

9 Mile Farm

102.0 +/- Acres ♦ Lawrence County, AR

AVAILABLE FOR ACQUISITION: *9 Mile Farm is a vastly improved property designed with both efficient crop production and high-quality hunting in mind. The land is bounded by the Strawberry River on three sides and is situated in a renowned duck hunting area. Shirey Bay Rainey Brake WMA is one and a half miles north, and the Black River is just over two miles east. The property offers exceptional duck and deer hunting with wild turkey at times.*



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9 Mile Farm

PROPERTY SUMMARY

The 9 Mile Farm is a highly improved 102-acre tract in Lawrence County, Arkansas. The land offers an excellent agricultural investment with exceptional opportunities for duck and deer hunting. Bound by the Strawberry River on three sides, the property comprises 84 acres of tillable cropland and 18 acres of woods, riparian buffer, willow wetland, levees, roads, ditches, and other features.

The land is located approximately 8.5 miles from Strawberry, 33 miles from Newport, and is within 124 miles of Little Rock and Memphis, Tennessee. The acreage has direct access from Arkansas Highway 361 and Lawrence County Road 329, which bisects the land and has been recently improved. Levees provide interior access to all areas of the property for agricultural operations and hunting activities.

The landowners have recently completed over \$200,000 in improvements focused on irrigation, drainage, and water management. These modifications include precision land leveling, new levees with drain pipes, a pumping station on the Strawberry River, and an underground pipe network connected to five risers. All of the improvements were made to enhance both crop production and duck hunting opportunities.

82 percent of the property is tillable cropland, which has been historically cultivated for rice and soybeans. Crop production was suspended in 2025 to perform property improvements. The acreage is positioned on the Black River waterfowl flyway with the 11,308-acre Shirey Bay Rainey Brake Wildlife Management Area 1.5 miles north and the Black River 2 miles east. The confluence of the Strawberry and Black Rivers is 2 miles south. The property and its adjacent area are well known for wintering large concentrations of ducks during the fall and winter. A willow wetland is suitable for an elevated blind positioned at the edge of the field. A mound has been formed for the installation of a pit blind, and risers are placed at the hunting locations to pump water during freezing conditions. The landscape also supports trophy deer hunting with multiple locations for establishing stands and food plots. Wild turkeys range along the Strawberry River and the adjacent area, frequently visiting the land. The Strawberry River also offers fishing opportunities for Kentucky bass and catfish, and a public boat ramp is conveniently located just north, providing easy access to launching boats when needed.

The property is offered at \$907,800.00. Interested parties should contact Chuck Myers at 901-830-5836 for information or to schedule a tour.

ATTENTION: Myers Cobb Realtors is the Exclusive Agent for the property described herein. This property brochure and all information contained herein are believed to be correct; however, no guarantee is made as to its certainty. Prospective buyers are urged to inspect the property and perform independent due diligence. Myers Cobb Realtors and its agents assume no liability as to errors, omissions, or investment results. All information is approximate. Some images shown within this property offering brochure are used for representative purposes and may not have been taken on location at the subject property. A Land Agent of Myers Cobb Realtors must be present to conduct a tour of the property. We respectfully request that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property. Thank you for your interest and cooperation.



PROPERTY SUMMARY

Acreage – 102.0 +/- total acres

- 84.0 +/- acres: Tillable cropland (82%)
- 12.4 +/- acres: Woods and riparian buffer (12%)
- 5.6 +/- acres: Willow wetland, levees, roads, ditches, and other (6%)

Location

- Lawrence County (Northeast Arkansas)
- Coordinates: 35.90754, -91.23899
- Strawberry, AR: 8.5 +/- miles - Newport, AR: 33 +/- miles - Memphis, TN: 122 +/- miles
- Walnut Ridge, AR: 30 +/- miles - Batesville, AR: 34 +/- miles - Little Rock, AR: 124 +/- miles

Access

The property offers outstanding access via Arkansas Highway 361 and Lawrence County Road 329 (county road). The county road bisects the property and has recently been improved with fresh gravel. Interior access to the property is off the county road via new constructed levees, which allow travel to all points of the land for agriculture and hunting locations.

Improvements

The landowners have invested extensive time and work into professionally developing the property for both agricultural production and hunting (specifically duck hunting) in mind. Over \$200,000 in property improvements have been performed making the property highly efficient for crop irrigation, artificial flooding for duck hunting, and drainage. Risers have been strategically placed not only for irrigation, but to also serve for pumping water at duck hunting locations to keep areas open during freezing periods.

- New professionally build levees (82% of the land is impounded to hold water)
- New diesel pumping station constructed on concrete pad located on the Strawberry River
- 3,080' of new underground pipe connecting 6 new risers supply water to all areas of the property
- 3 new flashboard drain pipes installed for efficient water control and drainage
- County road has been built up with fresh gravel applied (completes the property impoundment for holding water)
- All of the tillable cropland has been precision leveled providing efficient irrigation for agriculture and seasonal flooding for duck hunting

Landscape

82% of the land is fertile irrigated cropland that is precision leveled. The remaining acreage consists of an impounded willow wetland, woods, reparation land, levees, roads, and ditches. The Strawberry River defines the south, west, and roughly half of the north boundary of the land.

Water Resources and Management

Water is supplied to the landscape via the Strawberry River via a pumping station and network of piping and risers. The property is fully impounded and designed for exceptional water management and drainage.

- 1 diesel powered pumping station on a concrete pad positioned on the Strawberry River
- 3,000' of new underground piping leading from the pumping station to 6 risers
- New levees construction with flashboard drain pipes installed
- 100% of the impounded land will hold and drain water artificially

Agricultural Operation

The land has been historically cultivated for rice and soybeans. Crop production was halted in 2025 to perform precision land leveling on the tillable acres, construct levees, and install underground piping, risers, drain pipes, and a pumping station. The recent improvements have elevated the tillable acres from marginal to a high-production agricultural investment property for rice and other crop production.

Hunting and Fishing Opportunities

The land is well developed for duck hunting and offers excellent areas for deer hunting as well. The immediate area is historic for wintering large concentrations of ducks and big bucks ranging from Shirey Bay Rainey Brake and the western hill country. Fishing opportunities are also available on the Strawberry River.

