

**Big Creek 520 Row Crop and Hunting Farm in Phillips
County, Arkansas**
Phillips Road 352
Lexa, AR 72358

\$2,080,000
520± Acres
Phillips County



Big Creek 520 Row Crop and Hunting Farm in Phillips County, Arkansas
Lexa, AR / Phillips County

SUMMARY

Address

Phillips Road 352

City, State Zip

Lexa, AR 72358

County

Phillips County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

34.467296 / -90.866505

Taxes (Annually)

3620

Acreage

520

Price

\$2,080,000

Property Website

<https://mossyoakproperties.com/property/big-creek-520-row-crop-and-hunting-farm-in-phillips-county-arkansas-phillips-arkansas/53994/>



MORE INFO ONLINE:

MossyOakProperties.com

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PROPERTY DESCRIPTION

The Big Creek 520 is located in Phillips County, Arkansas on Big Creek near the small town of Oneida. This is an excellent candidate to consider if you are interested in outdoor recreation with farming income. The White River National Wildlife Refuge is just a few miles to the West, which at times is said to hold the largest concentrations of wintering Mallards in the Mississippi Flyway. The Mississippi River is +/- 8 miles East. Big Creek itself is well known as a long time attractant to waterfowl in Southern Arkansas, as evidenced by the number of well-known and established hunting clubs that dot the landscape. This area is also infamous for world class whitetail deer and solid turkey hunting.

Accessed via deeded easement from County Road 352, this tract consists of approx. 400 tillable acres with the remaining land being made up of small wetlands and bottomland hardwood along Big Creek. The creek meanders along the North and West, naturally funneling trophy bucks navigating the wooded tracts. With big Cypress and hardwood trees lining the channel, there are several nice holes conducive for waterfowl wing shooting. When the seasonal flooding arrives, Big Creek leaves its banks and becomes a Mecca for Mallards. With 2 turbine irrigation wells and the ability to re-lift from the creek, the farm can be easily flooded for both farming and hunting in dry conditions. A series of water control structures, sloughs, ditches and levees help create a labyrinth to move water in, around and off the land.

Aside from hunting the natural basin that is Big Creek, the farm is broken into several compartments that offer a variety of field hunting and some small wetland impressions with blinds already in place. There is a boat launch by the small cabin right on the banks of the creek. Some dedicated duck food would go a long way ensuring success for the upcoming season.

While this farm is currently in production and provides the landowner with cash rent income, it would also be a great candidate for enrollment into a conservation easement program given its location and importance to natural wetland habitat. Despite the accompanying limitations of such an easement, WRE easements provide a way for landowners to recoup some of their initial investment capital while improving and providing dedicated game habitat.

West Helena - 30 minutes
Holly Grove - 45 minutes
DeWitt - 60 minutes
Stuttgart - 80 minutes
Memphis Tn - 90 minutes
Little Rock - 120 minutes

*All figures above are approximate and deemed reliable but not guaranteed.

MORE INFO ONLINE:

