

Muddy Water Duck Club

256.0 +/- Acres ♦ Cross County, AR

AVAILABLE FOR ACQUISITION: *Muddy Water Duck Club is located just northeast of Fair Oaks, Arkansas in a storied mallard wintering area along the L'Anguille River flyway. The land offers a turnkey lodge and a proven waterfowl habitat from flooded hardwood timber flats and willow pockets to Brushy Creek channel and natural wetlands.*



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Muddy Water Duck Club

PROPERTY SUMMARY

Muddy Water Duck Club is a sporting property located in Cross County, Arkansas just northeast of Fair Oaks along the L'Anguille River flyway, one of the most productive mallard corridors in Arkansas. Storied duck hunting clubs such as Mallard Pond, Wolf Farm, Bowhoop Hunting Club, Brushy Lake, Coca-Cola Woods are within the general area.

The land offers 256.0 +/- total acres, of which 253.0 +/- acres are bottomland habitat with towering hardwood timber flats and natural wetlands offering a diverse environment that consistently attracts mallards and other duck species. The property is well-developed for duck hunting with four large blinds structures positioned at proven shooting holes. Traditional green timber shooting holes are also available at various locations. Access to all hunting areas is by boat ride up Brushy Creek, which meanders through the heart of the land. Last season alone, the hunters at Muddy Water harvested approximately 540 ducks over just 30 hunts — averaging 18 birds per outing, primarily greenheads. Trophy deer hunting is also available and further enhance the property's value.

A 3,600-square-foot lodge offers the perfect balance of rustic charm and modern amenities, designed for those who appreciate a classic sporting atmosphere and modern comfort. With accommodations for up to 16 guests, the lodge offers the ideal outing place for entertaining family, friends, and business clients. Supporting the operations is an 1,800-square-foot equipment shop with a concrete foundation, featuring storage for boats, ATVs, decoys, gear, and other equipment, along with a dedicated dog kennel. The lodge, shop, parking areas, and boat launch area are thoughtfully laid out across three acres, offering easy access to Brushy Creek and seamless logistics for hunting groups of any size.

Priced at \$3.1 million, Muddy Water Duck Club represents a turnkey setup for the avid duck hunting sportsman to own a high-quality hunting property in one of Arkansas's best duck wintering areas.

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

ATTENTION: Myers Cobb Realtors is the Exclusive Agent for the property described herein. This property brochure and all information contained herein are believed to be correct; however, no guarantee is made as to its certainty. Prospective buyers are urged to inspect the property and perform independent due diligence. Myers Cobb Realtors and its agents assume no liability as to errors, omissions, or investment results. All information is approximate. Some images shown within this property offering brochure are used for representative purposes and may not have been taken on location at the subject property. A Land Agent of Myers Cobb Realtors must be present to conduct a tour of the property. We respectfully request that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property. Thank you for your interest and cooperation.



 **MUDDY WATER**

PROPERTY SUMMARY

Acreage – 256.0 +/- total acres

- 253.0 +/- acres (99%): Mature bottomland hardwood timber, Brushy Creek channel, and areas of scrub-shrub wetlands comprised of flats and sloughs with willow, button-willow, and smartweed
- 3.0 +/- acres (1%): Lodge, shop, and grounds area

Location – Cross County (Northeast Arkansas)

- Address: County Road 1630, Wynne, AR 72396 | Coordinates: 35.27803, -90.93547
- Distance to Regional Towns/Cities:

Fair Oaks, AR: 7 +/- miles	Hickory Ridge, AR: 12 +/- miles	Wynne, AR: 12 +/- miles
Jonesboro, AR: 50 +/- miles	Memphis, TN: 60 +/- miles	Little Rock, AR: 98 +/- miles

Legal Descriptions

- Parcel 001-00626-000, 206 acres - S1/2 Ne, N1/2 Se, Sese, Pt Nesw (6 Ac)
- Parcel 001-00730-100, 50 acres - Ne Ne & Ne 1/4 Se Ne

Access

The property offers excellent access via US Highways 49 and 64, which connect to maintained all-weather county roads leading to Cross County Road 1630, which travels and ends at the property's private gate. All hunting locations are on the bottomland tract are accessed via easy boating up Brushy Creek. The separate 80-acre tract is accessed via county and farm roads via vehicle or ATV.

Improvements - Lodge, Shop, and Surrounding Grounds

Blending rustic charm with refined modern comfort, the lodge at Muddy Water fits well with the surrounding landscape. Built in 2015, this turn-key lodge is an impressive single-level construction offering 3,600 +/- square feet to accommodate up to 16 guests. Every detail has been carefully curated to create a warm, inviting atmosphere and an exceptional experience for family, friends, and business associates.

- Great room with a large open layout
 - Chef kitchen fully equipped with all major appliances
 - Dining area (table with seating for 10 people and bar with seating for six people)
 - Large living area with massive stone wood-burning fireplace
 - Wet bar with built-in cabinets, sink, icemaker, and wine chiller
- 7 bedrooms
- 5 full bathrooms
- Utility gear/mud room and large laundry room
- Numerous closets for storage throughout
- Custom concrete flooring throughout
- Outside patio and cooking area
- Many additional details and features

Located just steps from the lodge is a 1,800 +/- square foot shop with plenty of enclosed equipment storage and maintenance areas. The shop is a metal building on a concrete foundation with covered storage. The west side houses a dog kennel, and the east is ideal for a boat or ATV. Numerous mature oak trees throughout create a beautiful grove around the lodge grounds. Within easy walking distance of the lodge, the shop is graveled at the water's edge for boat parking and launching. Hunters walk or ride side-by-sides to this location to leave by boat for their hunting locations. The lodge and shop grounds comprise 3.0 +/- acres and offer plenty of parking and room to move around.

Landscape

253.0 +/- acres of the property is bottomland associated with Brushy Creek, which meanders through the heart of the land. This diverse tract consists of mature hardwood timber flats and sloughs with scrub-shrub wetlands comprising willow, button-willow, and smartweed. Located on the southwest corner of the bottomland tract, on a gradual ridge 3.0 +/- acres serving as the grounds for a hunting lodge, large shop, parking area, and boat launch site on Brushy Creek.

Water Resources and Management

- Rock weir located on Brushy Creek for slowing water flow on the primary bottomland tract

Hunting Opportunities

Muddy Water Duck Club is in a proven duck hunting area along the legendary L'Anguille River flyway. Beginning just east of Weiner, Arkansas, Brushy Creek, a tributary of the L'Anguille River (2.0 +/- miles east), enters the property on the north and meanders through the landscape. North of the property are several notable duck hunting properties such as Mallard Pond, Wolf Farm, Duck Ridge, Brushy Lake Farms, Bowhoop Hunting Club, and many more, which Brushy Creek bisects and meandering through, creating an excellent corridor of waterfowl habitat for thousands of wintering and traveling ducks. Other high-profile duck hunting properties are adjacent to the land, such as Bayou 49 Hunting Club, Coca-Cola Woods, Strait Lake, Whistling Winds Duck Club, and the L'Anguille Sporting Club.

The property offers a quality and diverse duck hunting experience, from standing by big oaks in the green timber flats to shooting from four comfortable luxury blinds positioned in secluded willow pockets and on the Brushy Creek channel. On the north is an area of scrub-shrub wetland consisting of willow, button-willow, and smartweed, which offers excellent hunting opportunities.

Hunting success has shown to be excellent, with an estimated 540 +/- ducks (mostly mallards) harvested over 30 hunts (18 ducks per hunt on average) during the 2024-25 season. In addition to outstanding duck hunting, opportunities for hunting trophy buck deer are available.

