



# TILLER

CONSULTING | REALTY | INVESTMENTS

- EST. 2020 -

WILDLIFE COLLECTION

PRESENTING

## MALLARD POINTE

LAWRENCE COUNTY, ARKANSAS





## MALLARD POINTE

A hidden gem, one of the last pieces of privately owned property on this section of the Black River. Excellent for hunting both duck and deer per owner. Located just 25 minutes from Jonesboro and neighbors the world famous Stan Jones Mallard Lodge.



- Bordering Shirey Bay, Rainey Break WMA. Conveniently located, the Shirey Bay boat ramp is adjacent to the property entrance.
- The east patch of woods is leveed and flooded with a re-lift piped in the Black River. Re-lift has a 99 year lease with Corps of Engineers. The levee is in need of some repair.



- A private road easement for one way in, one way out access.
- The farmland is typically planted in rice and is straight leaved for easy irrigation. It was preventative planted in 2019.
- Easy access from Cash, Alicia and Hoxie.



- Wooded area on the west side has not been cut. The east side was cut 12-15 years ago.
- You will find several roads and trails on the property.
- The property also includes one duck pit.



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Lawrence County Arkansas

## FSA DATA:

CROP	ACREAGE	PLC YIELD
Grain Sorghum	12.78	50
Rice-Long Grain	39.9	6480
Rice- Medium Grain	3.8	6075
<b>Total Base Acres:</b>	<b>56.48</b>	

