

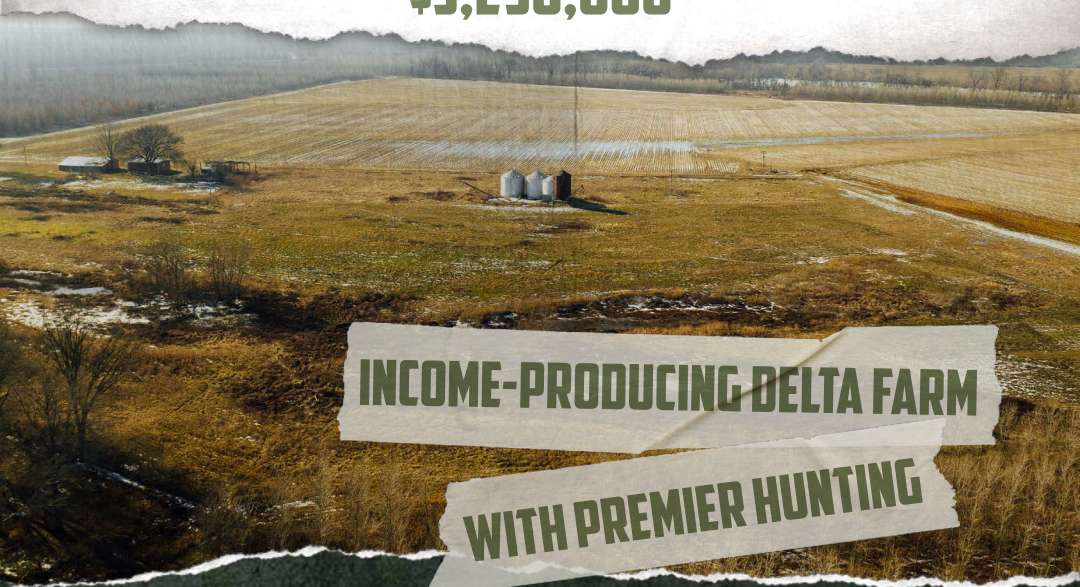


SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM



510± ACRES
JEFFERSON COUNTY, AR
\$3,250,000



INCOME-PRODUCING DELTA FARM

WITH PREMIER HUNTING

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE JEFFERSON 510

PROPERTY PROFILE

LOCATION:

- 3300 Sheppard Island Road
Altheimer, AR 72004
- Jefferson County
- 2.2± Miles NE of the Sheppard
Island Boat Ramp
- 5.3± Miles SW of Altheimer
- 9.7± Miles NE of Pine Bluff
Regional Airport
- 10.2± Miles NE of Pine Bluff
- 11.6± Miles NE of Harbor
Oaks Golf Course
- 15± Miles SW of the Bayou Meto WMA
- 26.5± Miles SW of Stuttgart
- 52.4± Miles SW of Little Rock
- 135± Miles SW of Memphis

PROPERTY USE:

- Hunting/Fishing
- Agriculture
- Recreational
- Potential Homestead
- Investment
- Income-Producing

COORDINATES:

- 34.27153, -91.88615

PROPERTY INFORMATION:

- 510± Total Acres
- 267± Tillable Acres
- 227± Acres of Hardwoods
- 130± Acres in CRP Program
- 4 Electric Wells
- Excellent Internal Road System
- Equipment Barn
- Shop Building with Living Quarters
- Private Pond
- Owner Financing is Available

TAX INFORMATION:

- 2024 Taxes: \$4,245.60
- Parcel #1: 001-04941-000
- Parcel #2: 001-04941-001
- Parcel #3: 001-04922-000
- Parcel #4: 001-04927-001
- Parcel #5: 001-04929-000
- Parcel #6: 001-04930-000
- Parcel #7: 001-04943-000



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
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Information is believed to be accurate but not guaranteed.

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WELCOME TO THE JEFFERSON 510

WE ARE PROUD TO PRESENT AN EXCEPTIONAL 510± ACRE RECREATIONAL AND INCOME-PRODUCING FARM IN JEFFERSON COUNTY, ARKANSAS. This contiguous tract offers a rare opportunity to own high-quality farmland paired with premier duck, deer, and fishing recreation in the heart of the Arkansas Delta.