Real Estate Taxes

\$1,806.07 (source: Cross County Assessor data, 2023)

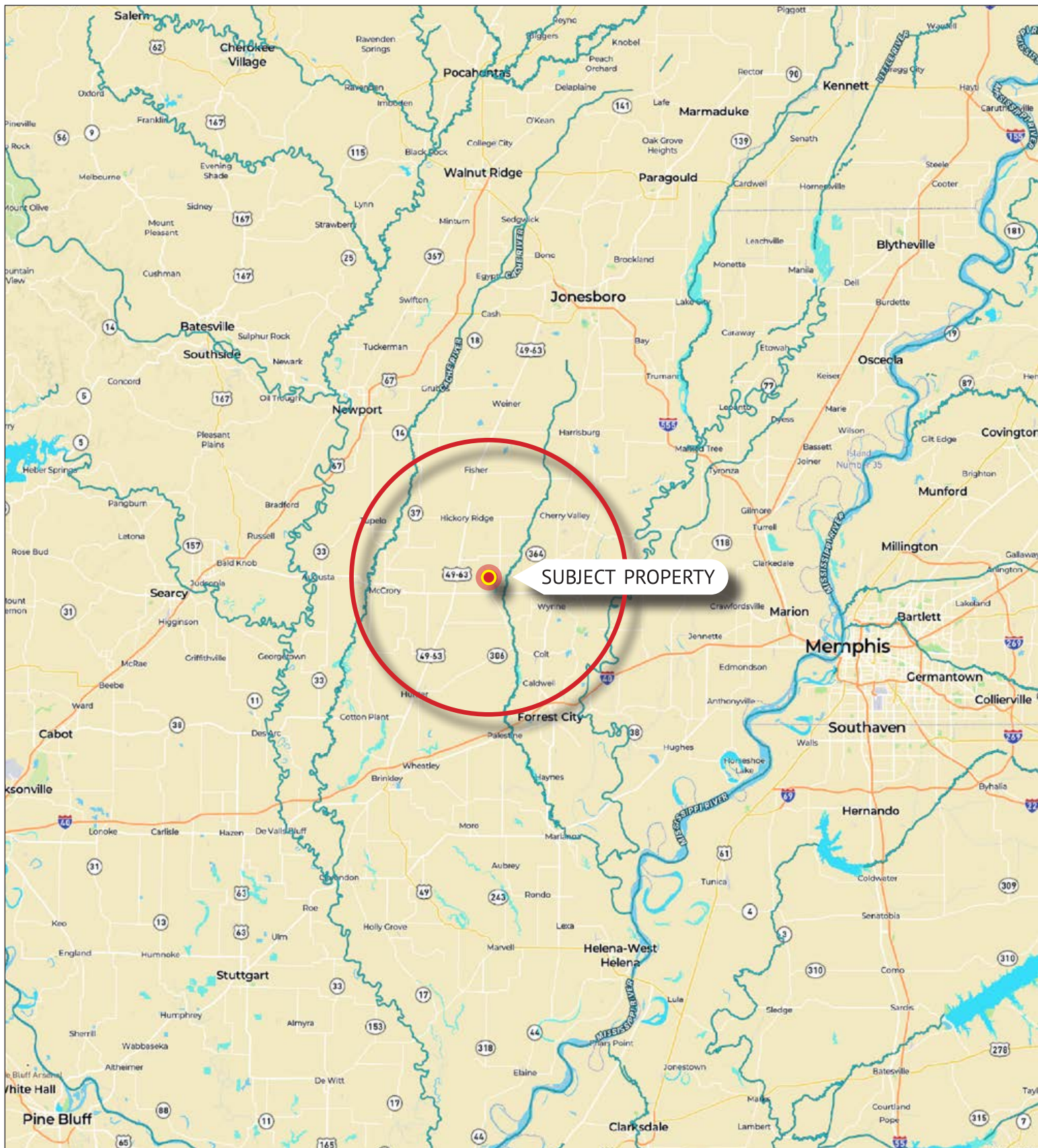
Offering Price

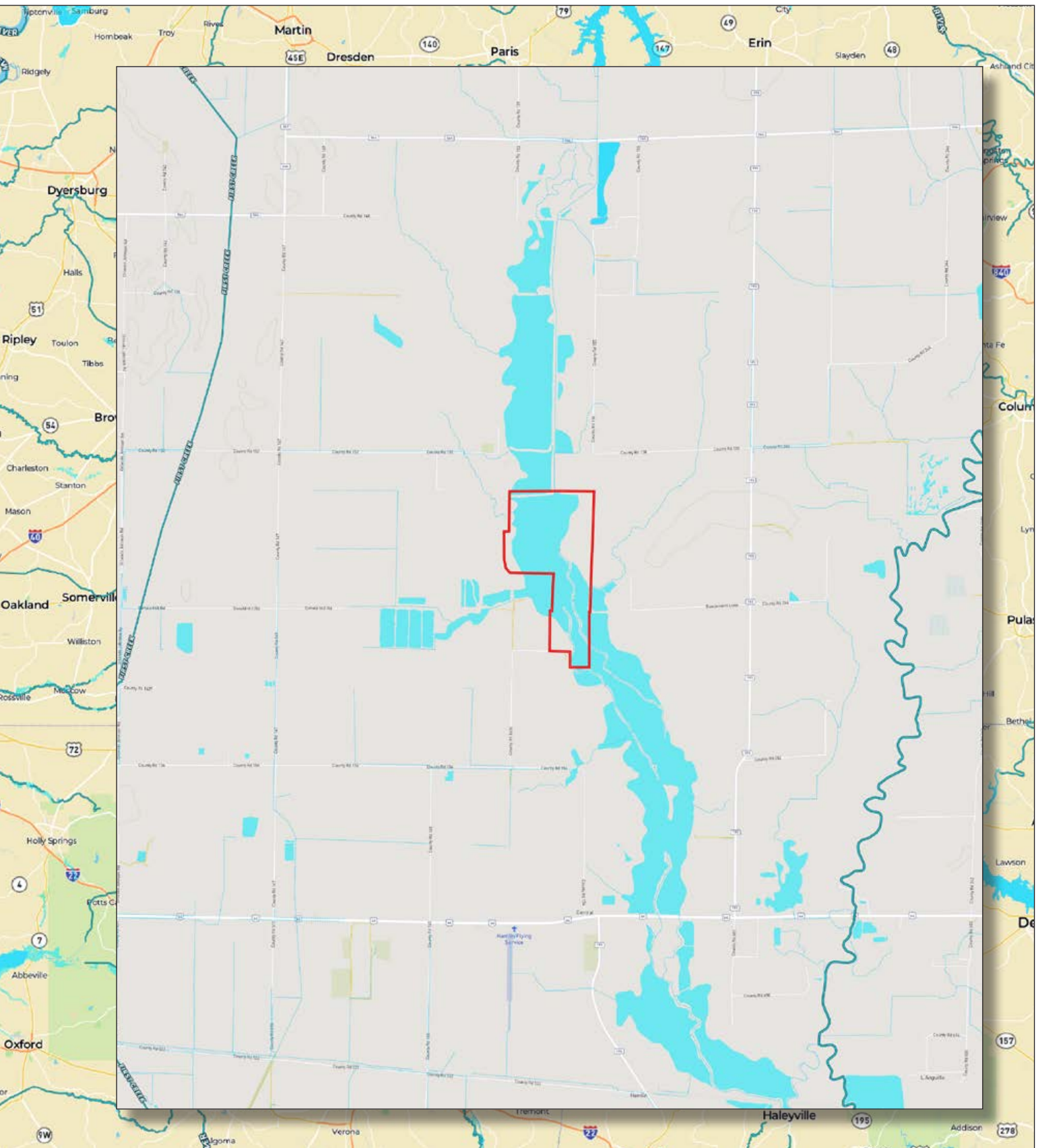
\$3,100,000.00

