



**FOR SALE**

## **ALLIGATOR BAYOU HUNTING CLUB**

**DUCK HUNTING, DEER HUNTING, PRECISION LEVELED FARMLAND**

**758 +/- ACRES**

**HUGHES, ARKANSAS**

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**G.A. ROBINSON**  
LAND COMPANY - EST. 1950

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FOR APPOINTMENT PLEASE CONTACT  
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## ALLIGATOR BAYOU HUNTING CLUB

Hughes, Arkansas

<b>THE PROPERTY:</b>	Alligator Bayou Hunting Club offers proven duck hunting, trophy deer hunting, dove hunting and significant farm income.
<b>LOCATION:</b>	The property is located 40 minutes from Memphis in Lee County Arkansas in the Mississippi flyway.
<b>INTERACTIVE MAP:</b>	<a href="https://id.land/ranching/maps/178bc3e155b100707057872d273f065f/share">https://id.land/ranching/maps/178bc3e155b100707057872d273f065f/share</a>
<b>ACREAGE:</b>	758 total acres, 220 acres cropland, 440 acres WRP. Approximately 350 acres can be flooded for duck hunting.
<b>PROPERTY FEATURES:</b>	<ul style="list-style-type: none"> <li>▪ Years of proven duck hunting in cypress filled Alligator Bayou, rice fields and WRP moist soil units</li> <li>▪ 3 precision leveled irrigated rice fields providing good cash flow as well as proven duck hunting</li> <li>▪ Crop share on farmland</li> <li>▪ One mile of Cypress-filled Alligator Bayou</li> <li>▪ Located one mile from Mud Lake Club and near The Mississippi and St Francis Rivers</li> <li>▪ 5 pits and 4 blinds</li> <li>▪ Numerous deer stands</li> <li>▪ Sunflower fields planted annually for doves</li> </ul>
<b>ASKING PRICE:</b>	\$3,900,000
<b>SHOWINGS:</b>	Available by appointment only

## FARMLAND

<b>ACRES:</b>	220 total cultivated acres, 120 acres are precision leveled
<b>IRRIGATION:</b>	1 well irrigates the precision leveled acres & provides for duck flooding
<b>SOILS:</b>	Predominately Sharkey Clay with some Earle Silty Clay
<b>ESTIMATED FARM INCOME:</b>	\$20,000 - \$30,000 annually

