

Big Piney Bottoms

410.0 +/- Acres ♦ Lee County, AR

AVAILABLE FOR ACQUISITION: *Positioned on the Big Piney Creek flyway, the landscape offers an excellent and diverse duck hunting experience. Great deer hunting for big bucks traveling the Big Piney Creek corridor is also available. 100 percent of the of the cropland is irrigated, primarily producing rice and soybeans.*



MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE

Big Piney Bottoms

PROPERTY SUMMARY

Big Piney Bottoms offers 410.0 +/- total acres comprised of two separate tracts within a half mile of each other and provides an outstanding recreational and agricultural investment opportunity. The land is located between the towns of Monroe and Moro in Lee County, Arkansas,

The property has excellent access via Arkansas Highway 79 and county all-weather roads. Both tracts have well-maintained interior roads providing access for farm operations, land management, and travel to and from hunting areas.

The tracts comprise tillable cropland, hardwood timber, and bottomland associated with Big Piney Creek and Little Piney Creek. All cultivated acres are irrigated via four wells, and a system of ditches and levees adequately controls water and drainage. The tillable cropland is currently in rice and soybean cultivation and is well-suited for other row crops.

Tract 1 is level to semi-level with low bottomland associated with Big Piney Creek and Little Piney Creek. There are fields in agricultural production on the northeast, east, southeast, and southwest. A large area on the northwest and south comprises Big Piney Creek bottomland consisting of mature hardwood and cypress timber, areas of scrub-shrub wetland vegetation, small oxbows, and Big Piney Creek channel. Tract 2 is level to semi-level, with two fields in agricultural production. Big Piney Creek meanders through an area of bottomland hardwood timber in the south.

The property is in a well-known duck hunting area, directly on the Big Piney Creek duck flyway. The legendary, 600-acre, flooded timber Piney Creek Hunt Club has existed for over 70 years and is located just one mile northwest of the land. Adjacent agricultural fields and duck hunting properties within proximity are managed for ducks, which help hold concentrations of waterfowl in the area. The landscape offers a diverse duck hunting experience via the bottomland and crop fields. A sizeable permanent blind is located on Little Piney Creek. Several established shooting holes are scattered throughout the bottomland, and a remote 20-acre field on the south provides outstanding pit blind duck hunting. In addition, there are three other fields, all with pit blinds positioned in key locations. Both tracts are impounded, water-controlled, and can artificially flood to guaranteed water during duck season. The cultivated fields are ideal for converting to duck food plots for hunting and enhancing the existing duck habitat.

The property also provides outstanding deer hunting. Big bucks travel the Big Piney Creek corridor and find the land ideal for feeding and bedding. Deer hunting locations include two secluded and managed food plots, interior levees, roads, and field edges.

Big Piney Bottoms is offered for sale for \$3,838,225.00. Qualified and interested parties should contact Chuck Myers at 901-830-5836 regarding questions or schedule a property tour.



PROPERTY SUMMARY

Total Acreage – 410.0 +/- acres

- 241.92 +/- acres Irrigated tillable cropland - 59.0%
- 165.42 +/- acres Mature bottomland hardwoods, scrub-shrub wetland, and wildlife food plots - 40.0%
- 2.66 +/- acres Ditches, levees, roads, well sites, and other - 1.0%

Tract 1 Acreage – 320.0 +/- acres

- 186.92 +/- acres Irrigated tillable cropland - 58.4%
- 130.42 +/- acres Mature bottomland hardwood and cypress timber, small oxbows, scrub-shrub wetland areas, Big Piney Creek and Little Piney Creek channel, and wildlife food plots - 40.8%
- 2.66 +/- acres Ditches, levees, roads, well sites, and other - 0.8%

Tract 2 Acreage – 90.0 +/- acres

- 55.00 +/- acres Irrigated tillable cropland - 61.1%
- 35.00 +/- acres Mature bottomland hardwoods and scrub-shrub wetland - 38.9%

Location – Moro, Arkansas (Lee County)

- Tract 1 Coordinates: 34.75294° N, 91.05804° W
- Tract 2 Coordinates: 34.75476° N, 91.07108° W
- Distance from Subject Property:
 - Clarendon, AR: 16 +/- miles Marianna, AR: 19 +/- miles Forrest City, AR: 31 +/- miles
 - Brinkley, AR: 17 +/- miles Little Rock, AR: 81 +/- miles Memphis, TN: 77 +/- miles

Access

- Tract 1 is accessed directly off Arkansas Highway 79, then onto Lee County Road 135, then onto Lee County Road 129, and then onto interior property roads, providing excellent travel for farm management and hunting locations.
- Tract 2 is accessed directly off Arkansas Highway 79 onto interior property roads, providing excellent travel for farm management and hunting locations.

Landscape

- Tract 1: The topography is level to semi-level with low bottomland associated with Big Piney Creek and Little Piney Creek. There are fields in agricultural production on the northeast, east, southeast, and southwest. A large area on the northwest and south comprises Big Piney Creek bottomland consisting of mature hardwood and cypress timber, areas of scrub-shrub wetland vegetation, small oxbows, and Big Piney Creek channel.
- Tract 2: The topography is level to semi-level with two fields in agricultural production. Big Piney Creek meanders through an area of bottomland hardwood timber on the south.

Agricultural Operation

- Tract 2: 58.4% of the land is tillable cropland, with excellent access throughout. There is an irrigation well with a proper system of levees and ditches for water control.
- Tract 1: 61.1% of the land is tillable cropland, with excellent access throughout. There is an irrigation well with a sound system of levees and ditches for water control.

Water Resources

- 4 electric irrigation wells
- Big Piney Creek and Little Piney Creek

Soil Types – See pages 10-11 for detailed information on property soil data.

Hunting Opportunities – The surrounding area is known for outstanding duck and deer hunting. Big Piney Creek fronts the land on the west and Big Creek is just over a mile to the east. Both of these waterways are well-known natural flyways concentrating thousands of ducks in the immediate area. All tracts provide a diverse hunting landscape for both ducks and deer, with a history of hunter success.

- Tract 1 offers 130.42 +/- acres of beautiful, secluded, diverse, and impounded bottomland providing an outstanding duck hunting landscape. The bottomland comprises mature hardwood and cypress timber, small open oxbows, scrub-shrub wetland areas, and creek channels. Little Piney Creek enters the property from the north and merges with Big Piney Creek. These two streams combined with the wells, levees, and water control structures provide ample water for duck hunting. This varied duck habitat offers outstanding hunting via a large permanent blind, and established and managed hunting locations, which can be accessed by boat or ATV. Bordering the woods on the south is an excellent and secluded field with a pit blind and adjoining the woods on the east are two fields with pit blinds. All fields are ideal for planting specialty food crops for ducks. The tract also has deer hunting at various locations throughout. There are two secluded and managed deer food plots, and interior levees, roads, and field edges offer other locations.
- Tract 2 offers duck hunting via the agricultural fields and in an open scrub-shrub wetland in a timber area. One of the fields has a pit blind installed in a levee adjoining the wooded area. Deer hunting is available along the field edges and woods.

Income Streams – Currently income is generated from the farming operation and an annual hunting lease.

Real Estate Taxes - \$2,082.96 (source: Lee County Assessor data, 2023)

