

513± Acre Arkansas Row Crop & Waterfowl Farm |
Irrigated Farmland, Duck & Goose Hunting, Cross Co, AR
County Road 136
Hickory Ridge, AR 72347

\$3,647,500
513± Acres
Cross County



**513± Acre Arkansas Row Crop & Waterfowl Farm | Irrigated Farmland, Duck & Goose Hunting, Cross Co, AR
Hickory Ridge, AR / Cross County**

SUMMARY

Address

County Road 136

City, State Zip

Hickory Ridge, AR 72347

County

Cross County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

35.324099 / -91.0253779

Acreage

513

Price

\$3,647,500

Property Website

<https://www.mossoakproperties.com/property/513-acre-arkansas-row-crop-waterfowl-farm-irrigated-farmland-duck-geese-hunting-cross-co-ar-cross-arkansas/114931/>



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PROPERTY DESCRIPTION

513 +/- Acre Arkansas Row Crop & Waterfowl Farm | Irrigated Grand Prairie Farmland, Duck & Goose Hunting

What if one farm could work for you twelve months out of the year?

Plant it. Irrigate it. Harvest it. Flood it. Hunt it.

This **513 +/- acre contiguous row crop farm in the Arkansas Grand Prairie**, located northwest of Fair Oaks and southwest of Hickory Ridge, offers something increasingly difficult to find: **over 500 acres in one tract with established irrigation infrastructure, productive farmland, and the ability to create hundreds of acres of waterfowl habitat when farming season ends.**

For the farmer, this is ground you can put to work.

For the investor, it offers agricultural and recreational income potential.

And for the serious duck and goose hunter, imagine owning the farm instead of waiting every year to lease someone else's.

FROM ROW CROP SEASON TO DUCK SEASON

This property is built around agriculture, with the infrastructure already in place to support a serious row crop operation.

The farm is divided into **three sections, each served by its own irrigation well**, allowing for efficient water management across the acreage. The farm consists primarily of the locally recognized **"white dirt" soils** of the Grand Prairie and is suited for crops including **rice, corn, and soybeans.**

The existing irrigation setup provides a tremendous advantage for an owner-operator or investor looking for established Arkansas farmland.

There is also **electric service along the north boundary**, county road frontage, and a small wooded area that could provide a location for a future **farm headquarters, hunting lodge, cabin, or homesite**, subject to applicable approvals.

But when harvest is finished, this farm has another season waiting.

WHEN THE CROPS COME OFF, THE WATERFOWL COME IN

This is where these 513± acres become much more than another row crop investment.

The existing infrastructure provides the ability to potentially **flood approximately 300–400 acres for waterfowl habitat**, creating an incredible opportunity for **Arkansas duck and goose hunting.**

A pit blind and water-control structure are already in place, giving the next owner a foundation to build upon.

Picture the transformation.

During growing season, you're looking across hundreds of acres of productive row crop ground. After harvest, water begins spreading across the fields. Cold fronts push south. Ducks and geese begin moving through the Arkansas Delta.

And you're hunting **your own farm.**

Keep the waterfowl hunting exclusively for family, friends, and clients, or explore the potential for **seasonal hunting-lease income** to complement the agricultural side of the investment.

That's what makes this property different.

The same acres capable of producing farm income can also produce an entirely different recreational experience after harvest.

LOCATION MATTERS IN WATERFOWL COUNTRY

The farm lies in a region surrounded by some of Arkansas's most recognized waterfowl habitat, including areas associated with **Hurricane Lake WMA, Cache River National Wildlife Refuge, Bayou DeView, Black Swamp WMA, and Bald Knob National Wildlife Refuge.**

The broader region is influenced by the **White River, Cache River, L'Anguille River, St. Francis River, Mississippi River,** and the extensive agricultural landscape that makes eastern Arkansas synonymous with waterfowl migration.

For a serious hunter, the combination of **large agricultural fields, controllable water, nearby habitat, and hundreds of floodable acres** is difficult to ignore.

ONE PROPERTY. MULTIPLE WAYS TO OWN IT.

There are several ways to look at these 513 +/- acres.

A farmer may see an opportunity to expand an existing operation with a **large contiguous irrigated tract.**

An investor may see **productive farmland with the potential for agricultural and recreational revenue.**

A duck or goose hunter may see the opportunity to finally own enough ground to control the habitat, water, blinds, pressure, and management strategy himself.

And another buyer may see all three.

That's the buyer this farm was made for.

PROPERTY HIGHLIGHTS

513 +/- contiguous acres

Three irrigation wells

Three separately irrigated sections

Approximately 300–400 potentially floodable acres

Pit blind already in place

Existing water-control structure

Rice, corn & soybean production potential

Duck & goose hunting potential

Agricultural income potential

Waterfowl lease income potential

Electricity along the north boundary

County road frontage

Potential lodge, cabin, headquarters or homesite area

Located northwest of Fair Oaks & southwest of Hickory Ridge

THIS FARM DOESN'T HAVE TO STOP WORKING WHEN HARVEST ENDS

That's ultimately what makes this property special.

