



SOUTHERN LAND COMPANY TN, LLC

8590/1 FARMINGTON BLVD
GERMANTOWN, TN 38139

Office: 901-755-8877
land@southernlandco.com
www.southernlandco.com

Carter Speed, Agent
901-409-5263

Farmland and Timberland

600 +/- Acres For Sale Craighead County, Arkansas

- LOCATION:** About 4 miles west of Caraway, 25 miles southeast of Jonesboro, and 60 miles northwest of Memphis, on the Levee Road, in the St Francis Sunken Lands on Grapevine Island.
- ACREAGE:** 600 +/- Acres, Total, mostly under a Wetlands Reserve Easement
- FEATURES:** Duck hunting in a developed moist soil unit & seasonally flooded timber along the St Francis River floodway influenced by and adjoining the St Francis Sunken Lands WMA. Numerous timber holes have been created throughout the timber, plus a Cypress Brake hole. Managed deer hunting over the last four years with only two over mature bucks having been harvested as well as some doe management. Multiple mature trophy class bucks are on the property and available for harvest next year. Deer management is enhanced through the DMAP program allowing for extra tags to be used with firearms during any open season. The tremendous turkey population is a testament to the higher elevations associated with Grapevine Island. Large flocks and multiple longbeards have been captured on camera.
- IMPROVEMENTS:** Irrigation well with power unit and underground pipe for flooding the moist soil unit. Duck blind in the unit with a well riser in front to offer open water in freezing conditions. 3 Redneck deer stands, numerous food plots & ladder stands throughout the property. Extensive road system throughout the property leading to food plots and timber holes.
- PRICE:** \$1,715,000.00 (\$2,833.33 per acre)

ALSO AVAILABLE: Clubhouse approximately 2.3 miles from the property towards Caraway. Newly remodeled with accommodations for many hunters. Large one acre lot with plenty of room to build storage for equipment.

PRICE: \$100,000.00



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Farmland



Timberland

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Lake City

Caraway

600 +/- Acres
For Sale

St Francis Sunken Lands WMA

Hatchie Coon
Hunting Club

Trumann

Lepanto



Outstanding duck hunting in developed moist soil unit



Outstanding duck hunting in flooded timber



Managed Trophy Deer Hunting with multiple trophies available for harvest next season



