



For Sale



338± acres
Chicot County, AR

Big Bayou Fish Ponds



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Size: 338.0± Total acres.

Location: 3.75 miles east of Portland, AR

FSA Data: **Farm #2477**
(2009) **Crop** **Base Acres** **Direct & CC Yield**
Rice 309.0 3,996 lbs.

Description: These old fish ponds have been converted back to cropland with soybeans and rice crops harvested from them in the last three years. The pond levees have been sloped to facilitate production and bottoms smoothed to eliminate potholes. One section has been re-leveled with the middle levees removed. This farm has five electric wells with good water quality and quantity feeding all ponds. They are located adjacent to a county gravel road which is accessible in all weather.

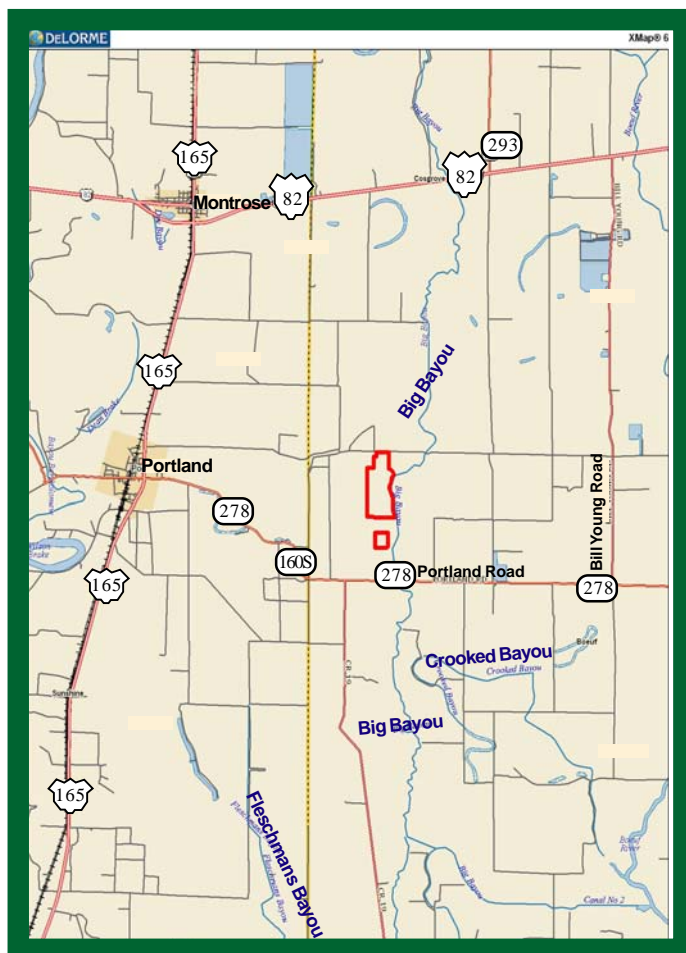
Soils: Predominantly Perry and Portland clays.

Taxes: 2009: approximately \$4.75 per acre

Possession: At closing, subject to existing leases.

Showing: By appointment only.

Management: Professional farm management is available.



See reverse side for additional maps.

For more information contact:
Murry McClintock - Real Estate Salesperson
Tel: (662) 363-1801
Agent for Seller

