

PRARIE CO 58
HWY 33
Des Arc, AR 72040

\$339,000
58± Acres
Prairie County



PRARIE CO 58
Des Arc, AR / Prairie County

SUMMARY

Address

HWY 33

City, State Zip

Des Arc, AR 72040

County

Prairie County

Type

Hunting Land, Recreational Land, Farms

Latitude / Longitude

35.011848 / -91.411007

Acreage

58

Price

\$339,000

Property Website

<https://www.mossyoakproperties.com/property/prarie-co-58-prairie-arkansas/42915/>



PROPERTY DESCRIPTION

PRICE REDUCTION The Prairie 58AC. <https://youtube.com/shorts/l22kls1DIIM?feature=share> is the perfect turn-key, return-on-investment property. The tract provides great waterfowl hunting opportunities enhanced by an irrigation system that guarantees water even during the early portions of the season. The current farming rotation of soybeans and rice provides an annual return on investment of around 12-15k per year, through the farm and hunting lease, with a 60 hp power unit water well and two 10" discharges. This makes it a very attractive parcel, being located in a highly desirable area the waterfowl have been abundant and have been proven by nearby property owners, This family farm has been designed to make water control easy and property maintenance low, with new wide maintained levees around the property and a new steel bridge across the creek on the north end for easy access to and from the blinds. also has a great load-out area for grain trucks and parking. And the owner has additional highway frontage that can be bought for additional parking or a building spot for a cabin or RV parking with utilities near, So if you're looking to kill big deer early over soybeans and duck hunt the flooded rice fields with a return. you need to take a look at this Gem! Call Alan Westmoreland at [870-821-2200](tel:870-821-2200) today for more information or to schedule a tour, but don't wait, this one won't last long!