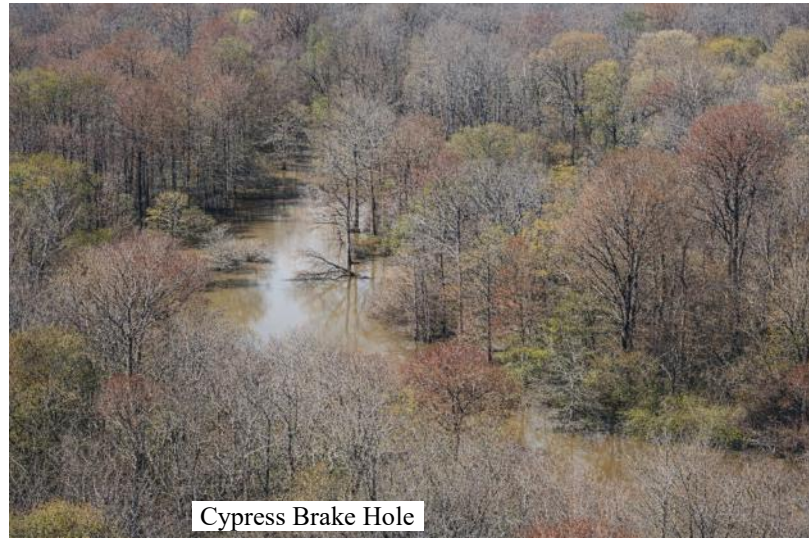
Thriving Turkey Population



Moist Soil Unit planted in Corn



Numerous Timber Holes



Cypress Brake Hole



Pipeline Hole



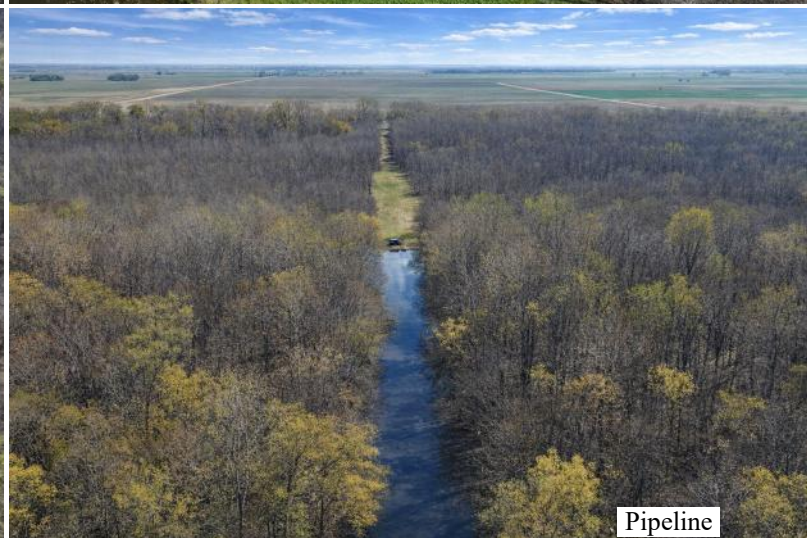
North Food Plot



Middle Food Plot



South Food Plot



Pipeline



Well with Power Unit & underground pipe to flood Moist Soil Unit



Moist Soil Unit planted in Corn



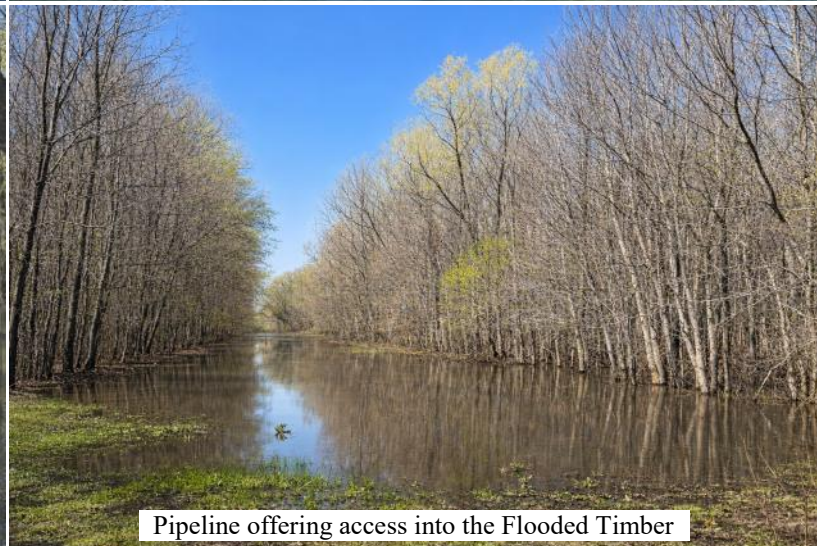
Developed Food Plots with Redneck Deer Stands and Gravity Feeders



