

NATIONAL LAND REALTY®

FARM | RANCH | RECREATIONAL | HUNTING | TIMBER | ACREAGE

LAND FOR SALE



Big Cypress Duck Hole

311 +/- Acres | Monroe County, AR



Jeramy Stephens, ALC
Land Broker & Partner

870.672.3250 | JStephens@NationalLand.com

Licensed in AR, LA, MO, MS, OK, TN



Disclosure Statement

National Land Realty is the listing agency for the owner of the property described within this offering brochure.

A representative of National Land Realty must be present to conduct a showing. The management of National Land Realty respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.



PROPERTY SUMMARY

Description

The Big Cypress Duck Hole is a prime 311+/- acre hunting property in the heart of Eastern Arkansas, offering some of the finest waterfowl hunting in the region. Nestled along Big Cypress Creek in Monroe County, this property is historically known for its abundant mallard population. The land features natural duck habitats, including two permanent blinds and numerous ideal standing spots along the creek where hunters can shoot their limit of mallards. The property includes two boat houses and three boats, making it easy to navigate the waterways. Two small fields on the east side of the creek are typically planted with rice, which attracts and holds ducks for feeding. Additionally, there are conservation-designated areas in the creek, further enhancing the habitat for waterfowl. Located 12 miles north, just west of the intersection of Hwy 49 & 79 on McKoy Lane is a magnificent 6,100-square-foot lodge, designed for ultimate comfort and convenience. The lodge boasts a grand gathering room with a large rock fireplace, a bar area, and a kitchen with expansive dining spaces. Six luxurious suites, each with a full walk-in shower and personal cedar closet, offer ample space for relaxation. The property also features a gun room and personal lockers for secure storage of hunting gear. The carport includes specialized rooms like a cleaning room and a wader room, ensuring that every aspect of your hunting experience is catered to. Big Cypress Duck Hole offers not only exceptional hunting but also a stunning, functional lodge to make your time in the field even more memorable. With its rich history of mallard populations and ideal duck habitats, Big Cypress Duck Hole stands as one of the best hunting properties in Eastern Arkansas.

- Mallard Duck Hunting at its finest
- Phenomenal duck habitat with long history
- Two Boat Houses
- Three Boats
- 6,100 Sq. Ft. Lodge
- Six Full Suites
- Large Gathering Areas for Entertaining
- Built for a group or a family

Residence Info

6,100 ± sq. ft.

6 BD / 7 BA

Built in 2014

Property Highlights

Hunting, Fishing & Recreation: River/Creek/Stream, Wildlife Food Plot, Waterfowl, Whitetail Deer

PROPERTY SUMMARY

Location

2559 McKoy Lane
Clarendon, AR 72029

Coordinates:

34.565018200355 , -91.073143400445

Lodge is located on the north side of Hwy 79 at the end of McKoy Lane which is 3/4 mile west of the Hwy 49 & Hwy 79 Intersection.

To access the 311 acres, take Hwy 86 at the Monroe/Phillips County line and go west on Hwy 86 for 1 mile to Palmer Road. Turn left and head south on Palmer Road for 2.8 miles and turn right onto the turn row and follow the turn row to the Upper Boat House.

Parcel #/ID

0001-04032-002, 0001-04021-000, 0001-04028-001, 0001-04974-001

Listing ID#

3145744

Offering Price:

\$4,987,500.00



To see the full listing details and to take a **virtual tour**, scan the code.

**For more information or to schedule a tour,
please contact me:**



Jeremy Stephens, ALC

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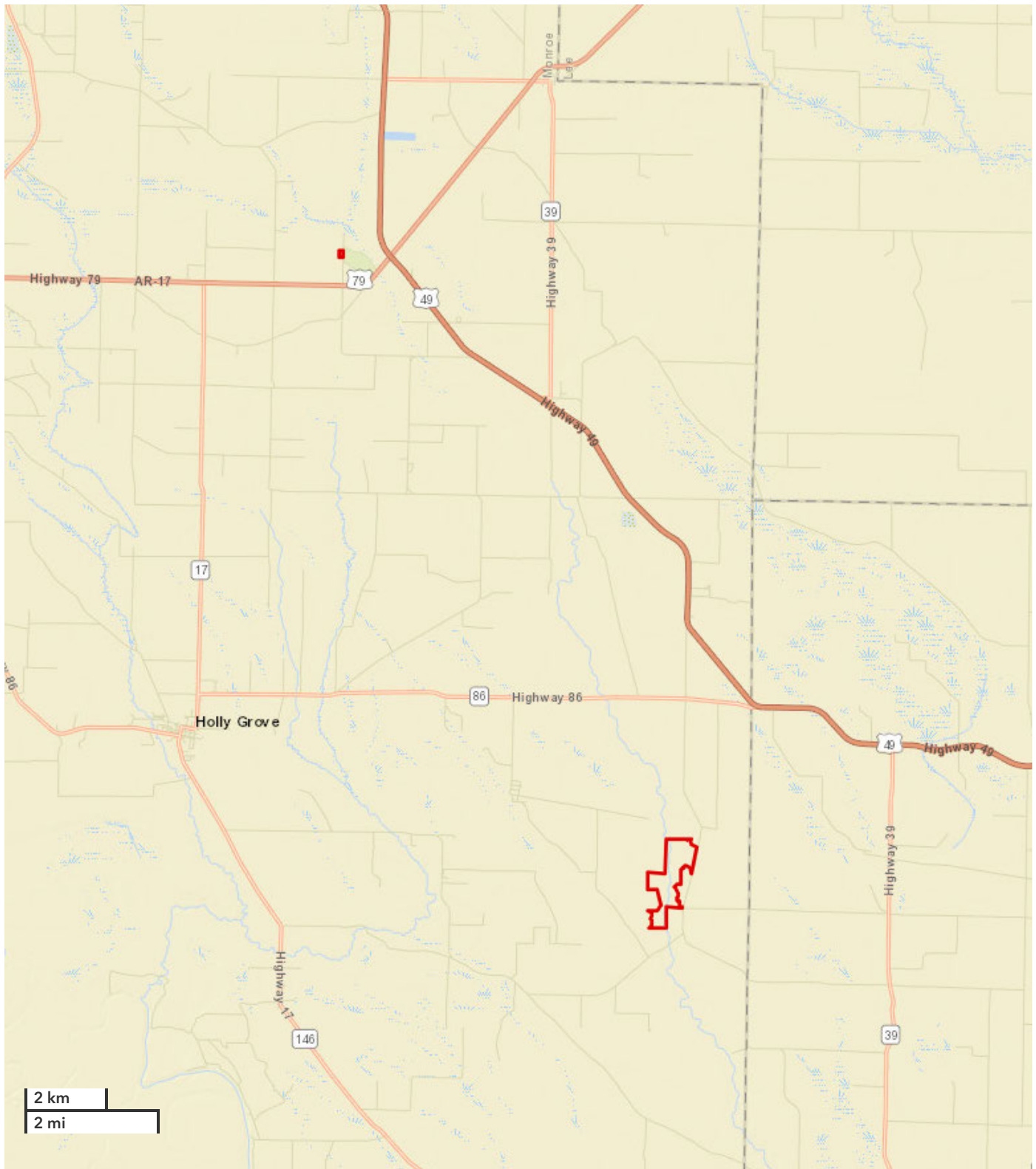
LOCATION MAP - LODGE & ACREAGE



JERAMY STEPHENS, ALC
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Big Cypress Duck Hole
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All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.

