

Crossroads 152
000 Crossroads Road
Des Arc, AR 72040

\$836,000
152± Acres
Prairie County



Crossroads 152
Des Arc, AR / Prairie County

SUMMARY

Address

000 Crossroads Road null

City, State Zip

Des Arc, AR 72040

County

Prairie County

Type

Farms, Business Opportunity, Recreational Land

Latitude / Longitude

34.9507 / -91.6694

Acreage

152

Price

\$836,000

Property Website

<https://habitatlandcompany.com/property/crossroads-152/prairie/arkansas/112913/>



PROPERTY DESCRIPTION

This 152±-acre farm offers an excellent entry point into one of Central Arkansas's proven agricultural regions, with ample water resources, high-efficiency electric wells, outstanding access, and multiple income-producing opportunities. Located just 10 miles north of Interstate 40, the property offers convenient access while maintaining a beautiful rural setting.

The farm provides investors and agricultural operators an opportunity to diversify their portfolios through a combination of high-yield rice and soybean production, aquaculture potential, and recreational opportunities. The property offers excellent water resources, supported by high-efficiency electric wells, making it well-suited for a variety of agricultural uses.

Approximately 14 acres m/l offer an attractive opportunity for a small farm operation, with potential for hay production or raising livestock. Crossroads Road provides a beautiful setting for building a home or rural retreat, with the potential to enjoy the peaceful setting while remaining close to the farm operation.

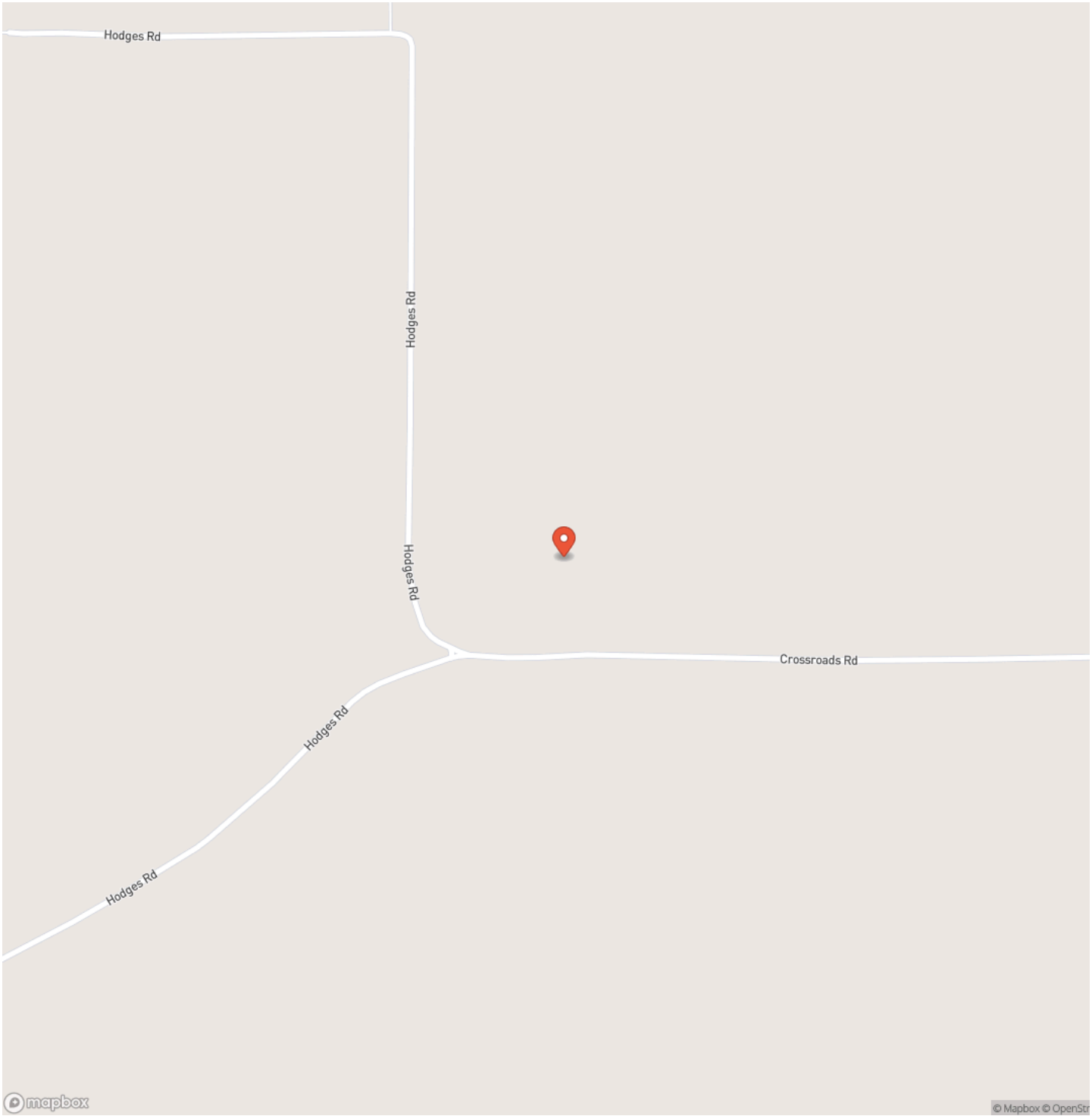
Outdoor enthusiasts will appreciate the property's duck hunting and deer hunting opportunities. Additional acreage may also be available, providing the opportunity to expand the operation or investment.

