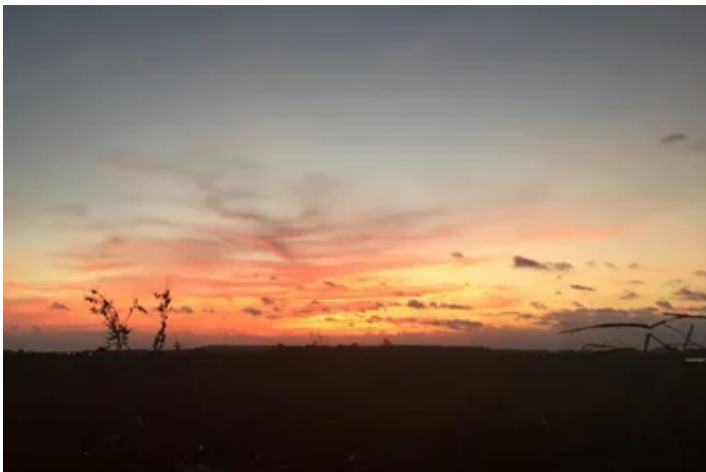


Long Prairie Farm
County Road 1
Bradley, AR 71826

\$710,000
192.500± Acres
Lafayette County



Long Prairie Farm
Bradley, AR / Lafayette County

SUMMARY

Address

County Road 1

City, State Zip

Bradley, AR 71826

County

Lafayette County

Type

Hunting Land, Farms, Riverfront, Timberland, Recreational Land

Latitude / Longitude

33.034234 / -93.801925

Taxes (Annually)

1114

Acreage

192.500

Price

\$710,000

Property Website

<https://www.mossyoakproperties.com/property/long-prairie-farm-lafayette-arkansas/59407/>



PROPERTY DESCRIPTION

Long Prairie Farm Secluded 192-Acre Farm and Hunting Paradise with Red River Frontage

WATERFOWL AND WHITETAIL Discover Long Prairie Farm in the south part of Lafayette County, Arkansas. This sprawling 192-acre property offers waterfowl, whitetail deer, hogs, and small game hunting. Over one quarter mile frontage on the Red River. Well, submersible pump, underground piping to flood waterfowl impoundment. Gravel pad with electric service can be used for a camp or parking site. County road access from both the Texarkana from the north or Shreveport/Bossier City to the south. Nestled along the scenic Red River, this estate boasts a perfect blend of farmland, sloughs, old river channels, and woodland, making it an ideal retreat for both outdoor enthusiasts and agricultural endeavors.

Key Features:

- **Prime Location:** Situated in Lafayette County, known for its agricultural opportunities and abundant wildlife.
- **192 Acres of Opportunity:** Ample space for farming, hunting, and recreational activities. Deer stands, pit blind, miles of trails
- **Red River Frontage:** Enjoy direct access to the majestic Red River, offering fishing and water sports right from your doorstep.
- **County Road Access:** Convenient access via well-maintained county roads ensures easy reach year-round.

Potential Uses:

- **Hunting Paradise:** Abundant wildlife including deer, turkey, and small game make this property a haven for hunting enthusiasts.
- **Farming and Ranching:** Fertile land ready for cultivation.
- **Nature Retreat:** A serene escape for nature lovers and those seeking peace and privacy.

Additional Amenities:

- **Scenic Views:** Picturesque vistas of river bottoms and the tranquil Red River.
- **Investment Potential:** Agriculture income, timber income, conservation easement potential to further capitalize on its prime location and natural beauty.

Whether you're looking to build your dream hunting lodge, or cultivate crops, this 192-acre property offers limitless possibilities in a serene, natural setting. Don't miss out on the chance to own a piece of Arkansas's finest land.

Contact our office today to schedule a private tour and explore the endless potential of this remarkable estate.

Neither the seller, Mossy Oak Properties Land & Home (MOPLH), their subsidiaries, affiliates nor representatives warrant the accuracy, adequacy or completeness of any information contained herein regarding the property, its condition, boundaries, access, acreage, or timber stand information. Maps, timber evaluations and all information contained herein is provided "AS IS," as a courtesy to potential buyers. Potential buyers should make their own determination regarding the accuracy of the information provided. Potential buyer's agent(s) must be identified on first contact with MOPLH and must accompany the potential buyer on showings. Selling brokerages must have an executed Buyer agency agreement prior to contact with listing agent/brokerage, which spells out specifically selling brokerage commission source. Co-brokerage agreements between listing and selling brokerage are required to verify any commission split. Otherwise, the fee participation will be at the sole discretion of MOPLH. All property is subject to change, withdrawal, or prior sale. MOPLH expressly disclaims liability for errors or omissions and does not assume liability for typographical errors, misprints, nor for misinformation that may have been given to us.