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# PROPERTY PHOTOS



# PROPERTY PHOTOS

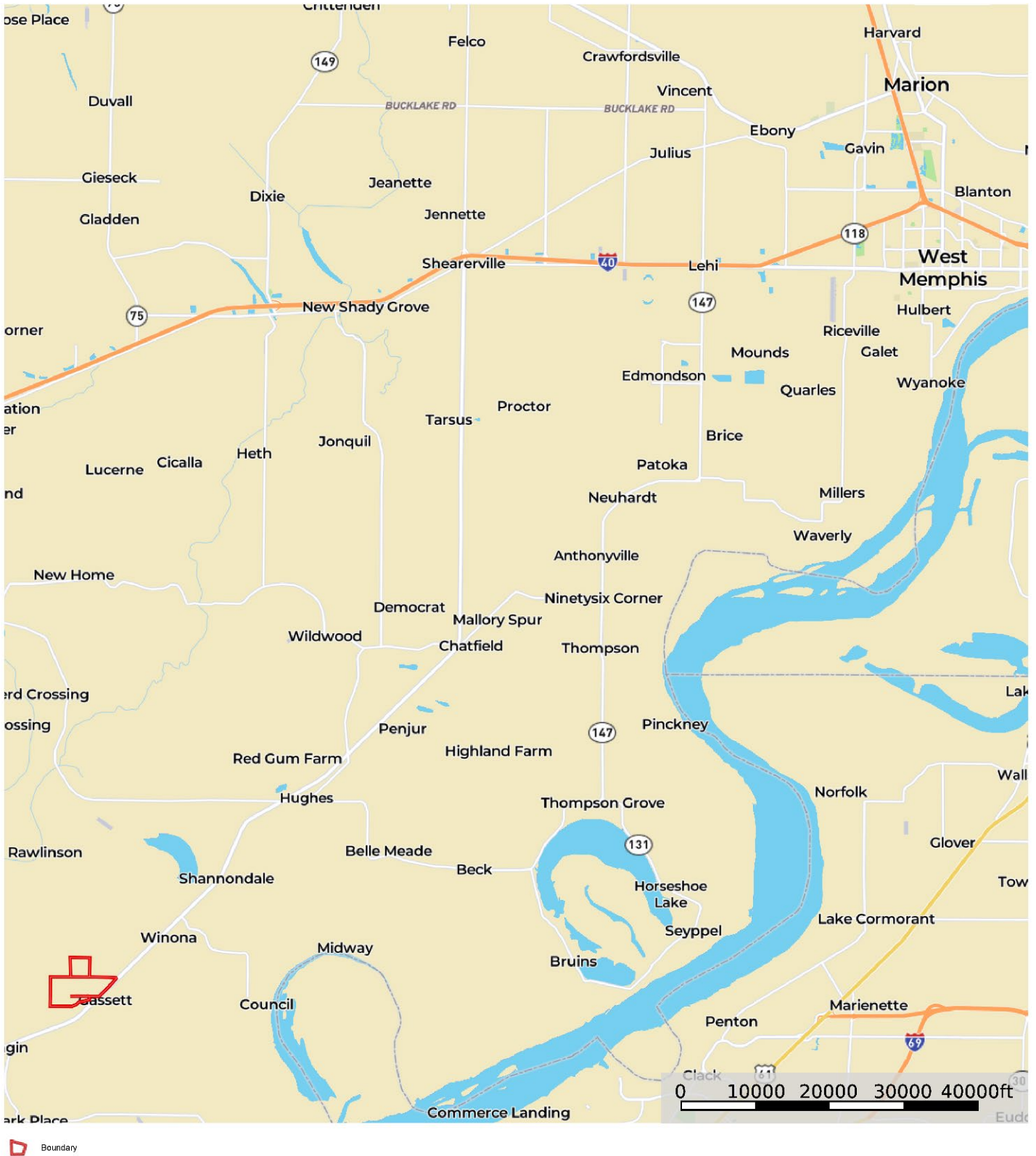


# PROPERTY SNAPSHOT & FARMLAND DETAILS



# ALLIGATOR BAYOU HUNTING CLUB

Hughes, Arkansas



LOCATION MAP

