

**155 +/- Row Crop, Well, Excellent Soil, Set up to Row  
Water, Hickory Ridge, Arkansas  
Hickory Ridge, AR 72347**

**\$1,268,000**  
155± Acres  
Cross County





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**Hickory Ridge, AR / Cross County**

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**SUMMARY**

**City, State Zip**

Hickory Ridge, AR 72347

**County**

Cross County

**Type**

Farms

**Latitude / Longitude**

35.360931 / -90.975748

**Taxes (Annually)**

1092

**Acreage**

155

**Price**

\$1,268,000

**Property Website**

<https://www.mossyoakproperties.com/property/155-row-crop-well-excellent-soil-set-up-to-row-water-hickory-ridge-arkansas-cross-arkansas/44395/>



**MORE INFO ONLINE:**

**MossyOakProperties.com**

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### **PROPERTY DESCRIPTION**

Nice **155 +/- Acre, Row Crop Farm**, just off highway 49, north of Hickory Ridge in Cross County, Arkansas. This farm has **149 +/- Acres of cropland per FSA's 156 EZ** and 156 +/- Acres of Farmland. This farm has **62 acres of rice base, 93 acres of soybean base, 44 acres of wheat, and 7 acres of oats!** **This farm has a well with underground pipe** and is set up so you can **row water**. The soil on this farm is white dirt which makes for one of the best farms around in Arkansas and the Cross County Area! The current owner gets a 75/25 crop share with a year-to-year lease in place, so the new owner can carry on with the same for 2025 or can terminate and do a cash rent for the 2025 crop year! Amazing chance to own a great Arkansas Row Crop Farm! Located Southeast of Hickory Ridge and Northeast of Fair Oaks. Call today to set up a time to view this farm.

Proudly listed with Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123) . **Pamela Welch, 870-897-0700** or **Arlon Welch at 870-897-9080** . [www.WeSellArkansas.com](http://www.WeSellArkansas.com)





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Hickory Ridge, AR / Cross County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Pamela Welch

## Mobile

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## Office

(870) 495-2123

## Email

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**Address**

8111 N. St. Louis

## City / State / Zip

Cave City, AR 72521

## NOTES



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**MossyOakProperties.com**

## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



## **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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