The property consists of 267± acres of fully irrigated tillable cropland, 227± acres of hardwood timber, and 130± acres enrolled in the CRP program, providing dependable annual income along with outstanding wildlife habitat. The cropland is supported by four electric irrigation wells connected to underground piping and field risers. A strong system of levees and water-control structures allows for efficient farming operations while also giving the owner the ability to strategically manage water levels for waterfowl habitat. An excellent internal road system provides convenient access throughout the property in all seasons.



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MORE ABOUT THE JEFFERSON 510

For waterfowl enthusiasts, the farm sits in one of Arkansas' best flyways, an area long recognized for holding and attracting large numbers of wintering ducks. The combination of irrigated crop ground, CRP acreage, natural treelines, and hardwood timber creates diverse and highly effective hunting setups. With the addition of one levee along the west side of the property, approximately 50 acres of green tree timber could be flooded in a short period of time with minimal work, significantly enhancing the already strong waterfowl potential. The existing wells and water-control infrastructure make this improvement both practical and efficient.

Deer hunting across the 227± acres of mature and middle-aged hardwoods is equally impressive. The timber provides strong mast production, natural travel corridors, and excellent bedding cover, while the surrounding agricultural acreage supplies a consistent and abundant food source. The layout supports multiple stand locations and offers substantial opportunity for continued whitetail management and trophy-quality deer.

In addition to ducks and deer, the agricultural fields and open ground provide incredible dove hunting opportunities. The combination of row crop acreage, field edges, and nearby water sources naturally attracts doves, creating exciting early-season hunts and adding another layer of recreational value.



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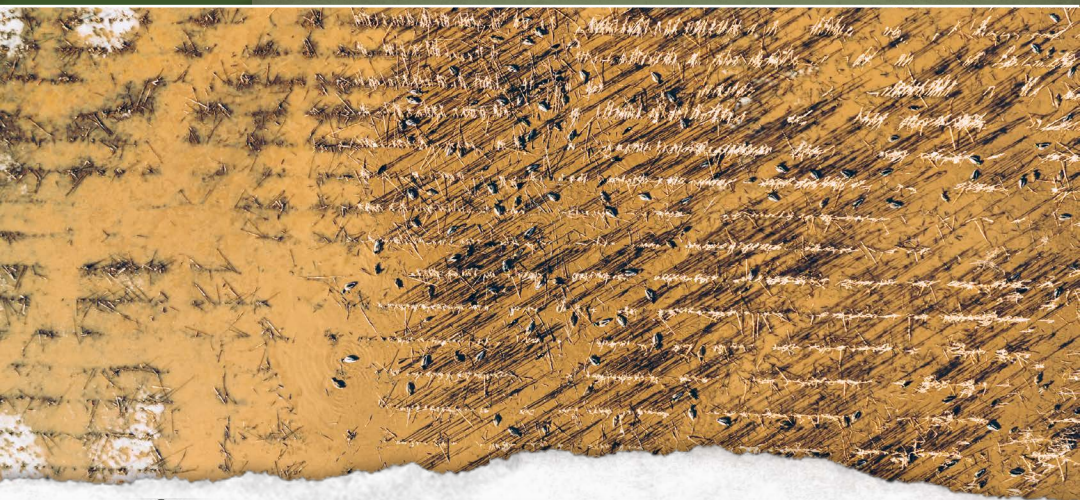
Beyond hunting, the Jefferson 510 features a private pond offering year-round fishing opportunities. Improvements include an equipment barn and a shop building complete with living quarters, water, and electricity, creating a comfortable and functional base camp for weekend stays or extended trips. With infrastructure already in place, the farm is turnkey for both recreation and agricultural production.

The property is conveniently located 10.2 miles northeast of Pine Bluff, 26.5 miles southwest of Stuttgart, 52.4 miles southwest of Little Rock, and 135 miles southwest of Memphis. Additionally, the land is approximately 15 miles southwest of the Bayou Meto Wildlife Management Area, further highlighting its location within a highly regarded waterfowl region.

Whether you are seeking a diversified farm investment, a premier duck and deer hunting property, or a legacy Arkansas Delta retreat, the Jefferson 510 deserves serious consideration..

