



SOUTHERN LAND COMPANY TN, LLC

8590/1 FARMINGTON BLVD.
GERMANTOWN, TN 38139

Office: 901-755-8877
FAX: 901-757-9010
WATS 800-525-5127

E mail: land@southernlandco.com
Web: www.southernlandco.com

441 +/- ACRES RICE FARM CROSS COUNTY, ARKANSAS

Farmland and Timberland

LOCATION: 6 miles West of Wynne, North of Hwy 64 on both sides of the L'Anguille River, with access off Hwy 193 and Co Rd 242

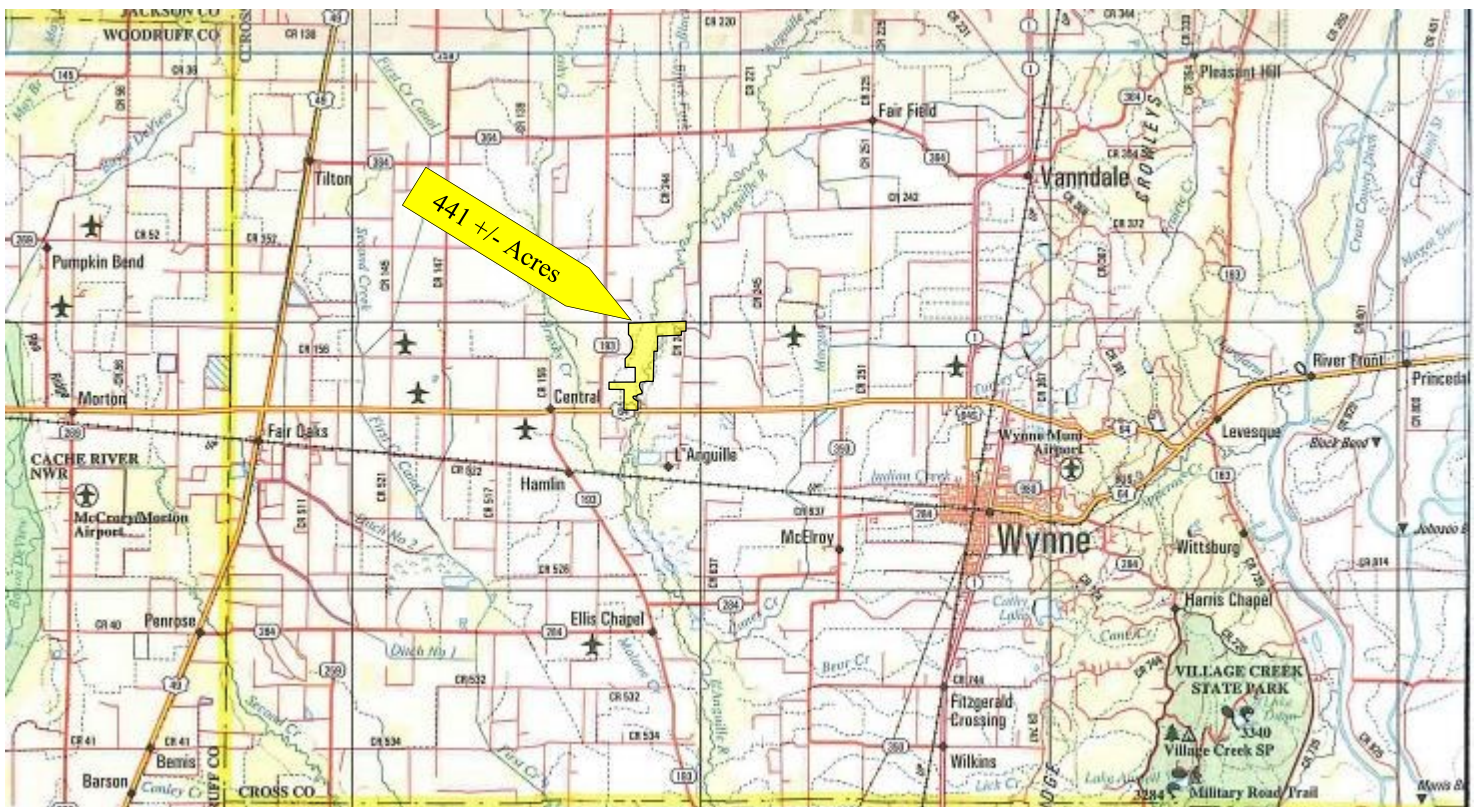
ACREAGE: 441.47 Acres Total, by survey
348.3 Acres FSA cultivated, with 300 +/- acres being farmed
13 Acres CRP
80 Acres, river, woods roads and ditches

CROP BASES: Rice: 172.9 ac. w/ 4323# & 5457# Payment Yield
Soybeans: 159.5 ac w/ 25 bu. Payment Yield
Wheat: 4.7 acres@37 bu. Payment Yield

IMPROVEMENTS: 3000 sq ft furnished Lodge with kitchen / great room, 4 bedrooms, 2 bathrooms, Mudroom and ATV storage
3 irrigation wells and 2 relift pumps with extensive underground piping to risers irrigating all cultivated land.
Extensive levee system around farm land holding out L'Anguille River for farming and holding controlled water for duck hunting.
4- steel duck hunting pits

FEATURES: Good income from cash farm rent and outstanding duck hunting for personal use or additional income from hunting lease. Hunting lease for 2015-16 season \$25,000.00

PURCHASE PRICE: \$1,500,000.00 or (3,400.00 per acre) Farm lease for 2016 negotiable





< To Hwy 193

CR 252

CRP Pine

< Lodge

< well

well >

well >
relift >

< pit

River

< well

< pit

Underground
pipe

L'Anquille

pipe
< riser

< pit

< riser

relift >
< pit



3000 sqft Hunting Lodge



Mallards over Rice

CR 242

Hwy 64

To Wynne >