Contact

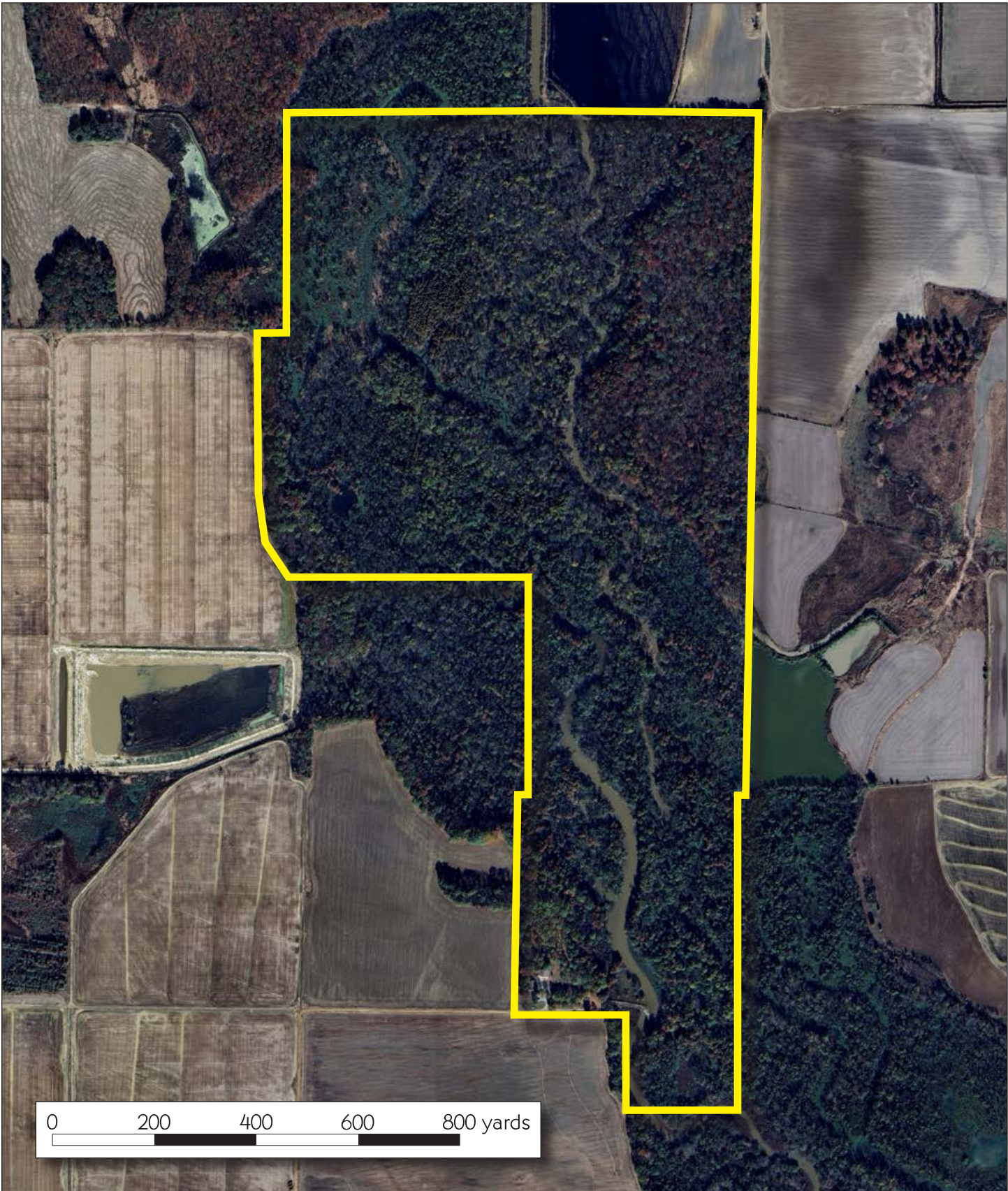
Qualified and interested parties should contact Chuck Myers at 901-830-5836 regarding questions or schedule a property tour.