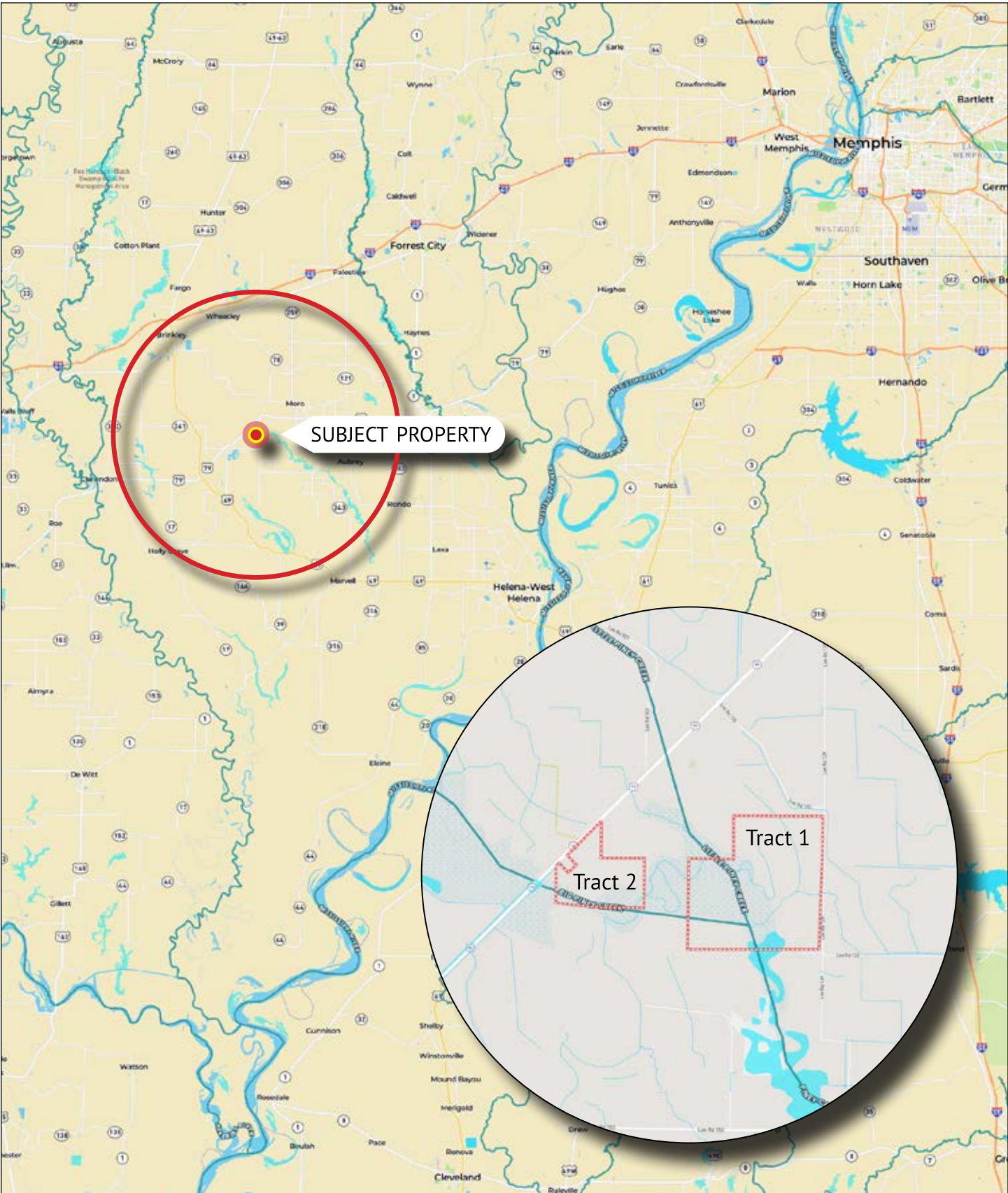
- Tract 1: \$1,530.79
- Tract 2: \$552.17

Offering Price – \$3,838,225.00

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

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.

