

200+/- Acres, Clay County, AR,
Success, AR 72470

\$995,000

200± Acres
Clay County



MOSSY OAK.
PROPERTIES
Strawberry River Land & Homes
America's Land Specialist

MORE INFO ONLINE:

MossyOakProperties.com

200+/- Acres, Clay County, AR,
Success, AR / Clay County

SUMMARY

City, State Zip
Success, AR 72470

County
Clay County

Type
Farms

Latitude / Longitude
36.4545056 / -90.721506

Acreage
200

Price
\$995,000

Property Website
<https://www.mossyoakproperties.com/property/200-acres-clay-county-ar-clay-arkansas/22811/>



PROPERTY DESCRIPTION

This 200+/- acres just 2 miles west of Success, Arkansas on highway 211. This is a great farm for a farmer who wants to get started into row crop farm ownership. This 200+/- acres consists of 5 continuous 40's running north to south. This farm needs just a little work to make it a turn key farm. This 200+/- acres was in one family for over 50 years. The 200 acres is mostly non irrigated at this time but still manages to make really good yield, roughly from 25 bushels to 55 bushels of beans. The farm does have 3 wells but will need 4 new submergible and a little dirt work to make it where you can irrigate the entire farm so at that point you could raise irrigated soybeans, corn, and rice. Seller of this farm will give the buyer a \$50,000.00 credit for improvements with the full price offer. Listed with Mossy Oak Properties Strawberry River Land & Homes, [870-495-2123](tel:870-495-2123). Call Arlon Welch at [870-897-9080](tel:870-897-9080) or Pamela Welch at [870-897-0700](tel:870-897-0700) to get more information.

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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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Address
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City / State / Zip
Cave City, AR 72521

NOTES



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

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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