Whisky Creek Crawfish Farm, 40 acres, DeValls Bluff, AR
6076 Mertens Rd
Devalls Bluff, AR 72041

$620,000
40± Acres
Prairie County







SUMMARY

Address
6076 Mertens Rd

City, State Zip
Devalls Bluff, AR 72041

County
Prairie County

Type
Commercial

Latitude / Longitude
34.735367 / -91.436091

Dwelling Square Feet
3,000

Bedrooms / Bathrooms
4 / 2.5

Acreage
40

Price
$620,000

Property Website
americas.land







PROPERTY DESCRIPTION

Whisky Creek Crawfish Farm presents a rare opportunity to own a well-established, income-producing property located on Peppers Lake in DeValls Bluff, Arkansas. This turnkey crawfish operation offers exceptional versatility, combining profitable aquaculture with outstanding recreational and agricultural potential.

The property includes 13 fish ponds, one well, and extensive underground piping designed for efficient and reliable farm operations. Additional improvements include a dog kennel, a barn with stalls, an open utility shed, two storage sheds, and dedicated bait storage. Processing infrastructure consists of two in-ground vats equipped with air and water lines and gas hookup, along with four large vats locatec under an open shed with electricity and water, providing a fully functional and ready-to-operate facility.

In addition to its agricultural capabilities, the property offers excellent deer and duck hunting opportunities, along with established food plot areas suitable for rice, corn, and millet production.

Completing the offering is a approximately 3,000 square foot all-brick residence featuring four bedrooms, 2.5 bathrooms, a fireplace, and abundant storage space, making it ideal for full-time living or on-site management.

This property represents a unique opportunity to acquire a turnkey crawfish farm that seamlessly blends income production, recreation, and residential comfort in one exceptional Arkansas offering.





