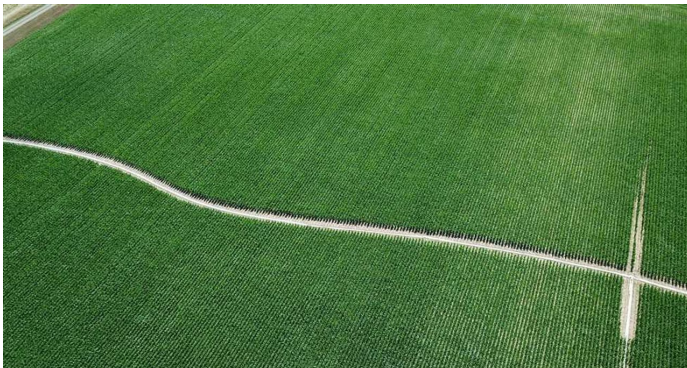


90 acre Row Crop Farm and Hunting
Padgett Levee Road
Ethel, AR 72048

\$260,000
90 +/- acres
Arkansas County



90 acre Row Crop Farm and Hunting Ethel, AR / Arkansas County

SUMMARY

Address

Padgett Levee Road

City, State Zip

Ethel, AR 72048

County

Arkansas County

Type

Farms, Recreational Land, Timberland

Latitude / Longitude

34.2967 / -91.1801

Acreage

90

Price

\$260,000

Property Website

<https://arkansaslandforsale.com/property/90-acre-row-crop-farm-and-hunting-arkansas-arkansas/9316/>



90 acre Row Crop Farm and Hunting Ethel, AR / Arkansas County

PROPERTY DESCRIPTION

Located on Padgett Levee Rd just west of Ethel, AR is a 90 acre farm for sale. Ethel is a small delta town in Arkansas County and is northeast of DeWitt and south of St. Charles. This 90 acre farm is two tracts 200 yds apart. The northern tract is a 40 acre piece that has 20 acres of row-crop farmland, 9.5 acres in CRP grassland and 10 acres in timber. The southern tract is 50 acres with 32 acres in row-crop farmland and 18 acres in hardwood timber. This farm was once a much larger tract that has been split between family members but has continued to be farmed as one large farm. There is a well on the place with risers that is 25% owned by the seller (this ownership conveys). The agreement is the owners equally share the cost of well repairs, if any, and the farmer is responsible for everything else farm related. The tract consists of good silty loam soils capable of growing corn, soybeans and rice. This farm has an income stream from the CRP as well as the farming activities but also has great recreational possibilities as well. The owner has a long history of harvesting quality whitetail on both tracts. The farm is located on the Tarleton Creek drainage that meanders all the way to the White River Refuge. This is a major travel corridor for deer, turkey and all other wildlife. This land is also convenient to the White River Refuge and all the it has to offer such as world class waterfowl hunting and fishing in the many oxbow lakes. For more information contact Robert Eason at 501-416-6923.



90 acre Row Crop Farm and Hunting
Ethel, AR / Arkansas County



Locator Maps



Aerial Maps



90 acre Row Crop Farm and Hunting
Ethel, AR / Arkansas County

LISTING REPRESENTATIVE

For more information contact:



Representative

Robert Eason

Mobile

(501) 416-6923

Office

(501) 416-6923

Email

reason@mossyoakproperties.com

Address

2024 North Main Street

City / State / Zip

North Little Rock, AR, 72114

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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.



Mossy Oak Properties Delta Land Management Co. LLC

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