

**421+/- Acres Row Crop Farm, Lawrence
County, AR, on the Strawberry River,
Some Precision Leveled, Several Sources
of Water, 30 +
State highway 361
Saffell, AR 72572**

\$1,495,000
421 +/- acres
Lawrence County





MOSSY OAK.
PROPERTIES

Strawberry River Land & Homes
America's Land Specialist

421+/- Acres Row Crop Farm, Lawrence County, AR, on the Strawberry River, Some Precision Leveled, Several Sources of Water, 30 + Saffell, AR / Lawrence County

SUMMARY

Address

State highway 361

City, State Zip

Saffell, AR 72572

County

Lawrence County

Type

Farms

Latitude / Longitude

35.9260 / -91.2563

Acreage

421

Price

\$1,495,000

Property Website

<https://www.mossyoakproperties.com/property/421-acres-row-crop-farm-lawrence-county-ar-on-the-strawberry-river-some-precision-leveled-several-sources-of-water-30-lawrence-arkansas/17829/>



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PROPERTY DESCRIPTION

421 +/- Acre Row Crop farmland is loaded with rich river bottom soil perfect for growing crops, located near Saffell, AR in Lawrence County. This farm raises Rice, Soybeans and Milo with potential for corn. This farm has several sources of water such as the Strawberry River where the farmer has a permit to pump out of it, a 30 +/- acre oxbow slough and a seasonal creek. There are no wells to maintain. Lawrence County, AR is one of the top rice producing counties in the state of Arkansas. Just off a state maintained highway for easy access. Neighboring land owner currently farms this farm. There is potential for duck hunting. This property also has the opportunity to hunt some of the worlds largest whitetails. Your only half a mile from Rainey Break Refuge. This farm is in a rifle zone. If your a fisherman there is freshwater fishing on the Strawberry River! Your right on the banks of the Strawberry River. 70 +/- acres of this farm is precision leveled. This farm is priced right with Lots of Potential!! If you want or need more information or would like to visit this farm please give Arlon Welch a call at 870-897-9080 or Pam Welch at 870-897-0700.



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Locator Maps



421+/- Acres Row Crop Farm, Lawrence County, AR, on the Strawberry River, Some Precision Leveled, Several Sources of Water, 30 + Saffell, AR / Lawrence County

Aerial Maps



421+/- Acres Row Crop Farm, Lawrence County, AR, on the Strawberry River, Some Precision Leveled, Several Sources of Water, 30 + Saffell, AR / Lawrence County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

520 N Main

City / State / Zip

Cave City, AR 72521

NOTES



This image shows a blank 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.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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 Strawberry River Land and Homes

520 N Main

Cave City, AR 72521

(870) 495-2123

MossyOakProperties.com

