

Black River Lodge

365.57 +/- Acres ♦ Independence County, AR

AVAILABLE FOR ACQUISITION: *The Black River Lodge is a turnkey, four-season recreational property located northeast of Cord, Arkansas. The land comprises a pastoral upland tract with a new lodge and equipment shop and diverse bottomland acreage along the Black River, offering outstanding duck and deer hunting.*



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Black River Lodge

PROPERTY SUMMARY

Black River Lodge is a turnkey, four-season recreational property in Independence County, Arkansas. The property is easily accessed, offers multiple outdoor opportunities, and is ideally suited as a quintessential outing place or permanent pastoral residence. The land totals 365.57 +/- surveyed acres in two unique tracts comprised of an 81.4 +/- acre upland tract and 284.17 +/- acres of outstanding duck and deer hunting land along the Black River, featuring .75 miles of river frontage.

Tract 1 offers a rolling topography of set where the Ozark Foothills meet the Arkansas Delta. Positioned on the west at the highest point of the property is a developed area offering a newly built, custom, 3,120 +/- square foot lodge and a 1,600 +/- square foot shop with secure equipment storage, ample parking, and scenic eastern views of the Black River basin. Most of the land is pasture, currently in hay production, with mature hardwood timber framing the north and east boundary. At the heart of the landscape is a small pond ideal for expanding to a large bass fishing lake using the contours of the land. Tract 1 serves as the base for duck and deer hunting on Tract 2 and offers a range of year-round options from hobby farming, gardening, and livestock to ATV riding, shooting, or simply a place to get away with family and friends in the quiet countryside.

Positioned directly on the storied Black River flyway in the Mississippi Alluvial Plain, Tract 2 represents some of the finest duck hunting opportunities in Arkansas. The secluded wetlands provide an ideal sanctuary that attracts thousands of ducks migrating down the Black River. The land offers an unparalleled duck hunting experience, blending a varied habitat of mature and mixed-age hardwoods and willows, moist soil areas, potholes, and the tree-lined channel of Deep Slough, which meanders through the property. The land is water-controlled, allowing for easy flooding and ensuring optimal conditions for duck hunting. Bordering the property are thousands of acres of developed waterfowl habitat managed under conservation easements. This adjacent ground comprises mature timberland, willow flats and sloughs, moist-soil wetlands, and oxbow lakes, providing added value to the property. Within roughly 10 miles are renowned duck hunting properties such as the 11,000-acre Shirey Bay Rainey Brake Wildlife Management Area, Otter Lake Hunting Club, and Stan Jones Mallard Lodge, which underscores the reputation of the area for exceptional duck hunting. Along with a strong history of wintering large concentrations of ducks, Tract 2 also offers excellent whitetail deer hunting opportunities for harvesting trophy bucks. Several sites have box stands and a proven history of successful deer hunting outings.

Priced at \$2.750 million — Black River Lodge represents a turnkey get-a-way place for year-round enjoyment and outstanding duck and deer hunting during the autumn and winter.

For a private showing or more details, contact Chuck Myers at 901-830-5836.



PROPERTY SALIENT DETAILS

Acreage - 365.57 +/- total acres (surveyed)

- Tract 1 - 81.4 +/- acres (surveyed)
- 1.58 +/- acres in improvement site (house, shop, road, and parking areas)
 - 70.14 +/- acres in pasture land
 - 8.38 +/- acres in mature woods
 - 1.3 +/- acres in pond
- Tract 2 - 284.17 +/- acres (surveyed)
- 284.17 +/- acres in Wetlands Reserve Easement (highly diverse wetland landscape - see descriptions and maps)
 - .75 +/- miles of Black River frontage

Location – Independence County (Northeast Arkansas)

- Tract 1: 787 Lower Lockhart Rd, Cord, AR, 72524 | Coordinates: 35.83203, -91.30715
- Tract 2: Chin Bend Road, Cord, AR 72524 | Coordinates: 35.79716, -91.26566
- Distance to Regional Towns/Cities:

Cord, AR: 3.5 +/- miles	Jonesboro, AR: 50 +/- miles	Little Rock, AR: 116 +/- miles
Batesville, AR: 24 +/- miles	Newport, AR: 22 +/- miles	Memphis, TN: 116 +/- miles

Legal Descriptions

- Tract 1: Parcel 0100544000, 81.4 +/- acres, S21-T14-R03, S1/2 SE
- Tract 2: Parcel 0100101000, 63.87 +/- acres, S02-T13-R03, Pt NW FRL
- Tract 2: Parcel 0100103000, 173.51 +/- acres, S02-T13-R03, NE FRL
- Tract 2: Parcel 0100108000, 46.79 +/- acres, S02-T13-R03, NE SE

Access

Access to Tract 1 is excellent via Arkansas Highway 25 and Lower Lockhart Road. The property fronts Lower Lockhart Road and is accessed through a private automated security gate. to the private gate of the property. Access to Tract 2 is seamless, from Tract 1 via Lower Lockhart Road and Chin Bend Road, and a legal easement that leads to the northern boundary of the property.

Landscape Descriptions

Tract 1 features a rolling topography of upland positioned where the Ozark Foothills meet the Arkansas Delta. Most of the land is open pasture currently in hay production. Mature hardwood timber areas are along the north and east boundary, which adds natural beauty to the landscape. A pond is in the middle of the property and is ideal for expanding into a large bass fishing lake using the contours of the land. Positioned on the west at the high point of the property is a developed area offering a newly built, custom, 3,120 +/- square foot home and shop with secure equipment storage and plenty of parking area.

