



**THE LODGE AT CROOKED CREEK  
HUMNOKE, ARKANSAS  
LONOKE COUNTY, AR  
221+/- ACRES**

**Presented by**



**Marc Holmes – Principal Broker (501-269-6963) cell**

115 Ferncrest Dr., Little Rock, Arkansas 72223

501-438-9757 (office) 501-399-4545 (fax)

[marc@holmes-realestate.com](mailto:marc@holmes-realestate.com)

## THE LODGE AT CROOKED CREEK

### PROPERTY SUMMARY

**Overview:** This is a 7, 500 sf lodge on 222+/- acres, located among some of the most prestigious duck hunting clubs in Arkansas. The property offers a multitude of land features, including Crooked Creek frontage, impounded green timber, acreage in Jordan Brake, and income-producing cropland.

The two-story lodge encompasses nine bedrooms, four full bathrooms and two half bathrooms, commercial grade kitchen, a large loft overlooking the living room and dining room, a game room with wet bar, two large fireplaces (one separating and open to the living room and game room, other in master bedroom). And of course, a mudroom large enough for the entire crew.

In one of the best Arkansas flyways, this tract has almost every type of duck hunting habitat that exists. The green tree reservoir has a large hole in the timber (frequented by the ducks), which can be artificially flooded with one of the submersible wells on the property. Crooked Creek offers excellent waterfowl hunting, as well as open water when all others are frozen on cold winter days. Jordan Brake is another excellent duck slaying spot. Then there's flooded rice and soybean fields. If you need more, go for the 5 acre, zero grade rice field that has been used solely as a duck hunting impoundment. Deer are always an option, too.

**Location/Access:** Only about an hour from Little Rock, three miles Northwest of Humnoke, and approx. 13 miles west of Stuttgart. Excellent access to the property via Ball Rd., off Hwy 13.

**Land Area:** 221+/- Total Acres  
95+/- Ac. - Irrigated Cropland (in production)  
35+/- Ac. - Irrigated Cropland (used for waterfowl food plots)  
30+/- Ac. - Impounded Green Tree Reservoir  
20+/- Ac. – Non-Irrigated Cropland  
15+/- Ac. - Jordan Brake  
15+/- Ac. - Crooked Creek  
10+/- Ac. - Timber/Slough  
3+/- Ac. - Lodge Site  
1.4+/- Ac. - Fishing/Duck Pond

### **PROPERTY SUMMARY (Continued)**

- Improvements:**
- 7,500 Sq.Ft. Hunting Lodge
  - 3 Irrigation Wells (Submersible)
  - 1 Relift Pump
  - 130+/- Irrigated Cropland Acres
  - Impounded Green Tree Reservoir
  - Metered Water
  - Septic system
  - Central heat/air
  - Numerous Duck Blinds
- Taxes:** Estimated real estate taxes were \$3,438.29 for 2020.
- Offering Price:** The offering price for this property is \$1,995,000.

