

NEW



Monroe County Cropland 120

120 +/- Acres (\$6,850/acre) | Monroe County, AR | \$822,000



ADDRESS

0 152 Lee Road
Monroe, AR 72108

LOCATION

From Monroe Arkansas take Hwy 39 South for 2 miles and turn left onto Hog Farm Lane. Follow Hog Farm Lane for 3 miles and then turn right onto Lee Road 152. Follow Lee Road 152 for 1/2 mile and the property is on the right.

PROPERTY SUMMARY

This Monroe County 120 is all cropland located on the Monroe/Lee County line just south of the town of Monroe, Arkansas. The property has FSA Cropland Acres of 121.29 acres and is all irrigated by one irrigation well. There is underground pipe from the well under the turn row to the north field. This property has versatile soils which allow for corn, rice and soybean production. Most recent crop history has been rice and soybeans. The farm has a 1 year crop share rent of 80/20 with no production expenses to the landowner. This tract also has a duck pit in the north field that the owner has leased to the same hunters for over 15 years. The property is just 1 mile west of the Warrior Hunting Club well known for its duck hunting. The property is an excellent small investment and hunting tract with great crop income and a hunting lease if you don't want to personally hunt the property.

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