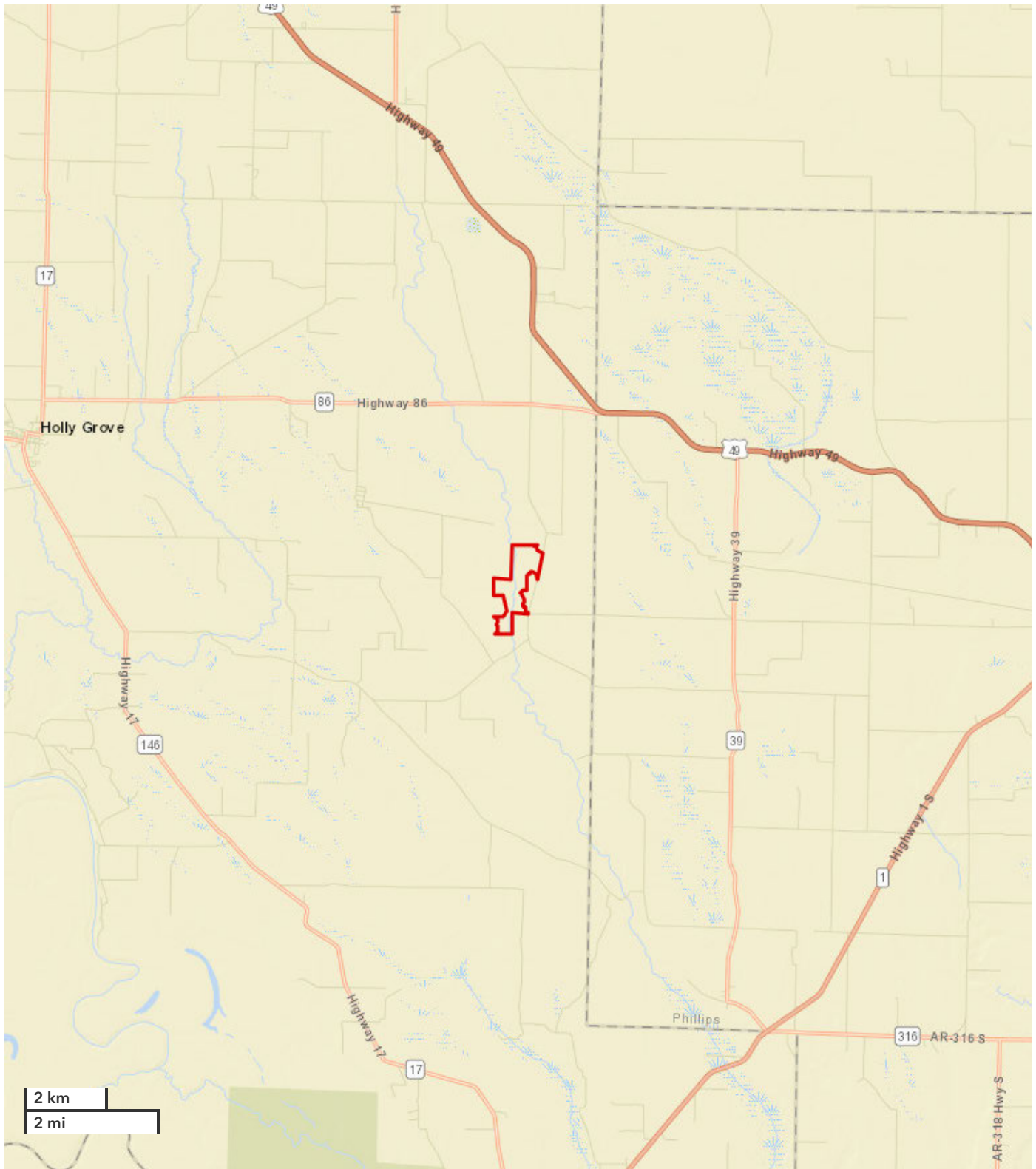
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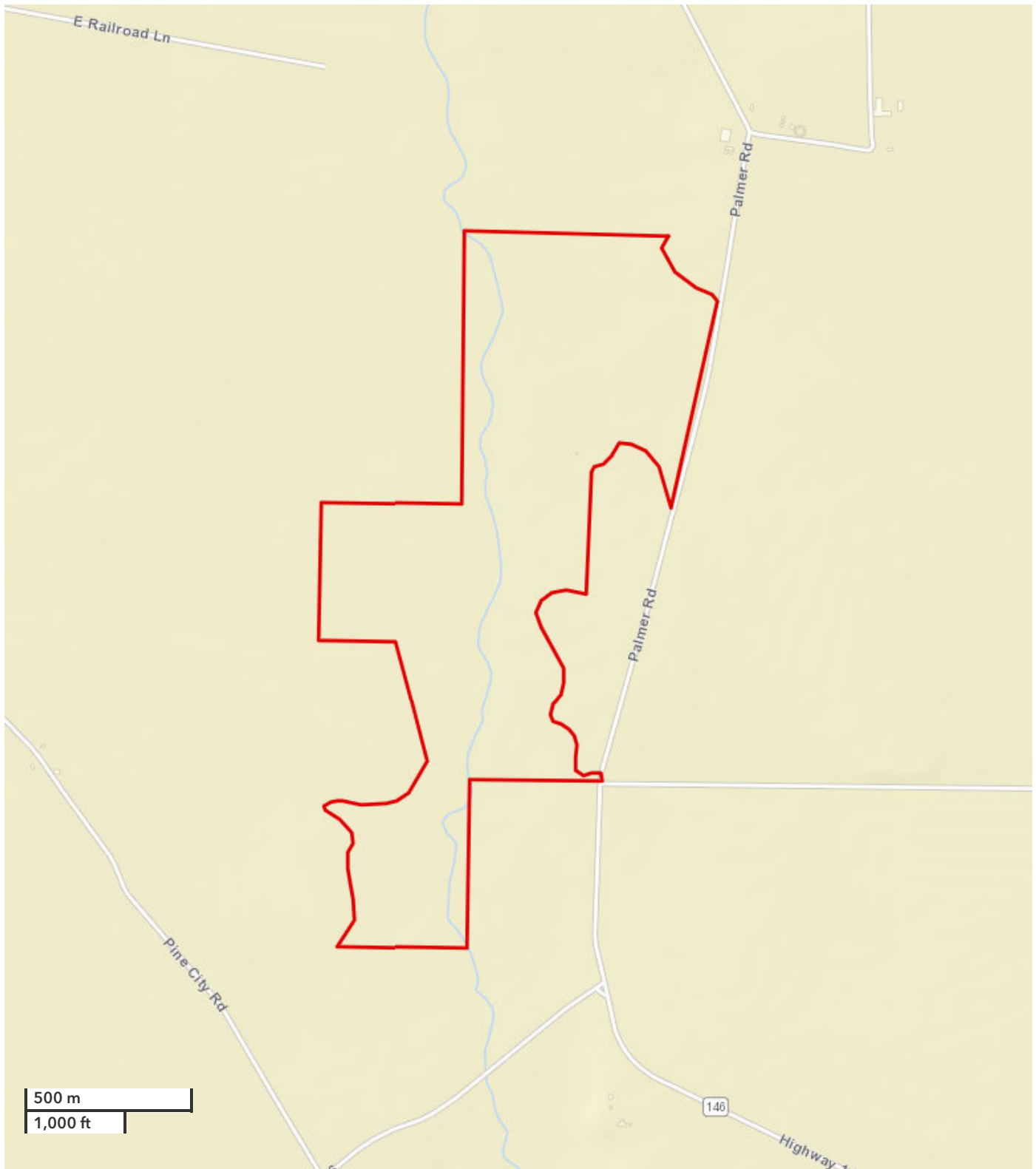
