

**AMERICAN  
LEGACY**  
LAND CO

**FOR SALE**

**AGRICULTURAL/  
RECREATIONAL**

Drew County, AR

**831 +/- Acres**

**OFFERED AT:**

**\$4,200,000**

***ABOUT THIS PROPERTY:***

This 831 +/- acre tract offers the perfect blend of income-producing farmland and top-tier recreational ground, conveniently located with direct frontage along Highway 138. The property features approximately 535 acres of fully irrigated tillable land supported by six wells, along with 296 acres of natural habitat, providing a rare balance of farm income and outdoor opportunity. Fertile Perry clay soils and nearly 90% leveled topography make the farm ideal for efficient rice and soybean production, backed by a strong management history and a current tenant lease option for buyers seeking immediate return.



## More About this Property:

The farmland is fully equipped for modern production with a comprehensive irrigation system already in place, offering consistency and stability for agricultural operations. The property's strong foundation, combined with meticulous care from the current tenant, ensures dependable yields year after year, making it an attractive opportunity for agricultural investors or working farmers looking to expand their holdings.

Beyond the farm income, this property truly stands out for its recreational appeal. Ables Creek winds across the property from west to east, creating a diverse wildlife corridor of mixed hardwoods and prime whitetail habitat. Established deer stands, food plots, and an extensive interior trail system offer excellent access for hunting and wildlife management. The area is well known for its deer and turkey populations, and this tract provides both cover and open food sources to support healthy game numbers.

Waterfowl hunting is already an active part of the property's history, with consistent success year after year. Ducks and geese naturally utilize the flooded creek bottoms and open fields, offering strong hunting without major improvements. However, with a little strategic management — such as additional controlled flooding of select fields — this property could be elevated into a true premier waterfowl destination. The combination of strong current waterfowl hunting and the potential for even greater development makes this 831 +/- acre farm a rare opportunity for buyers who want both dependable farm income and year-round outdoor enjoyment.

Location: Conveniently located with direct access from Highway 138, providing easy transportation and logistics for farming operations and recreational access.

Directions: From Monticello, head east on AR 138 for 16 miles. The property will be on the left.

Legal Description:

Tract 1 24-11S-05W (380+/- ac), Tract 2 13-11S-05W (341+/- ac), Tract 3 18-11S-04W (31+/- ac), Tract 4 23-11S-05W (79+/- ac) Drew County, AR

Taxes for all 4 Tracts: \$4,701.00

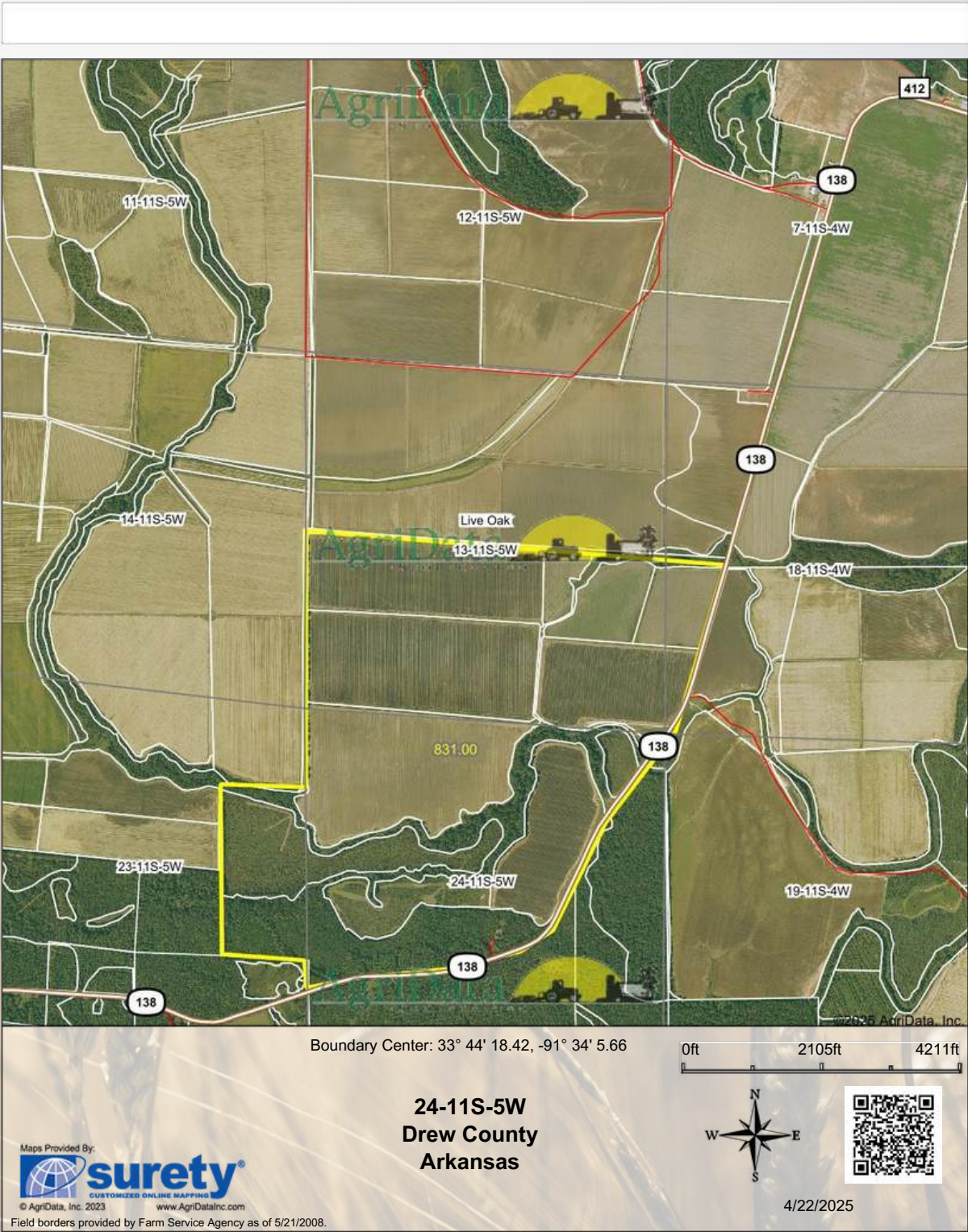
Income Potential: cash rent or crop shares from current farm lease, potential hunting lease