- Exceptional duck wintering area in the Black River flyway with documented trophy deer using the property
- Wild turkey range along the Strawberry River and from the surrounding area and frequent the property
- The Strawberry River offers excellent fishing for Kentucky bass and catfish
- 2.5-acre willow wetland is a great location to construct an elevated duck blind positioned at the field edge
- Several points on the property are ideal for developing elevated deer stands and planting food plots
- Small mound has been formed specifically for the installation of a pit blind for duck hunting
- 3 irrigation risers are positioned at blind locations to pump water in freezing conditions to keep areas open
- Ideal water systems in place for artificial flooding for duck hunting
- Black River is just over 2 miles due east
- 11,308-acre Shirey Bay Rainey Brake Wildlife Management Area is 1.5 miles due north
- Stan Jones Mallard Lodge east farm is just over 1 mile northeast
- The confluence of the Strawberry and Black Rivers is 2 miles south
- AGFC public access boat ramp to the Strawberry River is 1.5 miles north
- Numerous highly-developed properties with a variety of habitat are managed for duck and deer hunting in the general area

Offering Price

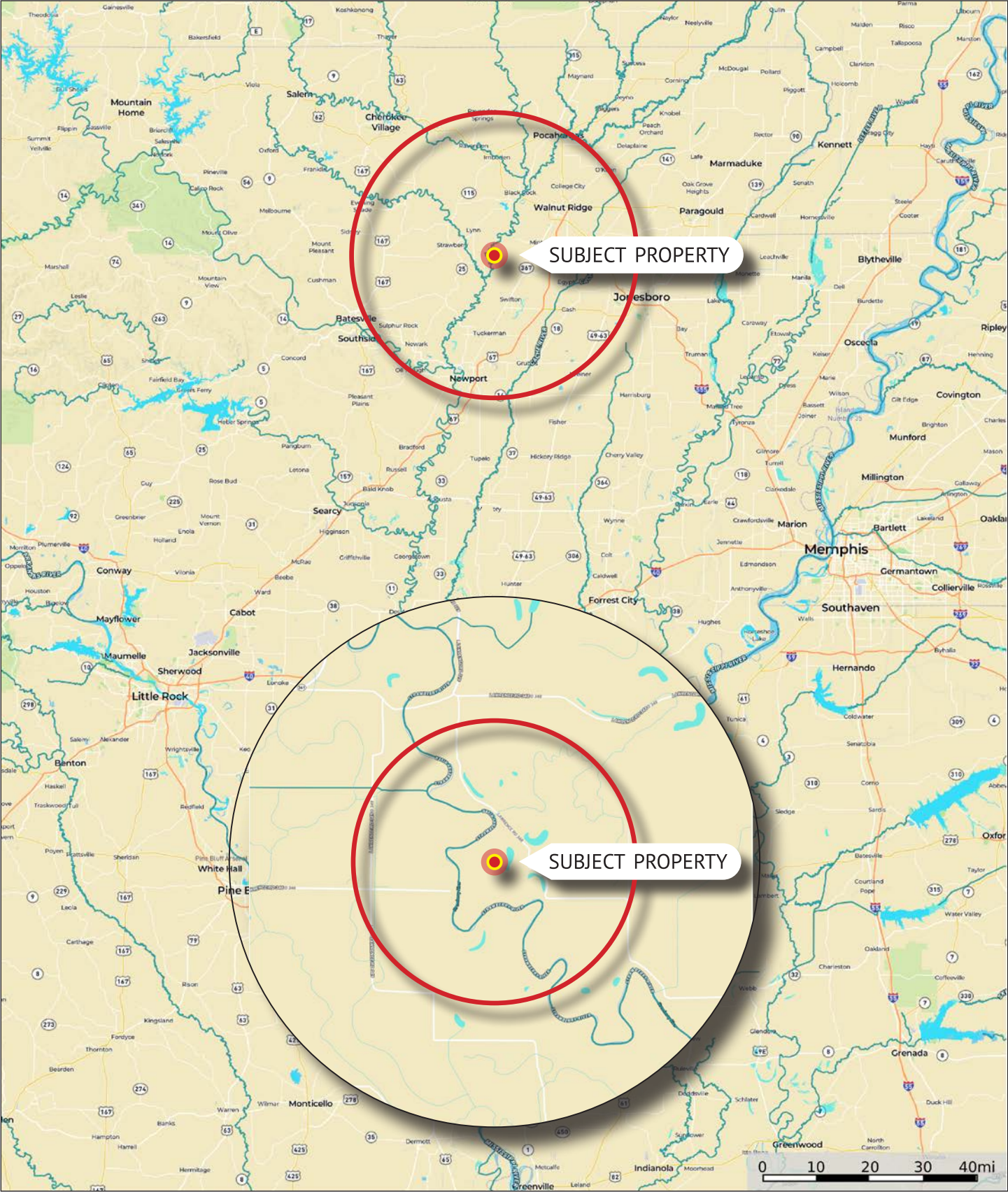
\$907,800.00

Contact

Qualified and interested parties should contact Chuck Myers at 901-830-5836 regarding questions or schedule a property tour.

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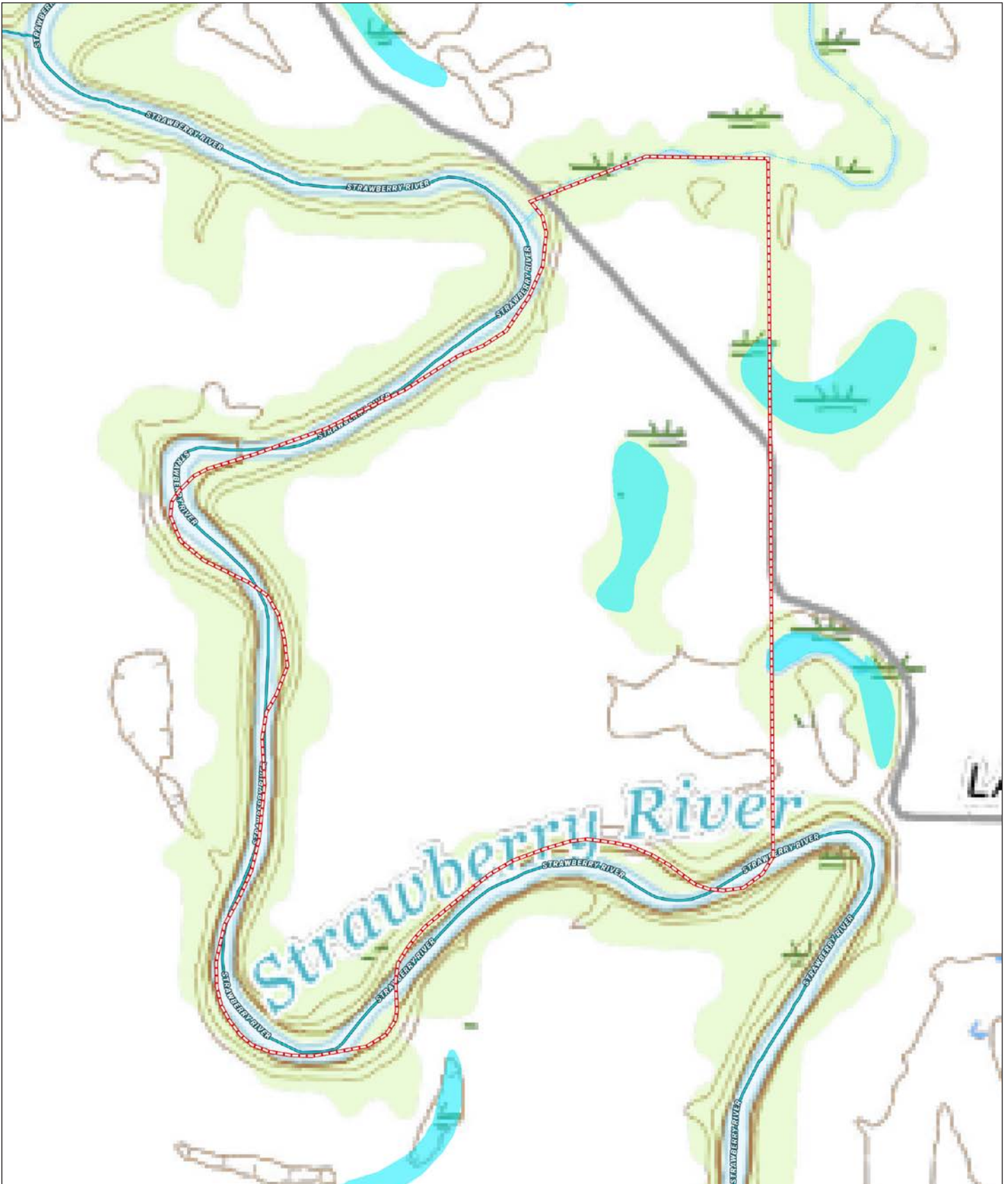
PROPERTY LOCATION



