



OFFERED FOR SALE

## GALLAWAY 80

- Duck and Deer Hunting 15 Minutes East of Little Rock, AR ▪
- 80.0 +/- Acres ▪ Pulaski County, Arkansas

**ALLUVIAL**  
LAND COMPANY

AGRICULTURAL  RECREATIONAL PROPERTIES



**ATTENTION**

**Duck and Deer Hunters**

**OFFERED FOR SALE**

**Gallaway 80**

**80.0 +/- Acre Tract**

▪ Pulaski County, Arkansas ▪

**Offering Price: \$425,000.00**

Offered for sale is 80.0 +/- acres of recreational hunting land in Pulaski County, Arkansas. The property offers duck and deer hunting just 15 minutes east of Little Rock on the Pulaski and Lonoke County line.

The land consists of 25.0 +/- acres in Lone Cypress Brake, 10.0 +/- acres in moist-soil waterfowl habitat, and the balance in a mix of bottomland and upland hardwood timber with mature red and white oaks, hickory, and persimmon.

Lone Cypress Brake is a 5-mile-long tupelo and cypress permanent wetland with year-round water. Adjacent to the Lone Cypress Brake are multiple wetland areas of smartweed providing a diversity of waterfowl hunting opportunities.

The land is accessed via McCoy Lane, which is a paved county road to the gated entrance. The northeast corner of the property is outside the flood plain and would be an excellent location to build a camp or shop. Three-phase electricity is available on the northeast corner of the property. The landscape is ready to enjoy as is, however there is room for further development, which would increase the property value.

The Gallaway 80 is offered for sale for the price of \$425,000.00. For more information or to schedule a tour, contact Scott Hilburn with Alluvial Land Company at 501-519-3336.



*Main Office:*

One Riverfront Place  
US Bank Building - Eighth Floor  
North Little Rock, AR 72114

T: (501) 519-3336  
E: info@alluvialland.com

*Field Office:*

311 South Main Street  
England, AR 72046

M: 501-658-0658

**WWW.ALLUVIALLAND.COM**

*Contact:*

**SCOTT HILBURN**

Principal/Principal Broker

M: 501-519-3336

E: scott@alluvialland.com

**NOTICE:** Scott Hilburn holds an ownership position and is the listing agent in the property delineated within this offering prospectus.

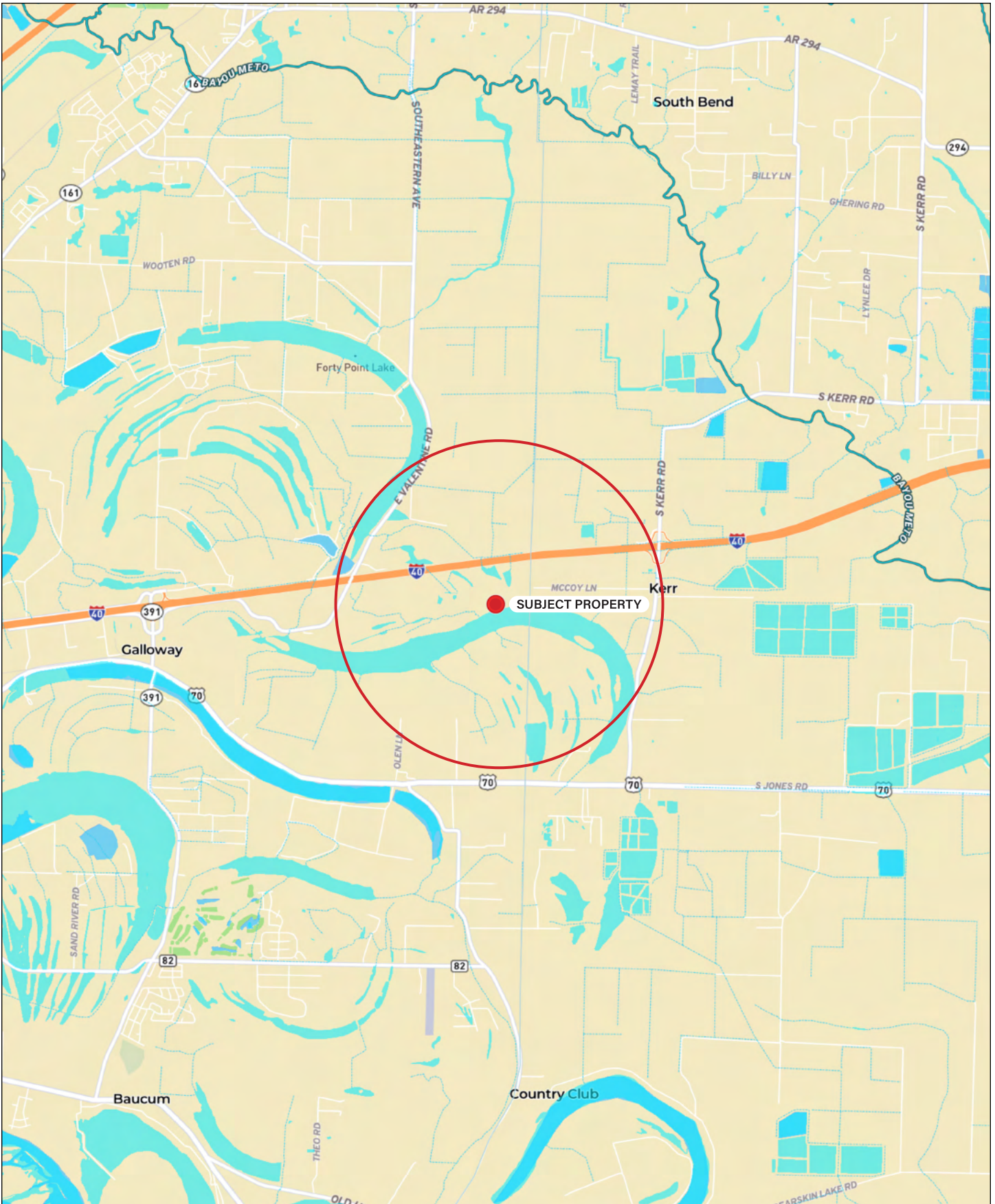
**Dedicated to Land and Land Ownership:** Alluvial Land Company is a leading land brokerage, development, and consulting firm specializing in agricultural and recreational properties. Our land offerings include investment-grade farmland and hunting properties primarily located in the Mid-South Region. We attribute our success to being experts in our field, client-focused, and results-oriented.

