

# LAND AUCTION



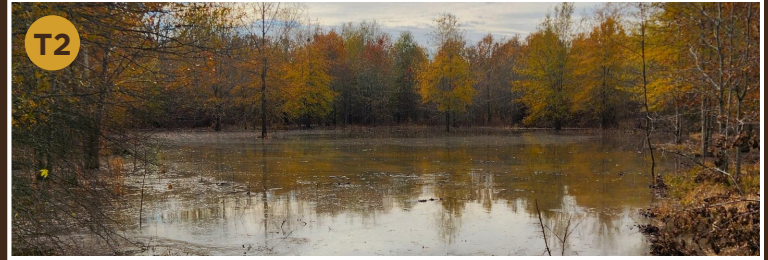
## 147.8 AC± | 2 TRACTS | JEFFERSON CO, AR

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 5/20/25 | **AUCTION TIME:** 4 PM CT

**AUCTION HELD AT:** ENGLAND FITNESS CENTER  
107 VALLEY VIEW DR, ENGLAND, AR 72046

Offering 2 separate tracts for investment, waterfowl hunting, deer hunting, and income. Both tracts are located west of Stuttgart, AR and NE of Pine Bluff, AR. Choose the property that best suits your recreational dreams and investment strategies. Contact Agent for property previews.



### TRACT 1-64± ACRES

Duck, deer, and goose hunting tract with farm income potential. Hunters and investors, take note! This unique property is a true sportsman's paradise, offering exceptional hunting opportunities for ducks, deer, and speckle belly geese, along with potential farm income. Located in a prime rural setting, this tract is perfectly designed to cater to both recreational and agricultural interests. Well-maintained duck impoundments equipped with water control structures for optimal waterfowl management. Prime habitat for ducks and geese, with established flyway access. Abundant deer population with multiple food plots strategically located across the property. Excellent goose hunting potential, with regular sightings of speckle belly geese. Tillable ground provides an income opportunity. The existing farm contract expires this year, allowing you to establish your own agreement for the upcoming planting season. An existing well on the property will need repair or replacement, offering a chance to customize your water needs. This versatile property combines the best of both worlds: an outdoorsman's retreat and a working agricultural asset. Whether you're looking to cultivate your passion for hunting or generate farm income, this tract delivers it all. Don't let this rare find slip away! Schedule your private tour today and secure this exceptional investment in your hunting and farming future.

**Deeded Acres:** 64± acres  
**Soil Types:** Perry clay, Portland clay, Rilla silt loam  
**Soil PI/NCCPI/CSR2:** NCCPI 51.59  
**CRP Acres/payment:** No CRP  
**Taxes:** \$539.86  
**Lease Status:** Open Tenancy for 2025 crop year  
**Possession:** Immediate possession  
**Survey needed?:** No survey needed  
**Brief Legal:** Legal Unit 309 63.9 acres Ferda Plantation  
Located in Jefferson Co AR  
**PIDs:** 275-00024-00  
**Lat/Lon:** 34.46357, -91.98503  
**Zip Code:** 72046

### TRACT 2-83.81± ACRES

Outdoorsman's Paradise - Premier Hunting & Fishing Property Discover a rare opportunity to own an outdoor haven designed for the avid hunter and angler. This exceptional property has been transformed from its CRP roots into a meticulously developed game reserve, perfect for deer, duck hunting and fishing enthusiasts alike. The future for the property is bright; in 20-30 years, you will be looking at a fully mature hardwood GTR. That is reassuring that the property will automatically create future investment and improve through the years like a fine wine. Set within a neighborhood of well-regarded hunting farms, the location is unbeatable. The property is surrounded by Plum Bayou horseshoeing, neighboring impoundments, sloughs, bayous, and thriving agricultural fields, creating an ideal setting for a combo farm that appeals to serious outdoor sports enthusiasts. Recognized for quality and abundant game, many local farms boast impressive numbers, making this area a coveted destination for hunters. Completed in March 2024, the development project added strategically placed wildlife openings and advanced levee systems around the eastern timber to provide optimal waterfowl habitat. These openings are designed to support both deer and duck populations, and they can be planted to further enhance their appeal. A natural slough on the south side of the property offers an additional water source, drawing diverse wildlife and adding to the land's allure. The property's history under the Conservation Reserve Program has left behind thick, lush areas, while a thriving hardwood timber produced a phenomenal crop of acorns in 2024—both being key ingredients in attracting and sustaining robust wildlife populations. With essential elements like food, cover, water, and a strategic location, this property truly has it all. Seize this opportunity to own a standout property in one of the most coveted hunting destinations. Call the land specialist today for a private viewing and experience this outdoorsman's paradise firsthand.

