



Snow Lake Farm & Recreation

Mozart Loop, Snow Lake, Arkansas 72166

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PROPERTY OVERVIEW



Sale Price

\$1,315,000

Offering Summary

Acreage:	149.42 Acres
Price / Acre:	\$8,801
State:	Arkansas
City:	Snow Lake
County:	Desha
Property Type:	Hunting and Recreational Land, Farms and Cropland

Property Overview

Located between the Mississippi River and the iconic White River Refuge in the heart of the Arkansas Delta, this ±149 acre property presents a natural blend of income producing farmland and premier recreational ground. With approximately ±65 acres of productive dryland row crops, the farm offers immediate agricultural income potential, while the rest of the acreage is made up of timber and wildlife habitat that enhances both recreational use and long-term value.

The property's diverse landscape creates an ideal setting for outdoor enthusiasts, with strong hunting potential for trophy whitetail deer, turkey, and waterfowl, complemented by exceptional fishing in the property's private lake. Surrounded by large tracts of timber and agriculture, the area is well-known for consistent wildlife activity and quality habitat. Additionally, the property lies in close proximity to the highly regarded Mozart Hunting Club, further reinforcing the region's reputation for exceptional hunting opportunities.

The nearby Delta Heritage Trail adds another layer of recreational appeal, providing convenient access for biking, walking, and exploring the Delta landscape.

City water access is available, adding a valuable improvement for those considering future cabin or lodge development. Whether you're looking for a recreational retreat, a hunting property with proven potential, or a diversified land investment with both income and upside, this tract offers a well balanced opportunity in one of Arkansas's most sought after Delta regions.