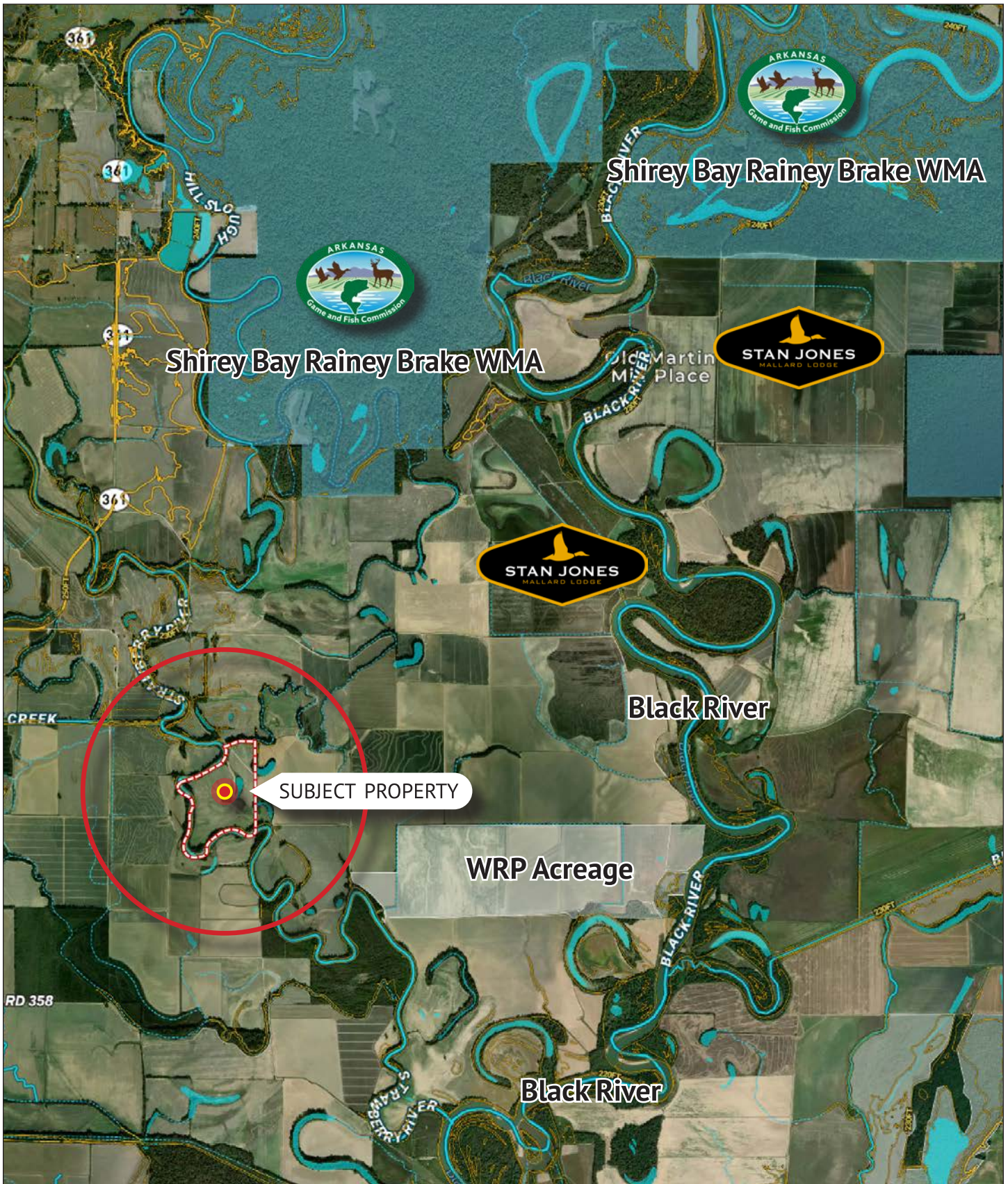
PROPERTY AERIAL MAP



PROPERTY TOPOGRAPHY



AREAS OF INTEREST



IMPROVEMENTS AND DETAILS OF INTEREST





USDA NRCS PROPERTY SOIL DATA



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

10/2/2025
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USDA NRCS PROPERTY SOIL DATA

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DeB	Dubbs silt loam, 1 to 3 percent slopes	15.9	15.4%
DvB	Dundee silt loam, gently undulating	79.4	76.5%
W	Water	8.5	8.2%
Totals for Area of Interest		103.8	100.0%

Soil Map—Lawrence County, Arkansas

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot

- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lawrence County, Arkansas
Survey Area Data: Version 22, Sep 10, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 15, 2020—Apr 21, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



