

Kiethley Lake Duck Hunting 72+/- Acres
000 sfc 431
Widener, AR 72394

\$513,500
72.050± Acres
St. Francis County



**Kiethley Lake Duck Hunting 72+/- Acres
Widener, AR / St. Francis County**

SUMMARY

Address

000 sfc 431

City, State Zip

Widener, AR 72394

County

St. Francis County

Type

Farms, Hunting Land, Recreational Land, Lakefront, Riverfront

Latitude / Longitude

35.035233 / -90.703556

Acreage

72.050

Price

\$513,500

Property Website

<https://arkansaslandforsale.com/property/kiethley-lake-duck-hunting-72-acres-st-francis-arkansas/81592/>



Kiethley Lake Duck Hunting 72+/- Acres Widener, AR / St. Francis County

PROPERTY DESCRIPTION

Discover a prime agricultural and recreational opportunity with this exceptional 70+ acre tract located just off both sides of SFC 431 in close proximity to Interstate 40 and Highway 70 in Widener, Arkansas. Bordered by levees and natural water features, this property offers a unique blend of tillable farmland and outdoor amenities. This farm is only 40 miles from downtown Memphis, Tennessee! Convenient for a local hunter who wants to go back to work after hunting!

The parcel includes approximately 28.58 acres of productive tillable farmland on the west side and 19.2 tillable acres on the east side, making it well-suited for row crop production or other agricultural uses. The land is flanked by a levee running north-south through the middle of the property, providing flood protection and enhancing accessibility. The East side has been leveled and has been irrigated using a relief out of Kiethley Lake. The west side is non irrigated but leveling would be an easy task.

Adding to its appeal, the east side of this tract is bordered by Keithley Lake, a well-known destination for duck hunting and fishing, making this a versatile property for both farming and recreation. The current farmer plans to put the east side in Corn to attract the ducks for the 2025-2026 duck season. The west side is bordered by over 1,000 ft of the St. Francis River, well known for holding ducks and some of the biggest deer in the county. This property has it all. An awesome recreational tract with convenient access to major roadways while maintaining a private, rural setting.

Whether you're seeking a productive farm investment, a recreational retreat, or a combination of both, this tract offers a rare chance to own a piece of the Mississippi Delta's rich landscape.

Don't miss out!

Call Kelsey Eskrigge with Arkansas Land Company today!

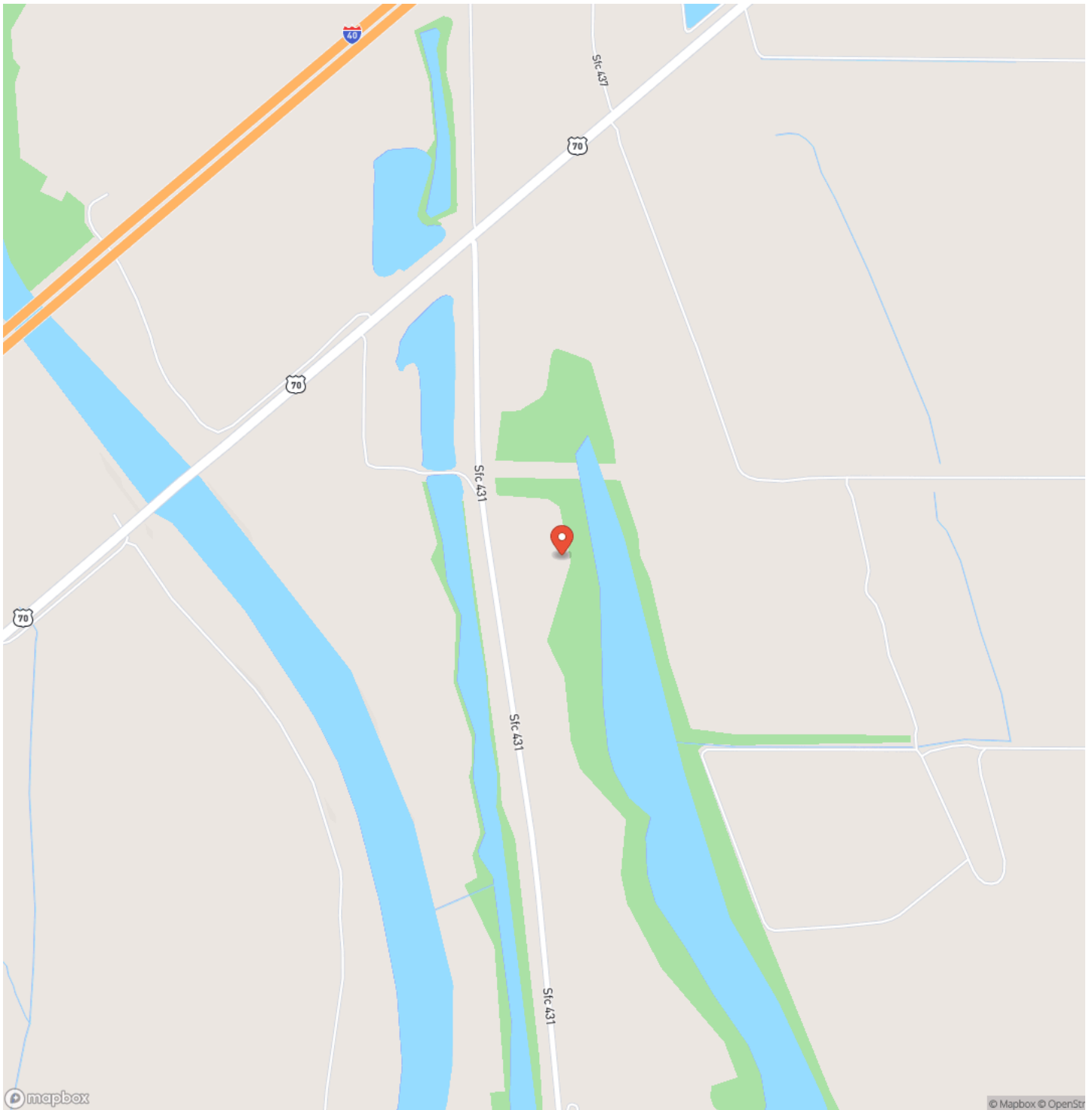
[870-635-1923](tel:870-635-1923)



