

40 +/- Acre Farm & Hunting Land on Glaise Creek
00 Curtis Davis Road
Bald Knob, AR 72010

\$160,000
40± Acres
White County



**40 +/- Acre Farm & Hunting Land on Glaise Creek
Bald Knob, AR / White County**

SUMMARY

Address

00 Curtis Davis Road

City, State Zip

Bald Knob, AR 72010

County

White County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

35.337398 / -91.483077

Taxes (Annually)

282

Acreage

40

Price

\$160,000

Property Website

<https://arkansaslandforsale.com/property/40-acre-farm-hunting-land-on-glaise-creek-white-arkansas/42988/>



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PROPERTY DESCRIPTION

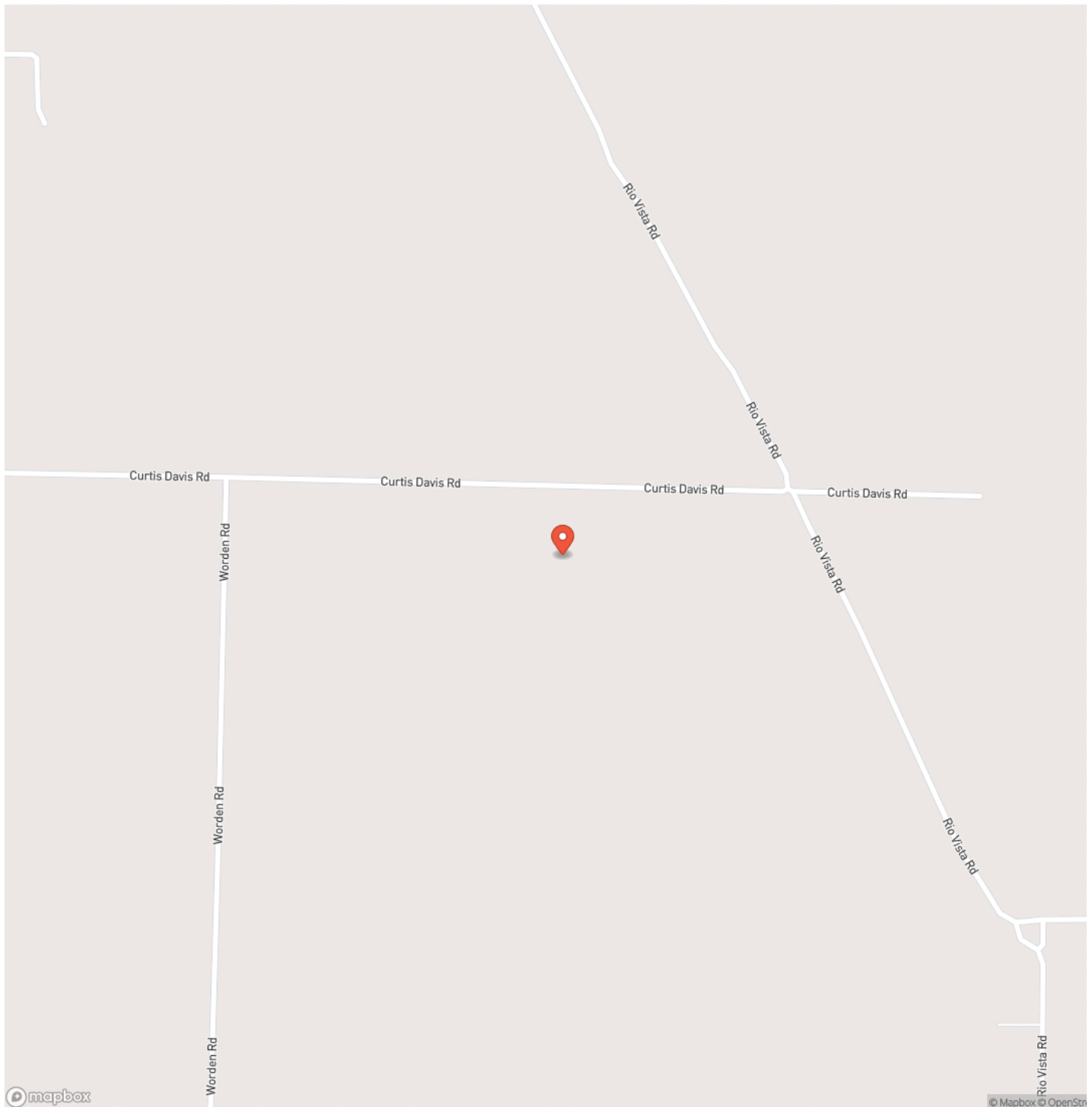
40 +/- acres of farmland with strong recreational attributes located between the White River Bottoms and Russell, Arkansas. Glaise Creek runs through the NE corner of this property providing a water source that compliments the electric irrigation well that is also on site. It is currently planted in soybeans and has both rice and soybean base per FSA across 37.55 cropland acres. While there is no duck history on this tract, we are familiar with tracts in the Departee Creek bottoms (1.5 miles East) that often harvest well over 500 ducks/year. While this farm is above what the White River will typically flood, a landowner could probably hold and harvest waterfowl if it were to be flooded. The deer hunting should be excellent as the farmer often reports reduced soybean yields due to deer pressure. This tract is perfect for the individual looking to start their farmland portfolio while maintaining strong recreational attributes to enjoy during ownership. For more information contact Kevin Keen at [\(870\)215-1185](tel:8702151185).



