245± Acres on Island 66

Phillips County

Island 66, Arkansas



$2,000,000



ANTHONY STEEN
ALC®, REALTOR®
Office: 662.441.2500
Cell: 662.645.5151
Anthony@TomSmithLand.com

Tom Smith Land and Homes
Expect More. Get More.

A Real Estate Expert You Can Trust!

LandReport 2011-2026 America's BEST BROKERAGES

Property Information

Location:

- 21 Minutes to Rena Lara, MS (7.9 Miles)

Property Use:

- Hunting, Recreation, etc.

Coordinates:

- 34.15215, -90.85385

Property Highlights

- 245± Acres Inside the Mississippi River Levee
- Access Through Conservation League and Island 66
- Excellent Deer, Turkey, and Small Game Hunting
- Access to Sherman Chute
- Excellent Crappie, Bass, and Catfish Fishing Opportunities
- Troutline Fishing Opportunities
- Elevated Ground – Highest Point in the Surrounding Area
- Did Not Flood During the Historic 100-Year Flood
- Two Pole Barns
- Wildlife Cleaning Rack
- Abundance of Equipment Located on the Property
- Multiple Shooting Houses
- Large, Established Food Plots



ANTHONY STEEN
ALC®, REALTOR®
Office: 662.441.2500
Cell: 662.645.5151
Anthony@TomSmithLand.com

Tom Smith Land and Homes
Expect More. Get More.

A Real Estate Expert You Can Trust!

LandReport 2011-2026 America's Best Brokerages

Information is believed to be accurate but not guaranteed.

The Property

245± Acres

Are you searching for a once-in-a-lifetime property? Look no further! This incredible 245± acre tract of land located inside the Mississippi River levee offers a rare opportunity that doesn't come around often!

Drive through the gates of Conservation League and Island 66 to access your very own private hunting paradise. This property is loaded with wildlife, including deer, turkey, squirrels, and more, making it an exceptional recreational and hunting tract.

You'll also have access to Sherman Chute, which provides access to the Mississippi River, offering endless opportunities for hunting and fishing. Whether you enjoy running trotlines, crappie fishing, or casting spinnerbaits for bass, you can do it all from this property!

One of the most impressive features of this tract is its elevation. The property features the highest point in the surrounding area, situated above the flood level, and did not flood during the historic 100-year flood. Located on this elevated portion of the property are two pole barns, a cleaning rack, and an abundance of equipment.

Throughout the property, you'll find multiple shooting houses and large, established food plots, all ready for the upcoming hunting season.

If you've been searching for a world-class recreational property with exceptional wildlife, outstanding hunting opportunities, and access to the Mississippi River, look no further! This 245± acre tract truly offers a little bit of everything and is ready for you to make it your own!

ANTHONY STEEN
ALC®, REALTOR®
Office: 662.441.2500
Cell: 662.645.5151
Anthony@TomSmithLand.com

Tom Smith LAND AND HOMES
Expect More. Get More.

Information is believed to be accurate but not guaranteed.

The Property











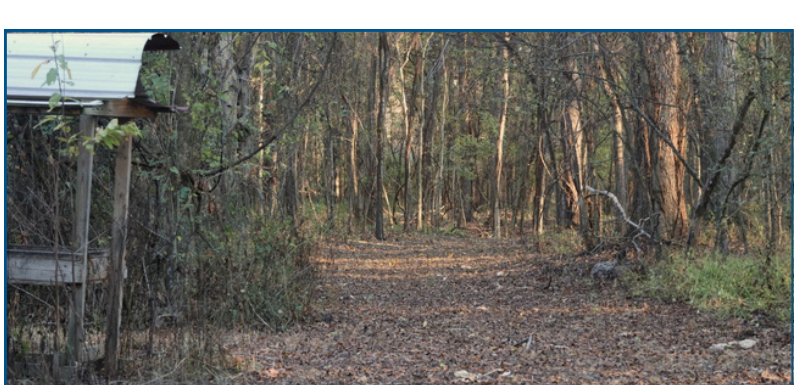


ANTHONY STEEN
ALC®, REALTOR®
Office: 662.441.2500
Cell: 662.645.5151
Anthony@TomSmithLand.com

Tom Smith LAND AND HOMES
Expect More. Get More.