# ALLIGATOR BAYOU HUNTING CLUB

Hughes, Arkansas



Boundary Boundary

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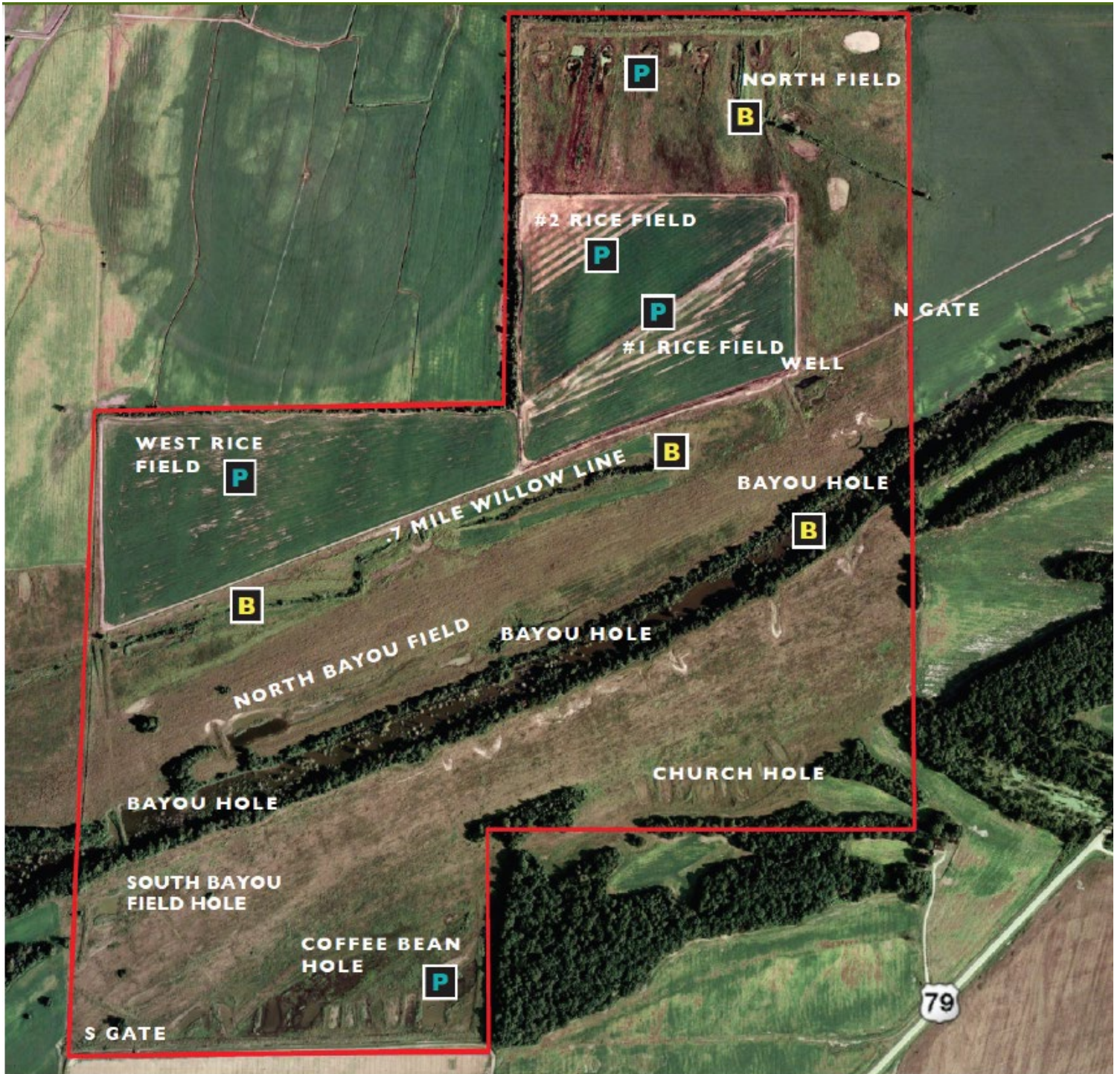
**id.** The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

