

For Sale



**2,330 ± acres
Pulaski County, AR**

Riverbend



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com
901-756-5367

Size: 2,330± total acres, 2,272± acres WRP, 58± ac in outparcels.

Location: Woodson AR, Pulaski County, 15 miles south of Little Rock, AR on the Arkansas River, 35 miles from Stuttgart, AR.

Description: This 2,330± acre tract consisting of former cropland, woods, and wetlands enrolled in WRP, is a premier deer and duck hunting property. The largest deer ever killed in Pulaski County, which scored 178 gross and is listed in Boone and Crockett, was harvested from this tract last year. Excellent duck hunting across the property is provided by natural flooding of low areas through rainfall, which can be supplemented from 4 wells on the property. Wildlife food plots for both deer and waterfowl are maintained throughout the farm. There are 2 sloughs that provide year round fishing along with private access to the Arkansas River for additional fishing opportunities. Located just 15 miles south of Little Rock and 20 minutes from the Little Rock Airport this property is accessible in all weather by Case Road, a paved county road. This property is adjacent to other large contiguous tracts of privately owned WRP, has been used exclusively for duck and deer hunting during the last 8 years and should only improve over time. There are 5 separate outparcels of various sizes totaling 58± acres, not encumbered by the WRP located throughout the property for future development of club houses, lodges, etc. An existing 3BR, 2.5BA house on the property is presently used as a hunting camp. There is a 50' x 100' farm shop with utilities available that provides excellent storage for hunting gear and equipment and a workspace if desired.

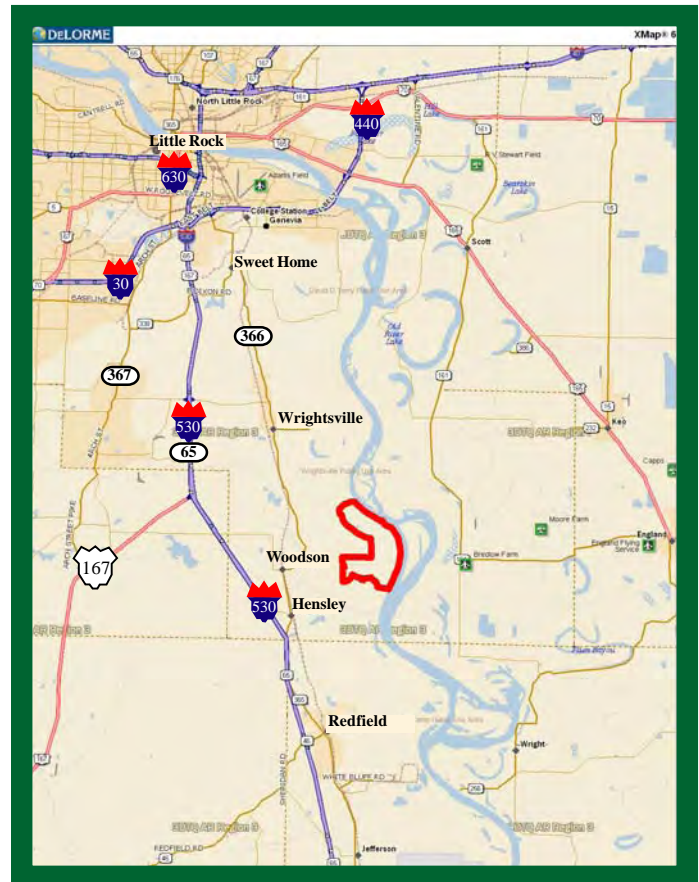
Soils: Predominantly Norwood silty clay loam

Taxes: 2010: \$3,640.77

Possession: At closing, subject to existing lease.

Showing: By appointment only.

Management: Professional farm management is available.



See reverse side for additional maps.

For more information contact:

Murry McClintock - Real Estate Salesperson

Tel: (662) 363-1801

Agent for Seller

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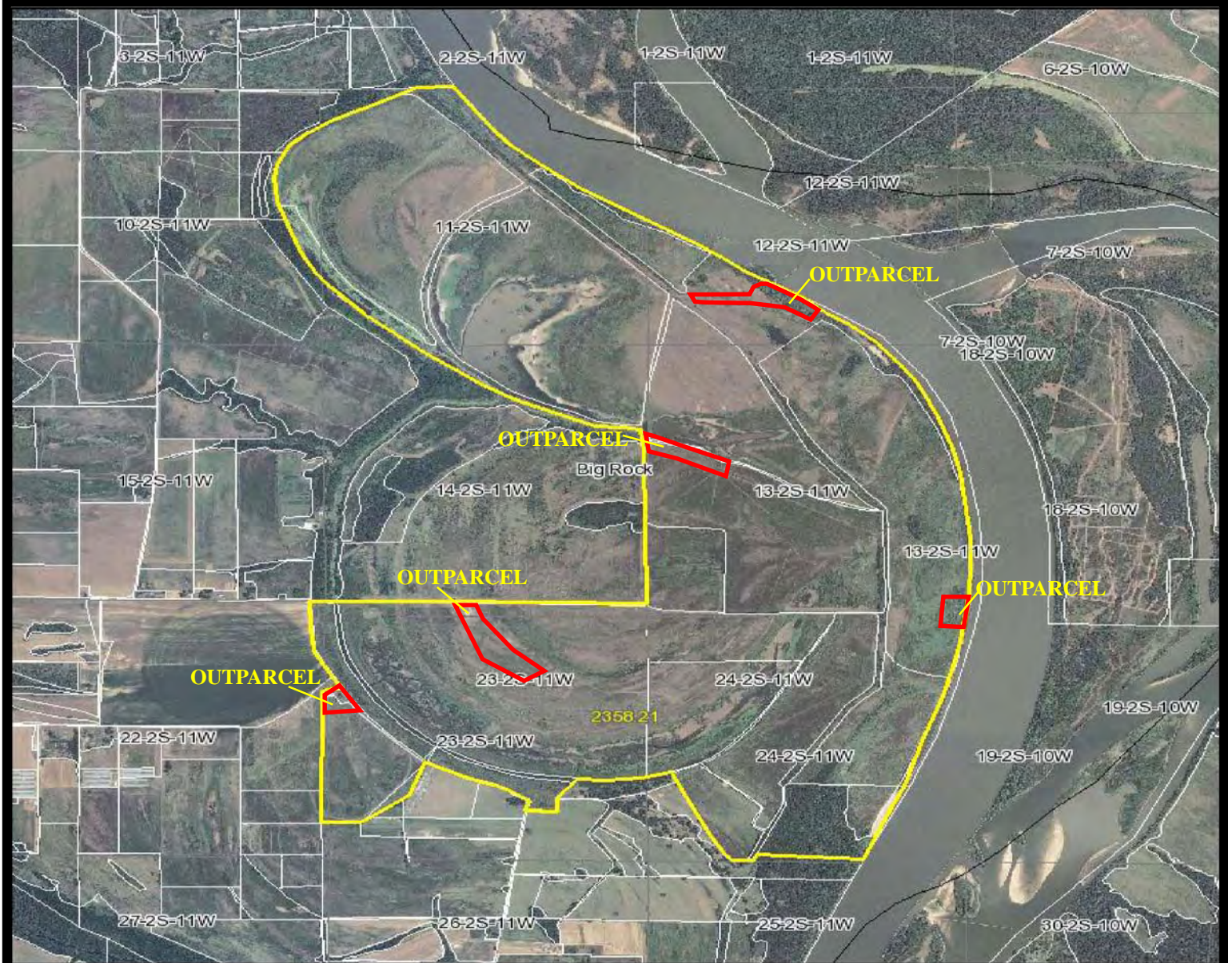
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Property Aerial Map



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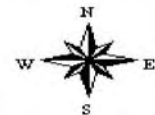
Maps provided by:



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14-2S-11W
Pulaski County
Arkansas

