

Harold Brothers Farm
00 County Road 173
Corning, AR 72422

\$3,350,000
500± Acres
Clay County



Harold Brothers Farm Corning, AR / Clay County

SUMMARY

Address

00 County Road 173

City, State Zip

Corning, AR 72422

County

Clay County

Type

Farms

Latitude / Longitude

36.386055 / -90.578822

Dwelling Square Feet

1568

Bedrooms / Bathrooms

3 / 2

Acreage

500

Price

\$3,350,000

Property Website

<https://arkansaslandforsale.com/property/harold-brothers-farm-clay-arkansas/96338/>



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PROPERTY DESCRIPTION

Harold Brothers Farm – Corning, Arkansas

Harold Brothers Farm is a highly productive **500 +/-** irrigated row-crop farm located on County Road 173 near Corning, Arkansas, in Clay County. The property includes **462.10 FSA cropland acres**, all of which are cultivated and in active production, making it an excellent opportunity for both operators and agricultural investors.

The farm is operated in a proven **rice and soybean rotation**, with strong historical yields reflecting the quality of the soils, irrigation system, and farm management.

The property is **100% irrigated** and well-equipped with an extensive irrigation infrastructure. Water is supplied by **four 12-inch discharge wells** and **one 10-inch discharge well**, with **underground pipe serving all fields**. The current farmer owns the power units and hydrants, allowing for efficient and reliable water delivery throughout the growing season.

Harold Brothers Farm is currently leased under a **verbal 25% net share lease**, providing ongoing income and operational continuity. This arrangement offers flexibility for a new owner to continue leasing or transition the farm to owner-operation.

Improvements on the property include a **14' x 48' red iron equipment shed**, a **40' x 60' red iron enclosed shop with side office**, a **1,568 square foot modular home**, and a **672 square foot cabin**, adding functional value for farm operations, housing, or recreational use.

The farm is easily accessible from **County Road 173** and is conveniently located near Corning, Arkansas, approximately **110 miles from Memphis, Tennessee**, and **170 miles from Little Rock, Arkansas**, placing it within a well-established agricultural region with access to markets and services.

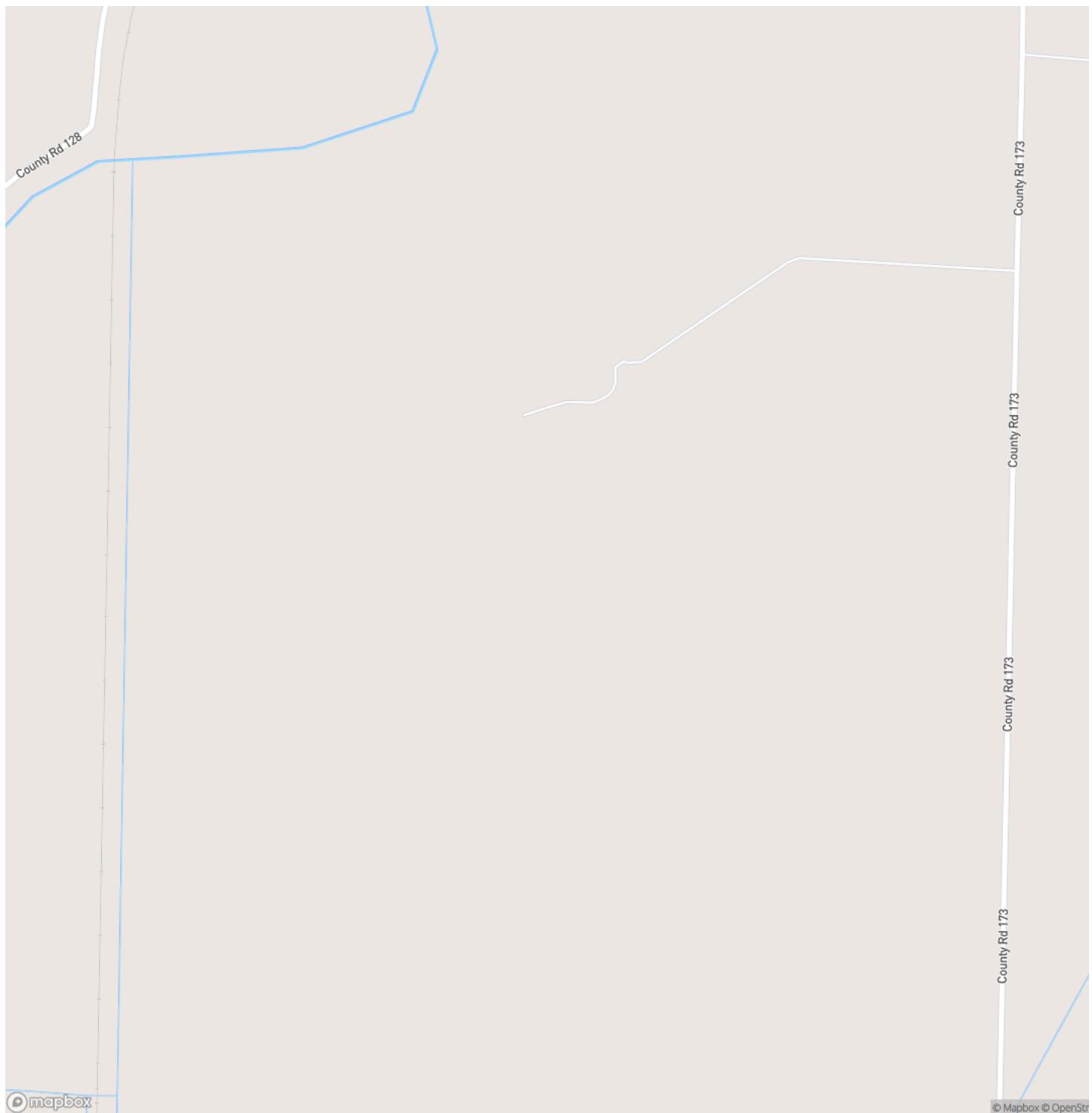
Harold Brothers Farm represents a rare opportunity to acquire a large, fully irrigated, high-performing Arkansas Delta farm with excellent yields, strong infrastructure, and long-term investment potential.



