

60± ACRES
CHICOT COUNTY, AR
\$330,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

THE CHICOT 60

PROPERTY PROFILE

LOCATION:

- County Road 239
Eudora, AR 71640
- Chicot County
- 4.7± Miles NW of Eudora
- 16± Miles S of Lake Village
- 28.4± Miles SW of Greenville, MS
- 76± Miles NE of Monroe, LA
- 144± Miles S of Little Rock

COORDINATES:

- 33.1559, -91.30305

TAX INFORMATION:

- Parcel 010-03222-000: \$20.65
- Parcel 010-03223-000: \$67.21
- Parcel 010-03290-000: \$47.61

PROPERTY USE:

- Duck & Deer Hunting
- Recreational
- Investment

PROPERTY INFORMATION:

- 60± Acres
- 80% Floodable
- Case Water Well
 - Requires Mechanical Pump
- Mixed Age Hardwoods
- County Road Frontage
- Driveable Levee
- Agent Related to Seller



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CASH BILBERRY

LAND SPECIALIST

C: 870-355-3002

O: 479-588-1034

cash@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CHICOT 60

WELCOME TO THE CHICOT 60, A SOUTHEAST ARKANSAS TRACT BUILT FOR THE SERIOUS WATERFOWL HUNTER! Located less than five miles northwest of Eudora, 80% of the property is floodable.

The 60± acre property is completely surrounded by established levees, giving the ability to flood and manage water levels with precision. An engine-powered well is already in place, offering reliable water control throughout the season.



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MORE ABOUT THE CHICOT 60

The Chicot County acreage consists of a healthy mix of mature and younger hardwood timber, from large mast-producing oaks to developing hardwood stands. The diversity creates excellent structure, natural forage, and long-term habitat value. When flooded, the timber transforms into a classic green-timber duck hole, located in the heart of the Mississippi Flyway. The manageable footprint makes the Chicot 60 easy to maintain while still offering the scale needed to consistently attract and hold ducks.

Whether you're looking for a private hunting retreat, a family legacy tract, or a recreational investment with upside, the Chicot 60 is a solid choice! Opportunities like this—fully leveled, well-equipped, and ready to hunt—are a rare find.

Contact Cash Bilberry today to schedule a personal tour and experience #TheSmallTownWay!

**Agent is related to the seller.*



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CHICOT COUNTY, ARKANSAS

COUNTY RD 239

land id. LINK



Directions From Eudora, AR: Travel 1.1 miles north on N Main Street. Make a slight left on Carrol Hill Road and continue 2.9 miles. Turn right on County Rd 239 and proceed 0.6 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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