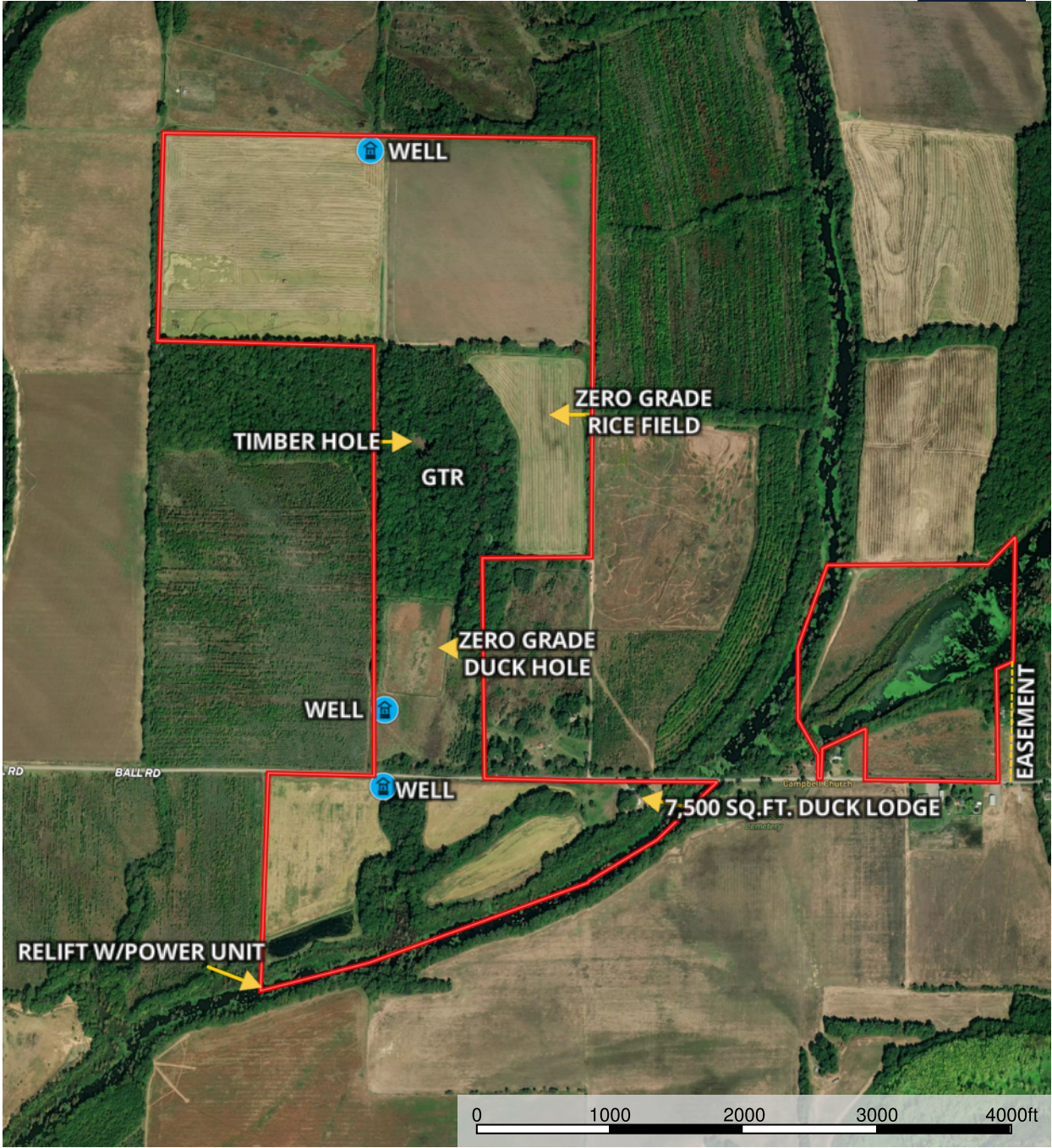
### **Disclaimer Statement**

Any/all information provided by Holmes Real Estate is intended for reference only and it's accuracy is not guaranteed. This listing is subject to errors, omissions or change without notice.



# Aerial Map

The Lodge At Crooked Creek  
Lonoke County, Arkansas, 221.18 AC +/-



Well Boundary Road / Trail Direction

Marc Holmes  
P: 501-438-9757 www.holmes-realestate.com 115 Ferncrest Dr.

