

Black River 163
Clay County Road 113
Corning, AR 72422

\$1,090,000
163± Acres
Clay County



Black River 163
Corning, AR / Clay County

SUMMARY

Address

Clay County Road 113

City, State Zip

Corning, AR 72422

County

Clay County

Type

Farms, Hunting Land, Riverfront, Business Opportunity,
Recreational Land

Latitude / Longitude

36.335512 / -90.718867

Acreage

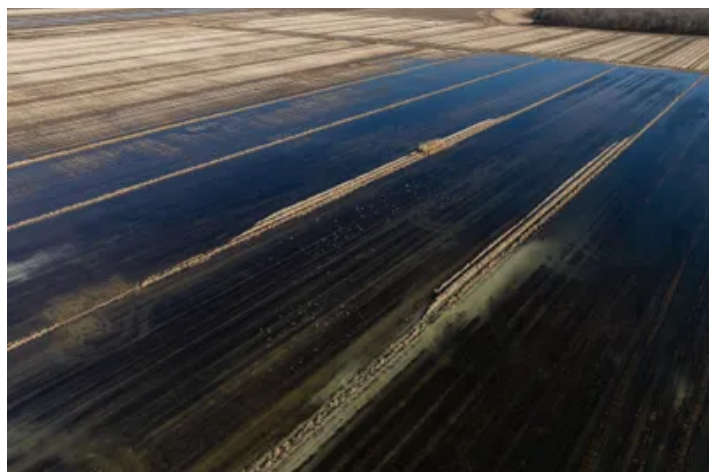
163

Price

\$1,090,000

Property Website

<https://habitatlandcompany.com/property/black-river-163/clay/arkansas/95676/>



PROPERTY DESCRIPTION

This tract is the perfect mix of agriculture and recreational hunting. This is a primarily tillable tract with 5+/- of woods and black river frontage on the south side. This offers an excellent opportunity to own productive farmland with added recreational value. The property is primarily planted in soybeans and rice. With one electric irrigation well providing dependable water for crop production and flooding for waterfowl. Precision leveled with productive soils and usually protected from natural flooding from Black River. The timber on the southern side is the perfect place to hide a comfortable duck blind.

Adding to its appeal, the property is conveniently located bordering the Kody Riggan Datto access on the Black River, which is owned and maintained by the Arkansas Game & Fish Commission, offering nearby public access for boating, fishing, and recreation.

With electric in place there is also opportunities for building a hunting lodge or multiple cabins for seasonal outdoorsman.

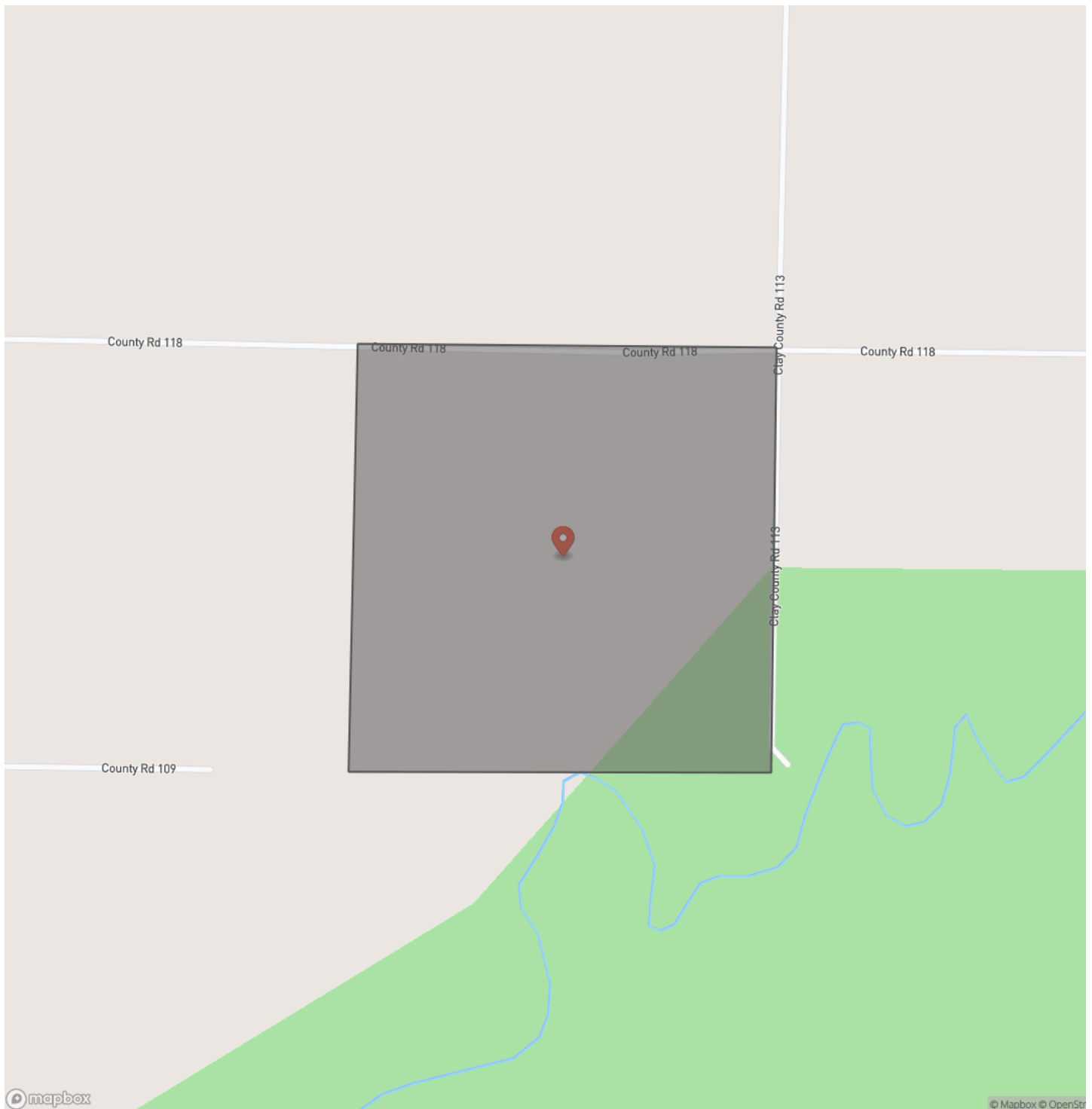
This property is ideal for buyers seeking a strong agricultural investment, a recreational hunting tract for both deer and waterfowl, or a combination of both in a highly desirable river corridor.



