



**CROPLAND WITH FLOODED CORN & TIMBER
EUDORA, ARKANSAS
CHICOT COUNTY
41+/- ACRES**

Presented by



Marc Holmes – Principal Broker (501-269-6963) cell

115 Ferncrest Dr., Little Rock, Arkansas 72223

501-438-9757 (office) 501-399-4545 (fax)

marc@holmes-realestate.com

CROPLAND WITH FLOODED CORN AND TIMBER

PROPERTY SUMMARY

Overview: This 41+/- Acres is located approximately 1.5 miles Northwest of Eudora, AR, with frontage along Old Highway 165. Approximately 31 acres are currently being planted in corn with the remaining 10+/- acres in hardwood timber. Approximately 15 acres are flooded each year for duck hunting, of which half is standing corn left for the ducks. The cropland has been precision leveled, and will provide an additional source of income. A new 8" submersible well is used to irrigate the cropland and flood the timber/corn for ducks. Utilities are available along the east boundary, providing easy access for a future hunting lodge or residence.

Location/Access: Approximately 1.5 miles northwest of Eudora, Arkansas. Access is via Old Highway 165.

Land Area: 41+/- total acres
31+/- acres in irrigated cropland
10+/- acres in hardwoods

Improvements: 1 - 8" submersible irrigation well
31+/- precision leveled cropland acres
1 - duck blind
1 - flashboard riser

Taxes: Estimated real estate taxes were \$209.87 for 2018.

Offering Price: The offering price for this property is \$213,200.

Disclaimer Statement

Any/all information provided by Holmes Real Estate is intended for reference only and it's accuracy is not guaranteed. This listing is subject to errors, omissions or change without notice.

Aerial Map

Chicot County 41+/- Acres
Chicot County, Arkansas, 41 AC +/-



Boundary

Aerial Map

Chicot County 41+/- Acres
Chicot County, Arkansas, 41 AC +/-



Boundary

Marc Holmes
P: 501-438-9757 www.holmes-realestate.com 115 Ferncrest Dr.

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SOIL MAP

Chicot County 41+/- Acres
Chicot County, Arkansas, 41 AC +/-

HOLMES
REAL ESTATE




 Boundary


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SOIL MAP

I  Boundary 42.1 ac


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
CHA	Calloway-Henry silt loams, 0 to 2 percent slopes	19.6	46.7	2e
CaA	Calloway silt loam, 0 to 1 percent slopes	22.4	53.3	2w
TOTALS		42.1	100%	2.0

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

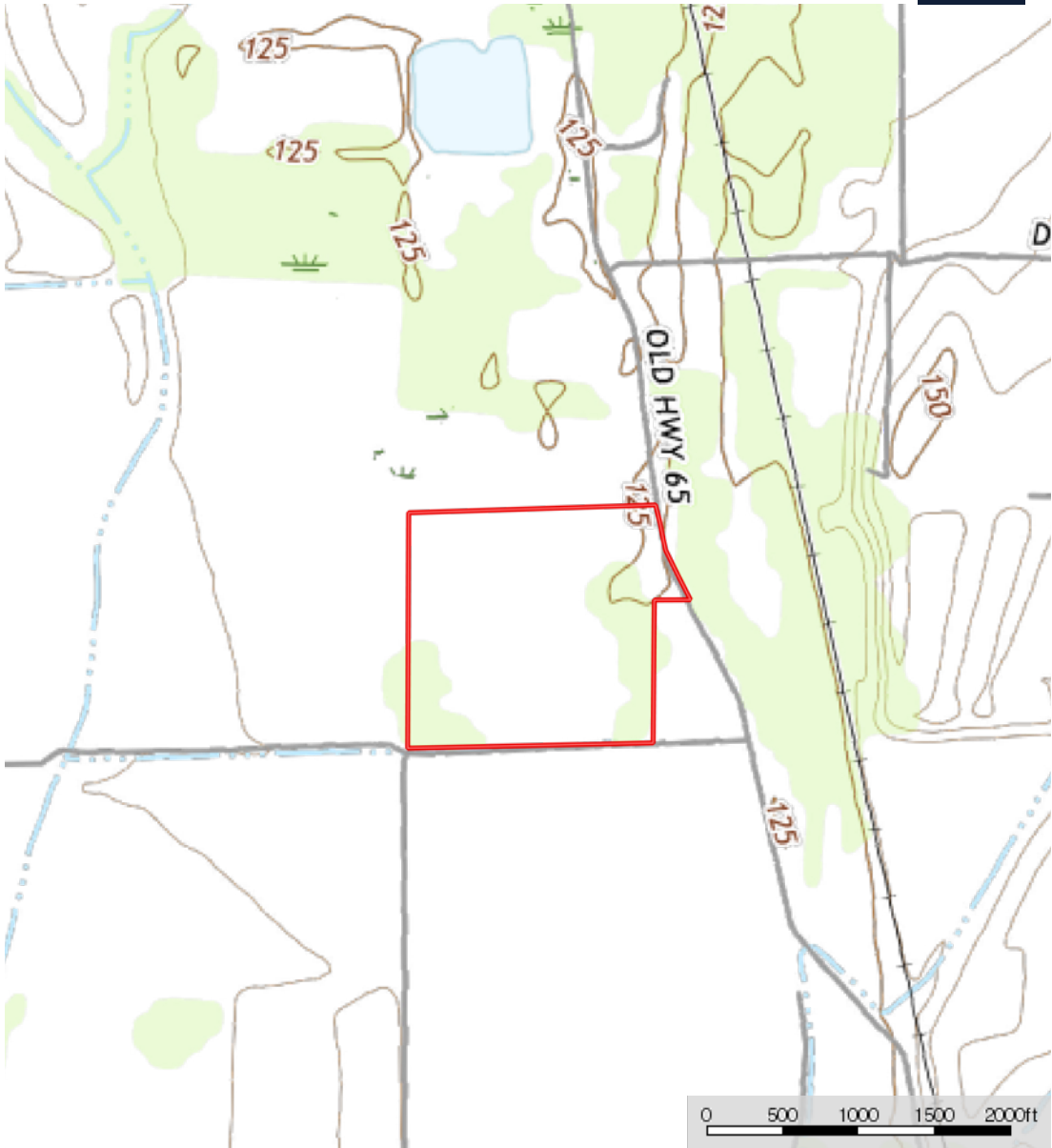
Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

