

**513 +/- Excellent Row Crop, Duck & Goose Hunting
Property, Cross County, Arkansas**
County Road 136
Hickory Ridge, AR 72347

\$3,747,500
513± Acres
Cross County



513 +/- Excellent Row Crop, Duck & Goose Hunting Property, Cross County, Arkansas
Hickory Ridge, AR / Cross County

SUMMARY

Address

County Road 136

City, State Zip

Hickory Ridge, AR 72347

County

Cross County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

35.324099 / -91.0253779

Acreage

513

Price

\$3,747,500

Property Website

<https://www.mossoakproperties.com/property/513-excellent-row-crop-duck-goose-hunting-property-cross-county-arkansas-cross-arkansas/70512/>



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PROPERTY DESCRIPTION

The Heart of Arkansas Grand Prairie - 513 +/- Acres of Prime Row Crop Ground with Exceptional Duck Hunting Potential

Welcome to the **Grand Prairie of Arkansas**, where **rich soil, water access, and world-class waterfowl habitat** come together to create one of the most versatile and sought-after farm tracts in the Delta. This **513 +/- acre farm**, located northwest of **Fair Oaks** and southwest of **Hickory Ridge**, sits in the **heart of Arkansas's agricultural and waterfowl corridor**, offering a rare opportunity for both **row crop production and premier duck hunting**.

Highly Productive Row Crop Ground

This farm is built for production and profit. With over **500 contiguous acres of fertile white dirt**, the property is ideally suited for **rice, corn, or soybeans**, and has the infrastructure needed to support high-yield operations.

Farm Highlights:

- **Three separate sections**, each serviced by its own **irrigation well** for efficient water management.
- **White dirt soil**, known locally as some of the best in the Grand Prairie, producing consistent, top-end yields year after year.
- **Water depth around 200 feet**, ensuring quick and cost-effective irrigation without the expense of deep wells.
- **Excellent drainage and water control**, making the property versatile for both dryland and irrigated production.
- **Electric service** along the north boundary for potential infrastructure expansion or a future farm headquarters.

This farm has a proven history of agricultural performance and is positioned to continue as a **top-producing investment property** or owner-operated row crop farm.

Duck Hunting & Waterfowl Potential

Beyond its agricultural strength, this property is also a **waterfowler's dream**. Sitting in the **center of the Mississippi Flyway**, surrounded by **major river systems and renowned Wildlife Management Areas**, this farm attracts migrating ducks and geese throughout the season.

Hunting & Recreational Highlights:

- **300-400 acres can be flooded** for duck hunting with the existing infrastructure, providing unmatched water control.
- **Pit blind with control structure** already in place, ready for hunting or lease opportunities.
- Located within minutes of **Hurricane Lake WMA, Cache River NWR, Bayou DeView WMA, Black Swamp WMA, and Bald Knob NWR** - all famous for producing exceptional waterfowl numbers.
- Surrounded by **established flyways and flooded timber regions**, ensuring consistent bird movement year after year.

The ability to **combine income-producing row crop farming with world-class hunting** makes this property a standout investment. Flooded rice or moist-soil management systems can easily be implemented to enhance both yield and waterfowl habitat.

Ideal Home Site or Hunting Lodge Location

The **north end** of the property features a small wooded section along the county road, offering the perfect spot for a **cabin, home, or hunting lodge**. With **electricity and road frontage**, it's an ideal setting for a weekend getaway, hunting headquarters, or a permanent residence overlooking your farm.

Investment, Income, and Opportunity

Few properties offer this balance of **income potential and recreation**. The combination of **high-quality row crop ground** and **duck hunting possibilities** gives this farm tremendous long-term value.

Income Streams:

- **Row crop revenue** from high-demand commodities like rice, corn, and soybeans.
- **Waterfowl lease potential** for additional seasonal income.
- **Future appreciation** as large contiguous tracts of irrigated farmland become increasingly rare in the Grand Prairie region.

This property is not just an investment in land - it's an investment in **heritage, productivity, and the Arkansas outdoor lifestyle**.

Location Overview

Positioned in the **Grand Prairie Delta**, this property lies between some of the most productive agricultural and hunting regions in the state. The **White River** and **Cache River** flow nearby to the west, while **Brushy Creek**, the **L'Anguille River**, and the **Saint Francis and Mississippi Rivers** frame it to the east. This region's soil, water, and habitat diversity make it one of **Arkansas's most desirable farming and hunting regions**.