PROPERTY LOCATION

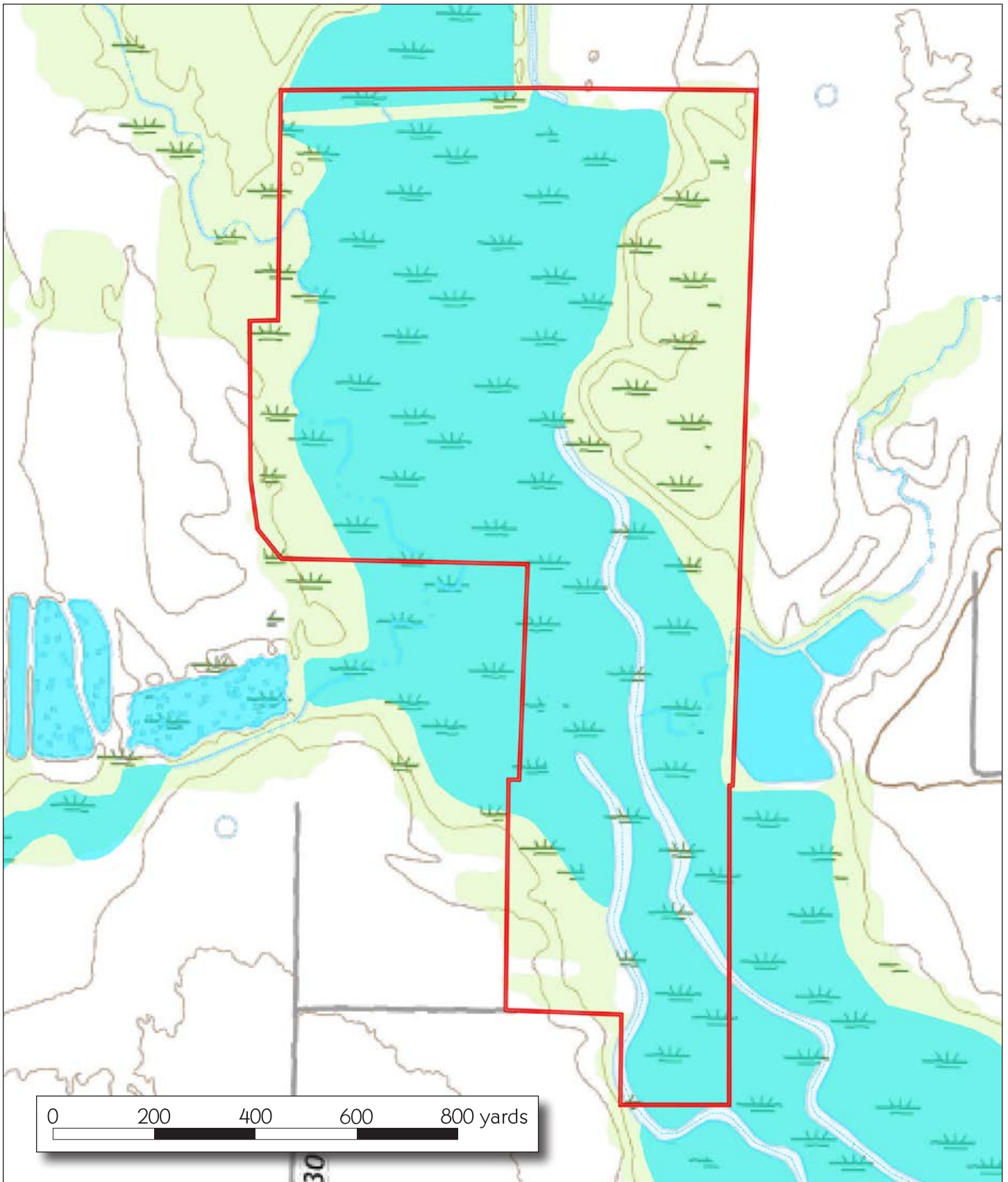




PROPERTY AERIAL MAP



PROPERTY TOPOGRAPHY









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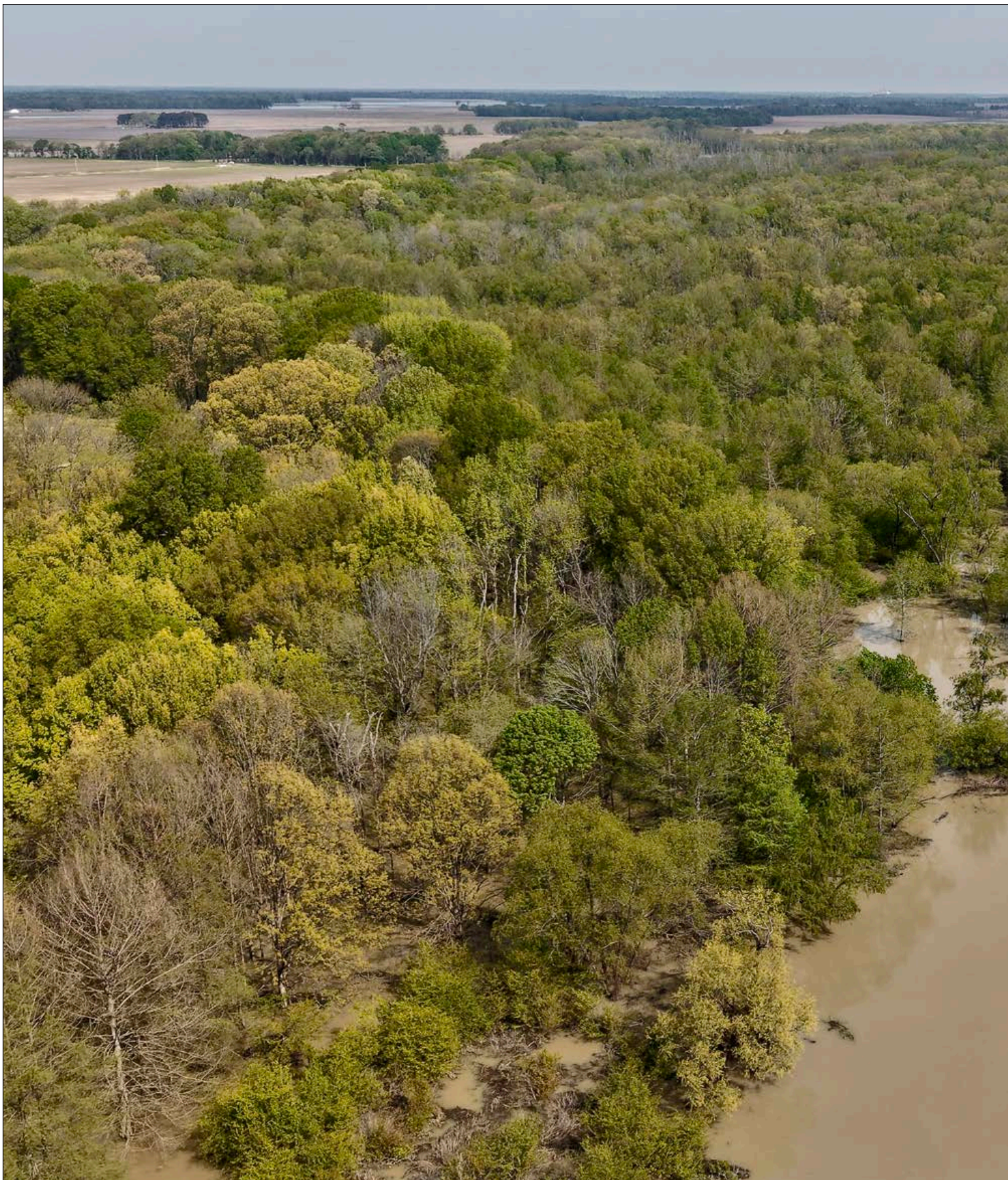
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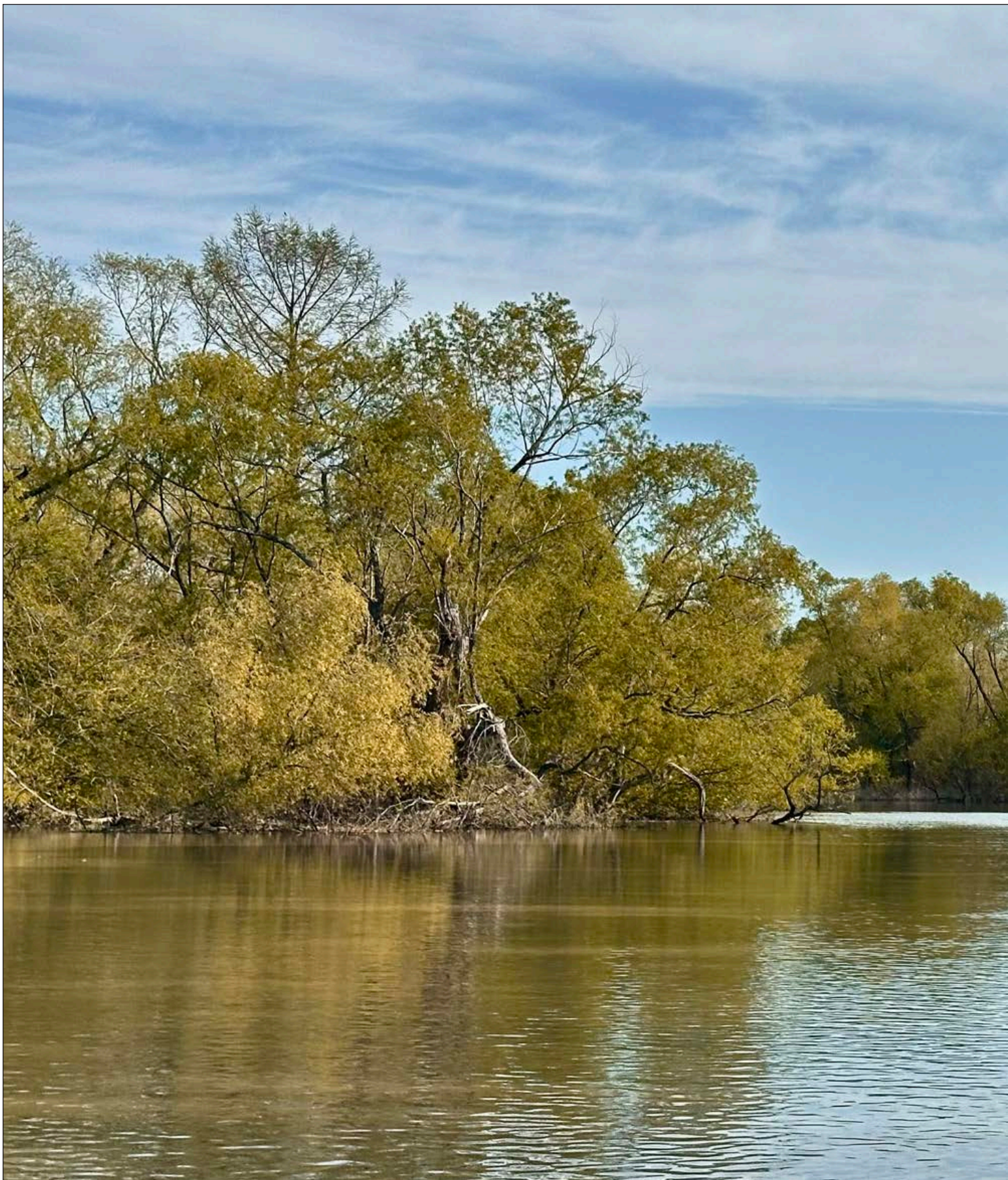