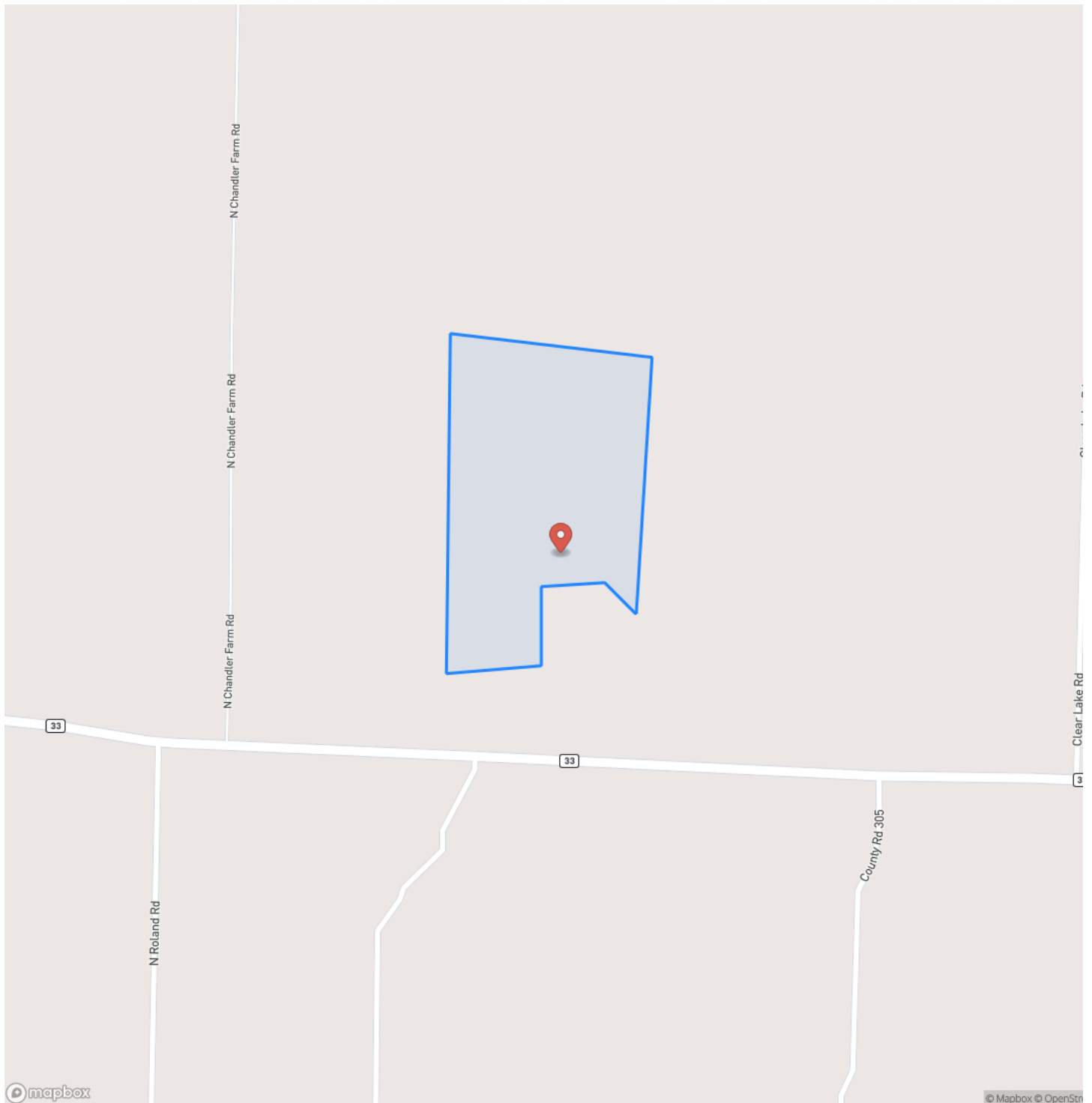
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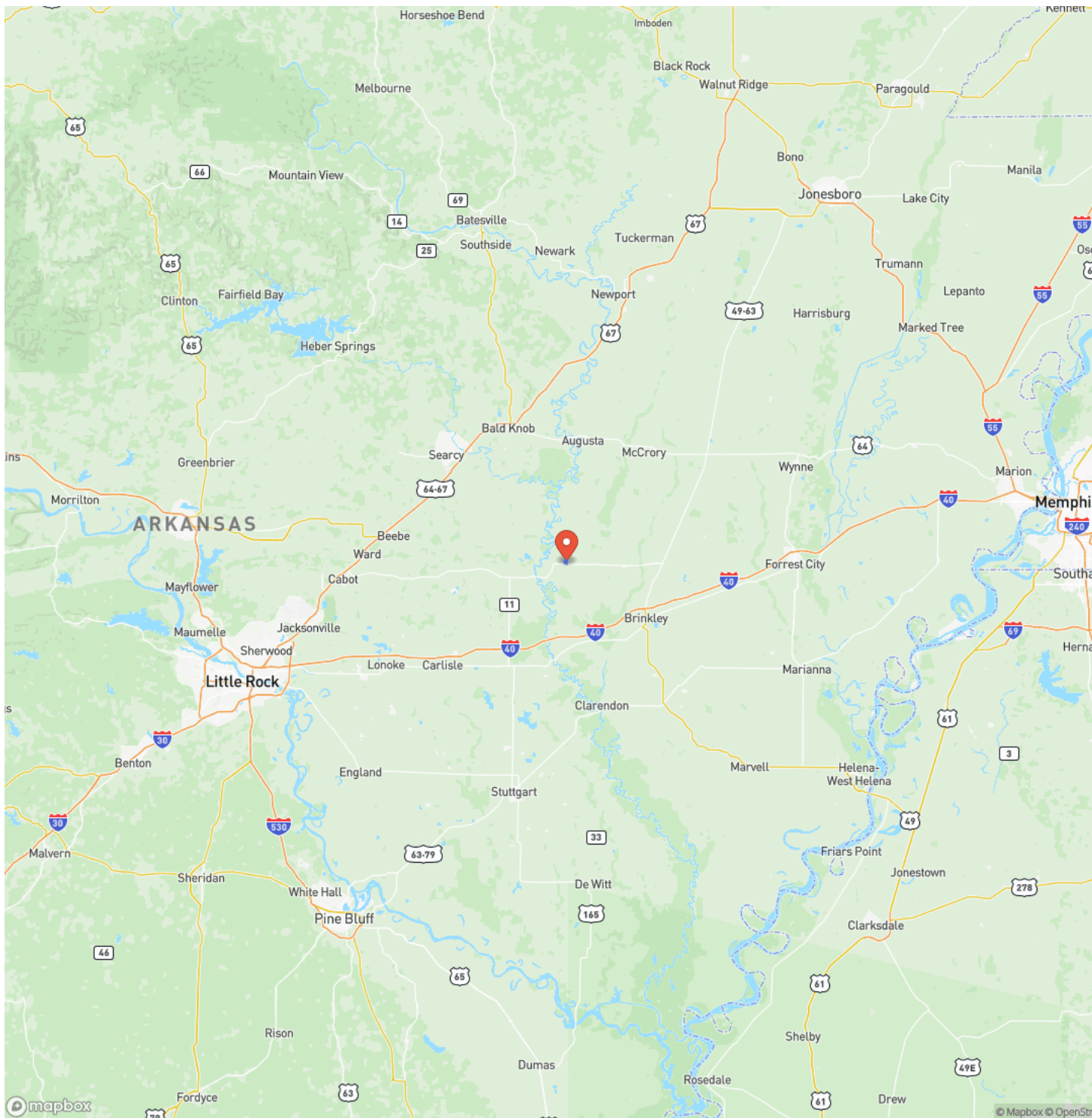




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Camden, AR 71701

NOTES

This image shows a blank 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.

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.



MORE INFO ONLINE:
MossyOakProperties.com

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