

NEW



160-Acre Income-Producing Cropland & Timberland with Cabin, Shop, and Trophy Deer Hunting

160 +/- Acres | Arkansas County, AR | \$959,500



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PROPERTY SUMMARY

Discover 160 acres of prime Arkansas farmland and timberland just outside DeWitt, Arkansas. This unique property offers income-producing cropland, mature hardwood timber, and outstanding recreational opportunities, making it ideal for both investors and outdoorsmen.



- **Income Potential:** Productive row-crop fields generating annual farm income
- **Timberland:** Mature hardwoods offering both long-term value and habitat diversity
- **Hunting:** Excellent deer hunting with established stand sites, food plots, and bedding cover; potential for duck hunting in nearby wetlands
- **Improvements:** Furnished cabin perfect for hunting weekends, plus a small shop for equipment storage and maintenance
- **Water Features:** Natural drainages and proximity to waterfowl habitat
- This tract offers the rare combination of annual farm income and world-class hunting in one turnkey package. Whether

ACREAGE BREAKDOWN

160+/- Total acres. (100.85 FSA Cropland Acres, 59+/- Timberland Acres and remaining in the graveled camp area)

PARCEL #/ID

002-01082-000

ADDRESS

0 Gardners Lane
De Witt, AR 72042

LOCATION

Turn onto Hwy 153 and travel 2.15 miles to Lawson Road. Turn right onto Lawson Road and follow for 2 miles. Turn left onto Possum Waller Road and travel to Gardner's Lane. Turn right onto Garnder's Lane and the property starts on the right side of the road in .15 miles.

TAXES

\$1,470/year (2024)

PROPERTY HIGHLIGHTS

- Income Producing Farmland with a history of corn and soybeans
- Two irrigation wells with underground pipe for efficient irrigation
- Multiple Deer Stands in strategic spots on the farm
- Food Plot Areas
- Well maintained road and trail system
- Bottomland Hardwoods that will flood during high water from LaGrue Bayou.
- Fantastic Deer Habitat in the area
- Large Deer harvested on this property and adjoining properties
- Cabin & Storage Building with electricity and rural water
- Potential areas to develop for duck hunting,