PROPERTY LOCATION



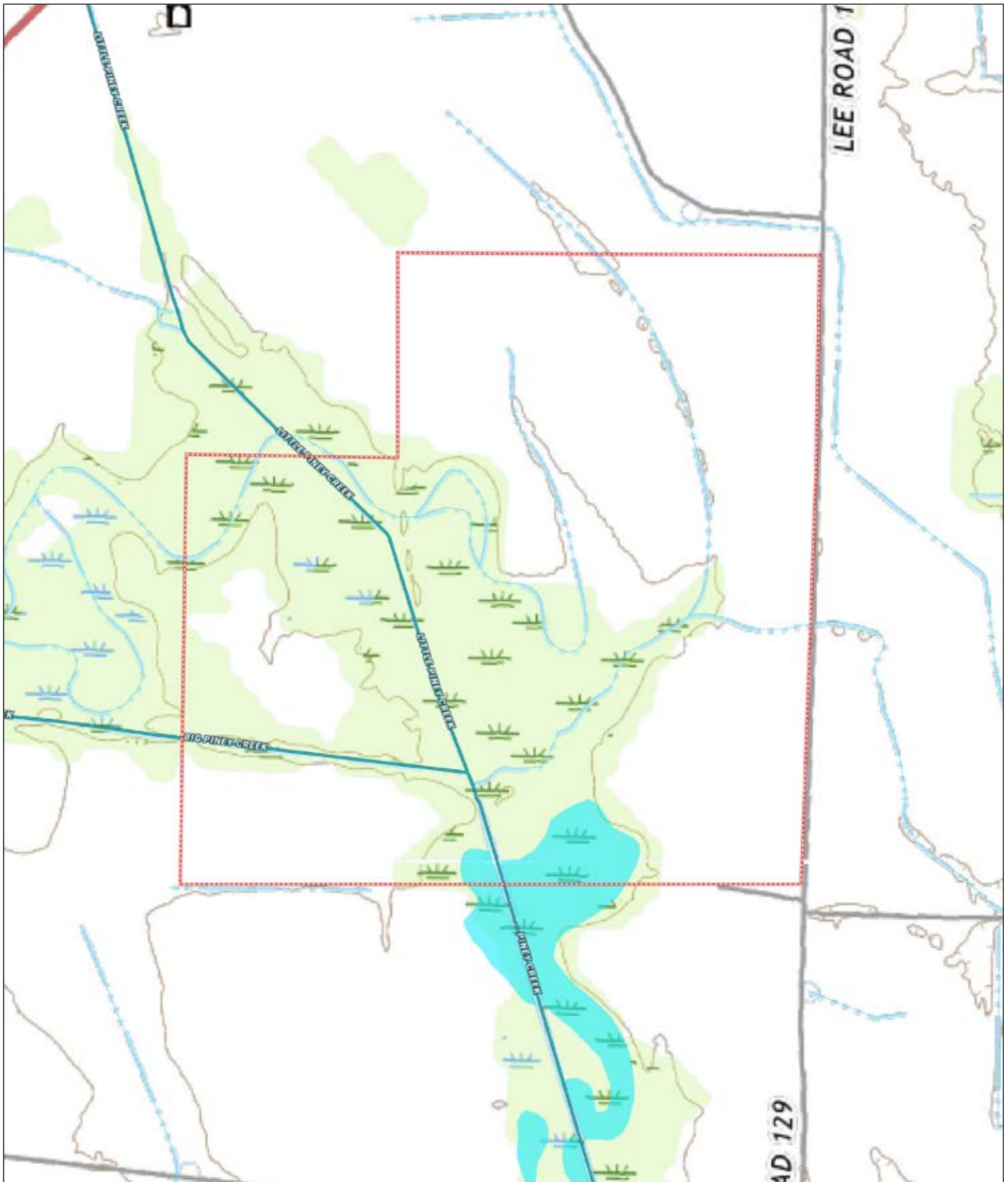
PROPERTY AERIAL



TRACT 1 - AERIAL



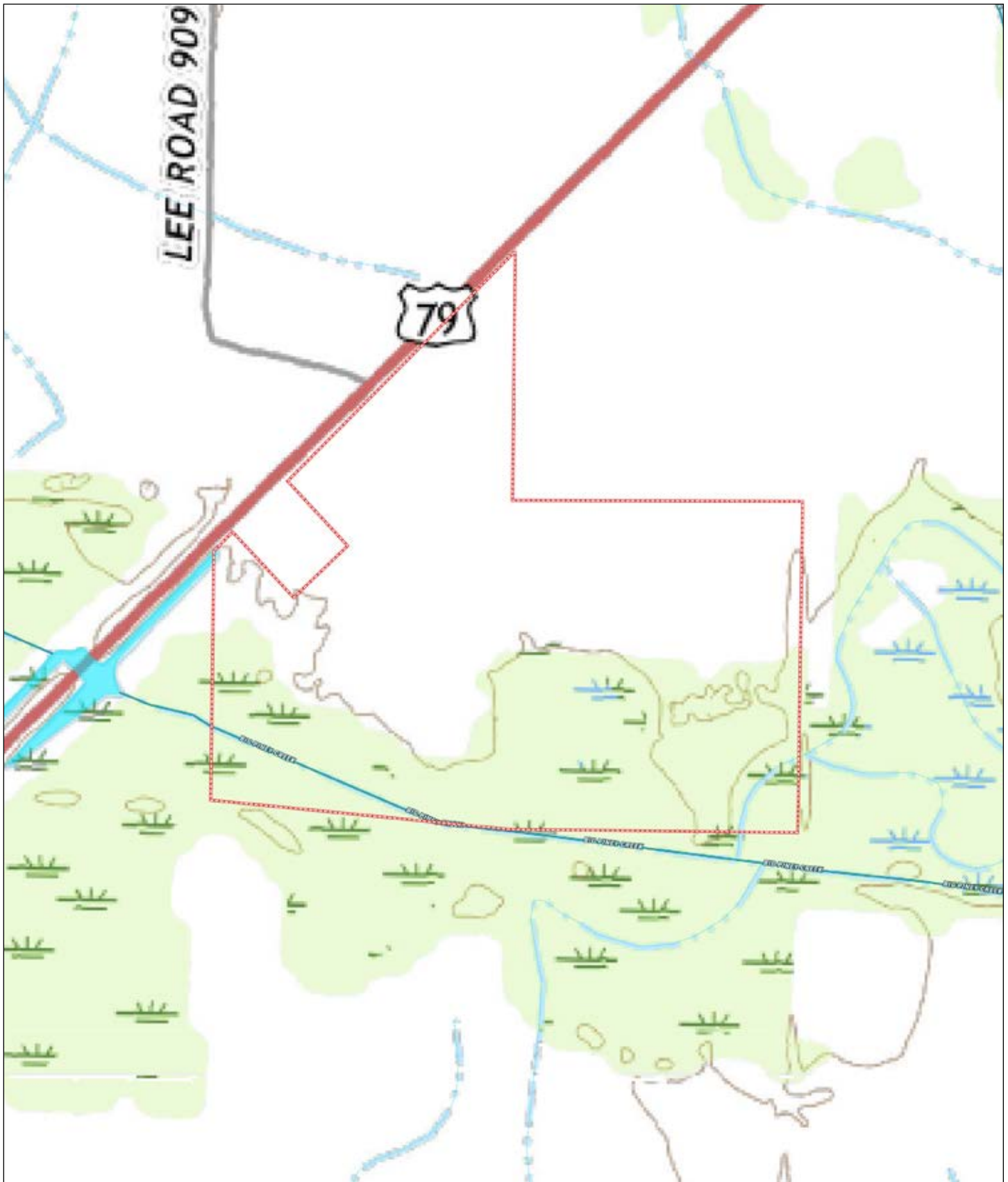
TRACT 1 - TOPOGRAPHY



TRACT 2 - AERIAL

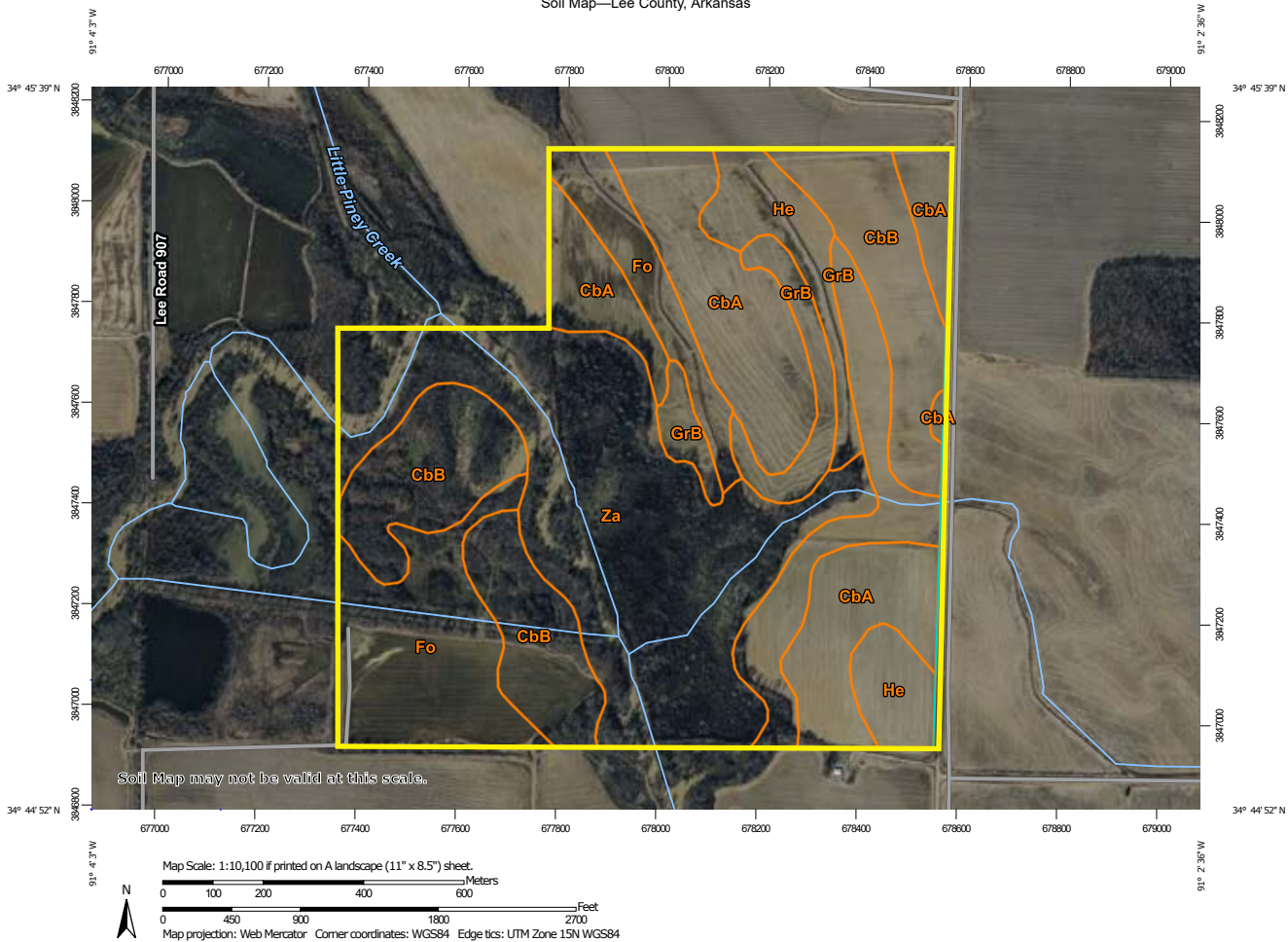


TRACT 2 - TOPOGRAPHY



NRCS SOIL DATA - TRACT 1

Soil Map—Lee County, Arkansas



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

10/23/2024
Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CbA	Calloway silt loam, 0 to 1 percent slopes	63.3	19.9%
CbB	Calloway silt loam, 1 to 3 percent slopes	60.9	19.1%
Fo	Foley-Bonn complex	46.1	14.5%
GrB	Grenada silt loam, 1 to 3 percent slopes	34.6	10.9%
He	Henry silt loam, 0 to 1 percent slopes	21.8	6.9%
Za	Zachary soils, frequently flooded	91.6	28.8%
Totals for Area of Interest		318.3	100.0%