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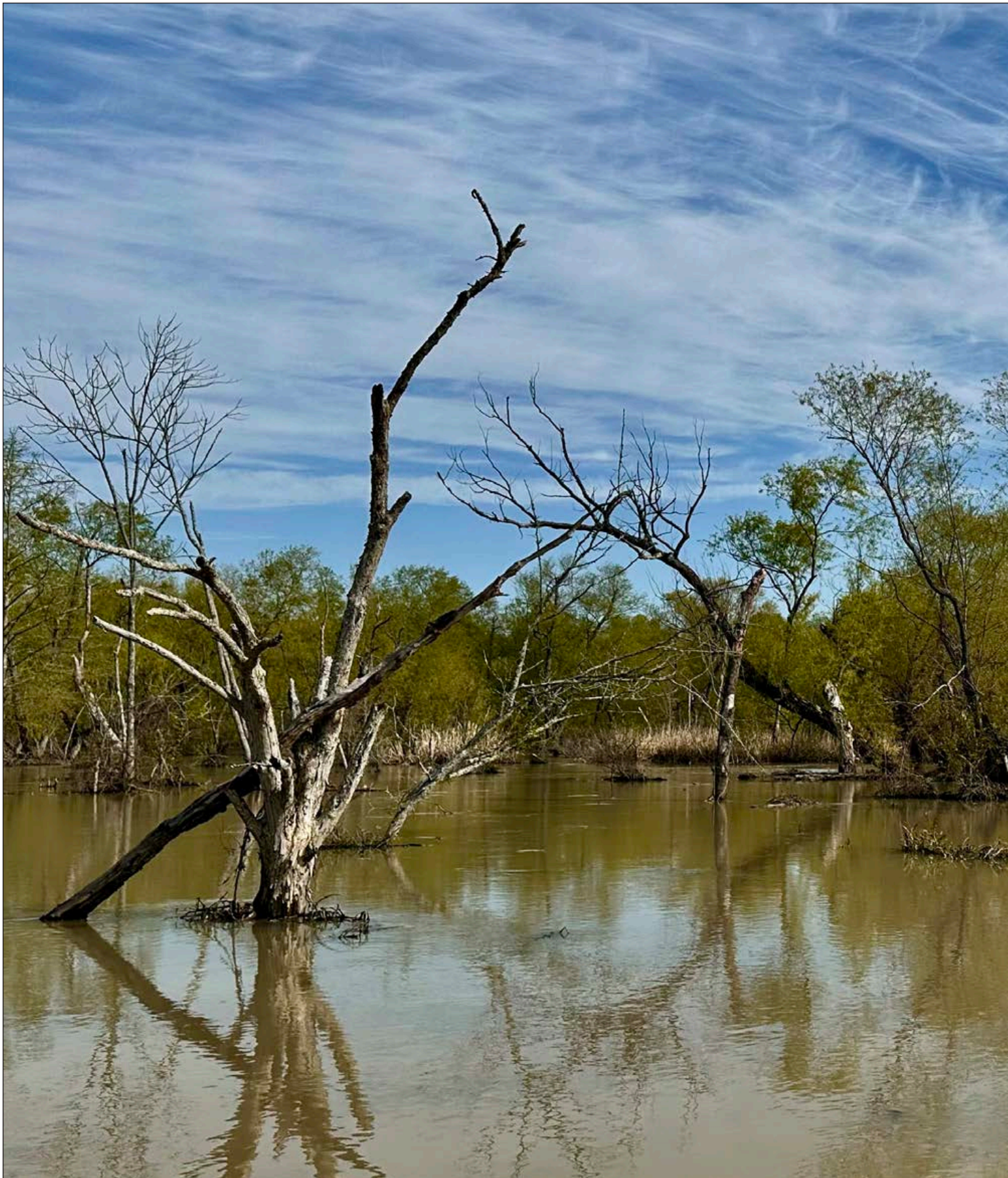
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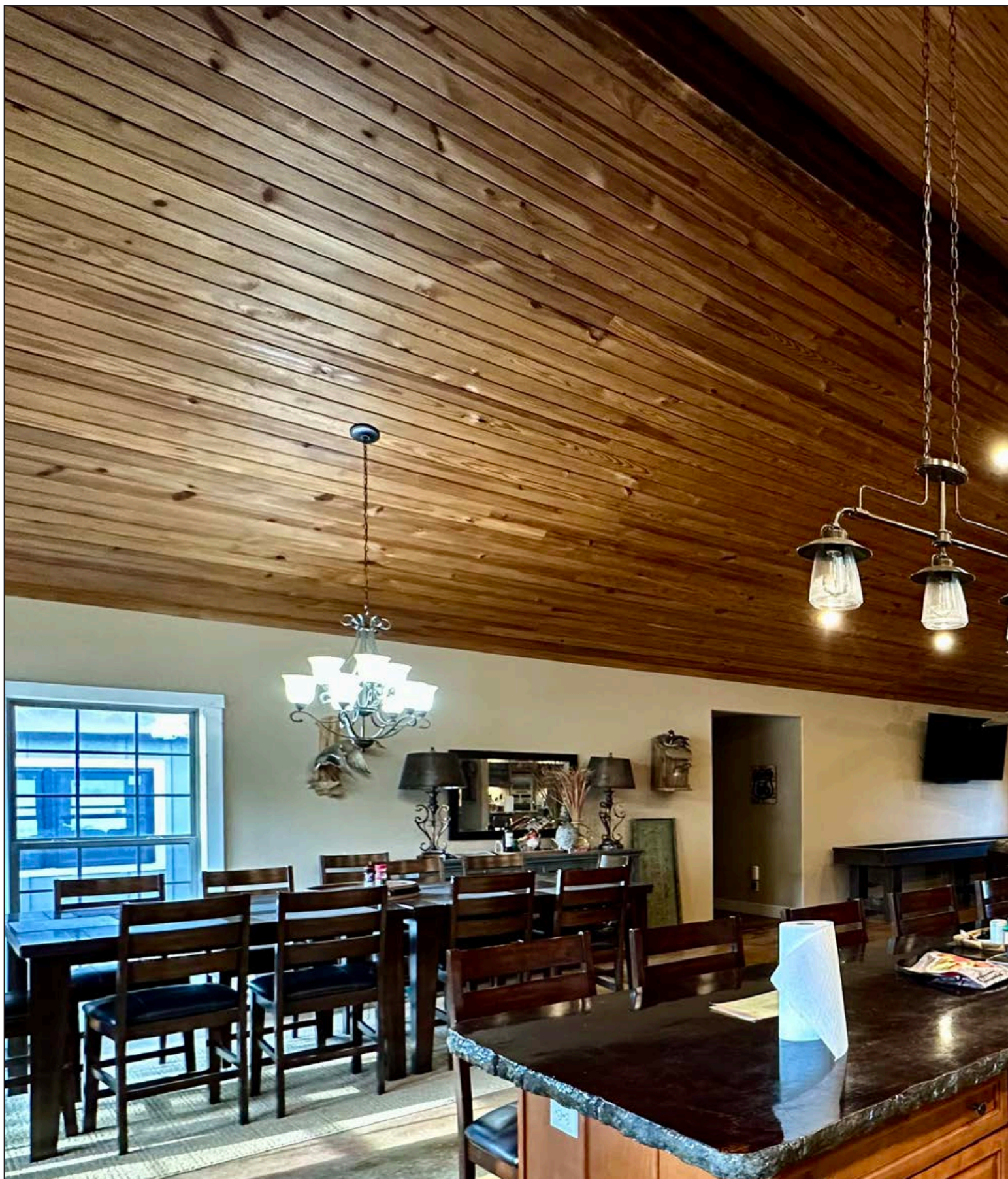