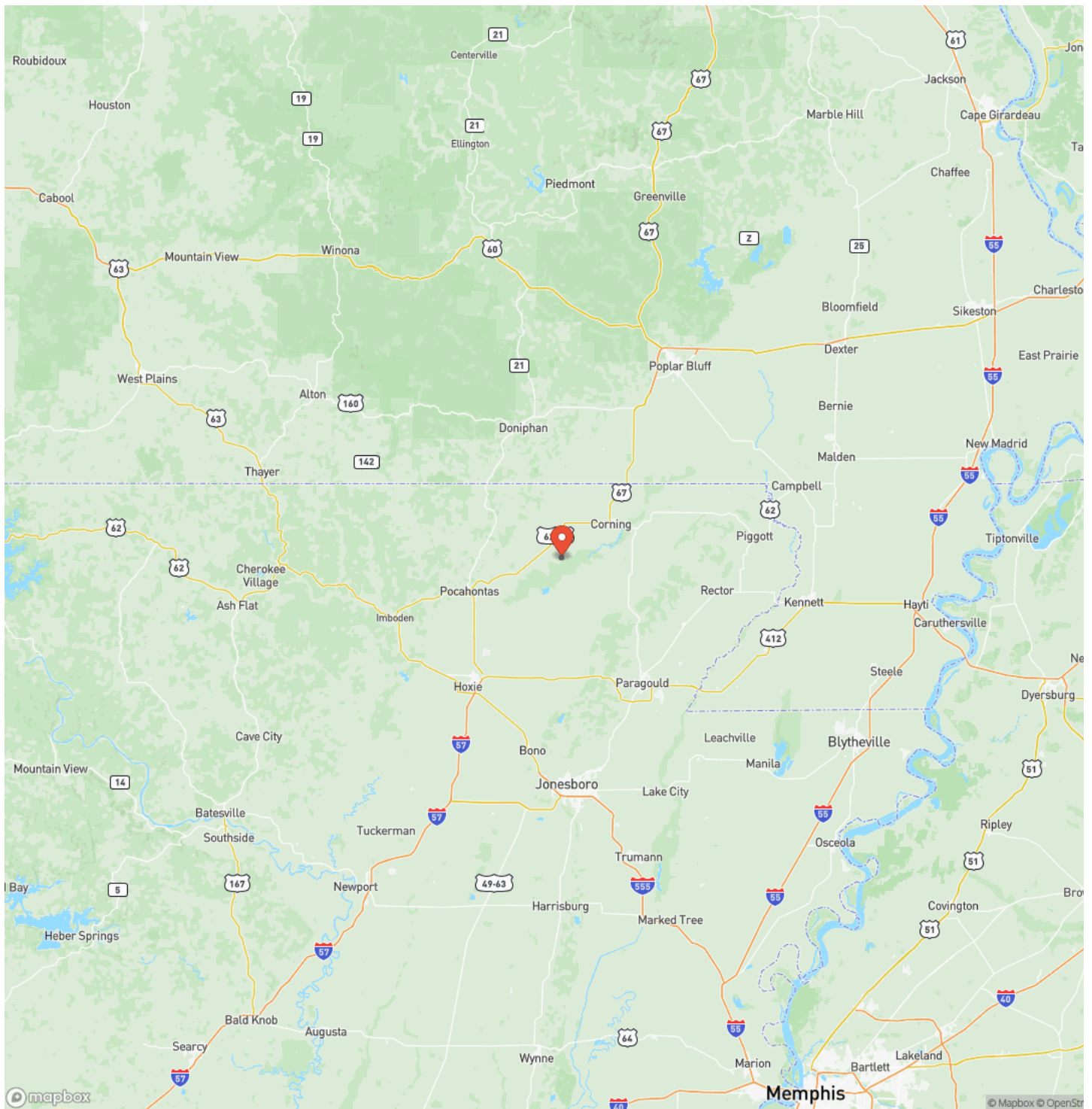
Black River 163
Corning, AR / Clay County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Chris Bennett

Mobile

(870) 819-7306

Email

chris@habitatlandcompany.com

Address

City / State / Zip

Jonesboro, AR 72401

NOTES

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.

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.



<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.



Habitat Land Company
418 E. Booth Rd
Searcy, AR 72143
(870) 830-5263
<https://www.habitatlandcompany.com/>

