

**150 +/- Row Crop Acres, Excellent Duck  
Hunting with a Lake, Independence  
County, AR**  
Lower Lockhart Road  
Dowdy, AR 72524

**\$525,000**  
150 +/- acres  
Independence County





# 150 +/- Row Crop Acres, Excellent Duck Hunting with a Lake, Independence County, AR Dowdy, AR / Independence County

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## **SUMMARY**

### **Address**

Lower Lockhart Road

### **City, State Zip**

Dowdy, AR 72524

### **County**

Independence County

### **Type**

Hunting Land, Recreational Land, Farms

### **Latitude / Longitude**

35.8284301 / -91.2949848

### **Taxes (Annually)**

1000

### **Acreage**

150

### **Price**

\$525,000

### **Property Website**

<https://www.mossyoakproperties.com/property/150-row-crop-acres-excellent-duck-hunting-with-a-lake-independence-county-ar-independence-arkansas/21368/>



**MORE INFO ONLINE:**

**MossyOakProperties.com**

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### **PROPERTY DESCRIPTION**

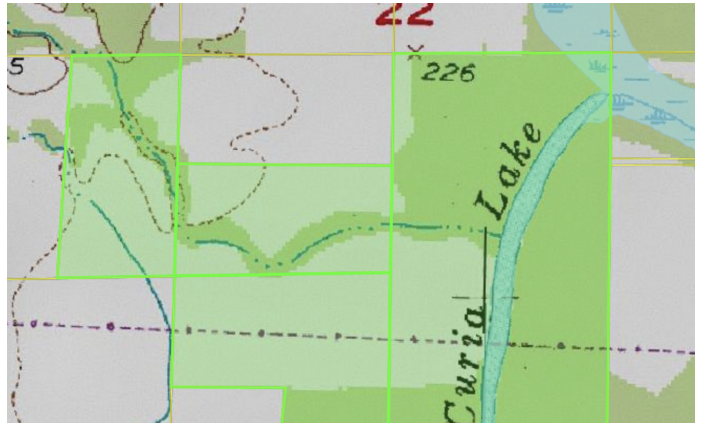
This 150 +/- Acre property has it ALL! 118 +/- Acres Cropland with 70 acres is graded. This farm is split into 5 fields with risers in 3 fields and water control boxes. This is all irrigated from the 13 acre private lake. This property has the potential to be a great investment property as well as a great recreational property. This property is all farmable. Located in the Black River Bottoms is what makes this a great recreational piece due to this becoming Arkansas's number one mallard flyway! This 13 acre lake also is stocked and is great for fishing! Every winter during the river overflows you will catch channel cat and flat head! This is a great farm for someone that is looking for everything all in ONE! Listed with Mossy Oak Properties Strawberry River Land & Homes, 870-495-2123. Call Pamela Welch at 870-897-0700





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## Locator Maps



150 +/- Row Crop Acres, Excellent Duck Hunting with a Lake, Independence County, AR  
Dowdy, AR / Independence County

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# Aerial Maps





150 +/- Row Crop Acres, Excellent Duck Hunting with a Lake, Independence County, AR  
Dowdy, AR / Independence County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Pamela Welch

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(870) 897-0700

**Office**

(870) 495-2123

**Email**

[pwelch@mossyoakproperties.com](mailto:pwelch@mossyoakproperties.com)

**Address**

520 N Main

**City / State / Zip**

Cave City, AR 72521

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**NOTES**

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## **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.



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**Mossy Oak Properties Strawberry River Land and Homes**

**520 N Main**

**Cave City, AR 72521**

**(870) 495-2123**

**MossyOakProperties.com**

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