Whether you're looking for an entry-level farm, an agricultural investment, a diversified portfolio asset, or a beautiful place to build and enjoy a small farm lifestyle, this 152±-acre property offers an attractive combination of agricultural potential, water resources, recreational opportunities, and accessibility in a proven farming region of Central Arkansas.

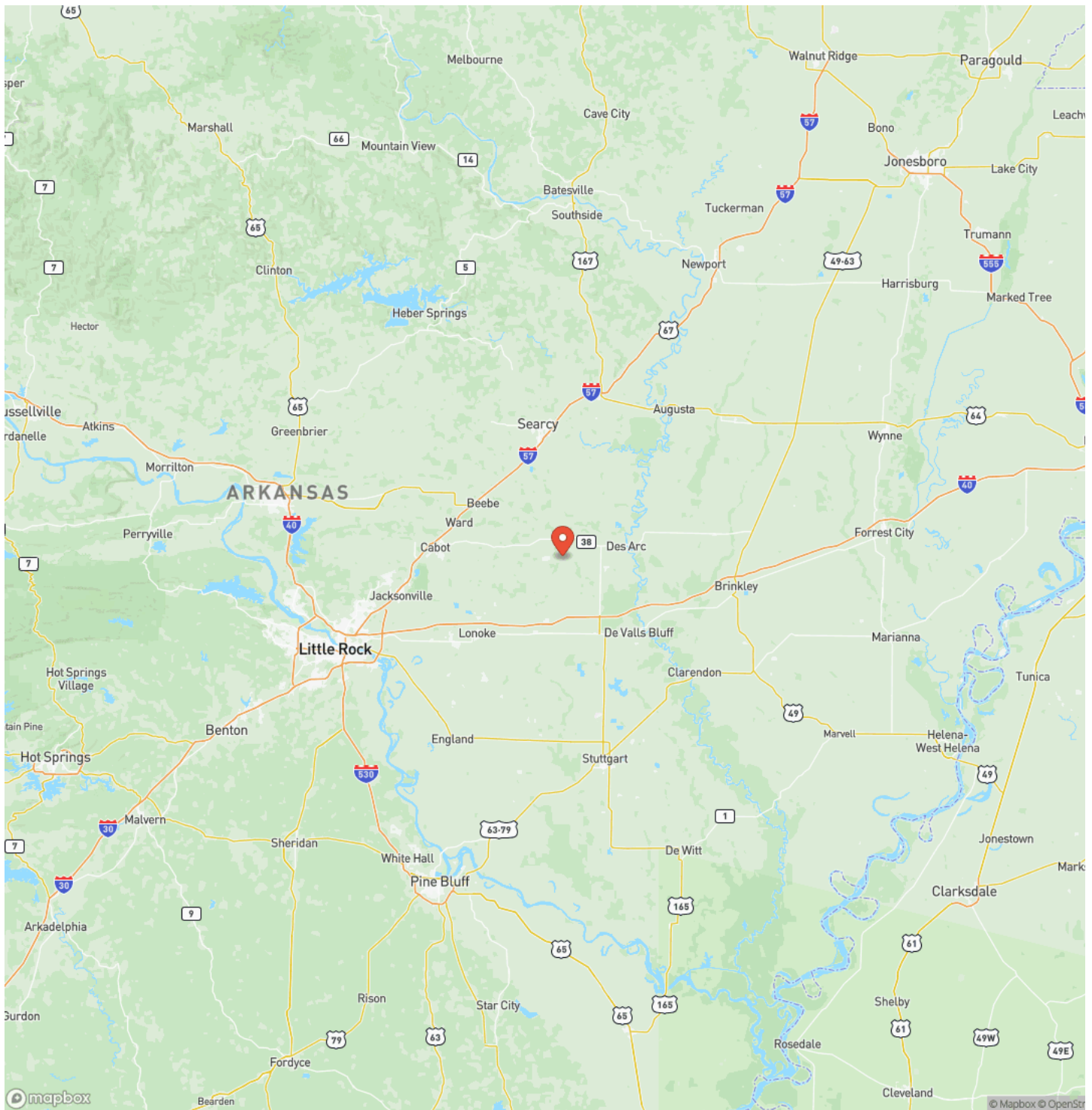




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES

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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<https://www.habitatlandcompany.com/>

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.



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