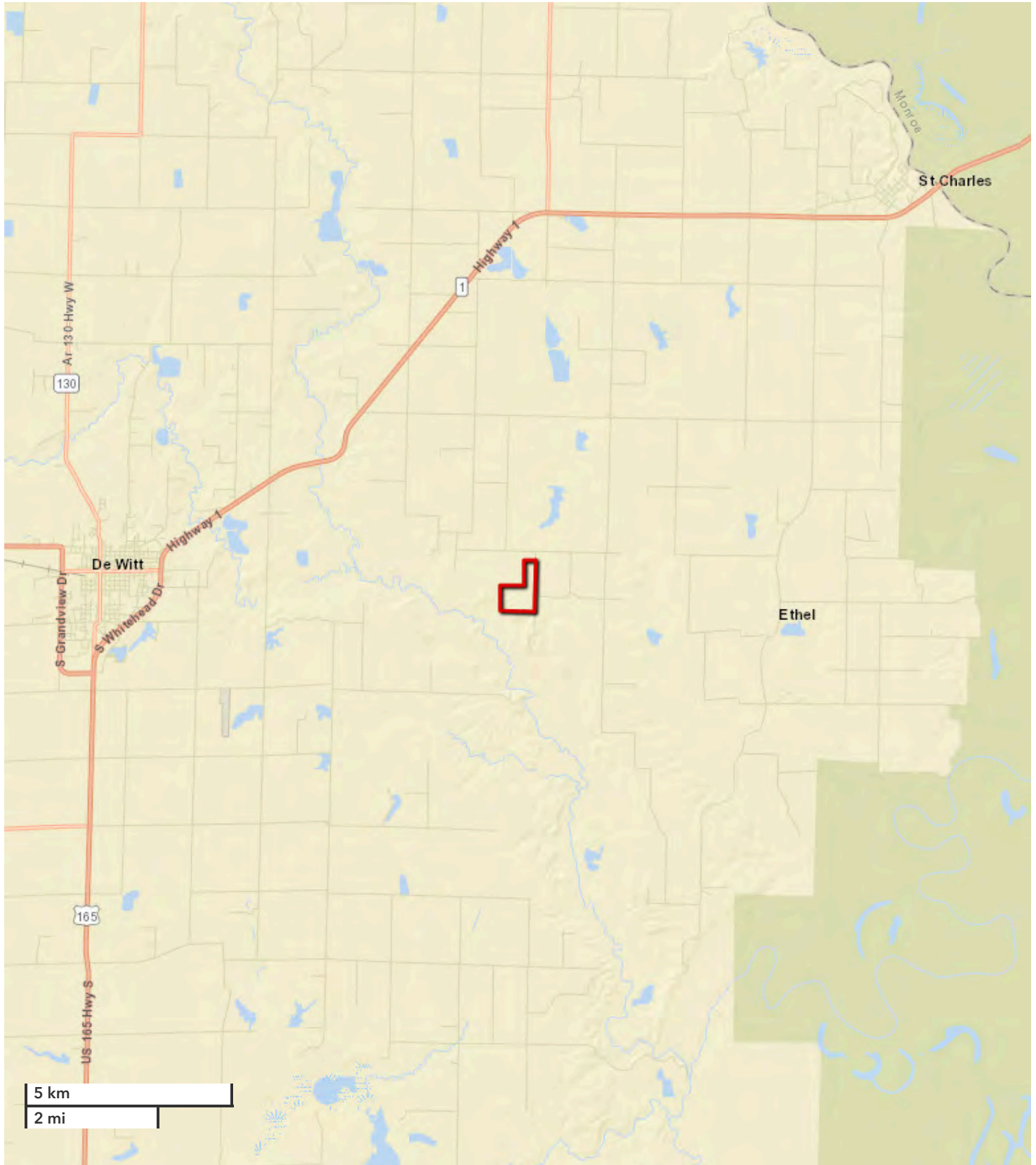




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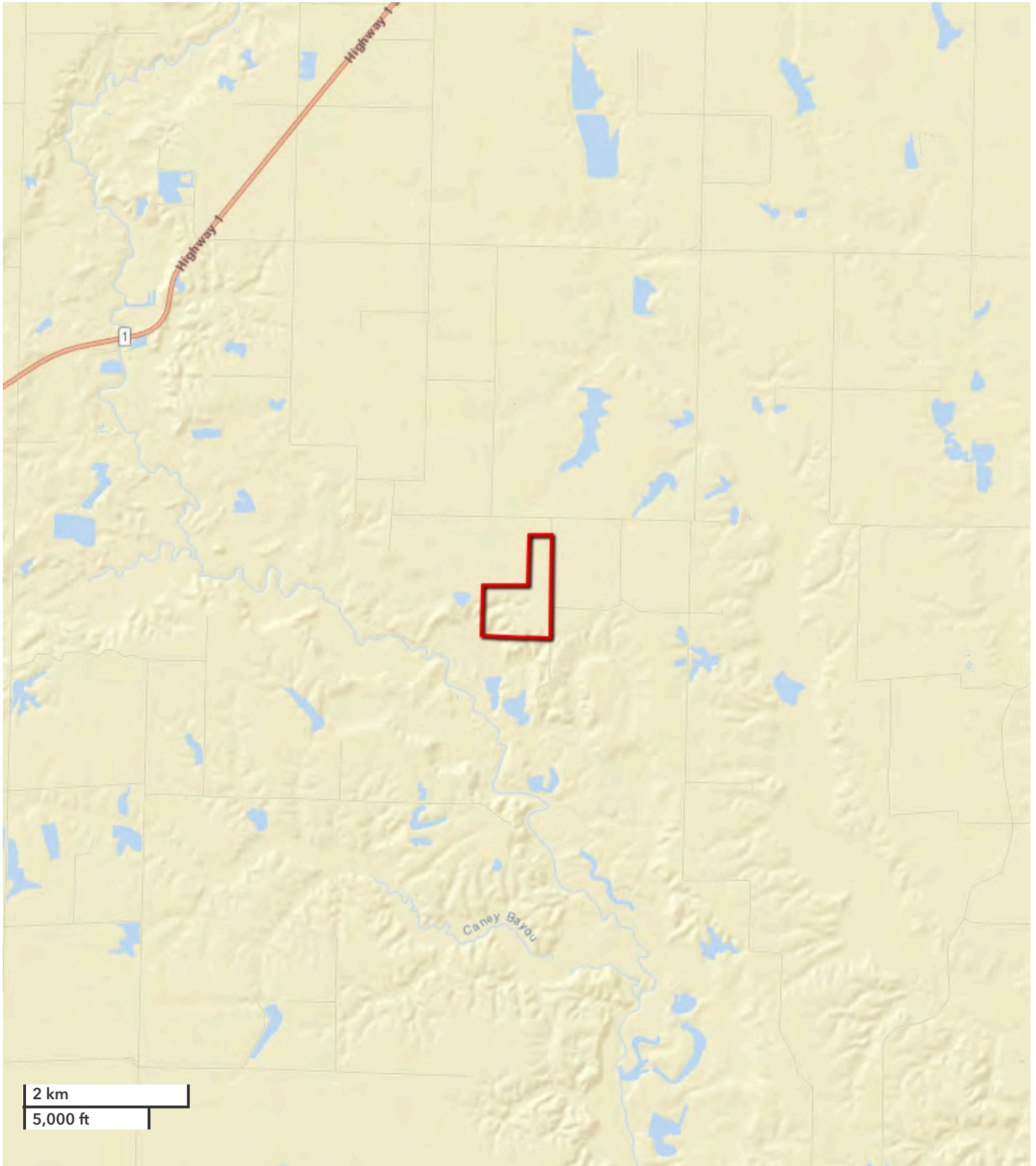