Tract 2 is in the Arkansas Delta and features a flat bottomland topography associated with the Black River. All the land is enrolled in the Wetlands Reserve Easement (WRE) conservation program and has been professionally developed to benefit waterfowl and other wildlife. The property offers a mosaic of high-quality wetland habitats with 0.75 miles of Black River frontage. Along the river is a large swath of mature willows and hardwoods with open pockets and various aquatic vegetation. The remaining acreage offers sections of mixed-age willow stands, planted hardwood trees, and verdant moist-soil areas. Hardwood trees flank the channel of Deep Slough, which meanders through the landscape and joins with the Black River on the south. The land has a sophisticated system of levees and water-control structures with a re-lift station on the river. The re-lift is connected to a network of underground piping, which allows all impounded units to be flooded in stages. The adjacent land comprises various ecosystems, including fertile farmland and expansive tracts of land managed under conservation easements, including bottomland timberland, scrub-shrub wetlands, natural sloughs, and oxbow lakes.

Recreational Opportunities

The property offers multiple four-season recreational opportunities and is ideally suited as a quintessential outing place or permanent pastoral residence. Tract 1 is an outstanding base for duck and deer hunting in the bottomland of Tract 2.

The land also offers a range of year-round options from hobby farming, gardening, and livestock to ATV riding, shooting, or simply a place to get away with family and friends in the quiet countryside. The existing pond can easily be expanded into a large lake for bass fishing. The pastureland would be great for horses with proper fencing and the construction of a barn and stable.

Positioned directly on the storied Black River flyway in the Mississippi Alluvial Plain, Tract 2 represents some of the finest duck hunting opportunities in Arkansas. The secluded property provides an ideal sanctuary that attracts thousands of ducks migrating down the Black River. The land offers an unparalleled duck hunting experience, blending a varied habitat of mature and mixed-age hardwoods and willows, moist soil areas, potholes, and the channel of Deep Slough. The property is water-controlled, allowing for easy flooding and ensuring optimal conditions for duck hunting. Bordering the property are thousands of acres of developed waterfowl habitat managed under conservation easements. This adjacent ground comprises mature timberland, willow flats and sloughs, moist-soil wetlands, and oxbow lakes, providing added value to the property. Within roughly 10 miles are renowned duck hunting properties such as the 11,000-acre Shirey Bay Rainey Brake Wildlife Management Area, Otter Lake Hunting Club, and Stan Jones Mallard Lodge, which underscores the reputation of the area for exceptional duck hunting. Along with a strong history of wintering large concentrations of ducks, Tract 2 also offers excellent whitetail deer hunting opportunities for harvesting trophy bucks. Several sites have box stands and a proven history of successful deer hunting.

Tract 1 - Improvements

- NEW 3,120 +/- square foot, custom-built, wood construction with metal roof, fully furnished, two-level lodge
 - Great room with large open layout for living and dining, wood-burning fireplace, big-screen television, built-in cabinets, and vaulted ceiling
 - 4 bedrooms (currently sleeps 9), 3 full bathrooms (two have double vanities), and half bathroom
 - Master bedroom with king bed, large bathroom with dual vanity and large shower, and large walk-in closet
 - Guest bedroom with two queen beds, storage closet
 - Bunk room with 2 bunks (lower beds are full and upper beds are twin beds - sleeps 4), large closet
 - Large hall bathroom with dual vanity and large shower serves guest room and bunk room
 - Upstairs guest room with full bed, large walk-in closet, and full bathroom
 - Chef's kitchen with built-in cabinets, breakfast bar, marble countertops, and all major appliances (see photos)
 - Exterior access from kitchen to rear patio area
 - Dining area accommodates 12 people (table seating for 8 and breakfast bar seating for 4)
 - Upstairs sitting area overlooking the great room
 - Gear/mud room with 4 cubicles, prep area, storage closet, and access to exterior
 - Utility room with washer and dryer, and large gun safe
 - Abundant closets throughout (pantry, storage, mechanical/utility)
 - Electricity, municipal water, zoned central heat and air, internet service, and security system
 - Front porch (facing east), rear patio grilling area, and large parking area
 - Additional details, features, and conveyances shall be
 - All furnishings and décor convey except for items that are personal, sentimental, and wildlife mounts (list will be provided to qualified and serious prospect)
- 40' x 40' (1,600 +/- square feet) shop (designed for equipment storage and maintenance work)
 - 2 shipping containers built-in to each side for secure storage
 - Large open shop area for tools, storage, and maintenance work
 - Large rear covered storage area for tractor and other equipment
 - See photos for additional information
- Other details and features
 - 5 strand barbed-wire fencing around the property perimeter
 - 1.3 +/- acre pond (plans have been drafted for the expansion of the pond to a lake)
 - Custom electric security entrance gate
 - 70.14 +/- acres of established hayfield

PROPERTY SALIENT DETAILS (CONT.)

