

# For Sale



**329.0± acres**  
**Crittenden County, AR**

## Wapanocca Lake



Capital  
Agricultural  
Property  
Services, Inc.  
901-756-5367

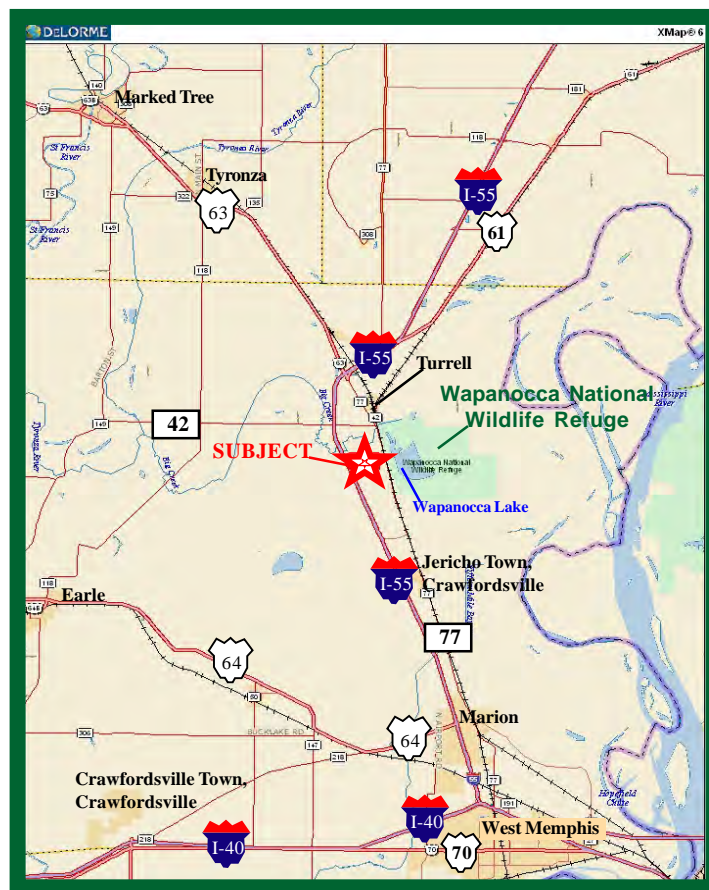
**Size:** 329.0± Total acres, 314.6± FSA Cropland  
**Taxes:** 2011: \$1,999.26 - approximately \$6.07 per acre  
**Location:** This farm is located approximately 2 miles south of Turrell, AR and 9 miles north of Marion, AR on the east side of Interstate 55 in Crittenden County, AR. Access is via the Interstate Service Road. The property is located a quarter of a mile due west of the Wapanocca National Wildlife Refuge.  
**Soils:** Soils consists of Sharkey and Alligator silty clay.  
**Possession:** At closing.  
**Management:** Professional farm management is available.

FSA Data: (2012)	Crop	Base Acres	Pymt. Yield
	Rice	57.8	4,226 lbs
	Soybeans	177.4	15 bu
	Wheat	176.2	40 bu
	Grain Sorghum	6.5	55 bu

\* Base acres & payments are estimates based upon the Farm Security & rural Investment Act of 2002 and are subject to final approval of the local Farm Service Agency.

**Description:** This is an improved rice and soybean farm. Approximately 285± acres have been leveled to grade and are irrigated with two irrigation wells, and a surface water relief. The farm has good under ground water. There is a 5.5± acre pond located in the center of the property with a dock for fishing. Wapanocca National Wildlife Refuge is located less than a quarter of a mile east of the farm and attracts numerous ducks and geese to the farm. The farm currently has duck pits in place for hunting.

