



World Class Duck Hunting and Agricultural Property, 1013+ Acres, Stuttgart, AR

1,013.57 +/- Acres | Prairie County, AR | \$16,900,000



ADDRESS

Clearpoint Brasko Rd.
Stuttgart, AR 72160

LOCATION

North of Stuttgart head west on Hwy 165, turn right on to Highway 343 N, approximately 1.5 miles turn left on to Clearpoint Brasko Rd. Destination will be on your left at the dead end road.

PROPERTY SUMMARY

Located in the heart of Arkansas' renowned waterfowl region, this exceptional 1,013+ acre property in Prairie and Lonoke Counties offers a mix of recreational and agricultural opportunities. Situated just 5 miles northwest of Stuttgart, the "Duck and Rice Capital of the World," the property lies in one of the most coveted areas for waterfowl hunting. It is surrounded by some of the most famous hunting clubs within the Big Ditch and Bayou Meto regions.

617.40 acres of tillable cropland, according to the Prairie County Farm Service Agency (FSA). The land is currently leased under a 75/25 net crop share, with a rotation of 50/50 rice and soybeans. The property is well-irrigated, with three irrigation wells and four re-lifts. Two irrigation reservoirs totaling 72 acres are fed by Bayou Meto through a network of ditches, ensuring reliable water supply. These fields offer excellent opportunities for duck and goose hunting, and the overflow woods provide outstanding green timber hunting.

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