## AERIAL MAP



ALLIGATOR BAYOU HUNTING CLUB

Hughes, Arkansas

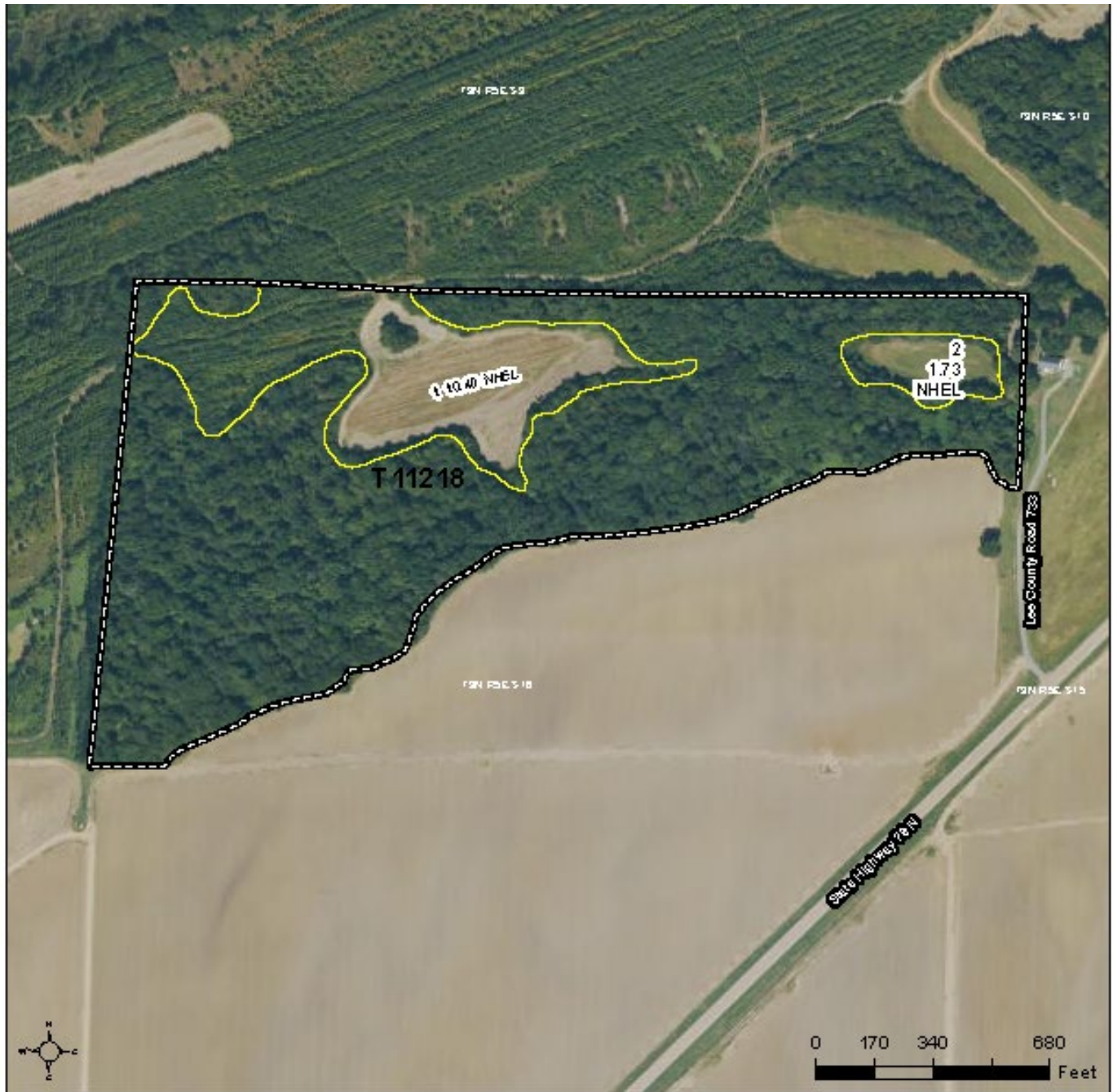


**B** BLIND   **P** PIT

FIELD MAP

ALLIGATOR BAYOU HUNTING CLUB

Hughes, Arkansas



**Common Land Unit**  
■ Non-Cropland; Cropland  
■ Tract Boundary  
**Wetland Determination Identifiers**  
● Restricted Use

