

**Proctor Arkansas 232 Acre Hunting Property with Farm
Income**
Hwy 147
Proctor, AR 72376

\$1,100,000
232.630± Acres
Crittenden County



Proctor Arkansas 232 Acre Hunting Property with Farm Income
Proctor, AR / Crittenden County

SUMMARY

Address

Hwy 147

City, State Zip

Proctor, AR 72376

County

Crittenden County

Type

Farms, Hunting Land, Recreational Land, Business Opportunity,
Timberland

Latitude / Longitude

35.131218 / -90.292934

Acreage

232.630

Price

\$1,100,000

Property Website

<https://arkansaslandforsale.com/property/proctor-arkansas-232-acre-hunting-property-with-farm-income-crittenden-arkansas/82386/>



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PROPERTY DESCRIPTION

Just a short 16 minute drive from Downtown Memphis, on the way to Horseshoe Lake, sits this 232 Acre Hunting Paradise. This property offers deer hunting as well as duck hunting, and the best part is, it offers some income as well. The 80 Acres of Non-Irrigated Farm Land brings in \$8,000 a year and additionally the CRP contract brings in \$8,449 per year as well. The 104.33 Acre CRP Contract expires in 2033 and the 15.6 Acre CRP Contract expires in 2035. The CRP is 100% Oak trees that were planted in 2008. This includes the varieties CherryBark, Swamp Chesnut, Nuttall Oak, and Water Oak. Thinning is being planned for early fall of 2025 according to the Forest management plan.

Highway 147 heads south towards Horseshoe Lake, a destination for fishermen as well as a lake retreat lovers. This property has some Highway 147 Frontage with an old House site that could be cleaned up and either a home or hunting lodge could be built! The potential here is endless! You have it all! Farm ground, Hunting Ground, and Lodge site!

The farm ground is non irrigated but produces a bountiful crop on the mostly Sharkey Silty Clay soil. Putting a well in and leveling the ground gives you potential for improvement. A well on site would also give you the opportunity to increase your duck presence in the winter months.

-Duck Blind is not included.

-There is a natural gas pipeline that runs through the south side of the property.

This farm is priced to move at \$4729 an acre. Call me with questions or to schedule a showing!

Kelsey Eskrigge

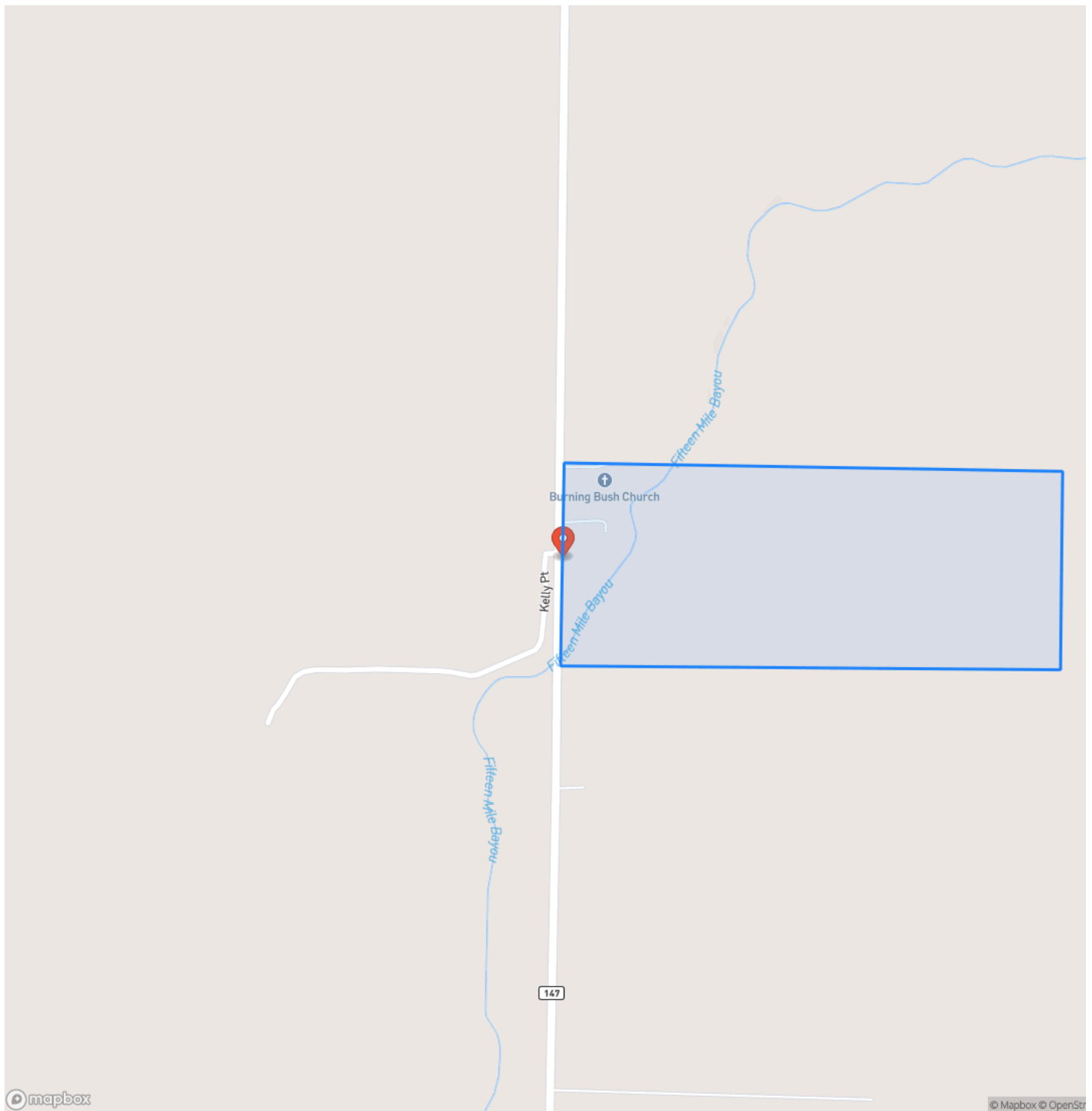
[870-635-1923](tel:870-635-1923)