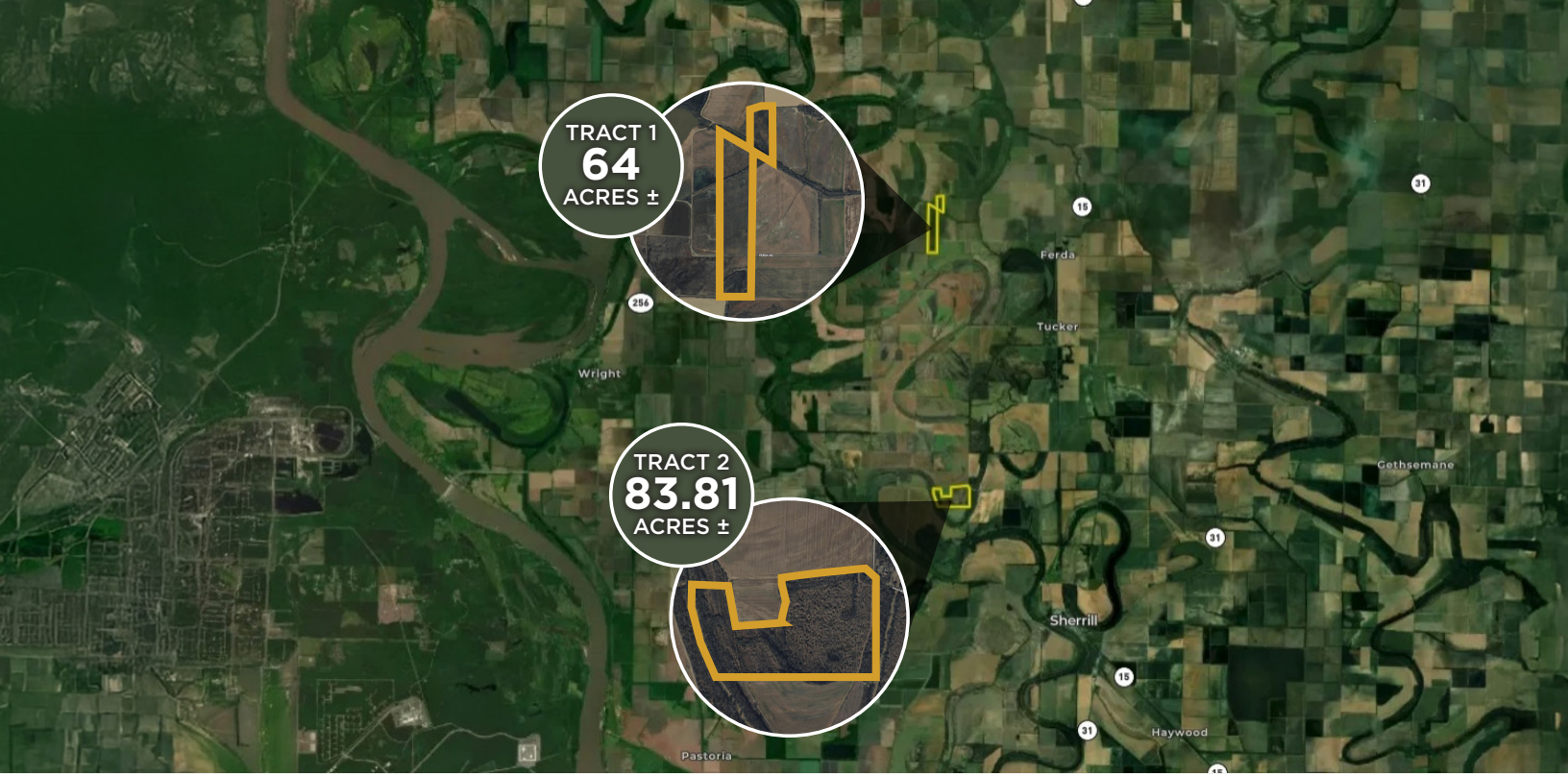
**Deeded Acres:** 83.81± acres  
**Soil Types:** Rilla silt loam, McGehee silt loam,  
**Soil PI/NCCPI/CSR2:** 78.19 NCCPI  
**CRP Acres/payment:** No CRP  
**Taxes:** \$166.46  
**Lease Status:** Open Tenancy  
**Possession:** Immediate possession  
**Survey needed?:** No survey needed  
**Brief Legal:** N 1/2 Of Sec N & E Of Bayou Exc Beg Nw Cor  
Sec 33 Th S 88 Degr 27 Minse 5265.48 Ft S 00 Degr  
54 Mins W 1135.9 Ft N 57 Degr 27 Mins W 103.98 Ft  
N 76 Degr 39 Mins W 58.2 Ft S 87 Degr 46 Mins W  
320.93 Ft S 88 Degr 58 Mins W 322.66 Ft S 78 Degr  
38 Mins W Jefferson Co, AR  
001-01109-000  
**PIDs:** 34.41049, -91.97885  
**Lat/Lon:** 34.41049, -91.97885  
**Zip Code:** 72046

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
JEFF HODGE, AGENT: 870.830.1952 | [jeff.hodge@whitetailproperties.com](mailto:jeff.hodge@whitetailproperties.com)

**RANCHANDFARMAUCTIONS.COM**  
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IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Tony Chrisco, Arkansas Broker, License # PB00077830 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Jeff Hodge, Arkansas Land Specialist, Whitetail Properties Real Estate, LLC, 870.830.1952 | DWayne Craig, AR Auctioneer, SA00039585, AAL#5





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