Key Takeaways

- **513 +/- acres** of prime Grand Prairie farmland
 - **Three wells** and excellent irrigation infrastructure
 - **White dirt soil** ideal for rice, corn, or soybeans
 - **300-400 acres floodable** for duck habitat
 - **Pit blind and control structure** already in place
 - **Electric and road frontage** on the north boundary
 - **Excellent ROI potential** from crop and hunting income
 - **Close to major WMAs** - Hurricane Lake, Bayou DeView, Cache River NWR, Bald Knob NWR, and more
-

Schedule Your Private Showing

This is one of the most **versatile and rare offerings** in the Arkansas Delta - a **row crop powerhouse** with **duck hunting potential** that puts it in a class of its own. Whether you're expanding your farming operation or seeking a land investment that offers both **income and recreation**, this property delivers.

Mossy Oak Properties Selling Arkansas

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www.WeSellArkansas.com

Equal Housing Opportunity



MORE INFO ONLINE:

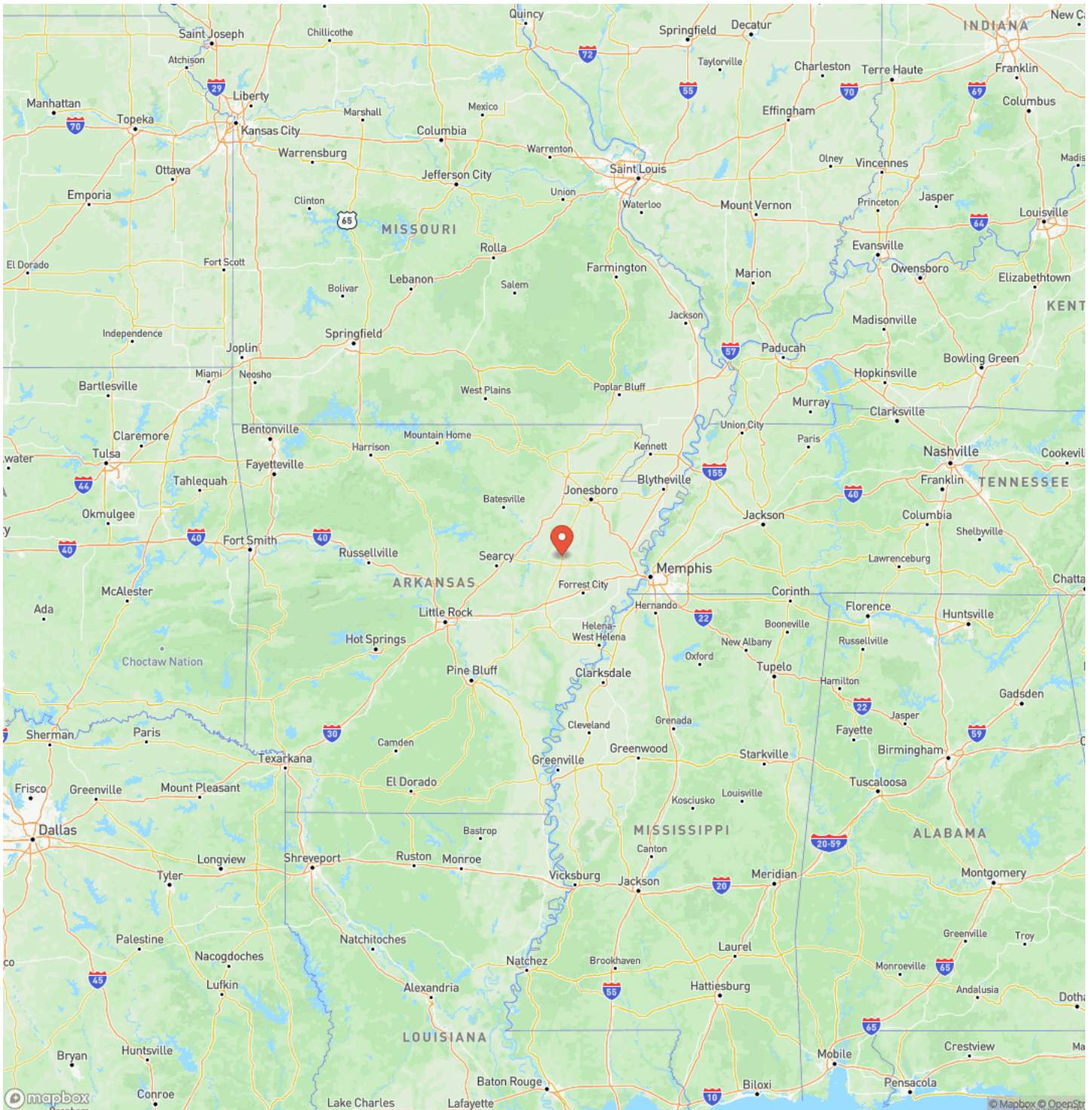
<https://wesellarkansas.com/>

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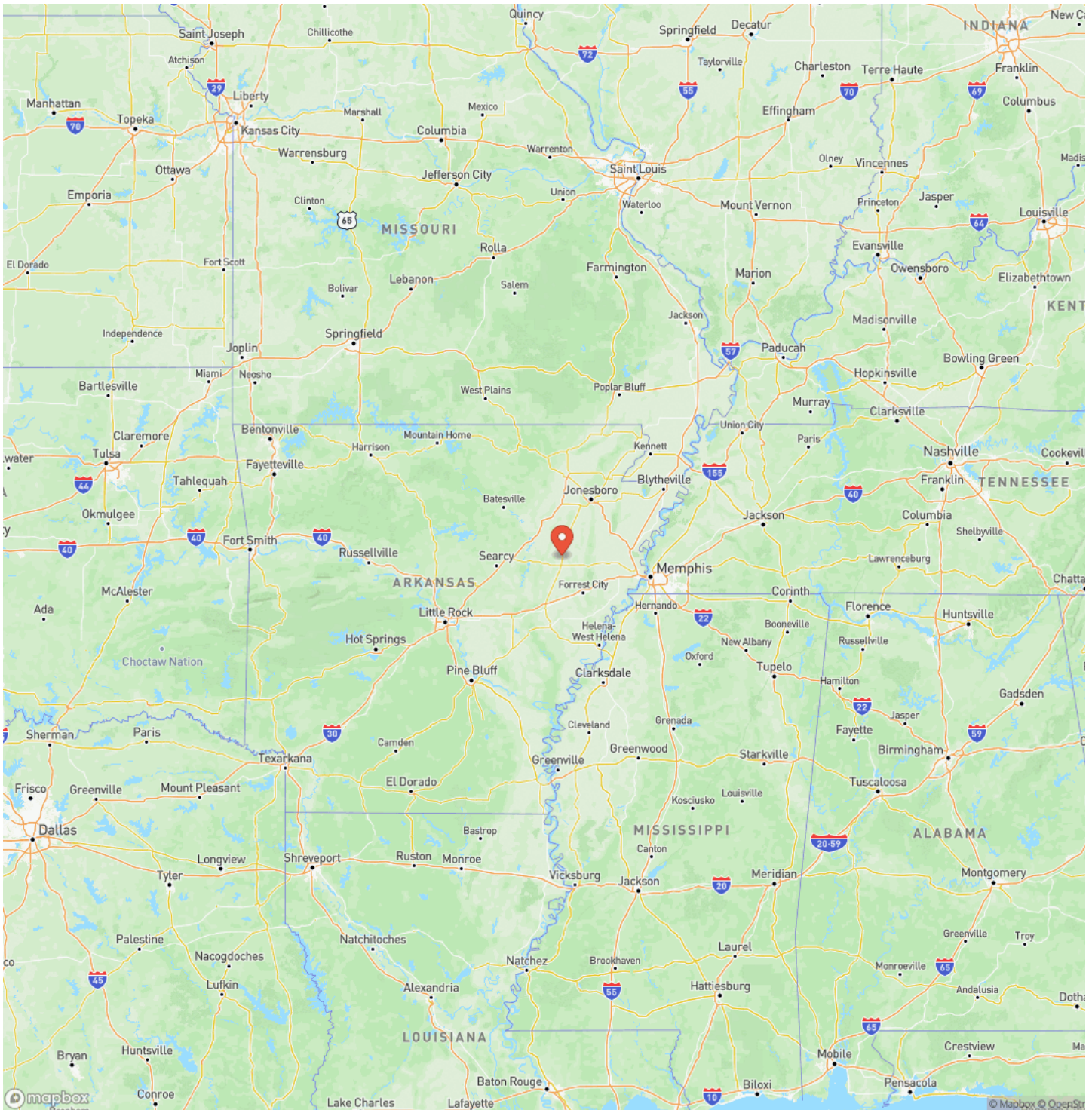
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Locator Map