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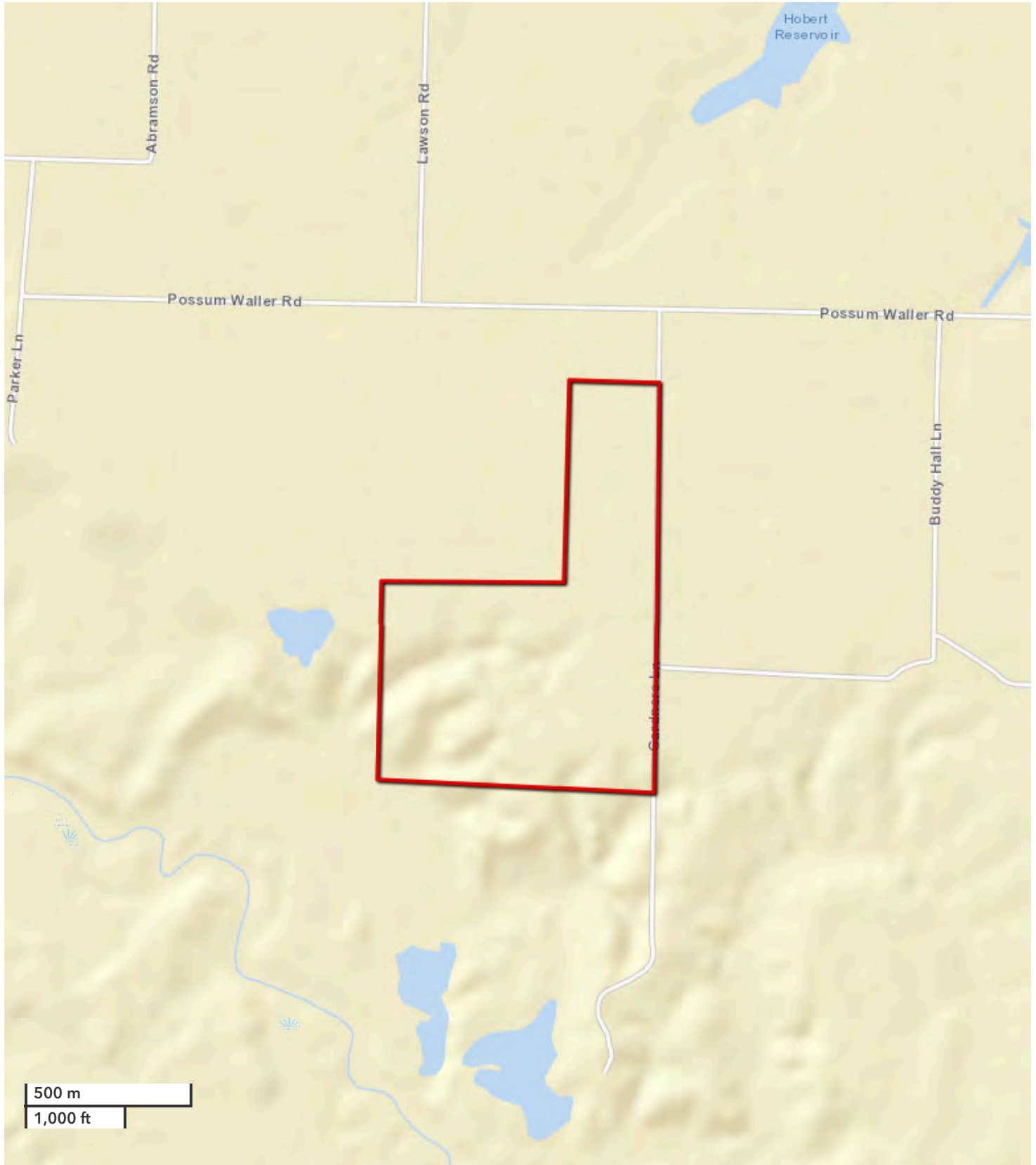
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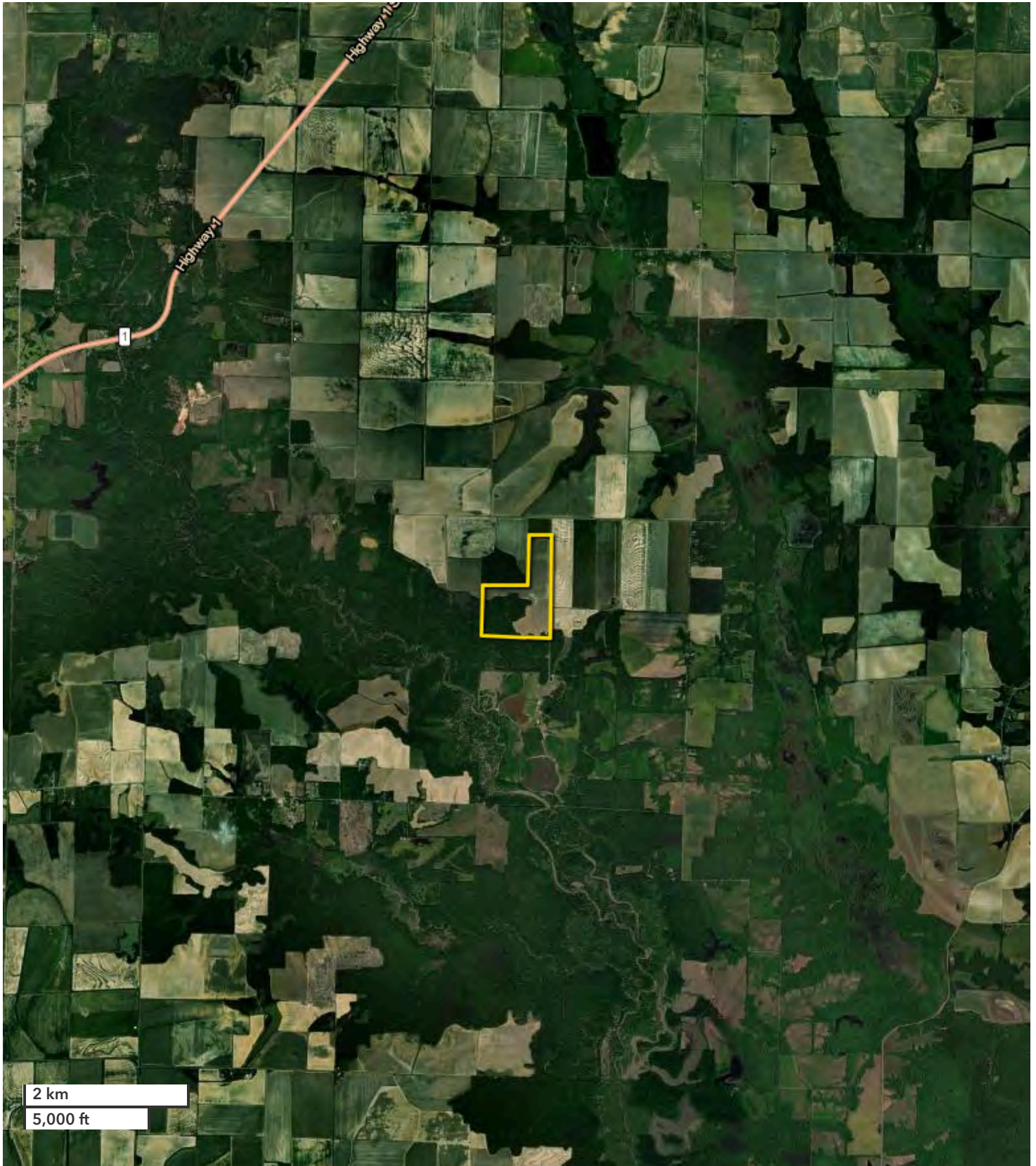