TOPOGRAGHY MAP


Chicot County 41+/- Acres
Chicot County, Arkansas, 41 AC +/-



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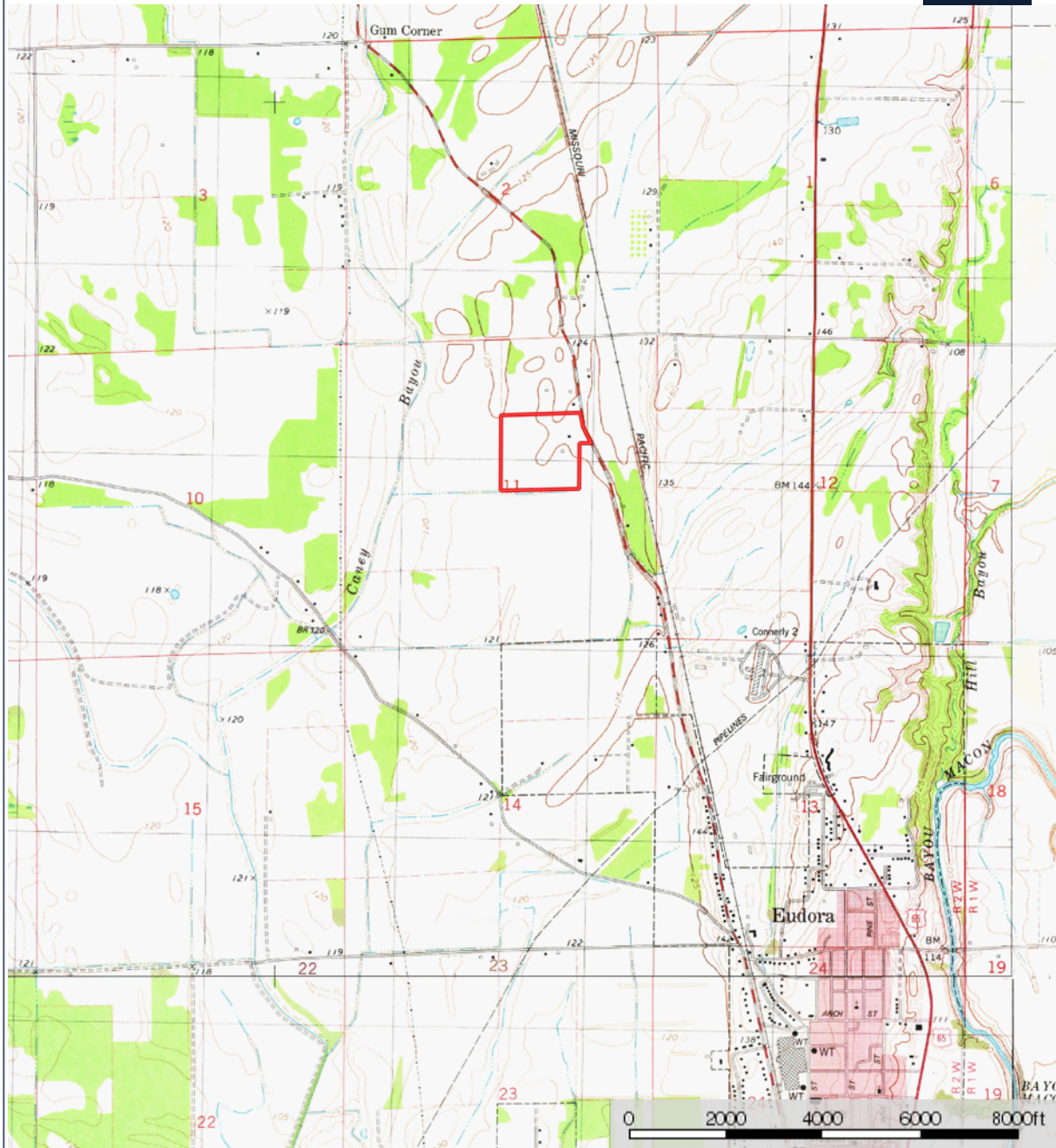
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TOPOGRAPHY MAP

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Chicot County, Arkansas, 41 AC +/-

HOLMES
REAL ESTATE



Boundary

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PROPERTY PHOTOS



PROPERTY PHOTOS



COMMENTS & NOTES



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