Tract 2 - Improvements

- Re-lift pumping station positioned on the Black River
- Underground piping to water-controlled units
- Levee system with water release pipes

Equipment Conveyances

- Kubota 7060 tractor
- Case 7140 tractor
- Cat 308 E2 excavator
- 150 horse-power engine (for river re-lift pumping station)
- Bush hog, disc/harrow, and other implements
- 3 deer stands and 3 new deer stands planned for installation this summer
- 2 new skid duck hunting blinds (5 seat metal construction)

Contracts and Agreements

- Wetland Reserve Easement
- Hay cutting agreement (beef in exchange for the hay)

Real Estate Taxes

- \$1,348.75 (source: Independence County Assessor data, 2024)
 - Tract 1: \$132.51
Parcel 0100544000, \$132.51
 - Tract 2: \$ 1,216.24
Parcel 0100101000, 63.87 +/- acres, \$513.86
Parcel 0100103000, 173.51 +/- acres, \$596.7
Parcel 0100108000, 46.79 +/- acres, \$105.68

Offering Price

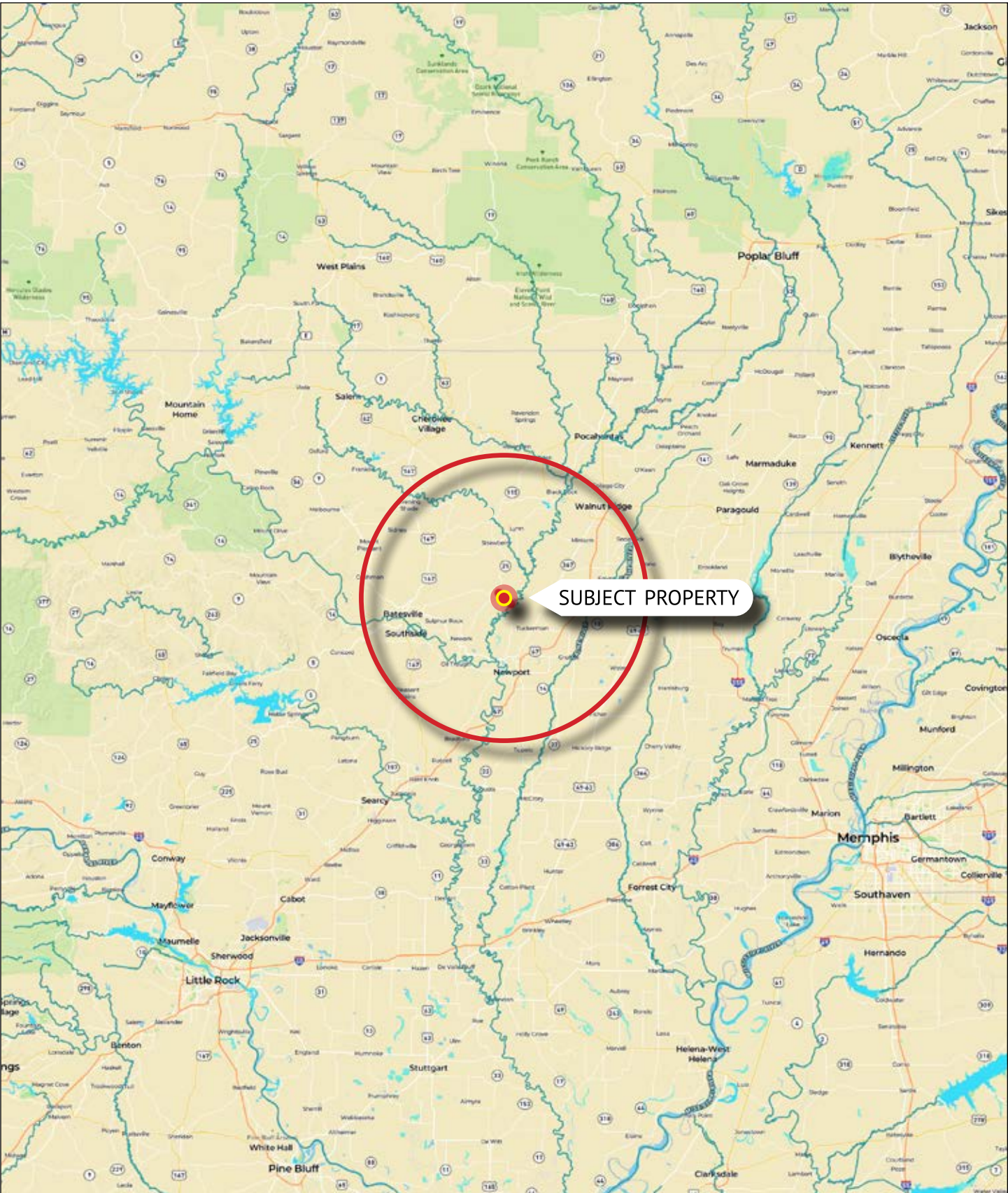
\$2,750,000.00

Contact

Qualified and interested parties should contact Chuck Myers at 901-830-5836 regarding questions or schedule a property tour.

