

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

Type

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/>



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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](tel:870-495-2123)
- **Arlon Welch:** [870-897-9080](tel:870-897-9080) , Land Specialist and Listing Agent
- **Pamela Welch:** [870-897-0700](tel:870-897-0700) , Land Specialist and Listing Agent

Equal Housing Opportunity

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Weiner, AR / Poinsett County



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LISTING REPRESENTATIVE

For more information contact:



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Address

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City / State / Zip

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.

MORE INFO ONLINE:

wesellarkansas.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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