**CASH RENT:** \$10,545 (57 acres at \$185.00 per acre)

**REAL ESTATE TAXES:** \$608.82 per ARCountyData.com

**ACREAGE:** +/- 209

**COUNTY:** Lawrence

**ASKING PRICE:** \$1,200,000

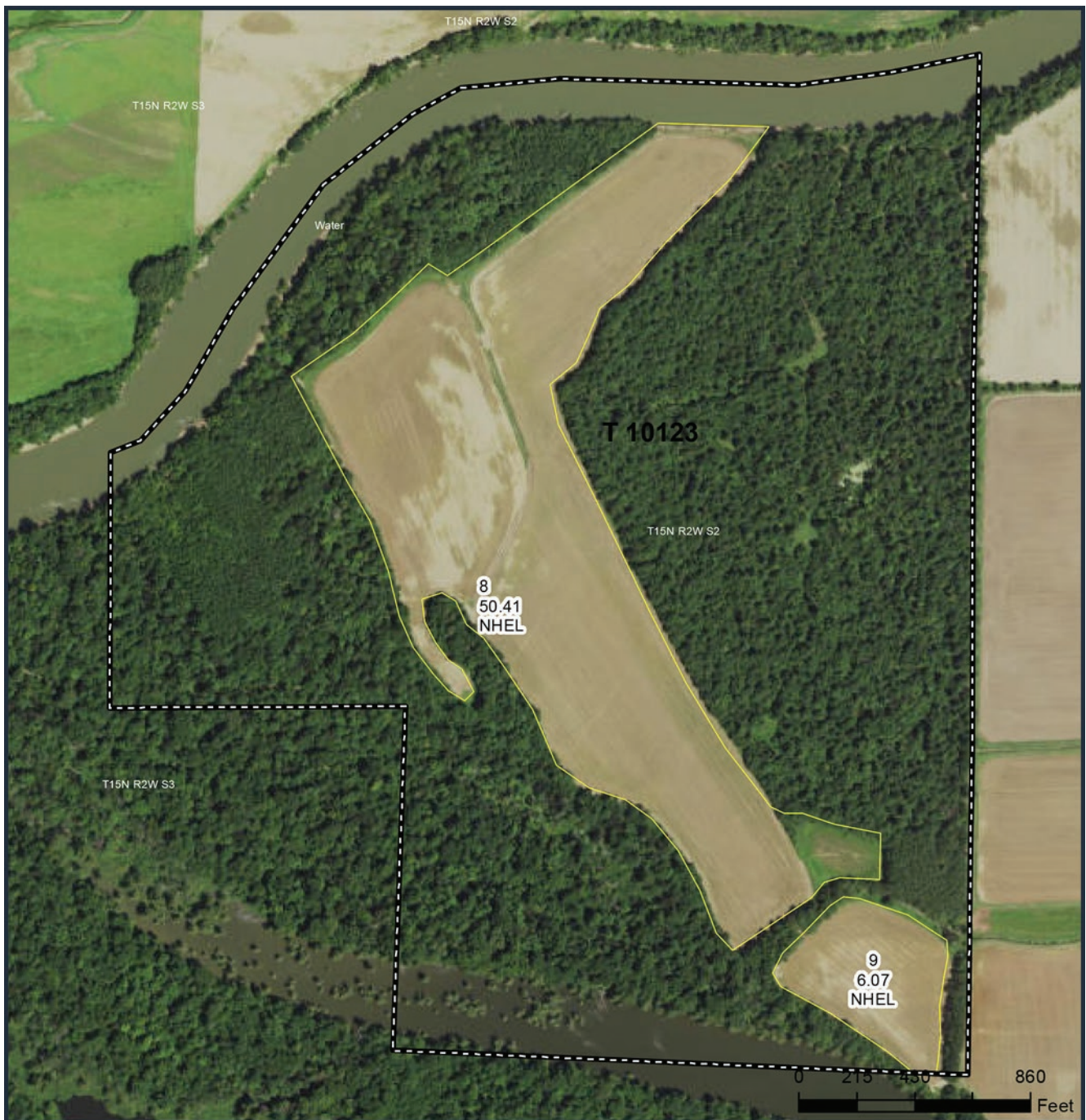




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## AERIAL MAP

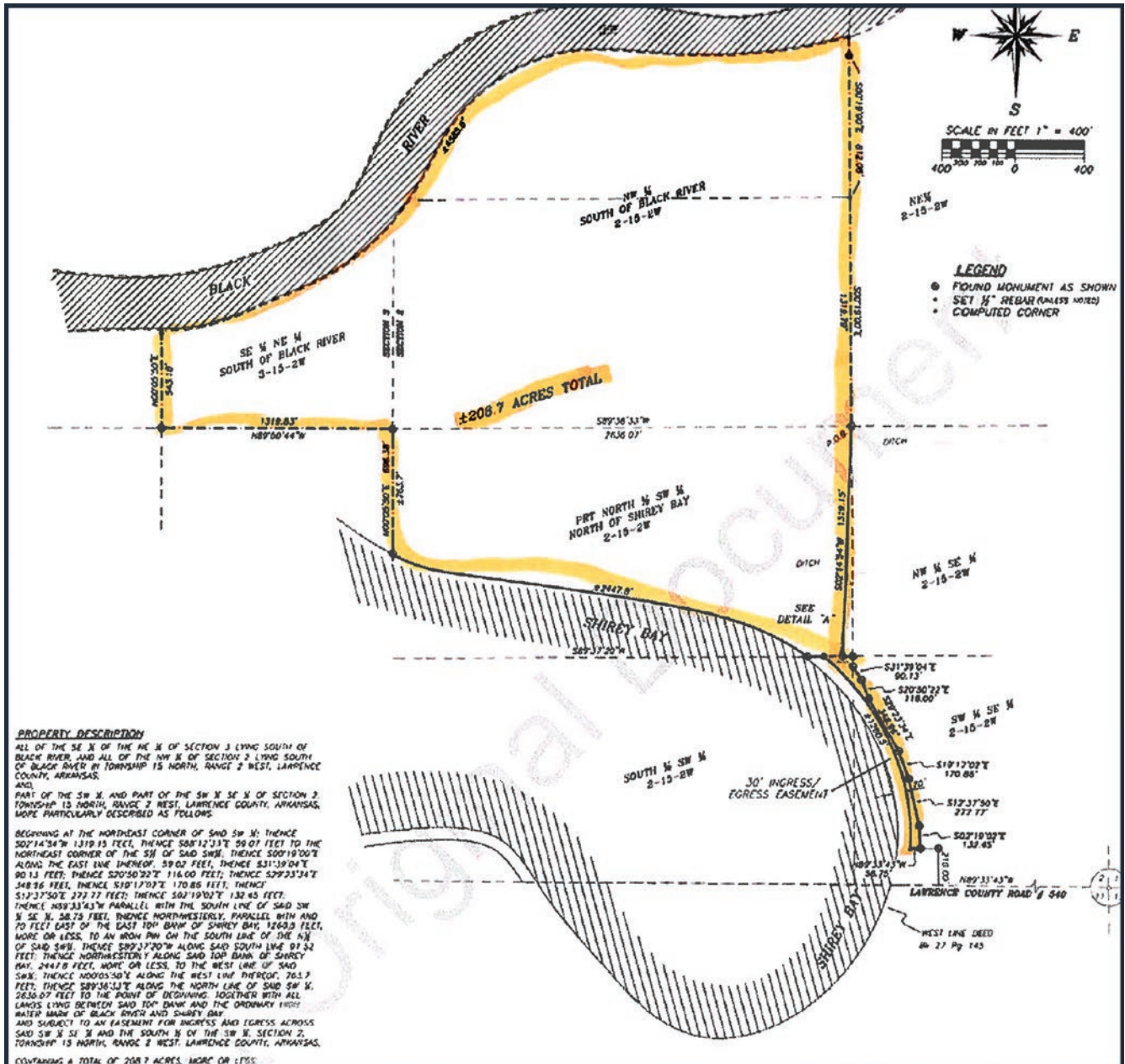




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## SURVEY MAP



