

Long Creek 78
13412 Long Creek Lane
Weiner, AR 72479

\$495,000
78± Acres
Poinsett County



Long Creek 78
Weiner, AR / Poinsett County

SUMMARY

Address

13412 Long Creek Lane

City, State Zip

Weiner, AR 72479

County

Poinsett County

Type

Farms, Hunting Land, Recreational Land, Business Opportunity

Latitude / Longitude

35.642618 / -90.998041

Acreage

78

Price

\$495,000

Property Website

<https://habitatlandcompany.com/property/long-creek-78-poinsett-arkansas/80575/>



PROPERTY DESCRIPTION

Welcome to the market, the Long Creek 78. Situated northwest of Weiner, AR, this property is located in one the the most prestigious flyways in North America. This area gained fame in the late 1950s due to the renowned Claypool Reservoir and has since been recognized globally as a premier waterfowl destination.

Located in a key area for waterfowl, near other notable destinations such as Claypool, Bayou Devew, the Sitzer Woods, OK Hunting Club, and the Cache River, this property offers excellent potential to attract waterfowl throughout the season.

This property offers a consistent income stream from a reliable farmer paying cash rent, providing financial security regardless of weather conditions or turbulent commodity markets. Furthermore, your investment promises equally strong returns on the recreational side. We have long-term tenants who consistently utilize and find success with the four duck blinds located across the property.

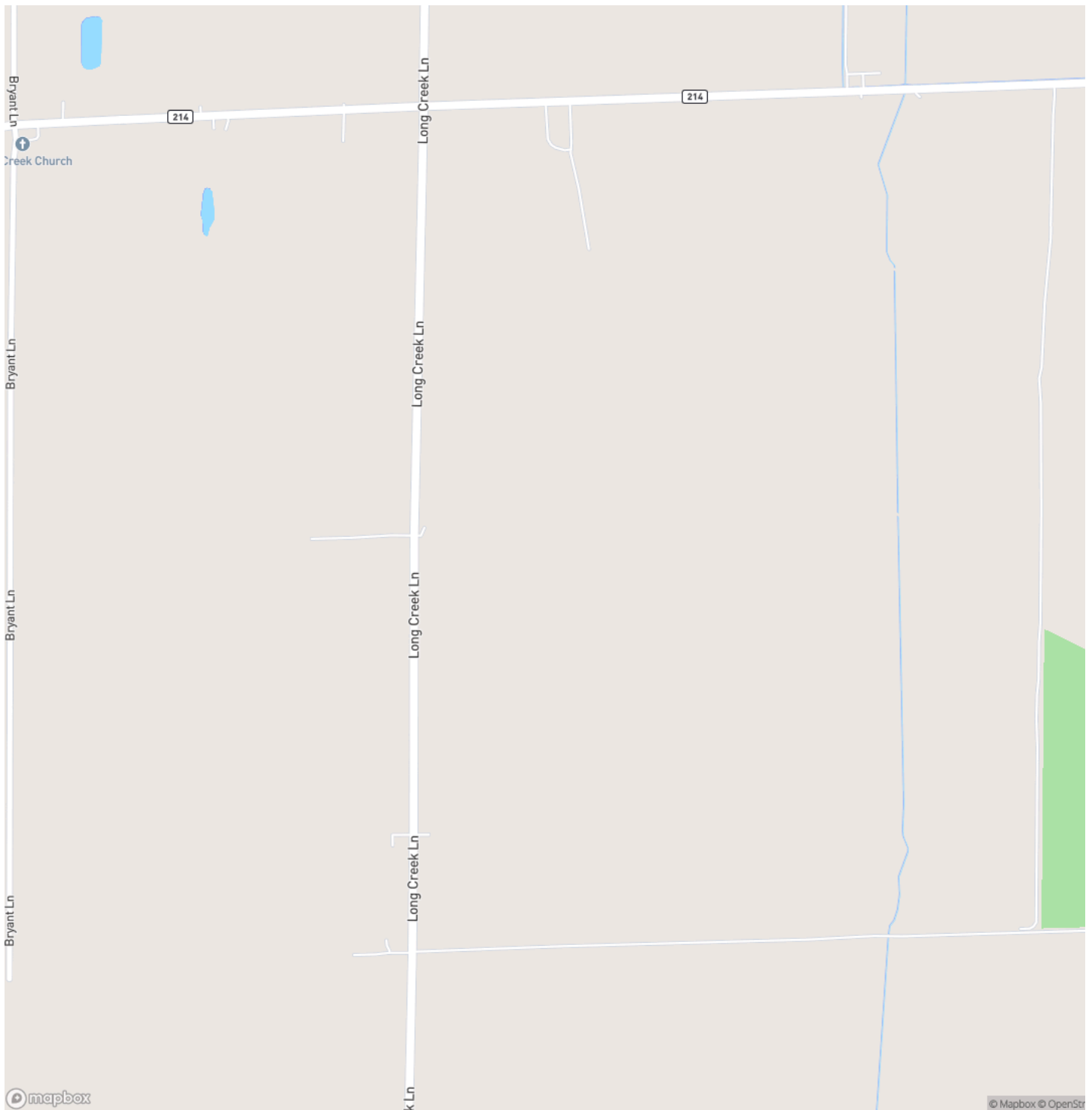
A new irrigation well, installed in the fall of 2024, ensures a sufficient water supply for cultivating rice, soybeans, or corn, as well as maintaining optimal water levels for waterfowl habitat. Along the west side of the property is a low-lying area known as Long Creek. Although cleared many years ago the ducks have imprinted here for millenia and continue to frequent the ag field just as they did when it was cypress, oaks, and willows. A John Deere power unit complete with a 6 inch Rainbow pump is included, facilitating the efficient removal of surface water in this area for planting crops or managing waterfowl habitat.