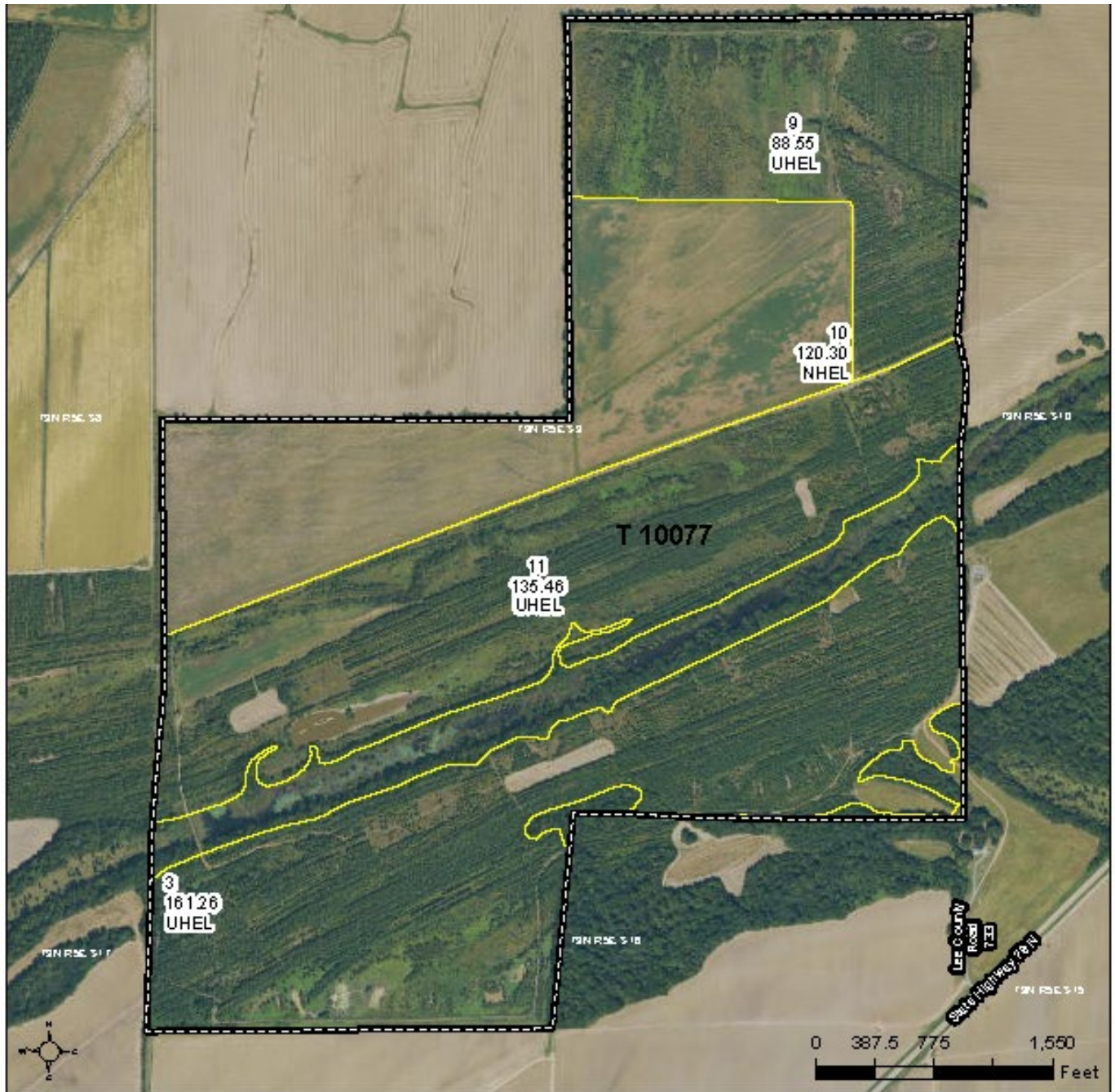
Imagery Year: 2023

2024 Program Year  
Map Created April 18, 2024  
Farm **4155**  
Tract **11218**

USDA MAP

ALLIGATOR BAYOU HUNTING CLUB

Hughes, Arkansas



**Common Land Unit**  
■ Non-Cropland; Cropland  
■ Tract Boundary  
**Wetland Determination Identifiers**  
● Restricted Use

