

610 +/- Row Crop, Duck Hunting, Paved Road Frontage,
Conway, Arkansas
Taylor Circle
Conway, AR 72016

\$3,350,000
610± Acres
Faulkner County



610 +/- Row Crop, Duck Hunting, Paved Road Frontage, Conway, Arkansas
Conway, AR / Faulkner County

SUMMARY

Address

Taylor Circle

City, State Zip

Conway, AR 72016

County

Faulkner County

Type

Farms, Recreational Land, Timberland, Hunting Land, Residential Property

Latitude / Longitude

35.158548 / -92.475439

Taxes (Annually)

6034

Dwelling Square Feet

1000

Acreage

610

Price

\$3,350,000

Property Website

<https://www.mossyoakproperties.com/property/610-row-crop-duck-hunting-paved-road-frontage-conway-arkansas-faulkner-arkansas/44741/>



MORE INFO ONLINE:

MossyOakProperties.com

610 +/- Row Crop, Duck Hunting, Paved Road Frontage, Conway, Arkansas Conway, AR / Faulkner County

PROPERTY DESCRIPTION

Have you ever looked in a magazine and seen a home on a mountain top staring down on a beautiful farm as the picture captures the wind blowing through the lush growing crop and the sun lighting up the valley floor like a giant spotlight? If this is your dream, we have this property for sale at Mossy Oak Properties Selling Arkansas! Let's make your dream come true with this **610 +/- acre rice, soybean, and duck hunting farm just 5 minutes from downtown Conway in Faulkner County!** I know what you are thinking, there is no way there is a rice and soybean farm, not to mention a duck hunting farm, located only 5 minutes from downtown Conway. If you are not from Arkansas, you may not know this, but the Arkansas River flows west to east through Central Arkansas to the Fertile Grand Prairie and Mississippi Delta! The 610 acre +/- Zinser Family Farm is located on the **Cadron River**, 2 miles north of Conway. This is **450 tillable acres** and **100 acres of planted oak, 30 acres of old-growth timber on the Cadron River, and 20 acres of Mountain Top overlooking the farm just off the paved road!** The 450 acres +/- tillable acres are all leveled to 1 % grade and split into seven fields, with each field having its own drain pipe and levee road around it, making the farm easy to farm and effortless access during the winter water flow season. The farm has a 450-acre rice base. The farm is easily watered from 2 lifts straight from the Cadron River with a connecting underground pipe that runs throughout the farm to each field. The **hunting opportunities are endless** on this farm, from deer and duck to turkey hunting! With this farm, you have the hill on the front side, with the privacy of the locked gate where you enter and you can overlook your entire farm from above! This is an amazing view.

Most people do not consider the Arkansas River part of Arkansas's incredibly rich waterfowl hunting. Still, you better think again; this is your opportunity to get in front of those who believe you must own ground along the Delta to kill ducks. The hard truth is Arkansas's annual waterfowl migration is moving west, and now that Kansas and Oklahoma have started to grow dryland corn and milo, ducks are beginning to utilize those crops on their migration to the Delta, which makes those birds fly right over the Zinser farm. The property has a stocked pond, 4-grain bins that are 30-bushel bins, a big working shop and a nice 50 by 120 machine shed. There is also a livable mobile home on the property. The property has a paved drive connecting the shops to the paved road, with a locked gate at the road. The 20 acres at the top of the road have all kinds of opportunities, from buildings your home looking over the farm to a huge hunting lodge to run a waterfowl guiding service out of or maybe a venue to rent out! To a duck hunter, there could not be a better place to get married than a duck hunting lodge looking down over some of Arkansas's best waterfowl hunting! Getting married at 6 PM that evening and in the duck blind at 6 AM the next morning sounds like heaven to me! The property is located only 1 mile from Beaver Fork Lake and also about 5 miles from Lake Conway and the Arkansas River! Give us a call, and we will be happy to give you a tour! **Water and electricity on property.**

City living in your front yard and family and hunting in your back yard! What are you waiting for...**Call now [870-897-0700](tel:870-897-0700) , Pamela Welch, Broker/Owner, or you can call Arlon Welch, Agent/Land Specialist & Farmer, at [870-897-9080](tel:870-897-9080).** Proudly listed with Mossy Oak Properties Selling Arkansas. Equal Housing Opportunity. www.WeSellArkansas.com.

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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES



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MossyOakProperties.com

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DISCLAIMERS

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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

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