

**255 +/- Row Crop Acres, Duck Hunting,
Alicia, AR
Alicia, AR 72410**

\$1,530,000
255± Acres
Lawrence County



255 +/- Row Crop Acres, Duck Hunting, Alicia, AR
Alicia, AR / Lawrence County

SUMMARY

City, State Zip

Alicia, AR 72410

County

Lawrence County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

35.8931295 / -91.0829015

Acreage

255

Price

\$1,530,000

Property Website

<https://www.mossyoakproperties.com/property/255-row-crop-acres-duck-hunting-alicia-ar-lawrence-arkansas/26752/>



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PROPERTY DESCRIPTION

255 +/- acre, row crop farm located 6 miles NW of Alicia in Lawrence County. If you are an investor looking to add to your portfolio or purchase your first farm to a farmer looking to expand, this is a turn key farm! This farm is all leveled with 5 irrigation wells and excellent drainage. The farm is currently in a rice and soybean rotation. Soil is light silt loam. There is a good road all way around farm making it easy to check wells, crops and inspection by land owners. But maybe the best thing about this farm is it sits square in the middle of the mallard migration fly way of the river. Rainey Brake - Shirey Bay WMA borders the west side of this farm. This WMA is one of Arkansas's premier areas for duck hunting.

There is room to put multiple duck pits to add to farm income. If you want to set up a time to see this farm just give Arlon Welch a call at 870-897-9080 or Pamela Welch at 870-897-0700. Listed with Mossy Oak Properties Strawberry River & Home 870-495-2123. Equal Housing Opportunity. Call us today to set up a time to view this property. www.ArkansasLandAndHomes.us



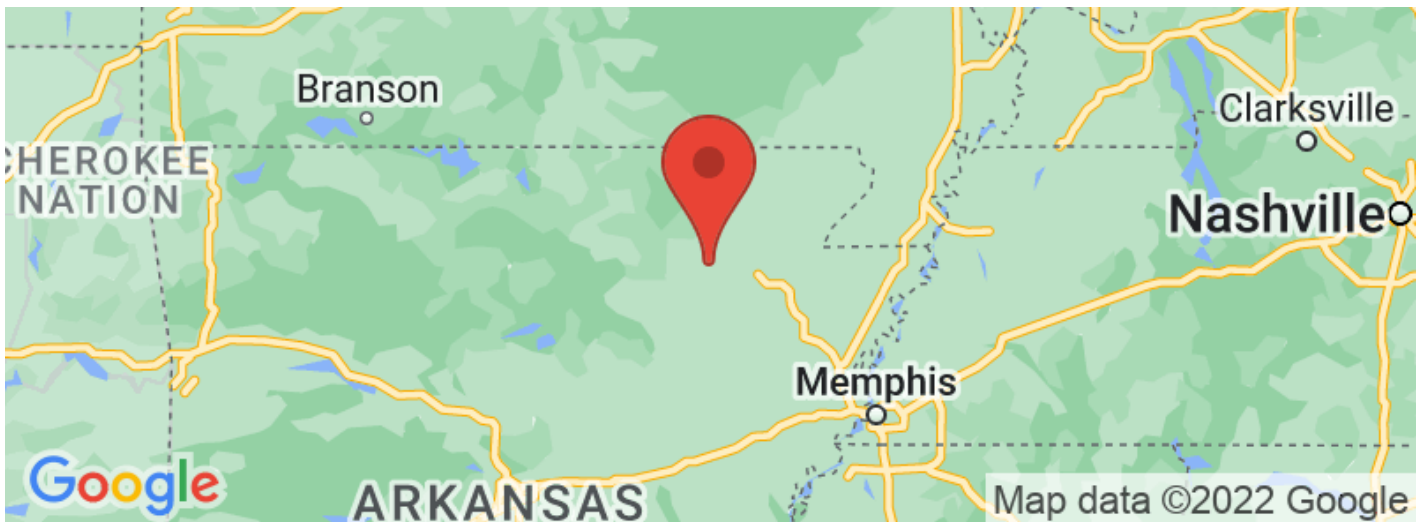
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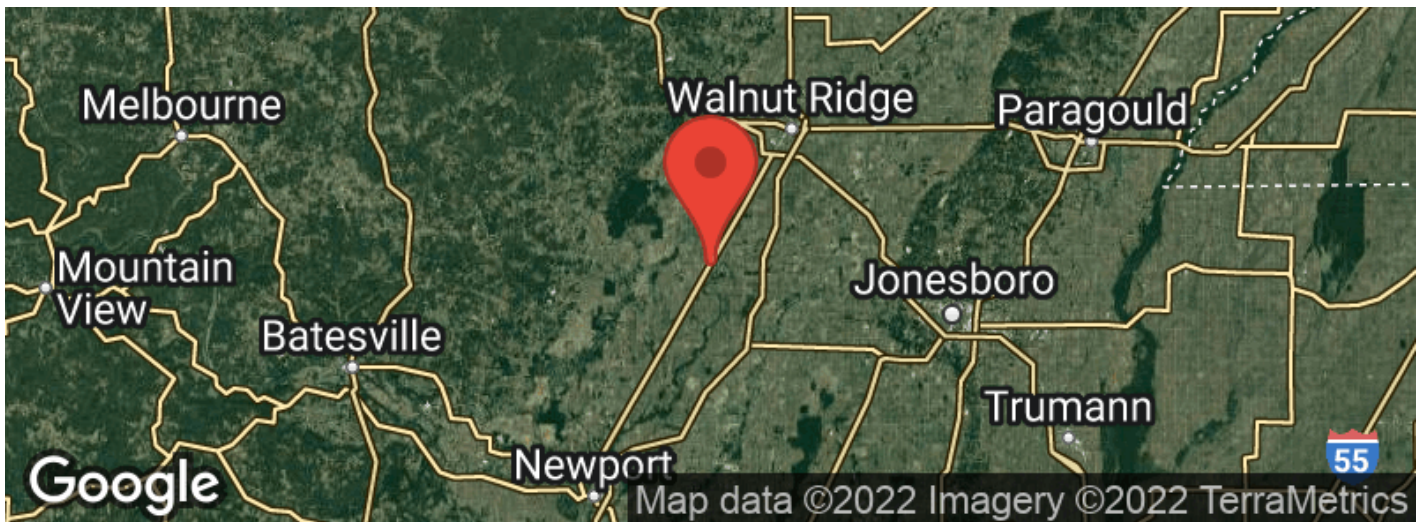
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Locator Maps



255 +/- Row Crop Acres, Duck Hunting, Alicia, AR
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Aerial Maps



255 +/- Row Crop Acres, Duck Hunting, Alicia, AR
Alicia, AR / Lawrence County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

520 N Main

City / State / Zip

Cave City, AR 72521

NOTES



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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 Strawberry River Land and Homes

520 N Main

Cave City, AR 72521

(870) 495-2123

MossyOakProperties.com



MORE INFO ONLINE:

MossyOakProperties.com