Any person viewing this marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.



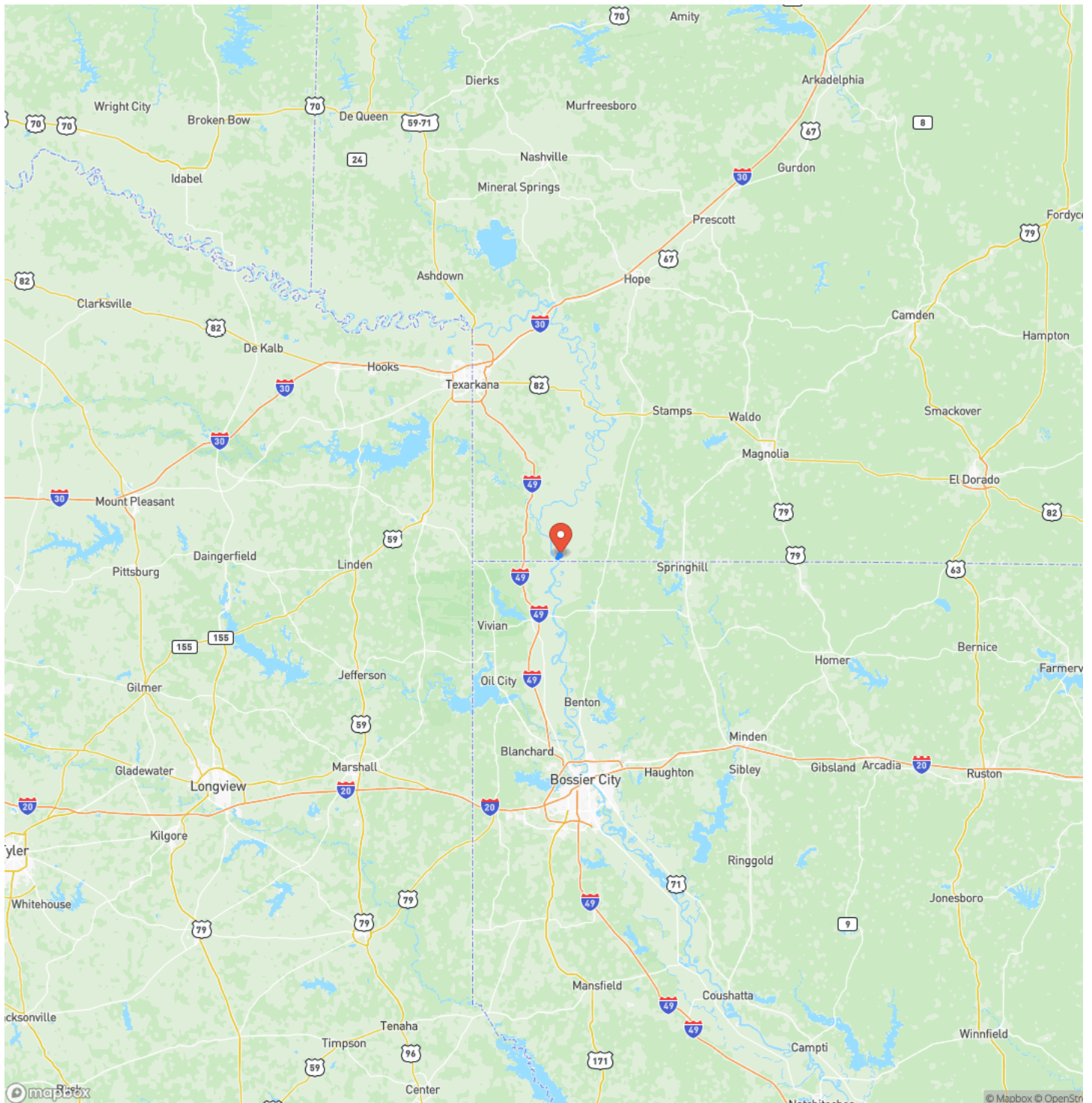
Long Prairie Farm
Bradley, AR / Lafayette County



