



**FOR SALE**

# Bay Dogs Hunting Club

An Outdoorsman's Paradise  
Ducks, Deer, Doves, Quail, Hogs, Bass

**465+/- Acres**  
St. Francis County, Arkansas

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FOR APPOINTMENT PLEASE CONTACT: BERT ROBINSON IV

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## Bay Dogs Hunting Club

**St. Francis County, Arkansas**

### Description

This highly developed property offers the outdoorsman almost everything. This farm has been a year in year out proven duck killing property. In addition to a great duck hunting history, due to the many habitat improvements, deer and wild hogs are now abundant. Barrel melting dove hunts on the 20 acre dove field are common as well as wild quail hunts. On the 50+- acre stocked lake, bass over 6 pounds are routinely caught. In a nutshell this property offers everything for a mid-south sportsman.

### Location

The property is located just one mile west of Hughes Arkansas. You can be in a duck blind or deer stand in less than an hour from Memphis. Access is by a private recorded easement road off of Hwy 38. The famous Mud Lake Hunting Club is adjacent to the south.

### Acreage

There are 465+/- total acres with 440 acres in WRP. 25 acres have been reserved from the WRP for lodge sites and dove fields. The lake is approximately 50

acres and there are numerous food plots within the WRP.

### Topography

The topography is mostly flat lending itself to easy flooding for ducks. During the winter there are approximately 175 flooded acres for waterfowl hunting.

### Improvements

There are three wells with one power unit offering more than adequate water to flood the property for duck hunting. Numerous duck blinds, pits and deer stands are strategically placed and proven through years of successful hunting.

### Minerals

All minerals owned will be transferred.

### Sales Price

\$1,350,000

### Showing

To schedule a showing, please contact Bert Robinson IV.

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