**Disclaimer:** Alluvial Land Company is the Exclusive Agent for the property described herein. This offering prospectus and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy. Prospective buyers are urged to inspect the property and perform their own independent due diligence. Alluvial Land Company and its agents assume no liability as to errors, omissions, or investment results. All information is approximate.

# LOCATION



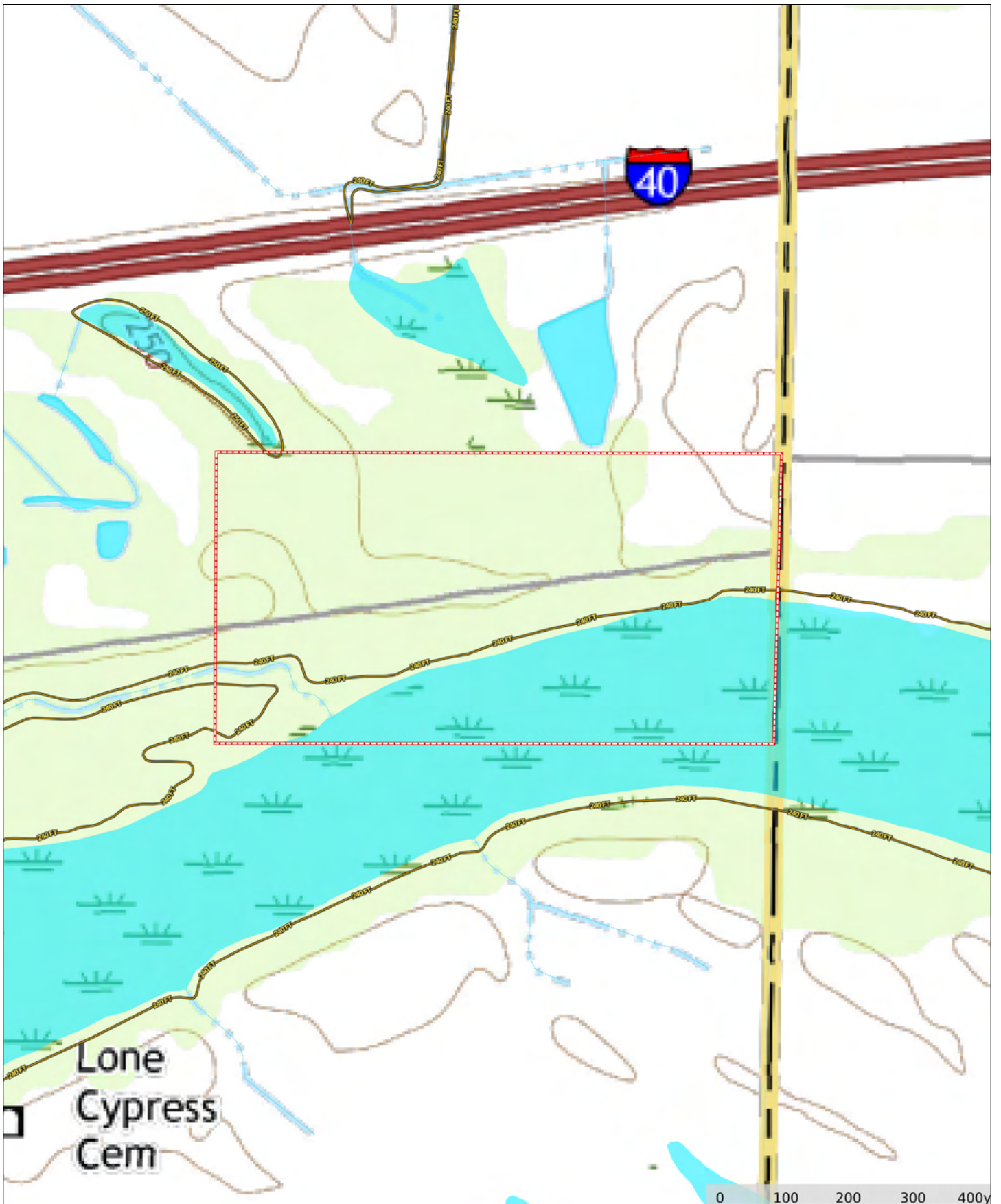
# LOCATION



# AERIAL MAP



# TOPOGRAPHIC MAP







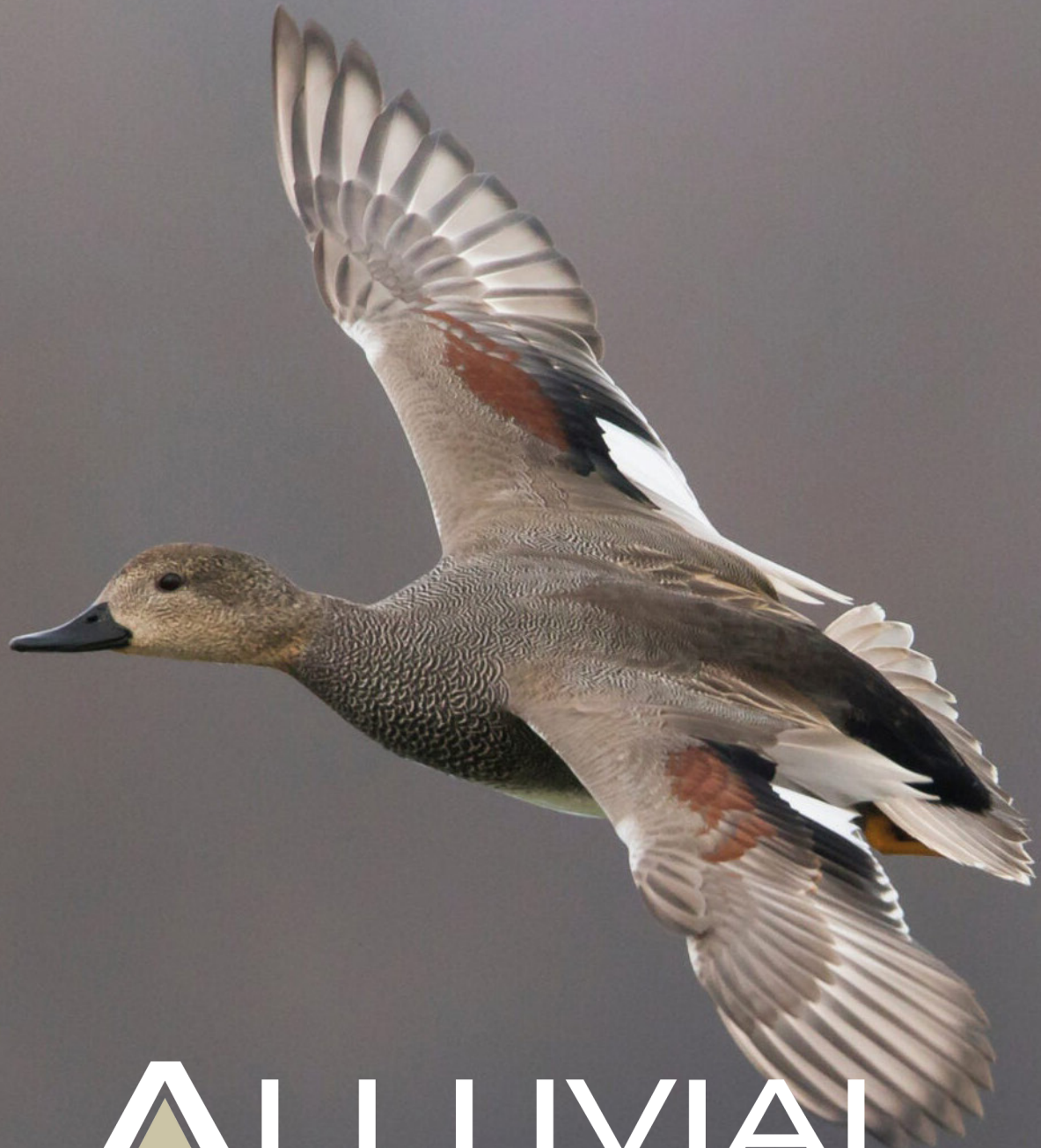












**ALLUVIAL**  
LAND COMPANY

CONTACT:

**SCOTT HILBURN**

M: 501-519-3336

E: [scott@alluvialland.com](mailto:scott@alluvialland.com)

[WWW.ALLUVIALLAND.COM](http://WWW.ALLUVIALLAND.COM)