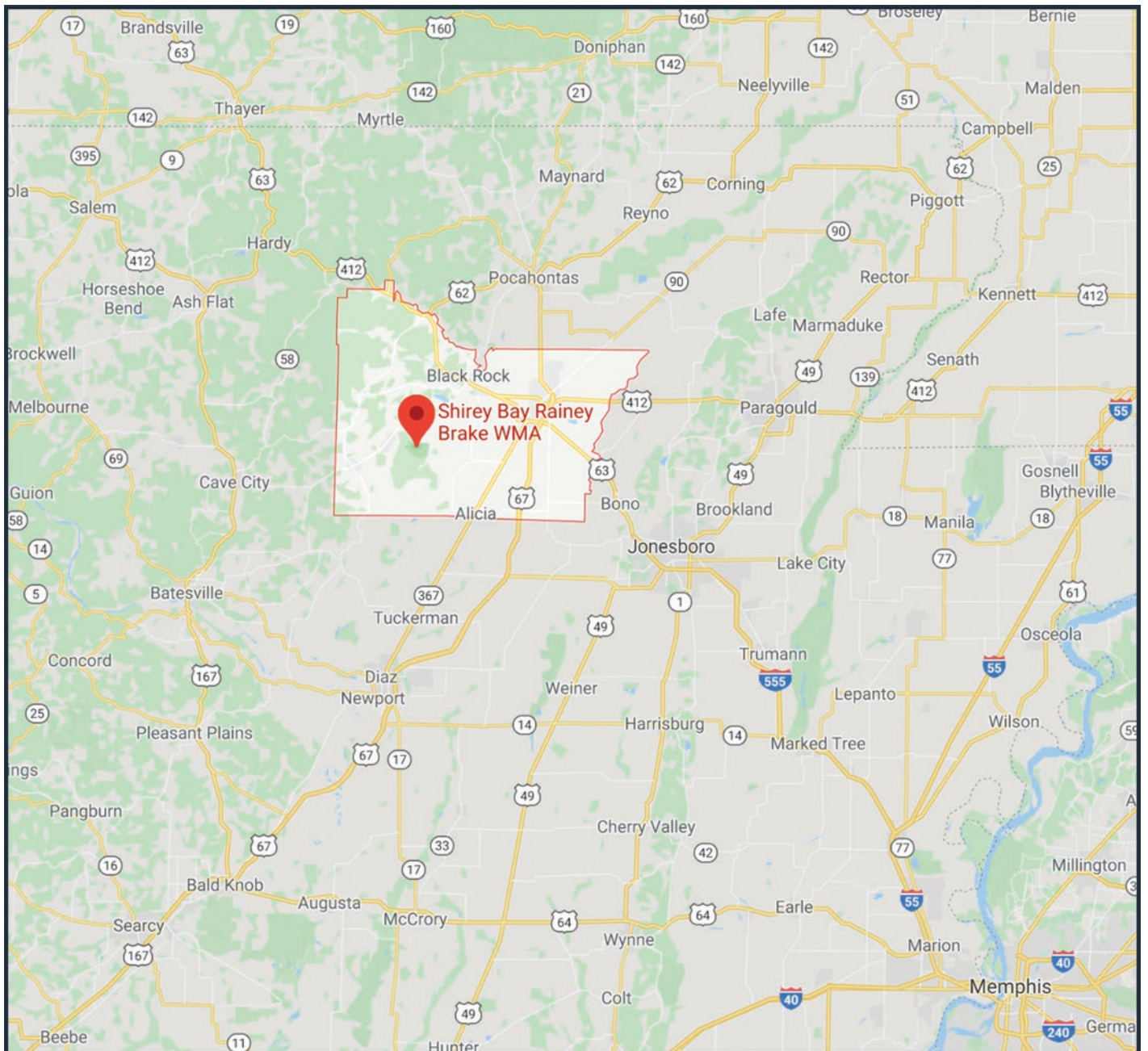




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## REGIONAL MAP





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Thanks for your interest in  
**MALLARD POINTE**

Let us know if we can answer any  
questions or if you'd like a property tour.

**BRIAN MACK**

870.919.5945 | Office 833.320.1160  
BRIANM@TILLERLAND.COM

**KELLY PHIPPS**

870.351.2097 | Office 833.320.1160  
KELLYP@TILLERLAND.COM