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Arkansas's finest *land,*
homes, and heritage.



COLDWELL BANKER
OZARK REAL ESTATE
COMPANY

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TRUSTED REPRESENTATION.
LOCAL POWER.
GLOBAL PRESENCE.

*Where the Black
Meets the Strawberry*

525± acres

Lawrence county, AR

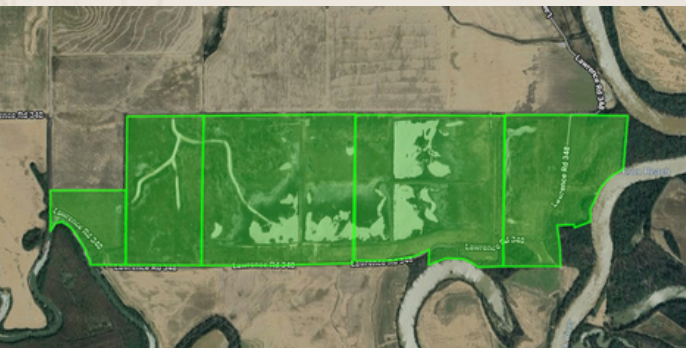


*A Legacy Property for the
Dedicated Waterfowler
Within the Mississippi Flyway*



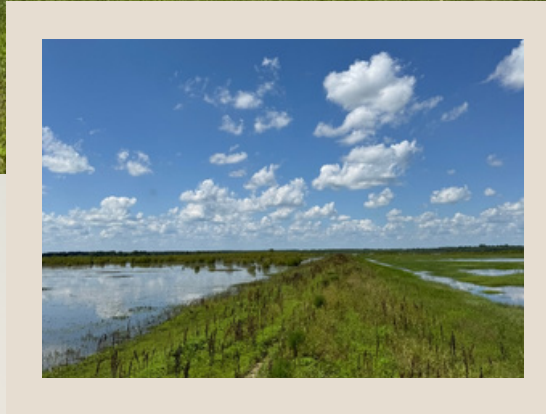
Nestled between the Black and Strawberry Rivers in Lawrence County, this 525±-acre Wetland Reserve Easement (WRE) property represents one of the most dynamic waterfowl and wildlife tracts in the Arkansas Delta.

With over **350± acres of managed water, four independent gated pools**, and neighboring the world-renowned **Stan Jones' Hogback Farms**, this tract offers an unparalleled blend of habitat, accessibility, and long-term value.



Key Features:

- 350± Acres of water
- Four Independent Water-Controlled Pools
- Frontage on Both the Black & Strawberry Rivers
- Established Levees & Watergates
- WRE Easement Through NRCS
- Rich Wildlife Habitat in the Mississippi Flyway
- Build Site



Precision Water Management

Each pool on the property is independently gated, allowing precise water control across multiple elevations. The tract features diverse wetland vegetation, native grasses, and natural food sources that attract migrating birds season after season.



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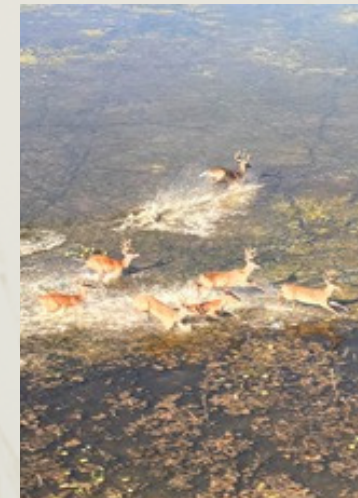
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A Legacy of Stewardship

Properties of this scale and location rarely come available. Whether for private recreation, a waterfowl club, or a long-term conservation investment, this tract stands among the finest in the Arkansas Delta.

Notable Neighbors & Landmarks

- Stan Jones' Hogback Farms
- Within the regional corridor of the Cache River National Wildlife Refuge
- Frontage on the Black & Strawberry Rivers
- Located within the Mississippi Flyway Corridor



Offered at
\$3,800,000



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