Farm it for income. Manage it for waterfowl. Hunt it with your children and grandchildren. Lease the hunting. Build a lodge. Hold it as a long-term land investment. Or combine all of it into one operation.

Large, contiguous Arkansas farms with established irrigation and the ability to transition from **row crop production to hundreds of acres of waterfowl habitat** don't come along every day.

If you've been searching for an **Arkansas row crop farm for sale, irrigated farmland in the Grand Prairie, Arkansas duck hunting land, goose hunting property, or an investment farm combining agriculture and recreation,** these 513± acres deserve another look.

Don't just buy a farm that produces a crop. Own one you'll be counting the days to hunt when the crop comes off.

[Check out this incredible goose hunt! Click here to view!](#)

Proudly listed with Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123)

Listing Agents and Local Land Specialists, Pamela Welch: [870-897-0700](tel:870-897-0700) and Arlon Welch: [870-897-9080](tel:870-897-9080)

www.WeSellArkansas.com

Equal Housing Opportunity

COME RIDE THE PROPERTY WITH US

At **Mossy Oak Properties Selling Arkansas**, we know buying duck hunting property is different from buying just another piece of land. You need to see more than the road frontage. You need to understand the **water, access, fields, timber, blinds, habitat, surrounding ground, and how the property could hunt when the birds arrive.**

That's why we're here to help you experience the property—not simply unlock a gate.

Schedule a private showing and **come ride the property with us.** We have **ATVs capable of accommodating up to six people**, allowing us to take you across the property and show you the places you simply can't appreciate from a map or photographs.

And if the weather doesn't cooperate, **we've got that covered too.** Enclosed ATVs are available so cold, rain, wind, or heat doesn't have to stand between you and seeing the property you're considering.

Whether you're searching for your **first Arkansas duck hunting property, adding to an existing hunting portfolio, looking for income-producing farmland with waterfowl potential, or searching for a place where your children and grandchildren can build hunting traditions for generations**, we'd love to help.

Traveling from out of town or out of state? Tell us what you're looking for. We can help coordinate your trip and, when possible, arrange for you to see **multiple hunting properties while you're here.**

Come see the ground. Ride it with us. See the water and habitat. Picture opening morning.

Because the right duck hunting property is more than an investment.

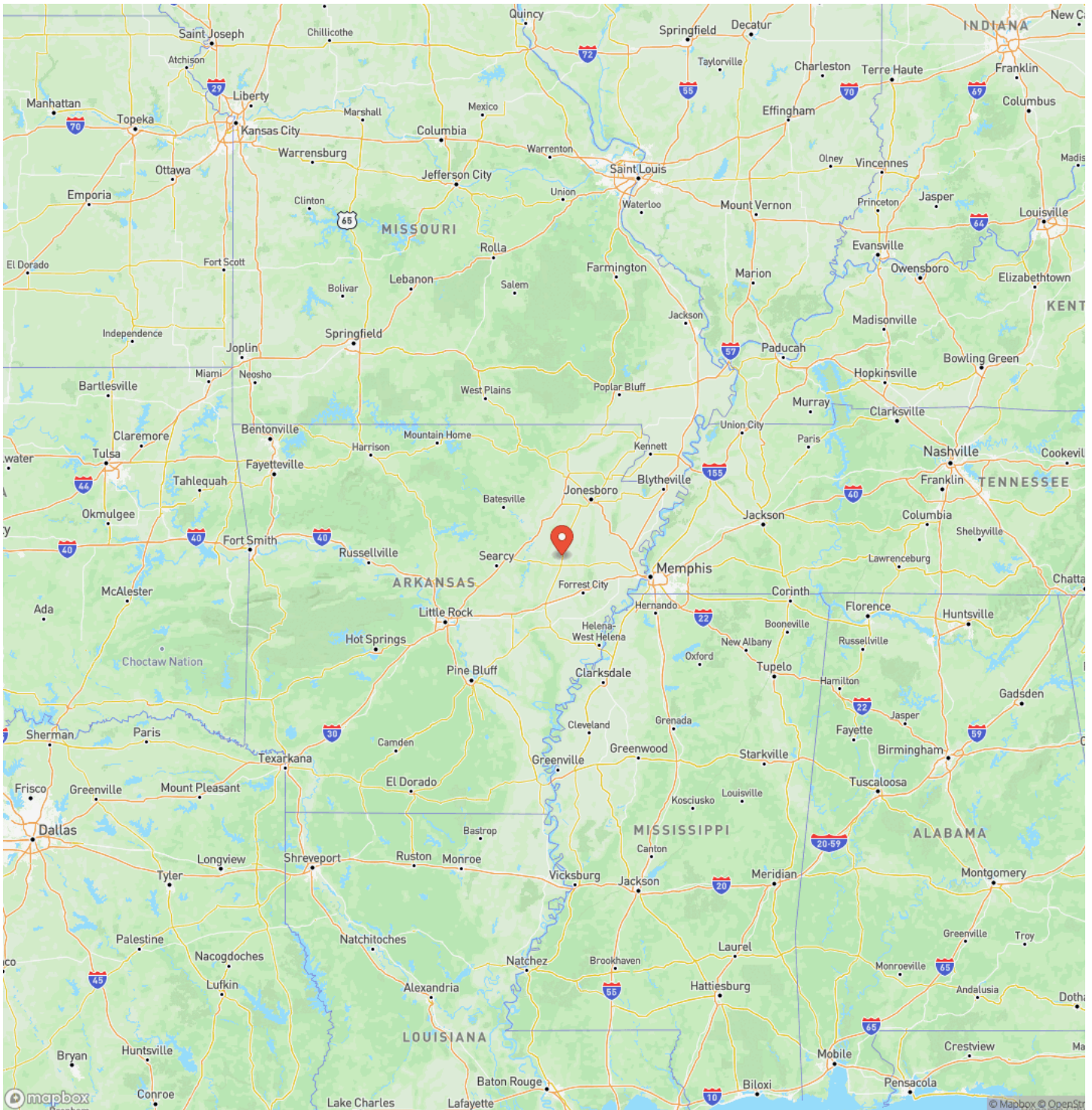
It's where traditions begin, stories are told, and memories are made for generations.