Owner Financing is Available.

Contact Hunter Robison or Michael Oswalt today to schedule a personal tour and experience #TheSmallTownWay!



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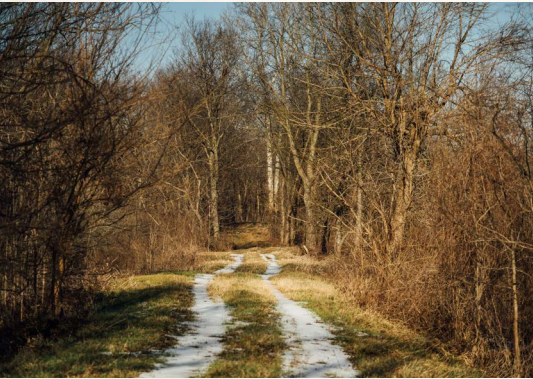
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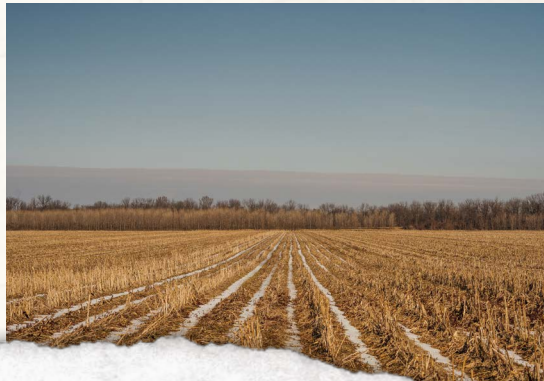
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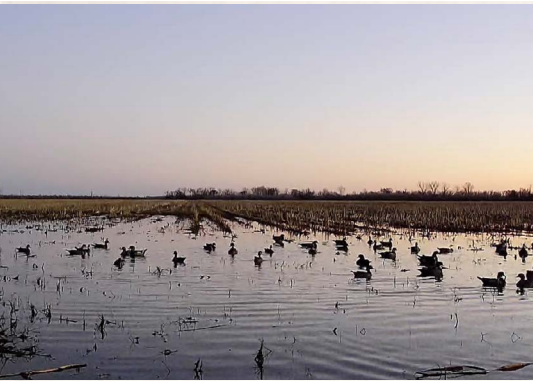
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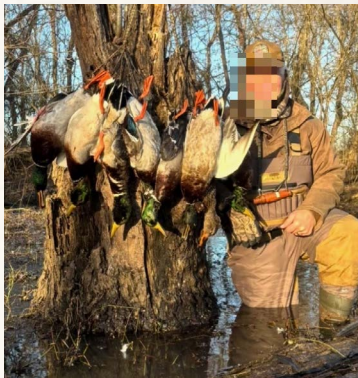


