**Moro Bay**
**0 Moro Bay**
**Moro Bay, AR 72368**

**$546,000**
**260± Acres**
**Calhoun County**







## SUMMARY

**Address**
0 Moro Bay 0 HWY 30

**City, State Zip**
Moro Bay, AR 72368

**County**
Calhoun County

**Type**
Recreational Land

**Latitude / Longitude**
33.32626 / -92.3839

**Acreage**
260

**Price**
$546,000

**Property Website**
https://americas.land/property/moro-bay-calhoun-arkansas/117920/







## PROPERTY DESCRIPTION

**260± Acres of Prime Recreational Land in Calhoun County, Arkansas  Near Moro Bay, Arkansas**

Tucked away in a truly secluded corner of Calhoun County, Arkansas, this 260± acre tract offers exactly what serious waterfowlers and outdoorsmen have been searching for a rustic, working hunting property shaped by the natural rhythms of the Moro Bay watershed. When the seasonal rains roll in, this land transforms into a duck hunter's paradise, drawing greenheads, teal, and a variety of puddle ducks into its flooded timber and sloughs. For those who appreciate hunting land in its most authentic, unimproved form, this South Arkansas property delivers.

**A Watershed-Fed Duck Hunting Paradise**

The single greatest asset of this property is its relationship with the Moro Bay watershed. When periodic flooding occurs as it naturally does in this bottomland system the property fills with shallow backwater that turns the timber and open flats into some of the most productive duck habitat around. Ducks pour into the flooded hardwoods and sloughs to feed and rest, giving hunters the kind of old-school, hole-in-the-timber experience shaped by the land and water the way duck hunting was meant to be in this part of Arkansas.

**Old-Timey Cypress Sloughs**

Winding through the property are stands of mature, old-growth cypress sloughs the kind of timeless, moss-draped, black-water sloughs that define classic South Arkansas duck hunting country. These sloughs hold water long after a flood event recedes elsewhere on the property, creating dependable loafing and feeding areas for ducks even as conditions change through the season. Beyond their hunting value, these old cypress brakes give the property a genuine, storybook character that's simply impossible to replicate on younger or more heavily managed ground. Walking into these sloughs at first light, with fog hanging in the cypress knees and the sound of wings overhead, is the kind of experience that keeps hunters coming back year after year.

**Natural Barnyardgrass — A Duck Magnet**

One of the standout features of this property is the incredible stand of natural barnyardgrass found throughout the moist-soil areas and flats. This isn't planted or cultivated it's a naturally occurring moist-soil plant that thrives in the seasonally wet conditions here, and it happens to be one of the most attractive natural food sources a duck can find. When the floodwaters rise and cover these barnyardgrass flats, the result is a self-sustaining, high-protein duck buffet that pulls birds in and holds them. For hunters and land managers who understand the value of natural moist-soil management, this kind of naturally occurring grass stand is a rare and valuable find — no expensive plantings or supplemental feeding required.

**More Than Just Ducks**

While waterfowl are the headline attraction, this property is far from a one-species tract. The mix of hardwood timber, cypress sloughs, open flats, and thick, undisturbed cover makes it an excellent deer hunting property as well, with plenty of travel corridors, bedding cover, and natural funnels for those chasing whitetails during the fall rut. Small game, squirrels, and other wildlife are abundant throughout the timbered sections, rounding this Calhoun County property out as a true multi-species hunting destination rather than a single-purpose duck lease.

**Seclusion and Rustic Character**

At 260± acres, this property offers the kind of privacy and seclusion that's increasingly rare, even by Calhoun County standards. There are no neighbors crowding the tree line, no road noise, and no distractions just quiet, undeveloped land that feels a world away from everything else. This is rustic hunting country in the truest sense: no over-development, just raw Arkansas bottomland doing what it naturally does best. For a hunter or investor looking for a private retreat where the land itself does the heavy lifting, this property checks every box.

**The Opportunity**

Properties like this with a natural flood-fed duck hunting system, mature cypress sloughs, and thriving natural moist-soil vegetation, all located in the heart of Calhoun County near Moro Bay Whether you're looking to build a family hunting camp, add a productive duck hole to your portfolio, or simply own a piece of old-fashioned South Arkansas bottomland hunting ground, this property offers an authentic, ready-made opportunity.

