



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

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



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.

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

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