



## Big Cypress Duck Hole

311 +/- Acres | Monroe County, AR | \$5,482,000



### ADDRESS

2559 McKoy Lane  
Clarendon, AR 72029

### LOCATION

Lodge located on the north side of Hwy 79 at end of McKoy Ln. To access the 311 acres, take Hwy 86 at the Monroe/Phillips County line and go W on Hwy 86 to Palmer Road. Head south on Palmer Rd and turn right onto the turn row and follow the turn row to the Upper Boat House.

### PROPERTY SUMMARY

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

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