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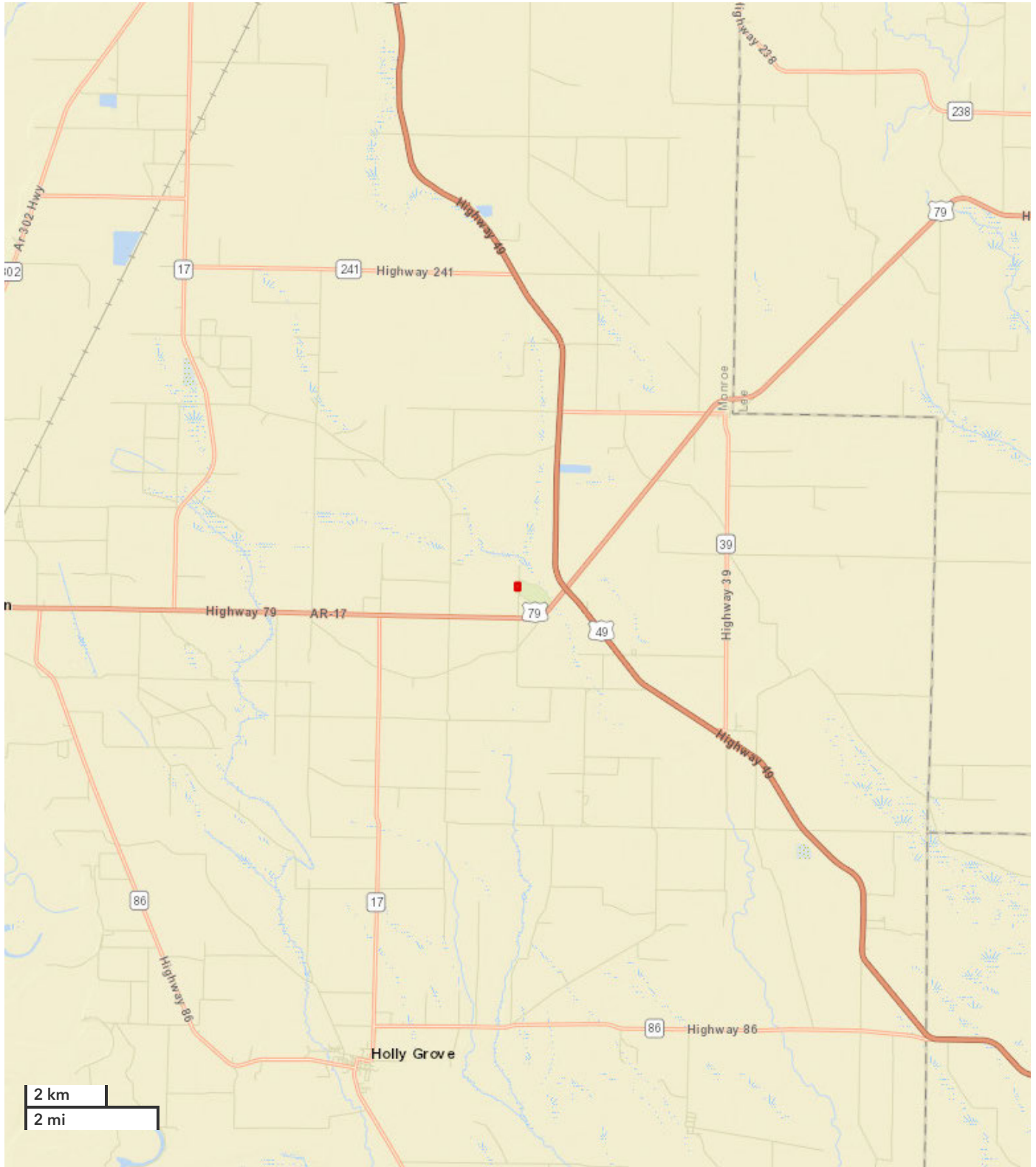