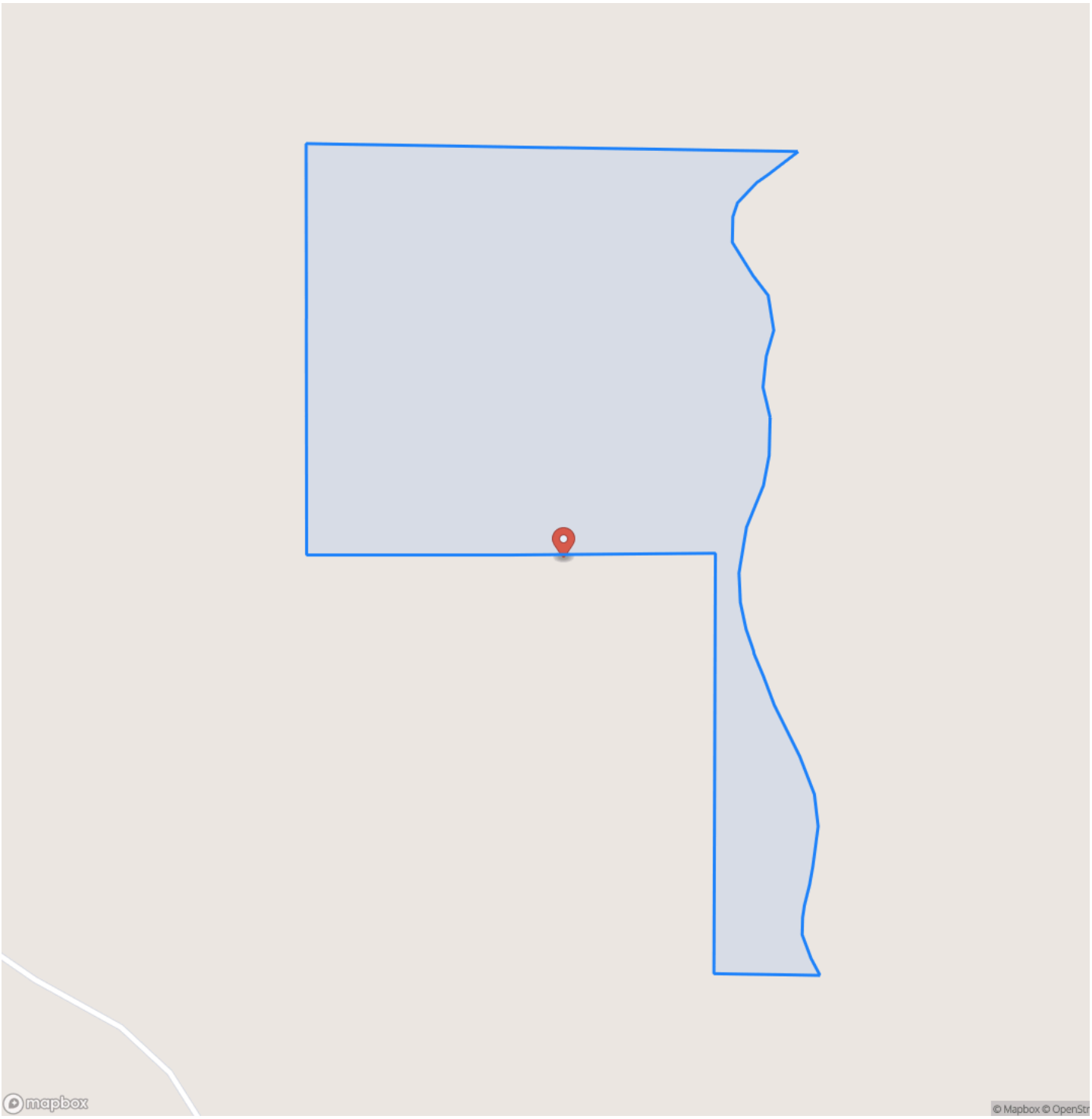
Contact us today to schedule a private tour and see firsthand what periodic flooding, old-growth cypress, and natural barnyardgrass can do for your next duck season.



