

145 +/- Acre Row Crop Farm | 2 Irrigation Wells | Duck &
Deer Hunting | Des Arc, Arkansas
Gray Road
Des Arc, AR 72040

\$652,500
145± Acres
Prairie County



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Des Arc, AR / Prairie County

SUMMARY

Address

Gray Road

City, State Zip

Des Arc, AR 72040

County

Prairie County

Type

Farms, Recreational Land

Latitude / Longitude

34.959657 / -91.68146

Acreage

145

Price

\$652,500

Property Website

<https://www.mossoakproperties.com/property/145-acre-row-crop-farm-2-irrigation-wells-duck-deer-hunting-des-arc-arkansas-prairie-arkansas/113971/>



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PROPERTY DESCRIPTION

145 +/- Acre Row Crop Farm | 2 Irrigation Wells | Outstanding Hunting Potential | Des Arc, Arkansas

Affordable opportunities like this are becoming increasingly difficult to find. Whether you're looking to expand your farming operation, invest in income-producing farmland, or create your own private hunting retreat, this **145 +/- acre property near Des Arc, Arkansas** offers exceptional value and endless possibilities.

Featuring **two irrigation wells**, this farm is ready for production and is **currently open for the 2027 crop season**, allowing the new owner to lease it to the farmer of their choice or put it into production themselves. With no existing farm lease in place, you have the flexibility to immediately begin generating income or manage the property however you choose.

What truly sets this property apart is its incredible recreational potential. Located in an area known for abundant wildlife, this farm offers the opportunity to create the perfect combination of **income and recreation**. Continue farming for annual returns while developing the property into an outstanding **whitetail deer and duck hunting destination**. With two irrigation wells already in place, flooding portions of the property for waterfowl habitat becomes a realistic opportunity, while surrounding cover provides excellent habitat for deer and other wildlife.

Very few properties offer the chance to **farm, hunt, and invest** all on the same acreage at this price point. Whether your vision is cash-renting the farm, planting your own crops, improving waterfowl habitat, or creating a recreational retreat for family and friends, this property has the versatility to make it happen.

Property Highlights

- **145 +/- Acres**
- **Two Irrigation Wells**
- **Currently Open for the 2027 Crop Season**
- **Choose Your Own Farm Tenant or Farm It Yourself**
- **Excellent Income-Producing Potential**
- **Outstanding Whitetail Deer Hunting**
- **Excellent Duck Hunting & Waterfowl Development Potential**
- **Affordable Investment Opportunity**
- **Located Near Des Arc, Arkansas**

This is more than just a farm-it's an opportunity to own a property that can work for you year-round through agricultural income, exceptional hunting, and long-term investment potential.

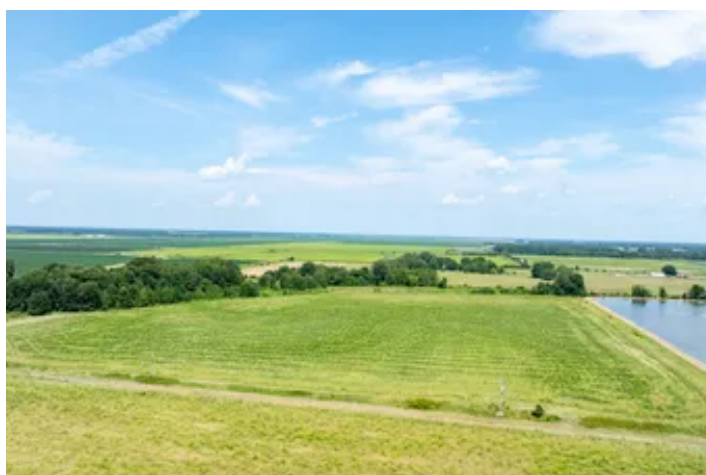
Don't miss your chance to own this versatile Arkansas farm. Contact Mossy Oak Properties Selling Arkansas today to schedule your private tour. See the 156EZ attachcech.

Proudly listed with Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123) .

Listing Agent, Pamela Welch, [870-897-0700](tel:870-897-0700) .

Equal Housing Opportunity, www.WeSellArkansas.com.

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LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

Mobile

(870) 897-0700

Office

(870) 495-2123

Email

pwelch@mossyoakproperties.com

Address

8111 N. St. Louis

City / State / Zip

NOTES

[illegible]

MORE INFO ONLINE:

<https://wesellarkansas.com/>

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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<https://wesellarkansas.com/>

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Selling Arkansas

8111 N St Louis St

Cave City, AR 72521

(870) 495-2123

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