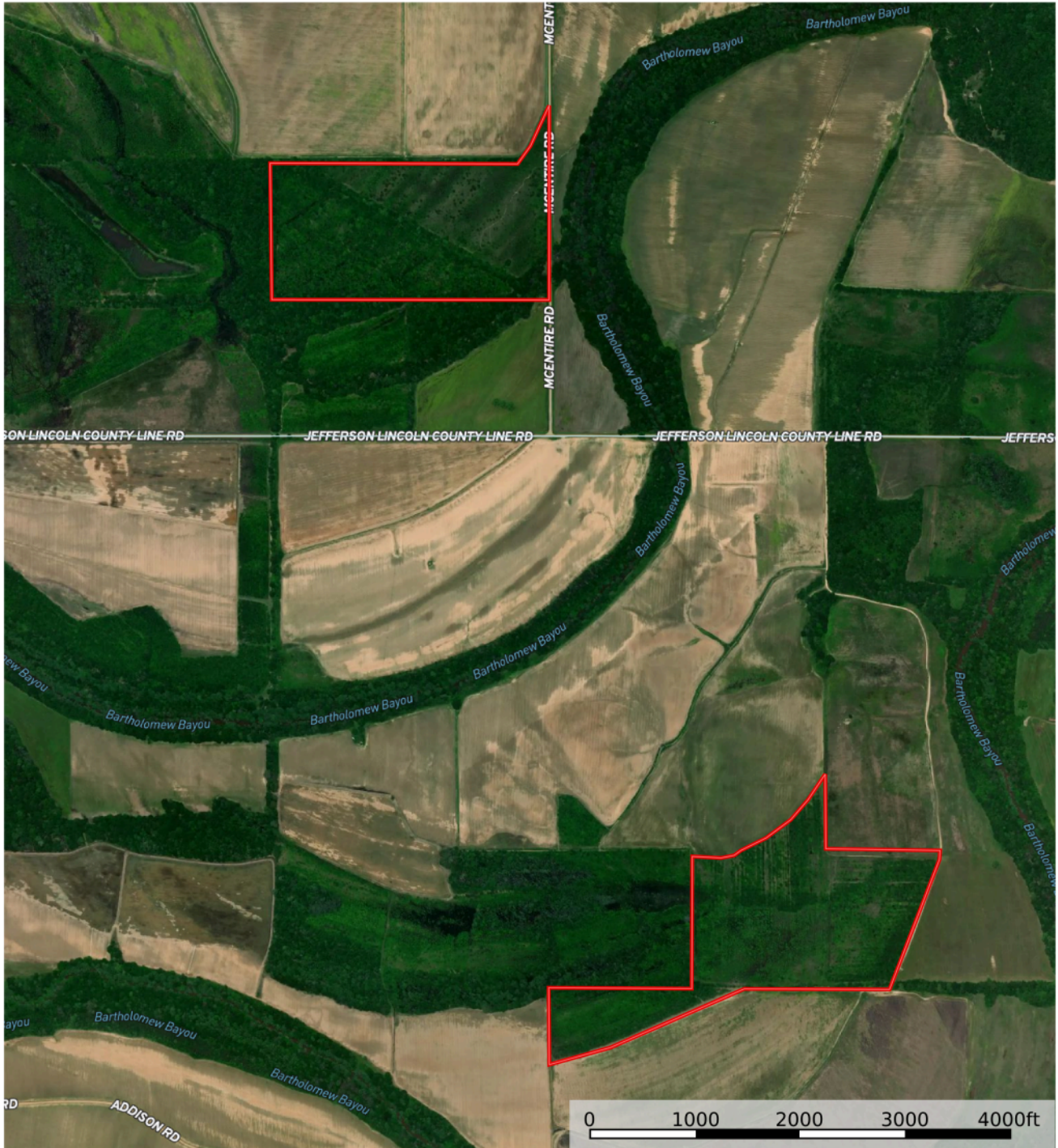
### Disclaimer Statement

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# AERIAL MAP

## County Line Hunting Tracts

