



# MOSSY OAK PROPERTIES

## 681 +/- Row Crop Acres, 75% Precision Leveled, Great Duck Hunting, Duck Cabin, Poinsett County, Ar

\$3,950,000 / 681.00+/- Acres

### About This Property

75 % is Precision Leveled, 681 +/- row crop farmland is located just a few miles from Waldenburg, AR in Poinsett County, the number one rice producing county in Arkansas. Farm has county line (which is Alexis Lane) gravel road frontage for easy access with equipment. There are a total of 681 +/- Acres and with that 632 being tillable. Crops are Soybeans, Wheat & Rice. Milo and Corn crops are also an option. There is a Tail Water Recovery System on property, 5 wells, 2 relifts, several good roads to get around and yes there is Duck Hunting! Current owner does lease out the duck hunting for additional revenue. This farm has been 75% precision leveled, underground irrigation, fully improved and is ready to make money! Located in a great area where the water table is good and this area is NOT water stressed! Along with everything else there is a small cabin on property, a pond and yes some deer hunting. Just a reminder for you duck hunters this farm lays 1 mile from Bayou De View and 3 miles from the Cache River. There are 5 pits on property. This farm is not in a flood prone area. If you would like more information on this farm or want to view this farm, please give us a call. Arlon Welch at 870-897-9080 or Pam at 870-897-0700. Arlon was raised in this area and farmed all around this farm his entire life so if you have questions please give him a call.



### Property Facts & Features

#### Main Structure

- No Structure

#### Other Structures

- Duck Cabin

#### Rights

- N/A

#### Water Access

- N/A

#### Fishing

- tail water recovery lake

#### Wildlife

- Whitetail

#### Recreation

- N/A

#### Other

- Road Frontage



### Mossy Oak Properties Strawberry River Land and Homes

Post Office Box 483  
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Phone: (870) 495-2123

Fax: (870) 416-3191

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