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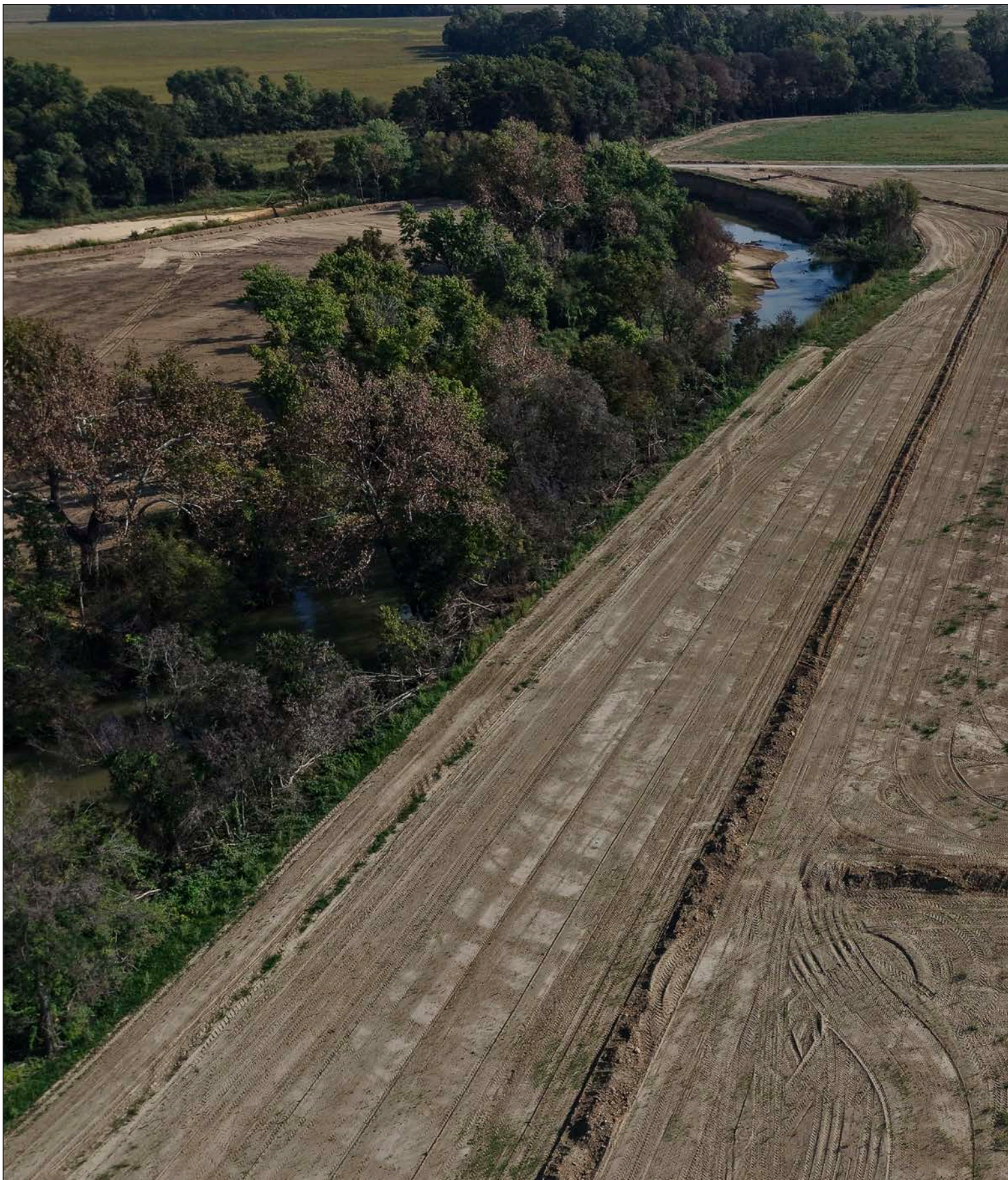


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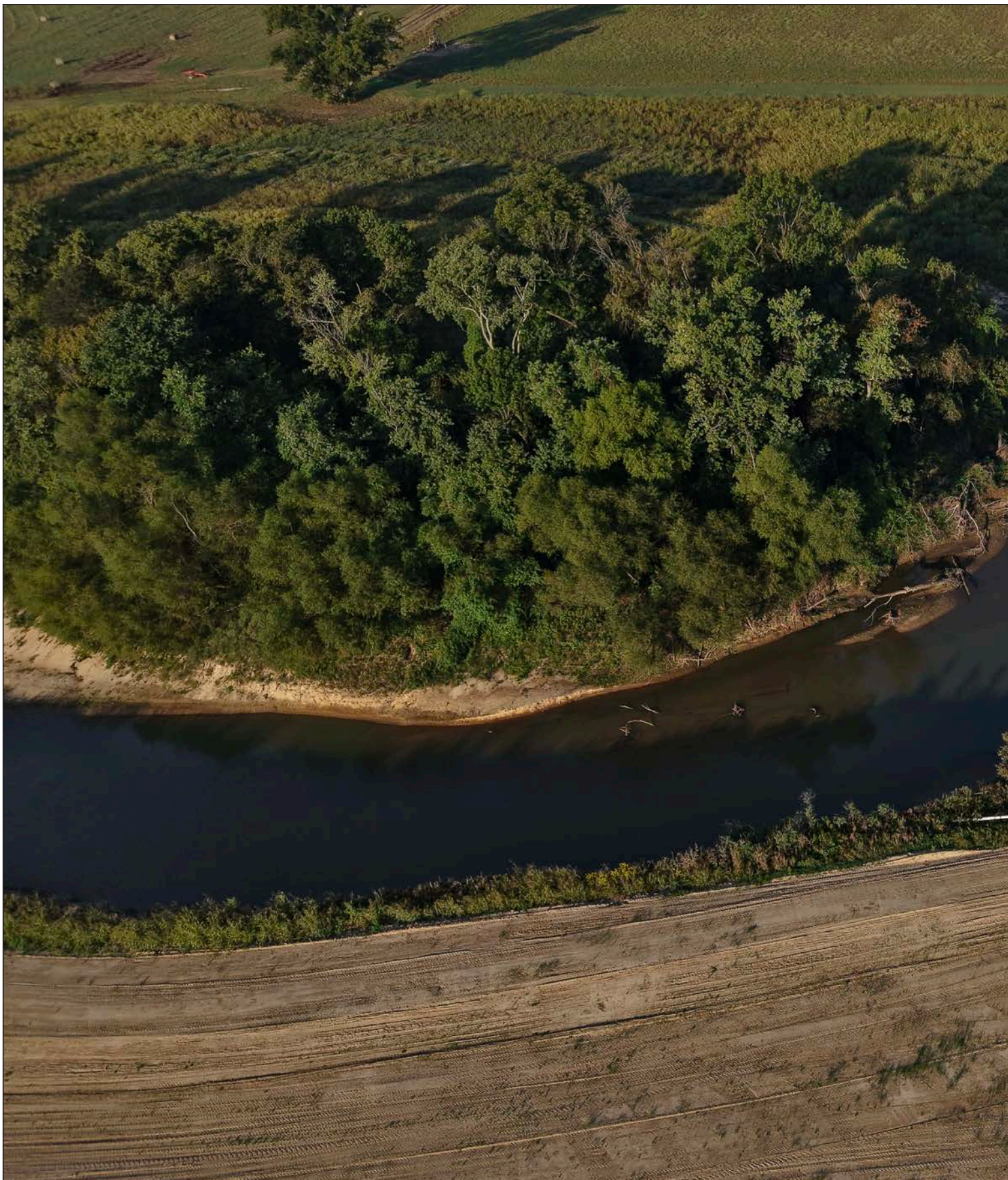
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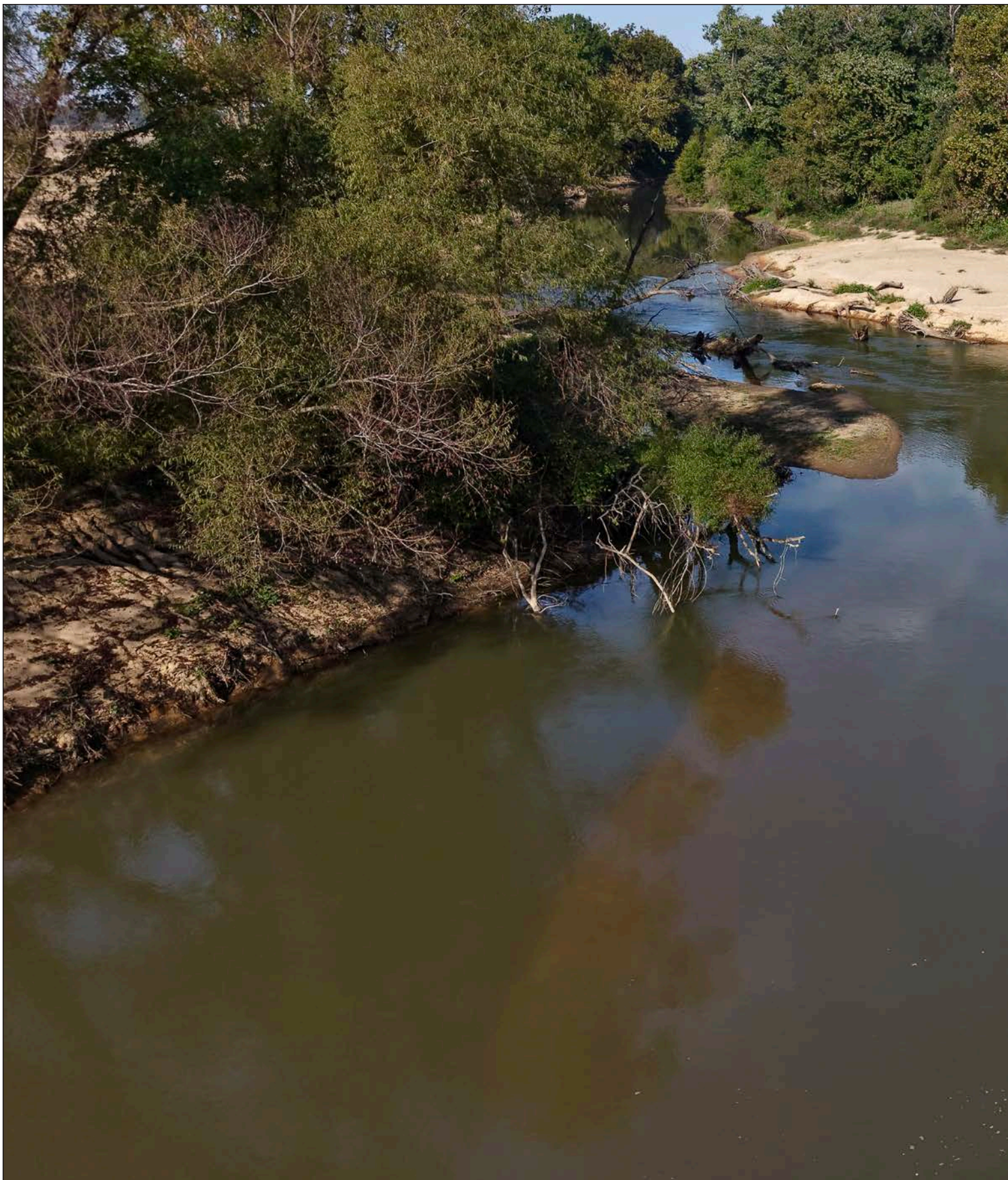




