



FOR SALE

Pioneer Farm

Row Crop Farm for Sale

6,976 Acres
Prarie & Woodruff Counties, Arkansas

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Pioneer Farm

Prairie & Woodruff, Arkansas

Description

A large, highly developed grain farm located in Prairie and Woodruff counties, Arkansas. In addition to being a tremendous revenue producer, this farm is well known as a proven duck hunting property.

Improvements

- 27 Wells 3 Permanent Relifts
- 4 Siphons
- 10 Portable Pump Sets
- Approximately 8.5 miles of underground pipe
- Tail Water Irrigation System sourced by White River
- 3 Shops and Farm Houses, Two 12,000 Bushel and Three 1,500 Bushel Grain Bins
- Highway and County Road Access
- All well installations and maintenance performed by Layne Arkansas and records are available.

Acreage

Total: 6,976*, more or less

Tillable Acres: 6,307*, more or less

Irrigated Acres: 5,297*, more or less

FSA Farmland Acres: 7,034 acres

DCP Cropland Acres: 6,289 acres

Rice Base: 1,702 acres

Soybean Base: 4,192 acres

Wheat Base: 1,122 acres

Grain Sorghum: 125 acres

Soil Type: Predominately Kobel and Commerce

Silty Clay Loam

Property Taxes

\$25,045 / year (\$3.77/acre)

Sales Price

\$27,000,000

(\$3,870/acre)

(\$4,293/DCP Cropland acre)

**Total, Tillable and Irrigated acreage estimates are based on survey and Geographic Information System estimates.*

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