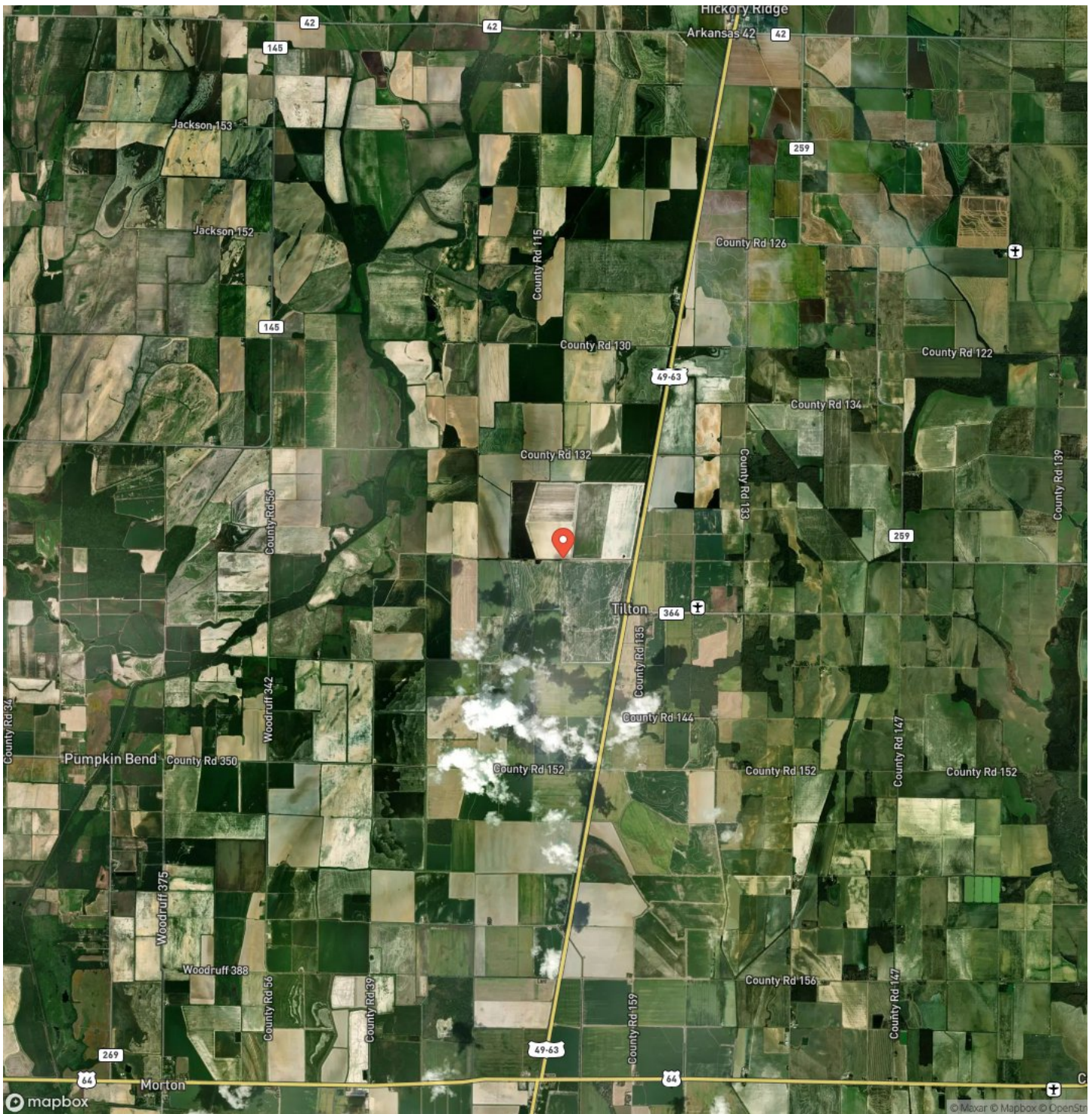


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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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NOTES



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