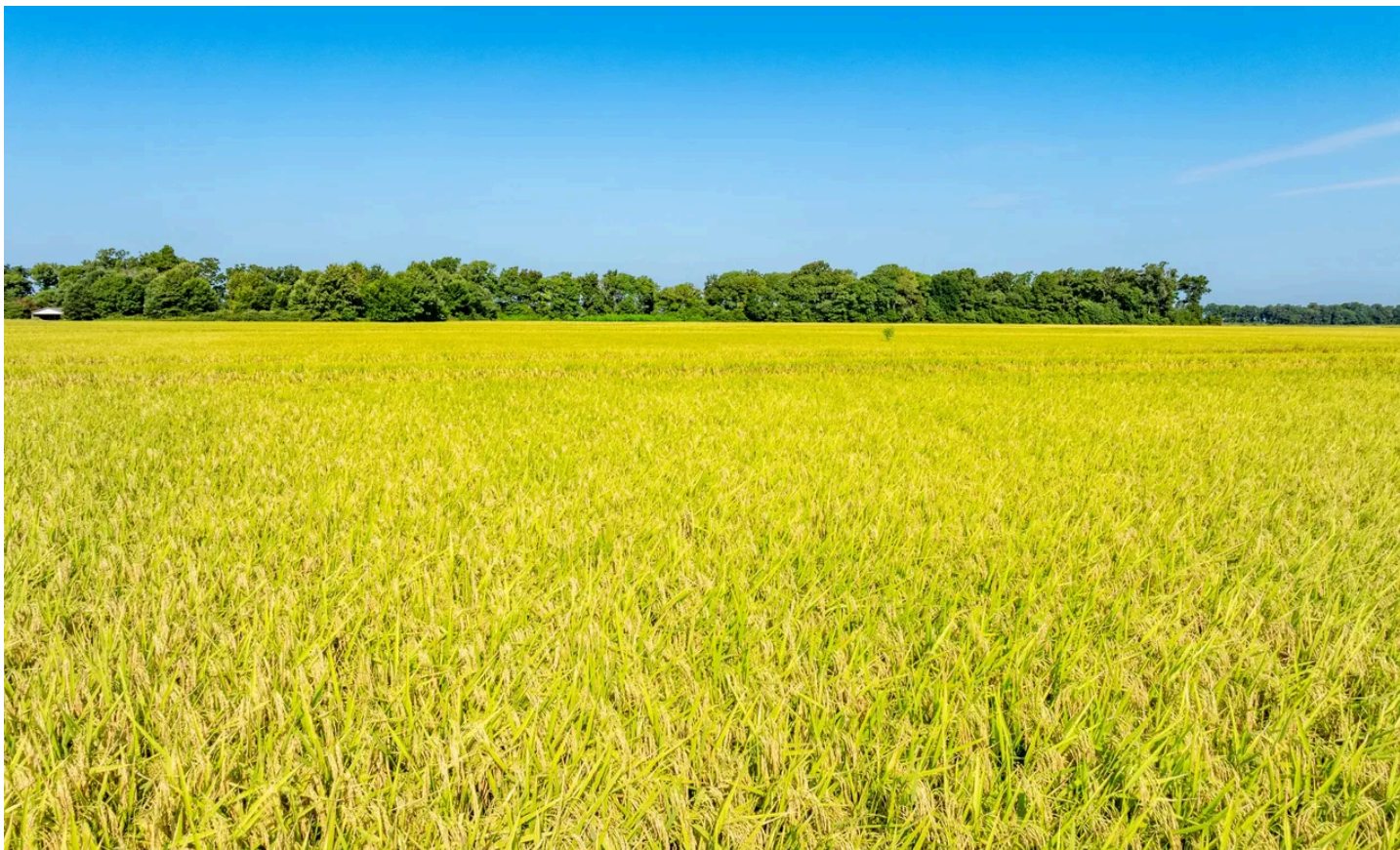


Row Crop with Home Site, 40 +/- ACRES, Shop, Utilities  
Available, Well, Poinsett County, AR  
Ukena Rd  
Weiner, AR 72479

**\$320,000**  
40± Acres  
Poinsett County



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

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**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/row-crop-with-home-site-40-acres-shop-utilities-available-well-poinsett-county-ar-poinsett-arkansas/80681/>





## **PROPERTY DESCRIPTION**

### **Affordable 40± Acre Duck & Goose Property with Homesite Potential - Poinsett County, Arkansas**

If you've been looking for a **manageable, affordable piece of ground** in the heart of Arkansas waterfowl country, this **40± acre row crop farm** in **Poinsett County** deserves a hard look. Properties this size-especially ones that produce income and offer hunting potential-are becoming harder to find.

Located squarely in a well-known **waterfowl flyway**, this tract sits with **Flag Slough to the north** and **Bayou De View to the east**, putting it right where ducks and geese want to be. The farm was **planted in rice this year**, allowing a buyer to step in with a crop already in the field and immediate income potential.

For hunters, this property offers an excellent setup for a **duck camp or hunting headquarters** without the cost or maintenance of a large tract. A **prime corner area of approximately 2 acres** provides an ideal location for a camp or future home, complete with **electricity on site**, an **electric water well**, and even a **fire hydrant at the old home place**. A **shop and machine shed** are already in place for equipment and storage, and there's room behind the shop to add a pond for even more waterfowl appeal.

With **gravel road frontage on two sides**, access is easy year-round. The current **75/25 crop share** keeps the land productive while still leaving plenty of opportunity for recreational use.

#### **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**.

**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. [www.WeSellArkansas.com](http://www.WeSellArkansas.com).

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

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

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

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**Address**

8111 N. St. Louis

## City / State / Zip

## NOTES

[illegible]

[illegible]

## **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.

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