Information is believed to be accurate but not guaranteed.

The Property











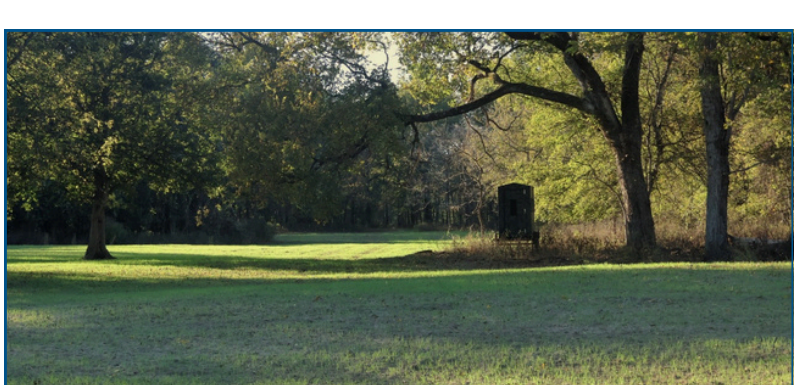
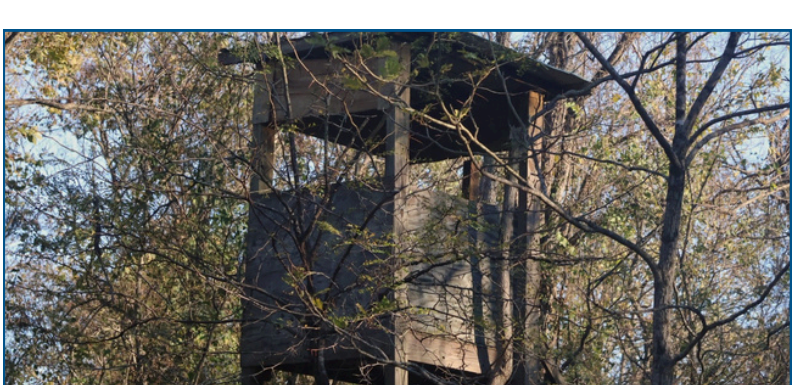


ANTHONY STEEN
ALC®, REALTOR®
Office: 662.441.2500
Cell: 662.645.5151
Anthony@TomSmithLand.com

Tom Smith LAND AND HOMES
Expect More. Get More.

Information is believed to be accurate but not guaranteed.

The Property



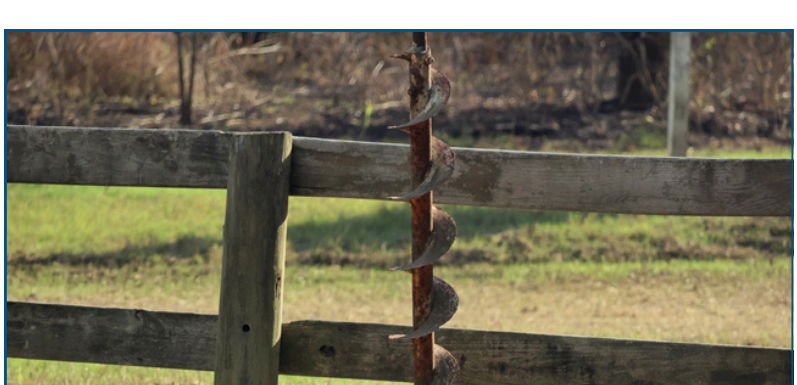


ANTHONY STEEN
ALC®, REALTOR®
Office: 662.441.2500
Cell: 662.645.5151
Anthony@TomSmithLand.com

Tom Smith LAND AND HOMES
Expect More. Get More.

Information is believed to be accurate but not guaranteed.