Numerous Timber Holes throughout the Flooded Timber



Flooded Timber

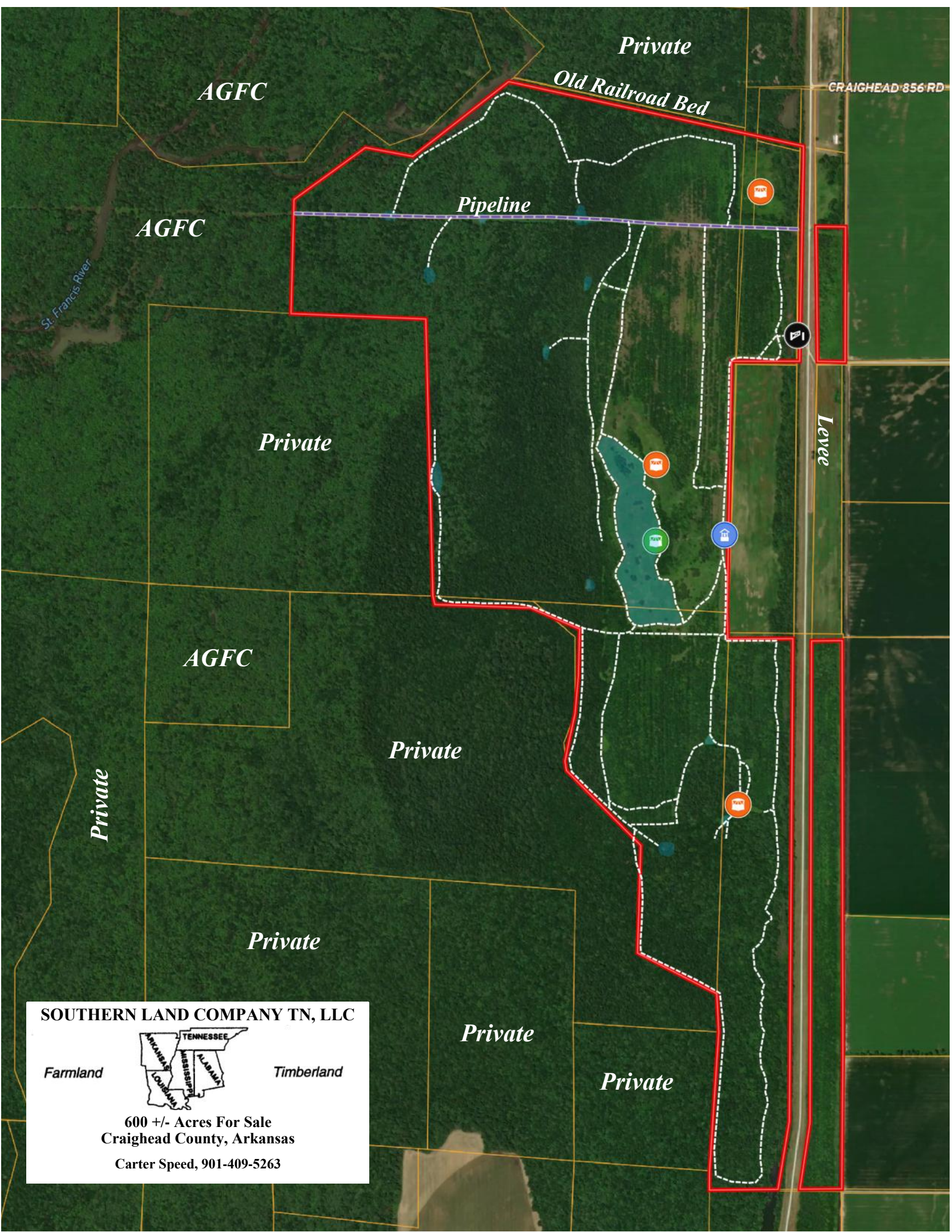


Pipeline offering access into the Flooded Timber



Camphouse with 2 Bedrooms, 1 bath, plus extra Bunks
1 acre lot with plenty of room to build equipment storage
2.3 miles from the Property, near Caraway

Completely remodeled, new electrical, pex plumbing, etc.
2 new mini split HVAC systems, plus wall heater
Laundry room adjacent to covered garage