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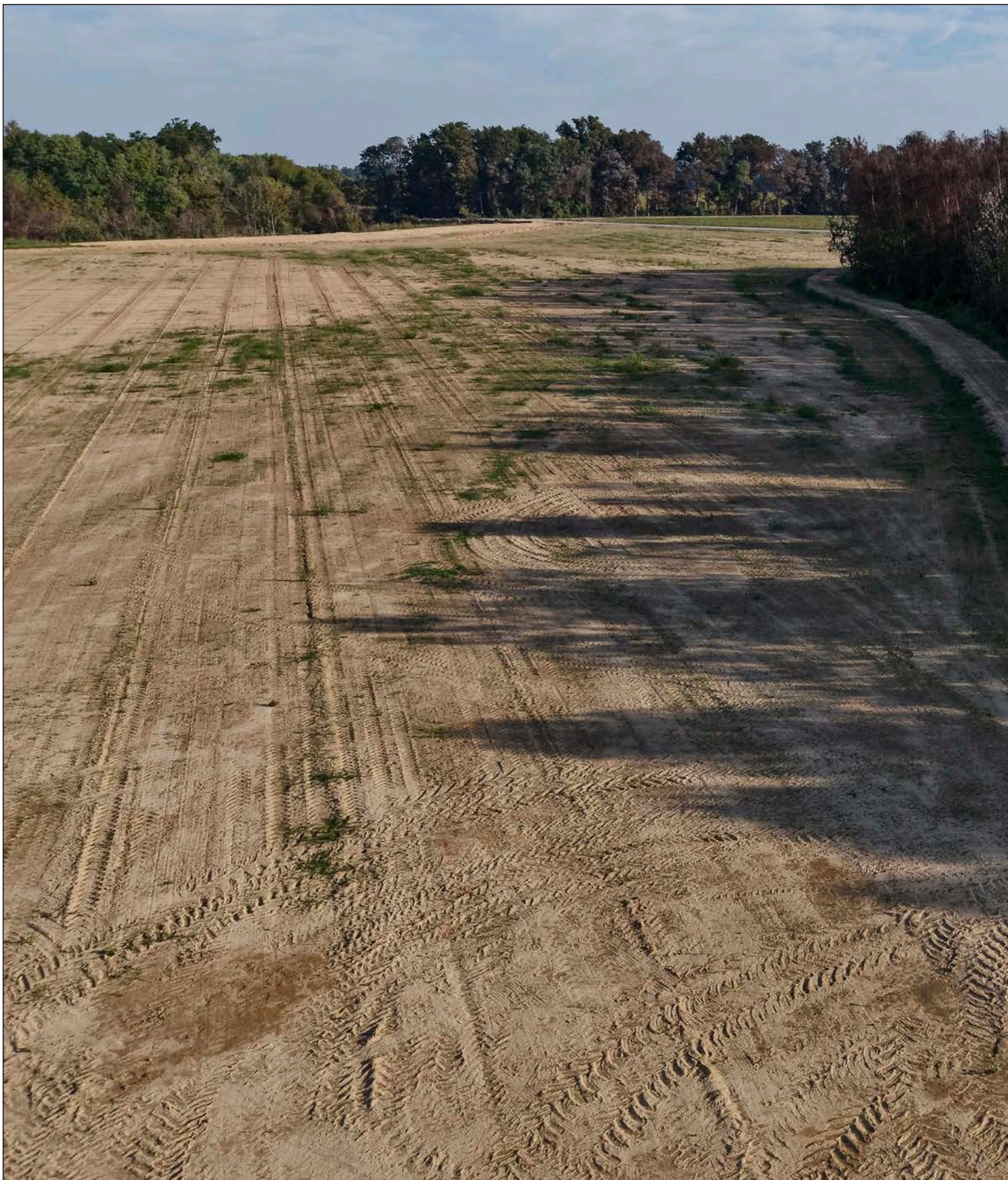
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