MYERS COBB
REALTORS

Chuck Myers

PARTNER + AGENT

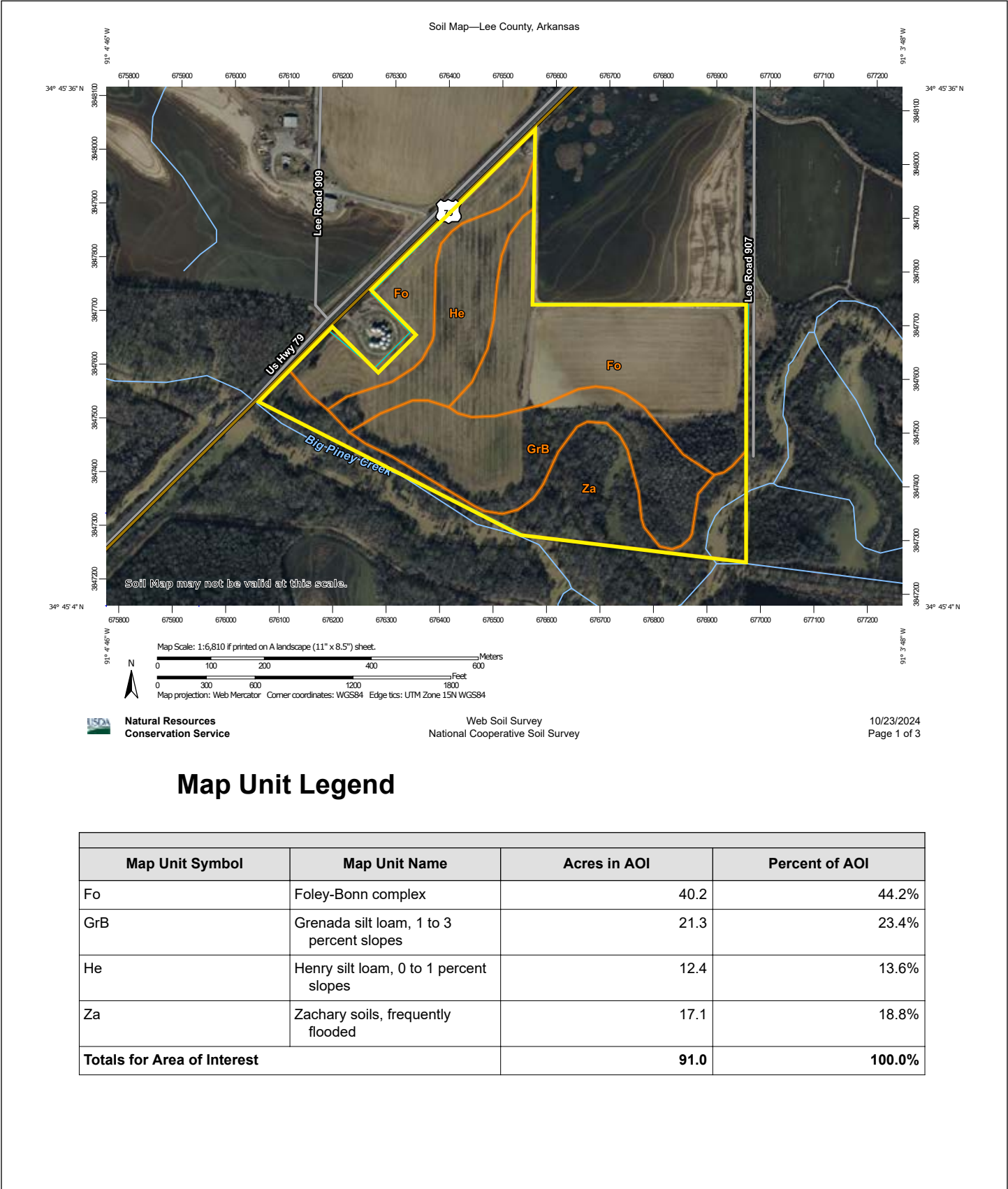
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)

901.552.4036 (O)

chuck@myerscobbrealtors.com

NRCS SOIL DATA - TRACT 2





TRACT 1

PROPERTY VIEWS





MYERS COBB
REALTORS

Chuck Myers

PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)

901.552.4036 (O)

chuck@myerscobbrealtors.com

NORTHWEST VIEW



SOUTH VIEW







MYERS COBB
REALTORS

Chuck Myers

PARTNER + AGENT

LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)

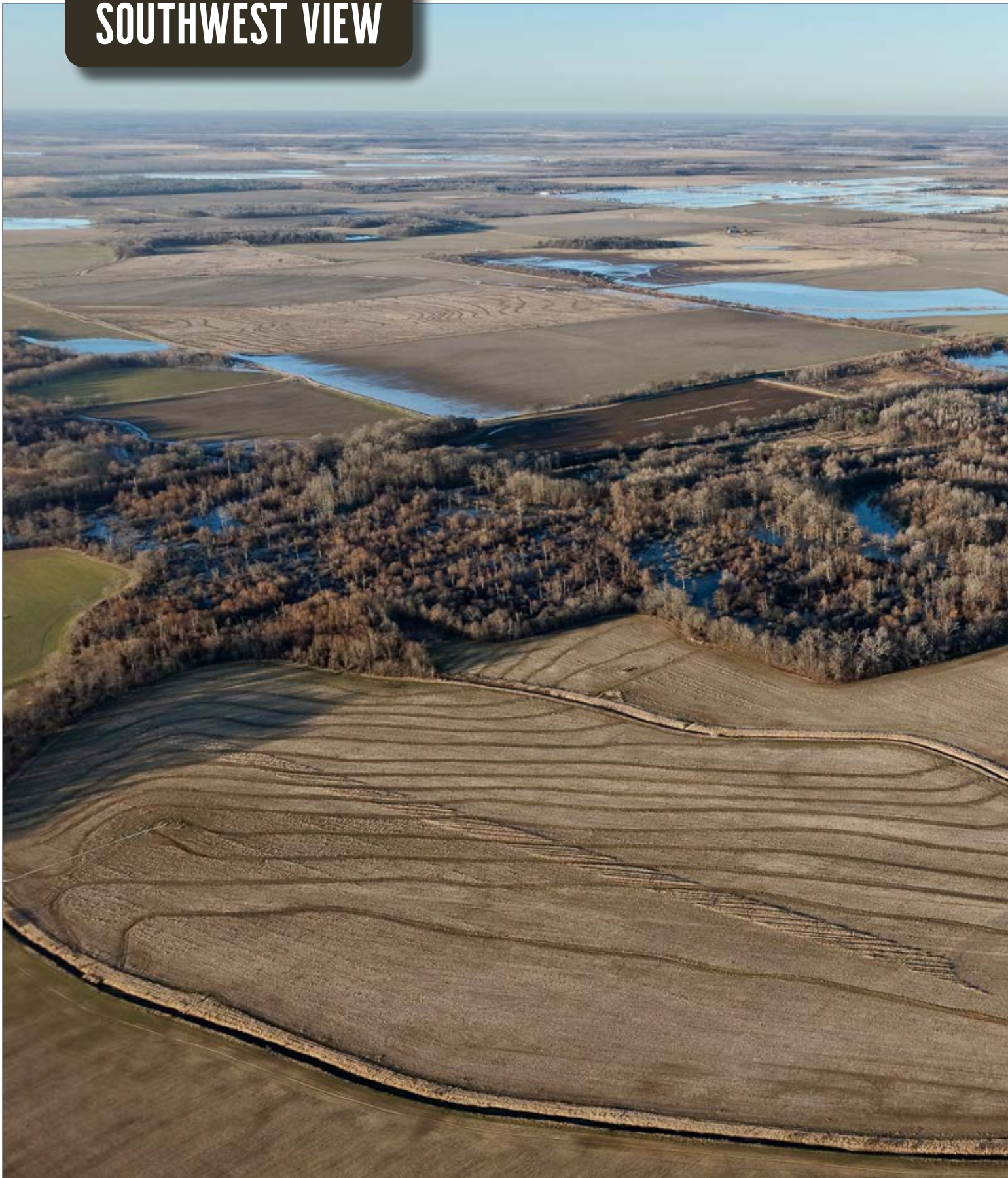
901.552.4036 (O)

chuck@myerscobbrealtors.com

NORTH VIEW



SOUTHWEST VIEW



MYERS COBB
REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE





MYERS COBB
REALTORS

Chuck Myers

PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)

901.552.4036 (O)