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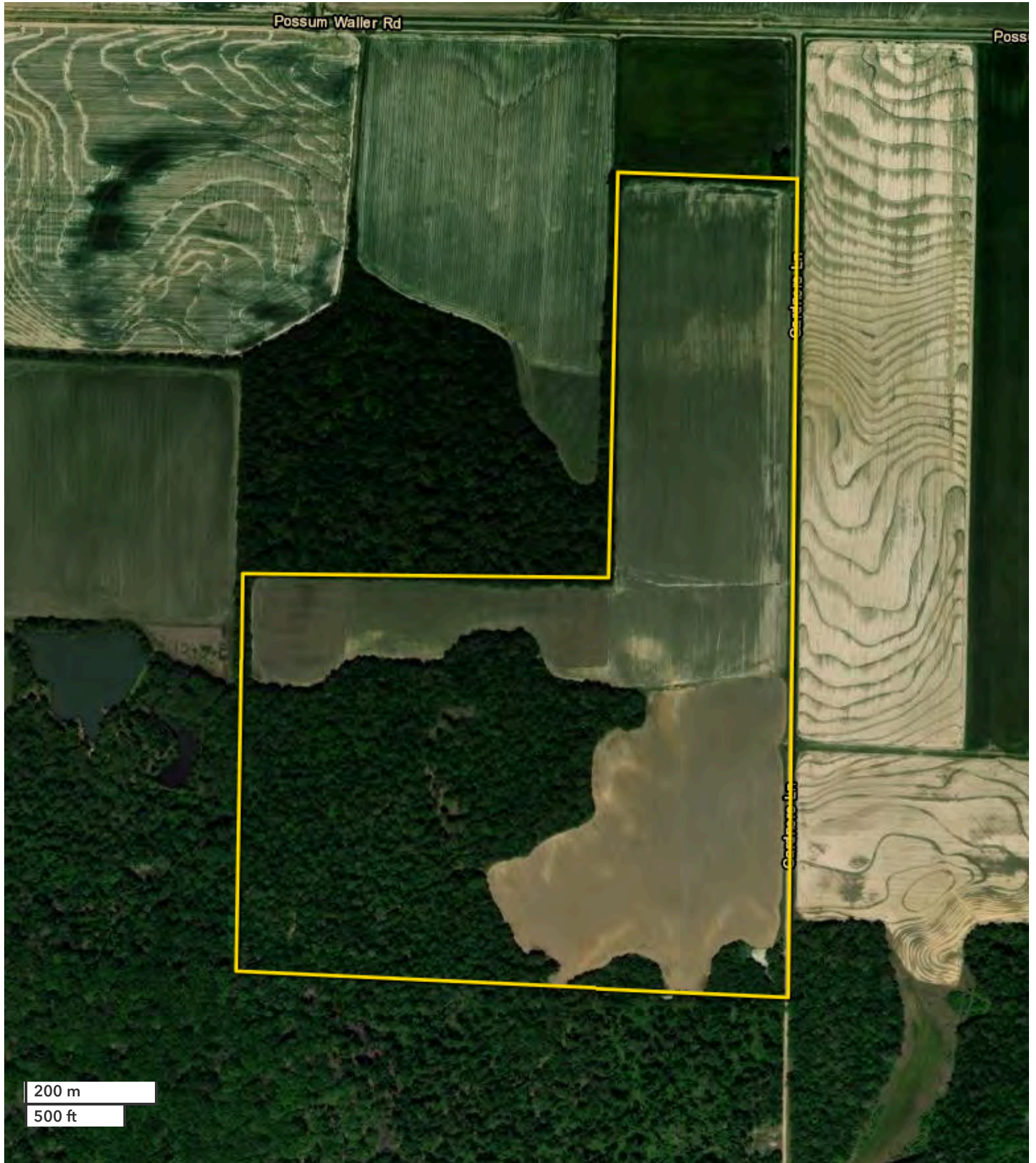
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