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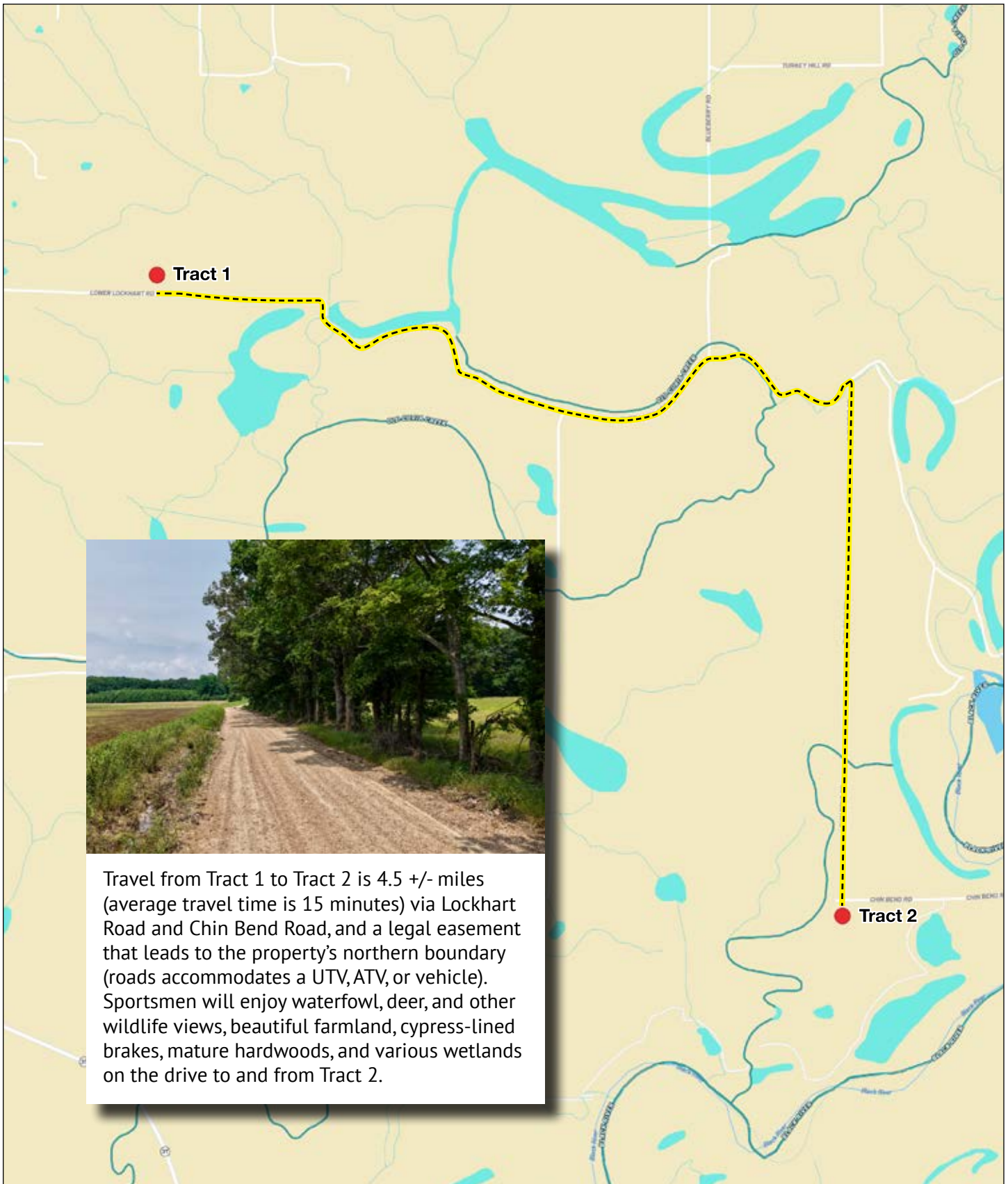
PROPERTY LOCATION



PROPERTY LOCATION



ACCESS BETWEEN TRACT 1 AND 2



Travel from Tract 1 to Tract 2 is 4.5 +/- miles (average travel time is 15 minutes) via Lockhart Road and Chin Bend Road, and a legal easement that leads to the property's northern boundary (roads accommodates a UTV, ATV, or vehicle). Sportsmen will enjoy waterfowl, deer, and other wildlife views, beautiful farmland, cypress-lined brakes, mature hardwoods, and various wetlands on the drive to and from Tract 2.