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



# Aerial Map

**The Lodge At Crooked Creek**  
Lonoke County, Arkansas, 221.18 AC +/-



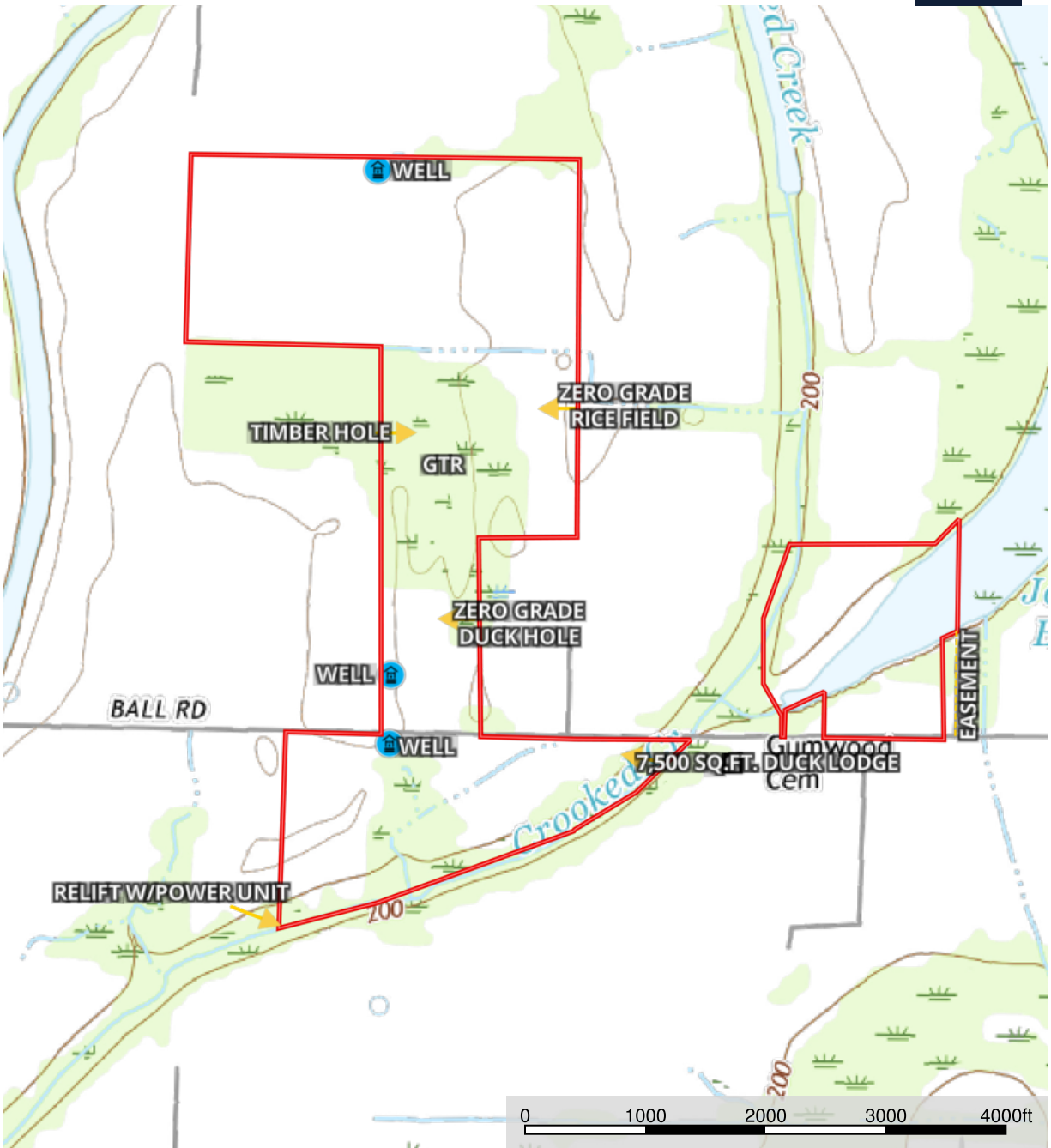
Boundary

Marc Holmes  
P: 501-438-9757    [www.holmes-realestate.com](http://www.holmes-realestate.com)    115 Ferncrest Dr.