PROPERTY DESCRIPTION



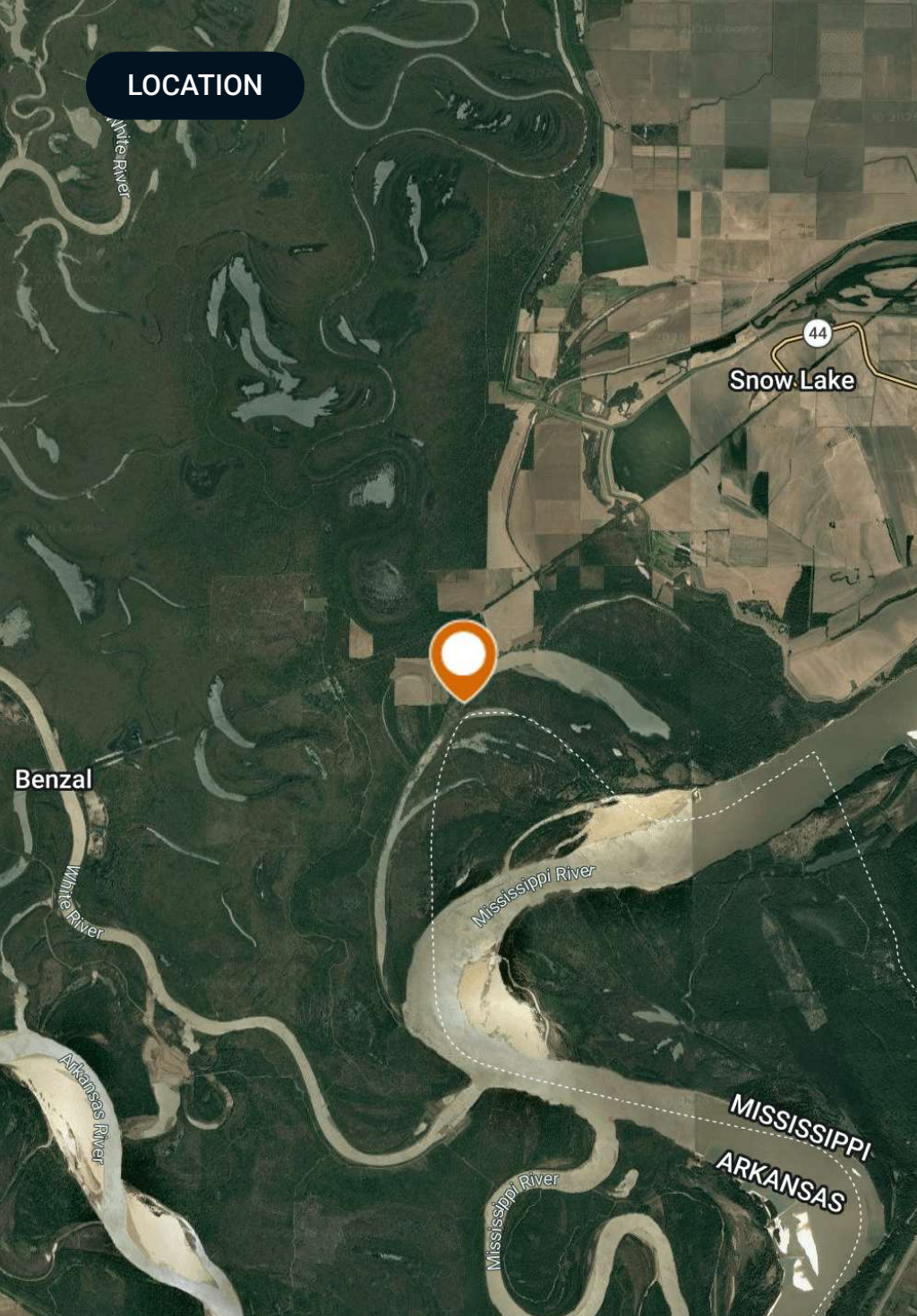
Location Description

Located between the Mississippi River and the iconic White River Refuge in the heart of the Arkansas Delta, this property offers a rare blend of seclusion and natural beauty in one of the most storied landscapes in the Mid-South. Located in southeast Arkansas, this Desha county tract lies approximately ±30 miles from Elaine, ±56 miles from West Helena, ±94 miles from Stuttgart, and roughly ±123 miles from Memphis.

Property Highlights

- 65 acres of farm ground is currently leased
- Leased on a Cash Rent basis
- Currently farmed on a Corn/Soybean rotation
- 50 bushel/acre average yield

LOCATION



Location & Driving Directions

- Parcel: 001-00827-000
- GPS: 34.0173721, -91.0845626
- Driving Directions: Contact agent for directions
- Showing Instructions: Contact agent for instructions

PROPERTY OUTLINE



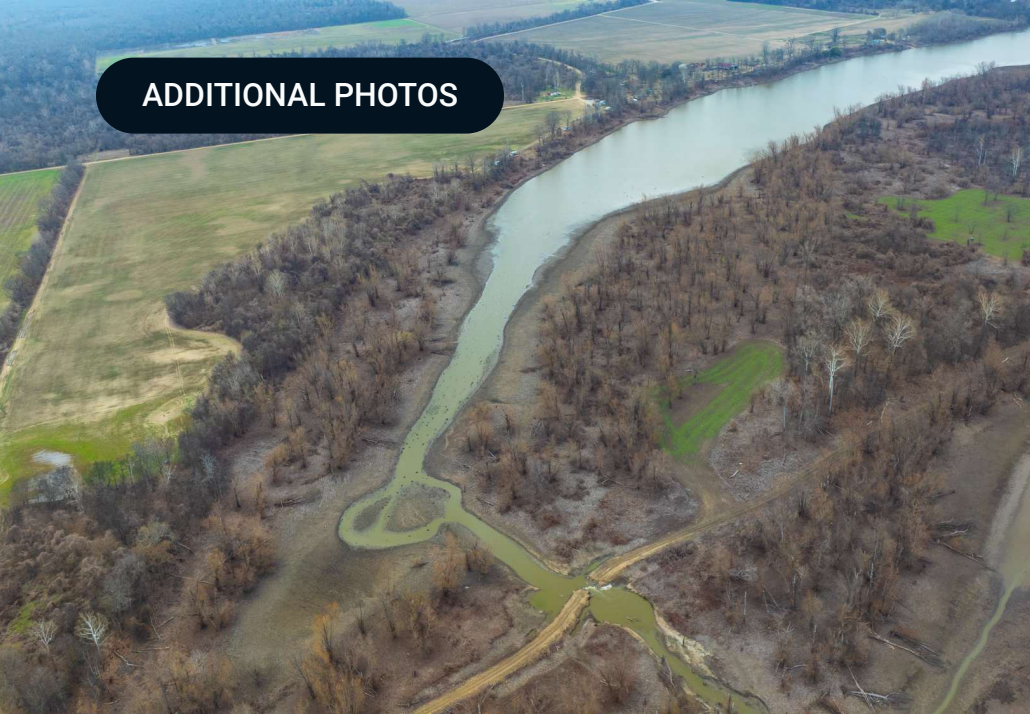
Snow Lake Farm and Recreation

Polygon



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ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