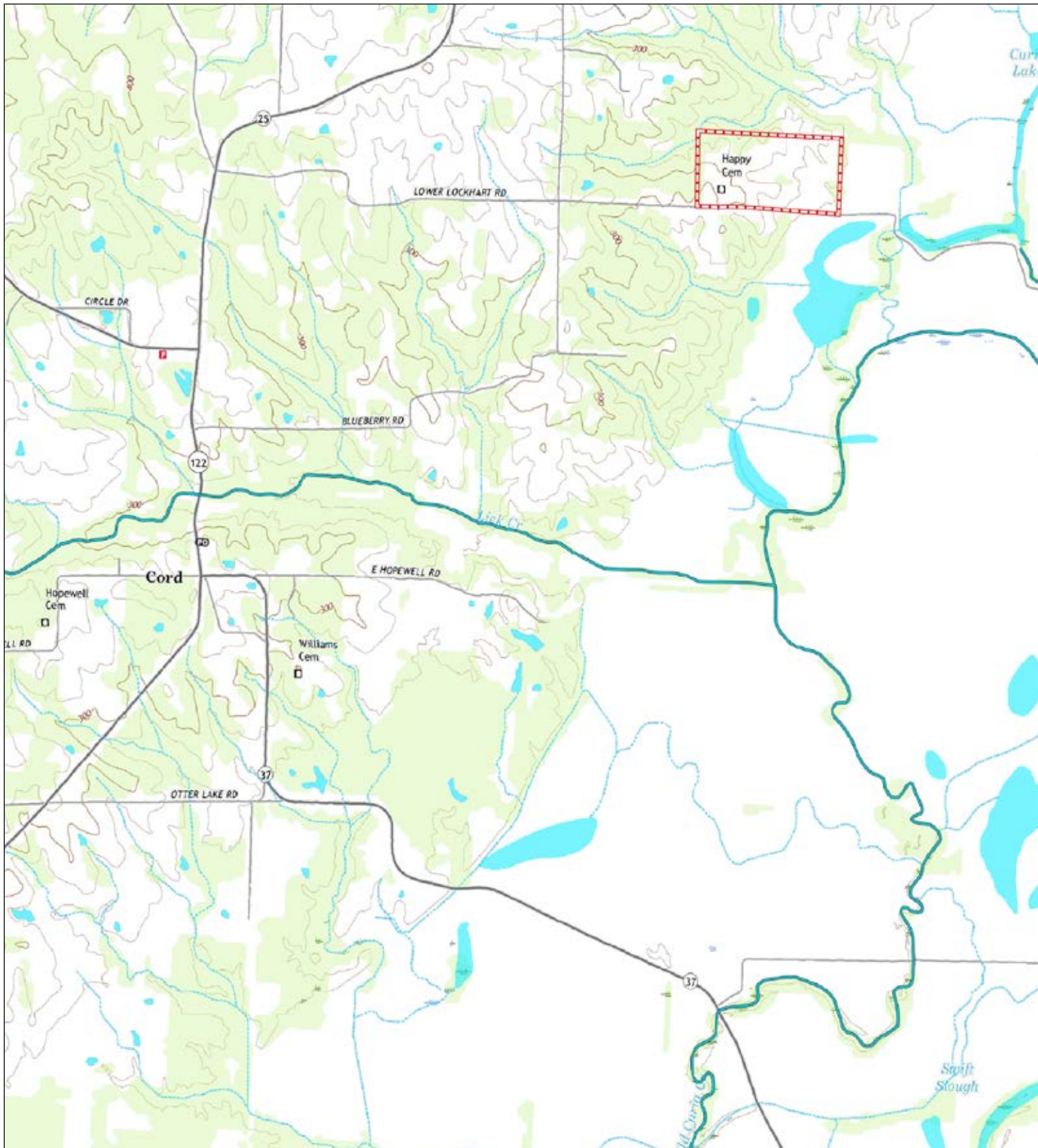
AERIAL MAP - TRACT 1

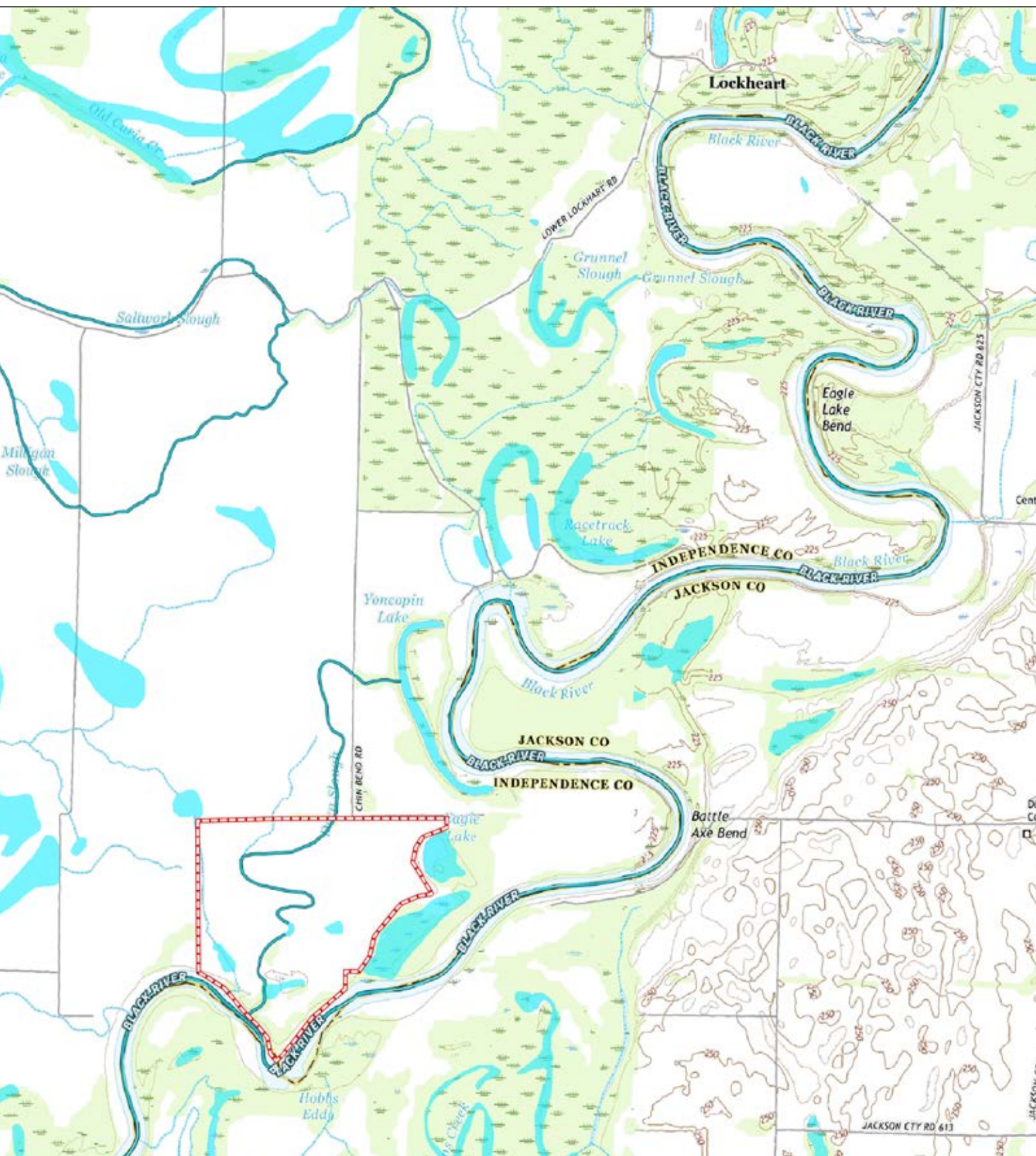


AERIAL MAP - TRACT 2