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

# Topography Map

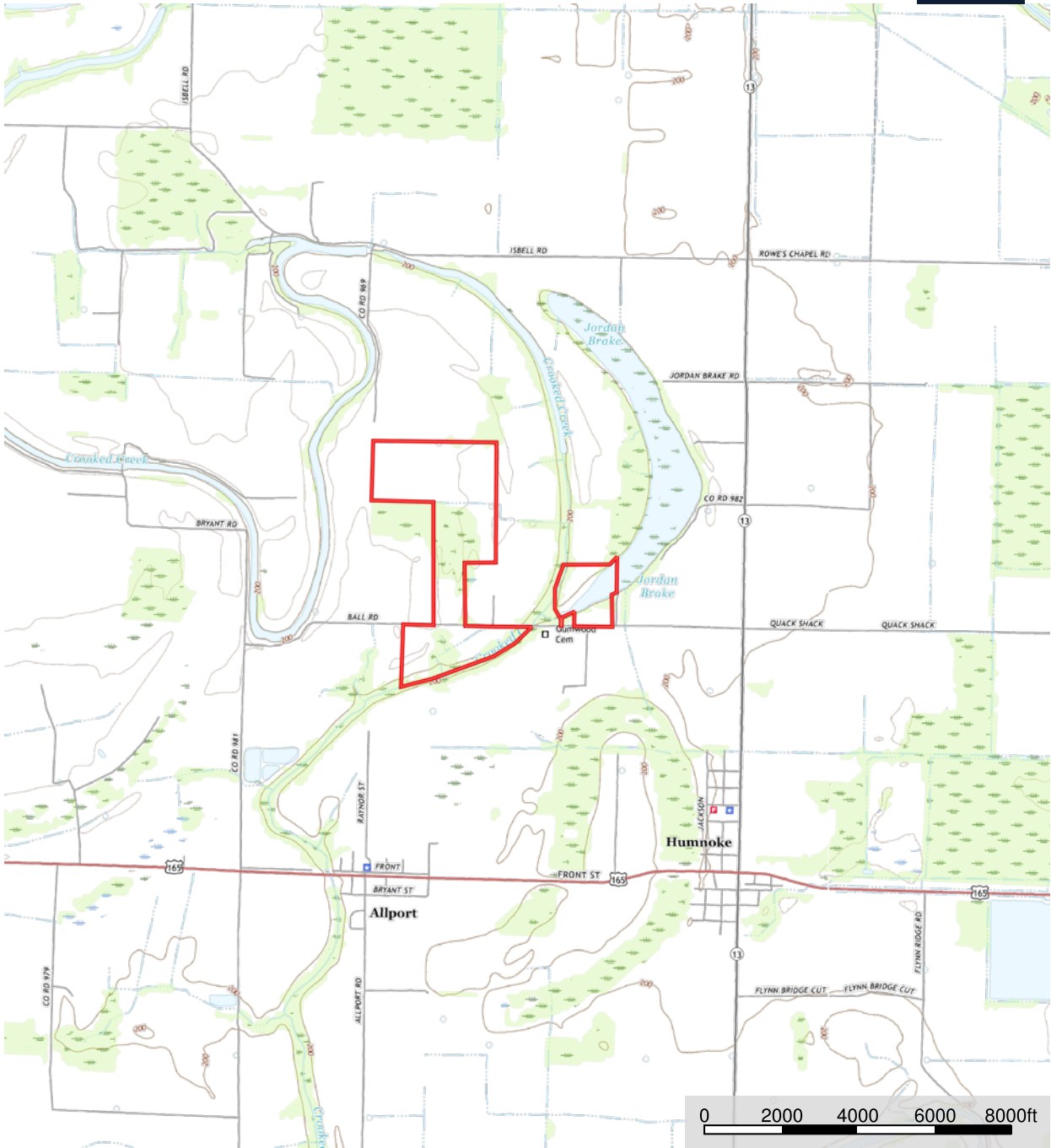
**The Lodge At Crooked Creek**  
Lonoke County, Arkansas, 221.18 AC +/-



Well    Boundary    Road / Trail    Direction


# Topography Map

**The Lodge At Crooked Creek**  
Lonoke County, Arkansas, 221.18 AC +/-



 Boundary

Marc Holmes  
P: 501-438-9757    [www.holmes-realestate.com](http://www.holmes-realestate.com)    115 Ferncrest Dr.

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



## Pictures



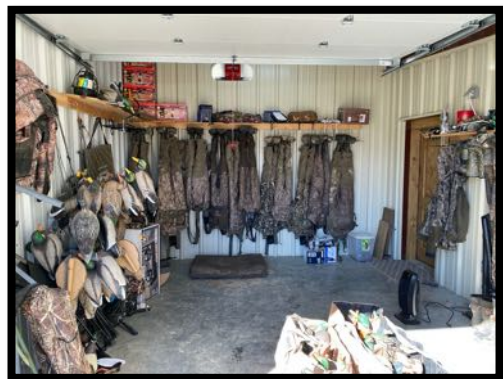


## Pictures





## Pictures



## COMMENTS & NOTES

---

---

---

---

---

---

---

---

---

---

---

---



The information contained herein is from sources Holmes Real Estate considers reliable, however does not guarantee the accuracy, completeness or sufficiency of this information. Holmes Real Estate does not assume, and hereby expressly disclaims any responsibility for the future operating and investment results of the property. Buyers are encouraged to inspect the property themselves and consult such experts to verify the accuracy of all information within this brochure. This offering is subject to prior sale and it may be withdrawn from the market without advance notice.