



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

63.41± ACRES
CONWAY COUNTY, AR
\$575,000

THE CONWAY 63.41

PROPERTY PROFILE

LOCATION:

- Hwy 95
Morrilton, AR 72110
- Conway County
- 1.2± Miles “As the Duck Flies”
to Ed Gordon WMA
- 4.8± Miles N of Overcup Lake
- 6± Miles N of Morrilton
- 10.8± Miles N of
the Arkansas River
- 33± Miles W of Lake Dardanelle
- 60± Miles NW of
the Little Rock Airport

COORDINATES:

- 35.26025, -92.73454

PROPERTY USE:

- Hunting/Fishing
- Cabin
- Recreational
- Investment

PROPERTY INFORMATION:

- 63.41± Acres
- WRP Enrolled for Perpetuity
- Internal Roads and Campsite
Unencumbered by Easement
- Moist Soil Management
Techniques in Place
- Point Remove Creek
is Northern Boundary
- Navigable to Ed Gordon
WMA by Boat
- Duck/Deer Blinds Convey
- Frontage on Hwy 95
- Off-Grid Cabin
- Flooding Impoundments
with Risers
- Approved Pump for Pulling
Water from Point Remove Creek

TAX INFORMATION:

- Parcel 001-05085-000: \$144



LUKE ALSTON, ALC | EXECUTIVE BROKER
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TOM FOOSHEE | LAND SPECIALIST
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5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CONWAY 63.41

WELCOME TO THE CONWAY 63.41, LOCATED NEAR THE ED GORDON WILDLIFE MANAGEMENT AREA, A WELL-KNOWN WATERFOWL IMPOUNDMENT IN CENTRAL ARKANSAS. This 63.41± acre Conway County tract is as unique of a waterfowl property as you will find for miles around. The vision that started from a hayfield to what it is today is truly amazing. The owners saw it for what it could be and made every effort to make that dream a reality.

The Conway 63.41 is one of only a few properties enrolled in WRP in proximity to the Ed Gordon WMA. This property can be naturally and mechanically flooded by a pump from Point Remove Creek, which makes up the northern boundary. With several duck blinds in place, you have many options for getting your daily limit, each being a known producer. This property is not only a waterfowl haven; it offers the same opportunities for the deer hunter looking for a year-round place to manage the local herd. There are multiple stand locations and food plots already in place, ready for the next owner to take over. Also situated on the property is an off-grid cabin that has been set on concrete piers to avoid any flooding and offer the potential for a camp to be shared with friends and family for years to come.



Property lines are approximate



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MORE ABOUT THE CONWAY 63.41

This unique property offers many features not found anywhere else. The first being the unencumbered road system and campsite not subject to the WRP, maintain it as you prefer. A second feature is the ability to utilize the moist soil areas that have been approved as food plot sites. Finally, the feature that tips the scale is the ability to navigate Point Remove Creek by boat to the Ed Gordon WMA.

Don't let this amazing place get by you for this upcoming season. Let's take a tour TODAY—contact Luke Alston or Tom Fooshee and schedule a private visit of the Conway 63.41.



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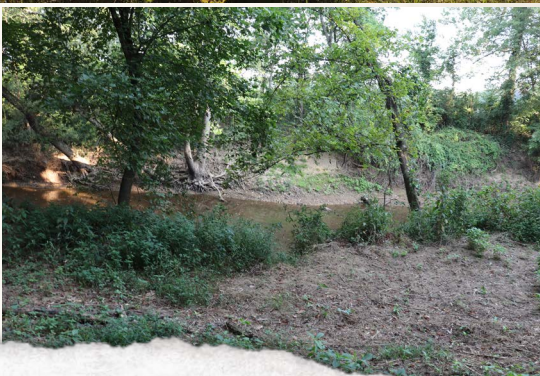
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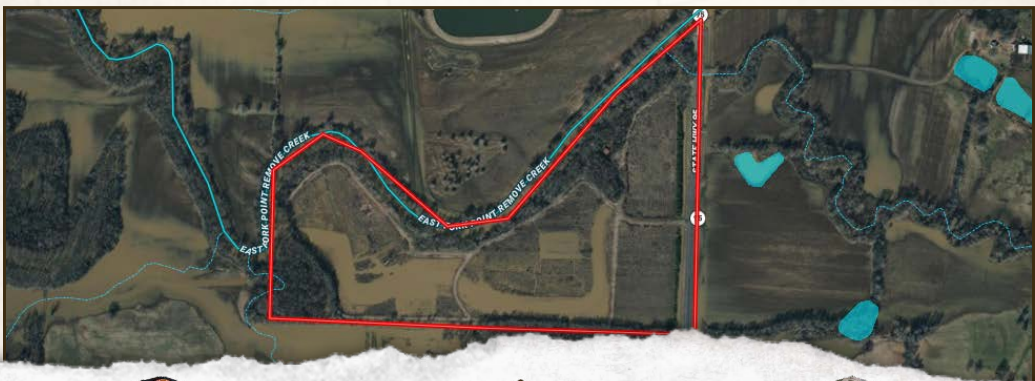
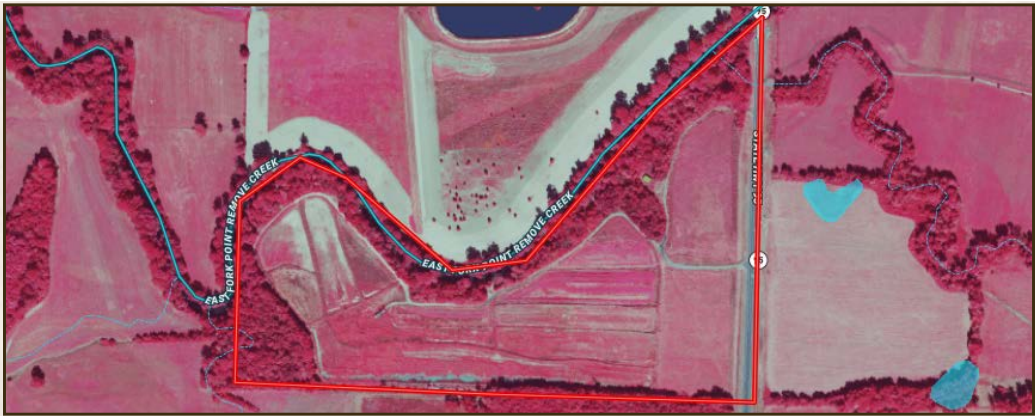
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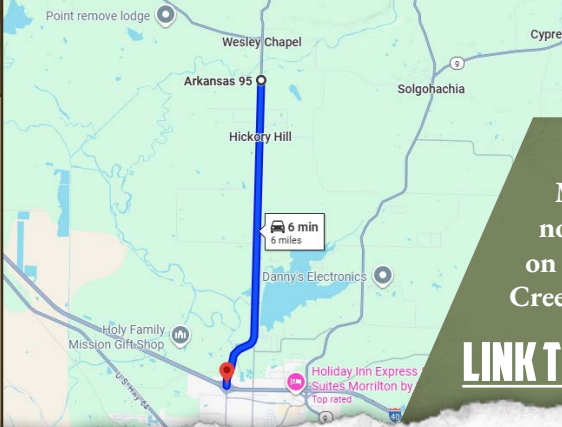
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land id. LINK



Directions From I-40 in Morrilton, AR: Travel 6 miles north on Hwy 95 to the property on left, just before the Point Remove Creek bridge.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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