TOPOGRAPHY - TRACTS 1 AND 2





WATERFOWL AND WILDLIFE HABITAT DEVELOPMENT MAP - TRACT 2







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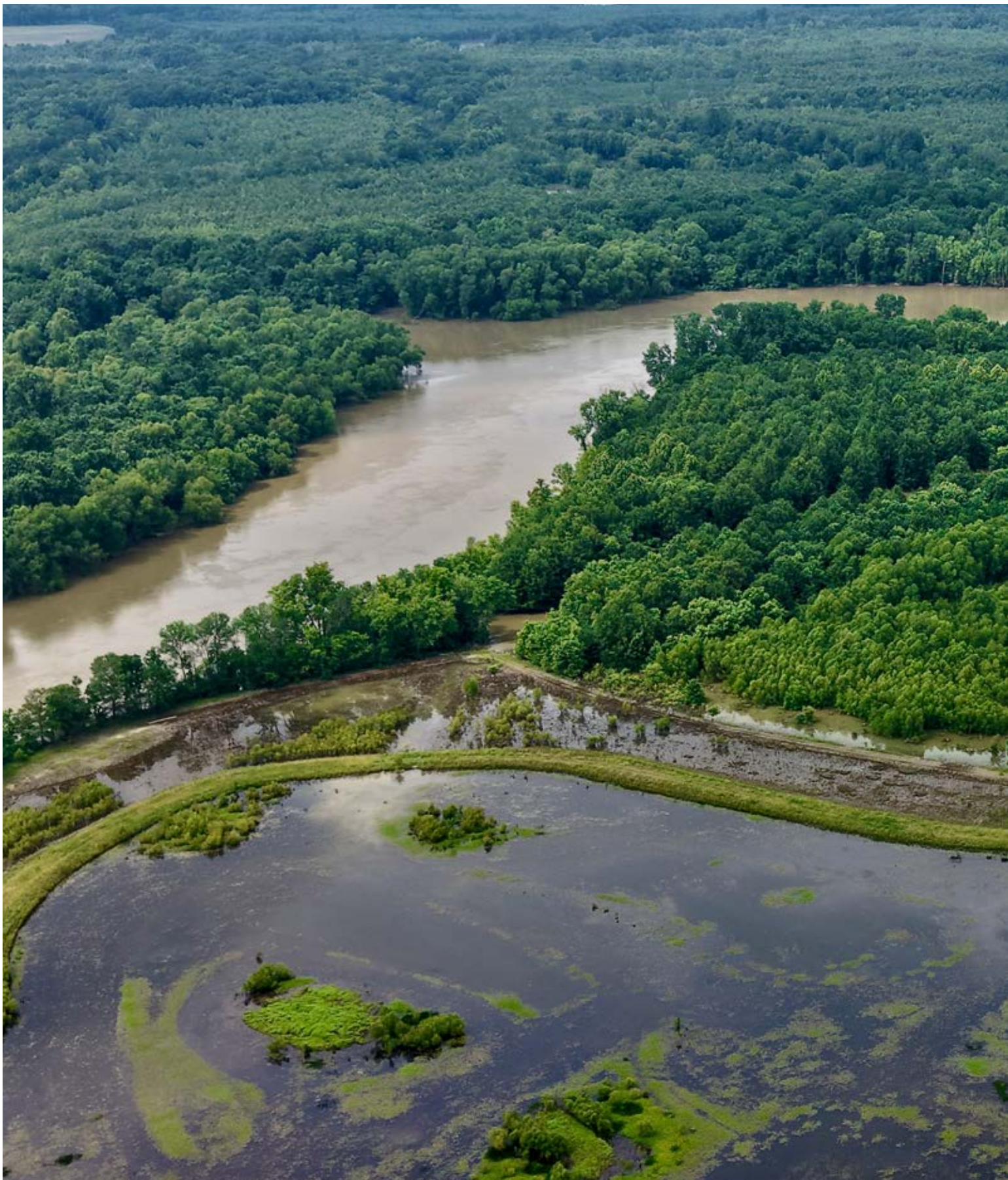
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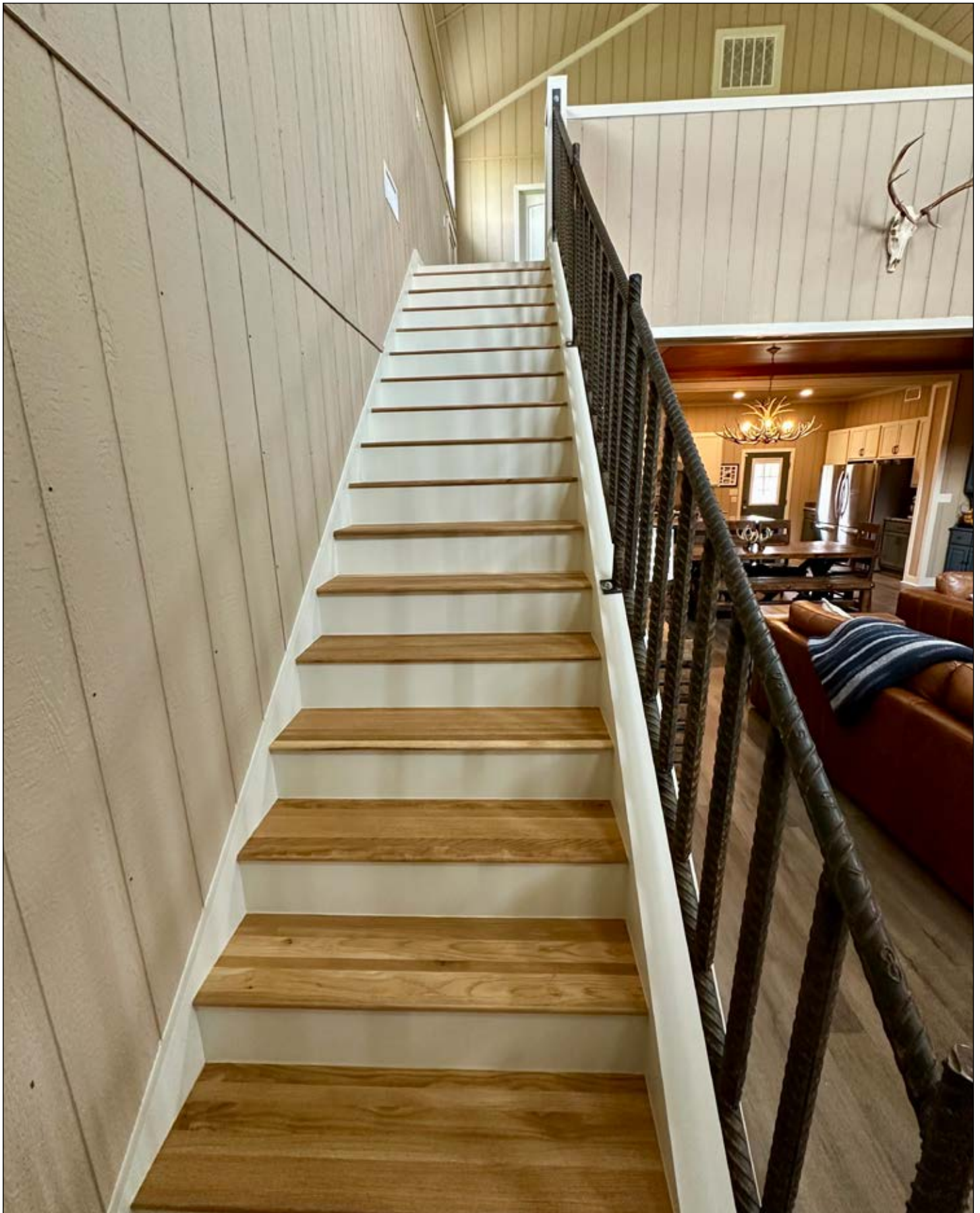


