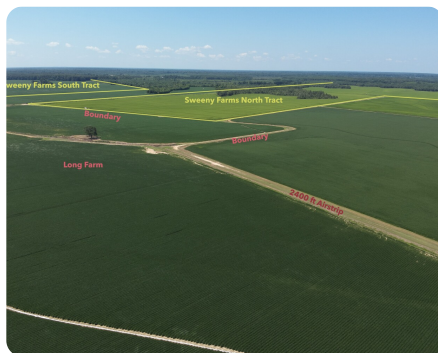


SOLD



Long Farm

114.09 +/- Acres | Arkansas County, AR



ADDRESS

27 Nady Road
Tichnor, AR 72166

LOCATION

From Hwy 44 in Tichnor, AR, go south on Tichnor Blacktop Rd toward Doug Dixon Ln for 4.9 miles. Turn left to stay on Tichnor Blacktop Rd for approximately 1 mile, then take a slight right to stay on Tichnor Blacktop Rd and cross the Arkansas Post Canal bridge. The pr

PROPERTY SUMMARY

This 135-acre farm is a gem, offering something for everyone! The fertile silt loam soils allow the farm's 124 tillable acres to produce impressive yields, while the two electric wells and five risers provide efficient and reliable irrigation for yield consistency. Three county roads serve as the Northern, Eastern, and Southern boundaries. The farm's 2400-foot airstrip, which parallels Nady Rd, serves as the farm's western boundary. When you turn onto Hudson Ln (the Southern boundary), you'll find a 4-acre lot with mature pecan trees, perfect for a camp or home. Electricity is readily available along three sides of the property, and city water access is available on the North end. Nearby public boat ramps provide year-round access to excellent fishing. The Trusten Holder WMA and White River National Wildlife Refuge offer over 20,000 acres of diverse hunting opportunities. Farms like this and the adjoining Sweeny Farm rarely become available and don't last long when they do!

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