



**CROOKED CREEK HUNTING PROPERTY
ALLPORT, ARKANSAS
LONOKE COUNTY, AR
57+/- ACRES**

PRESENTED BY

HOLMES
REAL ESTATE

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CROOKED CREEK HUNTING PROPERTY

PROPERTY SUMMARY

OVERVIEW: Positioned in a prime waterfowl flyway for duck hunting, this 57+/- acres includes 54.5 FSA Cropland Acres. This is a wildlife haven, with an abundance of deer cover on the neighboring properties. Proven duck hunting can be achieved on the approx. 1/4 mile of Crooked Creek frontage, and two 15+/- acre impoundments managed for waterfowl. Both impoundments have water-control structures and drain pipes for managing water levels. The seller has been artificially flooding the west impoundment from Crooked Creek with a portable pump. In addition, there are two fields, totaling 20+/- acres, which are ideal for deer and dove food plots. A large gravel parking pad makes access and preparation easy. There's a large pontoon boat converted to floating duck blind will convey to the buyer. Call to schedule a tour before it's gone!

LAND AREA:

- 57+/- Acres Total
- 32+/- Acres of Waterfowl Impoundments
- 20+/- Acres of Open Field Food Plots
- 5+/- Acres in Crooked Creek

LOCATION: This property is located behind a locked gate, approx. 1.5 miles west of Humnoke and approx. 1 mile north of Allport.

TAXES: Estimated taxes were approx. \$260.14 in 2023.

OFFERING PRICE: The offering price for this property is \$348,000.

Disclaimer Statement

Any/all information provided by Holmes Real Estate is intended for reference only and it's accuracy is not guaranteed. This listing is subject to errors, omissions or change without notice.

AERIAL MAP

Crooked Creek Hunting Property
Lonoke County, Arkansas, 57 AC +/-

HOLMES
REAL ESTATE




 Boundary

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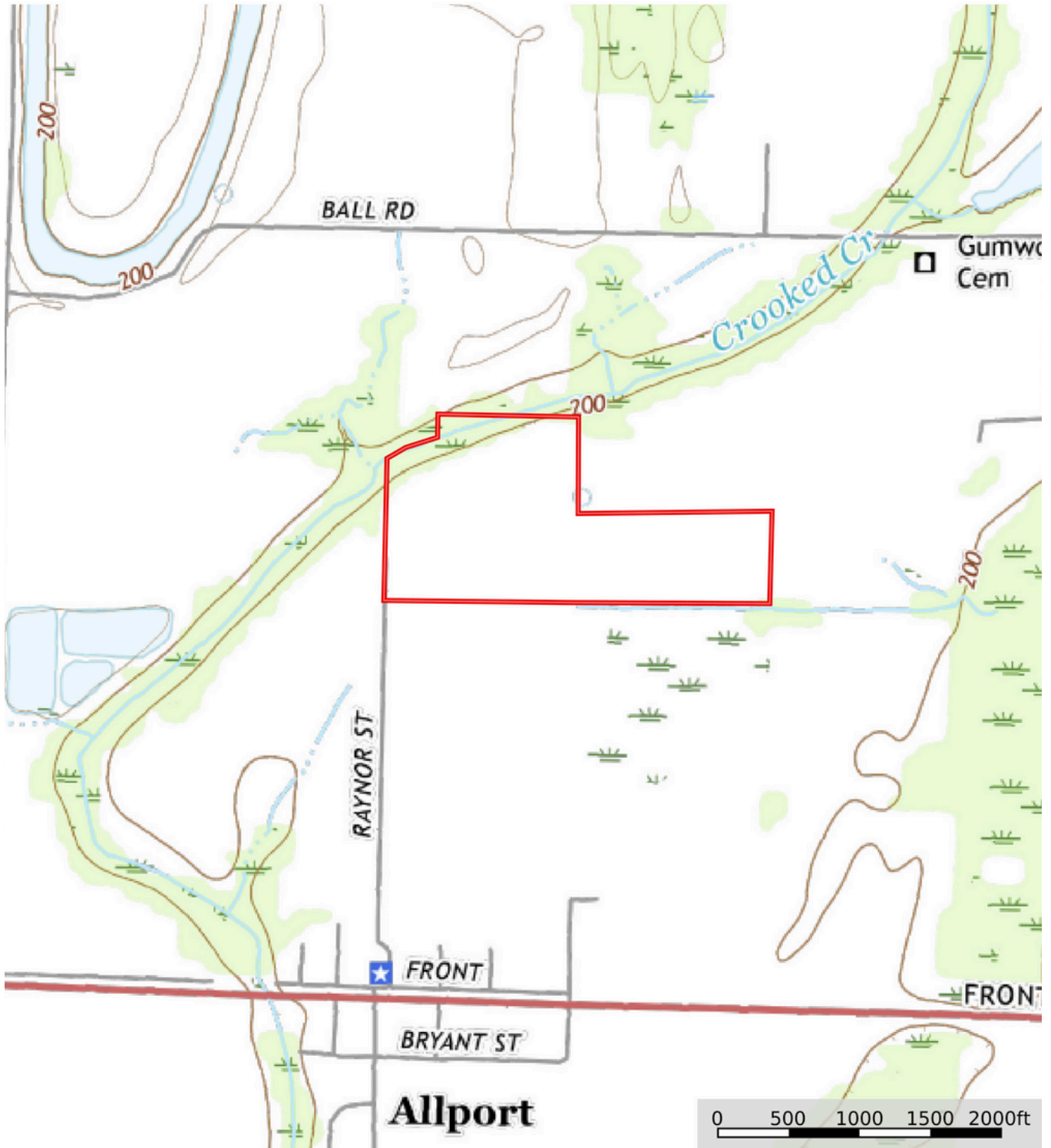
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TOPOGRAPHY MAP

