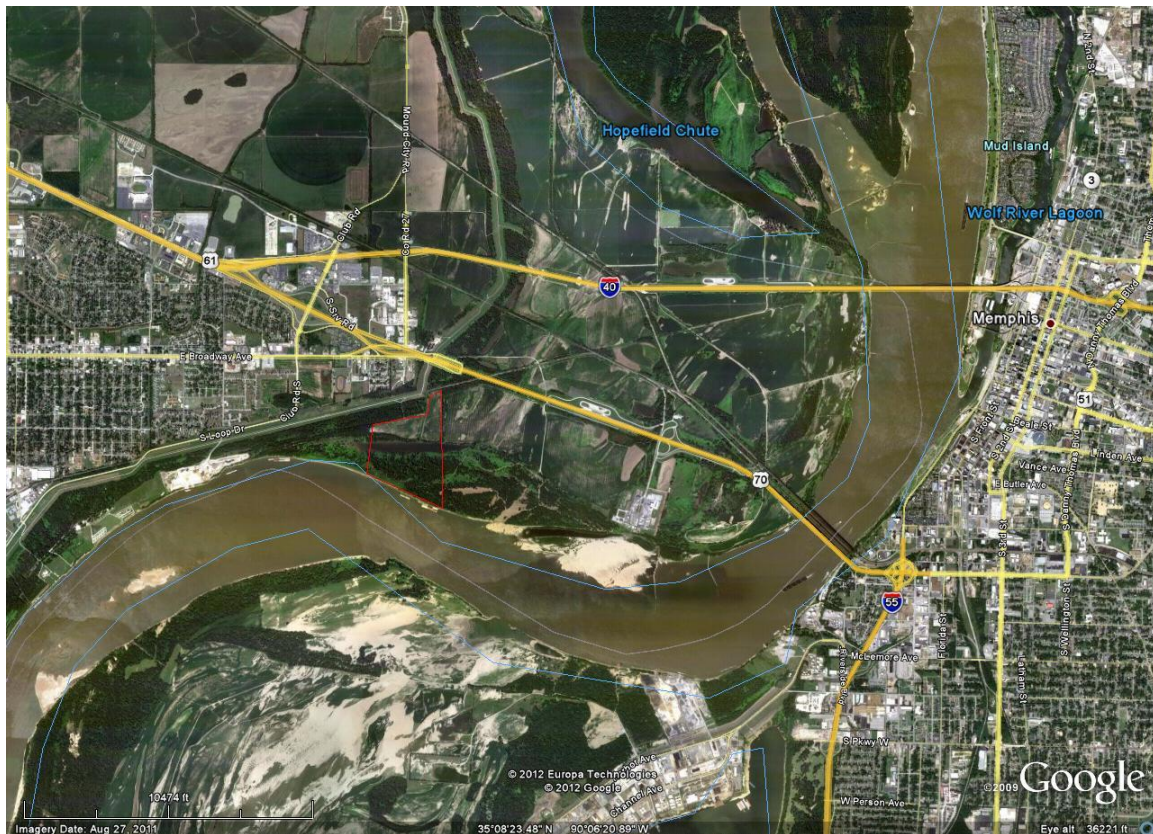




G.A. ROBINSON
LAND COMPANY - EST. 1950

165.69+/- Acres
Mississippi River Bottomland
Hunting and Farm Land
Crittenden County, Arkansas



OFFERED BY
Bert Robinson IV
Owner/Agent
G. A Robinson Land Co. LLC
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Mississippi River Property

Description: This 165 +/- acre property is a mix of bottomland hardwoods and fine agricultural property. Ducks, wild turkey and white-tailed deer are in abundance as well as small game. A River Chute running through the property offers waterfowl and fishing opportunities. In addition to the recreational benefits, this property has excellent cropland that generates significant annual rent.

Location: The property is located just two miles from downtown Memphis off of Interstate 55. The property is accessed from a gated road on top of the Mississippi River levee.

Acreage: There are 165.69 +/- total acres with 48.97 acres of prime cropland.

Farm Rent: 25% crop share

Topography: The topography is typical of Mississippi river property, flat with slight undulations.

Sales Price: \$499,000

Minerals: All minerals owned will be transferred.

Possession: At closing.

Showing: For appointment please contact:

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Throughout the Southeast



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