Call us!!

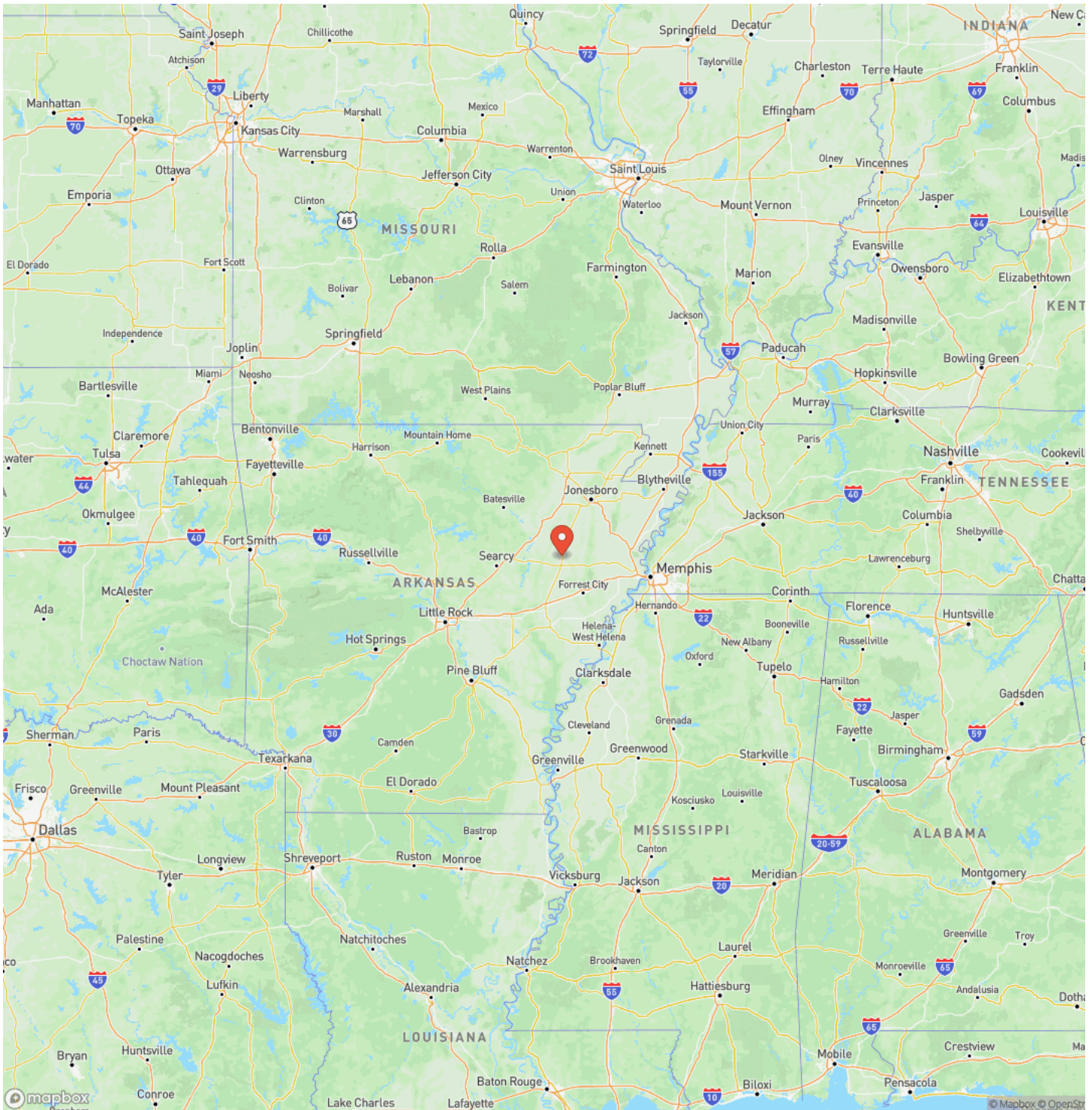
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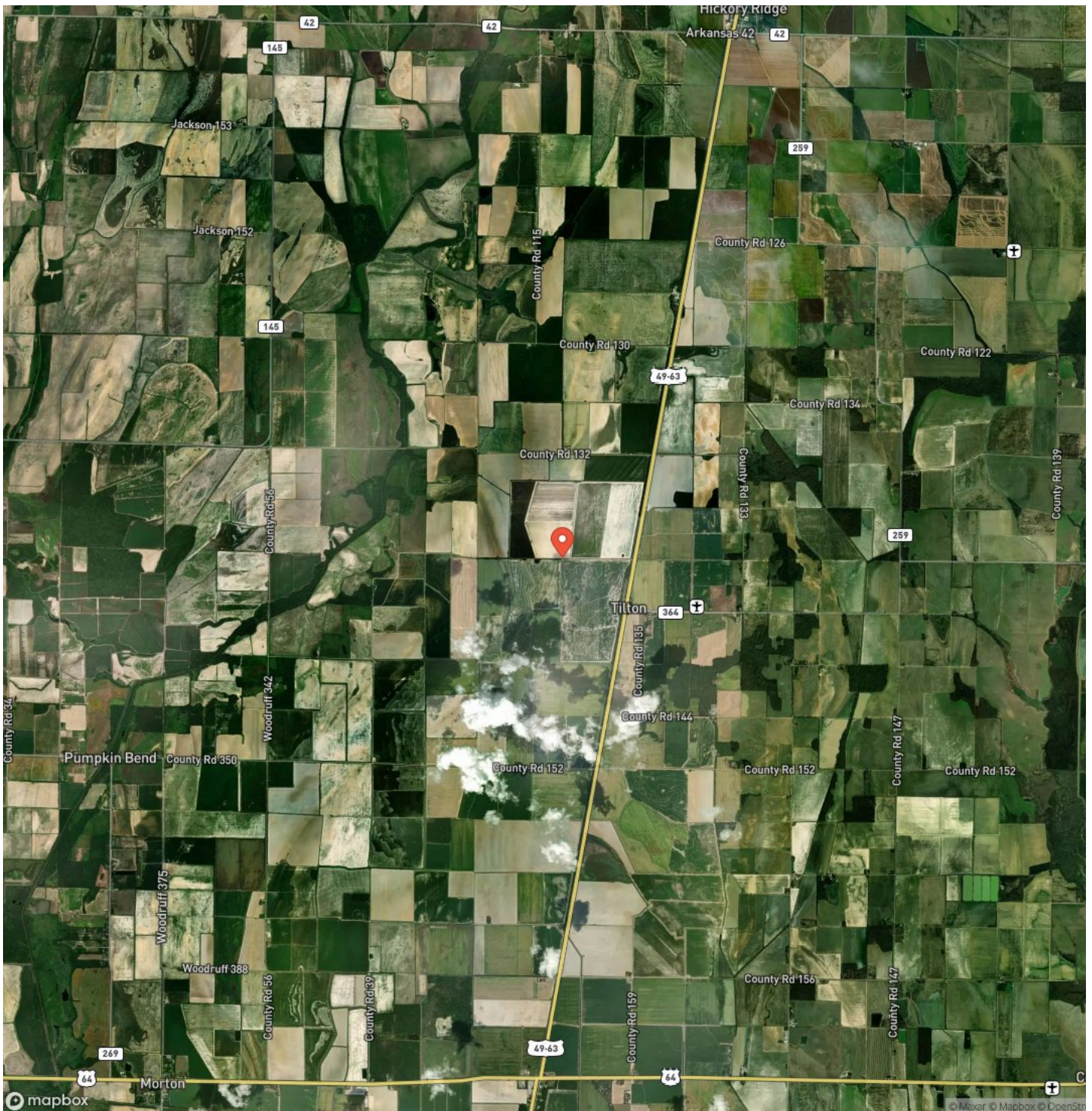
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Selling Arkansas

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