

80 ML Acres Precision Levelled & Irrigated Farmland
00 Roetzel Road
Russell, AR 72139

\$396,000
80± Acres
White County



80 ML Acres Precision Leveled & Irrigated Farmland Russell, AR / White County

SUMMARY

Address

00 Roetzel Road

City, State Zip

Russell, AR 72139

County

White County

Type

Farms, Recreational Land

Latitude / Longitude

35.357744 / -91.471535

Taxes (Annually)

612

Acreage

80

Price

\$396,000

Property Website

<https://arkansaslandforsale.com/property/80-ml-acres-precision-leveled-irrigated-farmland-white-arkansas/49561/>



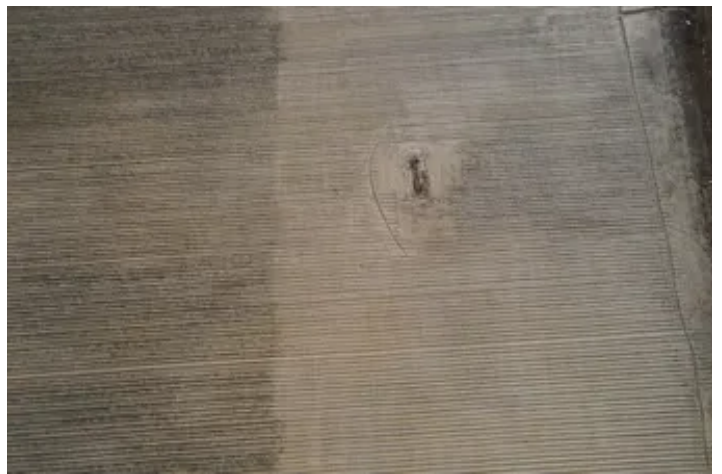
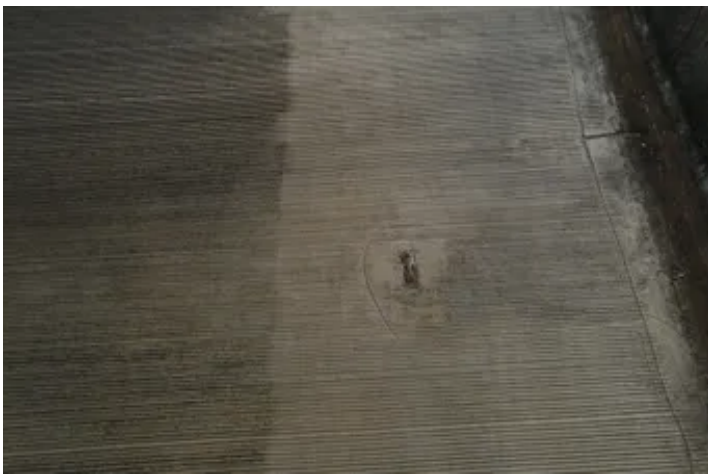
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PROPERTY DESCRIPTION

