



\$ 778,525



Mandy Ln, Casa, AR 72025

- » MLS #: 1321935
- » Land | Lot: 186.25 acres
- » More Info: MandyLn.IsForSale.com



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The Virtual Realty Group



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Pontoon is a rare opportunity to own 186+ acres along the Petit Jean River. The property consists of two tracts sold together: the 168 acre main tract with road access and the 18.75 acre Pontoon East, a bottomland timber tract along the Petit Jean River accessible by boat that delivers some of the finest duck hunting you can find anywhere in the state. The blend of bottomland hardwoods, productive pine stands, and nutrient-rich river soils creates ideal conditions for Boone & Crockett caliber whitetail, abundant turkey, and thriving waterfowl populations. Its location, surrounded by productive rice and soybean farms on the other side of the river, further enhances the draw for migrating ducks. With 150 acres of pine planted in 2004, the property carries significant timber income potential while also serving as high-quality wildlife habitat. This is an elite tract offering a rare combination of big deer, strong turkey numbers, exceptional duck hunting, and long-term timber value in a single land holding.

