

Point Removed Pecan Farm
000 Cherokee St.
Morrilton, AR 72110

\$770,000
154± Acres
Conway County



Point Removed Pecan Farm
Morrilton, AR / Conway County

SUMMARY

Address

000 Cherokee St.

City, State Zip

Morrilton, AR 72110

County

Conway County

Type

Farms, Ranches, Recreational Land, Business Opportunity

Latitude / Longitude

35.151358 / -92.753911

Taxes (Annually)

233

Acreage

154

Price

\$770,000



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PROPERTY DESCRIPTION

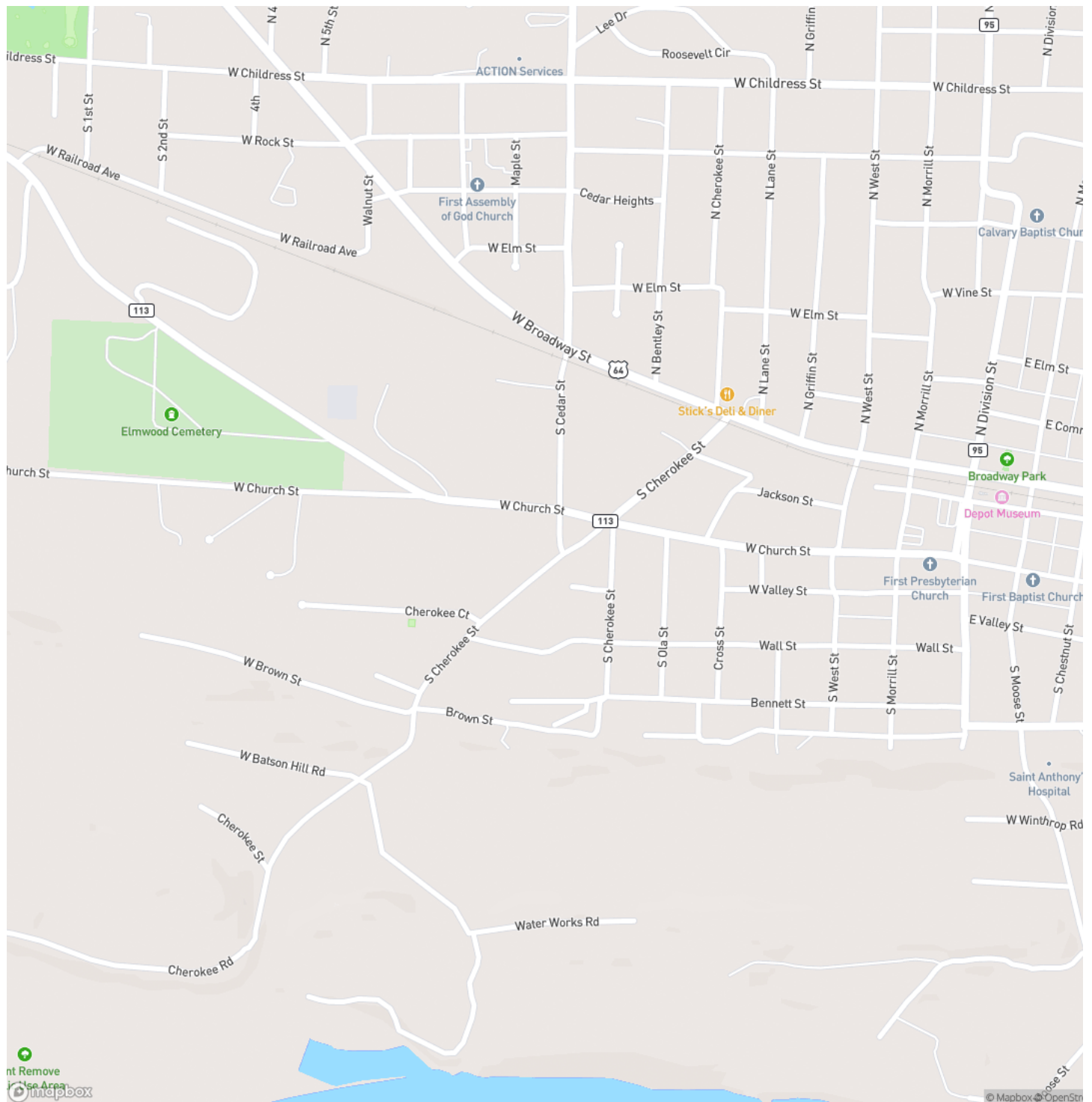
This is a pristine, irrigated pecan farm and operation that is coming into its prime. Situated in the Arkansas River Valley, it consists of 154 acres m/l, a shop and an office. This farm is as close to turn-key as possible with most of the equipment needed to run the farm available for purchase too. This property is located in Conway County just outside of Morrilton by the Arkansas River with good I-40 and county road access. The trees are set up to be watered individually in sections via electric wells. The shop is large enough to hold all the equipment needed to service and maintain the farm. The office is a good, secure building that's heated and cooled. Additional acreage, structure and equipment can be purchased. Age Structure & Layout -1351 of the trees are 27 years old. -603 trees are in the 4-10 year old range with some of those producing. -Every 6th row is a pollinator. -The farm sees two hay cutting a year that provide about 400 bales on the first cut and 300 on the second cut. A third cut is normally a mow to get things clean and ready for harvest. The Tree Varieties include: Oconee Pawnee Caddo Choctaw Kanza Nocono