chuck@myerscobbrealtors.com





MYERS COBB
REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



BIG PINEY BOTTOMS • LEE COUNTY, ARKANSAS

MYERS COBB
REALTORS



MYERS COBB
REALTORS

Chuck Myers

PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com





MYERS COBB
REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



BIG PINEY BOTTOMS • LEE COUNTY, ARKANSAS

MYERS COBB
REALTORS



MYERS COBB
REALTORS

Chuck Myers

PARTNER + AGENT

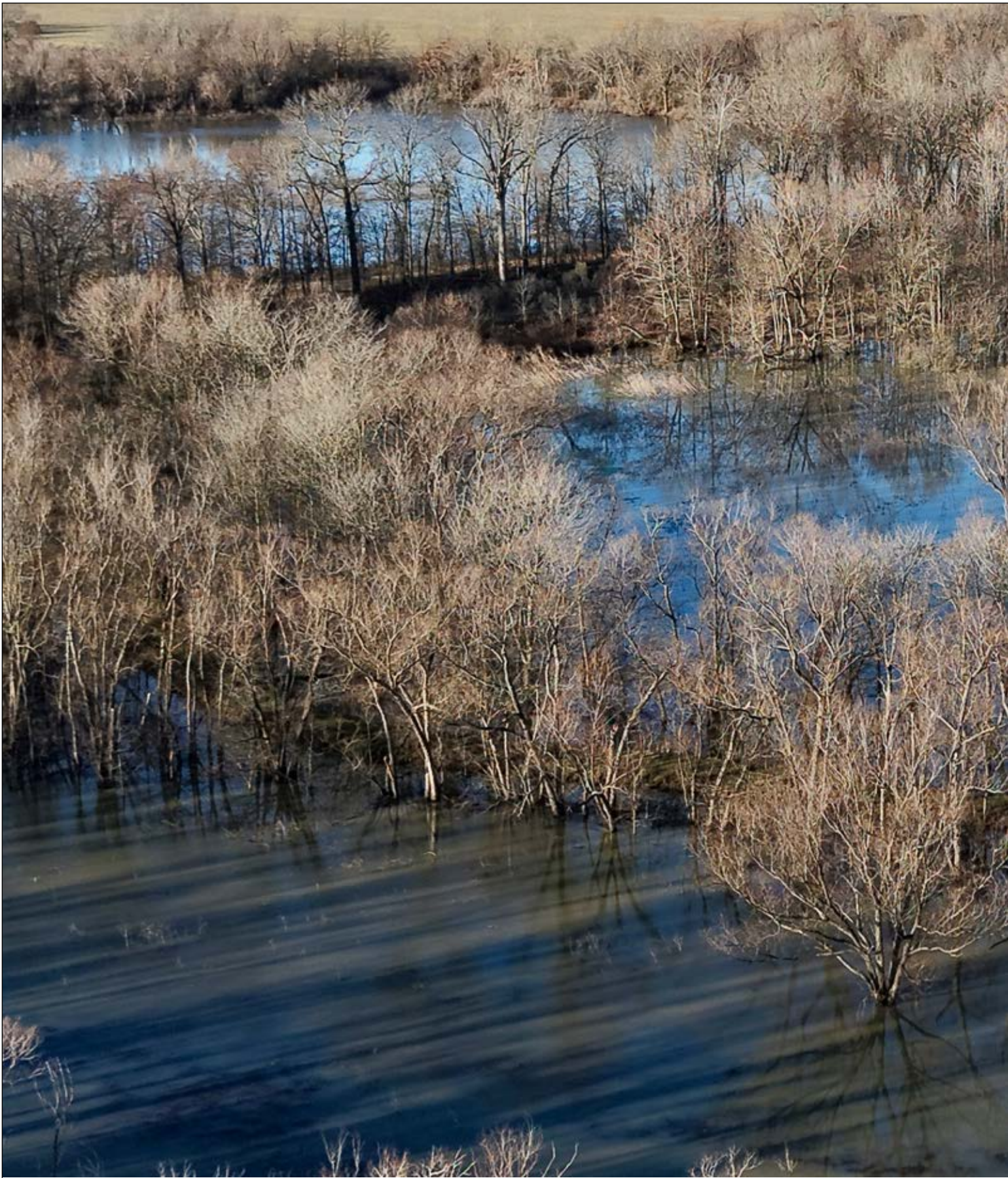
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)

901.552.4036 (O)

chuck@myerscobbrealtors.com





MYERS COBB
REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



BIG PINEY BOTTOMS • LEE COUNTY, ARKANSAS

MYERS COBB
REALTORS



MYERS COBB
REALTORS

Chuck Myers

PARTNER + AGENT

LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)

901.552.4036 (O)

