

TILLER

CONSULTING | REALTY | DEVELOPMENT

- EST. 2020 -



FARMLAND COLLECTION

PRESENTING

THE BRIDGER FARM

CRAIGHEAD COUNTY, ARKANSAS



THE BRIDGER FARM

Craighead County Arkansas

This precision leveled rice and soybean farm in west Craighead County, Arkansas offers a combination of crop and hunting income. There are 6 wells on the property with underground pipe for highly efficient irrigation. Two 18,000bu grain bins for storage and an established tenant help to maximize the return on investment. The farm has traditionally been some of the best duck hunting in the area and lays against the Cache River. There are pits and blinds already on the property. Financial models are available upon request, and we would love to discuss a management plan if you're looking to invest in farmland.



PROPERTY HIGHLIGHTS

- Highly productive irrigated tract
- Opportunity for crop and hunting income
- Precision leveled with storage and established tenant
- History of excellent duck hunting



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FSA DATA:

CROP	ACREAGE	PLC YIELD
Soybeans	162.51	35
Rice-Long Grain	305.14	6628
Rice- Medium Grain	58.45	5994
Total Base Acres:	526.1	

REAL ESTATE TAXES: \$5364.88 per ARCountyData.com

TOTAL ACREAGE: +/- 720

FARMABLE ACRES: +/- 622

CRP ACRES: +/- 58

RECREATIONAL ACRES: +/- 40

COUNTY: Craighead

ASKING PRICE: \$4,408,000

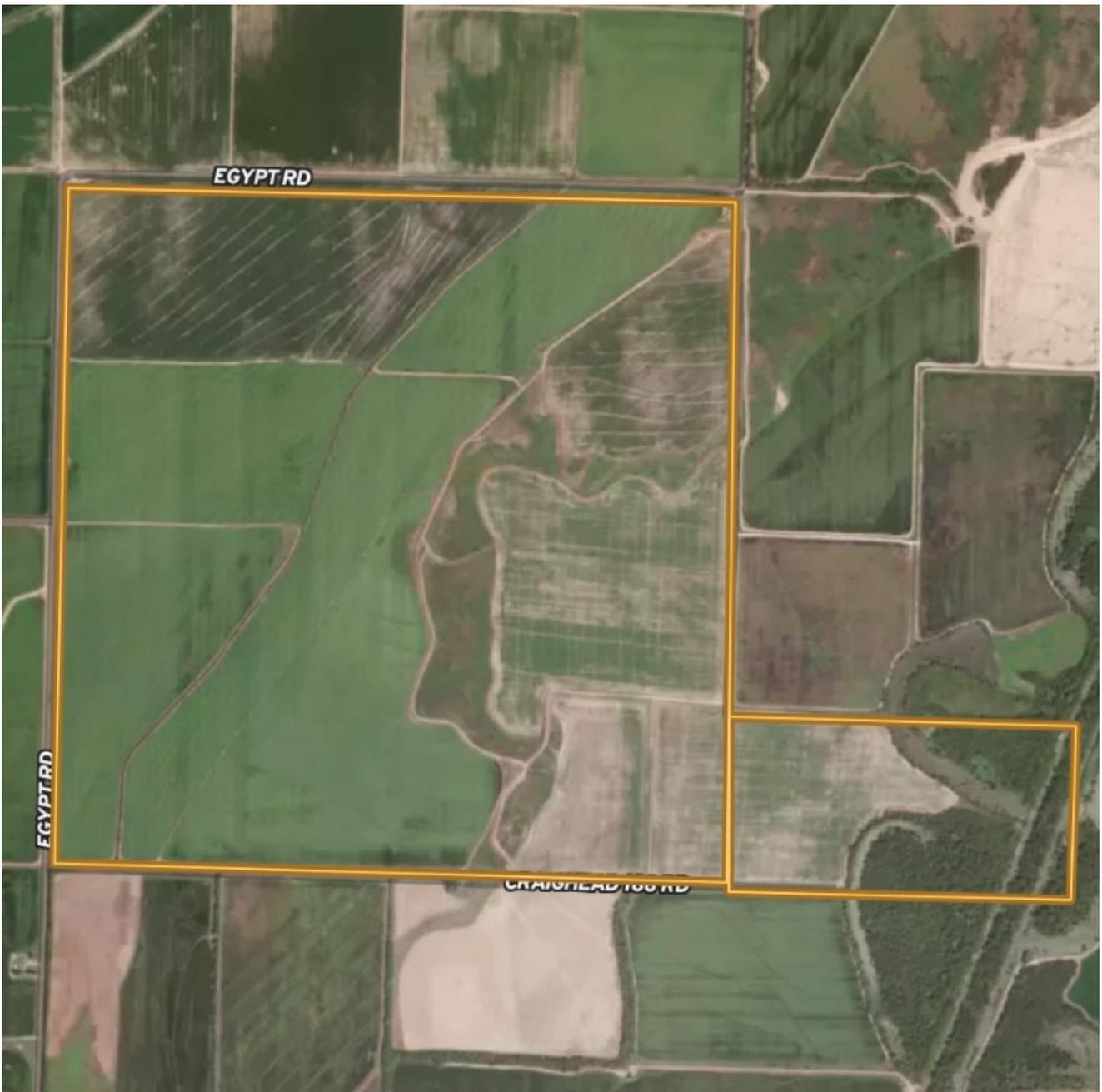




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AERIAL MAP

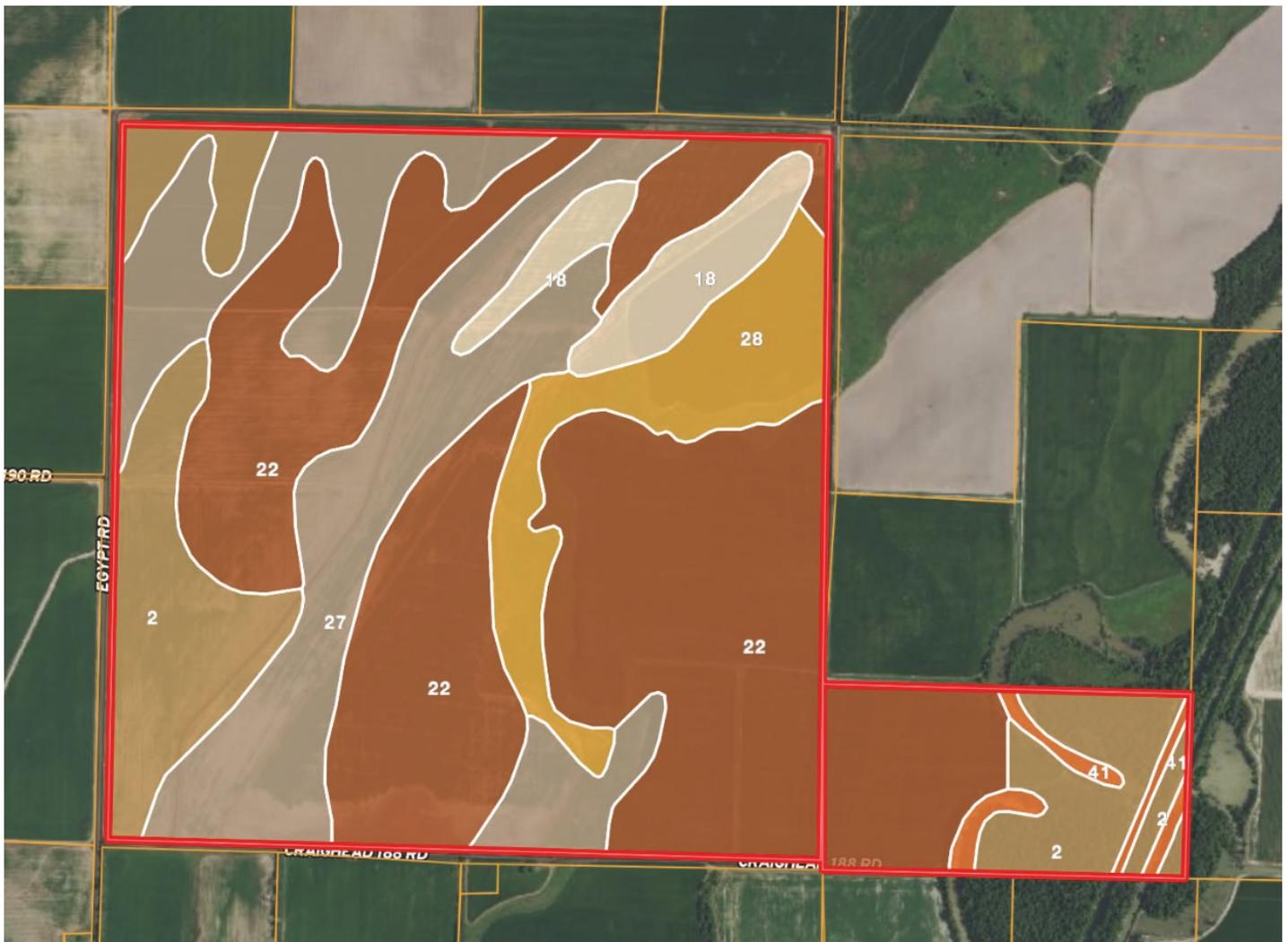




