

UNDER CONTRACT



Phillips Rd 149 Farm

30 +/- Acres (\$5,500/acre) | Phillips County, AR | \$165,000



ADDRESS

1706 Phillips County Road 145
Marvell, AR 72366

LOCATION

Coming from Marvell, travel 5 miles west on Hwy 49 to Phillips County Rd 149. Coming from the west, travel east 3.29 miles from the Monroe/Phillips County line to Phillips County Road 149. Turn onto Phillips County Road 149 and travel 1.75 miles and the property is on the left.

PROPERTY SUMMARY

The Phillips Road 149 Farm is 30+/- acres with 23.14 FSA Cropland Acres located in western Phillips County. The property has one submersible irrigation well and the farm has been leveled. The farm is primarily Loring Silt Loam with the remaining soils in Henry Silt Loam and Foley Silt Loam. These soils are well suited for most all crops. The farm has a recent history of corn, cotton, and soybeans and is in soybeans this year. The remaining acreage is approximately 7 acres of hardwood timberland that is an excellent spot for a deer stand to catch the big Whitetail Bucks traveling through Cypress Swamp. Areas in all directions have been developed for duck hunting and this tract would make a great place for a blind up against the wood line hunting over the field or even a small hole in the timber that will flood naturally. This property has plenty of recreational potential in a well-proven area with farm income.

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