

**123.8 acres Farmland in Arkansas County,  
AR**  
Ethel Road  
Ethel, AR 72048

**\$620,000**  
123.800 +/- acres  
Arkansas County



# 123.8 acres Farmland in Arkansas County, AR Ethel, AR / Arkansas County

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## **SUMMARY**

### **Address**

Ethel Road

### **City, State Zip**

Ethel, AR 72048

### **County**

Arkansas County

### **Type**

Farms, Recreational Land

### **Latitude / Longitude**

34.2818 / -91.1267

### **Acreage**

123.800

### **Price**

\$620,000

### **Property Website**

<https://arkansaslandforsale.com/property/123-8-acres-farmland-in-arkansas-county-ar-arkansas-arkansas/14883/>



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### **PROPERTY DESCRIPTION**

123.80 acre farm for sale in Arkansas County, AR. The Farm Service Agency 156EZ says the farm has 111.04 acres tillable with 50 acres of rice base, 61 acres of soybean base and 4.20 acres of wheat base. Per the owner, this farm produces 200 bushel corn, 190 bushel rice and 60 bushel beans. It is irrigated by a 12" well and a 6" electric well. There is county road access on Ethel Road and Jones Lake Road. The property is a mile from the White River Refuge and the access into Big Island Chute. This is an excellent farm with duck hunting potential and endless recreational opportunities just a mile away in the refuge.





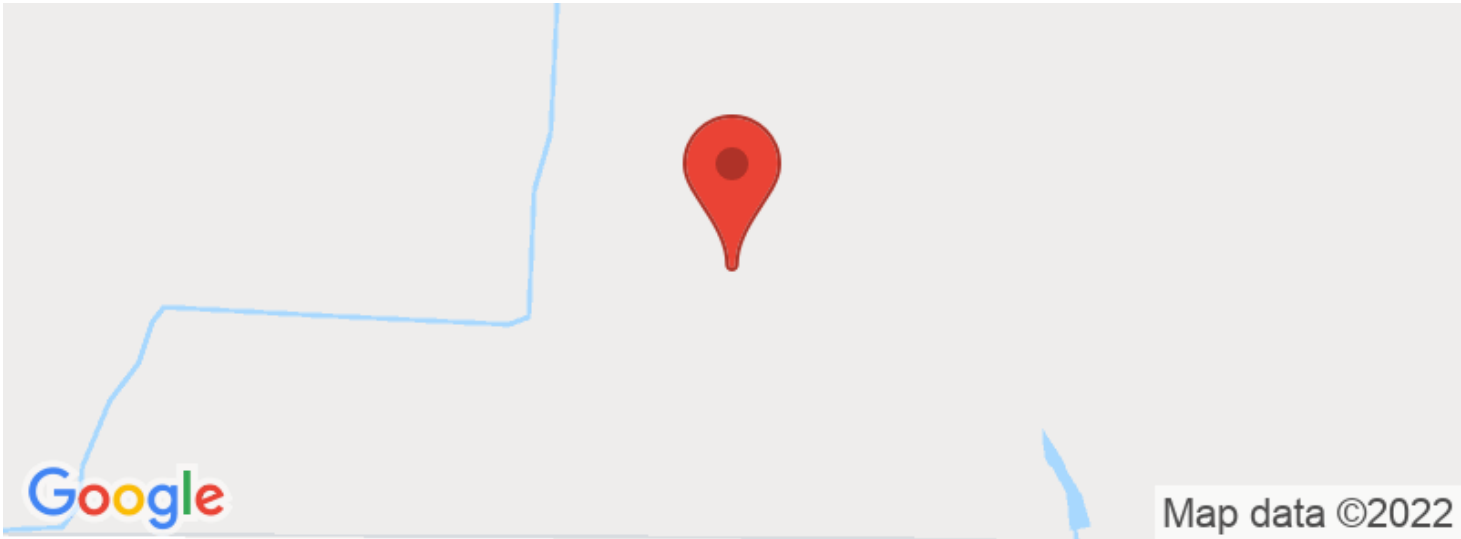
123.8 acres Farmland in Arkansas County, AR  
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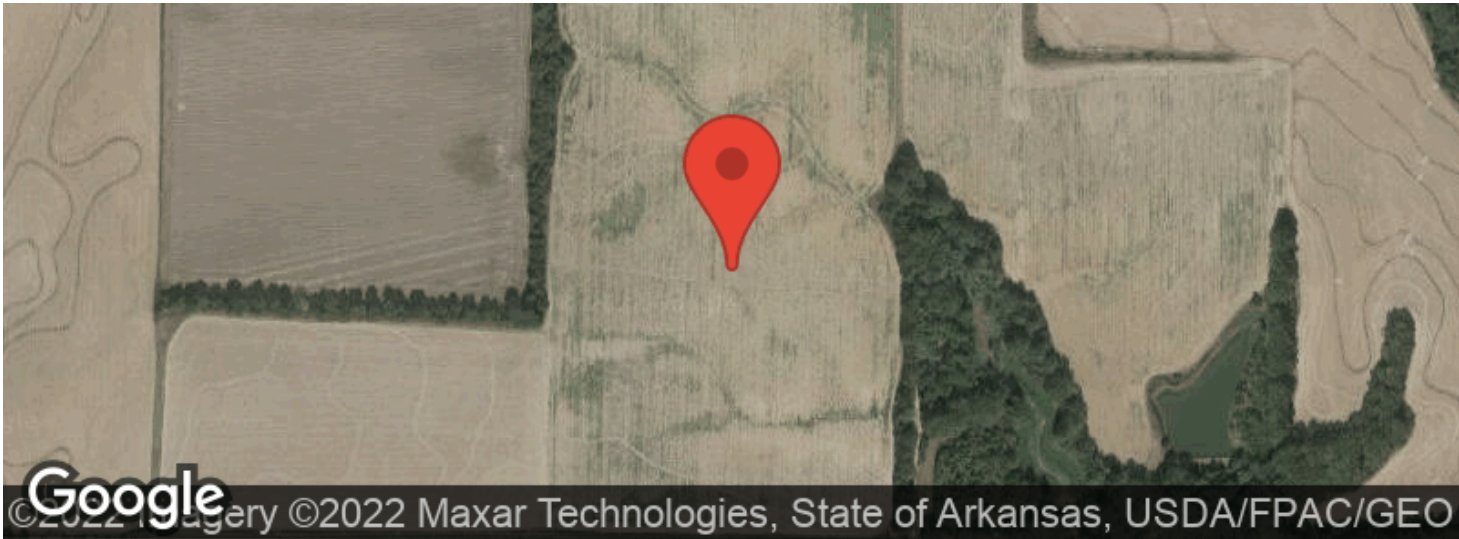
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# Locator Maps



123.8 acres Farmland in Arkansas County, AR  
Ethel, AR / Arkansas County

# Aerial Maps





123.8 acres Farmland in Arkansas County, AR  
Ethel, AR / Arkansas County

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**LISTING REPRESENTATIVE**

For more information contact:



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Robert Eason

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**Email**

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**Address**

2024 North Main Street

**City / State / Zip**

North Little Rock, AR 72114

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**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.





## **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.



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**Mossy Oak Properties Delta Land Management Co. LLC**  
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