

**SOLD**



## 356.19 Acre Row Crop Investment Opportunity

356.19 +/- Acres | Cross County, AR



### ADDRESS

County Road 424  
Parkin, AR 72373

### LOCATION

From Parkin Arkansas continue on U.S. Hwy 64 East for 1 mile to Arkansas Hwy 75. Turn right (north) onto Hwy 75 for 5.25 miles to County Road 424. Turn right (east) onto CR 424 for 1/2 mile and the property starts on the right. The property has 1 mile of frontage on CR 424

### PROPERTY SUMMARY

This 356.19 acre farm is located in Cross County, Arkansas just north of Parkin. The property consists of 344 acres of FSA Cropland and is irrigated by two Center Pivots. The property is over 96% tillable acreage. Farm is located on County Road 424 and only 1/2 mile east of State Highway 75. There are county roads on the north and east side of the property for excellent access. Soils are primarily Alligator Clay and Earle Clay with a small amount of Dubbs Fine Sandy Loam. Crop history has been full season soybeans and a wheat/soybean double crop rotation. The farm is currently planted in all wheat and will be doubled cropped in soybeans after the wheat harvest. There is an existing farm lease in place through December 31, 2024 at \$180 per cropland acre. Cropland is in demand and this is a great opportunity to purchase a farm with a high percentage of tillable acreage and a solid rate of return.

[nationalland.com/listing/358-acre-farmland](https://nationalland.com/listing/358-acre-farmland)



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