**Improvements:** There are two irrigation wells.



**For more information contact:**

**Scott Mason, AFM - Real Estate Broker**  
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## Aerial Map



 **surety**  
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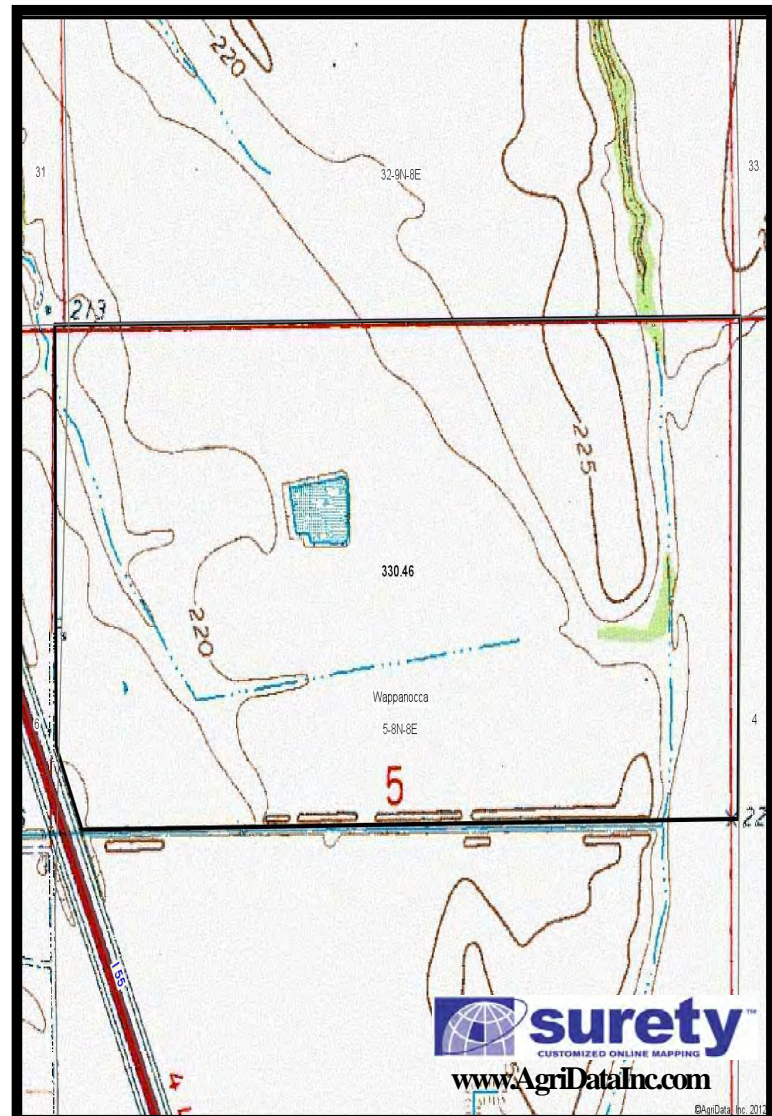
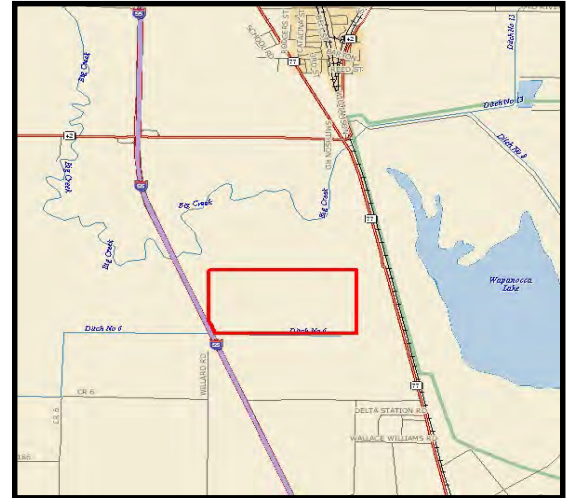
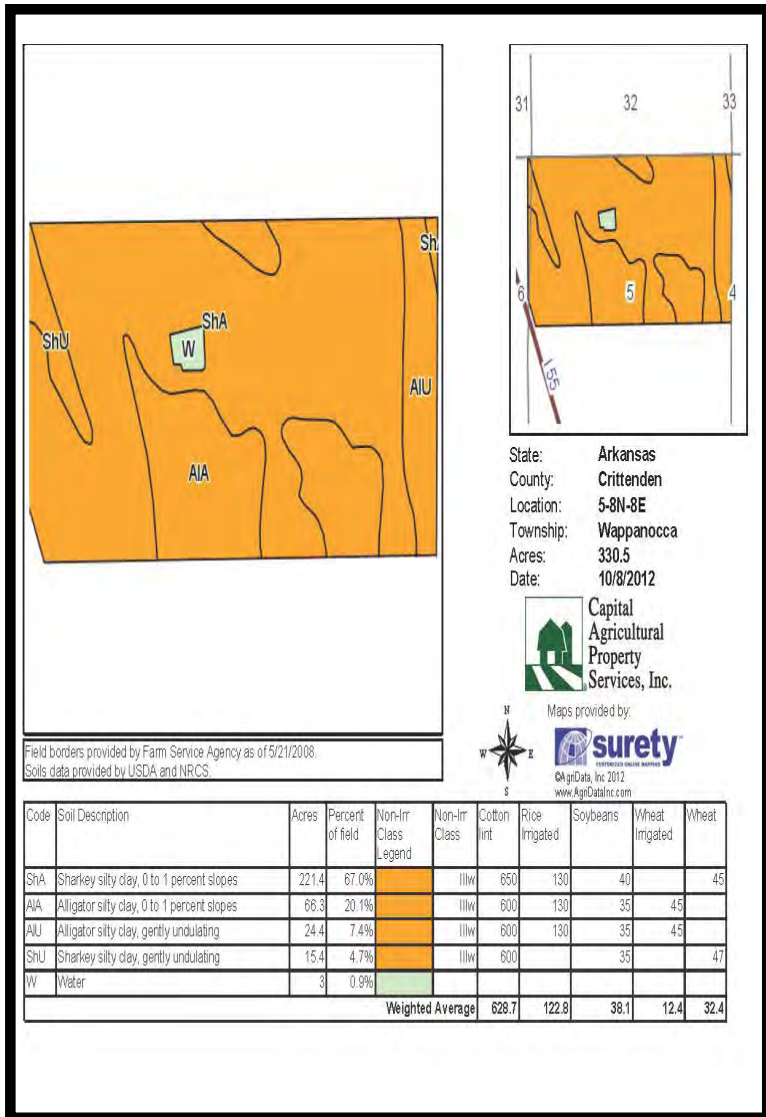
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## Soils and Topography Maps



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