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LOCATION MAP - LODGE



Big Cypress Duck Hole Lodge



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LOCATION MAP - LODGE



Big Cypress Duck Hole Lodge



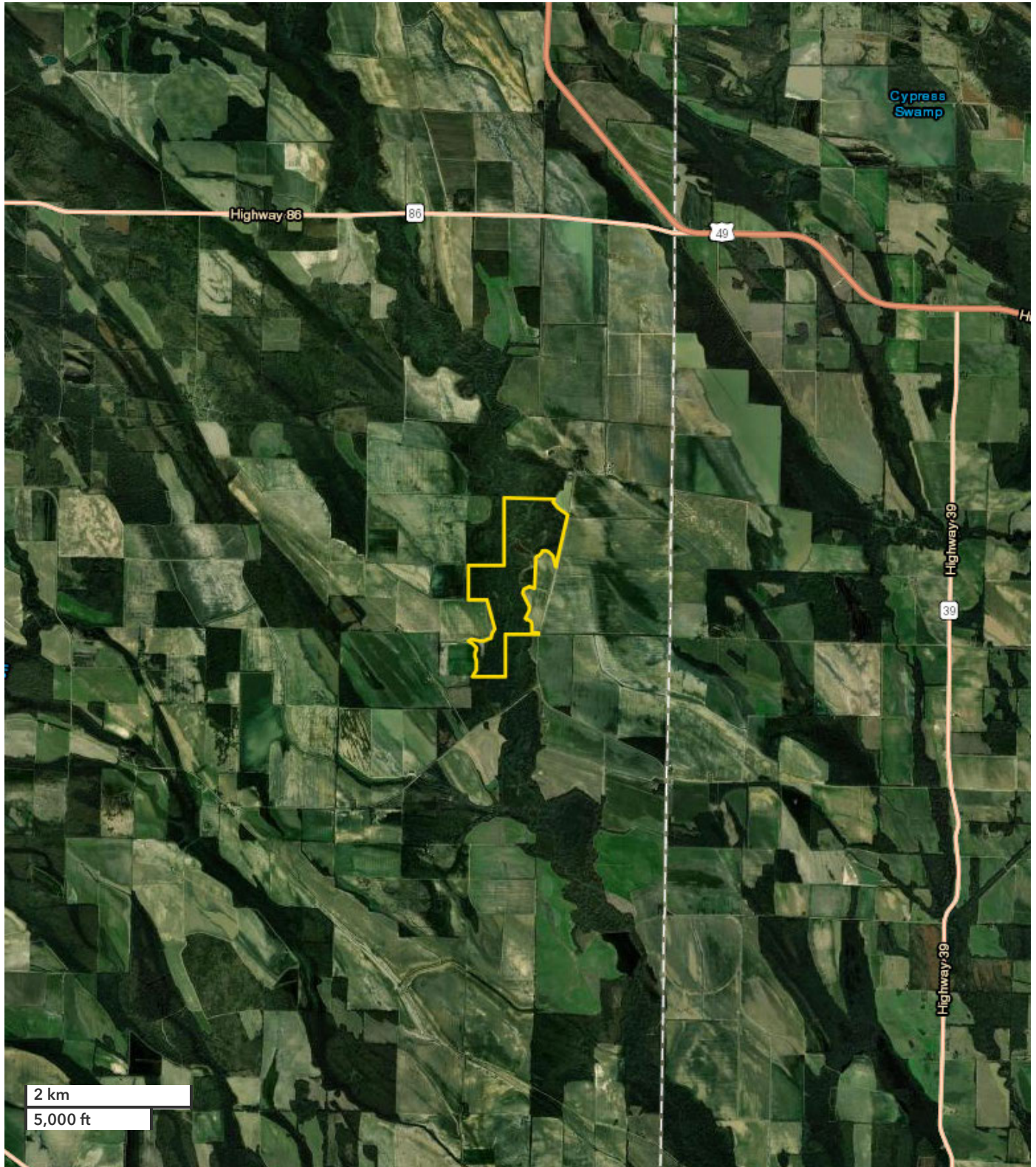
AERIAL MAP - ACREAGE



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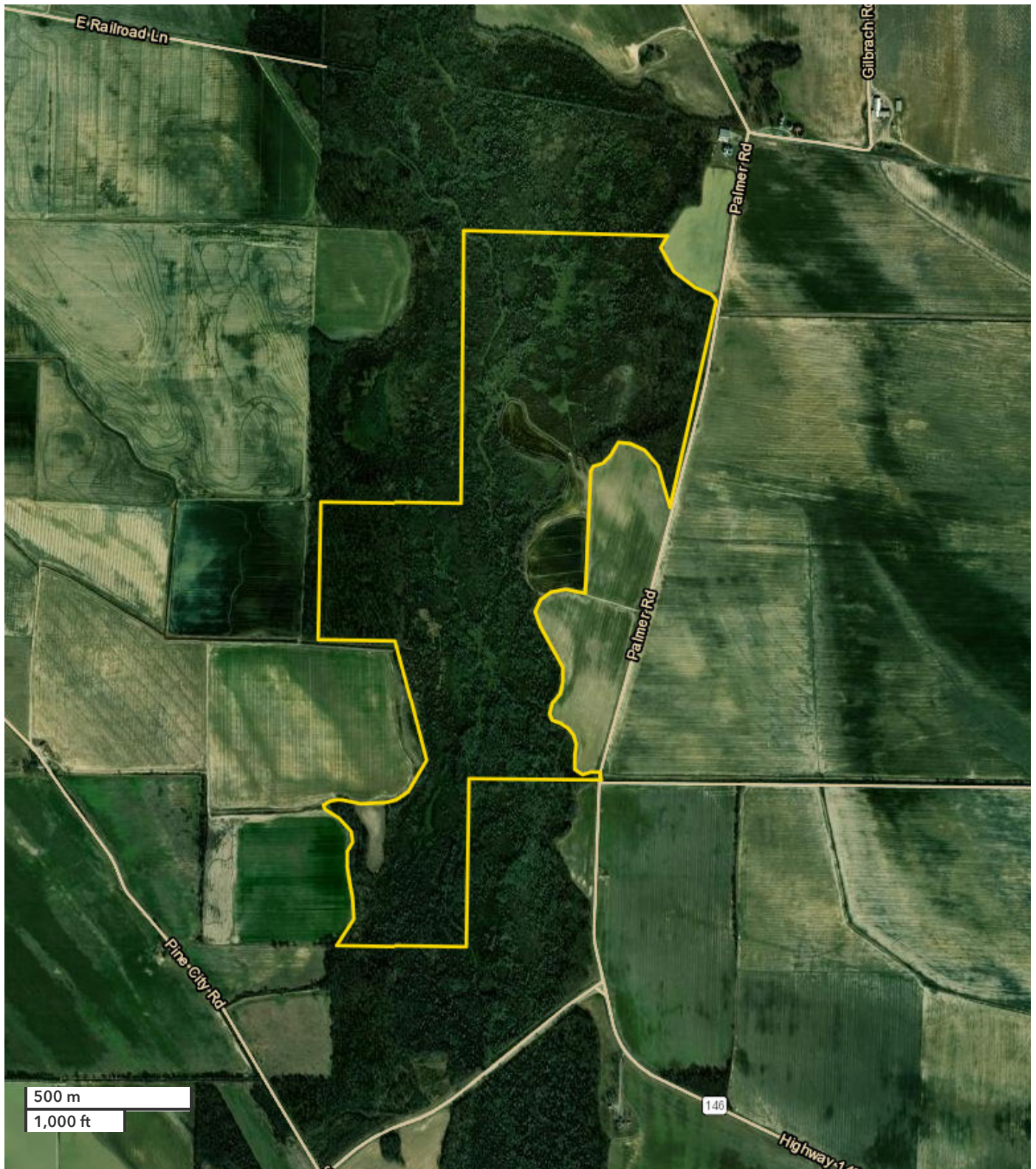
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AERIAL MAP - LODGE



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Monroe County - Big Cypress Creek 311 Acres



