

**165 +/- Acres, Duck Hunters Paradise, Row
Crop, Poinsett County
Waldenburg, AR 72475**

\$1,204,500
165 +/- acres
Poinsett County



**165 +/- Acres, Duck Hunters Paradise, Row Crop, Poinsett County
Waldenburg, AR / Poinsett County**

SUMMARY

City, State Zip

Waldenburg, AR 72475

County

Poinsett County

Type

Hunting Land, Recreational Land, Farms

Latitude / Longitude

35.56548 / -90.93133

Taxes (Annually)

1326

Acreage

165

Price

\$1,204,500

Property Website

<https://www.mossyoakproperties.com/property/165-acres-duck-hunters-paradise-row-crop-poinsett-county-poinsett-arkansas/25627/>



MORE INFO ONLINE:

MossyOakProperties.com

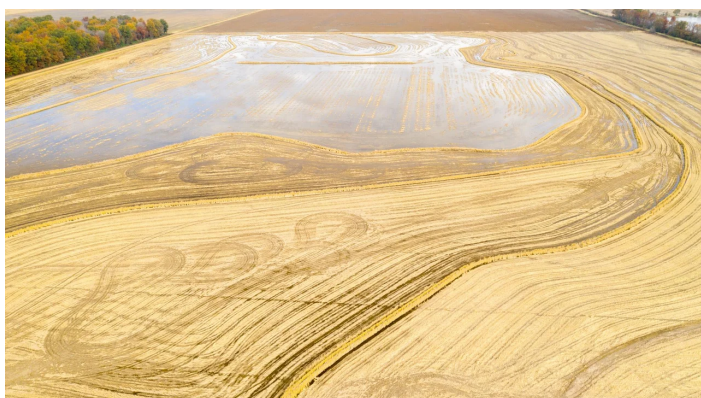
**165 +/- Acres, Duck Hunters Paradise, Row Crop, Poinsett County
Waldenburg, AR / Poinsett County**

PROPERTY DESCRIPTION

Duck Hunters and Investors, this is the FARM you have been waiting for! This 165 +/- Acre farm lies directly between the Cache River and the Bayou De View and about 4 miles west of Weiner and Waldenburg and 4 miles southeast of Grubbs. This is duck central and most any experienced duck hunter would call this property a slam dunk to own! There are 2 pit blinds and can hold up to 4 more levee blinds! This property is a short drive to Jonesboro and Memphis. This was the Kieffer Farm and it is one of the oldest farms in Northeast Arkansas to be used as a duck guiding property dating back to the mid 1970's for its recreational part and for the row crop, this farm is a Class A rice farm normally rotating 1/2 rice and 1/2 soybeans. The farm will carry with it a very nice rice base. It has one big well and under ground pipe that easily irrigates the farm. This farm rents for \$24,000 cash and the duck hunting rent this year is \$11,000 to owner and the hunters pay the farmer to pump up field. The same hunters have been leasing it for the past 15 + years. This is leased for t he 2022 season. This is one of the farms you don't want to miss out on. Listed with Mossy Oak Properties Strawberry River Land & Homes, 870-495-2123. Call Arlon Welch at 870-897-9080 or Pamela Welch at 870-897-0700 to get more info or set up a time to see this farm. www.ArkansasLandAndHomes.us



165 +/- Acres, Duck Hunters Paradise, Row Crop, Poinsett County
Waldenburg, AR / Poinsett County



165 +/- Acres, Duck Hunters Paradise, Row Crop, Poinsett County
Waldenburg, AR / Poinsett County

Locator Maps



165 +/- Acres, Duck Hunters Paradise, Row Crop, Poinsett County
Waldenburg, AR / Poinsett County

Aerial Maps



165 +/- Acres, Duck Hunters Paradise, Row Crop, Poinsett County
Waldenburg, AR / Poinsett County

LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

Mobile

(870) 897-0700

Office

(870) 495-2123

Email

pwelch@mossyoakproperties.com

Address

520 N Main

City / State / Zip

Cave City, AR 72521

NOTES



[illegible]

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



**MOSSY OAK.
PROPERTIES**

Strawberry River Land & Homes
America's Land Specialist