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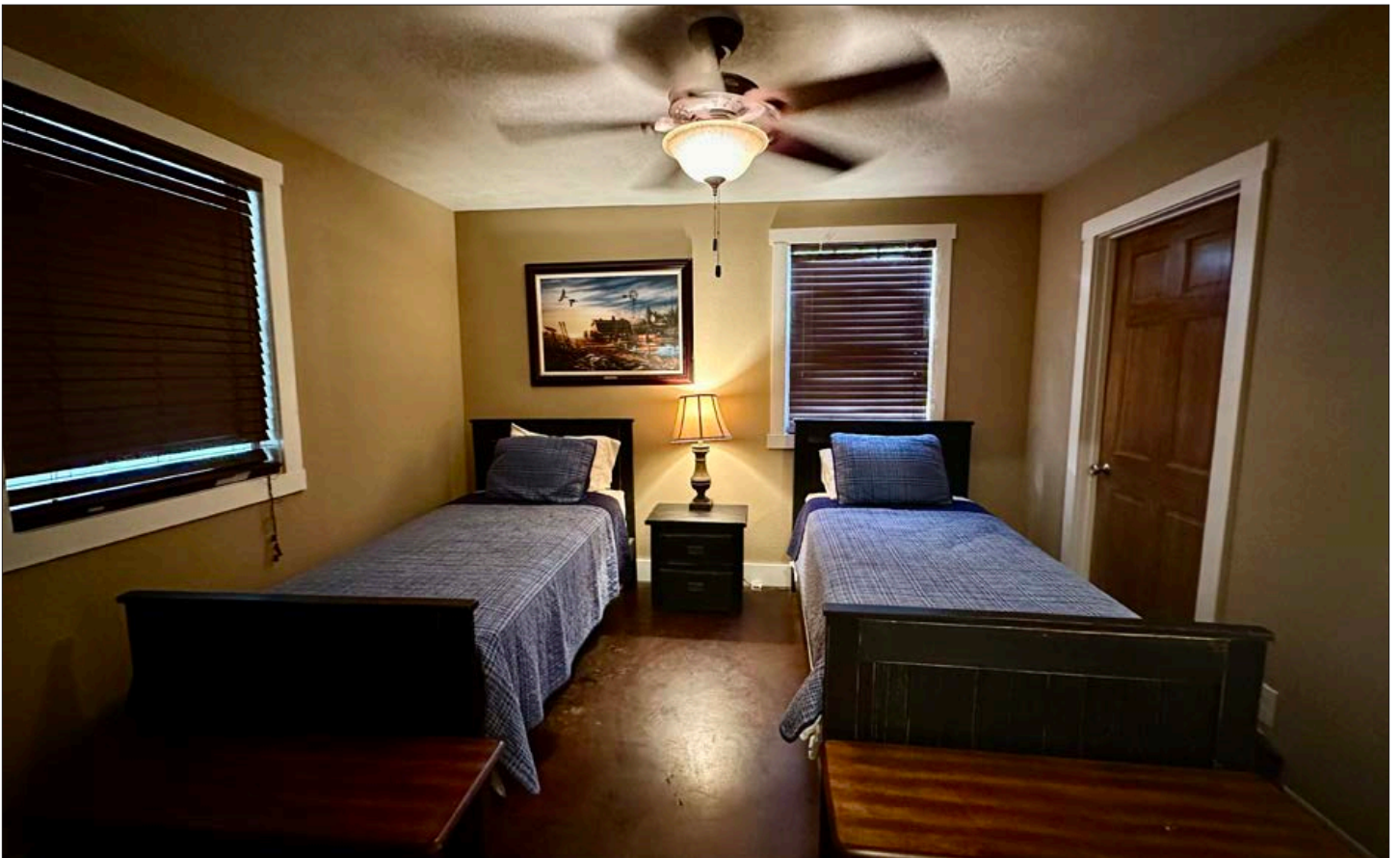
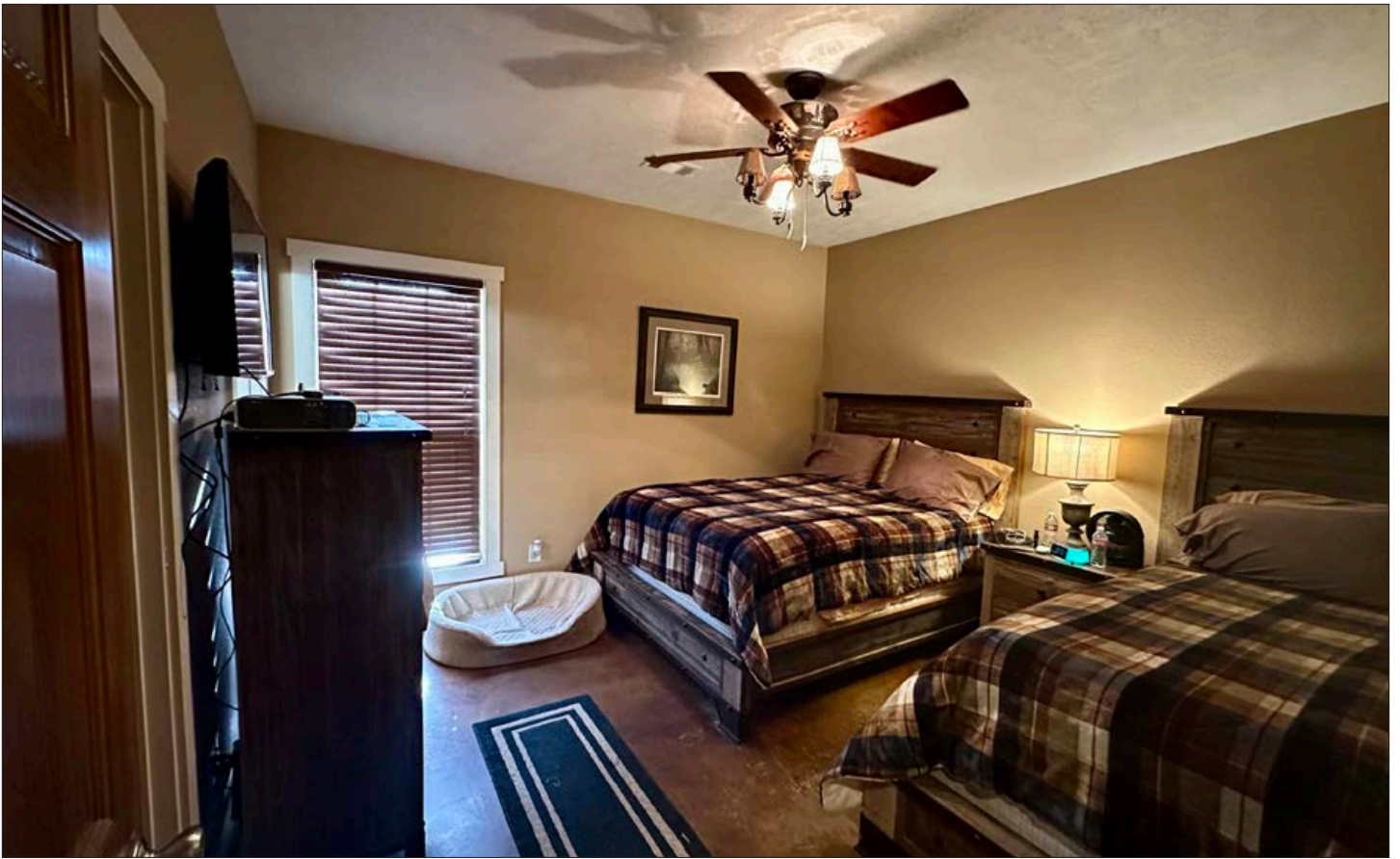
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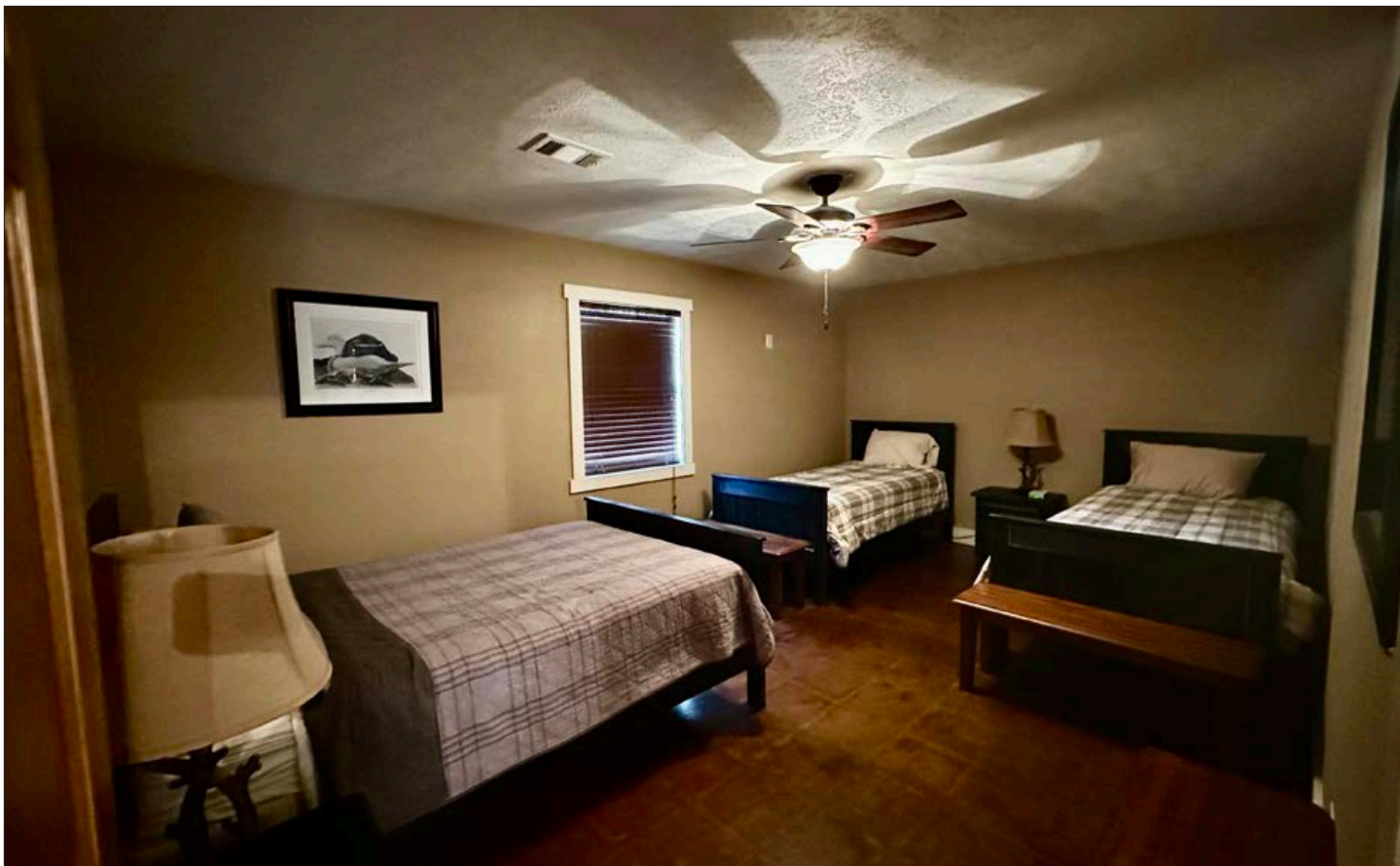