FSA documents are available upon request. Whether your interest lies in a recreational property abundant with waterfowl, a sound investment, or expanding your farming operation, this tract offers a comprehensive solution.

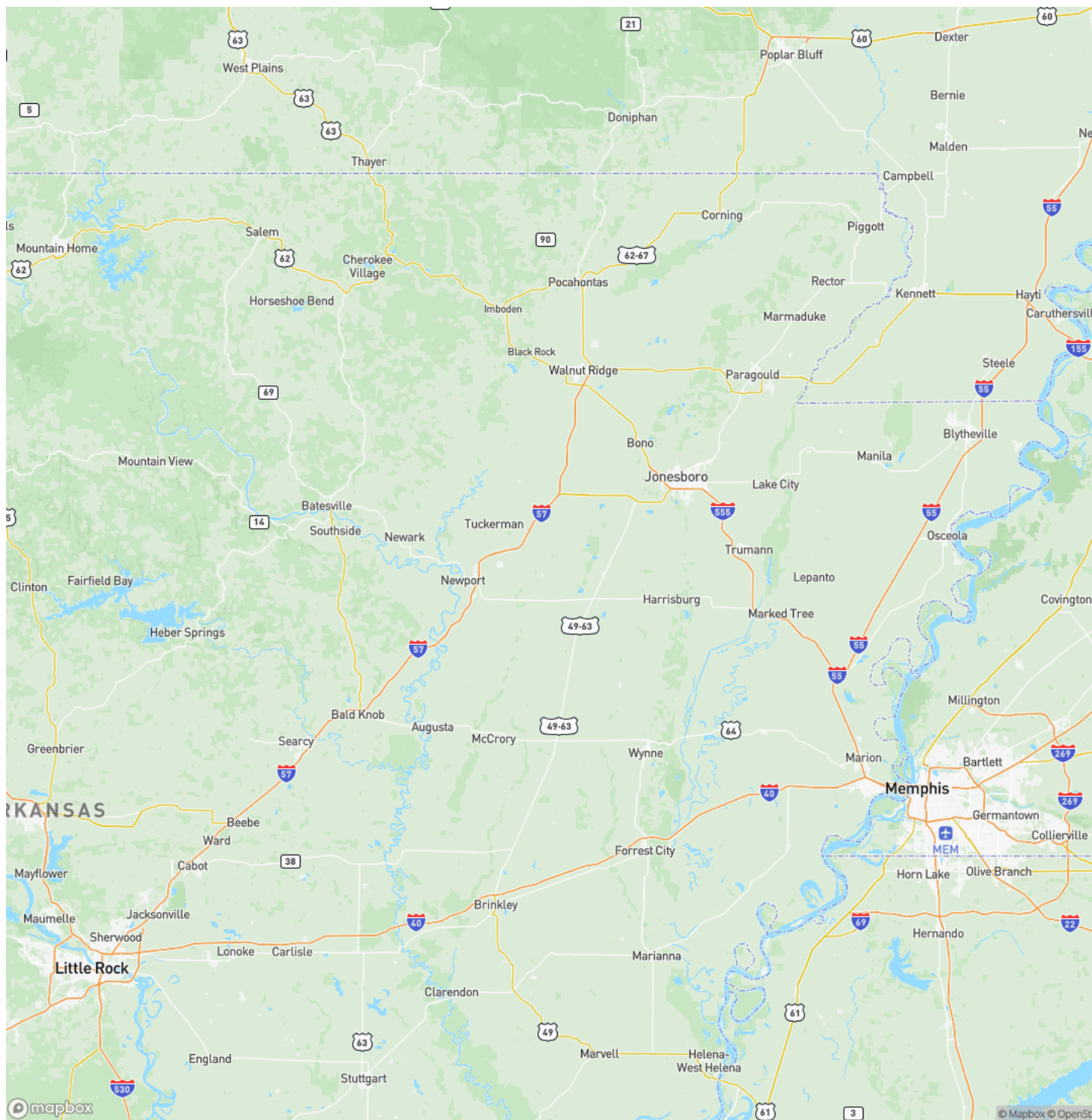




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

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Address

City / State / Zip

NOTES

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<https://www.habitatlandcompany.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.



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