David Hill

Regional Managing Director

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AR #SA00096860 // MO #2026018873

Professional Background

David Hill is the Regional Managing Director and Land Advisor at Saunders Real Estate in Fayetteville, Arkansas, where he leads the firm's efforts across the entire state.

With over a decade of experience in sales and business development, David brings a strategic and client-focused approach to land brokerage. Before transitioning into real estate, he spent three years selling oil and gas equipment, and later helped launch and grow a recruiting agency, scaling the team from four to more than seventy employees.

David works closely with landowners, investors, and developers to source opportunities that fit their unique goals. He values long-term relationships over transactions and has built a strong network of clients who trust his guidance and local expertise.

A University of Arkansas graduate, David earned a Marketing degree from the Sam M. Walton College of Business. He was an active member of the Omega Omega chapter of Sigma Chi, where he built friendships and connections that continue to shape his personal and professional life.

David's faith is central to everything he does, and he brings those values into his work and relationships. He lives in Fayetteville with his wife, Alex, their daughter, Halle, and their bird dog, Tess. When he's not working, he enjoys golfing, hunting, fishing, and spending time with his family.

David specializes in:

- Row Crop Farmland
- Residential Development Land
- Transitional Development Land
- Cattle Ranches
- Recreational & Hunting Properties
- Timberland
- Poultry Farms

ADVISOR BIOGRAPHY



Chance Creighton

Advisor

chance@saundersrealestate.com

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Professional Background

Chance Creighton is an Advisor at Saunders Real Estate.

Chance works with buyers and sellers in the Central, Delta, and Grand Prairie regions of Arkansas. He specializes in agricultural, recreational, and hunting properties, helping clients navigate land transactions with a practical, land first perspective.

With over 12 years of experience in the agriculture industry, Chance has worked in precision ag and ag technology, leading sales teams and building customer relationships across the U.S. and Canada. His professional background provides a strong foundation for evaluating rural properties, understanding farm operations, and guiding landowners through both investment and sales decisions.

A lifelong outdoorsman, Chance has spent countless days in the field hunting, fishing, and enjoying the natural beauty of Arkansas. He brings that experience into his work, offering insight into wildlife management, land features, habitat potential, and how a property might serve recreational needs for generations to come.

He earned his degree from the University of Arkansas and is a proud member of Sigma Chi fraternity. That time shaped his values and gave him a strong network within the state's land and agricultural communities.

Today, he lives in Little Rock with his wife, Erin, their two-year-old son, Tyler, and their hunting dog, Ellie. When he's not working with clients or hunting, he's focused on time with family and being an active part of his church community.

Faith plays a central role in his life, and he is a committed member of St. James United Methodist Church, where he participates in worship, service, and fellowship with others in the Little Rock area.

Chance specializes in:

- Farms & Cropland
- Hunting & Recreation

ADVISOR BIOGRAPHY



Kennon Jones

Associate Advisor, Research Analyst

kennon@saundersrealestate.com

Direct: **877-518-5263 x360** | Cell: **870-377-7441**

Professional Background

Kennon Jones is an Associate Advisor at Saunders Real Estate.

Originally from Dumas, Kennon specializes in the sale of agricultural, recreational, and timberland properties across Arkansas. He brings a deep understanding of rural communities and land use, shaped by his lifetime spent in and around the state's farming and outdoor traditions.

Before becoming a licensed advisor, Kennon served on the Saunders Real Estate Research Team, where he gained hands-on experience analyzing market trends, verifying land sales, and supporting property valuations throughout the region. His work also contributed to the Lay of the Land® Market Report, an annual data-driven publication that delivers a detailed examination of land sales and market trends across key regions.