## FEATURES:

- 831 +/- total acres
- 535 +/- tillable and irrigated acres
- 296 +/- acres of prime hunting grounds
- Predominantly Perry clay soil
- Comprehensive irrigation system with six wells
- Approximately 90% leveled for efficient farming



DREW COUNTY,  
ARKANSAS

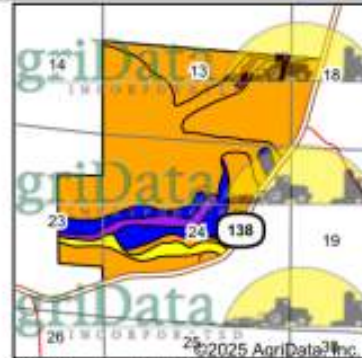
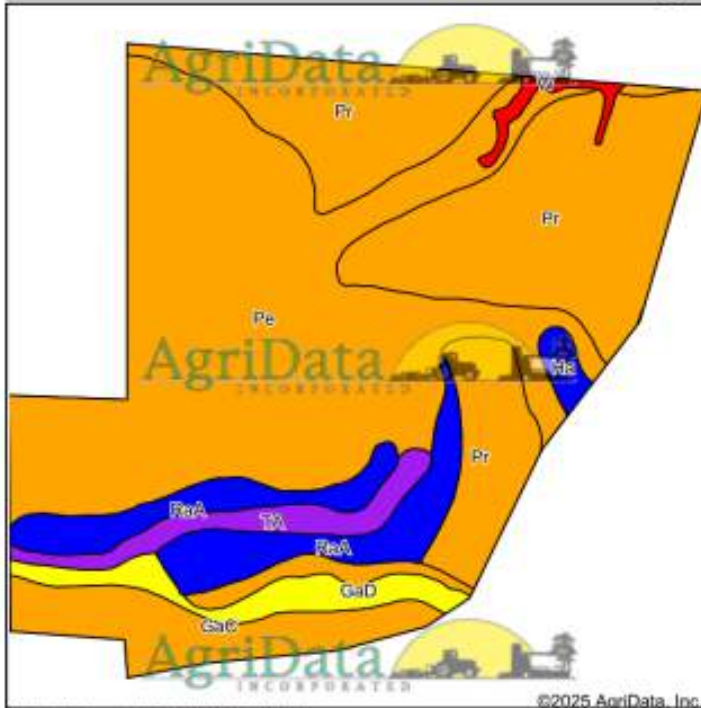


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AND SELL LAND





## Soils Map



State: **Arkansas**  
County: **Drew**  
Location: **24-11S-5W**  
Township: **Live Oak**  
Acres: **831**  
Date: **4/22/2025**