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SOIL MAP



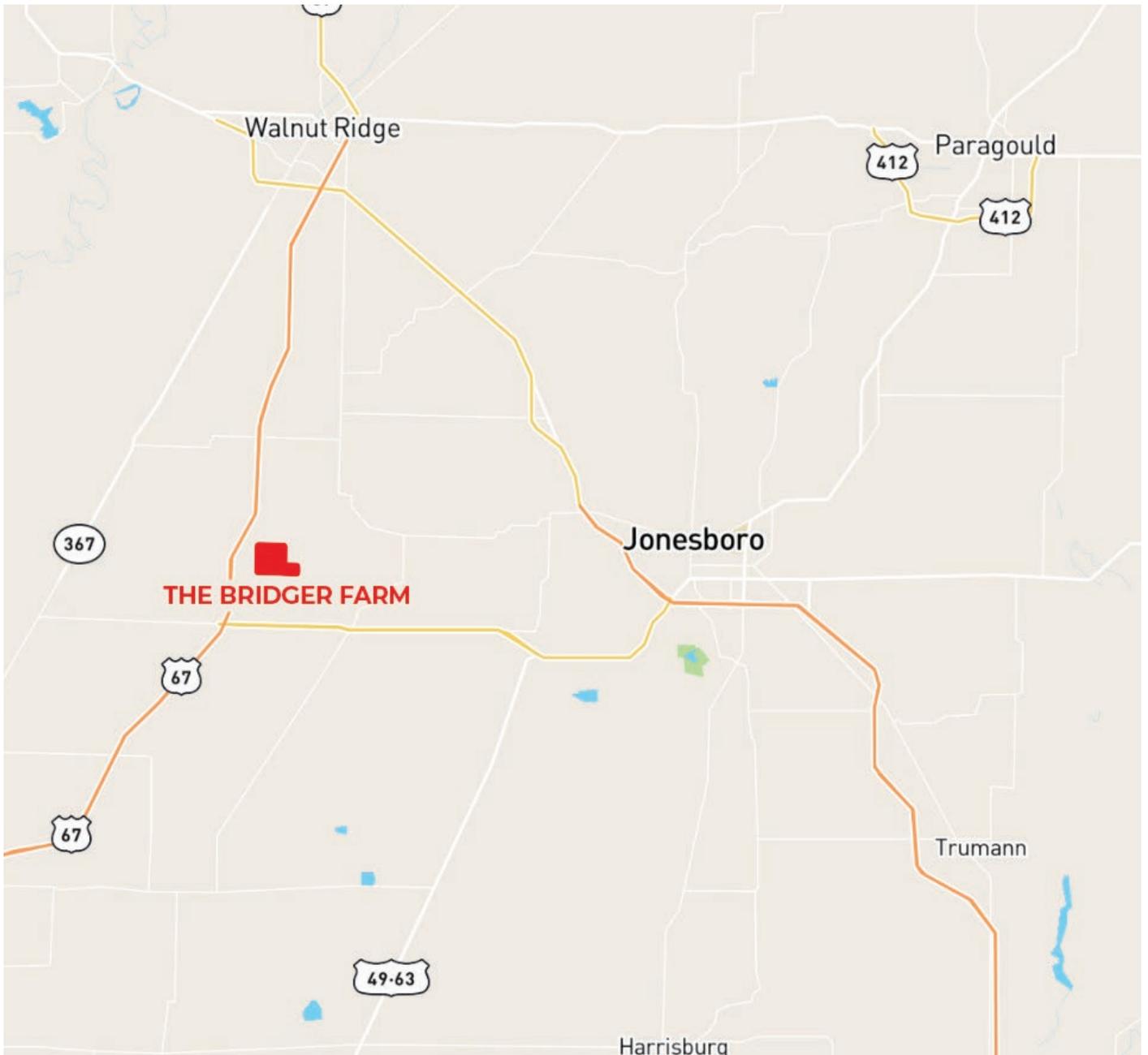
- | | | | |
|-----------|---|-----------|---|
| 2 | Amagon silt loam, 0 to 1 percent slopes | 28 | Lafe silt loam |
| 41 | Water | 22 | Foley silt loam, 0 to 1 percent slopes |
| 18 | Dundee fine sandy loam | 27 | Jackport silty clay loam, 0 to 1 percent slopes |



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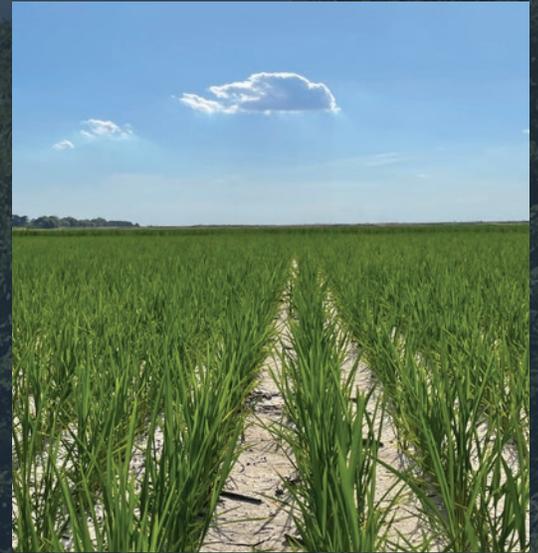
REGIONAL MAP





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Property Photos





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Thanks for your interest in
THE BRIDGER FARM

Let us know if we can answer any
questions or if you'd like a property tour.

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