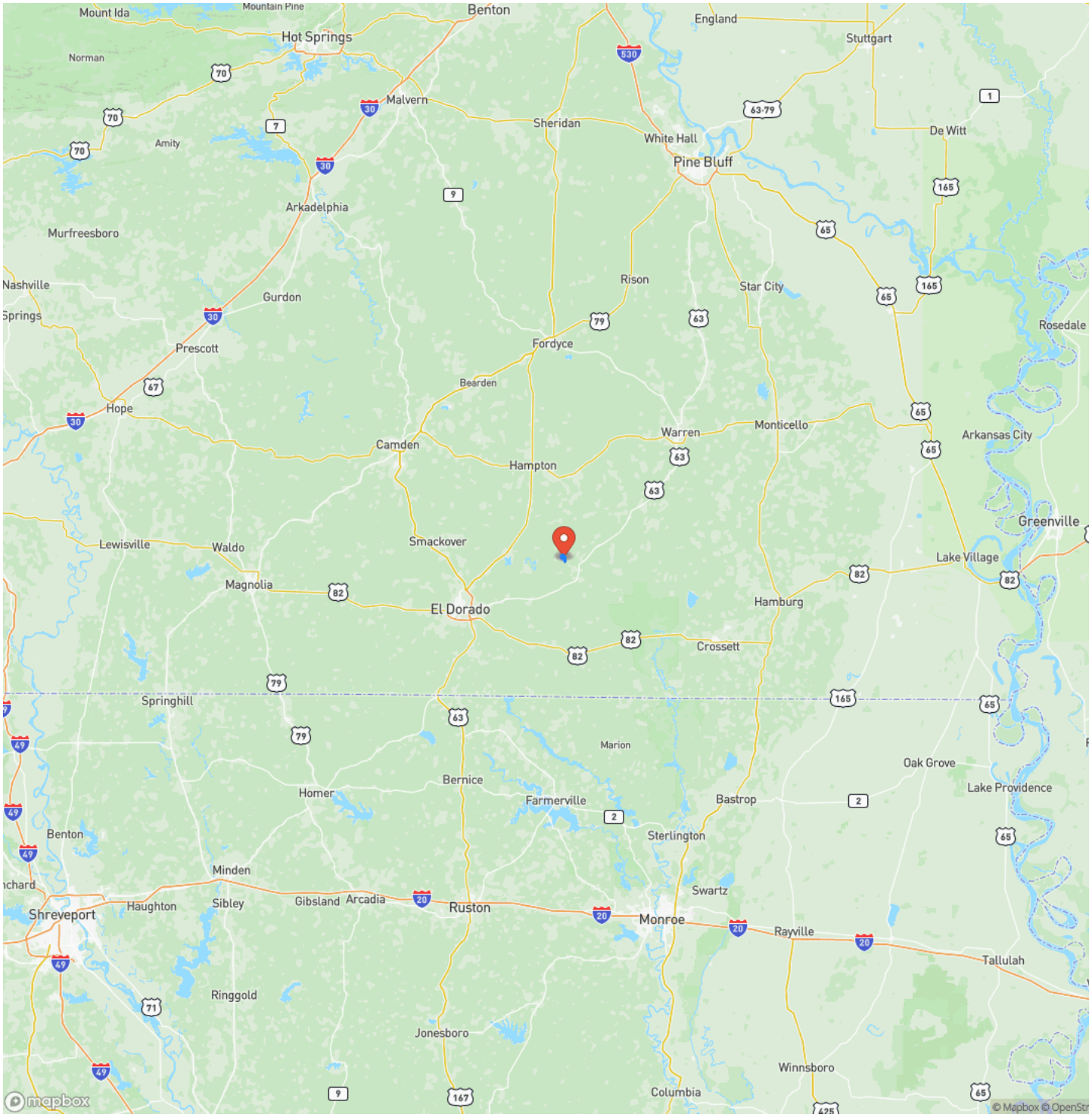




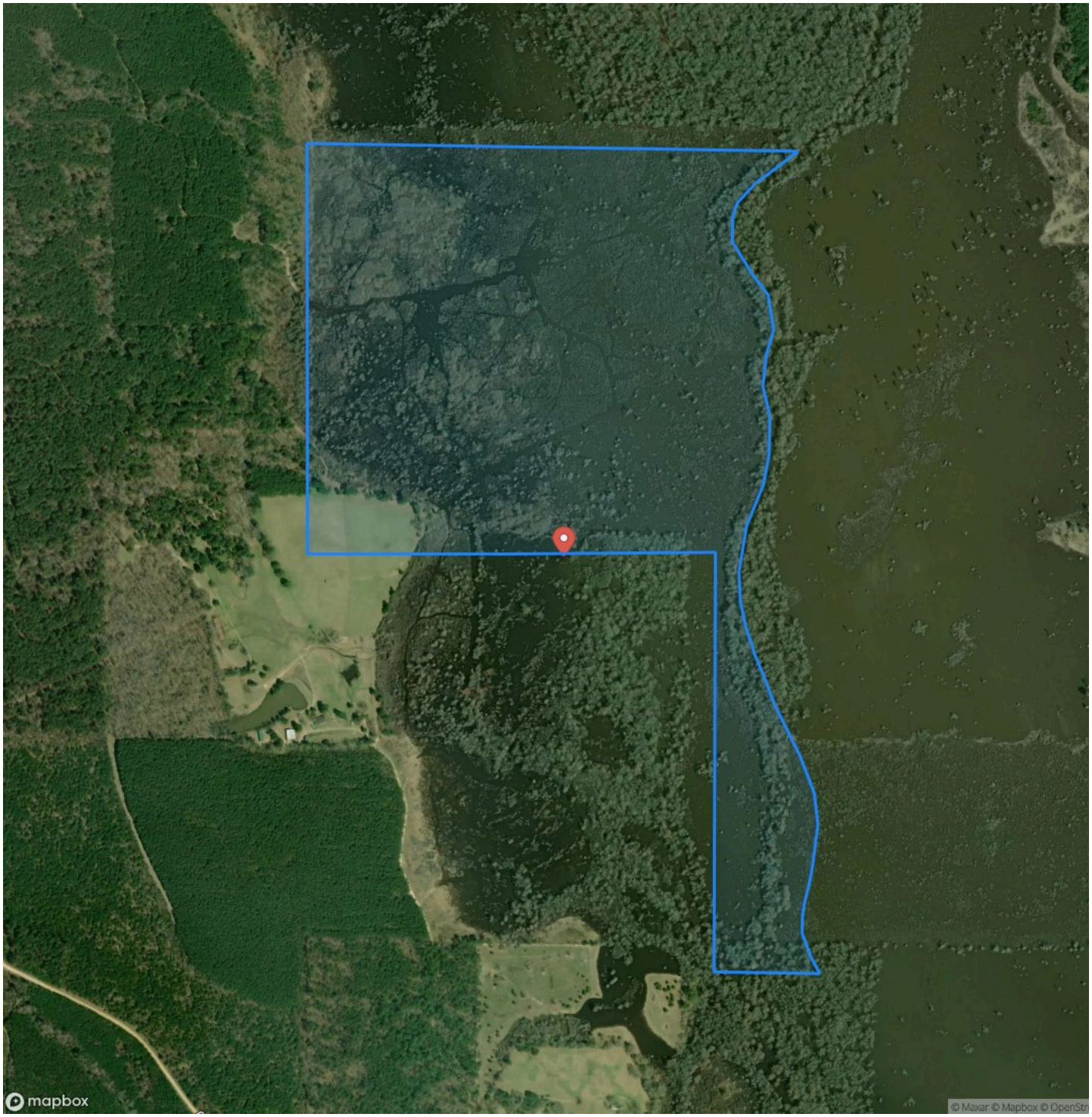

# Locator Map



# Locator Map


Mount Ida
Mountain Pine
Benton
Hot Springs
England
Stuttgart
Norman
Malvern
Sheridan
White Hall
Pine Bluff
De Witt
Amity
Arkadelphia
Murfreesboro
Nashville
Rison
Star City
Gurdon
Rosedale
Prescott
Fordyce
Bearden
Hope
Warren
Monticello
Arkansas City
Camden
Hampton
Greenville
Lewisville
Waldo
Smackover
Lake Village
Magnolia
El Dorado
Hamburg
Crossett
Springhill
Marion
Oak Grove
Bernice
Lake Providence
Homer
Farmerville
Bastrop
Benton
Sterlington
Minden
Swartz
Haughton
Sibley
Gibsland
Arcadia
Ruston
Monroe
Rayville
Shreveport
Tallulah
Ringgold
Jonesboro
Winnsboro
Columbia
mapbox

# Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



**Representative**
Samuel Franklin

**Mobile**
(662) 390-3045

**Email**
sfranklin@americas.land

**Address**

**City / State / Zip**
Leland, MS 38756

**NOTES**

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**America's Land Partners**
**PO Box 1707**
**Mabank, TX 75147**
**(800) 560-4143**
**https://americas.land/**