

**160 +/- Acres of Irrigated Farmland**  
00 Roetzel Road  
Bald Knob, AR 72010

**\$649,000**  
160± Acres  
White County



**160 +/- Acres of Irrigated Farmland**  
**Bald Knob, AR / White County**

---

**SUMMARY**

**Address**

00 Roetzel Road

**City, State Zip**

Bald Knob, AR 72010

**County**

White County

**Type**

Farms

**Latitude / Longitude**

35.357923 / -91.472605

**Taxes (Annually)**

1193

**Acreage**

160

**Price**

\$649,000

**Property Website**

<https://arkansaslandforsale.com/property/160-acres-of-irrigated-farmland-white-arkansas/37175/>



**160 +/- Acres of Irrigated Farmland**  
**Bald Knob, AR / White County**

---

**PROPERTY DESCRIPTION**

Price Improvement! This farmland investment consists of 160 +/- acres of irrigated farmland located in White County, Arkansas. Per the FSA there are 142.43 tillable acres. The easternmost 80 +/- acres has been precision leveled in the past and is irrigated by an electric submersible well located at the NE corner of the field. The remaining two 40 +/- acre blocks each row water and are each fed by electric submersible wells. Soils consist of Calhoun, Calloway, Immanuel, and Oaklimer soils allowing for rice, soybean, and corn rotations. The current farm agreement is an 80/20 crop share with no annual expenses to the landowner other than property taxes. These farms are in great proximity to highway 167 and all have easy county road frontage. Seller will entertain selling the 40 +/- acre tract independent of the 120 +/- acre block. For more information on this farmland investment opportunity, contact Kevin Keen at [\(870\)215-1185](tel:(870)215-1185).