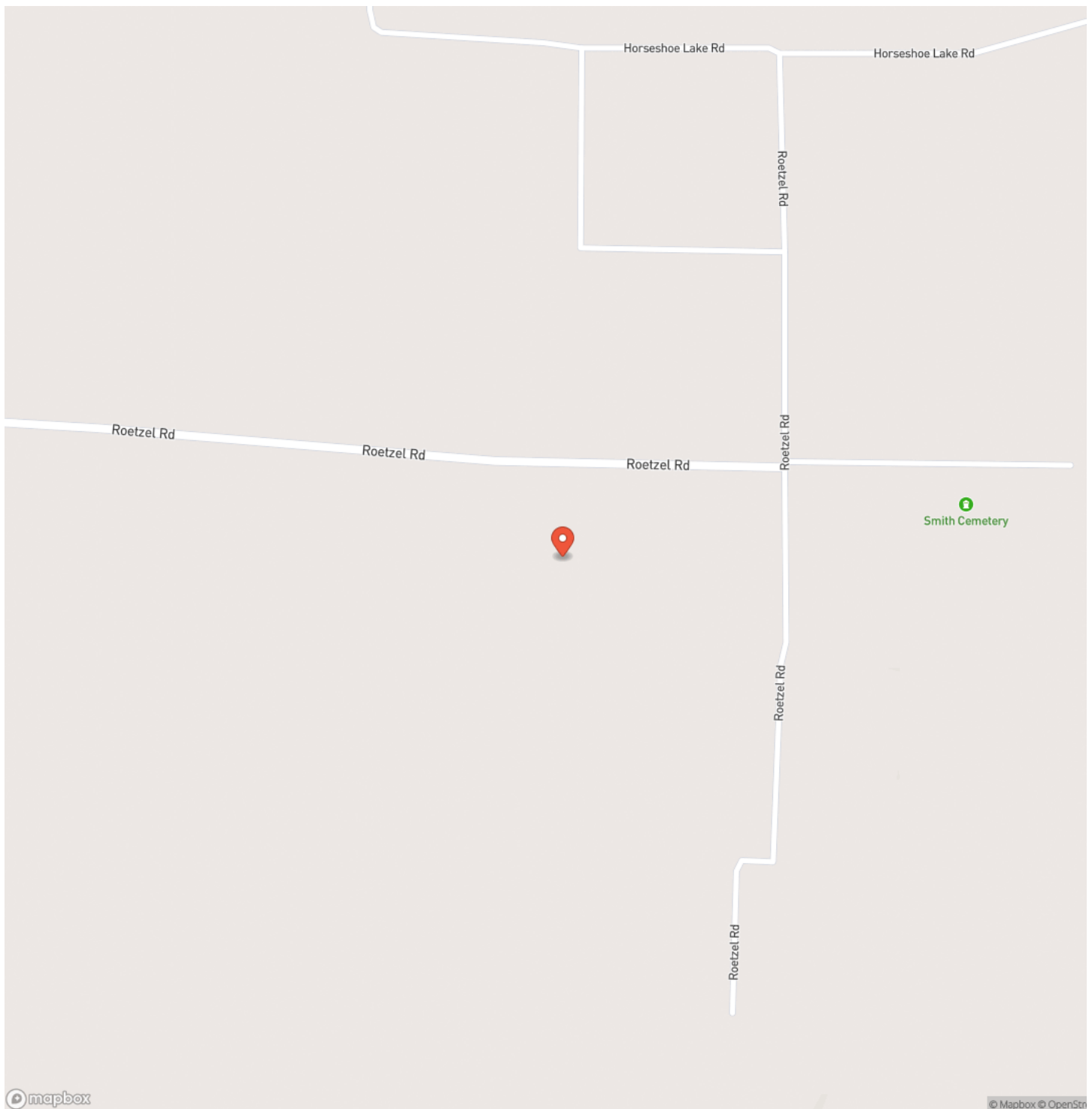
80 +/- acres of precision leveled and irrigated farmland located in White County, Arkansas near the community of Russell. This farm is 100% tillable other than roads and ditches within the ownership boundary. It has been precision leveled and has a 6" electric well on the NE corner providing water to the farm. It has recently been in a corn/soybean rotation and has also had rice on it in the past. It is conveniently located less than 5 minutes off the freeway and has county road frontage across the entire North boundary. The farm is currently on an 80/20 net share. While there is not current hunting history to share, there is an old duck pit in on the eastern side of the farm indicating there may have been some duck hunting activity in years past which would make sense being right on the edge of the White River bottoms. There is an additional 40 +/- acres of irrigated farmland adjoining this tract if more acreage is desired. For more information on this ag investment opportunity contact Broker Kevin Keen at (870)215-1185.