Crooked Creek Hunting Property
Lonoke County, Arkansas, 57 AC +/-

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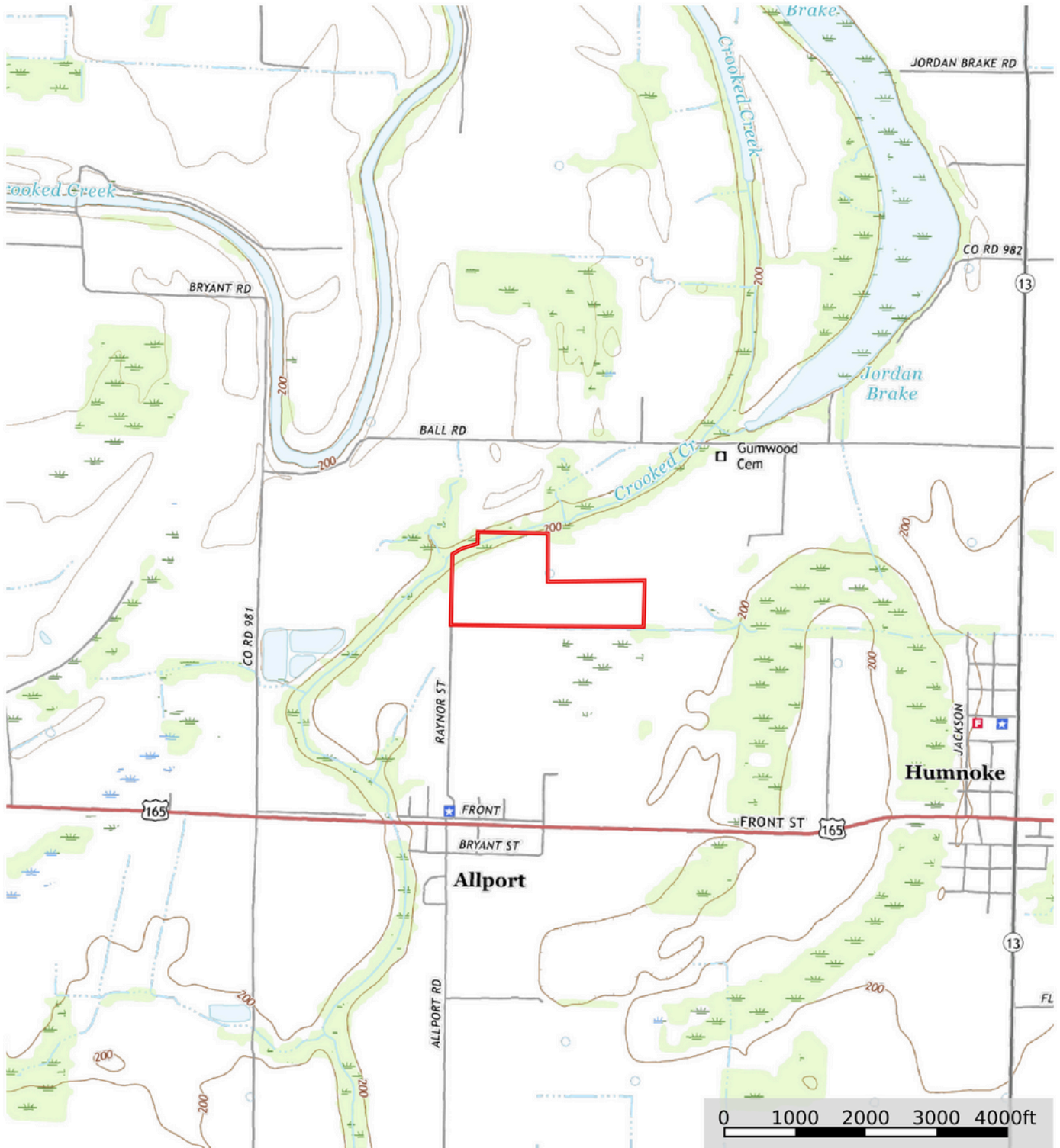
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PHOTOS



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