AGFC

Private

Old Railroad Bed

CRAIGHEAD 856 RD

AGFC

Pipeline

St. Francis River

Private

Levee

AGFC

Private

Private

Private

Private

Private

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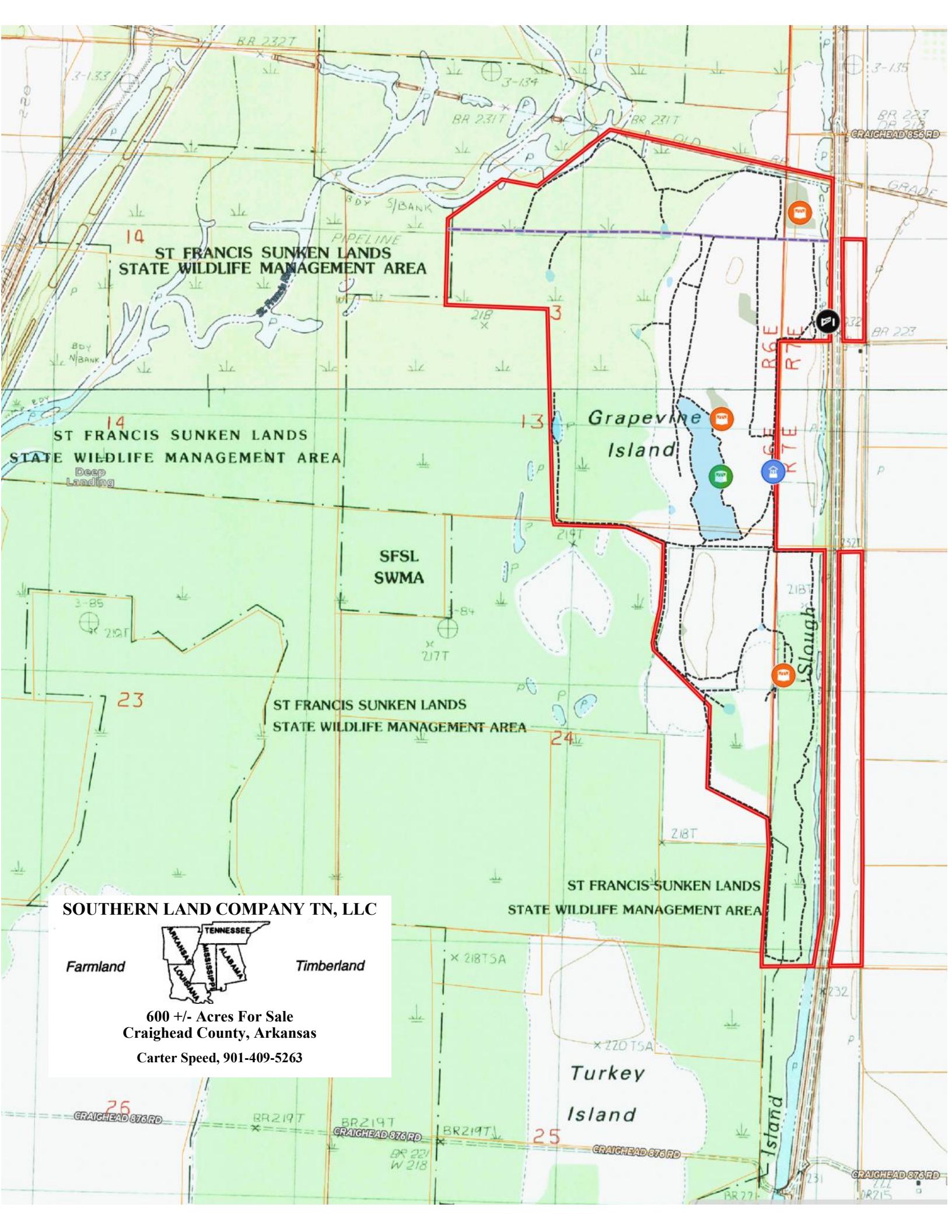
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ST FRANCIS SUNKEN LANDS
STATE WILDLIFE MANAGEMENT AREA

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SFSL
SWMA

ST FRANCIS SUNKEN LANDS
STATE WILDLIFE MANAGEMENT AREA

ST FRANCIS SUNKEN LANDS
STATE WILDLIFE MANAGEMENT AREA

Turkey
Island

Grapevine
Island

Slough

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