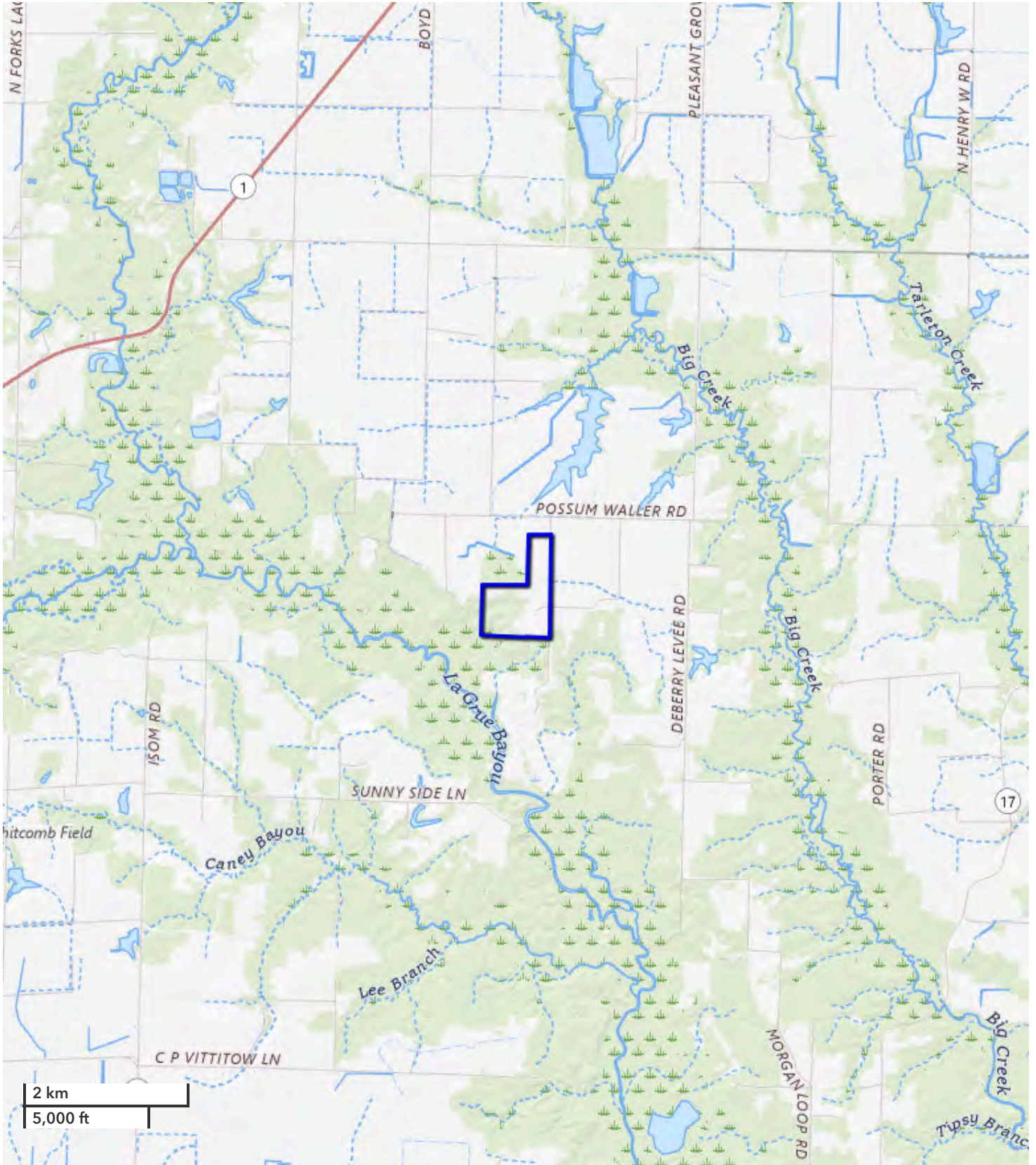
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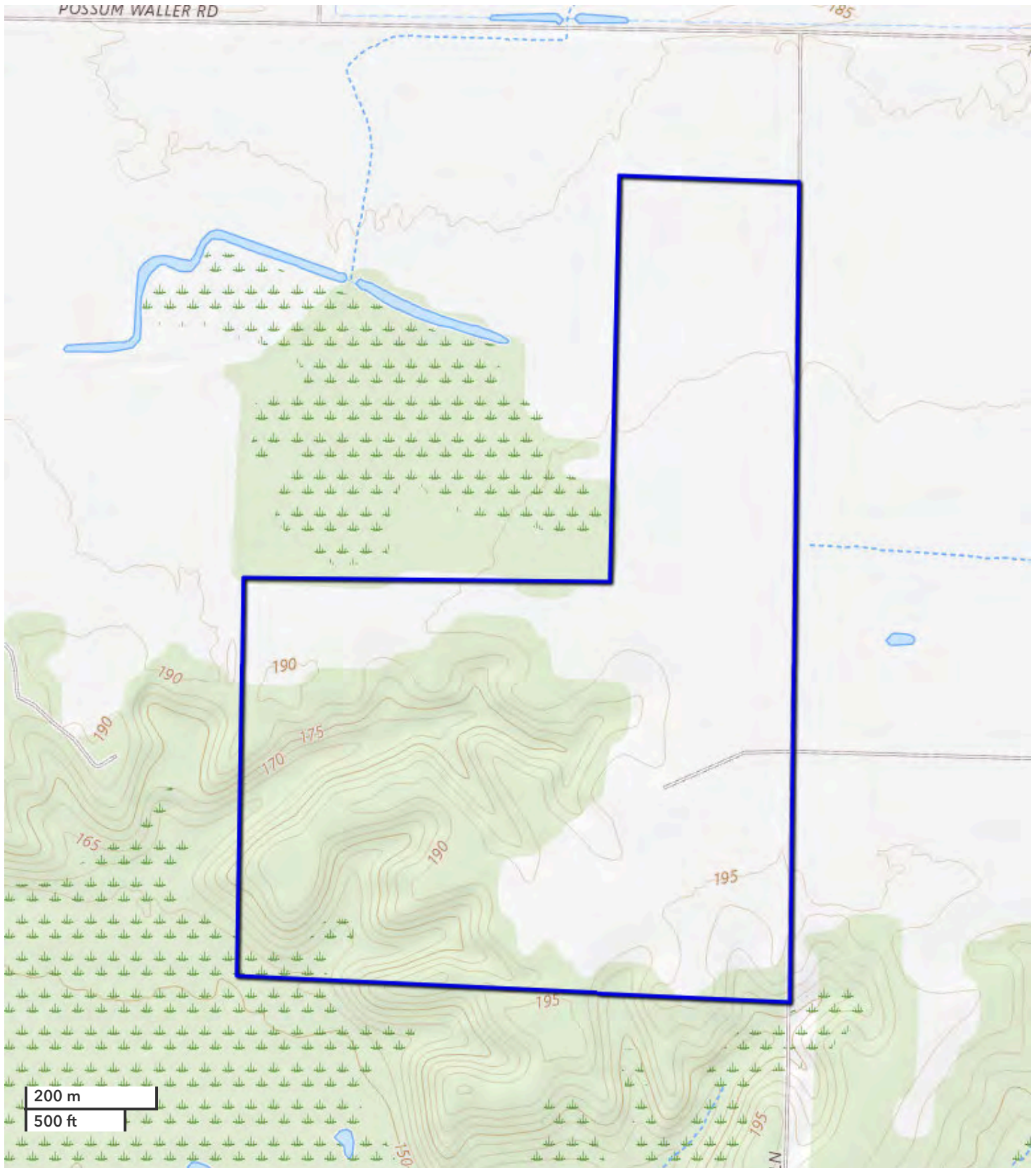
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