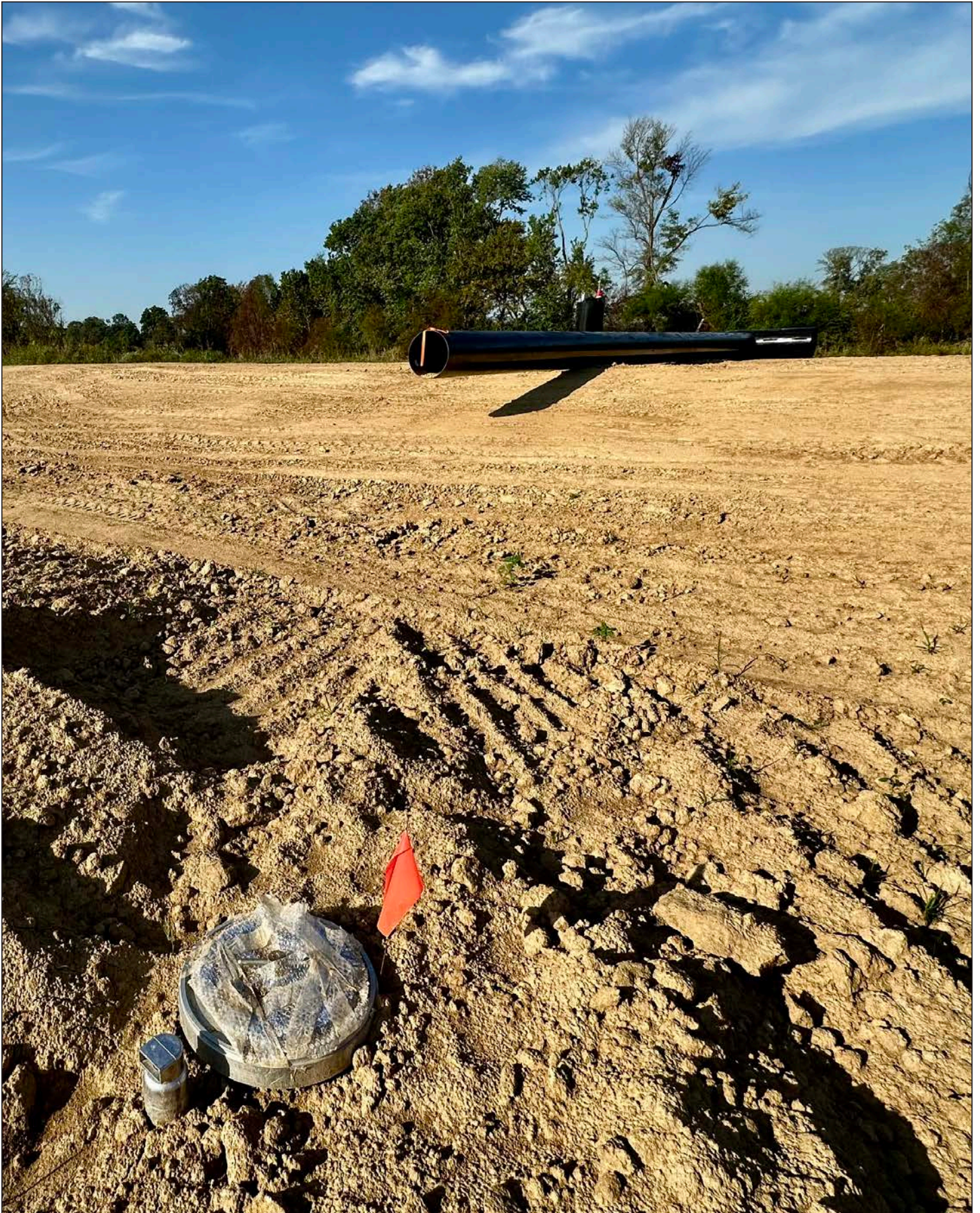
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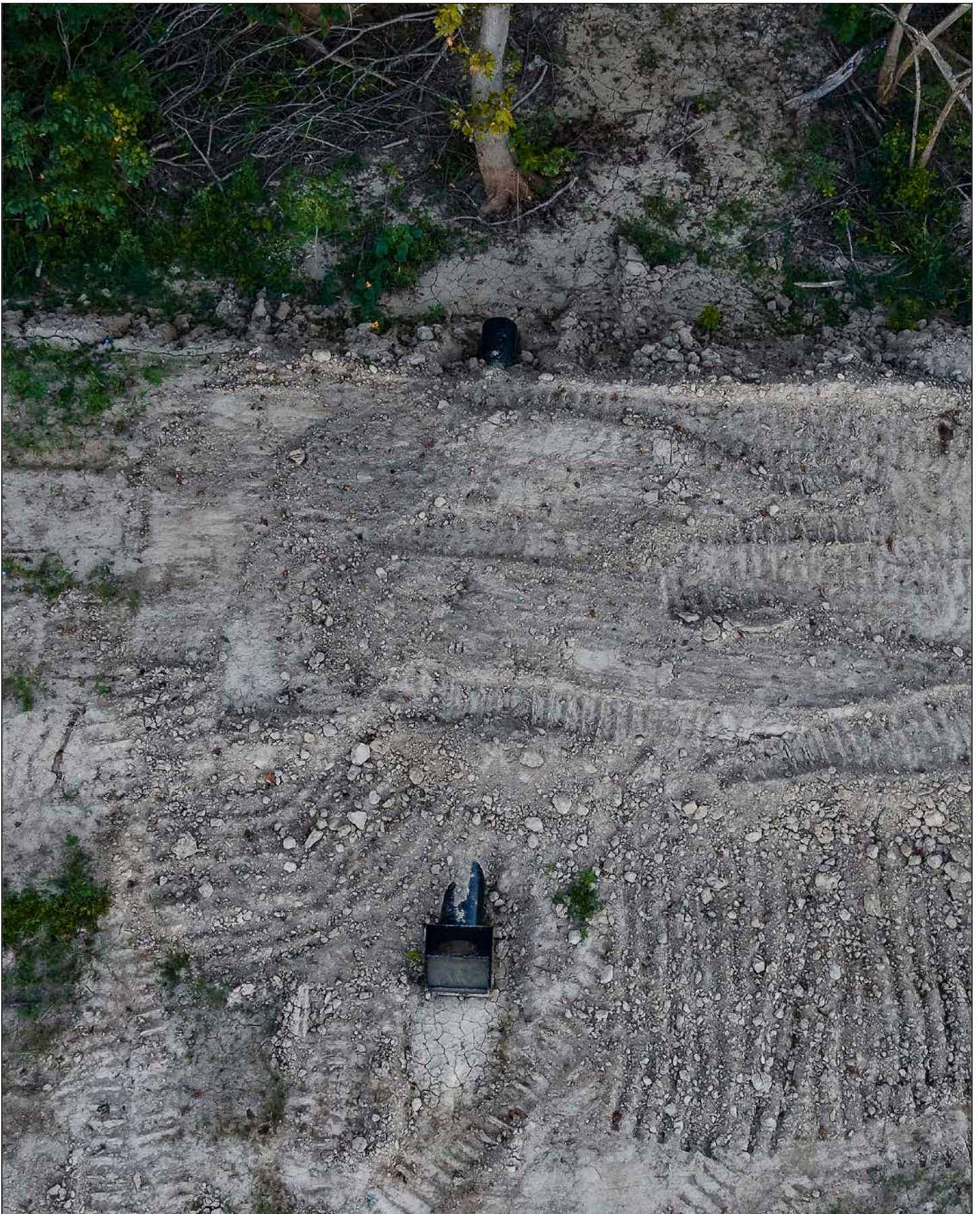
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