

**245+/- Acres of Row Crop Farm Land, Desha, Arkansas,
Independence County
Jamestown Rd
Desha, AR 72527**

\$1,095,000
245± Acres
Independence County



245+/- Acres of Row Crop Farm Land, Desha, Arkansas, Independence County
Desha, AR / Independence County

SUMMARY

Address

Jamestown Rd

City, State Zip

Desha, AR 72527

County

Independence County

Type

Farms, Business Opportunity

Latitude / Longitude

35.7175871 / -91.6904637

Taxes (Annually)

430

Acreage

245

Price

\$1,095,000

Property Website

<https://www.mossyoakproperties.com/property/245-acres-of-row-crop-farm-land-desha-arkansas-independence-county-independence-arkansas/34824/>



MORE INFO ONLINE:

MossyOakProperties.com

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PROPERTY DESCRIPTION

THIS 245 +/- ACRE ROW CROP FARM IS OZARKS HIDDEN GEM

This 245 +/- acre farm is a dryland row crop farm but do not let that fool you. This is some of the RICHEST soil in Arkansas! This farm can grow wheat, corn, soy beans, milo, peanuts or Bermuda grass. There is another crop that can be grown which will make this 245 acre farm the ace in the hole. That crop is cotton. Cotton is making a comeback in Arkansas and especially in Jackson and Independence counties. With the new varieties of high producing dry land cotton, this farm is perfect. With a hard pan being at 18 +/- inches, it will allow the cotton tap roots to reach for moisture even in the driest of times.

This 245 acre property holds a special place in our hearts. The 245 acres is part of one of the largest Row crop farms in the Ozarks. These owners tamed these rolling hills, transforming forest hill side and wild creek bottoms into profit bearing crop land that started from Jamestown to Younger Access on the White River. The owners were visionaries and had a vision of farming the White River Bottoms. One of the owners passed away several years ago before the vision was complete leaving the remaining owner to manage over 3700 acres all alone.

The remaining owner contacted us three years ago to help with the possibility of selling part of the farm. We sat down, looked at a plan of what she wanted to sell first and immediately went into listing these properties. We have managed to sell several parts to very deserving people that put the farms to good use.

So this brings us back to the 245 acres this tract of land was one of the late owners favorite so it was one of the last track to be sold. But this farm had laid idle for nearly 10 years growing up in brush and trees.

This is where we came in with our background of successfully developing over 110 properties. It was going to be our pleasure to reclaim this 245 acre farm and restore it back to the vision of an Ozark Mountain Row Crop Farm the late owner had. We will have pictures and videos of what process from start to finish. From the first day we pulled in basically a wilderness to now on the most beautiful wheat crops you have ever seen.

So now we will tell you why you should want to own this 245 acre Row Crop Farm! This 245 acre farm was like it was touched by God's own hands. Sitting in the shadows of the Boston Mountains to the south and the White River to the north. You would think that you were on a high Rocky Mountain Farm. We have this 245 acre farm planted in wheat right now for the two reasons. First, we started with 20 foot tall trees on some of it, not great drainage and had to brush hog everything. We wanted to make sure that we got a cover crop also we wanted to get the farm back to a revenue generating farm. Wheat is currently over eight dollars per bushel which makes wheat a great choice for a dry land farm.

If you would like to see this farm, please contact us and we will take a look at it! You will not regret it!

Also, if you want to see just how much work goes into calming farmland, check out all of our pictures and videos as the work has been being done but remember it was not work for us it was us carrying on a dream for the late owner.

If you have or know of anyone who has farmland that has gone back to nature and they would be interested in reclaiming it, please let us know. Developing, reclaiming and farm land is one of our strongest attributes as realtors!

Some of the things done on this farm includes mulching, bush hogging, excavator work, new ditch system which also included removing trees, new pipes for drainage and crossings, new driveway put in and graveled, 1 ton of chicken litter to the acre (to reactivate organic matter), 1 ton of lime to the acre (bring the phosphate level to 6.7 so all fertilizers could be used by the plants), 100 pounds of pot ash



and Phosphate (help kick start the roots on the wheat crop) and sprayed for weeds! These are the things you will see in the photos and videos.

PROUDLY Listed with Missy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123). Listing Agents, Arlon Welch, [870-897-9080](tel:870-897-9080) and Pamela Welch, [870-897-0700](tel:870-897-0700). Call or text to set up a time to view this property. www.WeSellArkansas.com



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LISTING REPRESENTATIVE

For more information contact:



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NOTES



MORE INFO ONLINE:

MossyOakProperties.com

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page, typical of notebook or legal stationery. There are no margins, text, or other markings present.



MORE INFO ONLINE:
MossyOakProperties.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.



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