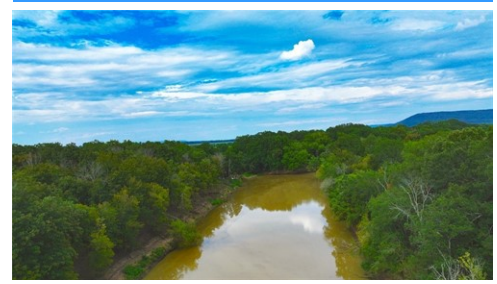




\$ 717,000



Mandy N1/2 Ln NE Lot Pt, Casa, AR 72025

- » MLS #: 1321935
- » Land | Lot: 186.25 acres
- » More Info: MandyN12LnNELotPt.IsForSale.com



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The Virtual Realty Group



The Virtual Realty Group Arkansas, LLC
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Fayetteville, AR 72701
(479) 422-2935

This is a rare opportunity to own a 186+ acre tract that features more than three quarters of a mile of Petit Jean River frontage. The property consists of two tracts sold together. The 168 acre main tract features 150 acres of loblolly pine plantation (planted in 2004). The 18.75 acre tract is a bottomland timber tract only accessible by boat, offering a secluded satellite hunting tract. The blend of hardwoods, pine stands, and river soils creates ideal conditions for mature whitetail, and thriving turkey and waterfowl populations. Its location, across the river from rice and soybean farms, further enhances the draw for migrating ducks. With 150 acres of pine planted in 2004, the property carries significant near-term timber income potential while also serving as high-quality wildlife habitat. Pontoon stands as a premier central Arkansas hunting property offering a rare combination of big deer, strong turkey numbers, duck hunting, exceptional fishing, and long-term timber value in a single land holding.