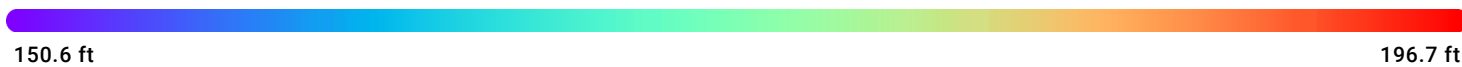
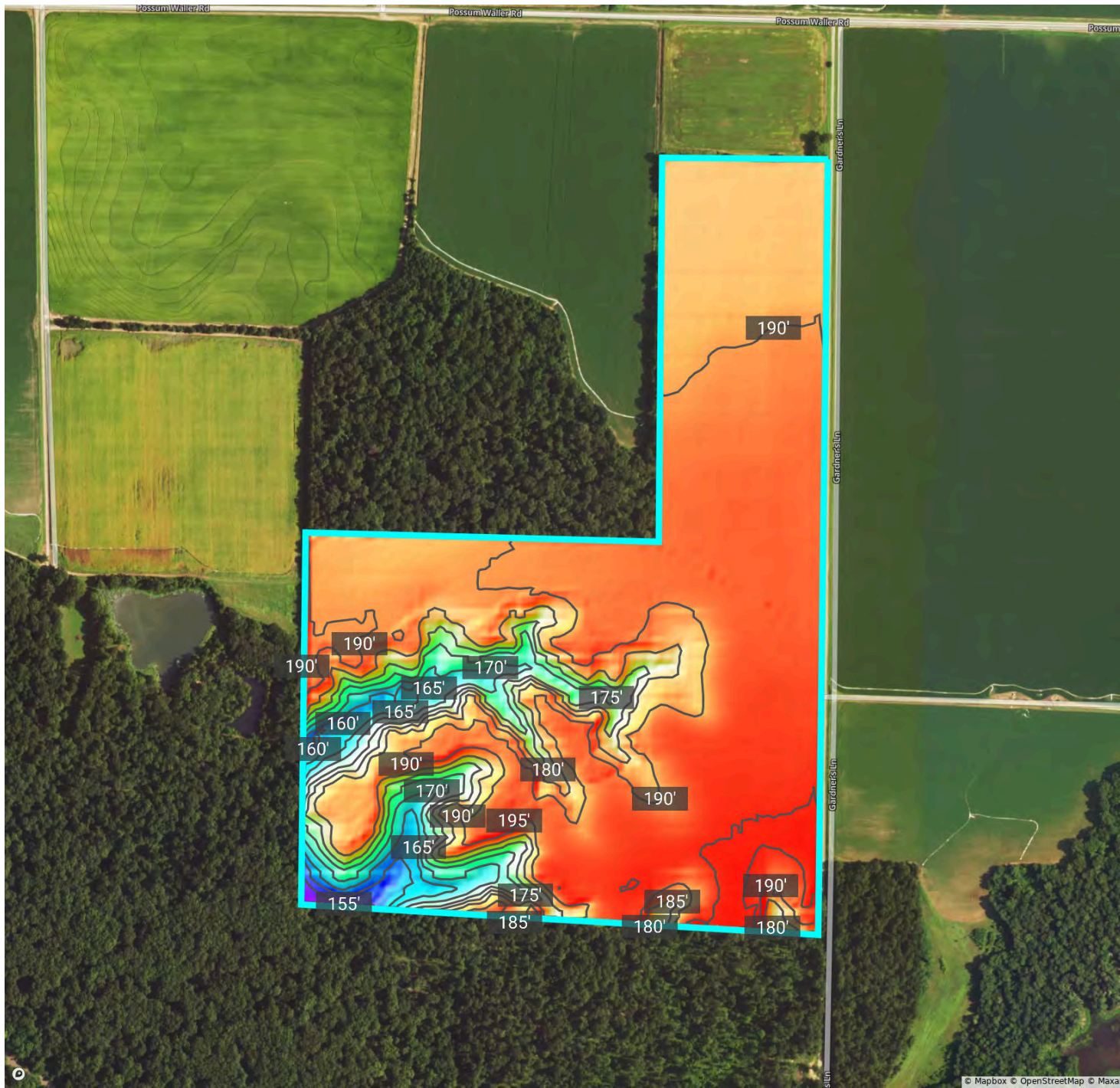
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Elevation



