



Sartain's Heritage
Properties, LLC.
www.SartainsHeritage.com

Crooked Bayou Plantation

980 Acres +/-

Chicot County, AR



CONTACT:

J. PARKER SARTAIN
601.506.2398
psartain@sartainsheritage.com

Sartain's Heritage Properties
106 First Choice Drive
Madison, MS 39110
Phone: 601-856-2720
Fax: 601-853-6765
www.SartainsHeritage.com

Property: Crooked Bayou Plantation, is located 8.5 miles west of Lake Village Arkansas, this area is well known for being a prime waterfowl flyway, located between Big Bayou to the west and the Mississippi River to the east. At this location, the flyway narrows for waterfowl migrating west of the Mississippi river, situating Crooked Bayou right in the middle of this flyway. The property is comprised of +/- 1,000 acres total acres with 892 +/- acres restored to CRP (CP-40 program) and 80 +/- acres of cropland. The property has been enrolled in CRP for 7 years. Within in the program guidelines the property has over 700 acres of Cottonwood & Hardwood Plantations, 180 acres of controllable wetlands and 90 acres of food plots. Crooked Bayou has been designed as a premium waterfowl & whitetail hunting property, offering good land improvements and property access for seasonal management and hunting.

Legal Description: Chicot County Arkansas, Sections 2 & 3, TWP17S, RNG3W / Sections 34 & 35 TWP16S, RNG3W

Land Breakdown:

- 892 +/- acres CRP – expiring 2026
- 80 +/- acres cropland

Land Improvements:

- Utilities
- 6 electric irrigation wells
- 13 water control structures
- 8,500 Sq foot shop with apartment

Income:

- \$83,528 – annual CRP
- \$8,000.00 – annual farm rental

Price: \$2,700,000.00



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