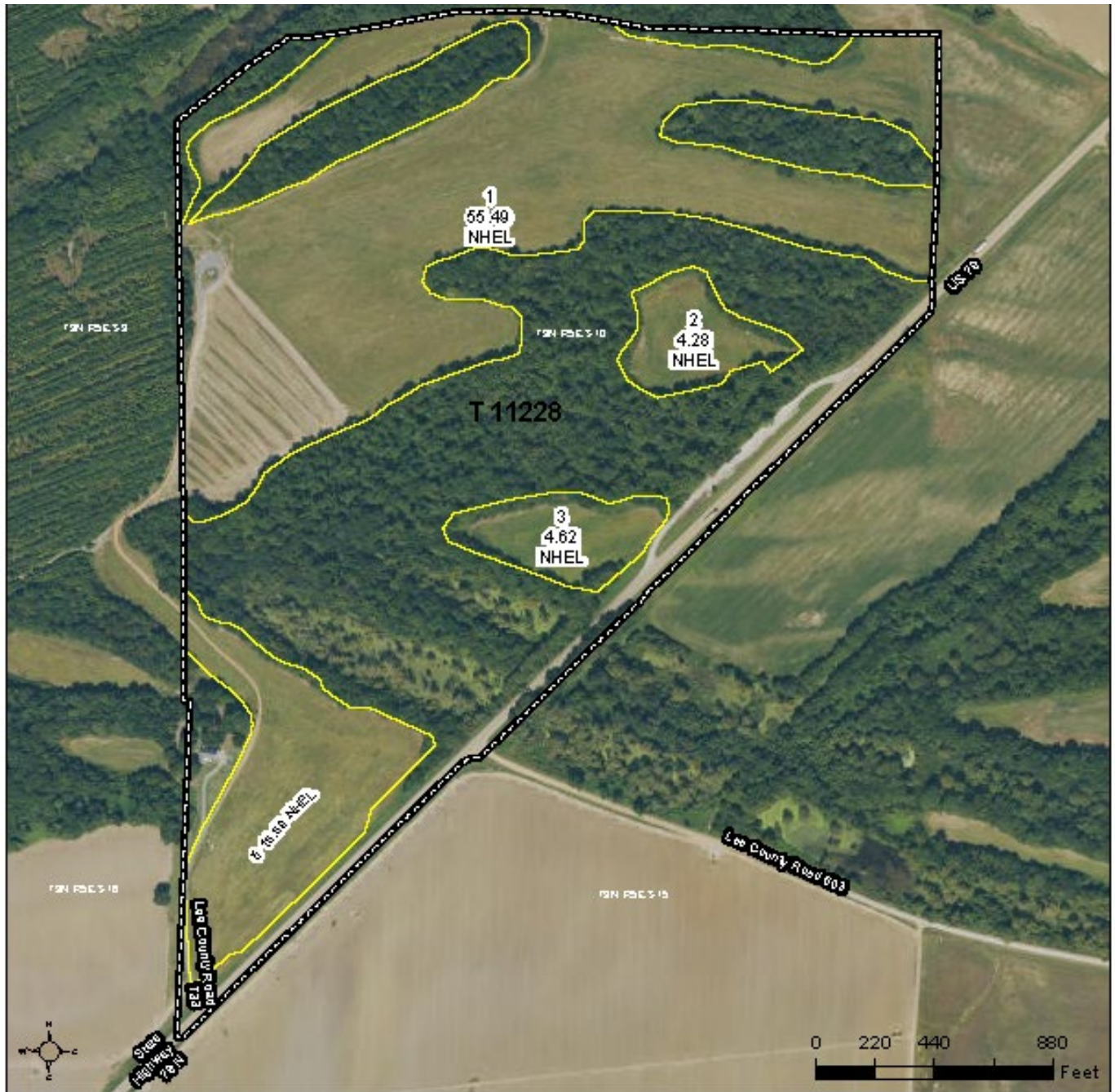
Imagery Year: 2023

2024 Program Year  
Map Created April 18, 2024  
Farm **3314**  
Tract **10077**

USDA MAP

ALLIGATOR BAYOU HUNTING CLUB

Hughes, Arkansas



**Common Land Unit**  
■ Non-Cropland; Cropland  
■ Tract Boundary  
**Wetland Determination Identifiers**  
● Restricted Use

Imagery Year: 2023

2024 Program Year  
Map Created April 18, 2024  
Farm **4172**  
Tract **11228**

USDA MAP