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TILLER LAND

- COMPANY -

WILDLIFE COLLECTION

PRESENTING

VILLAGE CREEK DUCK WOODS

JACKSON COUNTY, ARKANSAS

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VILLAGE CREEK DUCK WOODS

- Jackson County, Arkansas -

WILDLIFE COLLECTION

This ±85-acre wildlife recreation property is a rare opportunity for the serious outdoorsman looking for low-maintenance, high-reward land. Located just outside of Swifton, Arkansas, with convenient access off Highway 226, this tract is truly turnkey—one of those places you can just show up and hunt.

The property features a diverse mix of mature timber and majestic big Cypress trees, offering natural habitat that holds game year-round. It's a proven hot spot for duck hunting, with the kind of track record that speaks for itself. In addition to waterfowl, this land offers deer and turkey hunting, making it a haven for the avid sportsman.

Whether you're looking for a weekend hunting retreat or a long-term investment in outdoor recreation, this property delivers big on experience without demanding much in upkeep. Easy to access, easy to enjoy—this is the kind of place you'll want to keep in the family.

Key Features:

- 4 miles outside of Swifton and easily accessible from Hwy 226
- Newly rebuilt, large duck blind
- Boat ramp
- Big cypress, and mature timber
- Proven duck hunting
- Deer and turkey hunting

TOTAL ACRES: +/- 85 *(Subject to survey)*

ASKING PRICE: \$700,000

COUNTY: Jackson

OIL, GAS & MINERAL: All rights owned will transfer

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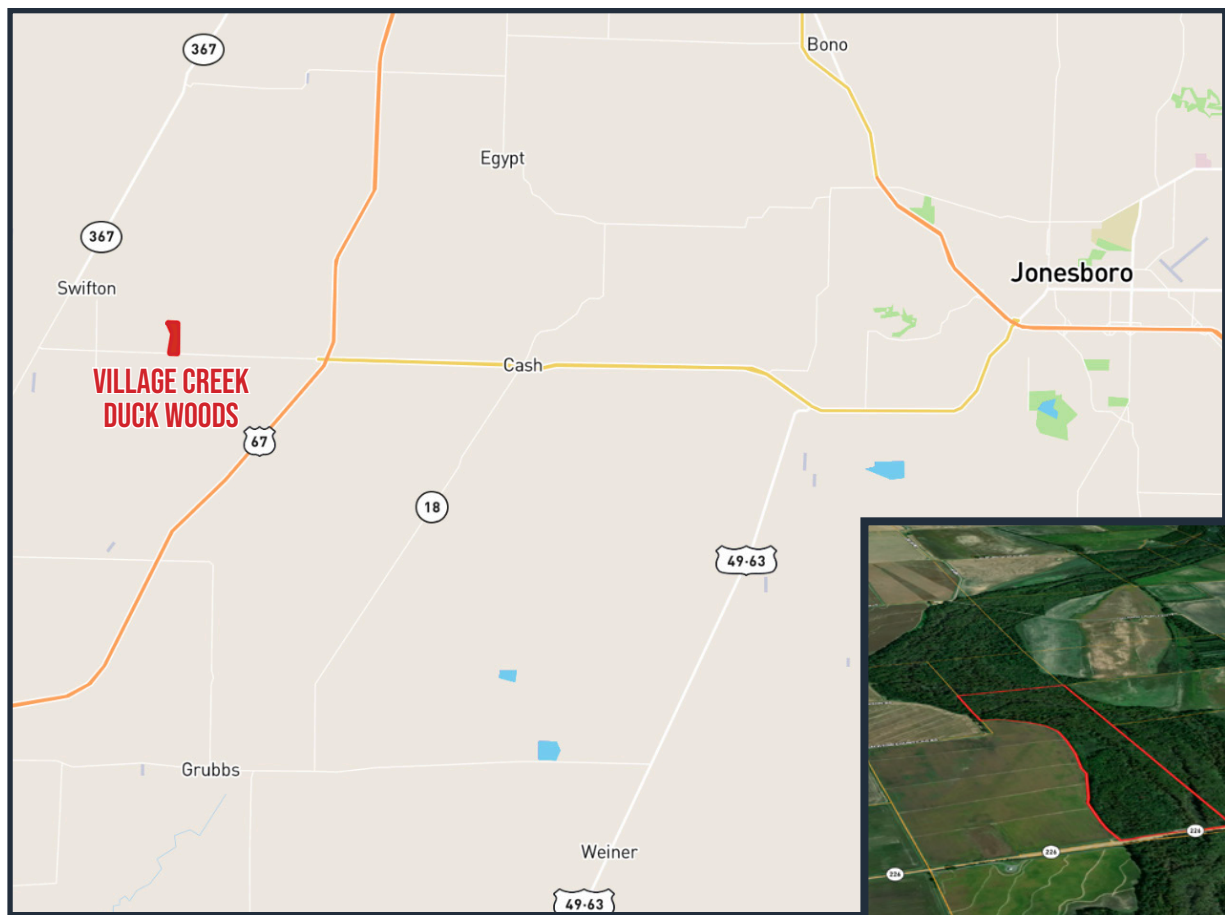
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REGIONAL & AERIAL MAPS



3 miles from Cash
28 miles from Jonesboro



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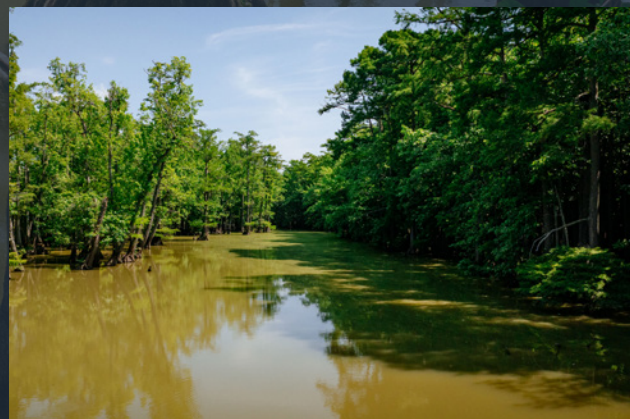
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Thanks for your interest in the
VILLAGE CREEK DUCK WOODS

For questions or a property tour,
please contact:

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