map center: 34° 32' 32.16, 92° 9' 26.07
scale: 34470



10/18/2011

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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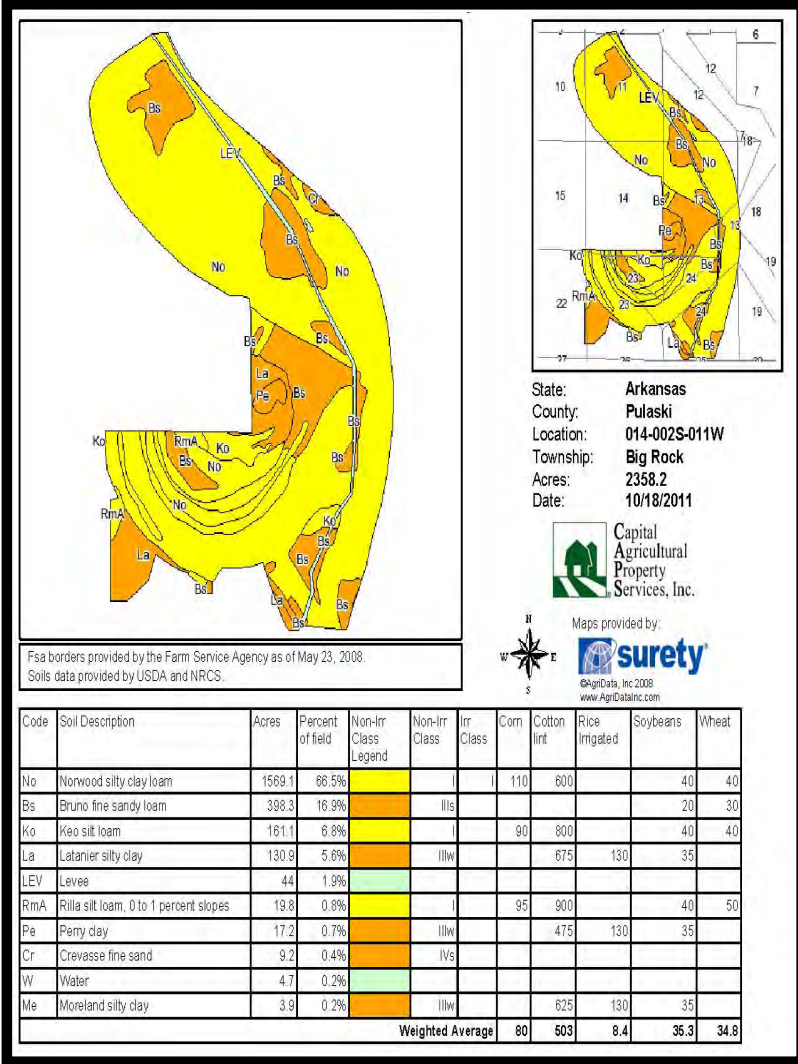
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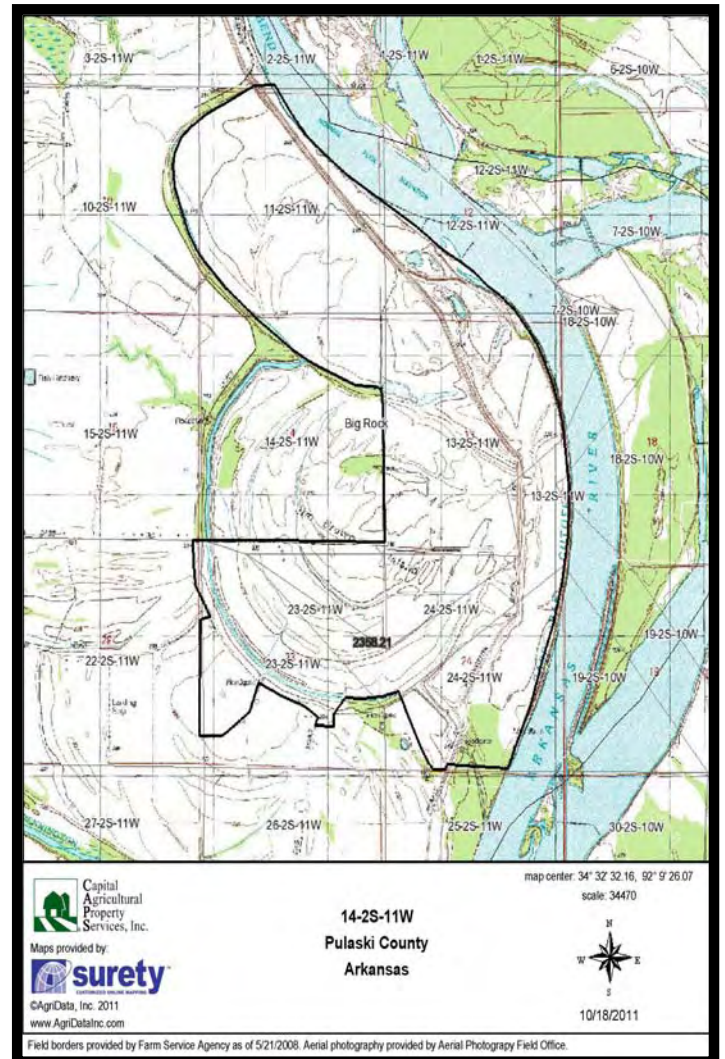
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Property Soils and Topography Maps



East Goose Pond



North River Chute

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North Goose Pond



House used as hunting camp



South River Chute



Trees and vegetation across property

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