

**97.42 Acres Farmland and Hunting in St.  
Francis County, AR close to L'Anguille  
River bottoms.  
Colt, AR 72326**

**\$289,000**  
96 +/- acres  
St. Francis County



# 97.42 Acres Farmland and Hunting in St. Francis County, AR close to L'Anguille River bottoms.

Colt, AR / St. Francis County

## **SUMMARY**

### **City, State Zip**

Colt, AR 72326

### **County**

St. Francis County

### **Type**

Farms, Recreational Land, Timberland

### **Latitude / Longitude**

35.1104 / -90.8541

### **Acreage**

96

### **Price**

\$289,000

### **Property Website**

<https://arkansaslandforsale.com/property/97-42-acres-farmland-and-hunting-in-st-francis-county-ar-close-to-l-anguille-river-bottoms-st-francis-arkansas/18342/>



**MORE INFO ONLINE:**

**ArkansasLandForSale.com**

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### **PROPERTY DESCRIPTION**

This farm is a mixed use agricultural and hunting property between Wynne and Forrest City, AR in St. Francis county near the L'Anguille River. Not in a flood zone. Crop bases include rice, soybeans, and wheat. Hunting opportunities include deer, ducks, geese, dove, small game, hogs, and turkey. There is one well on the property, and with its risers, can irrigate most of the land and flood for duck hunting with proper contour levees. It has easy access off a county road. All FSA information and lease history is available upon request. \$289,000 or \$3000/acre. All offers will be considered. Contact Jay Johnson for a tour at 501-626-3641.





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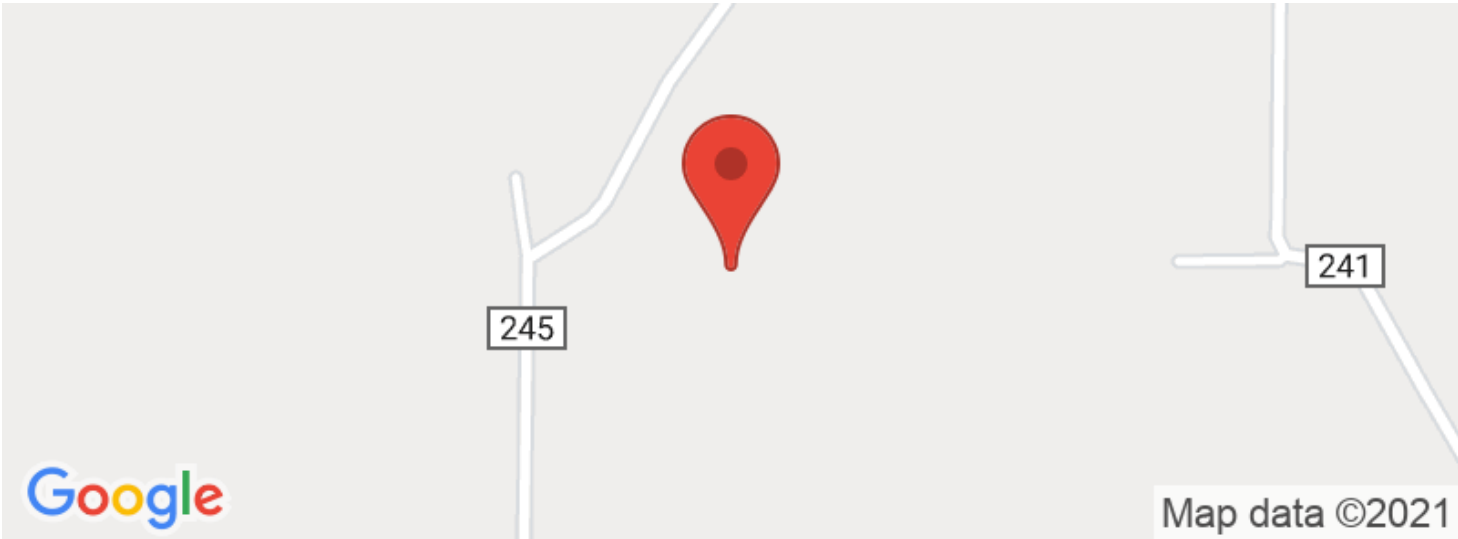
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## Locator Maps



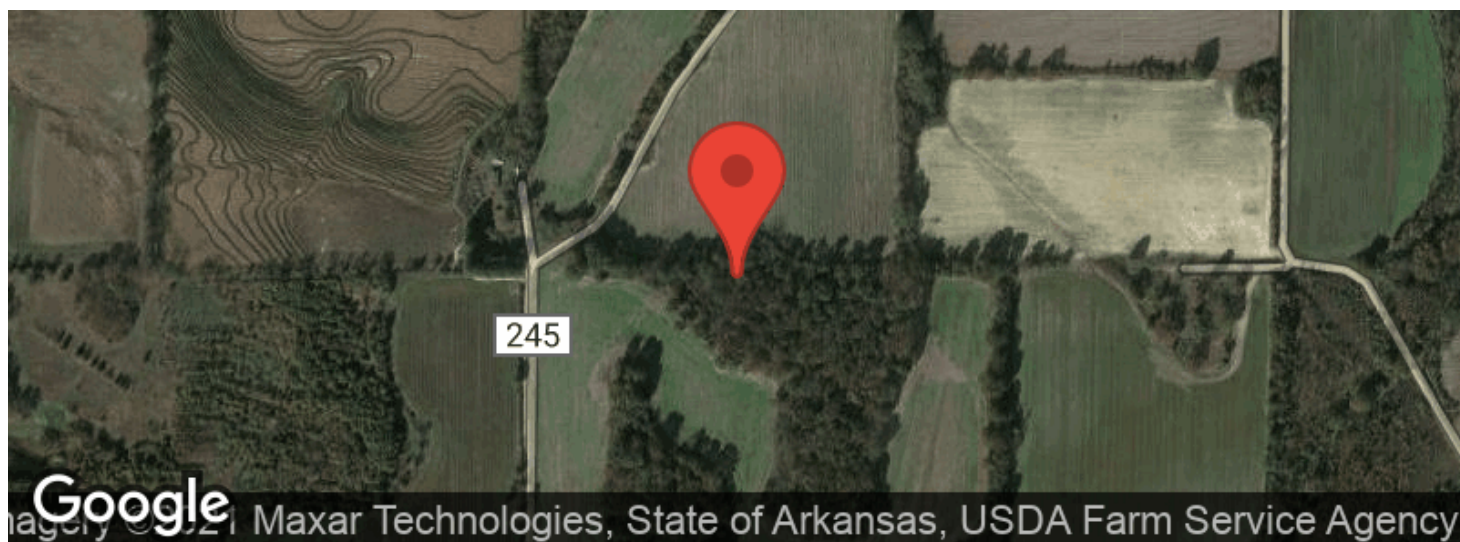


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## Aerial Maps



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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Jay Johnson

**Mobile**

(501) 626-3641

**Email**

jjohnson@mossyoakproperties.com

**Address**

2024 North Main Street

**City / State / Zip**

North Little Rock, AR 72114

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**NOTES**

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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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