The Property













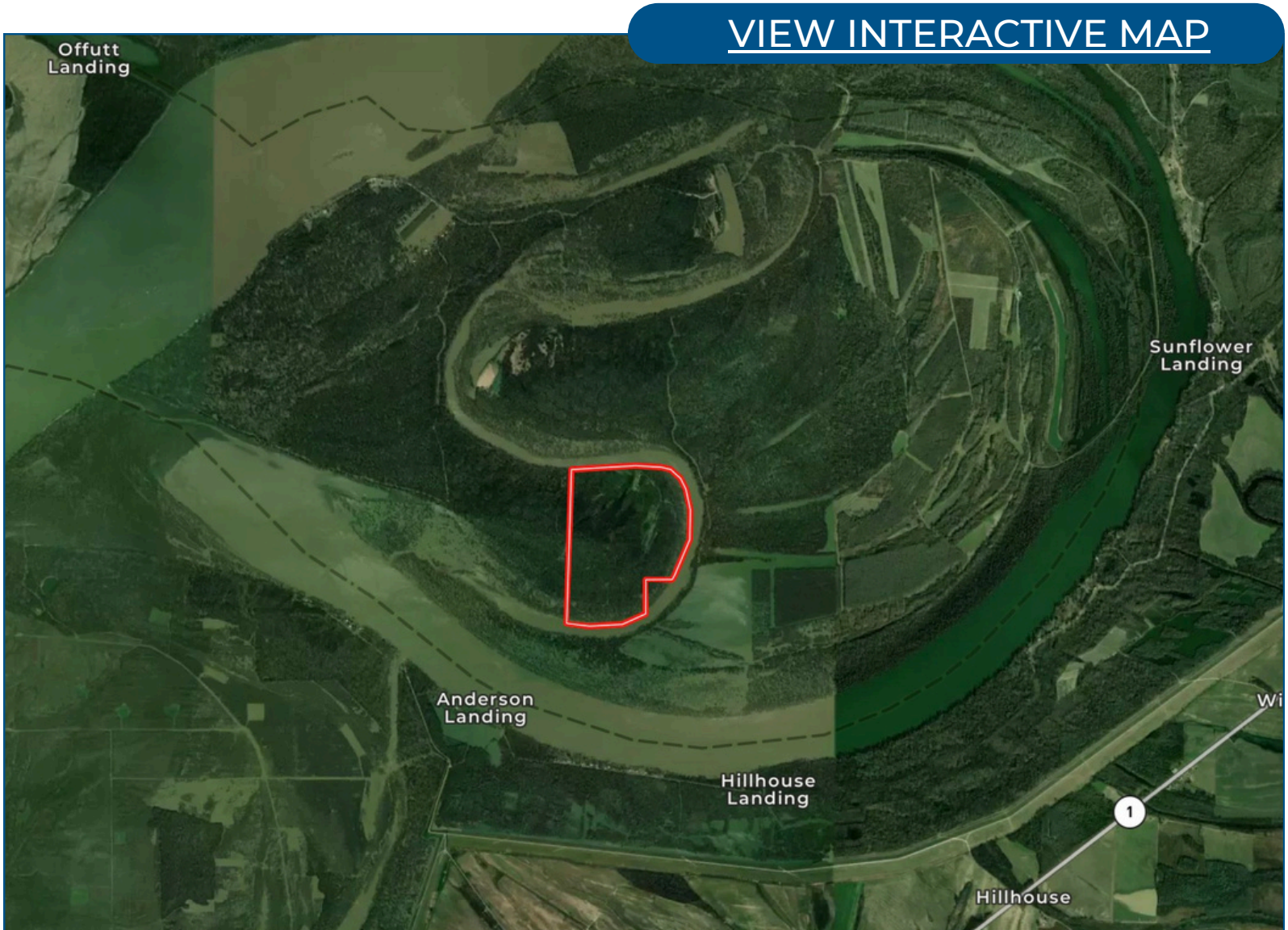
ANTHONY STEEN
ALC®, REALTOR®
Office: 662.441.2500
Cell: 662.645.5151
Anthony@TomSmithLand.com

Tom Smith LAND AND HOMES
Expect More. Get More.