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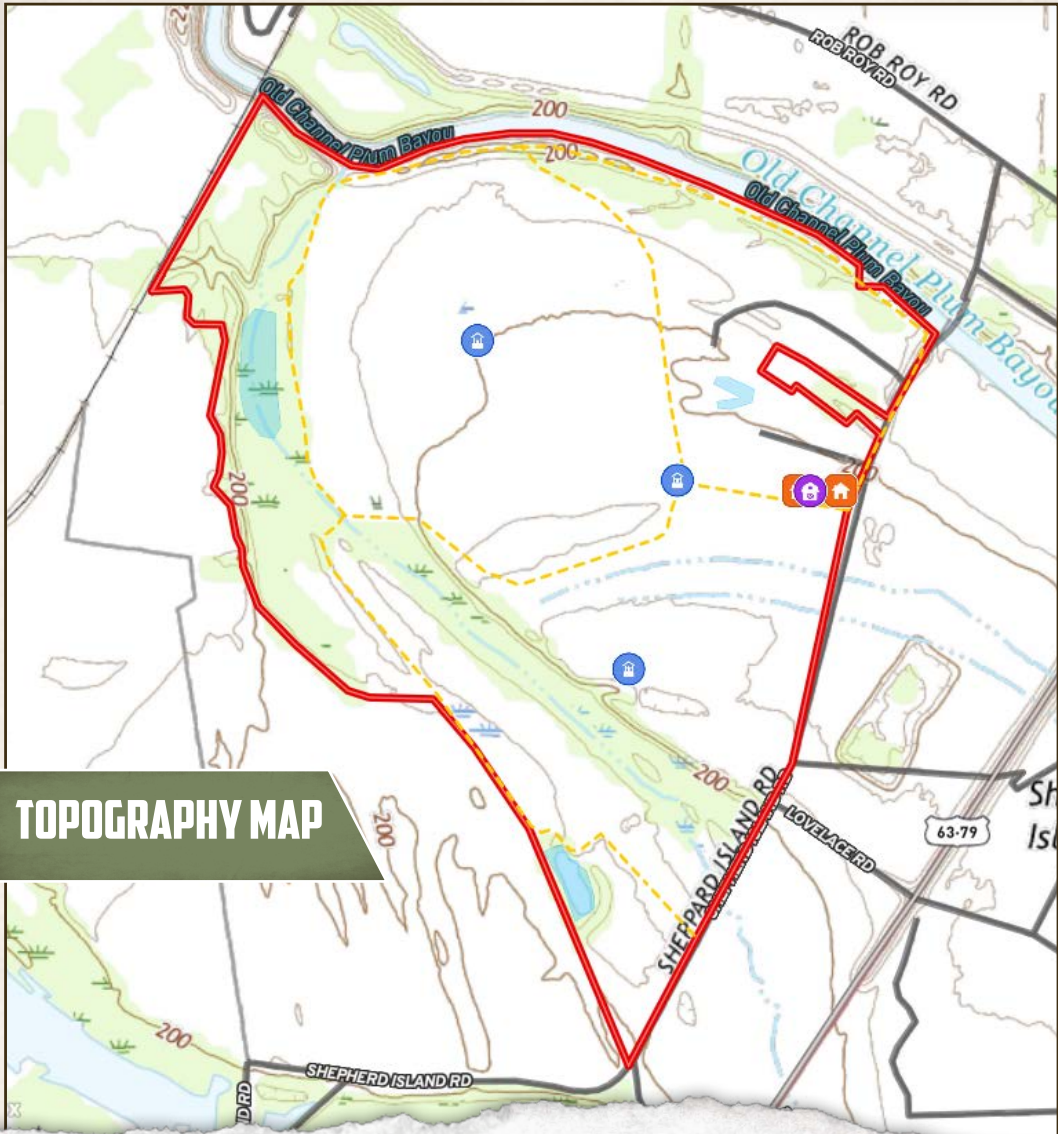
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TOPOGRAPHY MAP



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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
31	Portland clay, 0 to 1 percent slopes, occasionally flooded	253.53	50.46	0	53	4w
9	Coushatta soils, occasionally flooded	245.93	48.95	0	87	2w
52	Water	1.52	0.3	0	-	8
27	Perry clay, 0 to 1 percent slopes, occasionally flooded, Arkansas River	1.22	0.24	0	34	4w
12	Crevasse soils, frequently flooded	0.2	0.04	0	32	5w
TOTALS		502.4	100%	-	69.43	3.03



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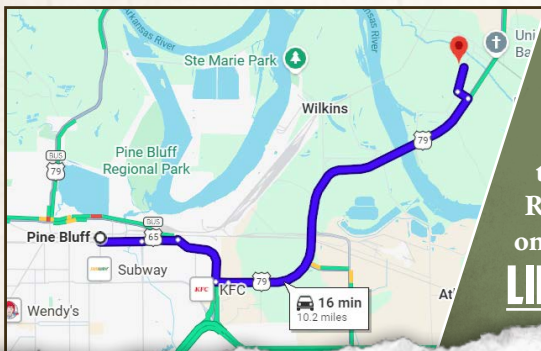
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land id. LINK



Directions From Pine Bluff, AR:
 Travel 1.5 miles on E 6th Avenue.
 Turn right on Martha Mitchell Expy
 and continue 1.3 miles. Turn left on
 US-63N/US-79 N and proceed 6.6
 miles. Turn left on Lovelace Road
 and then make a right on Sheppard
 Island Road. In 0.5 miles the
 destination will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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