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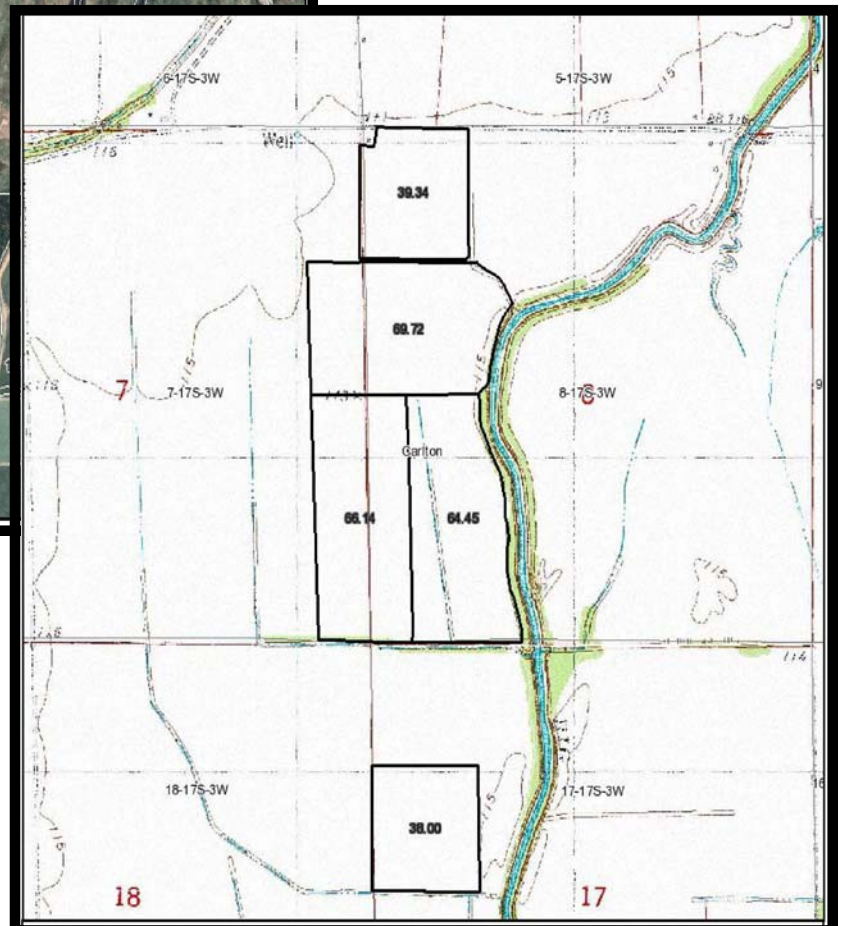
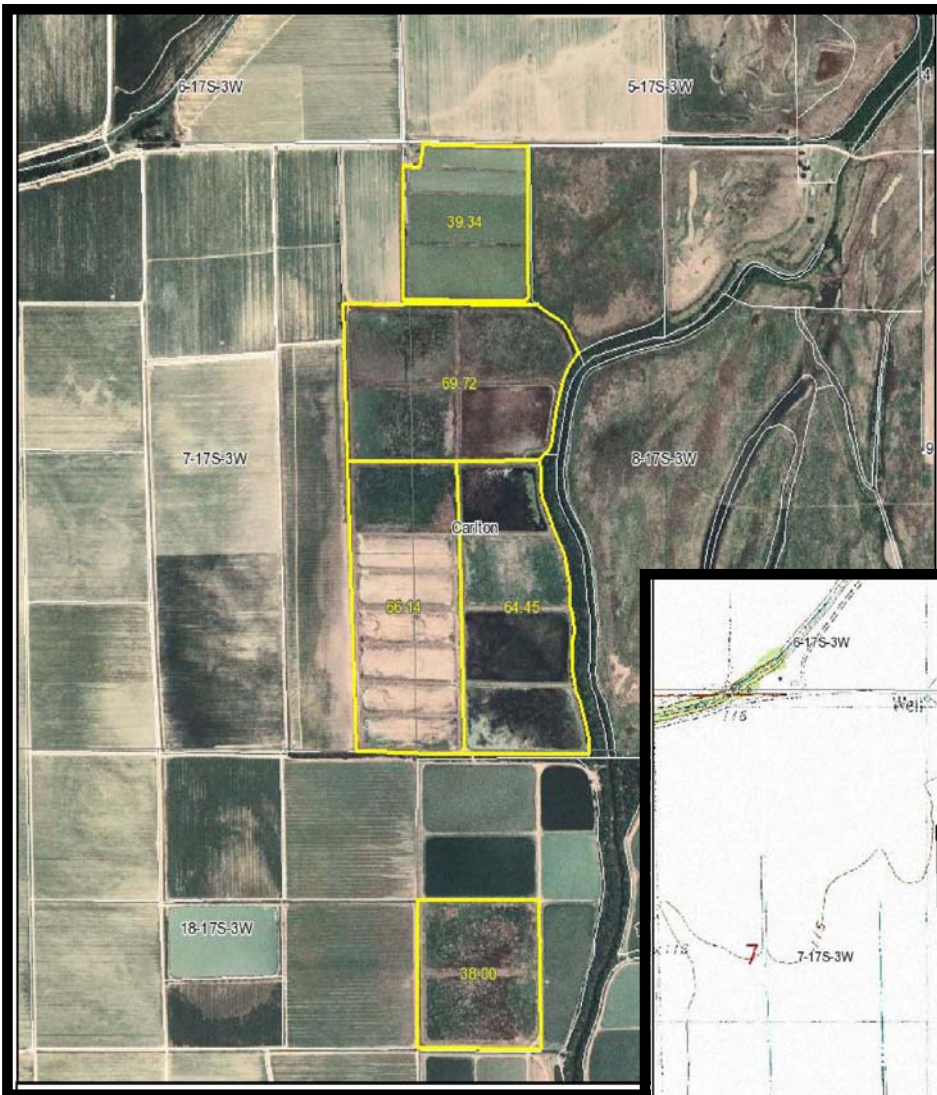
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Property Aerial and Topography Maps



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