Information is believed to be accurate but not guaranteed.

Aerial Map

VIEW INTERACTIVE MAP



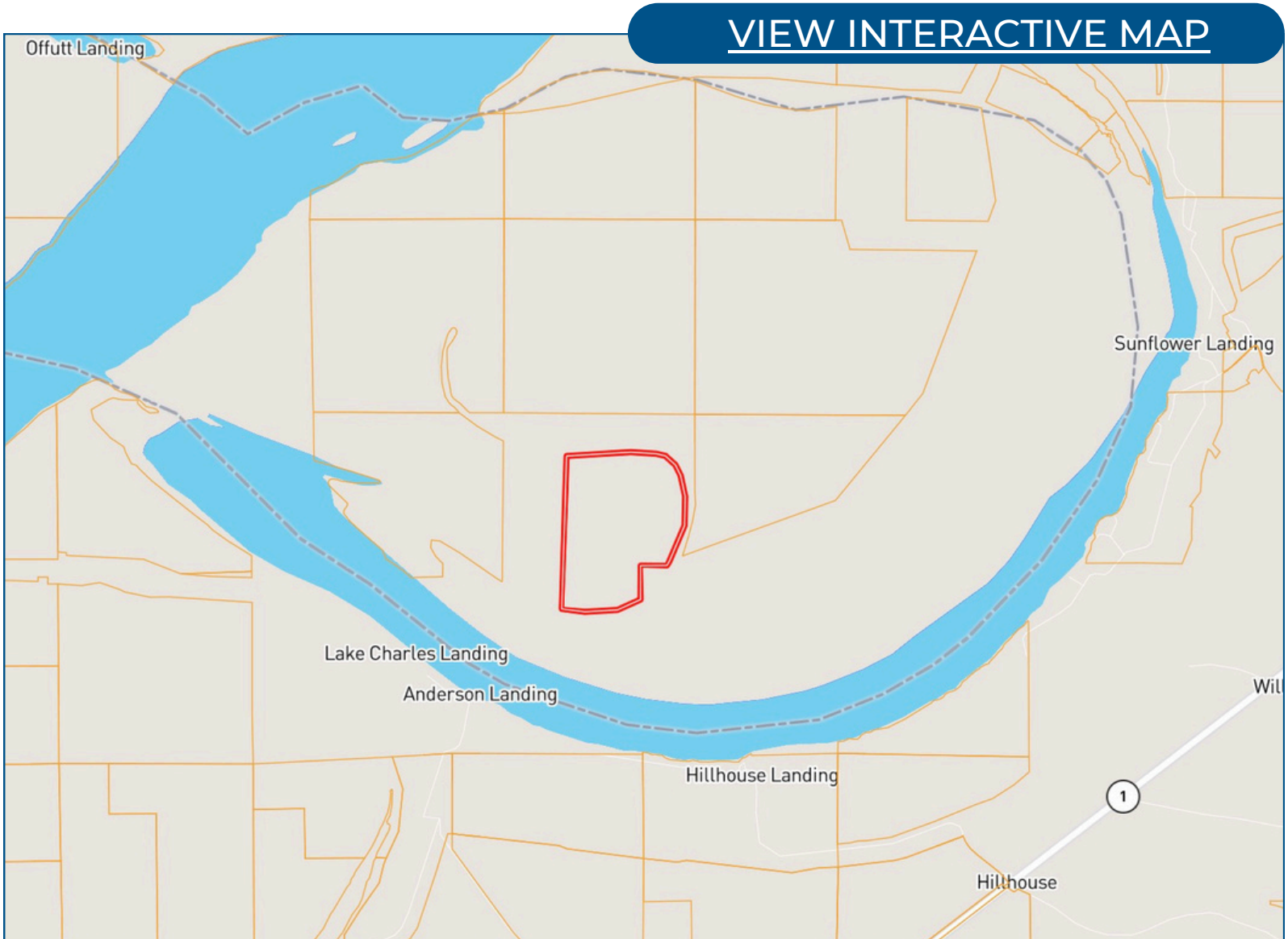
ANTHONY STEEN
ALC®, REALTOR®
Office: 662.441.2500
Cell: 662.645.5151
Anthony@TomSmithLand.com

Tom Smith LAND AND HOMES
Expect More. Get More.