chuck@myerscobbrealtors.com





MYERS COBB
REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



BIG PINEY BOTTOMS • LEE COUNTY, ARKANSAS

MYERS COBB
REALTORS



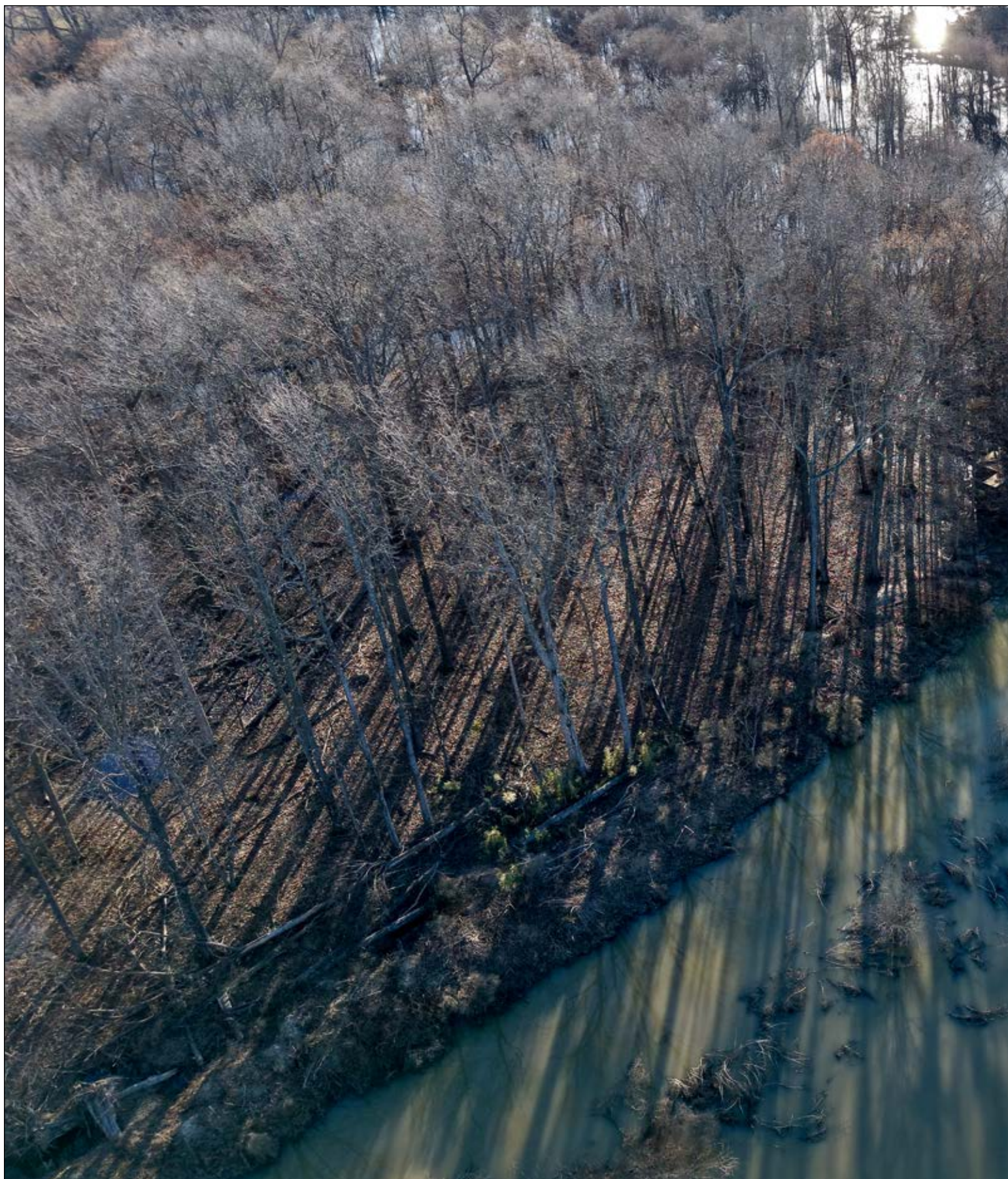
MYERS COBB
REALTORS

Chuck Myers

PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com





MYERS COBB
REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



BIG PINEY BOTTOMS • LEE COUNTY, ARKANSAS

MYERS COBB
REALTORS



MYERS COBB
REALTORS

Chuck Myers

PARTNER + AGENT

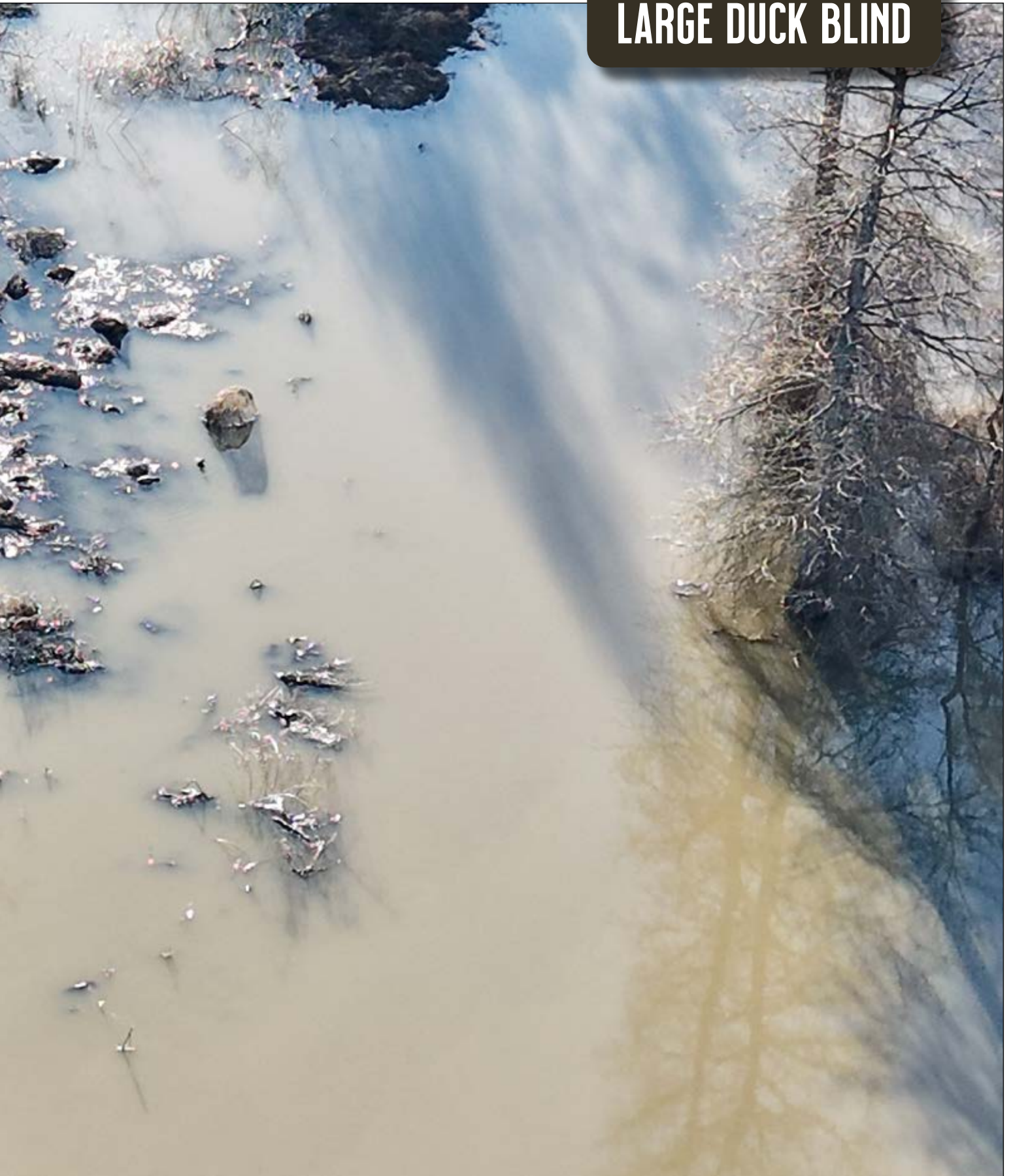
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)

901.552.4036 (O)