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Russell, AR / White County



Locator Map

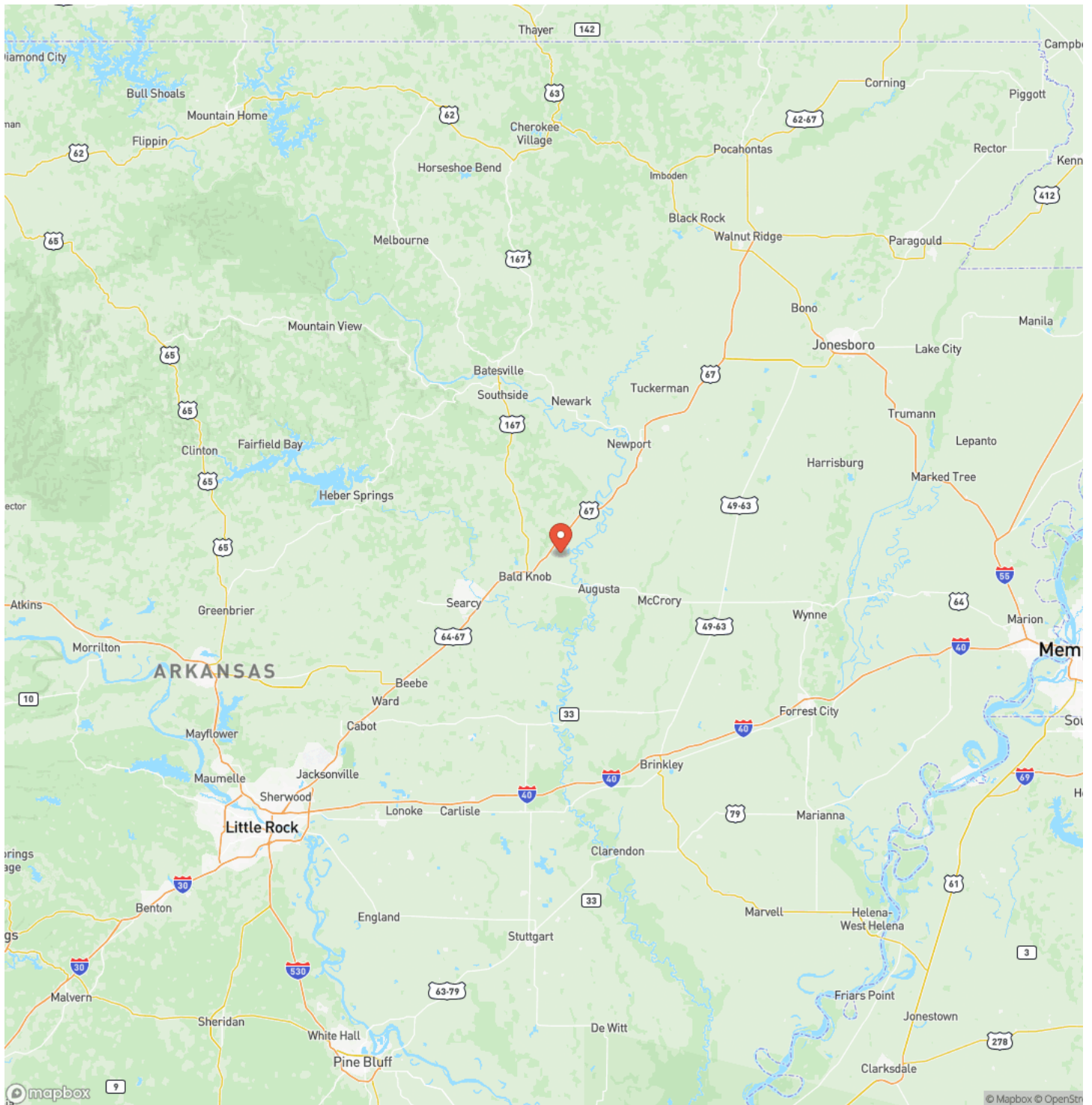


mapbox

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Russell, AR / White County

Locator Map



DELTA LAND MANAGEMENT CO.
America's Land Specialist

MORE INFO ONLINE:

ArkansasLandForSale.com

Satellite Map



80 ML Acres Precision Leveled & Irrigated Farmland Russell, AR / White County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kevin Keen

Mobile

(870) 215-1185

Email

kevin@arkansas.land

Address

2024 North Main Street

City / State / Zip

North Little Rock, AR 72114

NOTES



MORE INFO ONLINE:

ArkansasLandForSale.com

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.



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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