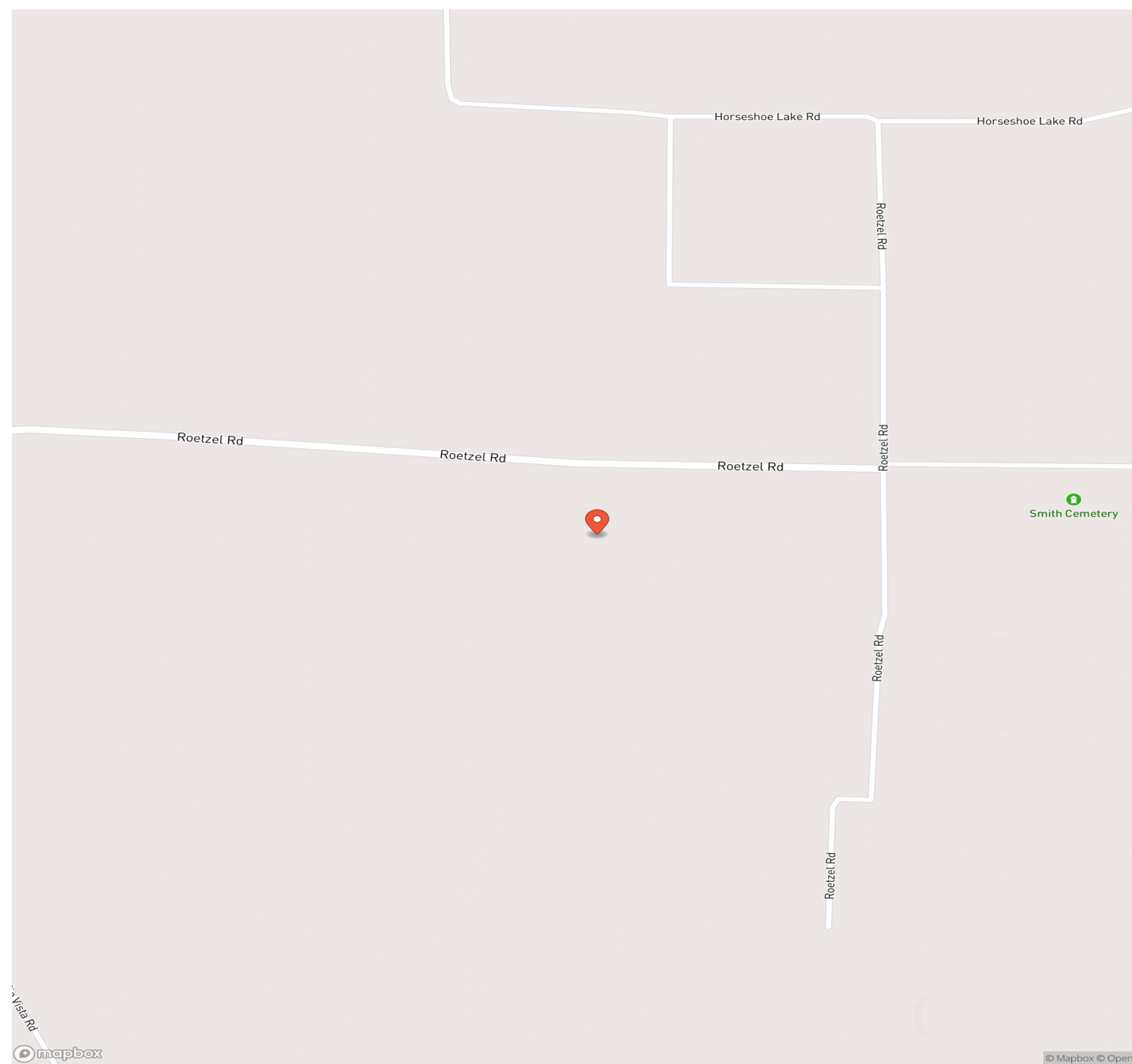


160 +/- Acres of Irrigated Farmland  
Bald Knob, AR / White County

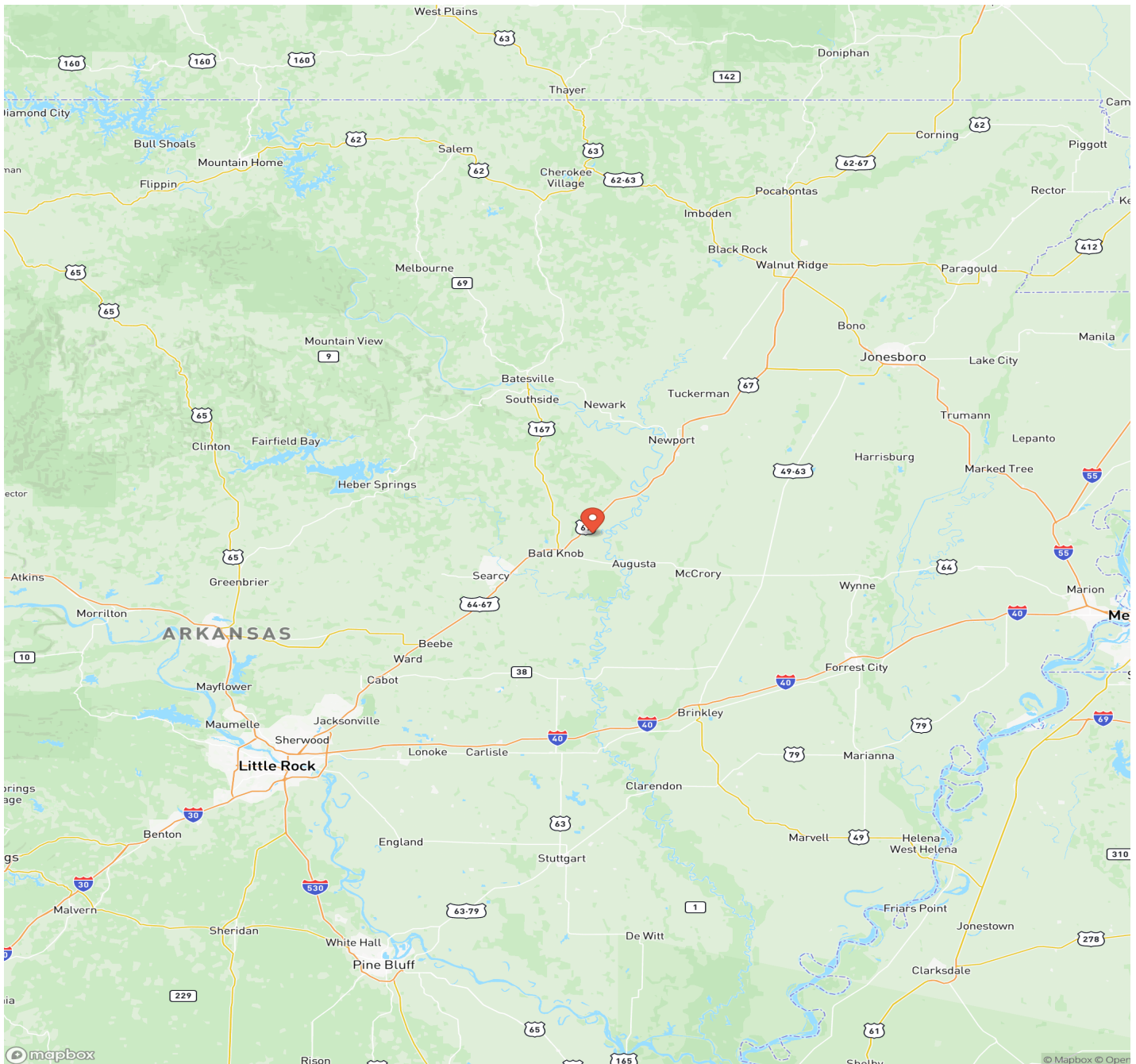
---



# Locator Map



## Locator Map



**MOSSY OAK  
PROPERTIES**  
DELTA LAND MANAGEMENT CO.  
*America's Land Specialist*



160 +/- Acres of Irrigated Farmland  
Bald Knob, AR / White County

---

## Satellite Map



160 +/- Acres of Irrigated Farmland  
Bald Knob, AR / White County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kevin Keen

Mobile

(870) 215-1185

Email

kkeen@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 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.



---

**Mossy Oak Properties Delta Land Management Co. LLC**  
2024 North Main Street  
North Little Rock, AR 72114  
(501) 604-4565  
[ArkansasLandForSale.com](http://ArkansasLandForSale.com)

---