chuck@myerscobbrealtors.com

LARGE DUCK BLIND



AGRI FIELD OR DUCK FOOD PLOT + PIT BLIND







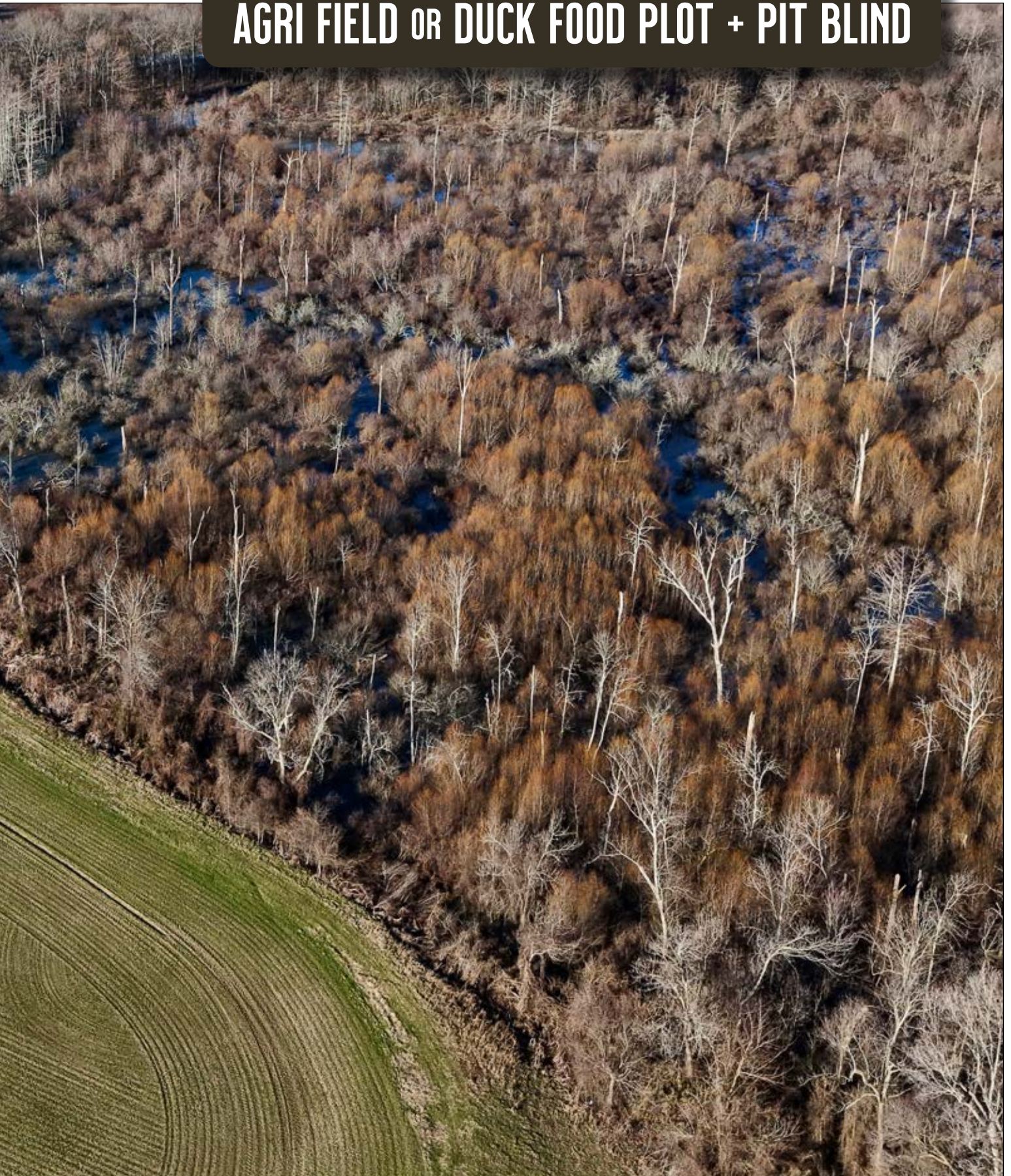
MYERS COBB
REALTORS

Chuck Myers

PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com

AGRI FIELD OR DUCK FOOD PLOT + PIT BLIND



AGRI FIELD OR DUCK FOOD PLOT + PIT BLIND





BIG PINEY BOTTOMS • LEE COUNTY, ARKANSAS

MYERS COBB
REALTORS



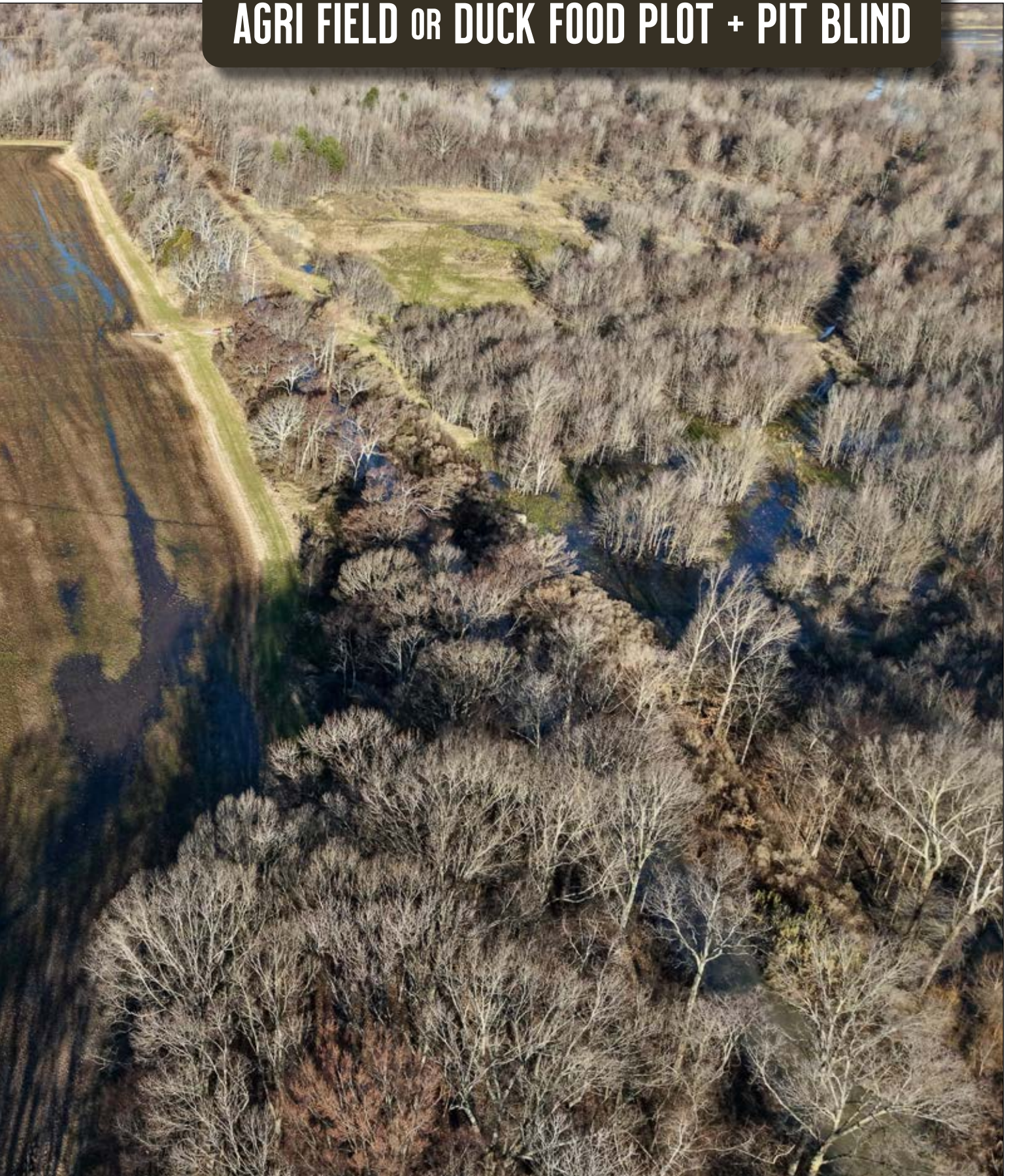
MYERS COBB
REALTORS

Chuck Myers

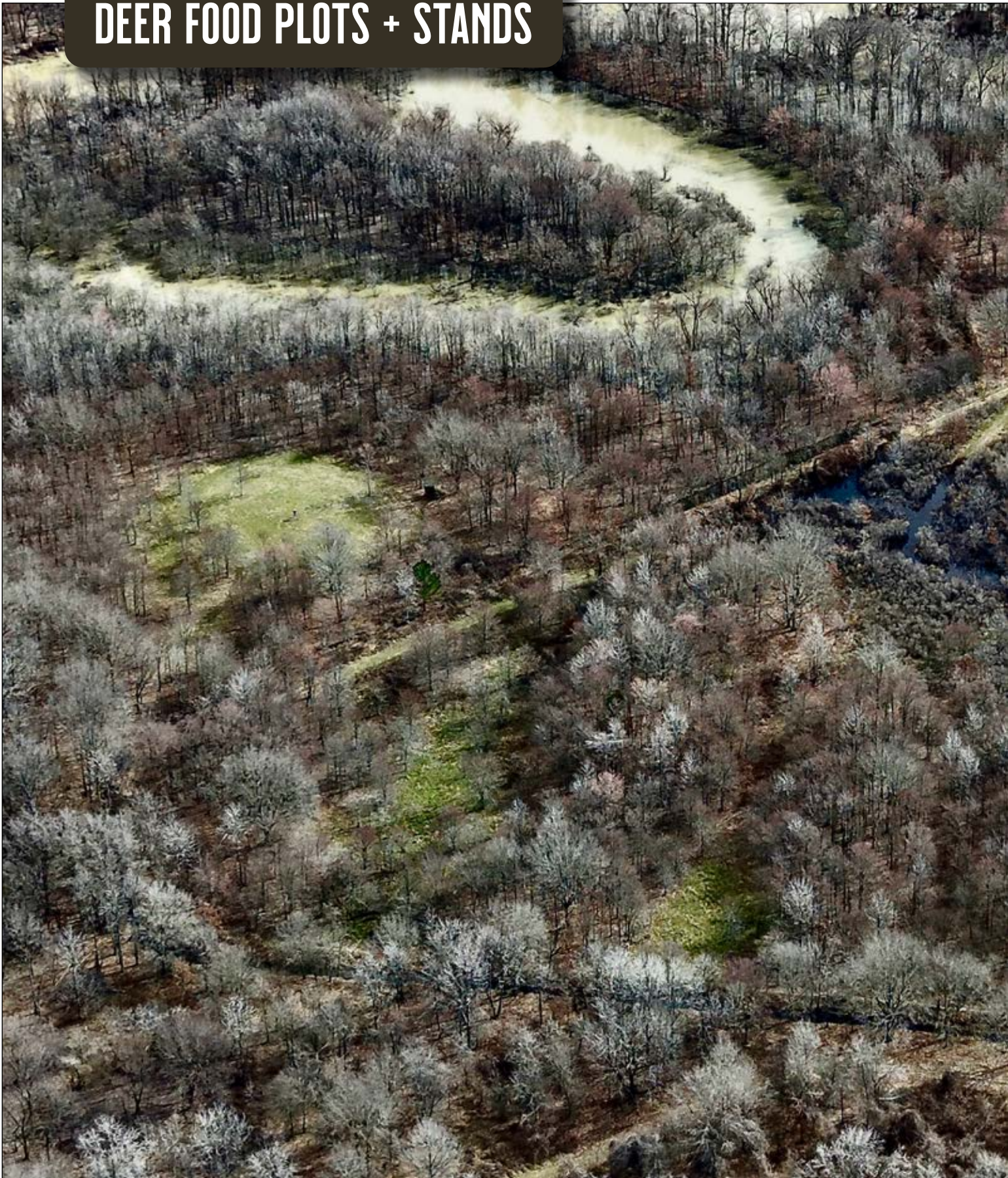
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com

AGRI FIELD OR DUCK FOOD PLOT + PIT BLIND



DEER FOOD PLOTS + STANDS





BIG PINEY BOTTOMS • LEE COUNTY, ARKANSAS

MYERS COBB
REALTORS



MYERS COBB
REALTORS

Chuck Myers

PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)

901.552.4036 (O)

chuck@myerscobbrealtors.com

DEER FOOD PLOT + STAND



DEER FOOD PLOT + STAND



MYERS COBB
REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE





MYERS COBB
REALTORS

Chuck Myers

PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com





MYERS COBB
REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



BIG PINEY BOTTOMS • LEE COUNTY, ARKANSAS

MYERS COBB
REALTORS



MYERS COBB
REALTORS

Chuck Myers

PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com





MYERS COBB
REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



BIG PINEY BOTTOMS • LEE COUNTY, ARKANSAS

MYERS COBB
REALTORS



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com





MYERS COBB
REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE





MYERS COBB
REALTORS

Chuck Myers

PARTNER + AGENT

LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)

901.552.4036 (O)

chuck@myerscobbrealtors.com









MYERS COBB
REALTORS

Chuck Myers

PARTNER + AGENT

LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)

