

Woodruff Farm 96
Bulltown, AR 72074

\$395,000
96± Acres
Woodruff County



Woodruff Farm 96
Bulltown, AR / Woodruff County

SUMMARY

City, State Zip

Bulltown, AR 72074

County

Woodruff County

Type

Farms

Latitude / Longitude

35.1677 / -91.1745

Acreage

96

Price

\$395,000

Property Website

<https://habitatlandcompany.com/property/woodruff-farm-96-woodruff-arkansas/27985>



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PROPERTY DESCRIPTION

Two tracts totaling 96 acres m/l available in Woodruff County. Both have tillable ground, hunting opportunity and one of the two has additional CRP money (just re-enrolled).

The 56 acre tract has good county road access, is mostly tillable and has an electric well, along with about \$800 a year in additional CRP money. Because of the neighborhood, I would think that holding some water on the farm after harvest, might attract some ducks.

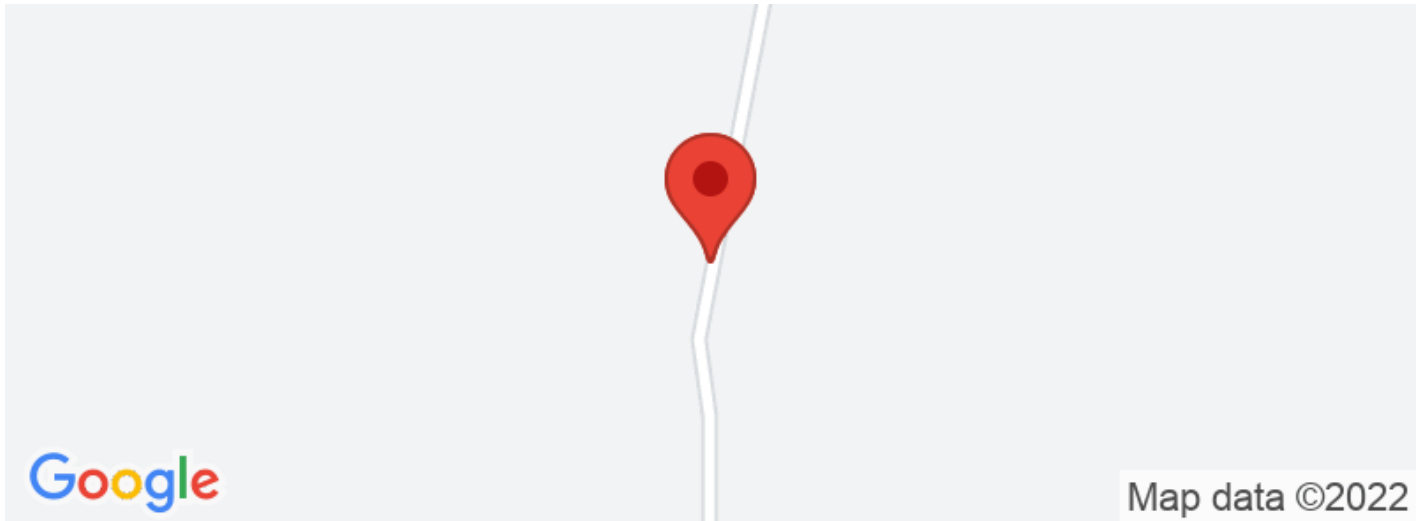
The 40 acre tract also has good county road access, tillable ground and a well. The special part about this piece is what the east side holds. Right when you get to the timber edge the topography changes, dropping off into the Bayou DeView bottoms. Mature hardwoods are more prevalent when you enter and the further east you go, the more giant cypress and tupelos you see. Before you make it to the east line, you run into the Bayou DeView channel that runs south through the property. This is a real good opportunity to have a duck hole of your own on Bayou DeView. Based on the deer tracks and some of our own knowledge of the area, we'll say that a trophy Whitetail is not out of the question either.



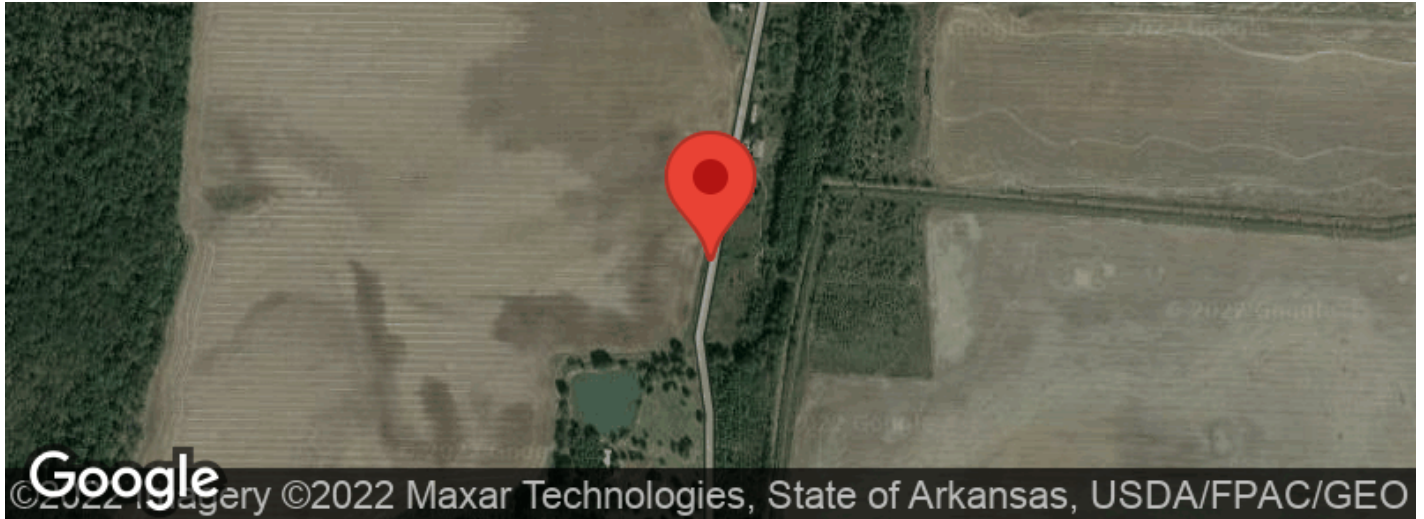
Woodruff Farm 96
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Locator Maps



Aerial Maps



Woodruff Farm 96
Bulltown, AR / Woodruff County

LISTING REPRESENTATIVE

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