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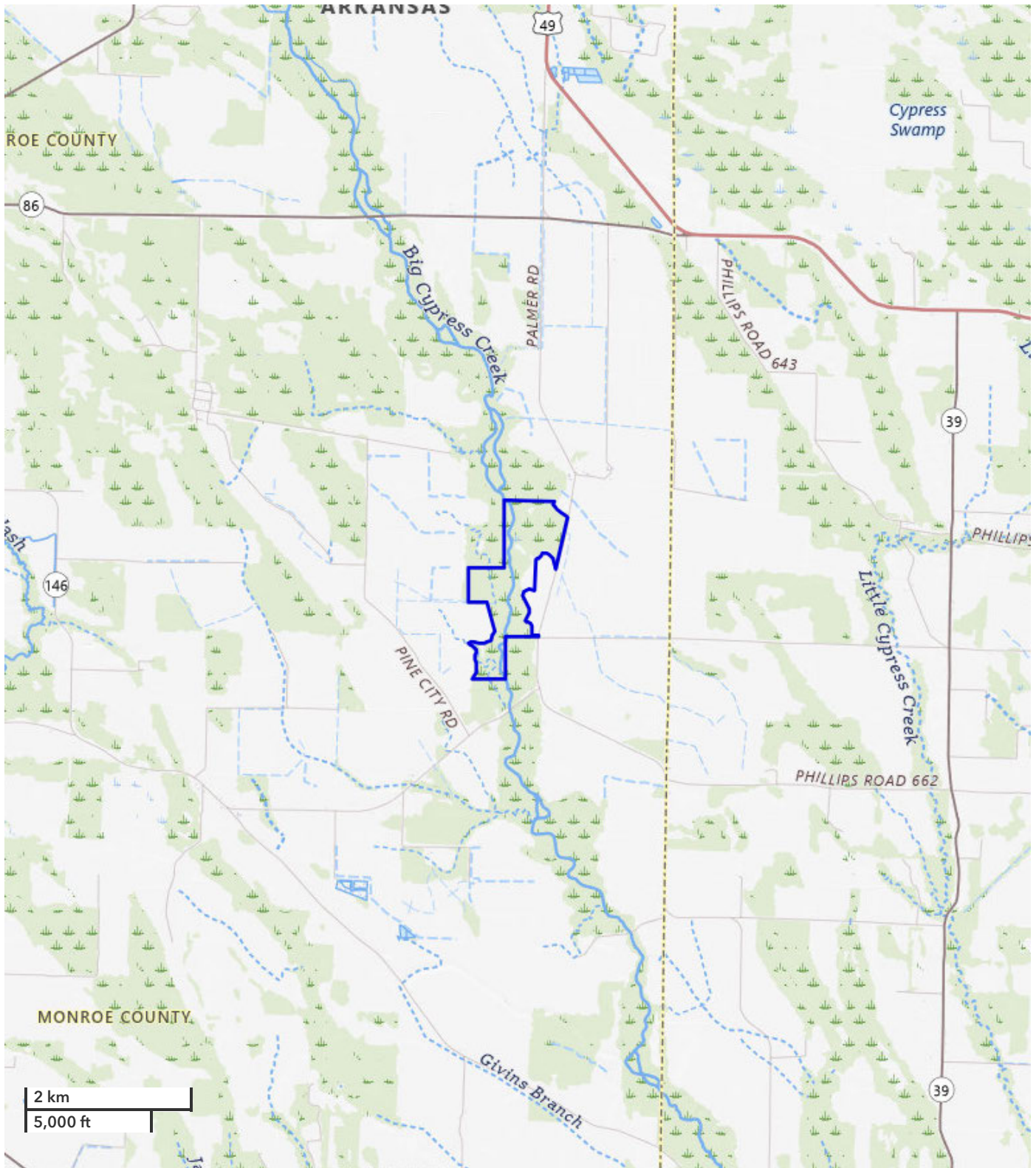
TOPO MAP



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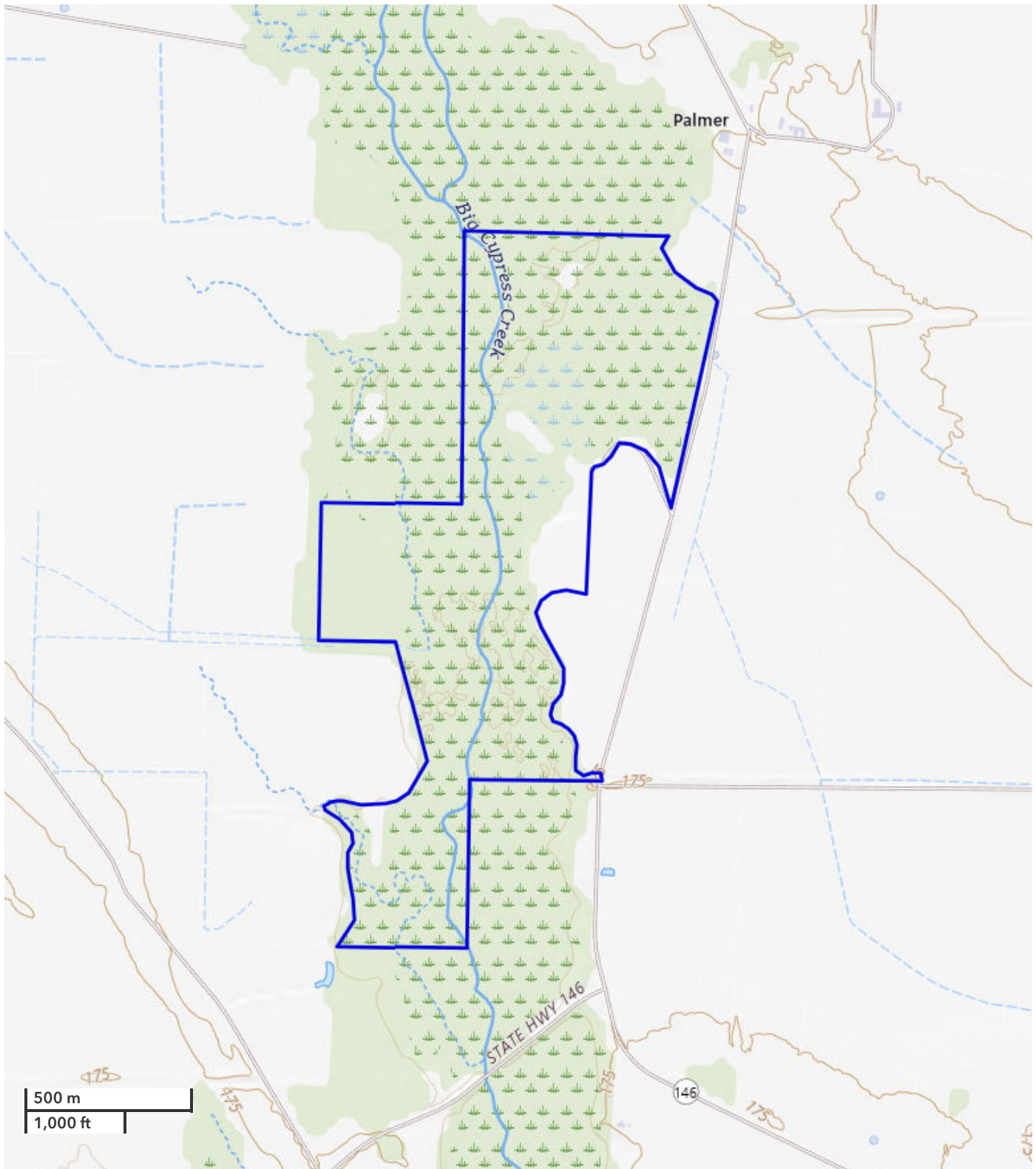
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PROPERTY PHOTOS