901.552.4036 (O)

chuck@myerscobbrealtors.com









MYERS COBB
REALTORS

Chuck Myers

PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com





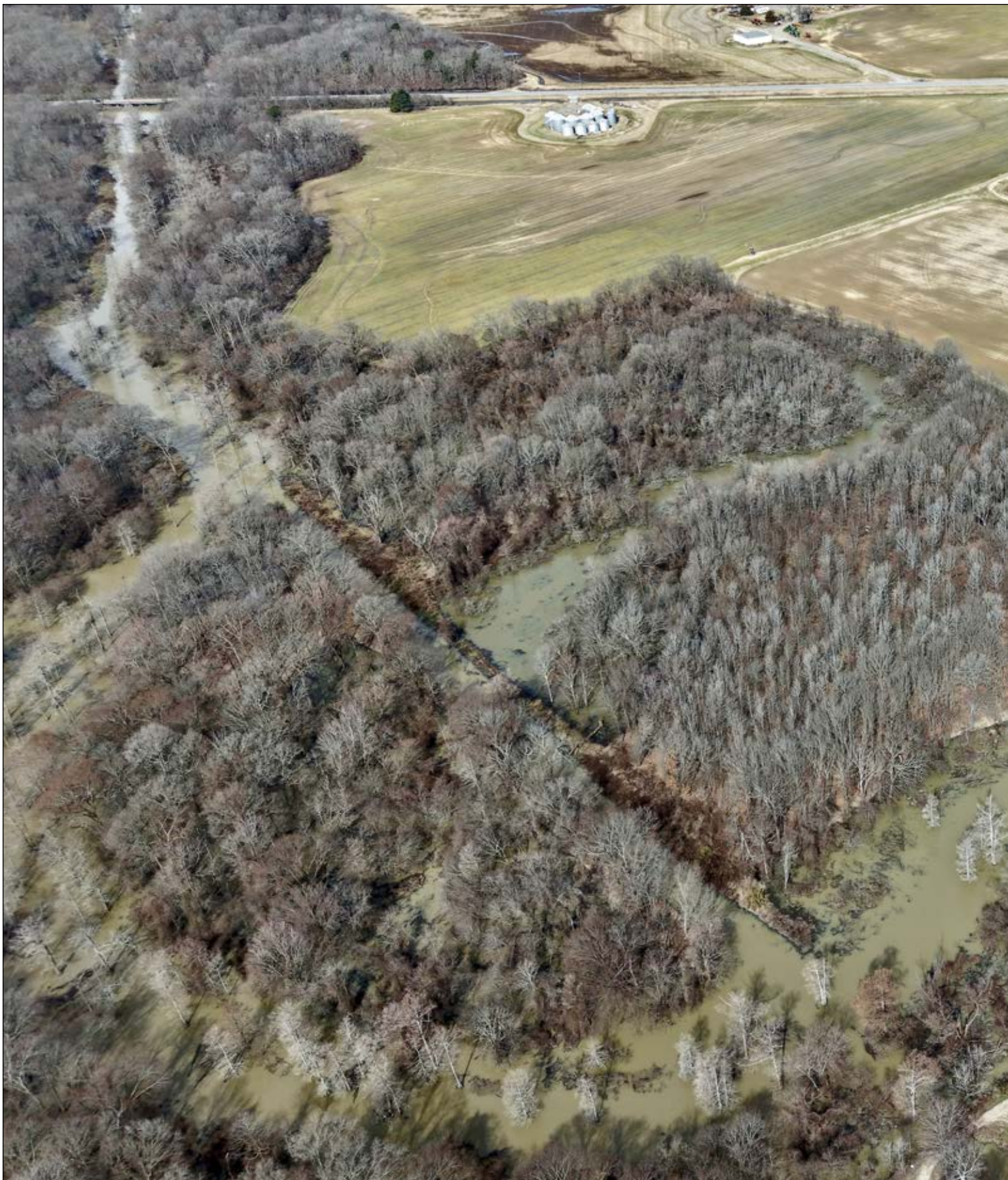




TRACT 2

PROPERTY VIEWS



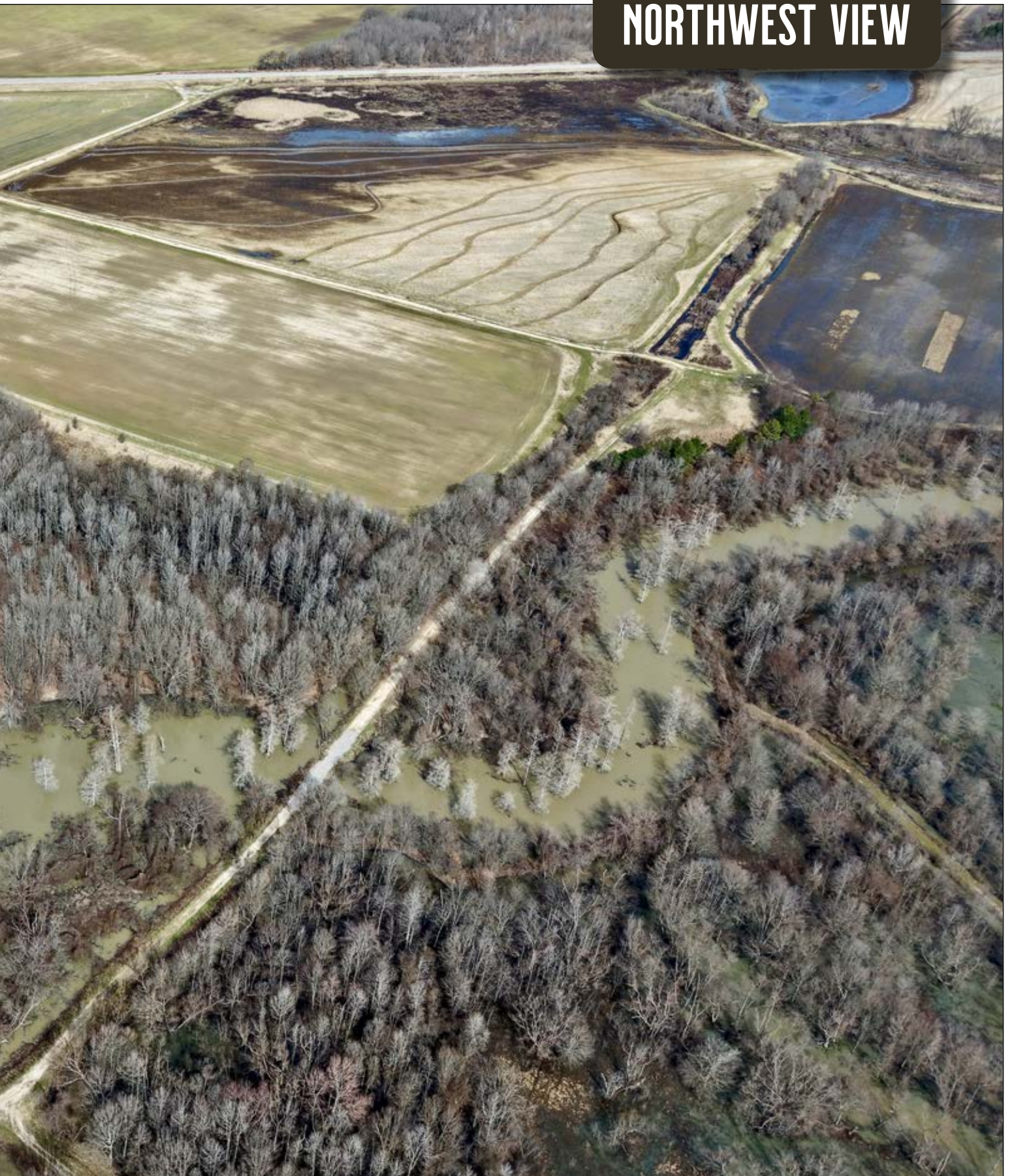


MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com

NORTHWEST VIEW





MYERS COBB
REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



WEST VIEW

NORTHEAST VIEW



MYERS COBB
REALTORS

Chuck Myers

PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com





MYERS COBB
REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



BIG PINEY BOTTOMS • LEE COUNTY, ARKANSAS

MYERS COBB
REALTORS

AGRI FIELD or DUCK FOOD PLOT + PIT BLIND



MYERS COBB
REALTORS

Chuck Myers

PARTNER + AGENT

LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)

901.552.4036 (O)

chuck@myerscobbrealtors.com







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, 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.



MYERS COBB
REALTORS

WWW.MYERSCOBBREALTORS.COM

Chuck Myers

PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
chuck@myerscobbrealtors.com

6075 Poplar Ave. Suite 727
Memphis, TN 38119

901-552-4036 (O)
info@myerscobbrealtors.com

ATTENTION: Myers Cobb Realtors is marketing 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. Interested parties are urged to inspect the property and perform independent due diligence. Myers Cobb Realtors assume no liability as to errors, omissions, or investment results. All information is approximate. Some images shown within this property brochure are used for representative purposes and may not have been taken on location at the subject property.





MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE