

360 Green Timber/Crop Split  
000 Cross County Farm road  
Hickory Ridge, AR 72324

**\$1,600,000**  
320± Acres  
Cross County



**360 Green Timber/Crop Split**  
**Hickory Ridge, AR / Cross County**

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**SUMMARY**

**Address**

000 Cross County Farm road

**City, State Zip**

Hickory Ridge, AR 72324

**County**

Cross County

**Type**

Farms, Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

35.423424 / -90.907829

**Taxes (Annually)**

136

**Acreage**

320

**Price**

\$1,600,000

**Property Website**

<https://www.mossyoakproperties.com/property/360-green-timber-crop-split-cross-arkansas/54045/>



## **360 Green Timber/Crop Split**

### **Hickory Ridge, AR / Cross County**

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#### **PROPERTY DESCRIPTION**

320+- acres split almost with rice/bean farm and Green timber bottom land. Here is a unique spot located in the Arkansas flyway between Wynne and McCrory Arkansas. Hickory Ridge is a town of 200+- the farm is north of highway 64 and east of highway 49 in Cross County. Cash rent is applied to the tillable acres only. The woods(171+-) can be flooded by dropping boards on a water control structure on the the northwest end of the tract. A ditch has been dug around the property and the owner has only needed to use a well to flood the woods a few times since 1987 when he aquired the ground. The woods usually flood with no help from the owner except to put boards up in the water control structure.

The tillable acres (149+-) are rotated every year with rice and beans. One well (submersible pump with a power unit) is used (1800 gallons per minute) to flood the entire acerage. This farm is located between two paved roads that are a few miles apart, however, the owner has deeded easement from two directions one of which has a gravel base which a pickup can reach the farm with no problems even if the road is under water (rare event). Quality Deer, and Waterfowl frequent the farm and you have a choice of field or timber hunt for ducks. A rough field of 5+- acres extends into the woods that could be cleaned and used for food plot in the timber acerage that will attract waterfowl and deer.



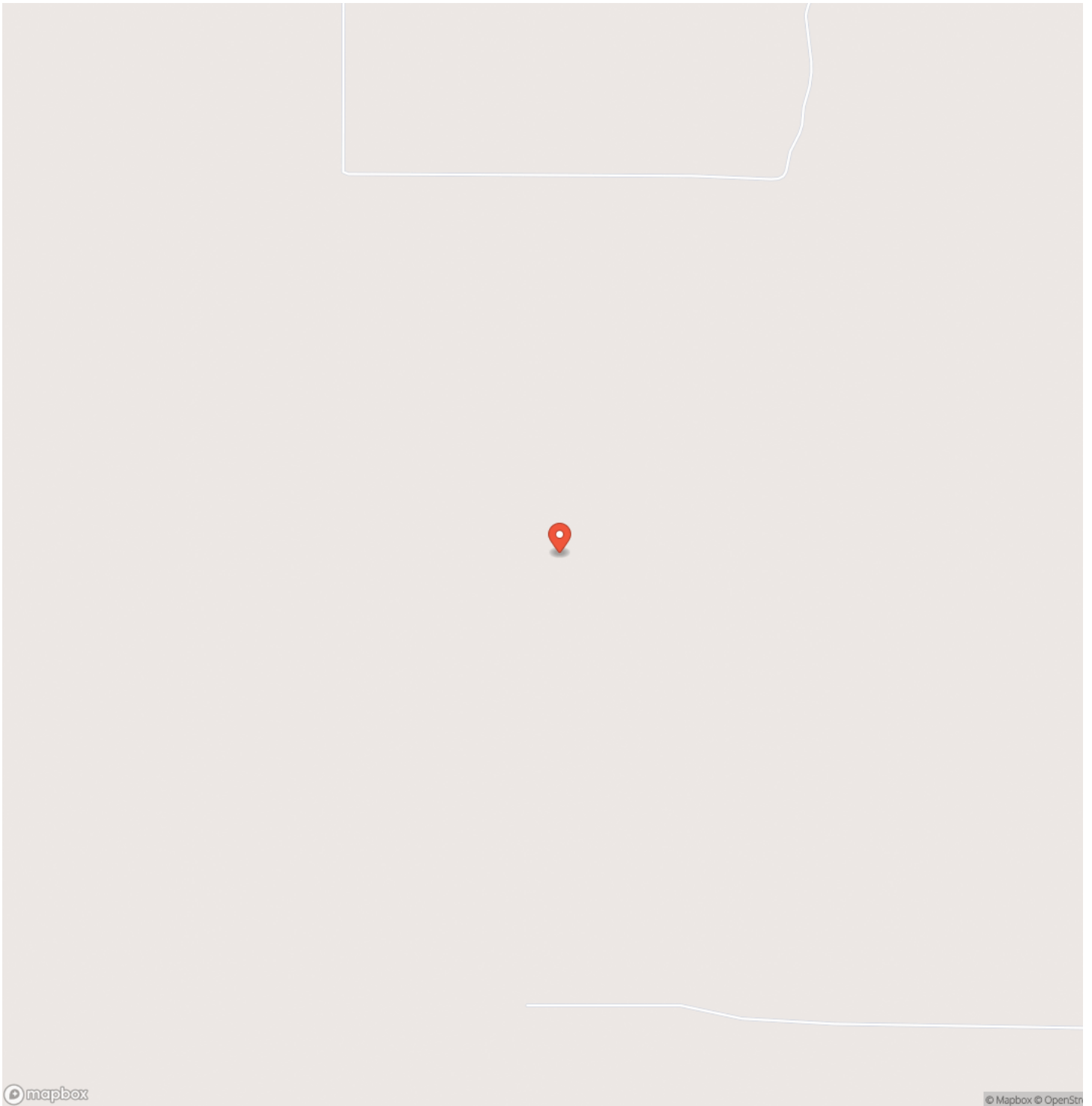


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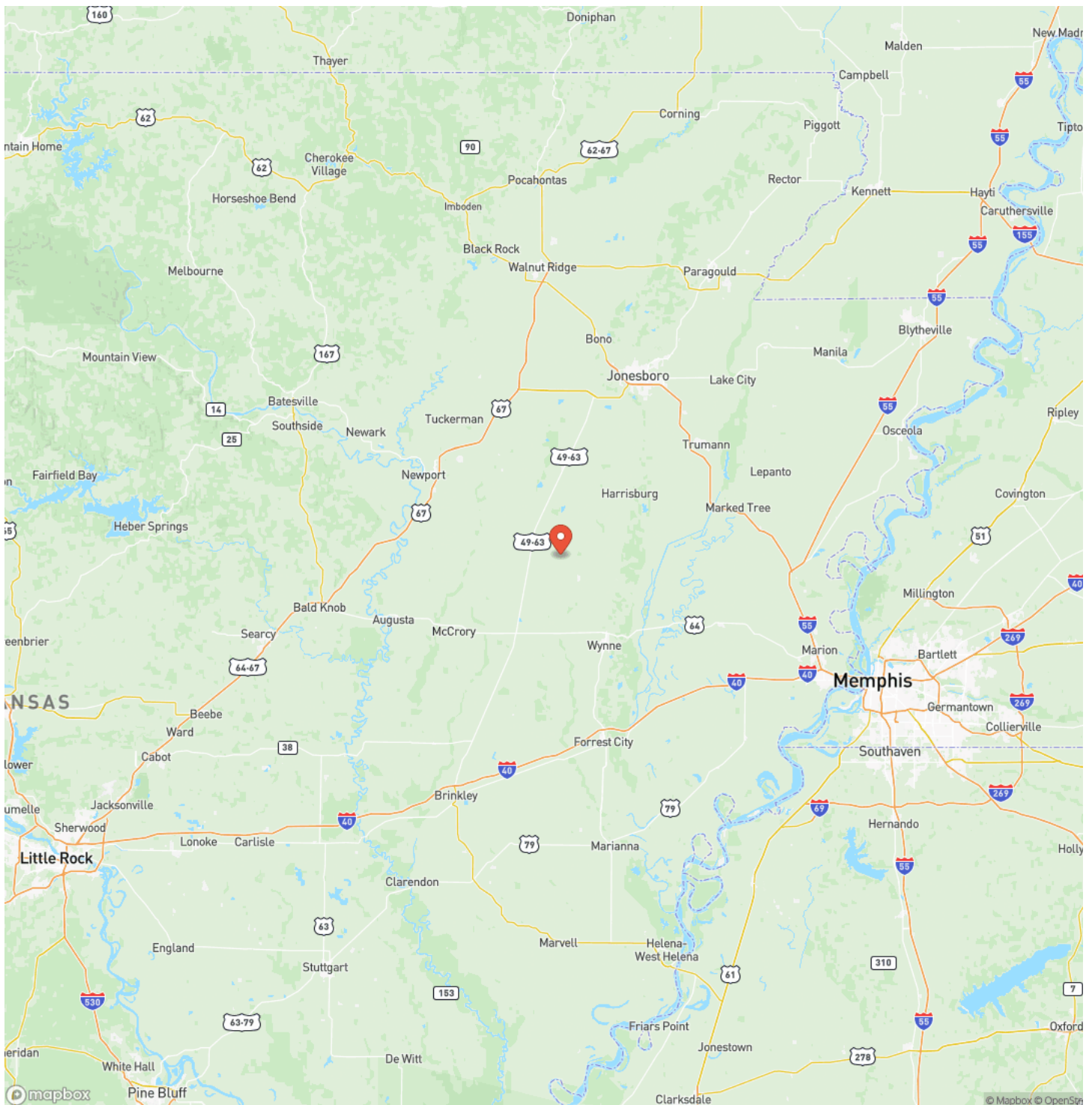
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## Locator Map



## Locator Map





## Satellite Map



## 360 Green Timber/Crop Split Hickory Ridge, AR / Cross County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Eric Camp

## Mobile

(501) 388-1947

## Email

ecamp@mossyoakproperties.com

### Address

400 West Race

## City / State / Zip

Searcy, AR 72160

## NOTES

[illegible]

**MORE INFO ONLINE:**

**MossyOakProperties.com**



## 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.



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**Mossy Oak Properties Cache River Land & Farm**

400 W Race Street

Searcy, AR 72143

(501) 278-5330

[MossyOakProperties.com](http://MossyOakProperties.com)

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