Arkansas, AR • Township: Prairie • Location: 04-5S-2W

160.27 acres, 1 selection



Source: USGS 3 Meter Dem

Interval: 5.0 ft

Range: 46.2 ft

Min: 150.6

Max: 196.7



Crop History

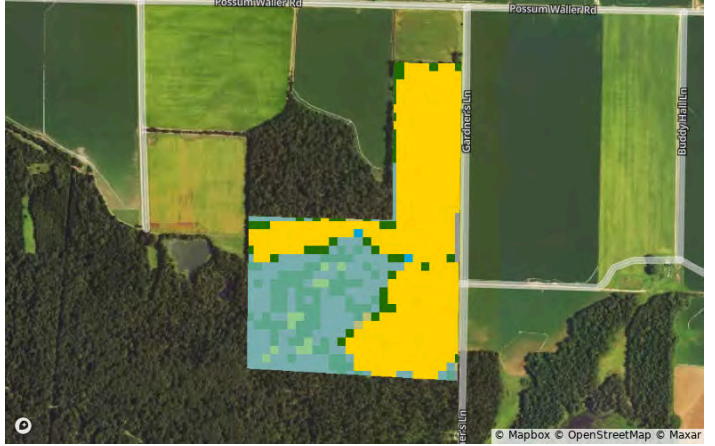
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2023



2022



2021



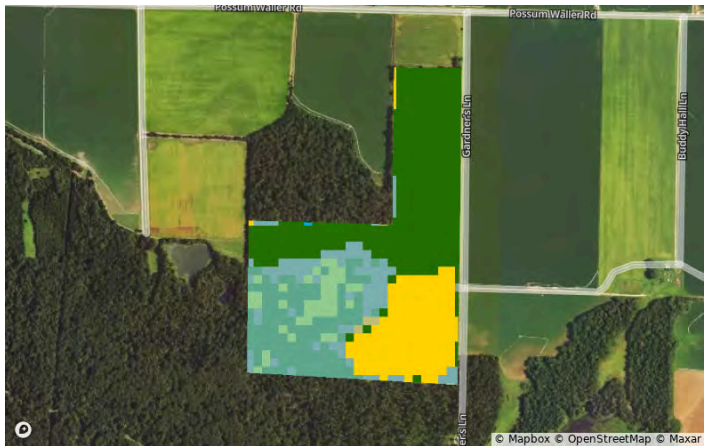
2020



2019



2018



Crop History



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All Selections



Crop	2023	2022	2021	2020	2019	2018
Corn	19.0%	56.6%	39.5%	20.5%	38.3%	18.4%
Soybeans	43.6%	5.4%	22.9%	40.9%	23.0%	44.4%
Woody Wetlands	27.1%	20.8%	15.2%	21.2%	21.8%	10.8%
Mixed Forest	8.1%	12.4%	18.4%	15.6%	14.4%	19.0%
Other	2.2%	4.7%	3.9%	1.7%	2.5%	7.4%

Flood (FEMA Report)



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Flood Hazard Zone

	% of Selection	Acres
<div></div> 100 Year Flood Zone (1% annual chance of flooding)	0.1%	0.2
<div></div> 500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
<div></div> Regulatory Floodway	0.0%	0.0
<div></div> No Flood Hazard Zone	99.9%	160.0

