



FOR SALE

Alligator Bayou Hunting Club

Duck Hunting, Deer Hunting, Precision Leveled Farmland

560 +/- Acres
Hughes, Arkansas

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FOR APPOINTMENT PLEASE CONTACT: BERT ROBINSON IV

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Alligator Bayou Hunting Club

Hughes, Arkansas

Description

Alligator Bayou Hunting Club offers proven duck hunting, quality deer hunting, and farm income.

Location

Alligator Bayou Hunting Club is located 40 minutes from Memphis in St. Francis County, Arkansas in the Mississippi flyway.

Acreage

There are 560 Acres Total, 120 Acres of Precision Leveled Rice Ground and 440 acres of WRP. Approximately 350 acres can be flooded for duck hunting.

Property Features

- + Years of proven duck hunting in the cyress-filled Alligator Bayou, rice fields, and WRP moist soil units
- + 3 precision leveled rice fields providing good cash flows as well as proven duck hunting
- + 25% crop share on Farmland

- + One Mile of Cypress-Filled Alligator Bayou, providing years of hunting.
- + Located One Mile From Mud Lake and Near Mississippi and St. Francis Rivers
- + 5 Pits and 4 Blinds Provide Additional Hunting
- + Property Also Offers Large Deer, and Wild Quail

Sales Price

\$1,850,000

Showing

To schedule a showing, please contact Bert Robinson IV.

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Farm Information

- + 3 precision leveled rice fields totaling 120 acres
- + Currently under 25% crop share
- + 1 well irrigates 100% of the tillable acres

Soils

Predominately Sharkey Clay with some Earle Silty Clay

Base Acres

82 AC Upland Cotton + 30 AC Rice + 8 AC Wheat = **120 Total Acres**

Estimated Farm Income

120 acres x 150bu of Rice x \$6 per bu = \$108,000 x 25% Crop Share = \$27,000
1 year lease (2014)

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