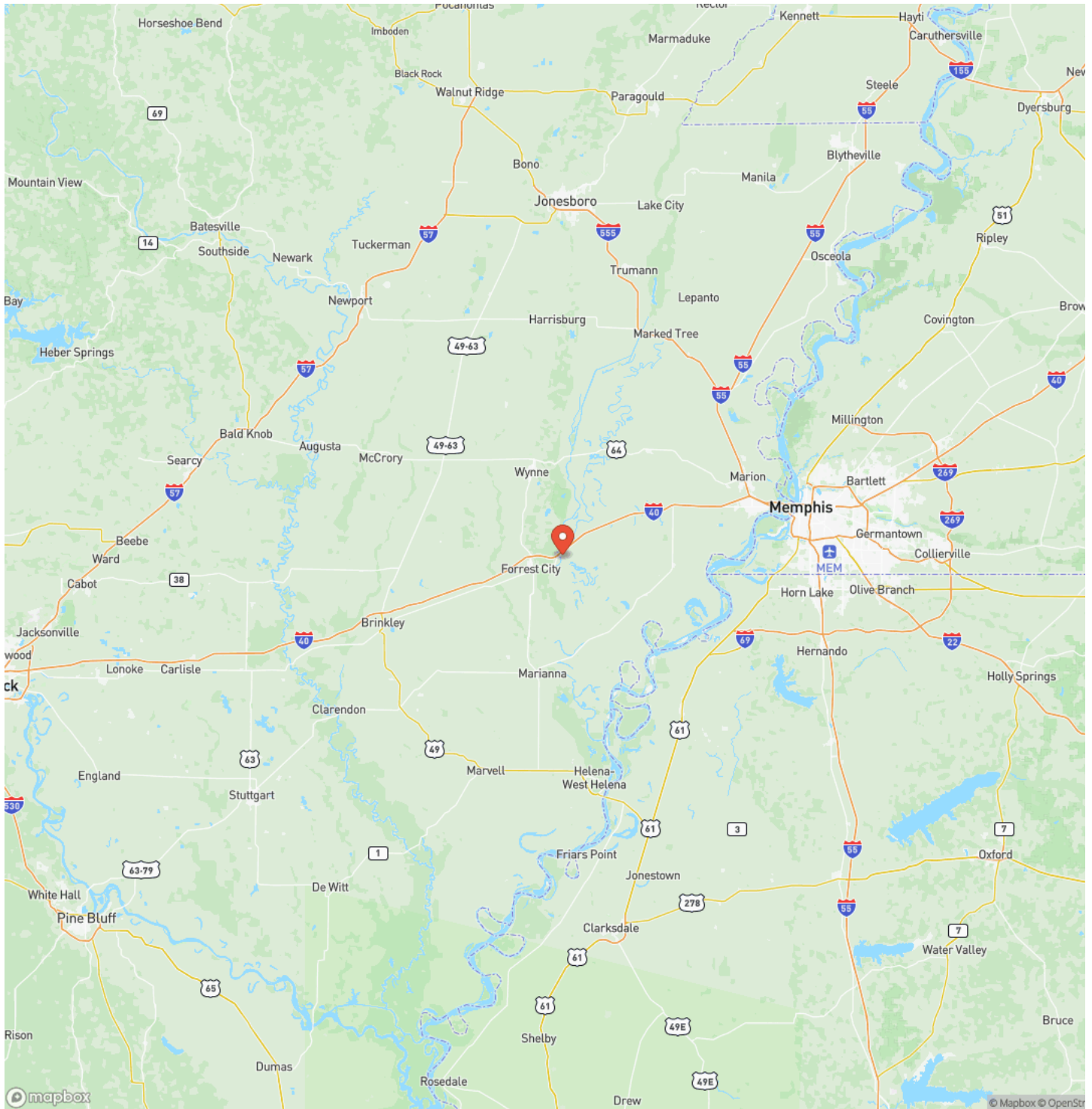
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Widener, AR / St. Francis County**



Locator Map



Locator Map



Satellite Map



Kiethley Lake Duck Hunting 72+/- Acres
Widener, AR / St. Francis County

LISTING REPRESENTATIVE

For more information contact:



Representative

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(870) 635-1923

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Address

City / State / Zip

NOTES

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ArkansasLandForSale.com

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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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