

WHERE THE BLACK MEETS THE STRAWBERRY

A Waterfowler's Dream at the Confluence of Two Rivers



LOCATION

Lawrence Rd 348
Alicia, AR

PRICE

\$3,800,000

ACREAGE

525± Acres

EASEMENT

NRCS Wetland Reserve
Easement (WRE)

WHERE LEGACY, WILDLIFE, AND WATER CONVERGE.

525± acres of premium wetland habitat positioned just upstream from the confluence of the Black and Strawberry Rivers.



Map boundaries approximate. For illustration purposes only.

WATERFOWL HABITAT

Prime wetlands just upstream from the river confluence

ENGINEERED WETLANDS

Professionally designed levees & water-control systems

LOCATION ADVANTAGE

Near Rainey Brake WMA — one of Northeast Arkansas's premier managed waterfowl habitats.

An unmatched opportunity to own a legacy-level waterfowl property in Northeast Arkansas.



Coldwell Banker Ozark Real Estate Company
Each office independently owned and operated
Cali Hildebrandt • 870-384-1550 | Phillip Orr • 870-710-0999
Office • 870-856-3206



WHERE THE BLACK MEETS THE STRAWBERRY

A Waterfowler's Dream at the Confluence of Two Rivers

PROPERTY SPECIFICATIONS & DETAILS

PROPERTY OVERVIEW

LOCATION	Lawrence Rd 348, Alicia, AR
COUNTY	Lawrence County
ACREAGE	525 ± acres (NRCS surveyed 509 acres)
PRICE	\$3,800,000
EASEMENT	NRCS Wetland Reserve Easement (WRE)
ACCESS	Gravel county road frontage via Lawrence Rd 348
TOPOGRAPHY	Flat delta wetlands with gentle contouring levees
WATER SOURCE	Confluence of the Strawberry & Black Rivers
FLOOD ZONE	FEMA Zone AE (within managed floodplain)

HABITAT & WILDLIFE

- Positioned just upstream from the confluence of the Black and Strawberry Rivers
- Moist-soil vegetation and native grasses that support migratory birds
- Consistent duck use during both early and late waterfowl seasons
- Excellent deer and small-game habitat

IMPROVEMENTS & INFRASTRUCTURE

- Engineered levees and precision water-control systems
- Maintained under NRCS WRE guidelines
- Interior roads for ATV/UTV and equipment access
- Active NRCS WRE contract includes risers and moist-soil management structures

RECREATION & INVESTMENT

- Premier duck hunting and wildlife observation opportunities
- Exceptional long-term conservation and recreational value
- Legacy-quality property with regional recognition

This strategically engineered landscape offers more than habitat — it's a turnkey opportunity for conservation, hunting, and heritage stewardship.

LOCATION, HUNTING & ACCESS DETAILS

Strategically positioned within the **Mississippi Flyway** and near **Rainey Brake WMA**, this property anchors one of Arkansas's most productive wetland corridors. Designed for **optimal waterfowl management and hunting**, it features elevated blind sites, precision-controlled water levels, and interior roads that allow easy access between impoundments. A diverse mix of open water, flooded vegetation, and loafing areas supports exceptional waterfowl density. Its position offers direct access to regional habitat systems that sustain migration and conservation programs across Northeast Arkansas — **a legacy opportunity for buyers seeking both heritage and habitat value.**

An unmatched opportunity to own a legacy-level waterfowl property in Northeast Arkansas.



Coldwell Banker Ozark Real Estate Company
Each office independently owned and operated
Cali Hildebrandt • 870-384-1550 | Phillip Orr • 870-710-0999
Office • 870-856-3206