Jefferson County, Lincoln County, Arkansas, 170 AC +/-



Boundary

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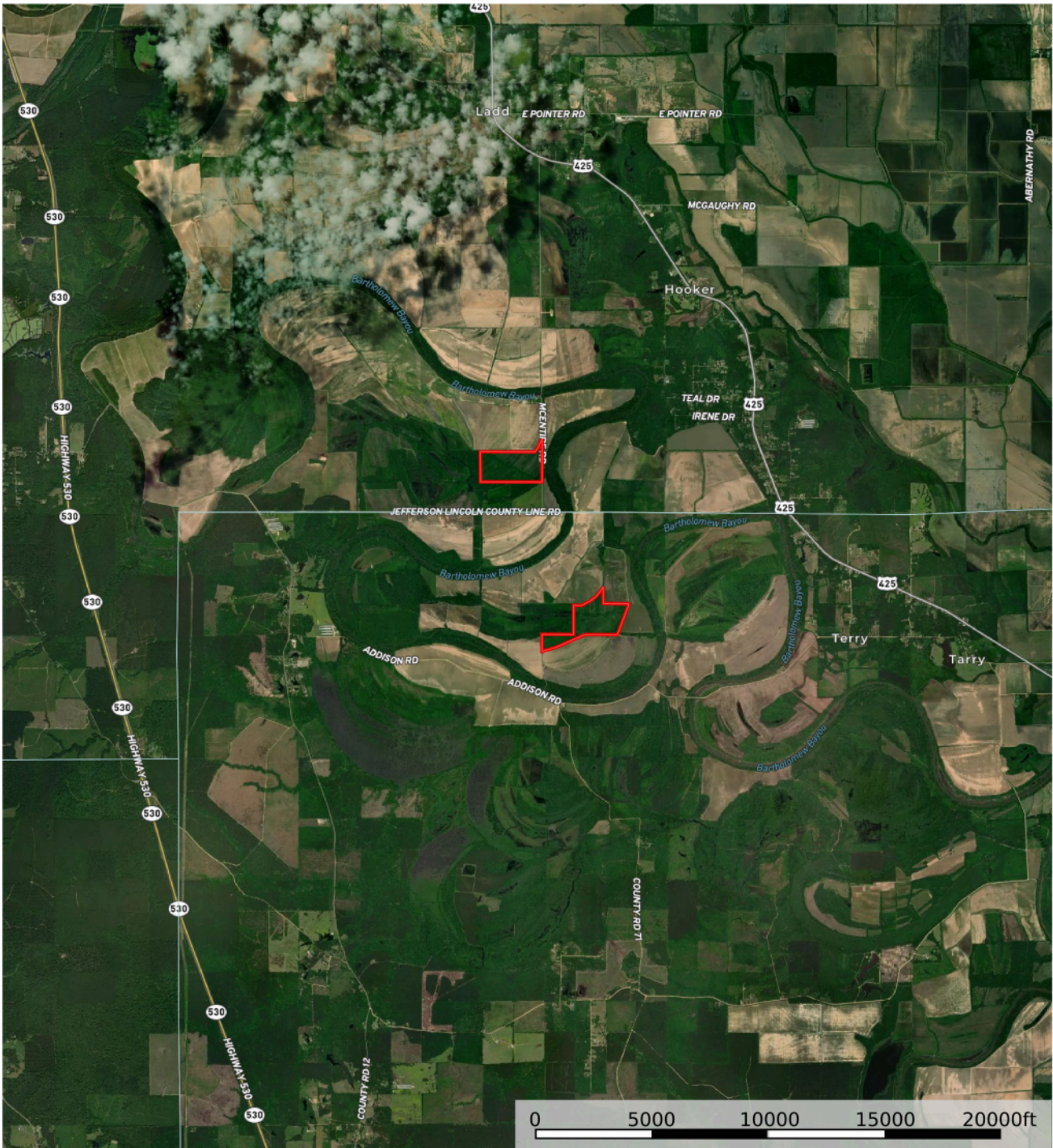