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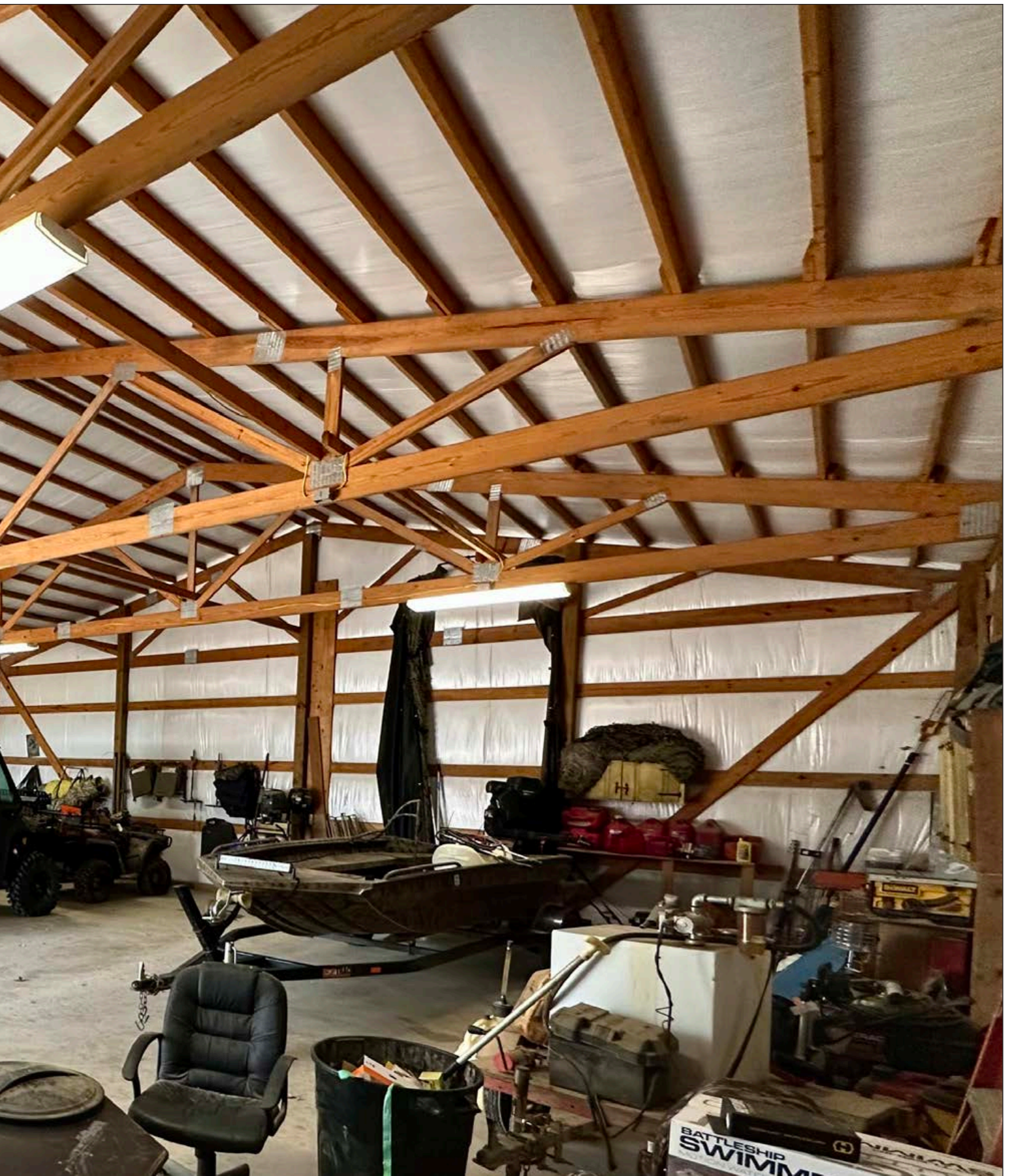
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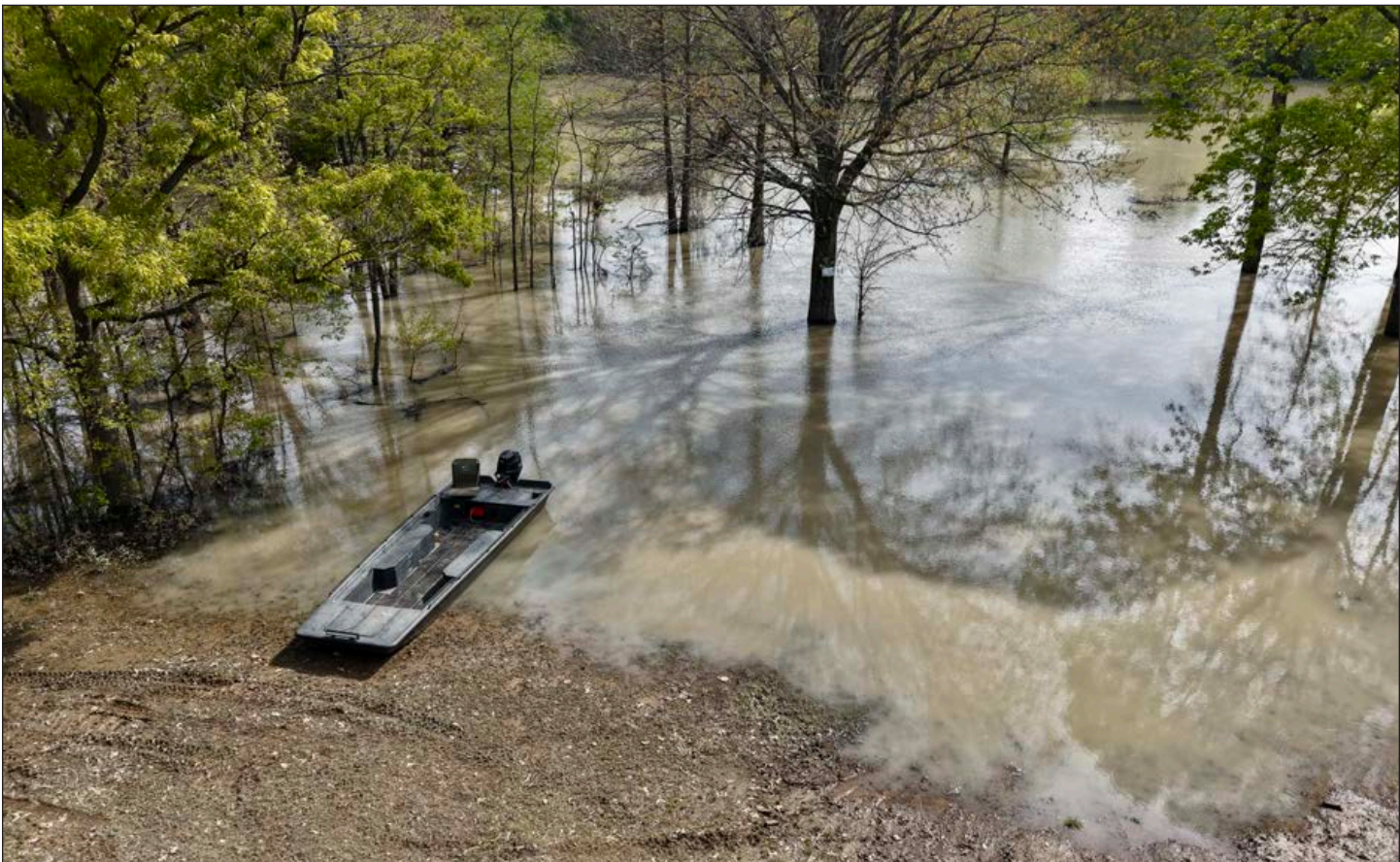