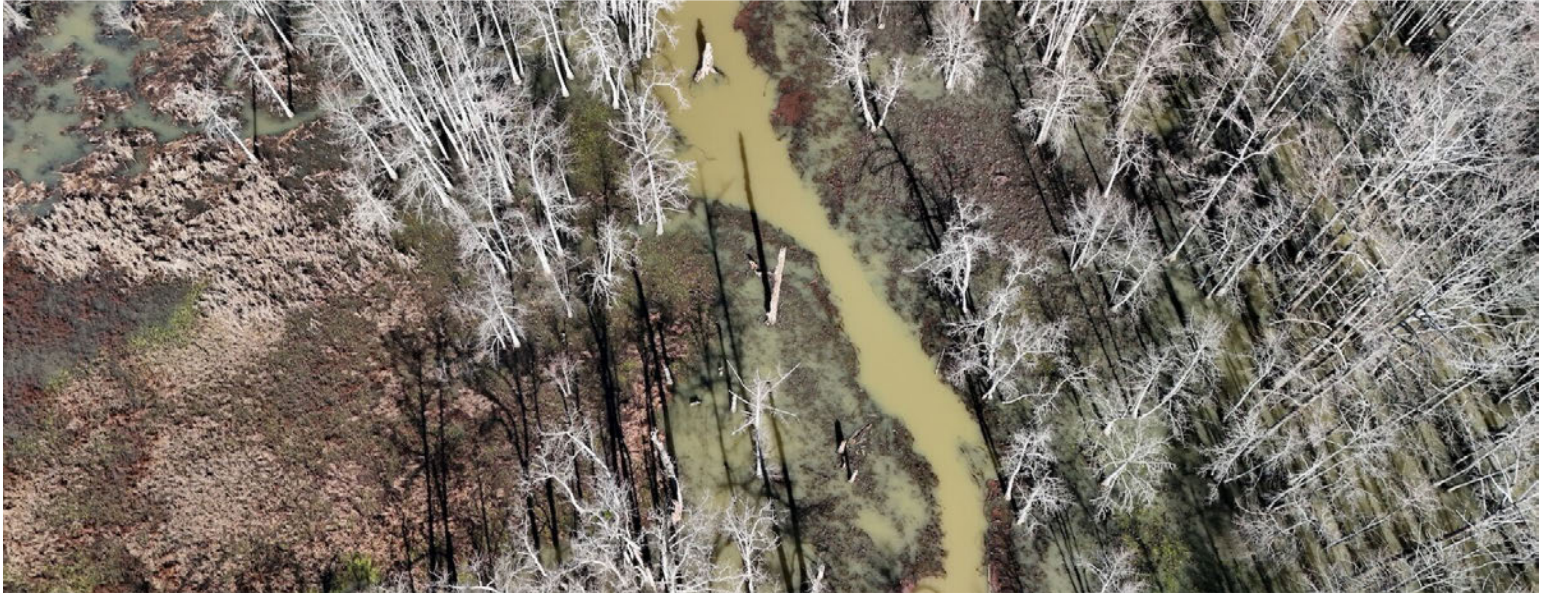
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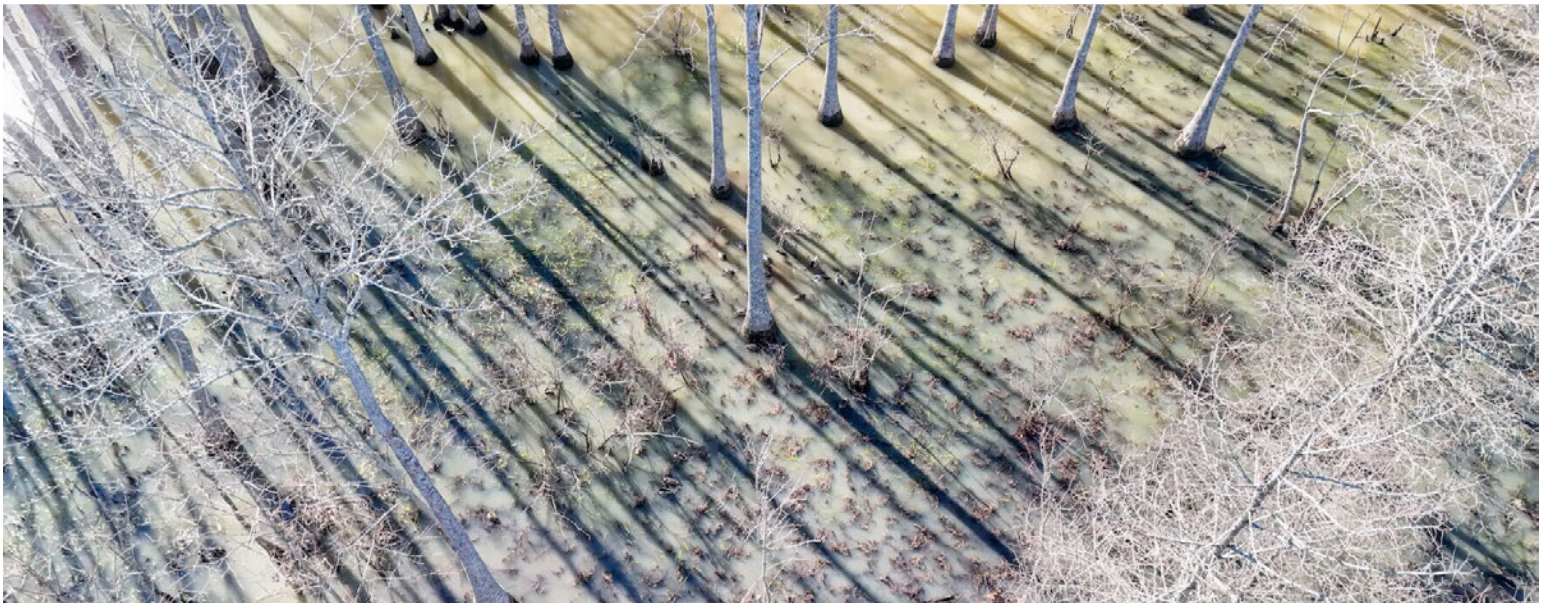
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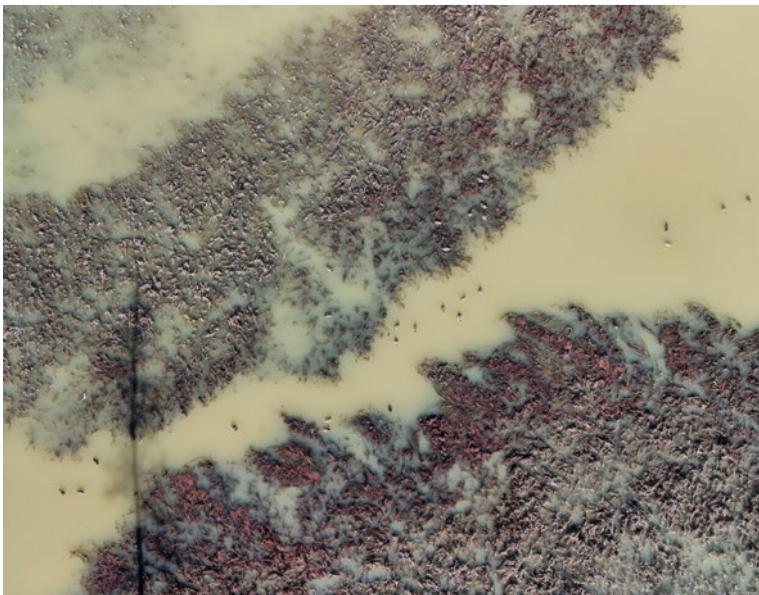