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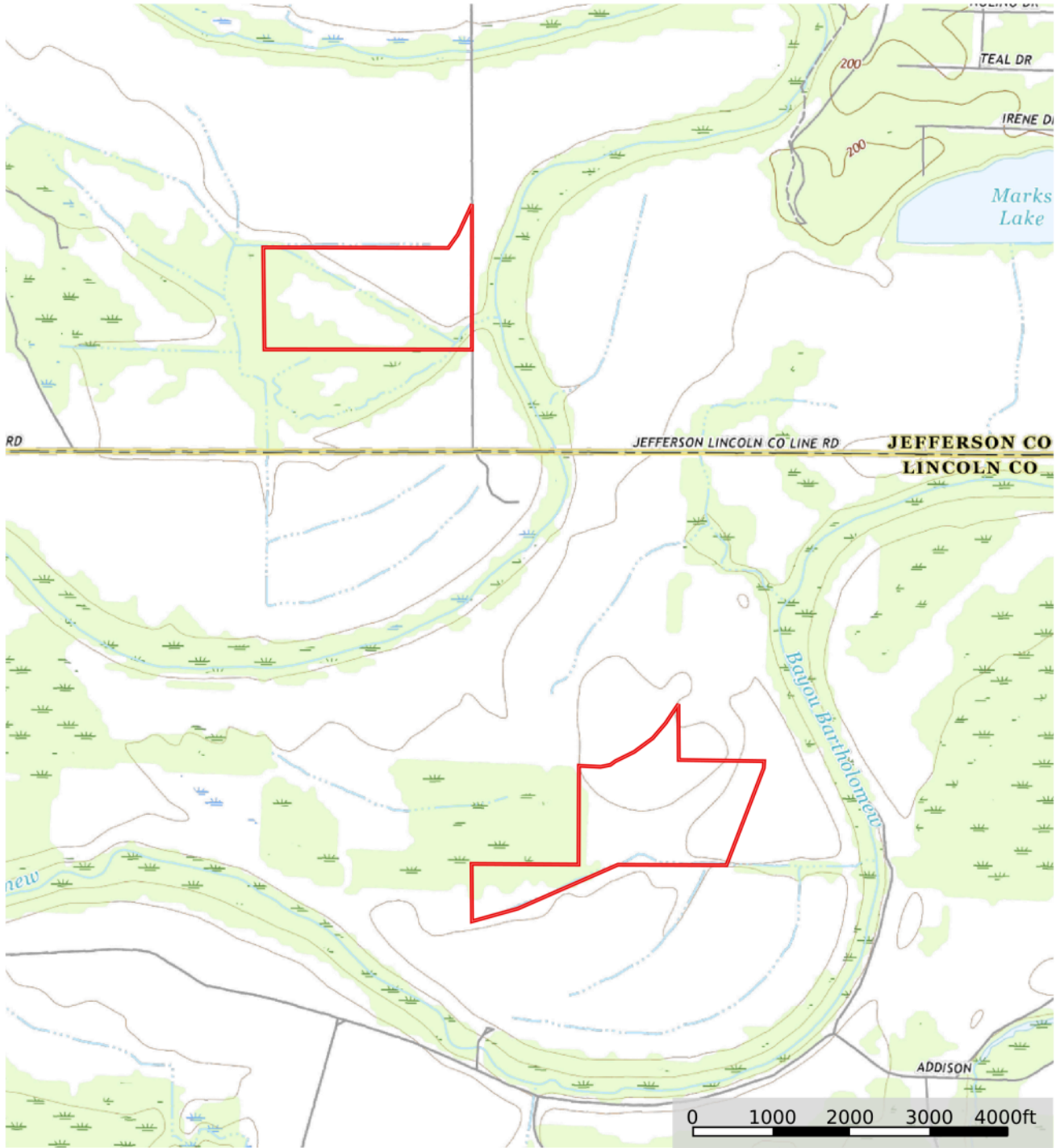
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# TOPOGRAPHY MAP

