

Row Crop 402 +/- Acres, Pivot, Rich Soil, Rosie, AR 72571
Newport Rd
Rosie, AR 72571

\$1,975,000
402± Acres
Independence County



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Rosie, AR / Independence County

SUMMARY

Address

Newport Rd

City, State Zip

Rosie, AR 72571

County

Independence County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

35.641219 / -91.499695

Taxes (Annually)

1598

Acreage

402

Price

\$1,975,000

Property Website

<https://www.mossyoakproperties.com/property/row-crop-402-acres-pivot-rich-soil-rosie-ar-72571-independence-arkansas/44448/>



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PROPERTY DESCRIPTION

402+/- Acre Row Crop Farm with Water & Wildlife – Rosie, AR

Here's your chance to own a productive, income-generating farm in the heart of the White River Bottoms near Rosie, Arkansas. This 402 +/- acre property is almost completely surrounded by water—White River on one side and a private lake on the other three—making it feel like your own island. Great price per acre for quality farm.

Farm Features:

- 402 +/- total acres
- 307 +/- tillable acres
- 2 wells + White River relift pump
- 11-tier pivot irrigating 213 +/- acres
- Currently planted in corn, soybeans & milo
- Farmer is willing to visit with potential buyer
- Rental income: \$54,025/year
 - Crop rent: \$47,025
 - Tank lease: \$6,000
 - Well usage: \$1,000

This farm offers some of the best soils in Arkansas and strong markets nearby for your grain. It's ready to go and producing!

Recreation Too!

- Private lake = great crappie fishing
- Excellent late-season duck and goose hunting
- Prime whitetail deer habitat

Whether you're looking for high-yield farmland, a hunting paradise, or both—this place has it all.

Listed with Mossy Oak Properties Selling Arkansas

Office: [870-495-2123](tel:870-495-2123)

Arlon Welch: [870-897-9080](tel:870-897-9080)

Pamela Welch: [870-897-0700](tel:870-897-0700)

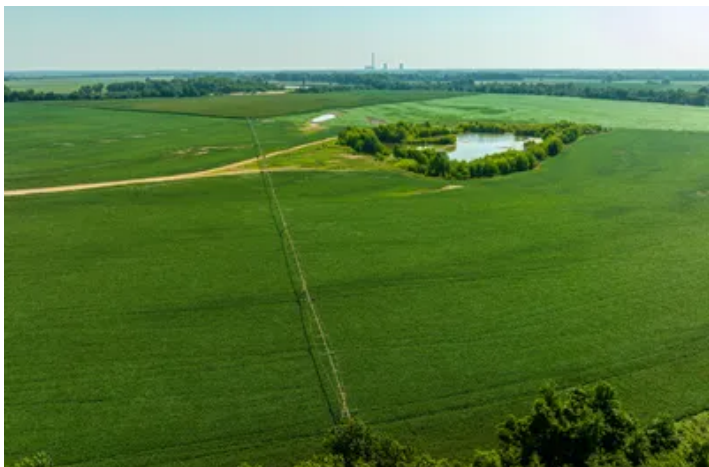
Need to sell something first? We can help you 1031 into this farm. Call us today—we'd be honored to help.

www.WeSellArkansas.com

Equal Housing Opportunity



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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



wesellarkansas.com

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.

Mossy Oak Properties Selling Arkansas

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