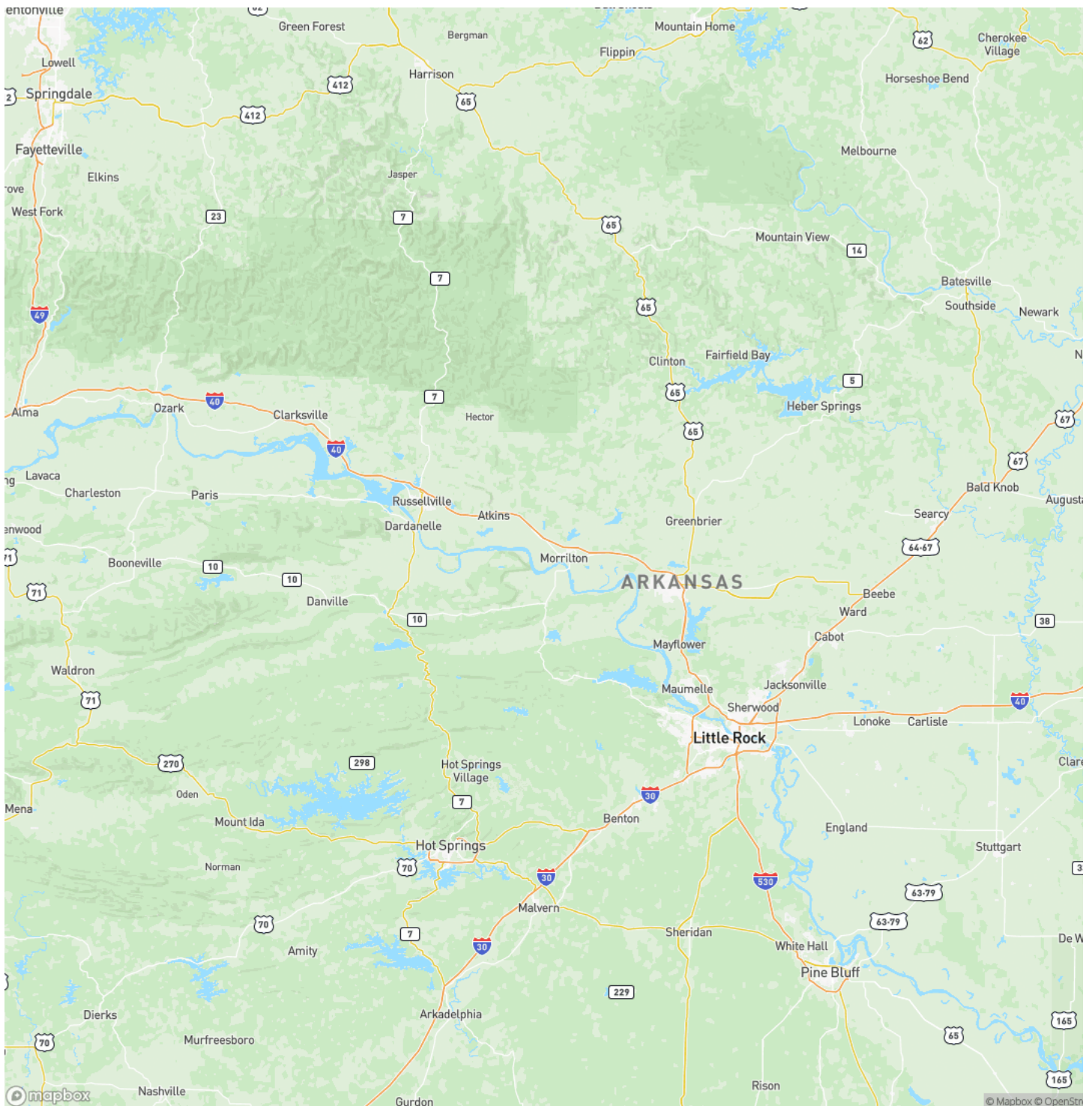
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Locator Map



Locator Map



Satellite Map



Point Removed Pecan Farm Morrlilton, AR / Conway County

LISTING REPRESENTATIVE

For more information contact:



Representative

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NOTES

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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.



DISCLAIMERS

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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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