Maps Provided By:  
**surety**  
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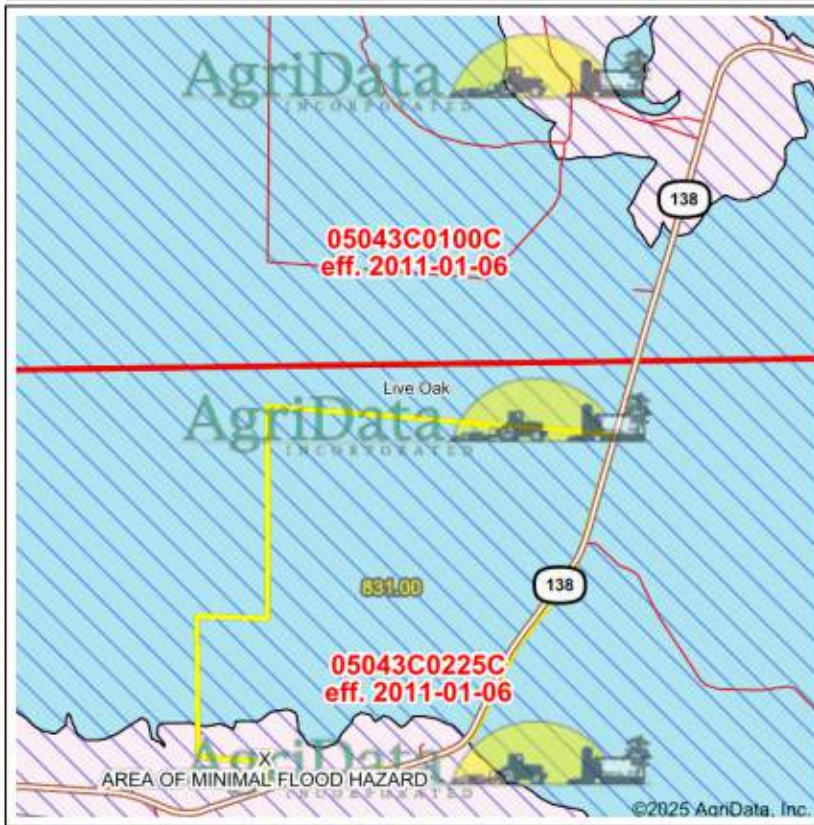
Soils data provided by USDA and NRCS.

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| Area Symbol: AR043, Soil Area Version: 23 |                                                 |        |                  |                      |                  |              |                         |         |                 |                  |                       |                           |             |                 |          |                  |
|-------------------------------------------|-------------------------------------------------|--------|------------------|----------------------|------------------|--------------|-------------------------|---------|-----------------|------------------|-----------------------|---------------------------|-------------|-----------------|----------|------------------|
| Code                                      | Soil Description                                | Acres  | Percent of field | Non-Irr Class Legend | Non-Irr Class °c | Irr Class °c | Common bermudagrass AUM | Corn Bu | Cotton lint Lbs | Grain sorghum Bu | Grass legume hay Tons | Improved bermudagrass AUM | Soybeans Bu | Tall fescue AUM | Wheat Bu | *n NCCPI Overall |
| Pe                                        | Perry clay, 0 to 1 percent slopes               | 367.20 | 44.1%            |                      | IIIw             |              |                         |         |                 |                  |                       |                           |             |                 |          | 48               |
| Pr                                        | Portland clay, 0 to 1 percent slopes            | 262.95 | 31.6%            |                      | IIIw             |              |                         |         |                 |                  |                       |                           |             |                 |          | 56               |
| RaA                                       | Rilla silt loam, 0 to 1 percent slopes          | 73.70  | 8.9%             |                      | Ile              |              | 7.5                     | 95      | 900             | 95               |                       | 13.5                      | 40          | 60              | 85       | 75               |
| GaC                                       | Grenada silt loam, 3 to 8 percent slopes        | 55.39  | 6.7%             |                      | IIIe             | IIIw         |                         |         |                 |                  |                       |                           |             |                 |          | 57               |
| GaD                                       | Grenada silt loam, 8 to 12 percent slopes       | 30.27  | 3.6%             |                      | IVe              |              |                         |         |                 |                  | 4                     | 6.5                       | 25          | 6.5             |          | 62               |
| TA                                        | Tichnor and Arkabutla soils, frequently flooded | 27.04  | 3.3%             |                      | Vw               |              |                         | 8       |                 |                  |                       |                           |             |                 |          | 51               |
|                                           |                                                 |        |                  |                      |                  |              |                         |         |                 |                  |                       |                           |             |                 |          | 47               |
|                                           |                                                 |        |                  |                      |                  |              |                         |         |                 |                  |                       |                           |             |                 |          | 48               |
|                                           |                                                 |        |                  |                      |                  |              |                         |         |                 |                  |                       |                           |             |                 |          | 37               |
|                                           |                                                 |        |                  |                      |                  |              |                         |         |                 |                  |                       |                           |             |                 |          | 33               |



