312 +/- Acre Row Crop & Hunting Farm – Alicia, AR, Lawrence County
Lawrence Rd 737
Alicia, AR 72410

$2,371,200
312± Acres
Lawrence County







SUMMARY

Address
Lawrence Rd 737

City, State Zip
Alicia, AR 72410

County
Lawrence County

Type
Farms, Business Opportunity, Recreational Land, Hunting Land

Latitude / Longitude
35.908445 / -91.032078

Acreage
312

Price
$2,371,200

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

312 +/- Acres | Row Crop Farm with Duck & Deer Hunting | Lawrence County Road 737

Productive Rice Ground • Excellent Soil Types • Duck & Deer Hunting Potential • Income-Producing Lease

This **312 +/- acre farm** located on **Lawrence County Road 737** is a rare chance to own a **large, income-producing row crop farm** in the heart of Lawrence County's fertile agricultural belt. This tract features high-quality soil varieties, strong rice production history, and the added bonus of **built-in recreational value** with both duck and deer hunting opportunities.

With today's limited availability of premium row crop land, a farm of this size and versatility presents an outstanding investment for growers and land investors alike.

Farm Highlights – 312 +/- Acres on CR 737

- Excellent mix of income-producing farmland and recreational land
- **Top-tier soil types**, including:
  - Jackport Silty Clay
  - Crowley Silty Loam
  - Dubbs Silt Loam
  - Dundee Silt Loam
  - Foley-Calhoun Complex
- Proven rice production history
- County road access for easy equipment entry
- Includes a **small timbered area**, ideal for:
  - Duck hunting
  - Deer hunting
  - Potential pit/blind installation
- Convenient, efficient field shapes for farming

This tract offers both reliable row crop returns and the outdoor benefits land buyers love.

Hunting & Recreation Value

This property provides a unique dual-income potential:

- Small patch of woods perfect for duck traffic
- Timbered areas hold deer
- Surrounded by strong ag production, making it a natural wildlife corridor

For the **2025/2026 season**, a **$20,000 annual duck lease** is already in place, offering immediate revenue.
If the new buyer wants full hunting control, the lease can be released at closing.

Soil Profile & Ag Production

The soil composition is exceptionally well-suited for rice, soybeans, and rotational crops. With high-yielding silty loams and silty clay mixes, this tract is ideal for long-term agricultural productivity.

Why This 312 +/- Acre Farm Is a Premium Investment

- Large, contiguous row crop acreage
- Built-in hunting income + recreation opportunities
- Excellent soils across the entire farm
- Reliable tenant interest in the area
- Strong appreciation potential
- Perfect for farmers, investors, or recreational buyers seeking income land

---

Location

Located on Lawrence County Road 737
Alicia, Arkansas – Lawrence County

Close to grain markets, equipment dealers, and farming hubs.

Contact Your Local Land Specialists

Pamela Welch, Listing Agent – 870-897-0700
Arlon Welch, Co-Listing Agent – 870-897-9080
Mossy Oak Properties Selling Arkansas – 870-495-2123
Equal Housing Opportunity
www.WeSellArkansas.com








LISTING REPRESENTATIVE

For more information contact:



Representative
Pamela Welch

Mobile
(870) 897-0700

Office
(870) 495-2123

Email
pwelch@mossyoakproperties.com

Address
8111 N. St. Louis

City / State / Zip
Cave City, AR 72521

NOTES

NOTES

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.

Mossy Oak Properties Selling Arkansas
8111 N St Louis St
Cave City, AR 72521
(870) 495-2123
https://wesellarkansas.com/