

**120+/- ACRE
RECREATIONAL
PROPERTY NEAR
LAGRUE BAYOU
120 +/- Acres
Arkansas County, AR
\$359,500**



Address:
1 Fish Levee Road
Crocketts Bluff, AR 72038

Location:
From Highway 33 go East on State Highway 153 for 1 mile to Bradford Road. Take a right and go for 2 miles to the road turns to the left. This road is Fish Levee Road and the property is on the south side of the road.

Property Highlights:
This 120 Acre Recreational Hunting Property is located just off LaGrue Bayou near Crocketts Bluff just 20 minutes east of Stuttgart Arkansas in Arkansas County. The property offers excellent deer hunting in one of the most desired deer hunting areas in the state. There are existing food plots and shooting lanes on the property ready for stands and new owners. The west end of the property will flood naturally from LaGrue Bayou providing flooded hardwood timber habitat for potential duck hunting. There are 47.85 acres that have been planted in hardwoods and enrolled in the Conservation Reserve Program (CRP) through 2025 providing an annual payment of \$4,907. The remaining acreage is in bottomland hardwoods, hardwood strips between CRP fields and hardwoods on the ridges of the property. The property has excellent access from the north by Fish Levee Road and the south from Colt Lane. This is a great recreational hunting property located in an area with proven history.



View Full Listing Detail Here:
www.nationalland.com/viewlisting.php?listingid=1227913

Taxes: \$175/year (2017)



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