Kennon earned his B.S.B.A. in Financial Management from the Sam M. Walton College of Business at the University of Arkansas. While in college, he held leadership roles in Sigma Chi and the Razorback Chapter of Ducks Unlimited, where he led fundraising initiatives supporting conservation and charitable causes across the state.

Now transitioned into an advisory role, Kennon continues to contribute to the research and marketing teams at Saunders Real Estate while building strong relationships with clients across Arkansas.

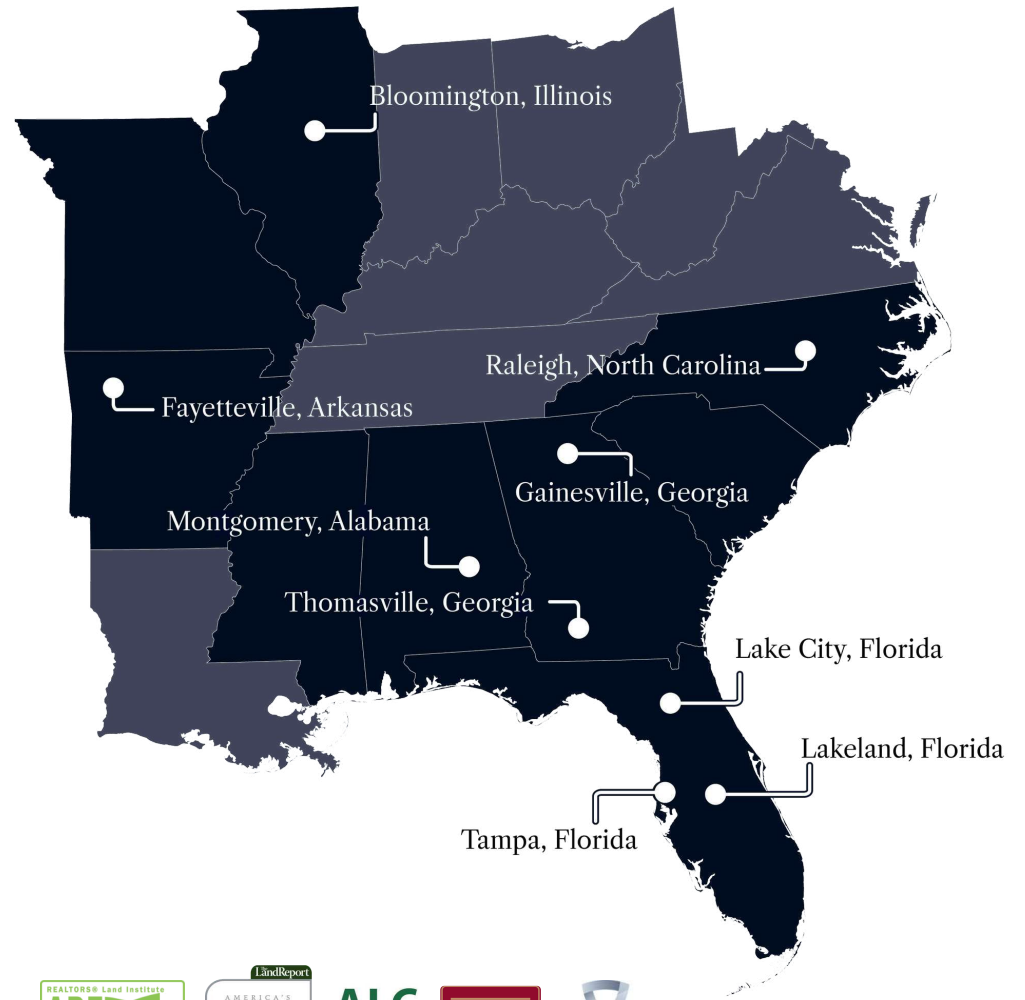
Outside of work, Kennon enjoys hunting, fishing, and training his dog, Colt. He is a proud member of Fellowship Bible Church in Fayetteville.

Kennon specializes in:

- Farms & Cropland
- Hunting & Recreational Land
- Timberland



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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