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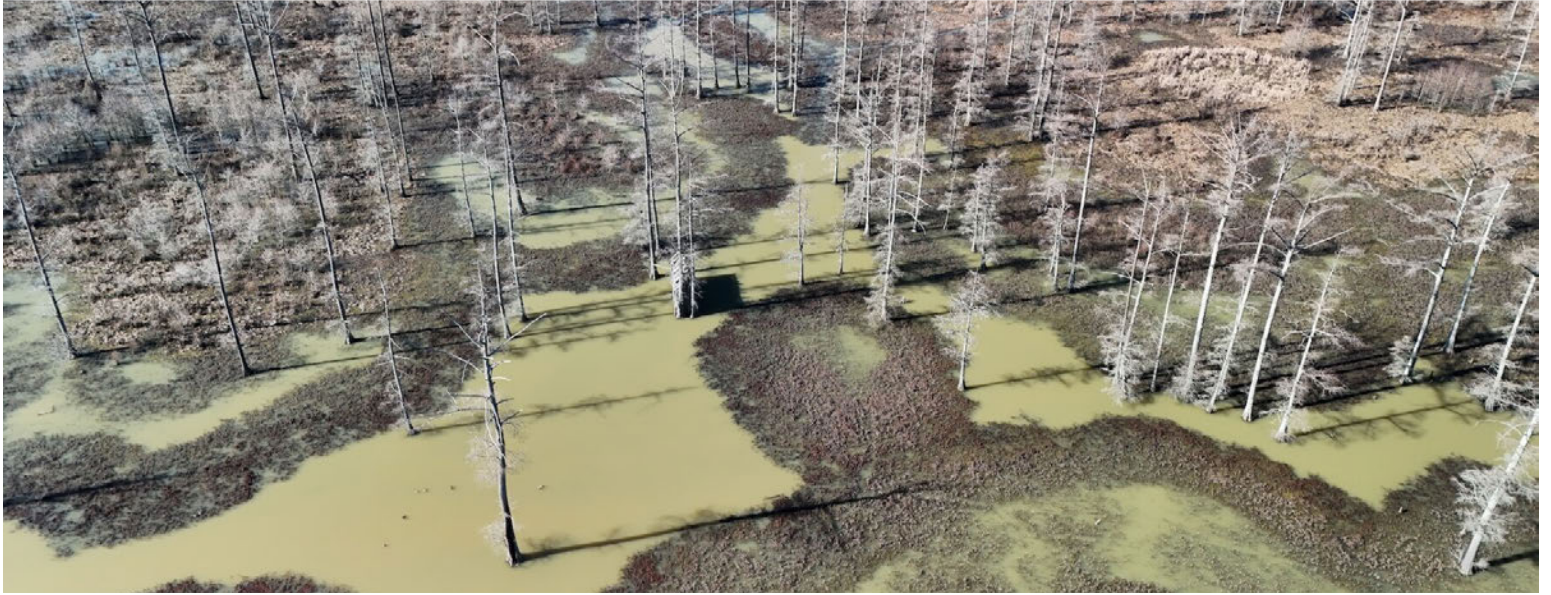
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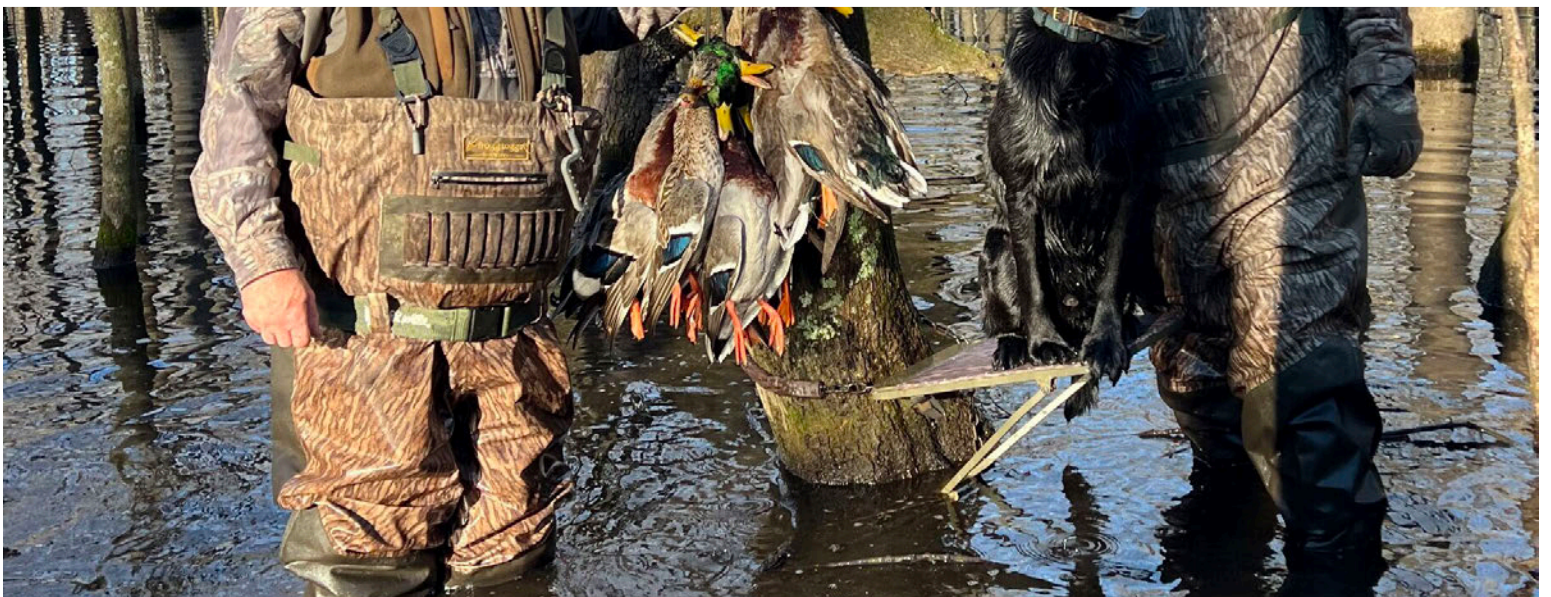
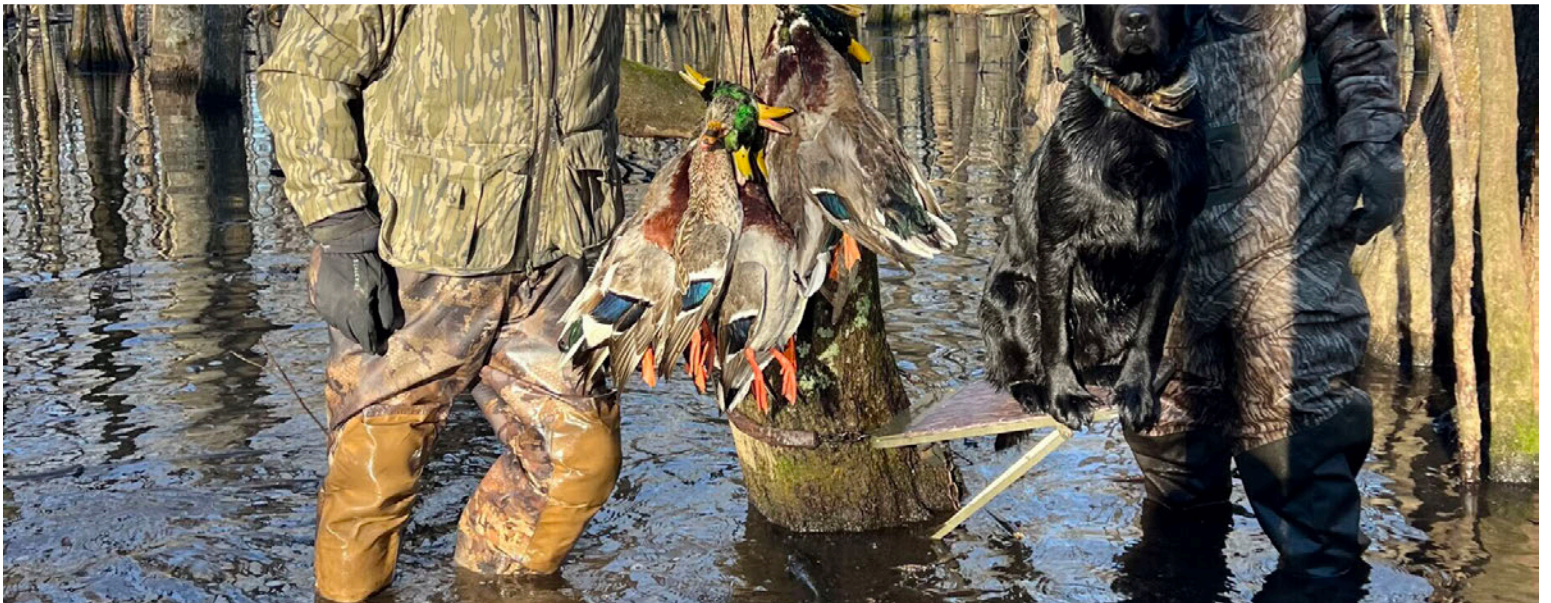