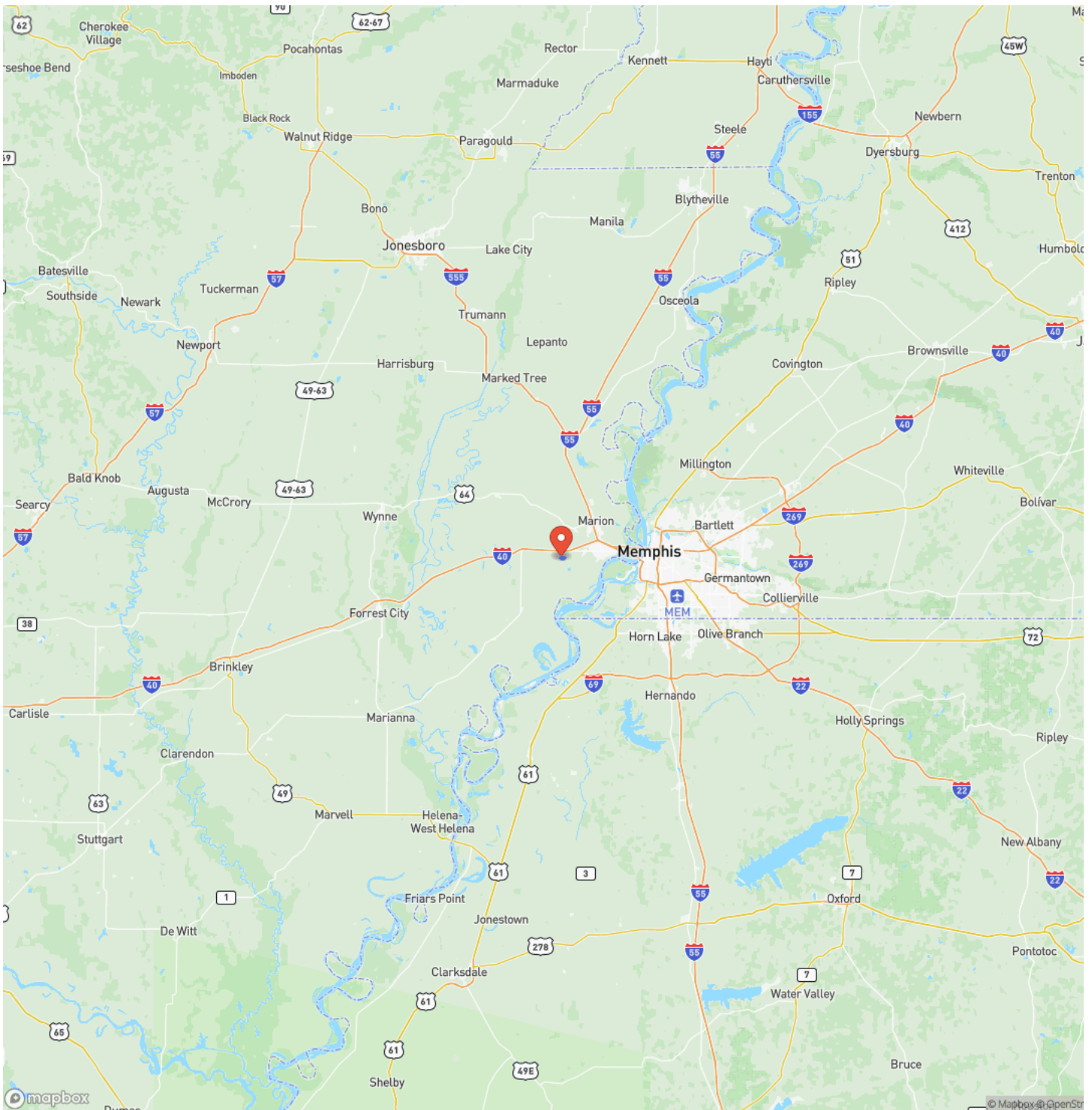
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Kelsey Eskrigge

Mobile

(870) 635-1923

Office

(501) 604-4565

Email

kelsey@arkansas.land

Address

City / State / Zip

NOTES

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This image shows a blank 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.

ArkansasLandForSale.com

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.



Arkansas Land Company
2024 North Main Street
North Little Rock, AR 72114
(501) 604-4565
ArkansasLandForSale.com

