40 +/- Acres, Row Crop with Home Site, Shop, Utilities Available, Well, Poinsett County, AR Ukena Rd Weiner, AR 72479

\$320,000 40± Acres Poinsett County









40 +/- Acres, Row Crop with Home Site, Shop, Utilities Available, Well, Poinsett County, AR Weiner, AR / Poinsett County

SUMMARY

Address

Ukena Rd

City, State Zip

Weiner, AR 72479

County

Poinsett County

Туре

Recreational Land, Undeveloped Land, Business Opportunity, Farms, Hunting Land

Latitude / Longitude

35.535736 / -90.990452

Taxes (Annually)

550

Acreage

40

Price

\$320,000

Property Website

https://www.mossyoakproperties.com/property/40-acres-row-crop-with-home-site-shop-utilities-available-well-poinsett-county-ar-poinsett-arkansas/80681/









PROPERTY DESCRIPTION

Incredible 40+/- Acre Row Crop Farm with Duck Camp Potential – Poinsett County, AR

Welcome to a rare opportunity in **Poinsett County, Arkansas**—this 40 +/- acre row crop farm offers the perfect mix of productivity and recreational potential! Situated in the **heart of the flyway**, this property has **excellent goose and duck hunting** possibilities, with **Flag Slough to the north** and **Bayou De View to the east**. Planted in rice this year, you can take over with a crop in the field.

Key Features:

- 40+/- Acres of Quality Farmland
- 75/25 Crop Share Agreement
- Electric Water Well
- Electricity on Site + Fire Hydrant at Old Home Place
- Gravel Road Frontage on Two Sides
- Ideal Corner Site (+/- 2 Acres) for a Duck Camp or Home
- Shop and Machine Shed Already Built for Equipment Storage
- Utilities Available Perfect for a Future Homesite
- Space Behind the Shop to Add a Pond for Extra Appeal

Whether you're a farmer looking to expand, a duck hunter searching for your headquarters, or someone who wants a peaceful rural homestead with income potential—**this farm checks all the boxes**.

Located in a well-known **waterfowl flyway**, this property has a strong reputation for **goose hunting** and would make a **prime duck hunting base**. There's also ample space and infrastructure already in place to get started immediately.

Contact Us Today: Listed with Mossy Oak Properties Selling Arkansas, Your local Land Specialist

• Office: 870-495-2123

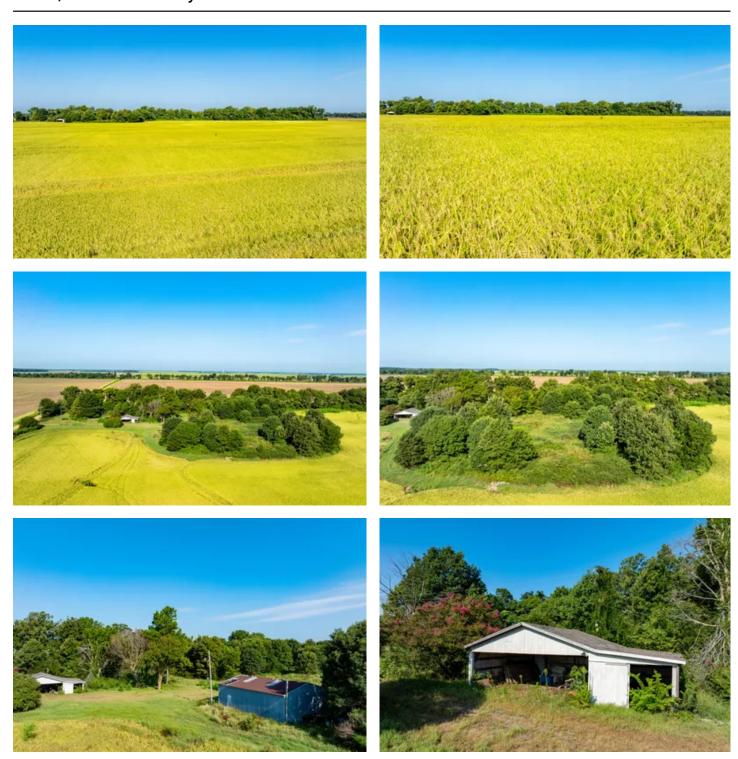
• Arlon Welch: 870-897-9080, Land Specialist and Listing Agent

• Pamela Welch: 870-897-0700, Land Specialist and Listing Agent

Equal Housing Opportunity



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LISTING REPRESENTATIVE For more information contact:



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City / State / Zip

<u>NOTES</u>		



<u>IOTES</u>	



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