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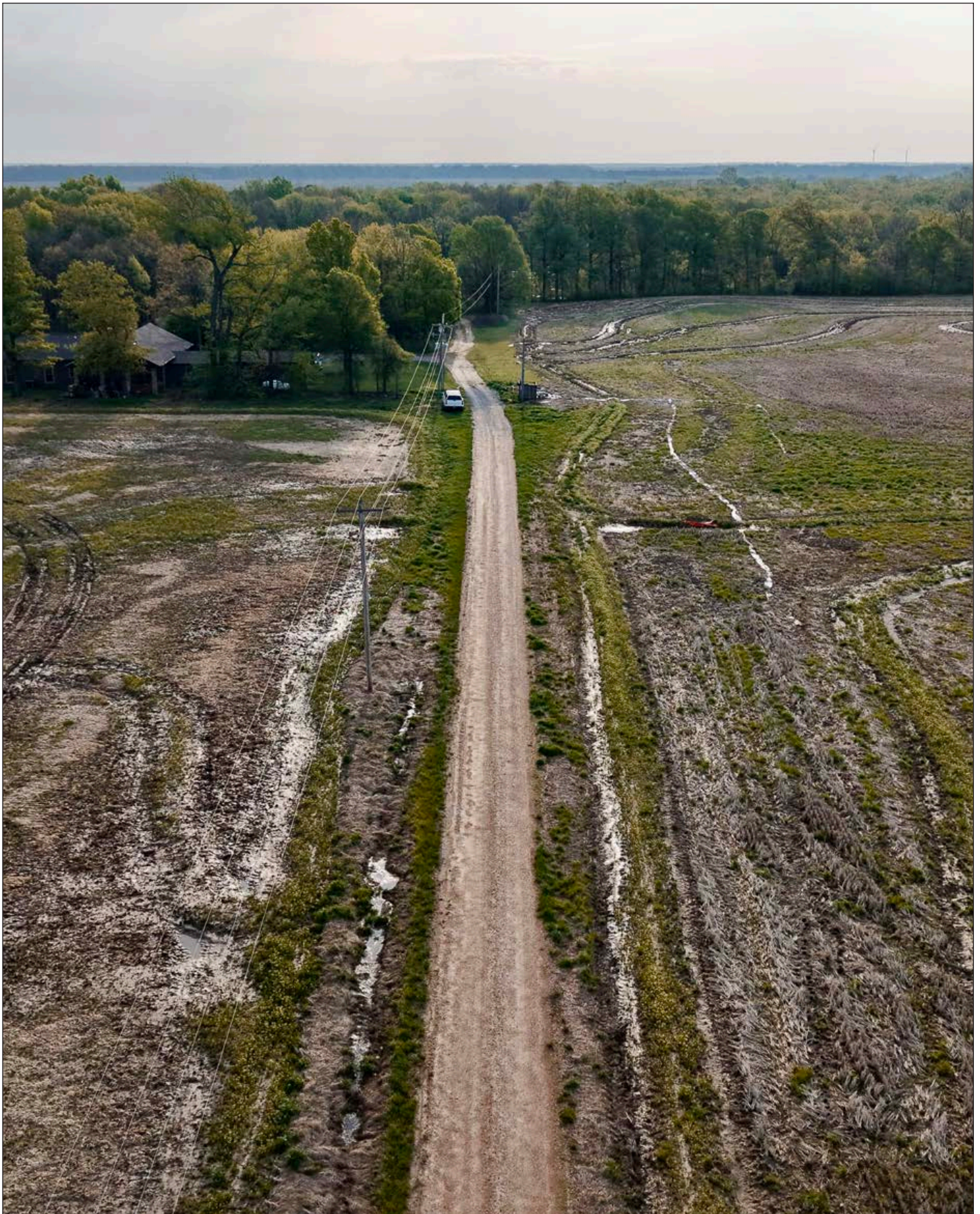




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Chuck Myers

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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