## FEMA Report



Map Center: 33° 44' 50.66, -91° 34' 2.89

State: AR Acres: 831

County: Drew Date: 4/22/2025

Location: 24-11S-5W

Township: Live Oak

Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

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| Name         | Number                       | County                      | NFIP Participation | Acres   | Percent |
|--------------|------------------------------|-----------------------------|--------------------|---------|---------|
| DREW COUNTY  | 050430                       | Drew                        | Regular            | 831     | 100%    |
| <b>Total</b> |                              |                             |                    | 831     | 100%    |
| Map Change   | Date                         | Case No.                    | Acres              | Percent |         |
| No           |                              |                             | 0                  | 0%      |         |
| Zone         | SubType                      | Description                 | Acres              | Percent |         |
| A            |                              | 100-year Floodplain         | 743.29             | 89.4%   |         |
| X            | AREA OF MINIMAL FLOOD HAZARD | Outside 500-year Floodplain | 87.71              | 10.6%   |         |
| <b>Total</b> |                              |                             | 831.00             | 100%    |         |
| Panel        | Effective Date               | Acres                       | Percent            |         |         |
| 05043C0225C  | 1/6/2011                     | 831                         | 100%               |         |         |
| <b>Total</b> |                              |                             | 831                | 100%    |         |



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LAND CO.

**FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT**





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**TRUSTED**







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AND SELL LAND







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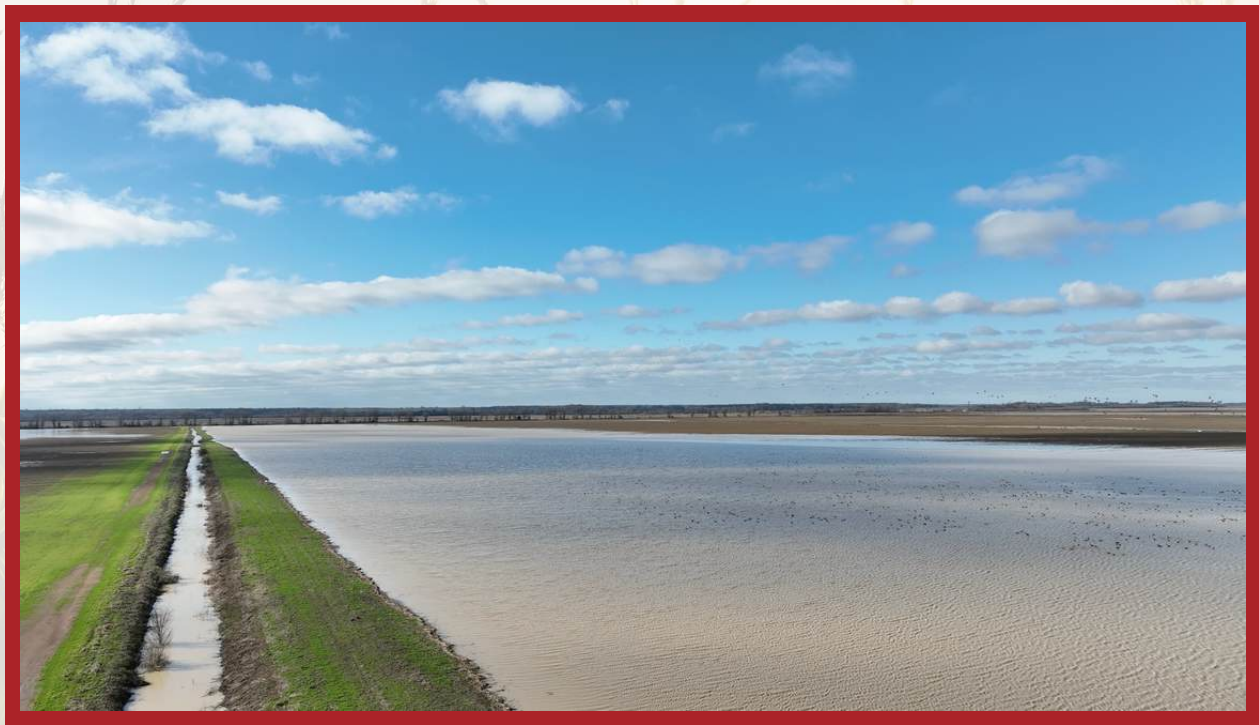
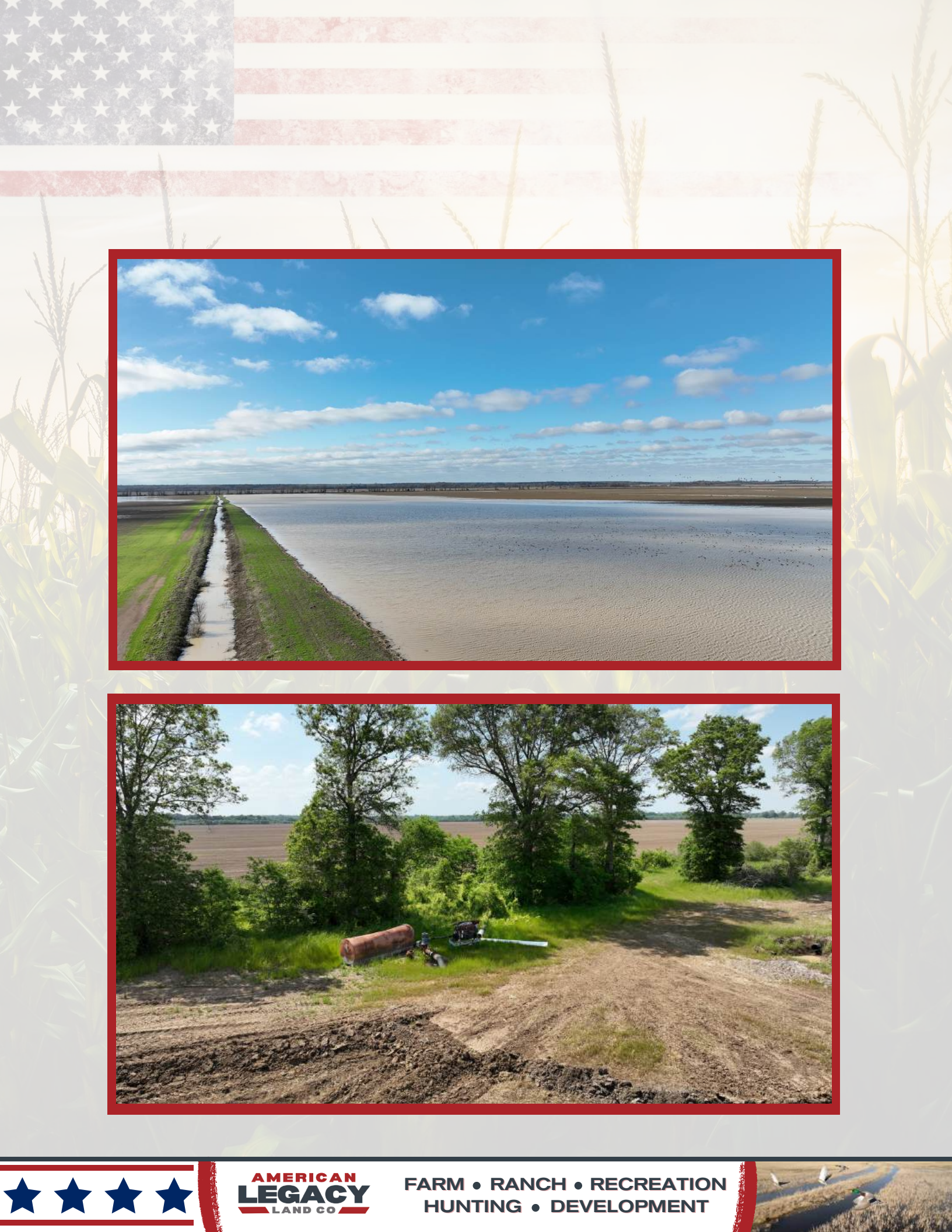


**AMERICAN  
LEGACY  
LAND CO.**

**BUYING • SELLING  
AUCTIONS**







**AMERICAN**  
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LAND CO

FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT







## About the Agent:

Michael has spent the majority of his life in Monticello, Arkansas as a multi-generational farmer. Growing up with deep roots in agriculture and land management, he has a strong appreciation for the value of land and property.

Michael's background in farming has given him a unique perspective on real estate-understanding not just the transaction, but the land itself, its potential, and its long-term value.

Michael enjoys spending time with his family. He and his wife, Andrea, have two children and two grandchildren. In his free time, Michael is an avid hunter and fisherman, making the most of Arkansas's great outdoors.



**MICHAEL OLTMANN** , LAND AGENT



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