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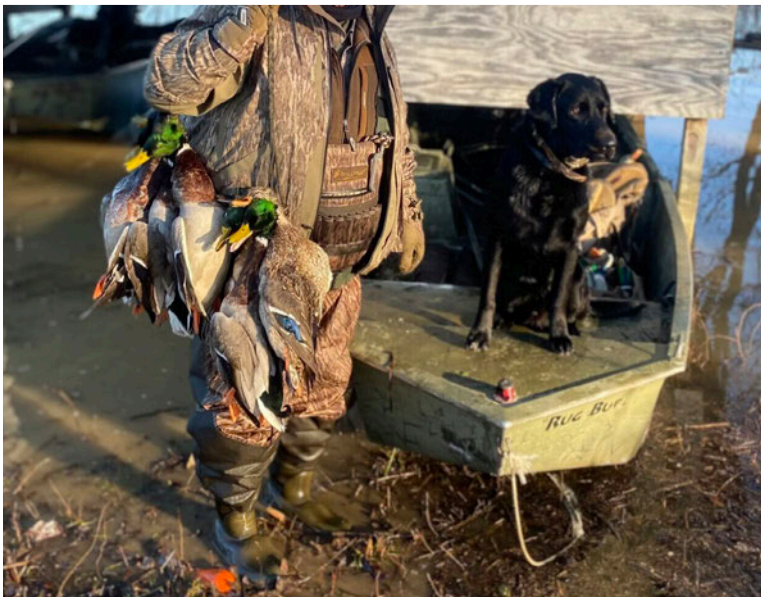
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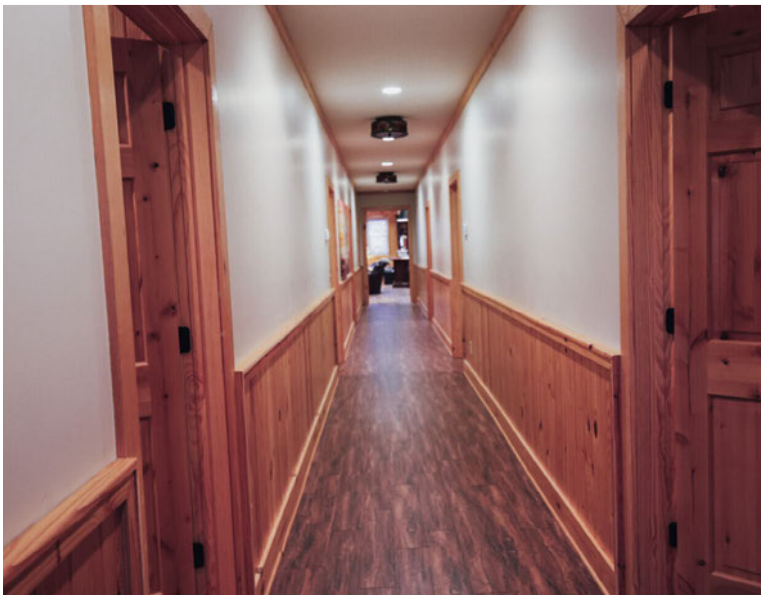
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