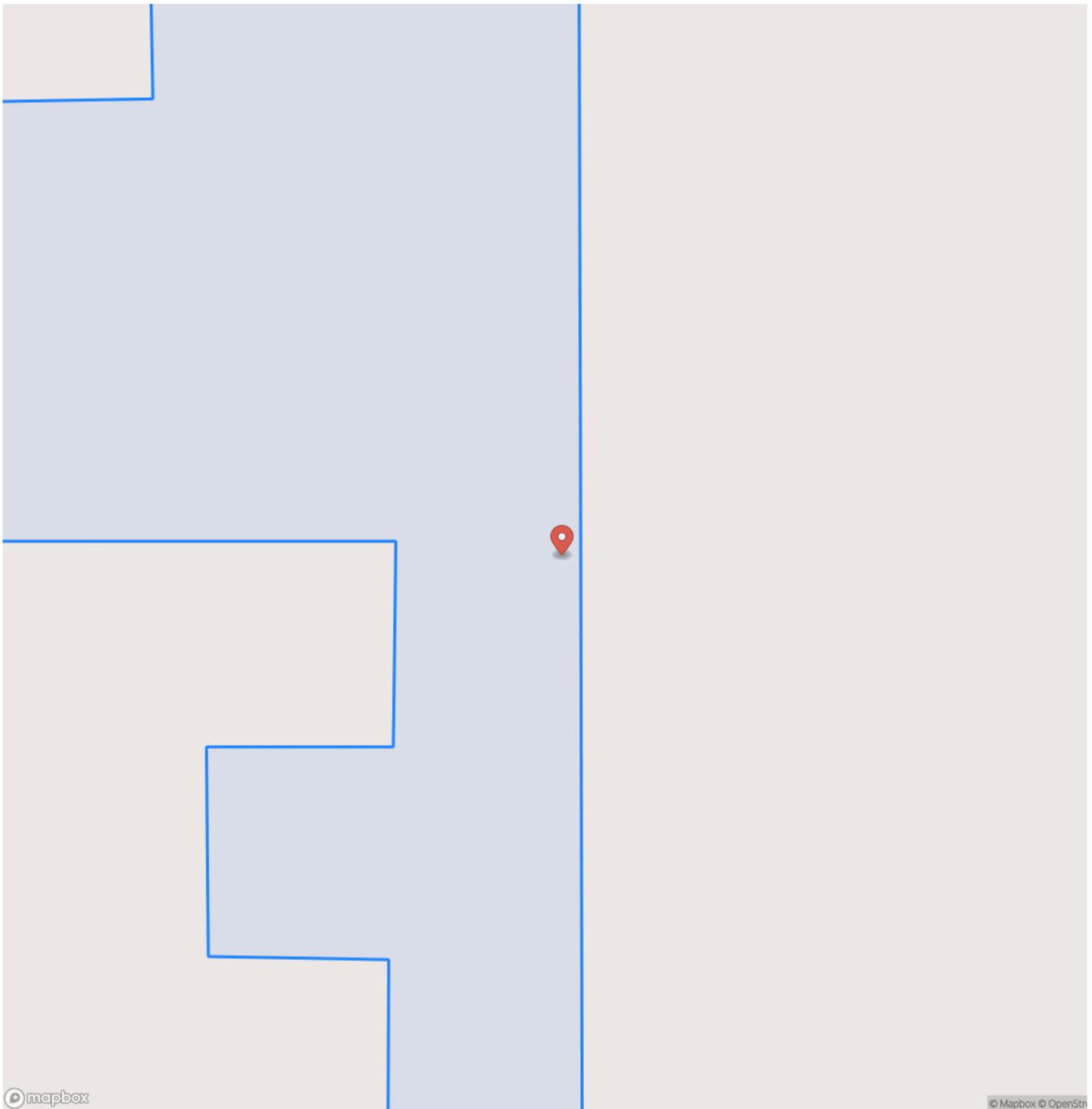
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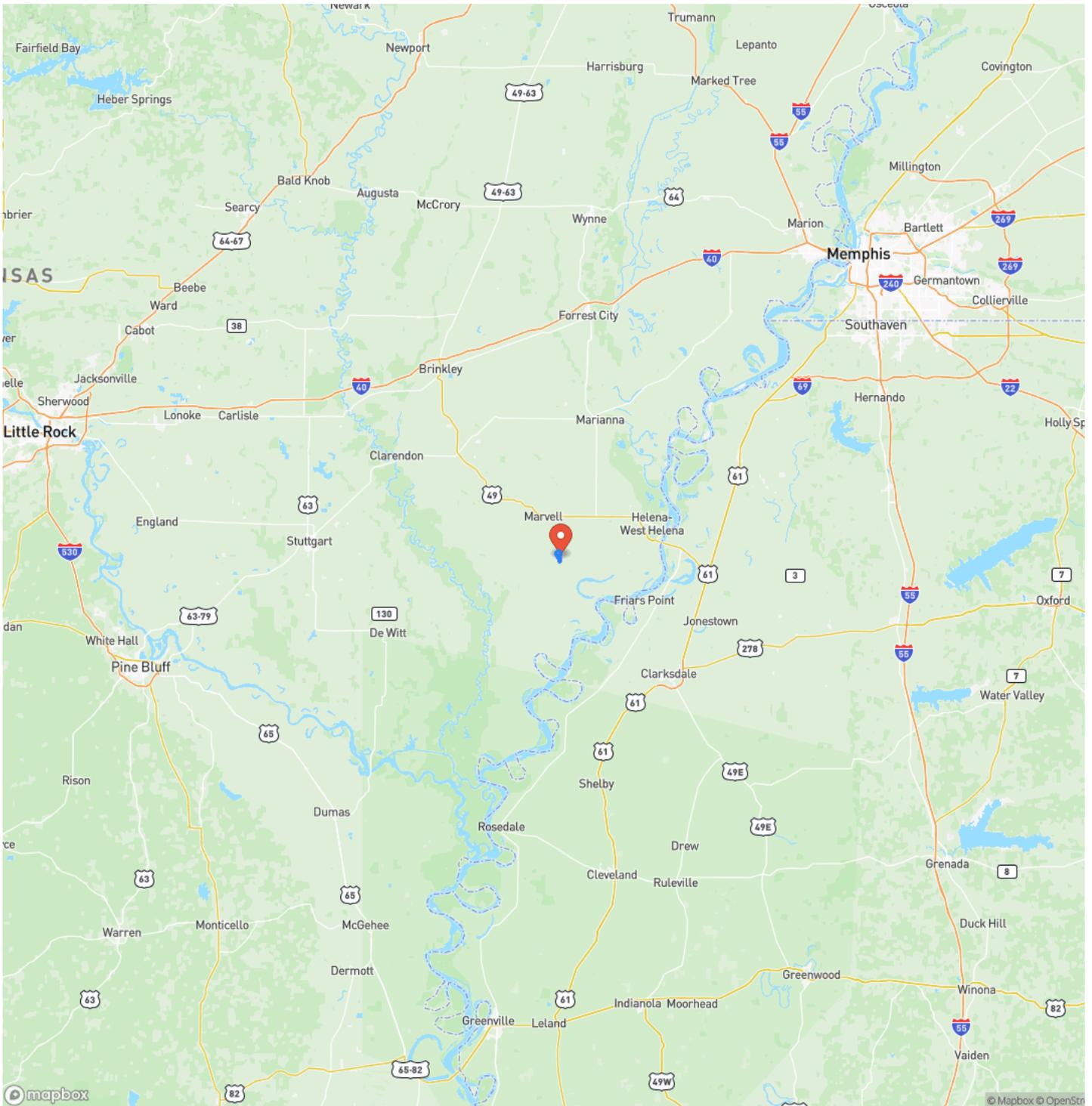
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Lexa, AR / Phillips County