Information is believed to be accurate but not guaranteed.

Ownership Map

VIEW INTERACTIVE MAP



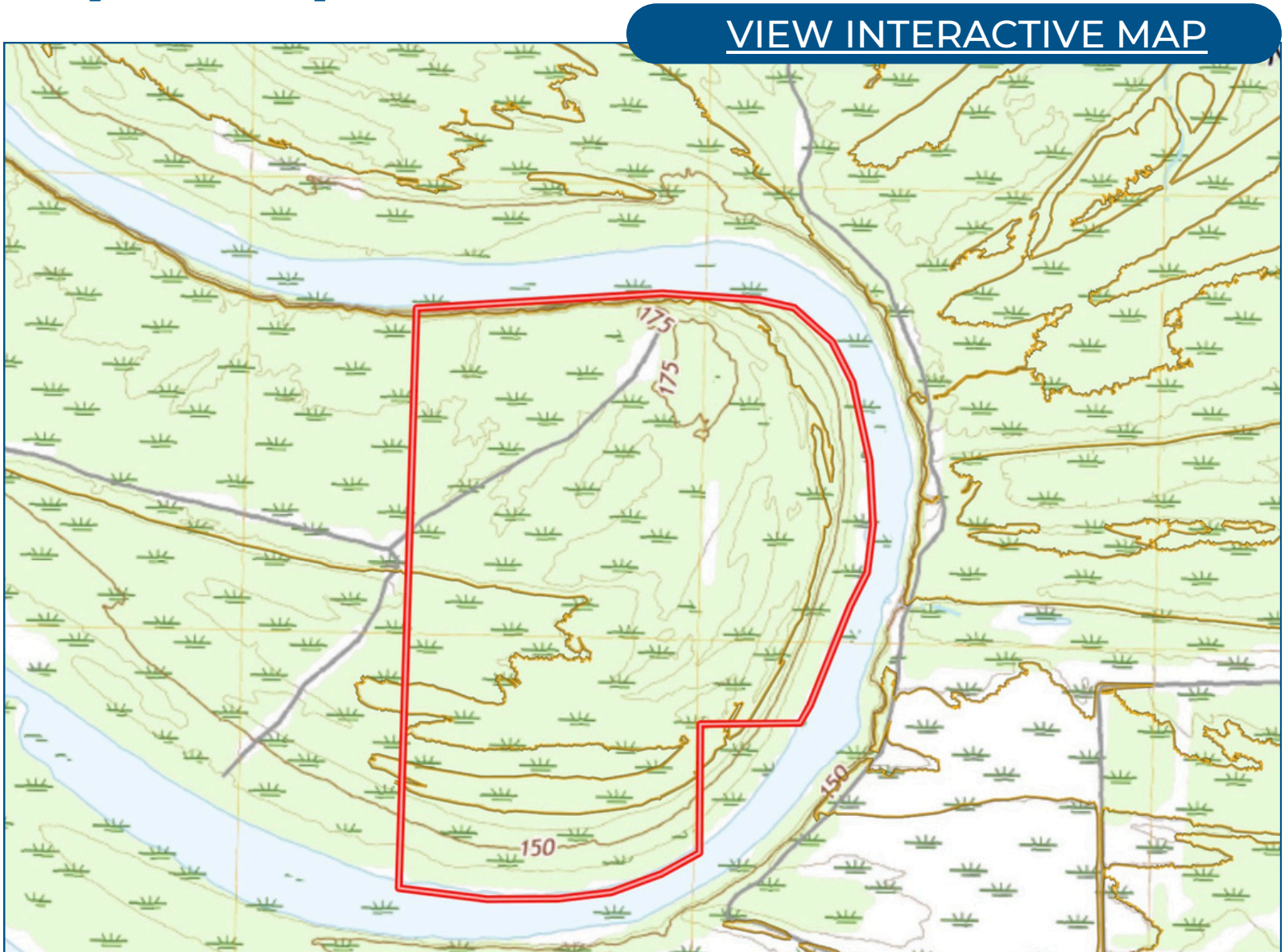
ANTHONY STEEN
ALC®, REALTOR®
Office: 662.441.2500
Cell: 662.645.5151
Anthony@TomSmithLand.com

