

**160 +/- Acres Precision Leveled/Irrigated  
Farmland**  
00 Lawrence Rd 741  
Alicia, AR 72410

**\$899,000**  
160 +/- acres  
Lawrence County





# 160 +/- Acres Precision Leveled/Irrigated Farmland Alicia, AR / Lawrence County

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## **SUMMARY**

### **Address**

00 Lawrence Rd 741

### **City, State Zip**

Alicia, AR 72410

### **County**

Lawrence County

### **Type**

Farms, Hunting Land, Recreational Land

### **Latitude / Longitude**

35.910855 / -91.046791

### **Taxes (Annually)**

1366

### **Acreage**

160

### **Price**

\$899,000

### **Property Website**

<https://arkansaslandforsale.com/property/160-acres-precision-leveled-irrigated-farmland-lawrence-arkansas/27697/>



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### **PROPERTY DESCRIPTION**

Excellent investment grade row crop farmland. This 160 +/- acre farm is precision leveled and irrigated. There are two wells on the property with one providing all the water that is needed in any given crop year. Per FSA there are 148.27 acres of cropland with 122.82 acres of rice base and 20.18 acres of soybean base. There is a strong cash rent in place for the 2022 growing season. Existing pit making it easy to hunt or increase income through a duck lease which has historically provided an additional \$7,000/year. For more information contact Kevin Keen at (870)215-1185.





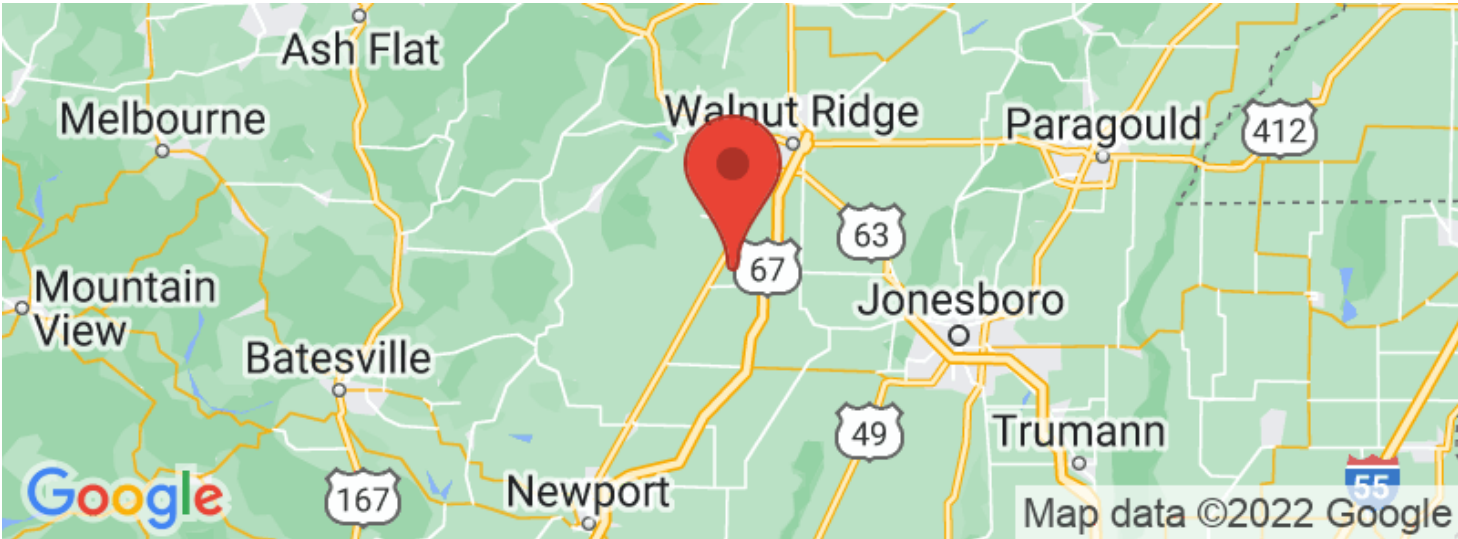
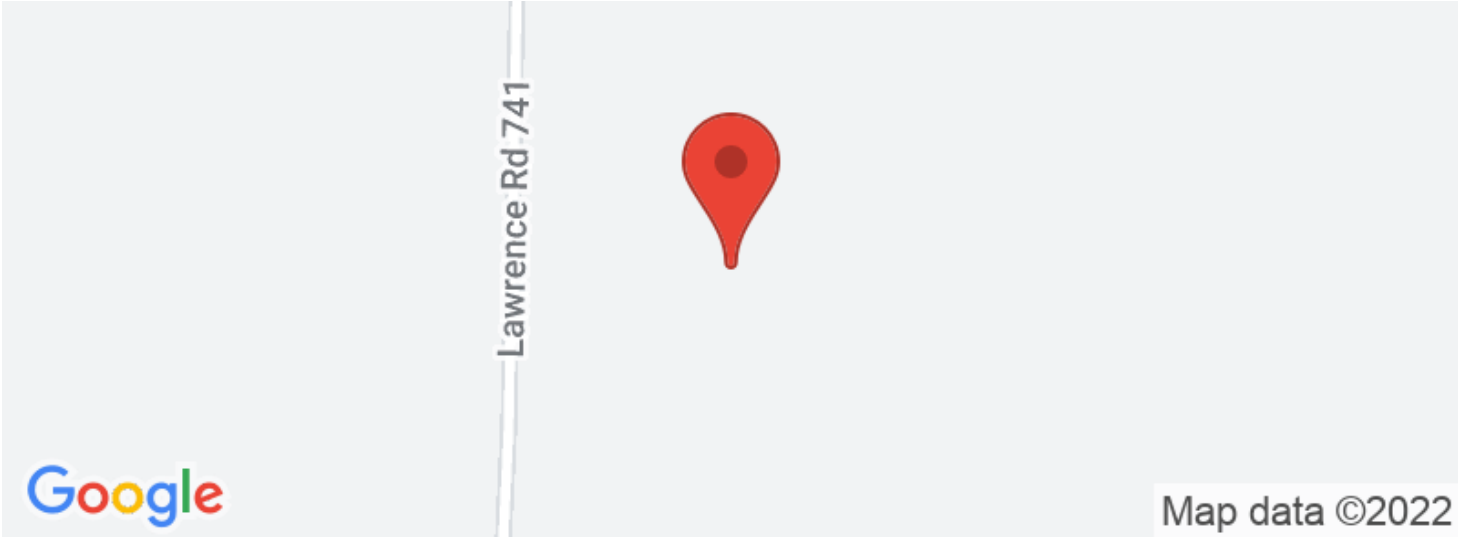
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# Locator Maps

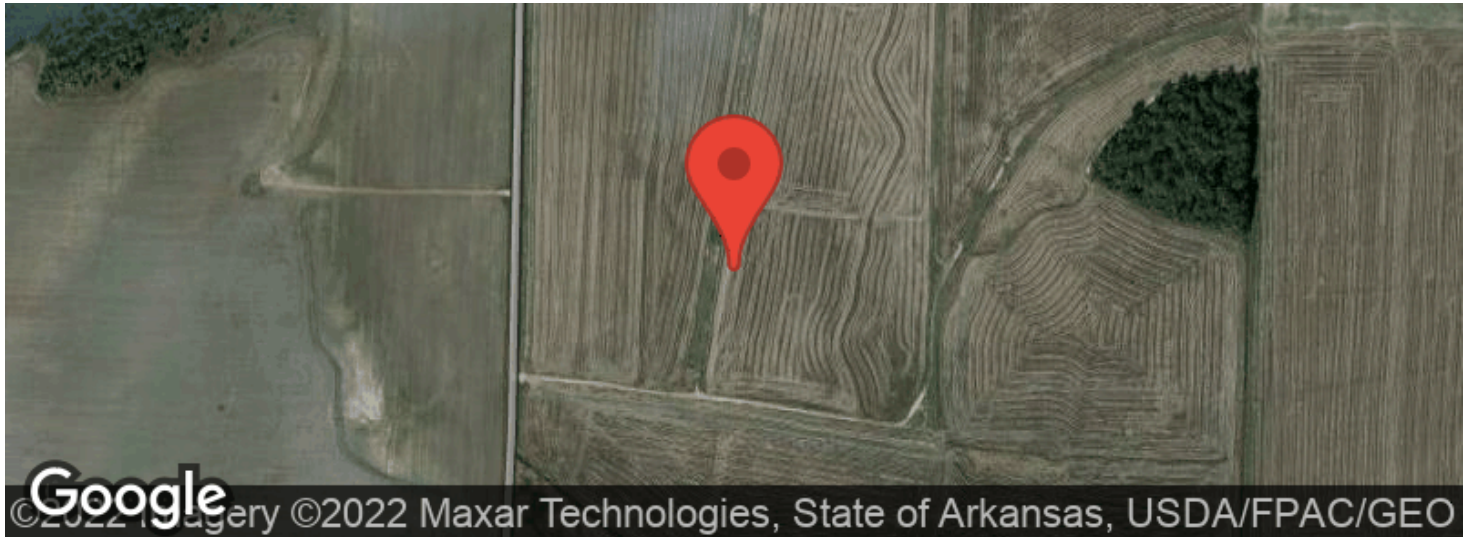




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## Aerial Maps





160 +/- Acres Precision Leveled/Irrigated Farmland  
Alicia, AR / Lawrence 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

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## **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**  
2024 North Main Street  
North Little Rock, AR 72114  
(501) 416-6923  
[ArkansasLandForSale.com](http://ArkansasLandForSale.com)

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