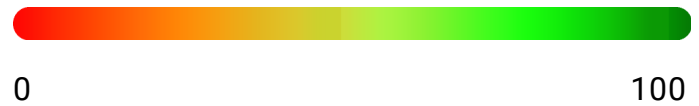
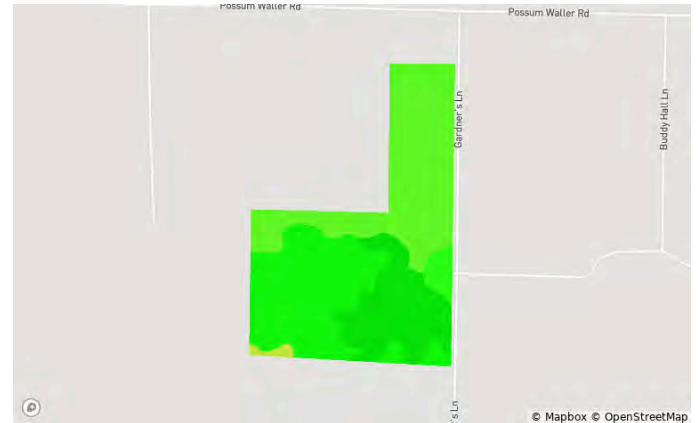
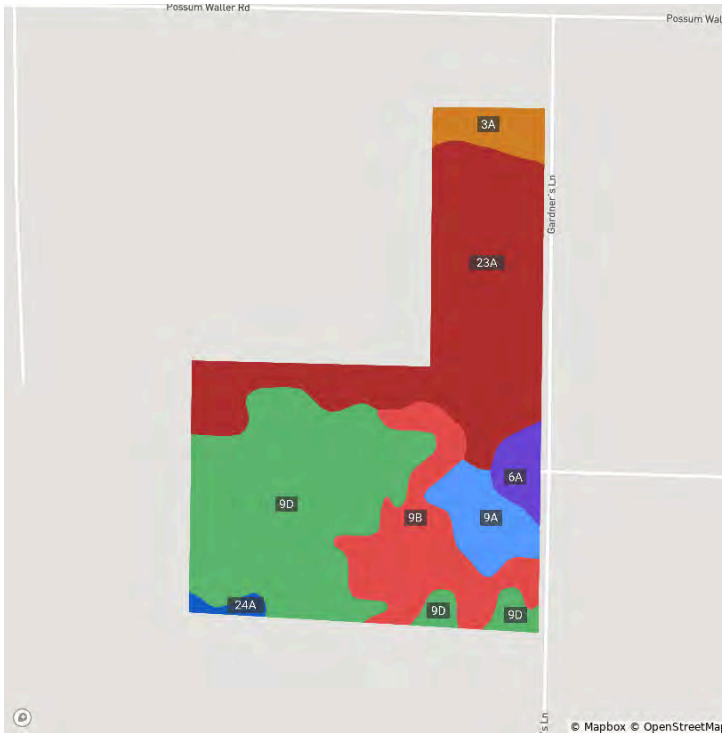
Wetlands

	% of Selection	Acres
<div></div> Assorted Wetlands	1.4%	2.2

Soils

Arkansas, AR • Township: Prairie • Location: 04-5S-2W

160.27 acres, 1 selection



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
23A	Stuttgart silt loam, 0 to 1 percent slopes	57.7	36.0%	2w	—	66.1
9D	Immanuel silt loam, 8 to 15 percent slopes	56.9	35.5%	4e	—	78.6
9B	Immanuel silt loam, 1 to 3 percent slopes	23.8	14.9%	2e	—	83.0
9A	Immanuel silt loam, 0 to 1 percent slopes	9.7	6.1%	2w	—	82.5
3A	Dewitt silt loam, 0 to 1 percent slopes	6.2	3.9%	3w	—	67.0
6A	Ethel silt loam, 0 to 1 percent slopes	4.6	2.9%	3w	—	74.0
24A	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	1.4	0.9%	4w	—	51.0



United States
Department of
Agriculture

Arkansas County, Arkansas



Common Land Unit

Non-Cropland; Cropland

Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Imagery Year: 2023

2025 Program Year

Map Created March 18, 2025

Farm **3463**

Tract **1628**

Tract Cropland Total: 100.85 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

ARKANSAS
ARKANSAS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 3463
Prepared : 8/5/25 1:07 PM CST
Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : WATKINS FARMS
CRP Contract Number(s) : None
Recon ID : 05-001-2016-9
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
170.11	100.85	100.85	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	100.85	51.10			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, SOYBN	RICE-LGR, RICE-MGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	44.30	0.00	53	
Soybeans	45.65	0.00	40	100
Rice-Long Grain	59.30	0.00	6741	
Rice-Medium Grain	2.70	0.00	6025	

TOTAL 151.95 0.00

NOTES

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Tract Number : 1628
Description : P-10
FSA Physical Location : ARKANSAS/ARKANSAS
ANSI Physical Location : ARKANSAS/ARKANSAS
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : BCH FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
170.11	100.85	100.85	0.00	0.00	0.00	0.00	0.0

ARKANSAS
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Tract 1628 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	100.85	51.10	0.00	0.00	0.00	0.00

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