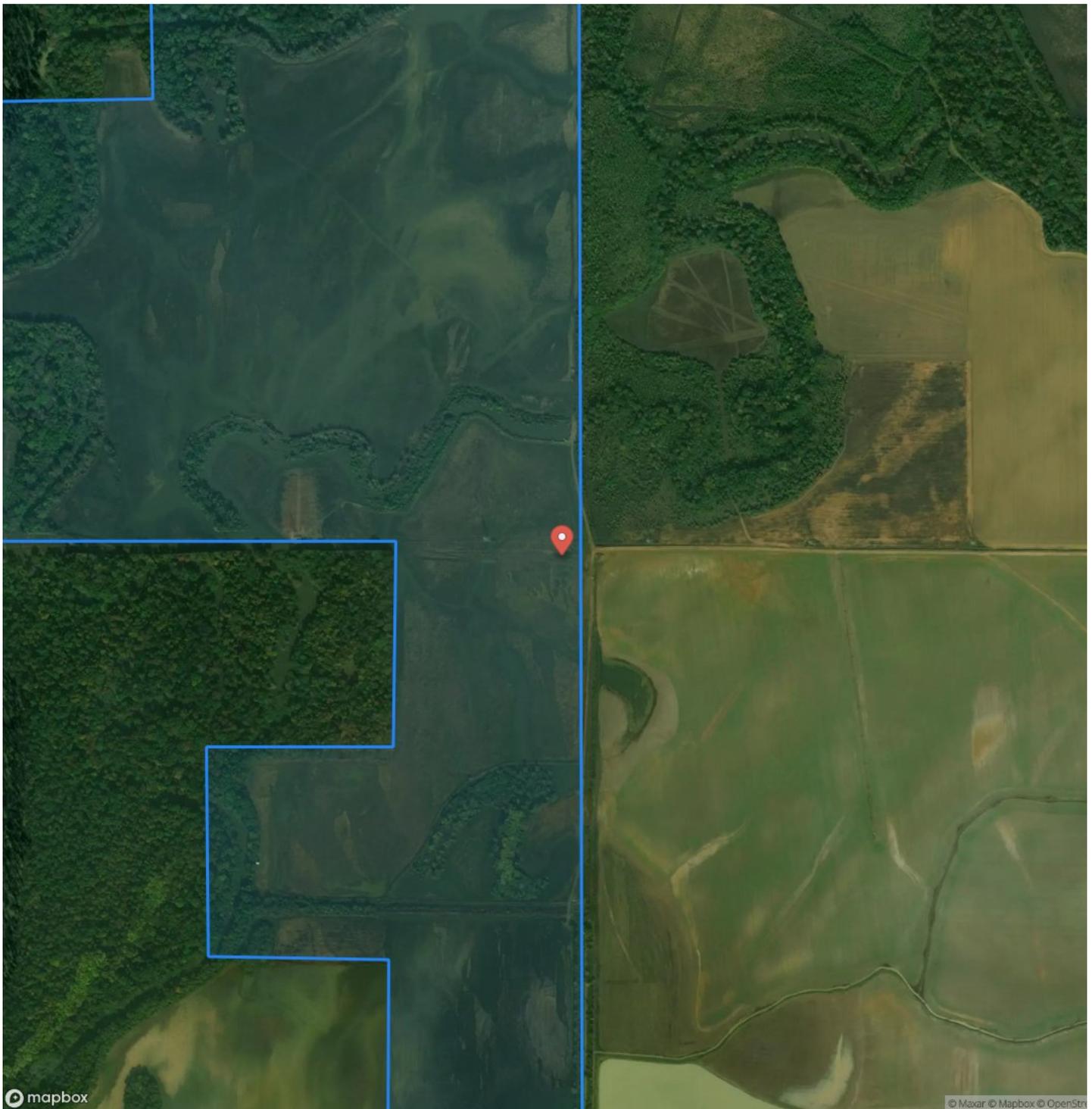
Locator Map



Locator Map



Satellite Map



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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.



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