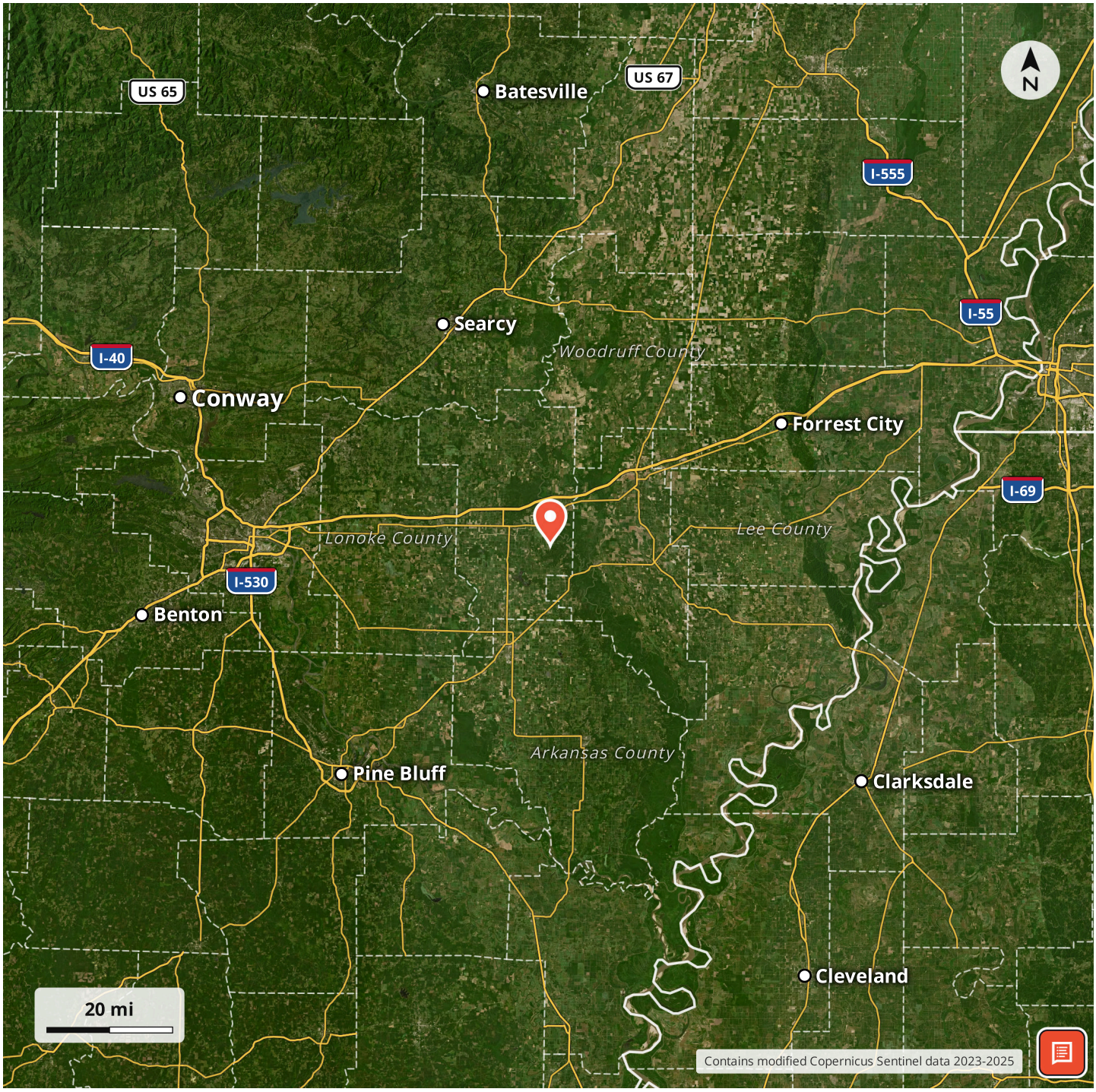




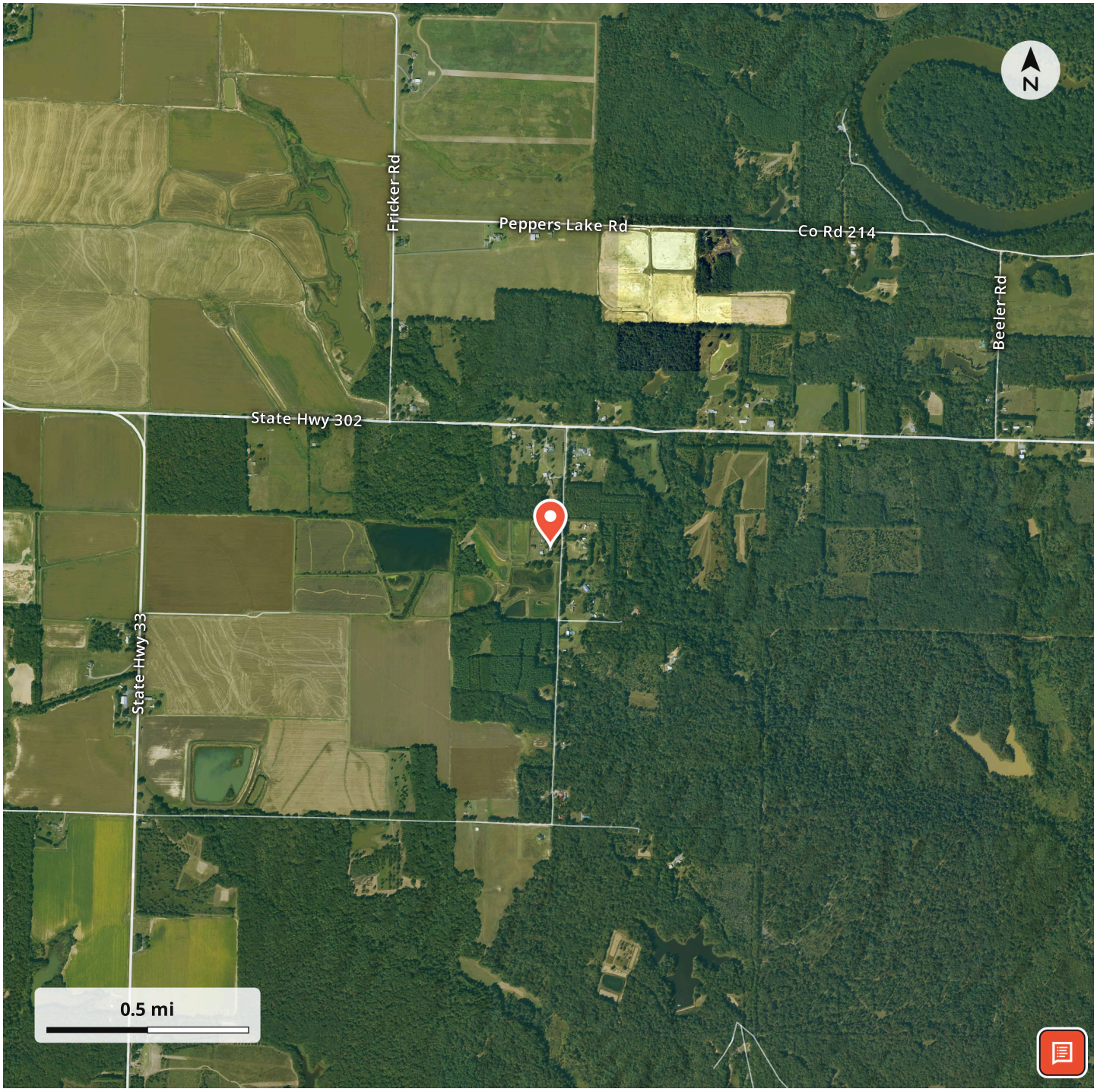




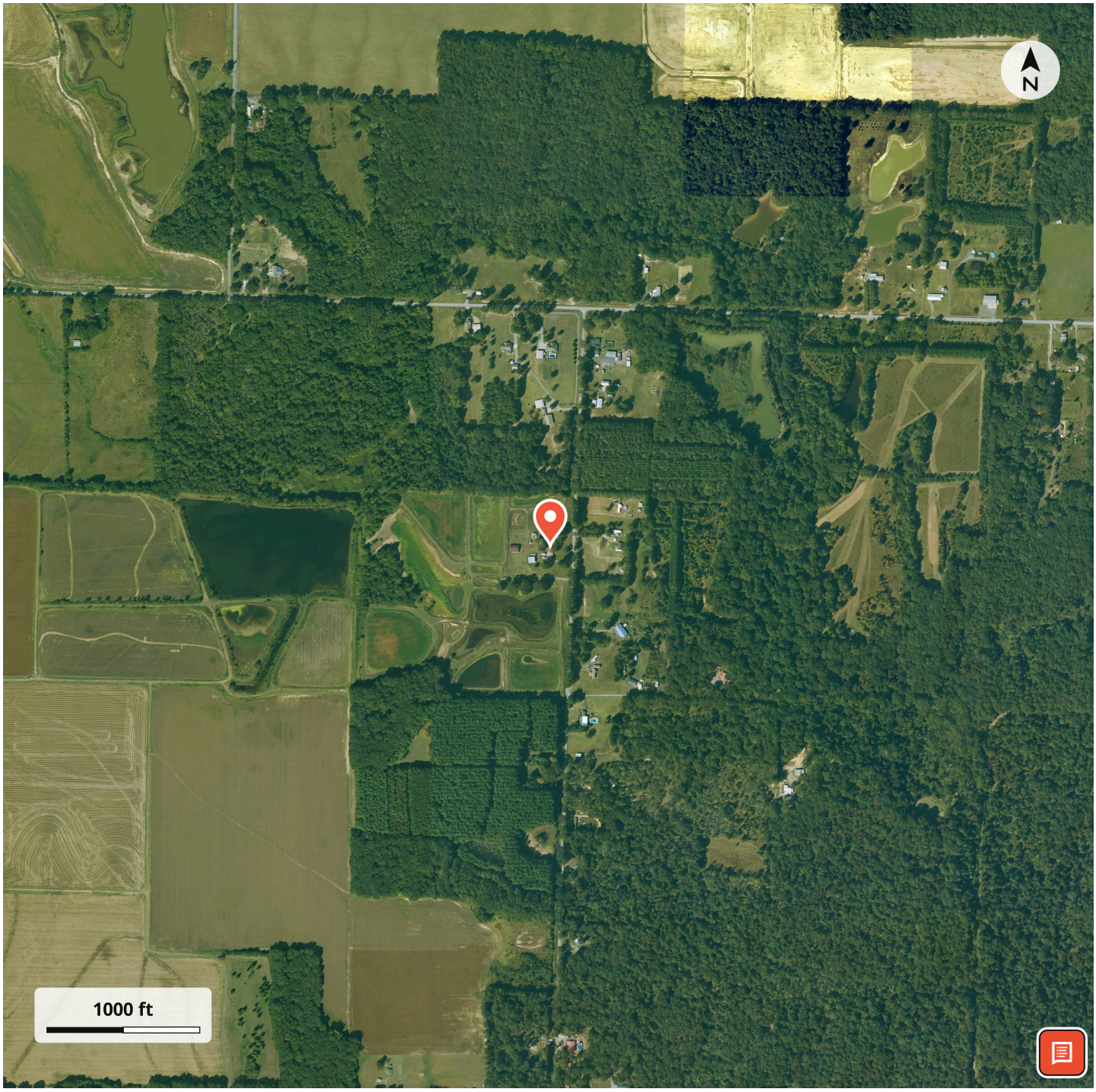
Regional Map



Locator Map


N
Fricker Rd
Peppers Lake Rd
Co Rd 214
Beeler Rd
State Hwy 302
State Hwy 33
0.5 mi

Aerial Map



LISTING REPRESENTATIVE

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