Tom Smith LAND AND HOMES
Expect More. Get More.

Information is believed to be accurate but not guaranteed.

Topo Map

VIEW INTERACTIVE MAP



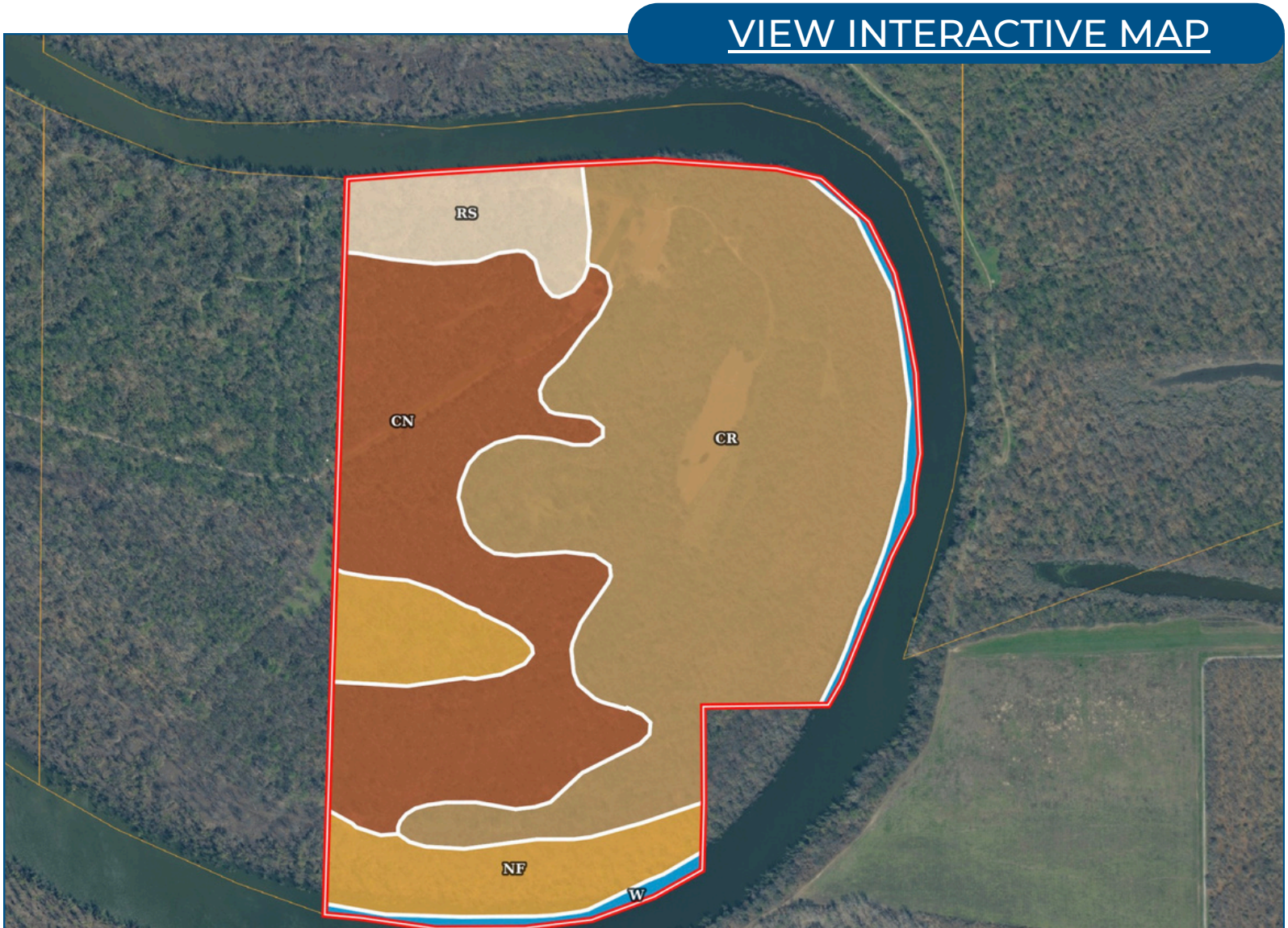
ANTHONY STEEN
ALC®, REALTOR®
Office: 662.441.2500
Cell: 662.645.5151
Anthony@TomSmithLand.com