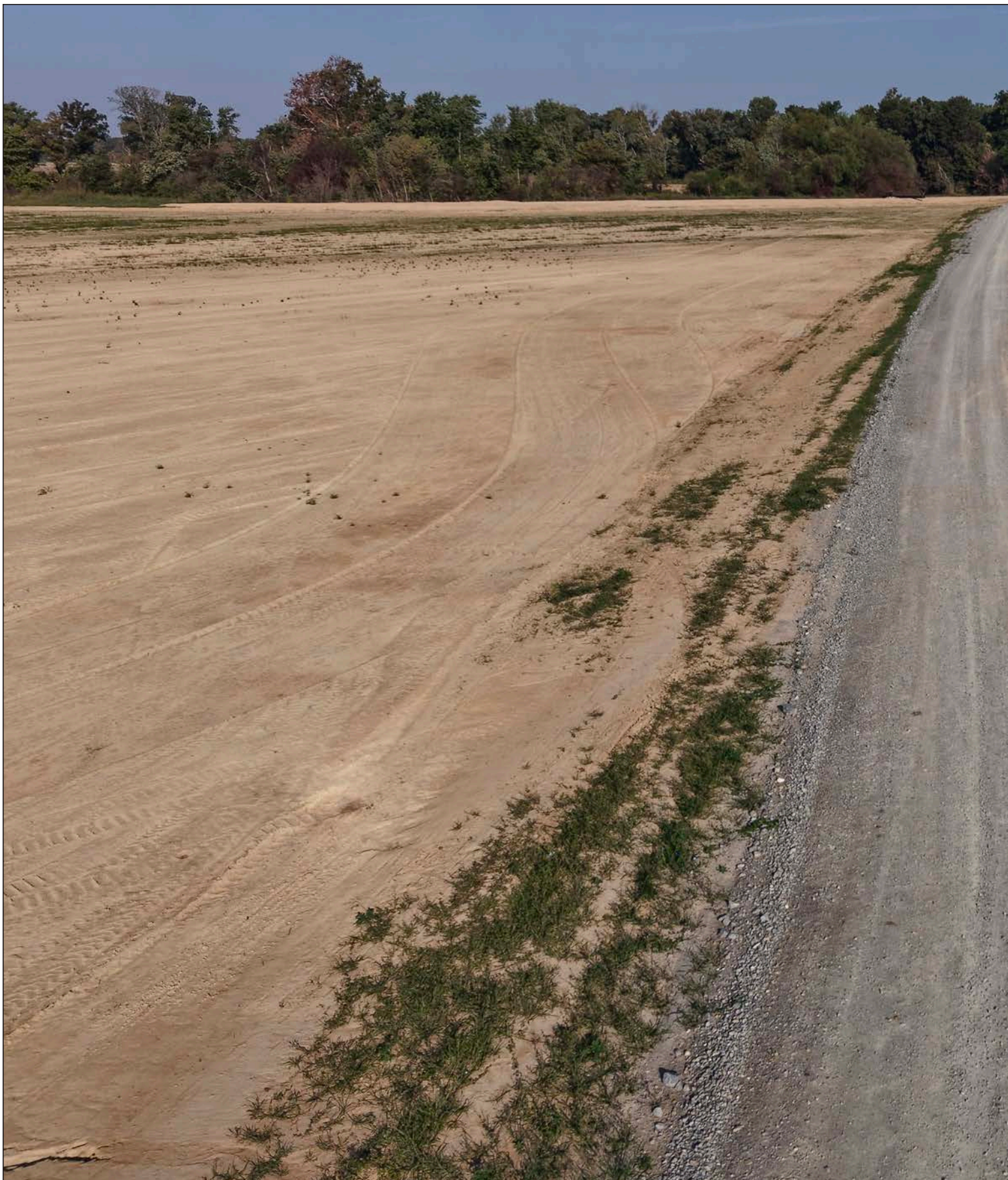
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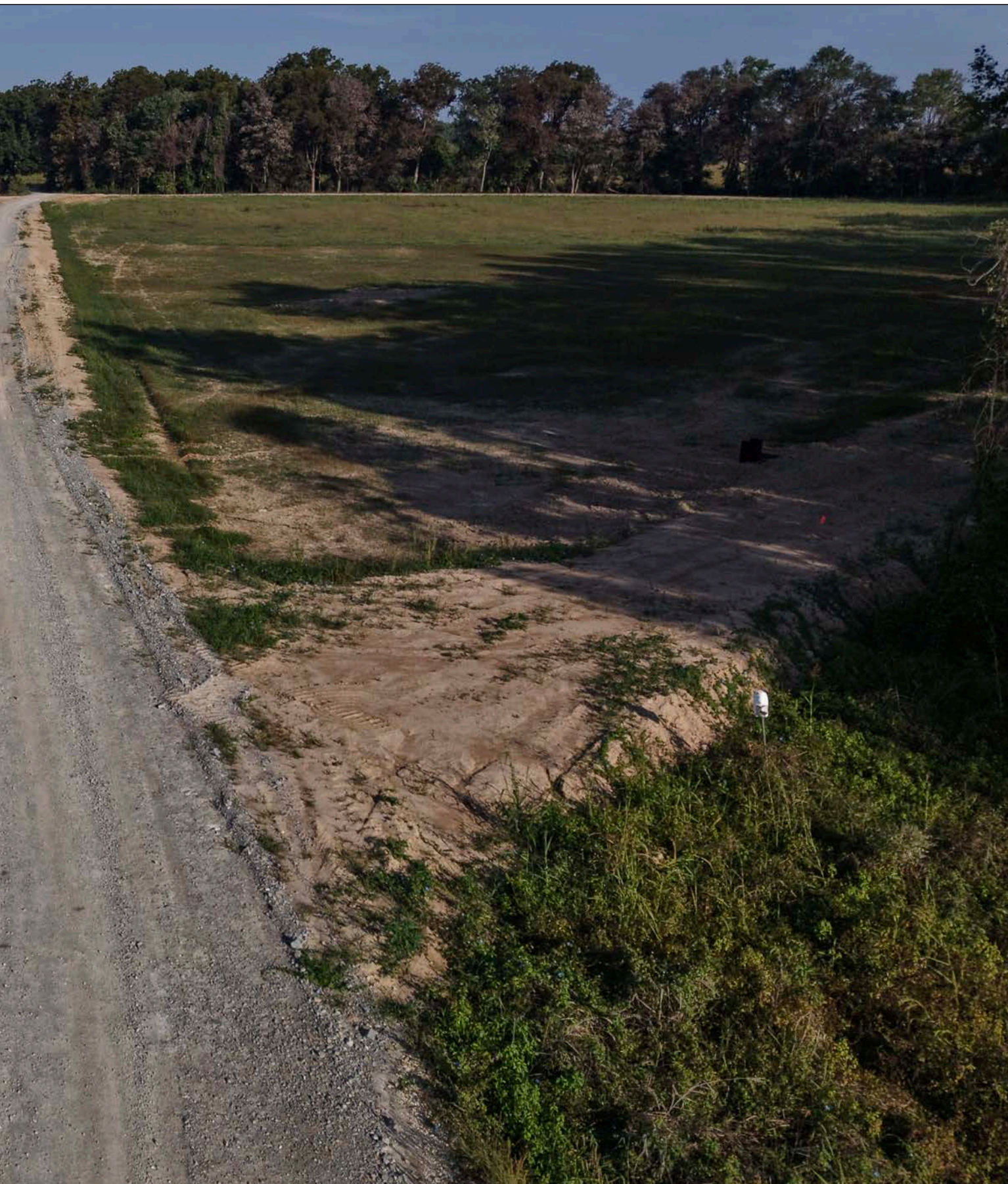


