



**INDIAN BAYOU FARMLAND AND DUCK HUNTING
ENGLAND, ARKANSAS
LONOKE COUNTY, AR
440+/- ACRES**

Presented by



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INDIAN BAYOU FARMLAND AND DUCK HUNTING

PROPERTY SUMMARY

Overview: This property is an excellent cotton, corn, soybean, and rice farm, with a long history of high yields. There are 440+/- total acres, of which approximately 300 acres are currently in production. Remaining acreage consists of approximately 80 acres of 15 year old hardwoods that have been converted into several duck hunting impoundments, and approximately 60 acres in Indian and Baker Bayous. These bayous provide good waterfowl flyways and natural deer funnels through property. Irrigation for crops and artificial flooding for waterfowl come from 3 turbine wells, 1 submersible well, and 1 relift pump located on Indian Bayou. Extensive underground pipe allows for easy irrigation of the 300+/- acres currently in production. Two county roads border and run the property, offering easy access and utilities for building a duck hunting lodge or residence. Three zero grade rice fields allow for easy duck hunting or holding ducks. This property has everything to offer an investor and/or hunter. Broker owned.

Location/Access: Approx. 20 miles East of Little Rock, AR, and approx.. 3 miles north east of England, AR. Access is via Central High Rd. and C. Jeans Rd.

Land Area: 440+/- total acres
300+/- cultivated acres currently in production
80+/- acres of expired CRP hardwoods, recently impounded
60+/- acres in Indian and Baker Bayous

Improvements: 3 Turbine Wells
1 Submersible Well
1 Relift Pump Extensive Underground Pipe
Zero grade rice fields totaling 60+/- acres
Numerous water control structures and levees for artificial flooding

Taxes: Estimated real estate taxes were \$2,752 for 2021.

Offering Price: The offering price for this property is \$2,300,000.

Disclaimer Statement

Any/all information provided by Holmes Real Estate is intended for reference only and it's accuracy is not guaranteed. This listing is subject to errors, omissions or change without notice.

Aerial Map

Indian Bayou Farmland and Duck Hunting
Lonoke County, Arkansas, 440 AC +/-



Boundary

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The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Aerial Map

Indian Bayou Farmland and Duck Hunting
Lonoke County, Arkansas, 440 AC +/-



Boundary

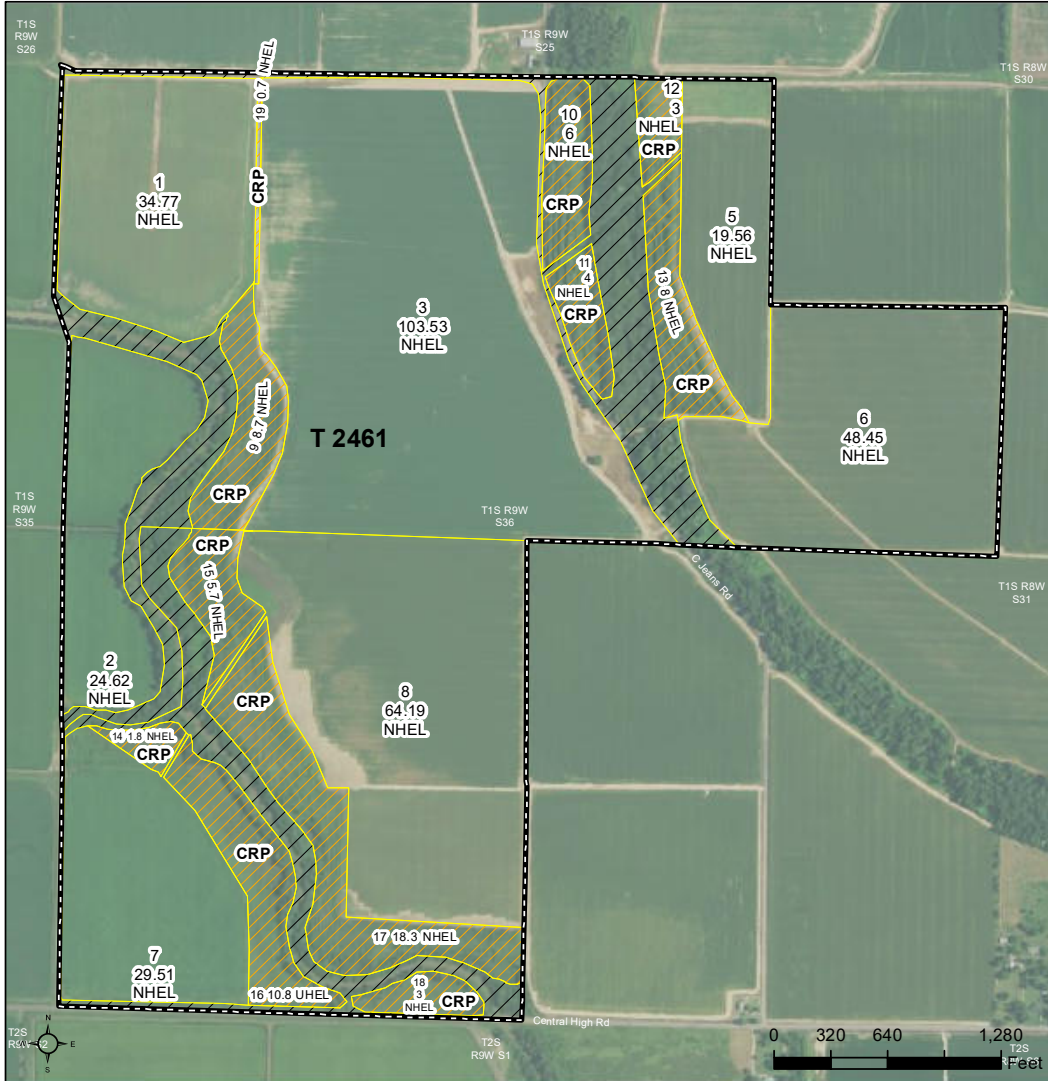
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FARM SERVICE AGENCY MAP



Lonoke County, Arkansas



Common Land Unit

- CRP
- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination

- Restricted Use
- Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 394.63 acres

2018 Program Year
Map Created September 27, 2017

Farm 1741
Tract 2461

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