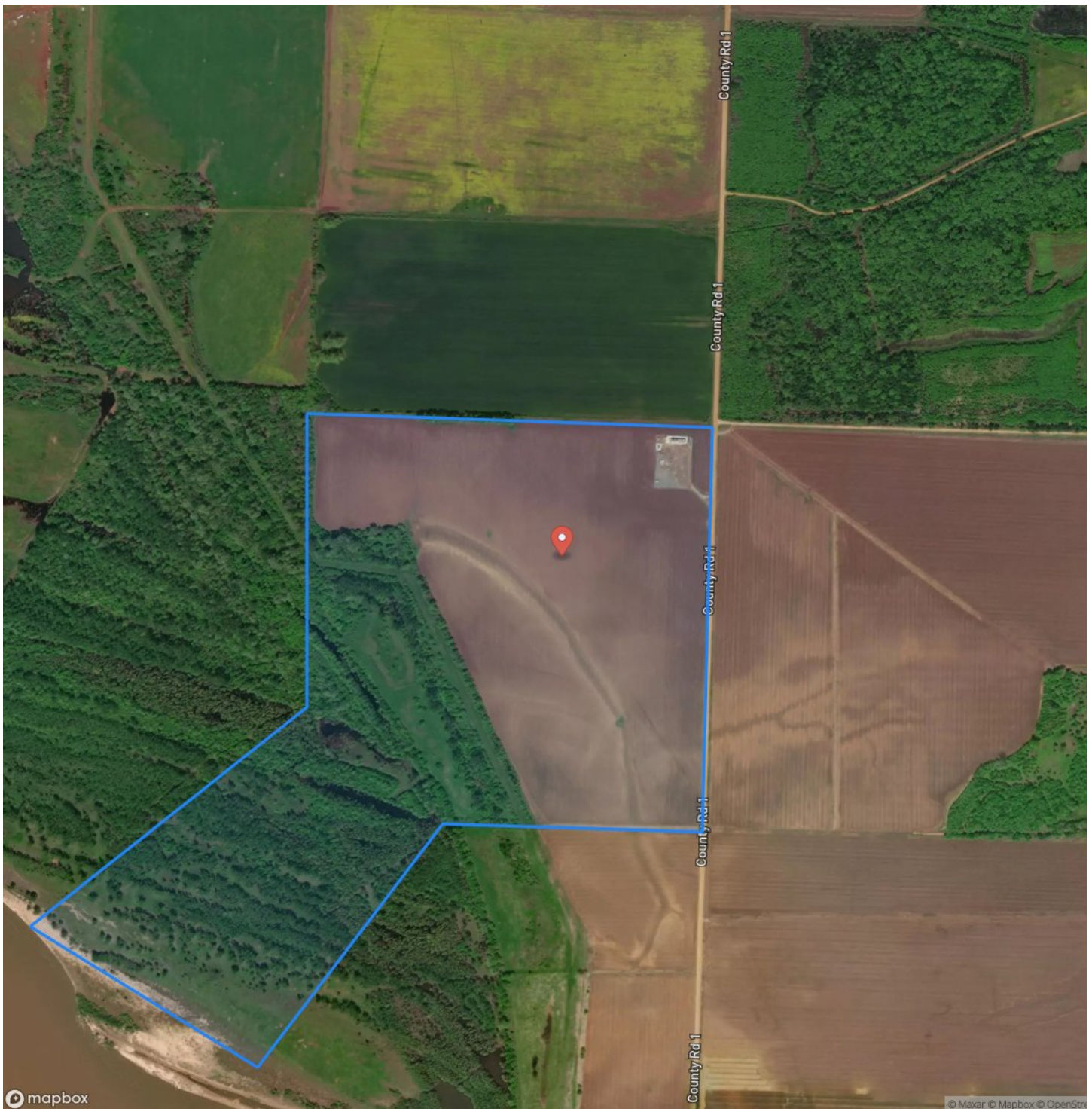
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Michael Clayton

Mobile

(870) 818-5418

Office

(870) 807-6731

Email

mclayton@mossyoakproperties.com

Address

819 Lakewood Road

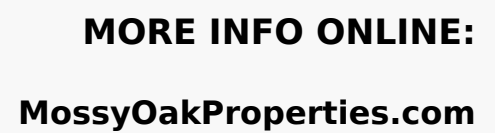
City / State / Zip

Camden, AR 71701

NOTES



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.



Mossy Oak Properties Land and Home
819 Lakewood Road
Camden, AR 71701
(870) 807-6731
MossyOakProperties.com

