

GRASSY SLOUGH • PROPERTY SUMMARY

Acreage – 160.0 +/- total acres

- 100.0 +/- acres: Timberland (majority consisting of middle age hardwood timber)
- 55.0 +/- acres: Grassy Slough wetland (consisting of cypress, willow, buttonwillow, and smartweed)
- 3.0 +/- acres: Development site (lodge and surrounding area)
- 2.0 +/- acres: Levees, roads, ditches, and other

Location – White County (Northeast Arkansas)

- Coordinates: 35.30458,-91.45991
 - Bald Knob, AR: 6.5 +/- miles
 - McCrory, AR: 18 +/- miles
 - Little Rock, AR: 65 +/- miles
 - Augusta, AR: 7.5 +/- miles
 - Searcy, AR: 20 +/- miles
 - Memphis, TN: 85 +/- miles

Legal Descriptions

- White County Parcel Number: 001-00295-000
 - Northwest Quarter (NW¼) of Section 20, Township 8 North, Range 4 West, containing 160 acres, more or less.

Access

The property offers outstanding access via US Highway 64 and Rio Vista Road (between Bald Knob and Augusta, AR). From US Highway 64 take Rio Vista Road north and travel a half mile (0.5mi), then turn right onto the property access road (gated, private, gravel) and travel three-quarters (0.75mi) of a mile where the road ends at the lodge site. Use of the property access road is granted by legal easement.

Improvements - Lodge, Shop, and Surrounding Area

The newly built, secluded lodge at Grassy Slough blends fit-for-purpose utility with a beautiful, modern rustic interior. The lodge fits perfectly with the surrounding landscape and checks all the boxes for the avid and discerning sportsman. This turnkey, fully-furnished, fully-equipped, custom lodge comfortably accommodates six people and offers an impressive 5,000 +/- total square feet. 2,600 +/- square feet is dedicated to living space and 2,000 +/- square feet is shop and storage space. Every detail of this wonderful outing place has been carefully curated to create a warm, inviting atmosphere and an exceptional experience for family, friends, and business associates.

- Single-level, metal exterior, constructed on an elevated concrete slab
- Spacious open layout offering living area, kitchen, and dining
 - Large living area with massive wood-burning fireplace, and big screen television
 - Chef kitchen (fully equipped, all major appliances, built-in cabinets, and pantry closet)
 - Dining area (table seating for 8 people)
 - Wet bar with built-in cabinets, sink, and icemaker
- 3 bedrooms and 3 full bathrooms
 - Mastersuite with full bathroom
 - 2 guest rooms (1 with 3 beds and 1 with 2 beds) with full hall bathroom
 - Full bathroom in shop (directly accessed from main living area)
- Large utility room with washer and dryer
- Large storage room for gear and supplies, with large gun safe
- Concrete flooring throughout (offers easy maintenance)
- Massive shop accessed directly from main living area
 - Plenty of space for equipment storage and maintenance
 - Full bathroom and mechanical room
 - 2 large overhead doors (located on the west and north side)
- All utilities (underground 3-phase electric power, central heat and air, well water with filtration system, and septic system, propane, and StarLink® internet service)
- Exterior silo has water and electricity (may be used for outside entertaining or as a cook shed)
- Many additional details and features (see photos)

Landscape

155.0 +/- acres is comprised primarily of middle-aged hardwood timber with Grassy Slough meandering through the property from a northeast to southwest direction. Grassy Slough is roughly 55.0 +/- acres of wetland habitat offering oaks, cypress, and willow stands, along with buttonwillow shrubs, smartweed, and other aquatic vegetation. Located on the far southeast corner of the parcel is a 3.0 +/- acre improvement site with a newly-built lodge facility. An interior road system has been developed to allow easy access throughout the land for recreation and management.

Water Resources and Management

- 1 submersible 6" well powered by a 80kw diesel generator with a 500gal fuel tank (installed to supplement property flooding during duck hunting season)
- New levees and water control systems have been installed to manage water in key areas for duck hunting

Hunting Opportunities

Located in one of Arkansas' storied hunting areas and only a mile west of the White River, the property offers a proven and diverse duck and deer hunting experience. The land is positioned on the White River waterfowl flyway, which is considered the most critical mallard wintering habitat in the Lower Mississippi Flyway. Flooded oaks, willow, and buttonwillow areas along Grassy Slough provide excellent gunning for mallards, teal, and other ducks. The 100.0 +/- acres of hardwoods consist of a variety of high-quality, acorn-producing oaks, which were planted under a Conservation Reserve Program (contract has been bought out by the owner). The owner has intentionally developed and nurtured the landscape to deliver an outstanding habitat for both ducks and deer. Several areas throughout the property are appointed for deer hunting from high-grade stands, and all hunting locations are easily accessed directly from the lodge via a network of maintained roads, trails, and levees. Several exceptional private hunting properties are immediately adjacent or within proximity to the land. These large parcels supply much added wildlife value and are a testament to the property's quality location. In addition, the surrounding area offers outstanding state and federal public hunting options, such as Henry Gray Hurricane Lake WMA, Departee Creek WMA, Rex Hancock Black Swamp WMA, Bald Knob NWR, and the Cache River NWR, all of which are within a short drive of the lodge.

- The White River is 1 mile due east
- The famous 4,000-acre White Oaks Duck Woods is only 2.5 miles east and northeast
- The 17,000-acre Henry Gray Hurricane Lake Wildlife Management Area is 4.75 miles due south
- The 15,000-acre Bald Knob National Wildlife Refuge is 7 miles southwest
- The 15,000 acres of the 68,000-acre Cache River National Wildlife Refuge is within 10-20 miles east
- The 1,300-acre Departee Creek Wildlife Management Area is 1 mile due west
- 1,750 acres adjoining the property on the east and south is owned and supervised for hunting by Worldwide Trophy Adventures (WTA Land, LLC) based in Sidney, Nebraska (the property managed for duck, deer, and quail)
- 400 acres adjoining the property on the north is cultivated farmland
- Numerous highly-developed properties with a variety of habitat are managed for duck and deer hunting in the general area

Real Estate Taxes

\$168.70 (source: White County Assessor data, 2024)

Offering Price

\$2,800,000.00

Contact

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