



OFFERED FOR SALE

BURROW FARM

Agriculture and timberland income
with duck and deer hunting.

266.0 +/- Acres

Monroe County, Arkansas

Acreage Summary

266.66 +/- Total Acres (surveyed)

- 191.81 +/- FSA acres in tillable farmland
- 46.07 +/- FSA acres in pine timber
- 26.90 +/- FSA acres in fish ponds
- 1.88 +/- acres in roads, well sites, and ditches

Location

East Arkansas (Monroe County)

- 9.0 miles southwest of Brinkley, AR

Description

The Burrow Farm is a diverse property located in Monroe County, Arkansas, just southwest of Brinkley. The land comprises 266.66 +/- acres (surveyed) and offers an agricultural, timberland, and outdoor recreation investment opportunity.

The tillable cropland acres are cultivated by an established farmer on a cash-rent basis according to a verbal lease agreement, with a crop rotation of soybeans and rice. The cropland is irrigated via three six-inch, electric, submersible wells. The fish ponds are actively tended by the same farmer as a minnow production operation. The pine timber has been thinned in the past, with the current stand providing merchantable timber that is ready to cut if the new owner desires to generate immediate revenue.

The landscape is positioned in a prominent trophy deer and duck wintering zone. The Cache River National Wildlife Refuge borders the property on the west, offering direct access to 2,033 +/- contiguous acres, which is home to big bucks and thousands of ducks during the winter. Additionally, the Sheffield Nelson Dagmar WMA is just one and a half miles north. The electric wells and water-control systems make flooding the crop fields as effortless as flipping a switch. The fish ponds could be efficiently converted to duck food plots and hunted or used as a waterfowl sanctuary.

Price: \$1,250,000.00 (\$4,687.62 per acre)

Contact:

SCOTT HILBURN

Principal Broker/Licensed Attorney

T: 501-519-3336

E: scott@alluvialland.com



Alluvial Land Company, LLC

One Riverfront Place
US Bank Building - 8th Floor
North Little Rock, AR 72114

WWW.ALLUVIALLAND.COM

ALLUVIAL
LAND COMPANY

AGRICULTURAL AND RECREATIONAL PROPERTIES