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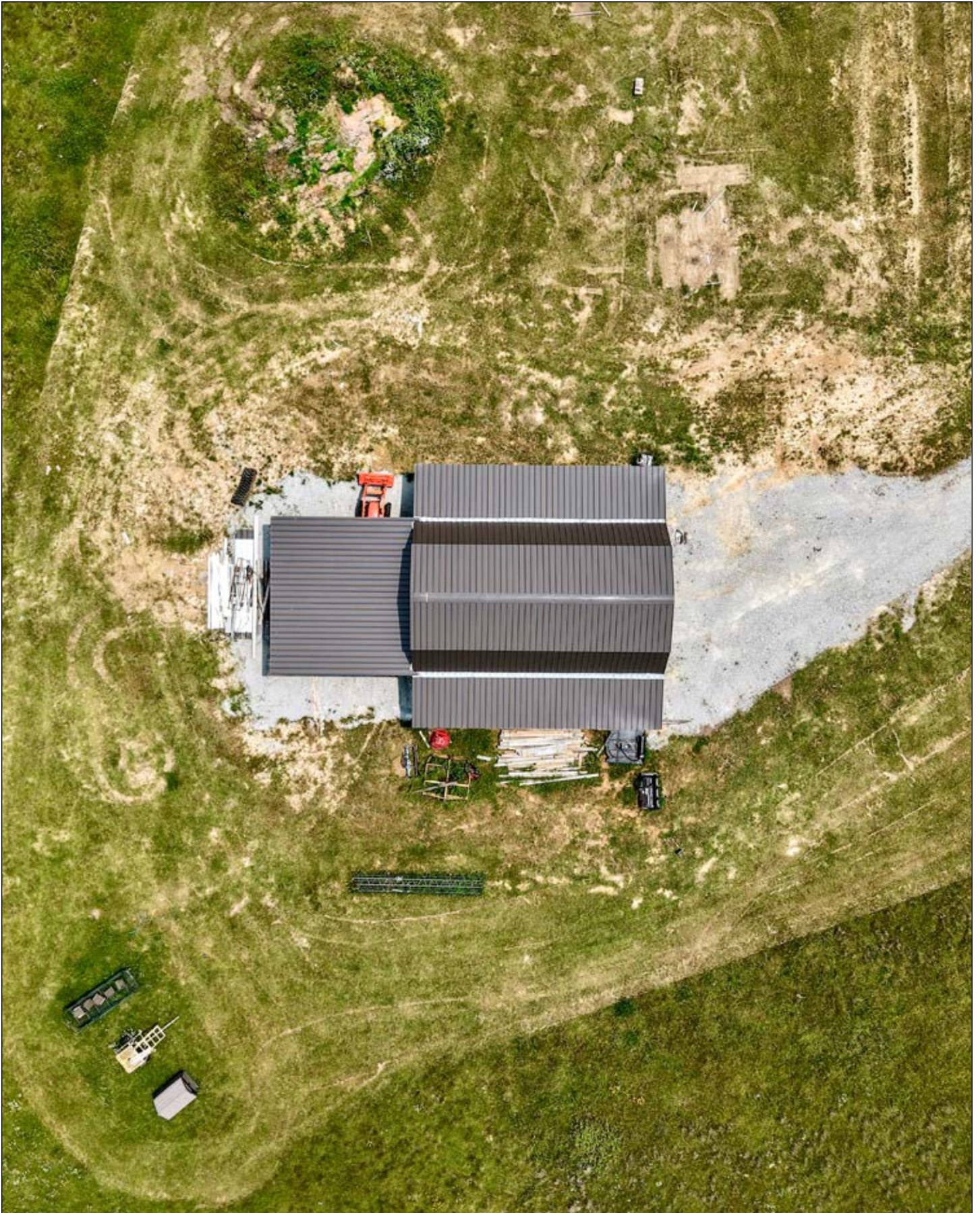
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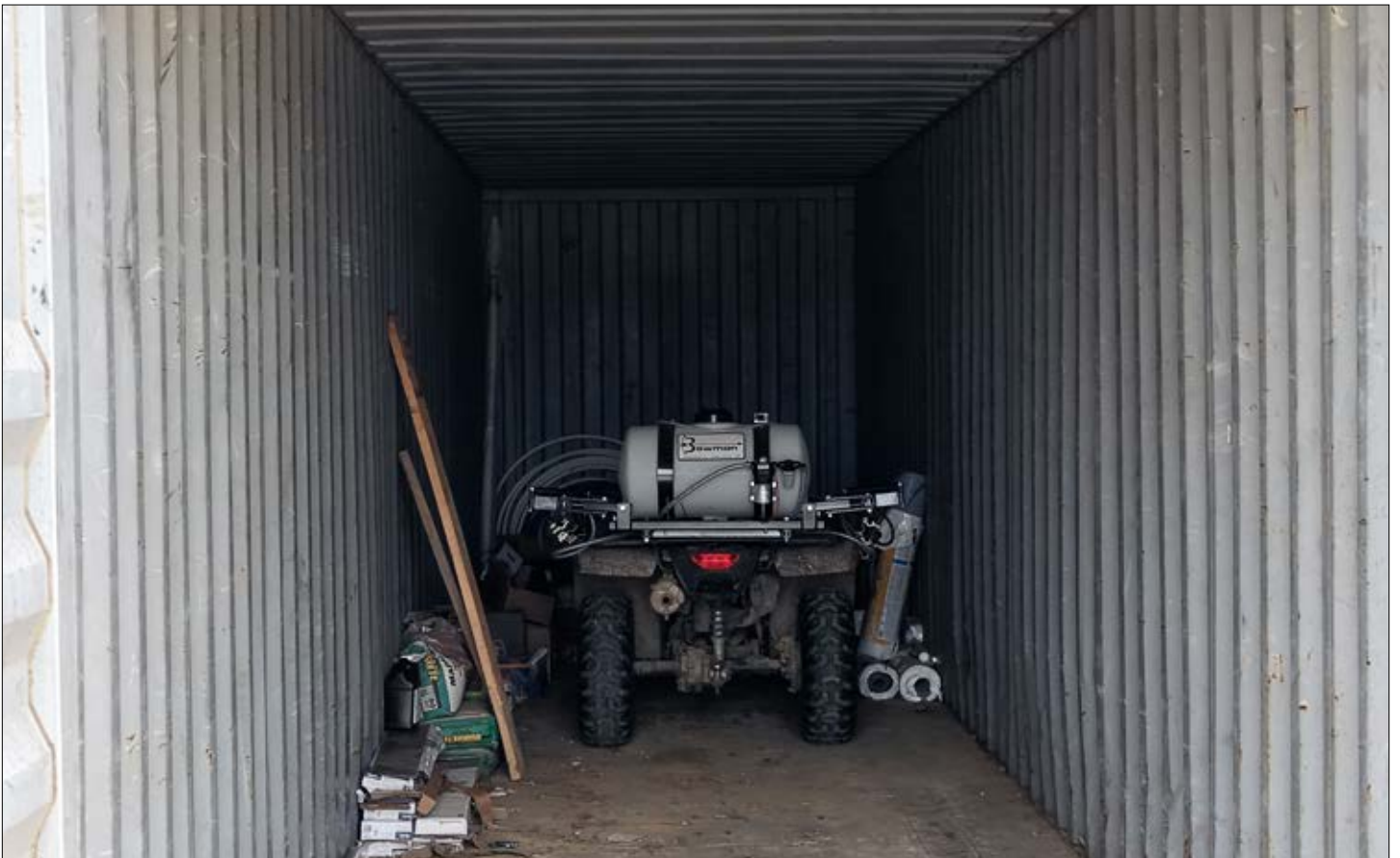
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Chuck Myers

Chuck Myers is a Partner and Agent with Myers Cobb Realtors, licensed in Arkansas, Mississippi, and Tennessee. After an Agribusiness career as an industry National Sales and Marketing Manager, Chuck entered the real estate market, developing and managing legacy hunting clubs in North America.

Chuck has a proven history of marketing and selling equity in premium hunting properties. He also has many notable real estate sales of premier hunting clubs. Chuck has a 30 year market reputation of assisting clients and partners with the acquisition, development, management, and selling of exclusive recreational estates. Chuck has a comprehensive archive of hunting and farmland involvement achievements. A limited list includes Greenbriar, River Oaks, Wolf Farm, Greentree, Paradise, Deer Creek, and Delta Duck Farms.

Over the years, Chuck has developed an extensive range of relationships with qualified land investors and professionals within the agriculture and outdoor real estate business. He is a seasoned land specialist and has transacted millions of dollars in Mid-South land sales. A knowledge of land and a passion for the outdoors, Chuck identifies with the client, is direct, and enjoys the agent-client transactional relationship.

He and his wife, Jerri, have three children, seven grandchildren, and currently reside in Memphis, Tennessee.



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