536 +/- Row Crop Acres, Rice Farm, Duck Hunting, Alicia, Arkansas, Lawrence County
Lawrence Road 737 and 556
Alicia, AR 72410

\$3,992,600 536± Acres Lawrence County









# 536 +/- Row Crop Acres, Rice Farm, Duck Hunting, Alicia, Arkansas, Lawrence County Alicia, AR / Lawrence County

## **SUMMARY**

**Address** 

Lawrence Road 737 and 556

City, State Zip

Alicia, AR 72410

County

Lawrence County

Type

Business Opportunity, Recreational Land, Farms

Latitude / Longitude

35.894827 / -91.083154

Acreage

536

**Price** 

\$3,992,600

#### **Property Website**

https://www.mossyoakproperties.com/property/536-row-crop-acres-rice-farm-duck-hunting-alicia-arkansas-lawrence-county-lawrence-arkansas/84479/









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#### **PROPERTY DESCRIPTION**

## 536 +/- Acre Row Crop Rice Farm - Alicia, Arkansas | Lawrence County

#### Rare Offering - High-Yielding Rice Farm with Duck Hunting Potential

Opportunities like this don't come along often in Lawrence County. This **536 +/- acre farm**, located just outside of Alicia, Arkansas, combines **highly productive row crop ground** with proven rice yields and the added bonus of **outdoor recreation potential**. Tracts of this caliber and size rarely come available on the open market, making this a true **investment and lifestyle opportunity**.

In addition to its rich soils and excellent farming layout, this property also offers duck hunting potential. For the upcoming 2025/2026 season, the farm already has a **\$20,000 annual duck lease in place**, which provides immediate income potential. If a new buyer wishes to retain the hunting rights for themselves, the lease can be released at closing.

This is more than just a farm—it's a rare chance to own productive Arkansas farmland with the added value of recreation.

#### Farm #1 – 224 +/- Acres (Lawrence County Road 556)

- Situated on Lawrence Road 556
- Soil Types: Crowley Silt loam, silty clay, Beulah sandy loam ideal for rice production
- Well on site
- Excellent access and layout for irrigation and farming

#### Farm #2 - 312 +/- Acres (Lawrence County Road 737)

- Soil Types: Jackport Silty clay, Crowley silty loam, Dubbs Silt Loam, Dundee Silt Loam and Foley-Calhoun complex
- Good rice production history
- Includes a small patch of woods—ideal for duck or deer hunting

### **Property Highlights**

- Total Acreage: 536 +/- acres (224 + 312 acre tracts)
- Prime rice ground with proven production
- Irrigation well in place
- Excellent soil types throughout both farms
- Deer and duck hunting potential
- o Convenient access via county-maintained roads
- o Located in the heart of Arkansas farming country
- \$20,000/year duck lease in place for the 2025/2026 season (can be released if a new buyer prefers hunting rights)



Whether you're expanding your farming operation or investing in quality ag land with some hunting potential, this property is a rare opportunity.

Contact Your Local Land Specialist

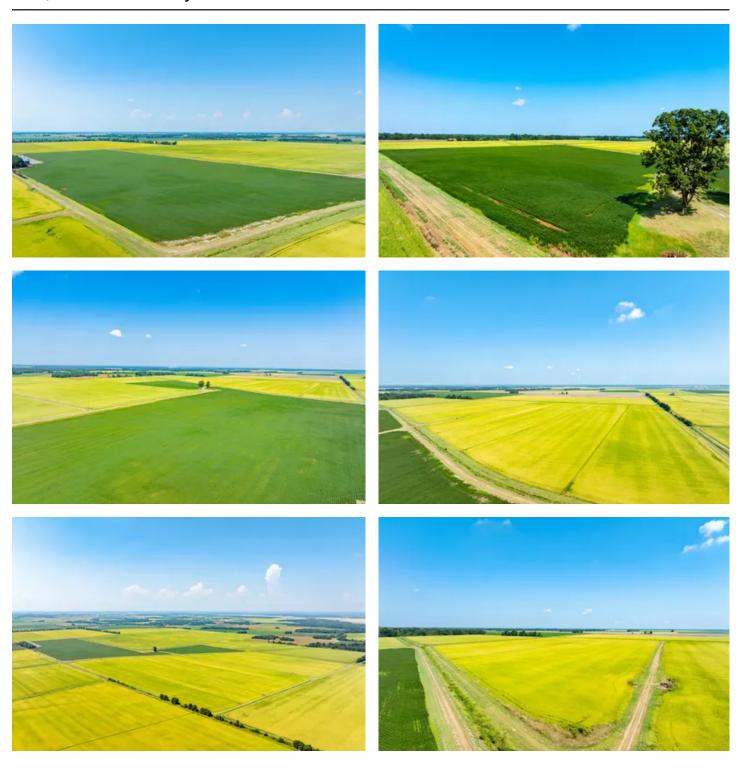
Pamela Welch, Listing Agent - <u>870-897-0700</u> or Arlon Welch, Co-Listing Agent - <u>870-897-9080</u>

Mossy Oak Properties Selling Arkansas - <u>870-495-2123</u>

Equal Housing Opportunity. <u>www.WeSellArkansas.com</u>.



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## LISTING REPRESENTATIVE For more information contact:



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City / State / Zip

<u>NOTES</u>			



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