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Chuck Myers

Chuck Myers is a Partner and Agent with Myers Cobb Realtors, licensed in Arkansas, Mississippi, and Tennessee. After an Agribusiness career as an industry National Sales and Marketing Manager, Chuck entered the real estate market, developing and managing legacy hunting clubs in North America.

Chuck has a proven history of marketing and selling equity in premium hunting properties. He also has many notable real estate sales of premier hunting clubs. Chuck has a 30 year market reputation of assisting clients and partners with the acquisition, development, management, and selling of exclusive recreational estates. Chuck has a comprehensive archive of hunting and farmland involvement achievements. A limited list includes Greenbriar, River Oaks, Wolf Farm, Greentree, Paradise, Deer Creek, Delta Duck Farms, Duck Ridge, Muddy Water, 3 Mile Refuge, St. Francis Willow Farm, Greenhead Acres, and Harvey Farms.

Over the years, Chuck has developed an extensive range of relationships with qualified land investors and professionals within the agriculture and outdoor real estate business. He is a seasoned land specialist and has transacted millions of dollars in Mid-South land sales. A knowledge of land and a passion for the outdoors, Chuck identifies with the client, is direct, and enjoys the agent-client transactional relationship.

He and his wife, Jerri, have three children, seven grandchildren, and currently reside in Memphis, Tennessee.



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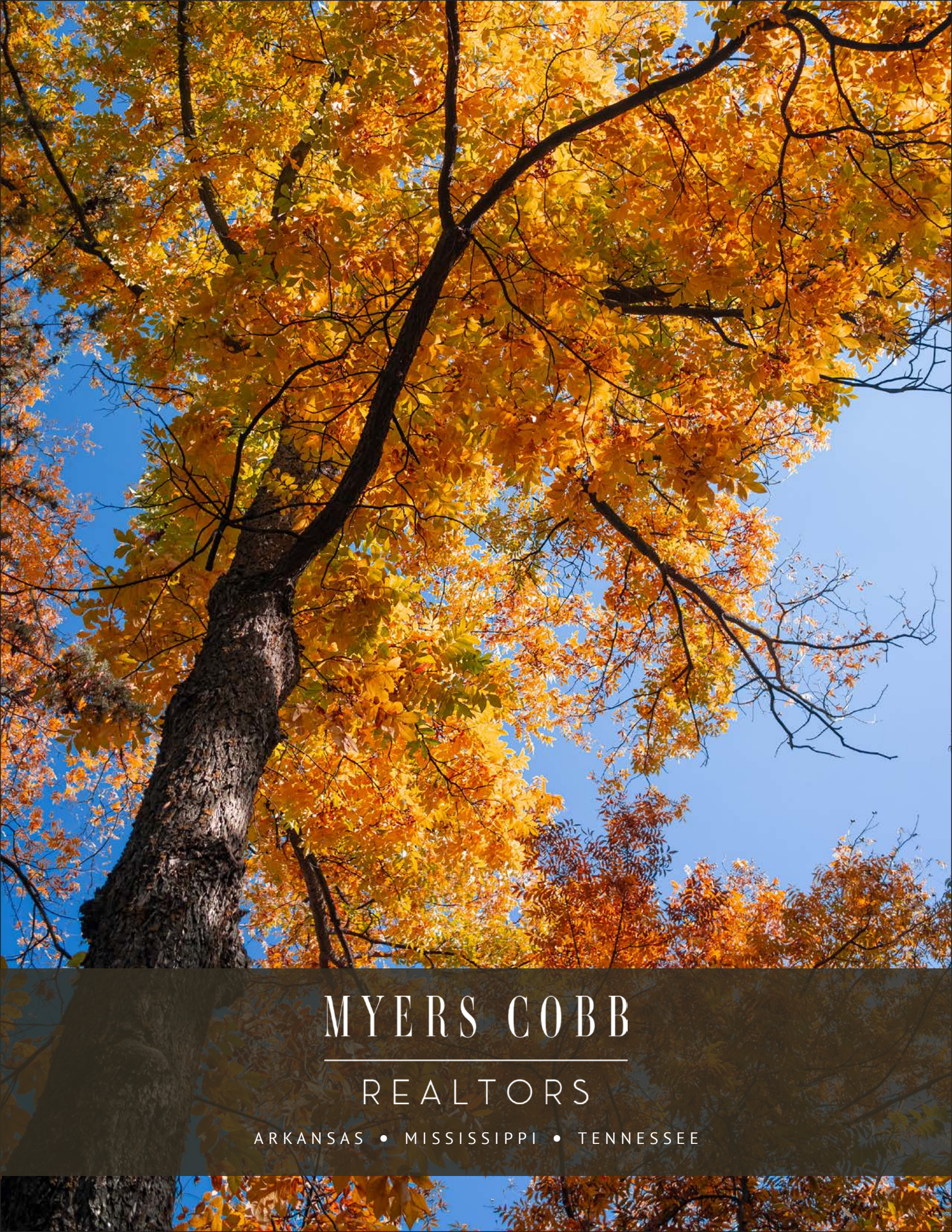
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