## County Line Hunting Tracts

Jefferson County, Lincoln County, Arkansas, 170 AC +/-

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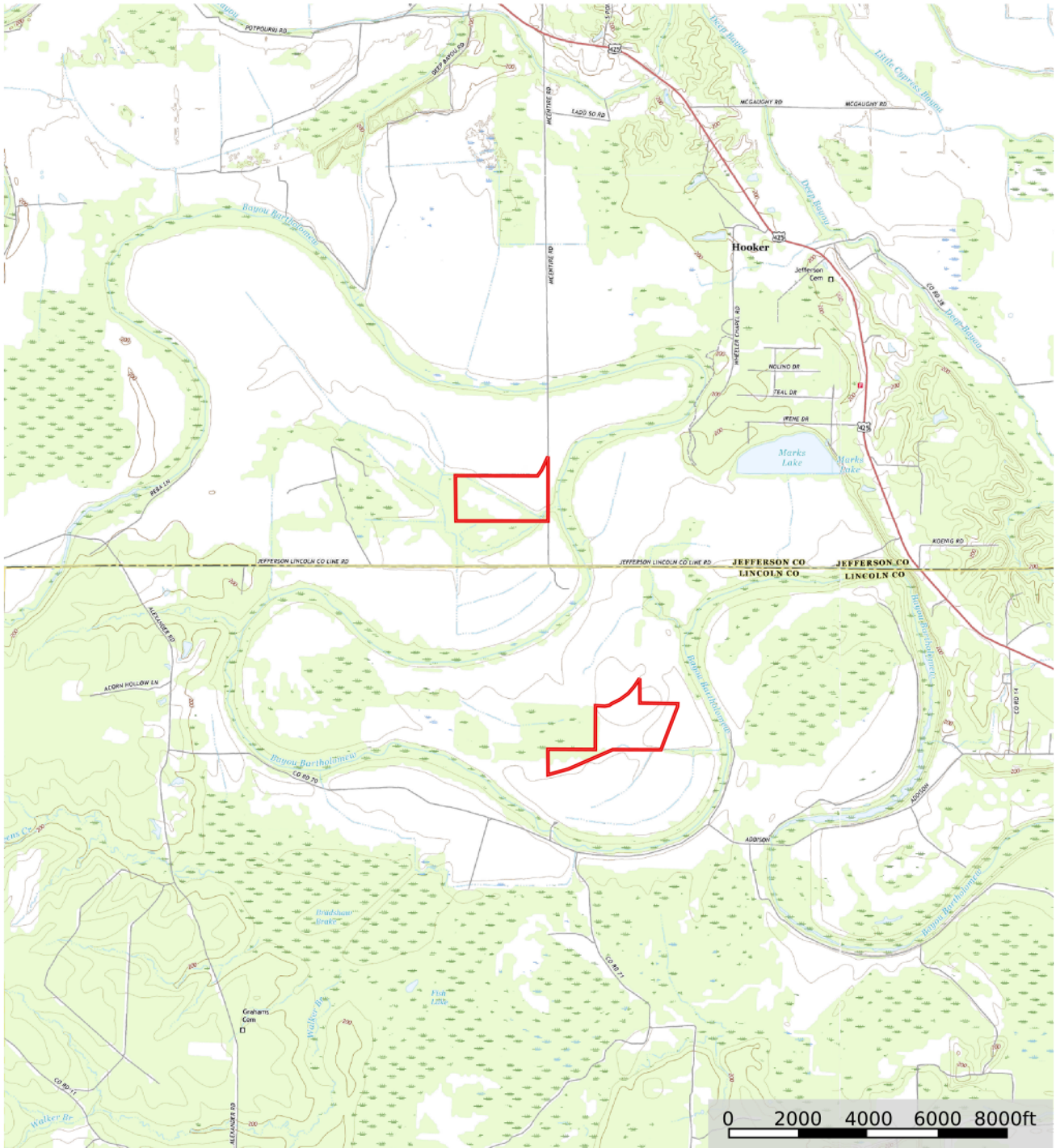
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# PHOTOS



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