Tom Smith LAND AND HOMES
Expect More. Get More.

Information is believed to be accurate but not guaranteed.

Soil Map

VIEW INTERACTIVE MAP



ANTHONY STEEN
ALC®, REALTOR®
Office: 662.441.2500
Cell: 662.645.5151
Anthony@TomSmithLand.com

Tom Smith LAND AND HOMES
Expect More. Get More.

Information is believed to be accurate but not guaranteed.

Directional Map

VIEW GOOGLE MAPS



Directions from Rena Lara

Travel West on Desoto Trail Road; after 2.5 miles, turn left onto Conservation League Road. Continue for .4 Miles, then keep left to continue on Island Road for 2.6 Miles. Continue straight onto River Road for .9 Miles, then take a left to stay on River Road and continue for 1.4 Miles; the property will be on the left.

ANTHONY STEEN
ALC®, REALTOR®
Office: 662.441.2500
Cell: 662.645.5151
Anthony@TomSmithLand.com

Tom Smith LAND AND HOMES
Expect More. Get More.

Information is believed to be accurate but not guaranteed.

Listing Agent



Anthony Steen

ALC, Realtor & Land Specialist

Anthony was born in Bolivar County, but his family moved shortly after to Clarksdale, MS. He spent his primary educational and athletic years attending and playing sports at Lee Academy. As a child, he played baseball, football, basketball, soccer and even threw shot put and disc for track. After graduating in 2009, Anthony continued his education and athletic career for the next five years at the University of Alabama on a football scholarship. He majored in Health Environmental Science and completed his bachelor's degree and was a part of two SEC Championship and three National Championship teams with the Crimson Tide. After college, Anthony played for the Arizona Cardinals and the Miami Dolphins in the National Football League for 4 years until he decided to retire and come back to the Mississippi Delta where he grew up.

Growing up, Anthony was an avid hunter and fisherman who loved spending time helping his grandfather on the farm growing cotton and soybeans. His father and grandfather helped instill the importance of and a love for taking care of the land and wildlife around him. He enjoys all types of hunting from deer, duck, and turkey, to hogs, frogs, and pheasant. After retiring from the NFL, Anthony knew he wanted to come back home to the land he loved so much as a child.

Anthony currently resides in Tallahatchie County where he farmed soybeans with his family for a few years. After much deliberation and praying, Anthony knew it was time to start a new career path. He was certain he wanted to find a way to share his passion for the outdoors with others while staying true to his country roots. As a college athlete, Anthony learned hard work, dedication, discipline, trust, and how to work with others. These traits along with Anthony's personality, honesty, and knowledge of the land make him the perfect agent for you.

OFFICE: 662.441.2500

CELL: 662.645.5151

Anthony@TomSmithLand.com

CALL ANTHONY STEEN TODAY!

Tom Smith Land and Homes

Expect More. Get More.

Information is believed to be accurate but not guaranteed.