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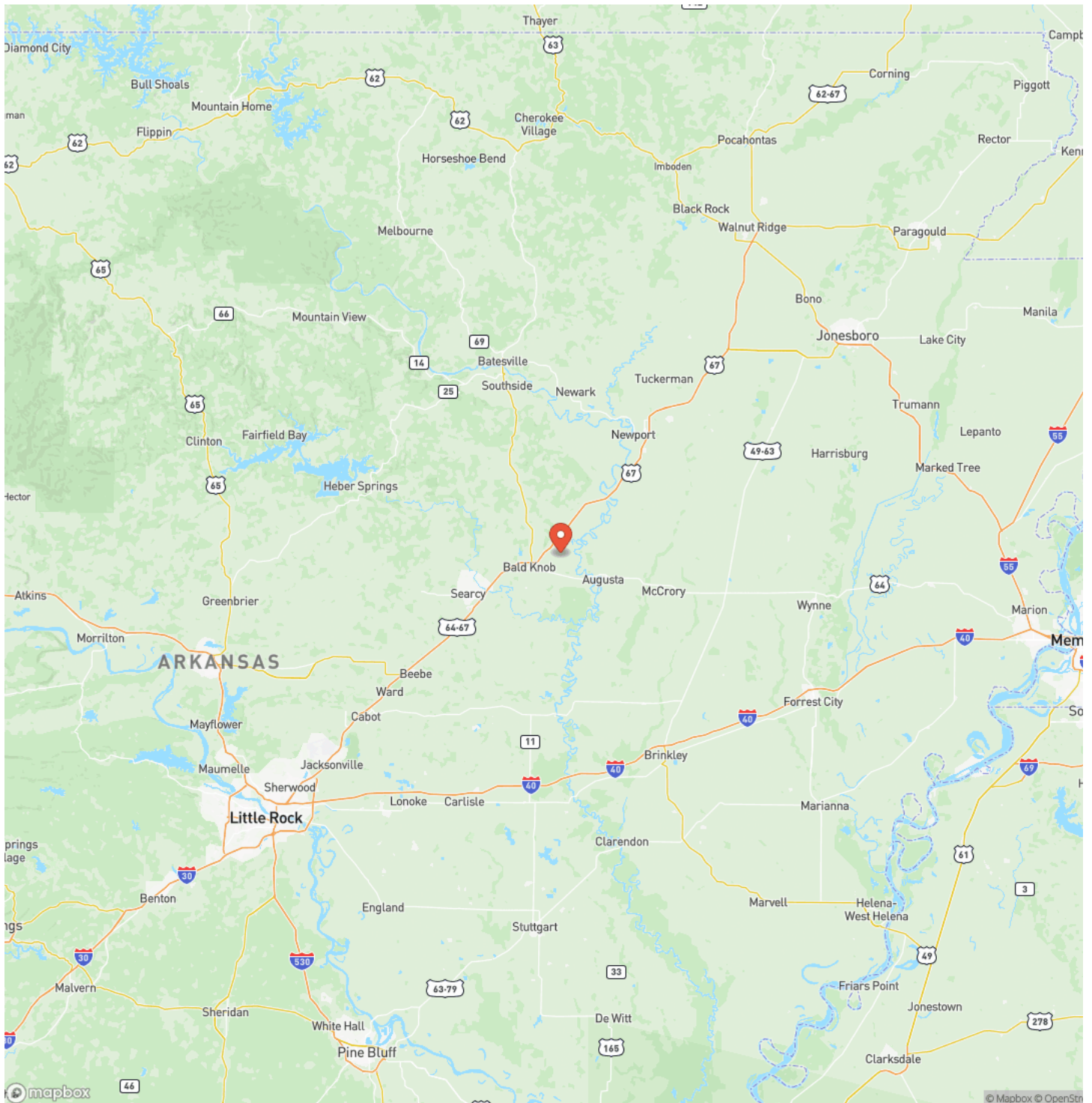


Locator Map



**40 +/- Acre Farm & Hunting Land on Glaise Creek
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Locator Map



Satellite Map



40 +/- Acre Farm & Hunting Land on Glaise Creek 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

[illegible]

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.



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

