



Stuttgart Development and Farmland

461.97 +/- Acres | Arkansas County, AR | \$4,157,730



ADDRESS

1120 Highway 165 N
Stuttgart, AR 72160

LOCATION

From the Intersection of Highway 165 and Highway 63, travel west 1/2 mile on Highway 165, and the property is on the left (south side of Hwy 165). The property adjoins the Stuttgart City Limits.

PROPERTY SUMMARY

This 461.97± acre property along the northern city limits of Stuttgart, Arkansas, offers a rare combination of productive farmland, highway frontage, and long-term development potential. The property includes 419.18 FSA cropland acres, three irrigation wells, and an irrigation relift in a tailwater recovery ditch. Approximately one-half mile of frontage on U.S. Highway 165 provides excellent visibility and access along the Highway 63/165 commercial corridor. Located within an Opportunity Zone, the property may offer additional advantages for qualified investment and development. Nearby outdoor destinations include Mack's Prairie Wings, Rich-N-Tone Duck Calls, and Chêne Gear, placing the property in the heart of Stuttgart's nationally recognized waterfowl industry. With agricultural income and potential for commercial, industrial, hospitality, recreational, residential, or mixed-use development, this is a unique Stuttgart investment opportunity.

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National Land Realty
1501 N. Pierce St.
Suite 104
Little Rock, AR 72207
Nationalland.com

Jeremy Stephens
Office: 870-539-9854
Cell: 870-672-3250
Jstephens@nationalland.com

Allen Dickson
Office: 870-539-9913
Cell: 870-674-7600
Fax: 501-325-0080
Adickson@nationalland.com

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