

**850 +/- Acre, Row Crop and Recreational Hunting Farm,  
Independence and Jackson County, Arkansas**  
Highway 367 N  
Bradford, AR 72020

**\$4,150,000**  
850± Acres  
Independence County



**850 +/- Acre, Row Crop and Recreational Hunting Farm, Independence and Jackson County, Arkansas**  
**Bradford, AR / Independence County**

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**SUMMARY**

**Address**

Highway 367 N

**City, State Zip**

Bradford, AR 72020

**County**

Independence County

**Type**

Hunting Land, Recreational Land, Business Opportunity, Farms

**Latitude / Longitude**

35.531622 / -91.375846

**Acreage**

850

**Price**

\$4,150,000

**Property Website**

<https://www.mossoakproperties.com/property/850-acre-row-crop-and-recreational-hunting-farm-independence-and-jackson-county-arkansas-independence-arkansas/86452/>





## 850 +/- Acre, Row Crop and Recreational Hunting Farm, Independence and Jackson County, Arkansas Bradford, AR / Independence County

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### PROPERTY DESCRIPTION

#### 850+/- Acre Tillable Farmland, Duck & Deer Hunting, Investment Opportunity – Independence & Jackson Counties, Arkansas

Welcome to a rare opportunity to own 850 +/- contiguous acres (with exception of railroad and highway 367 running through) of prime farmland nestled in the productive and wildlife-rich landscapes of **Jackson and Independence Counties, Arkansas**. This impressive tract, listed exclusively with **Mossy Oak Properties Selling Arkansas**, offers a dynamic blend of agricultural income potential and exceptional recreational opportunities.

#### Property Highlights

- **Total Acreage:** 850 +/- Acres
  - **Tillable Land: Per 156 EZ,** Farmland 822 +/- Acres, DCP Cropland 749 +/- and Base Acres 603 +/-
  - **Additional Tillable Potential:** Some currently used for hunting could be reclaimed
  - **Counties:** Located in both Jackson and Independence Counties
  - **Access:** Highway 367 cuts through the property for convenient access, Jackson 9 and Jackson 4 on the east tract, Jeep Lane and Meadow Lake Road on the north and west side of the west tract
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#### Farm Details

This property has been in the same farming operation since late 1970's, providing a well-established and maintained agricultural foundation. The farming legacy continues today with the original farmer's son managing operations. Approximately **half the acreage is in dryland corn**—a healthy crop that promises a strong harvest. The remaining acreage is in **prevent plant** due to an unusually wet spring, making this fall the perfect time for **dirt work and land leveling**.

#### Irrigation & Dirt Work Needs:

- Pivot irrigation was previously used but is no longer operational
  - Dirt work needed to level fields for efficient row watering
  - Existing ground has the base to be fully row-irrigated with minimal improvements
  - Property would benefit from approximately **3 new wells**
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#### Water & Wildlife Features

This property is a **hunter's paradise** in the **shadow of the Ozark Mountains**—just about two miles from the scenic White River. It lies in a **strong mallard flyway**, ideal for waterfowl enthusiasts. Unlike areas overrun by "scrap ducks," this land consistently attracts **quality mallards**.

#### Hunting Highlights:

- **Duck & Deer Hunting:** Natural sloughs and timber provide excellent habitat
- **30 +/- acre Reservoir:** Always holds water, filled with lotus and ideal for early-season teal hunting

- **140 +/- Acres East of the Railroad:** Currently used as hunting ground with natural duck holes
- **Mature Bucks:** Being in the river bottoms with rare flooding means **resident deer stay on the property**

Whether you're an investor, a farmer, or a sportsman, this land checks all the boxes for income and enjoyment.

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## Location & Scenic Views

Located between Bradford and Newport, in the small community of Olyphant, with sweeping views of the **Ozark foothills**, this is more than just a working farm—it's a lifestyle investment. From the western side of the property, you'll take in beautiful sunrises and sunsets framed by distant mountains.

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## Investment Opportunity

Whether you're looking to expand your farming operation or diversify your investment portfolio with hunting lease potential, this property offers **dual income** streams from both agriculture and recreation. It's ready to produce today and even more so with minimal improvements.

**Ready to Own This Slice of Arkansas?** With little to do, this farm is priced to make money!

Listed with Mossy Oak Properties Selling Arkansas – [870-495-2123](tel:870-495-2123)

Your Local Land Specialist: Pamela Welch – [870-897-0700](tel:870-897-0700)

*Don't miss this rare opportunity to own a legacy farm with proven production, unmatched hunting, and tremendous future potential.*

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**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

Pamela Welch

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## Address

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## City / State / Zip

## NOTES

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**wesellarkansas.com**

## **DISCLAIMERS**

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