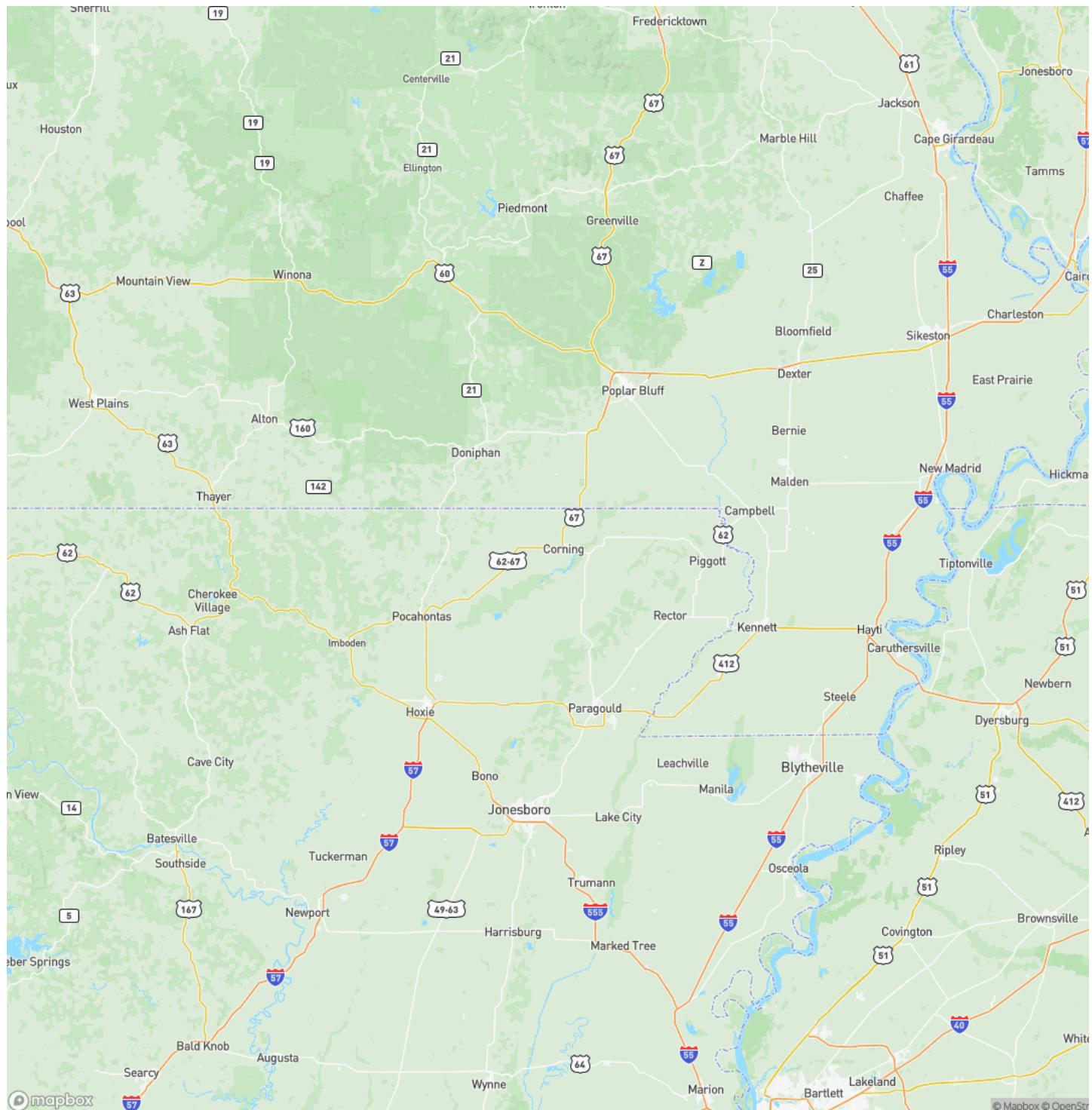
Harold Brothers Farm
Corning, AR / Clay County



Locator Map



Locator Map



Satellite Map



Harold Brothers Farm Corning, AR / Clay County

LISTING REPRESENTATIVE
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City / State / Zip

NOTES



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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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