



# TILLER

CONSULTING | REALTY | DEVELOPMENT

- EST. 2020 -

FARMLAND COLLECTION

PRESENTING

## THE BRIDGER FARM

CRAIGHEAD COUNTY, ARKANSAS





# THE BRIDGER FARM

Craighead County Arkansas

This precision leveled rice and soybean farm in west Craighead County, Arkansas offers a combination of crop and hunting income. There are 6 wells on the property with underground pipe for highly efficient irrigation. Two 18,000bu grain bins for storage and an established tenant help to maximize the return on investment. The farm has traditionally been some of the best duck hunting in the area and lays against the Cache River. There are pits and blinds already on the property. Financial models are available upon request, and we would love to discuss a management plan if you're looking to invest in farmland.



## PROPERTY HIGHLIGHTS

- Highly productive irrigated tract
- Opportunity for crop and hunting income
- Precision leveled with storage and established tenant
- History of excellent duck hunting



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Craighead County Arkansas

## FSA DATA:

CROP	ACREAGE	PLC YIELD
Soybeans	162.51	35
Rice-Long Grain	305.14	6628
Rice- Medium Grain	58.45	5994
<b>Total Base Acres:</b>	<b>526.1</b>	

**REAL ESTATE TAXES:** \$5364.88 per ARCountyData.com

**TOTAL ACREAGE:** +/- 720

**FARMABLE ACRES:** +/- 622

**CRP ACRES:** +/- 58

**RECREATIONAL ACRES:** +/- 40

**COUNTY:** Craighead

**ASKING PRICE:** \$4,408,000

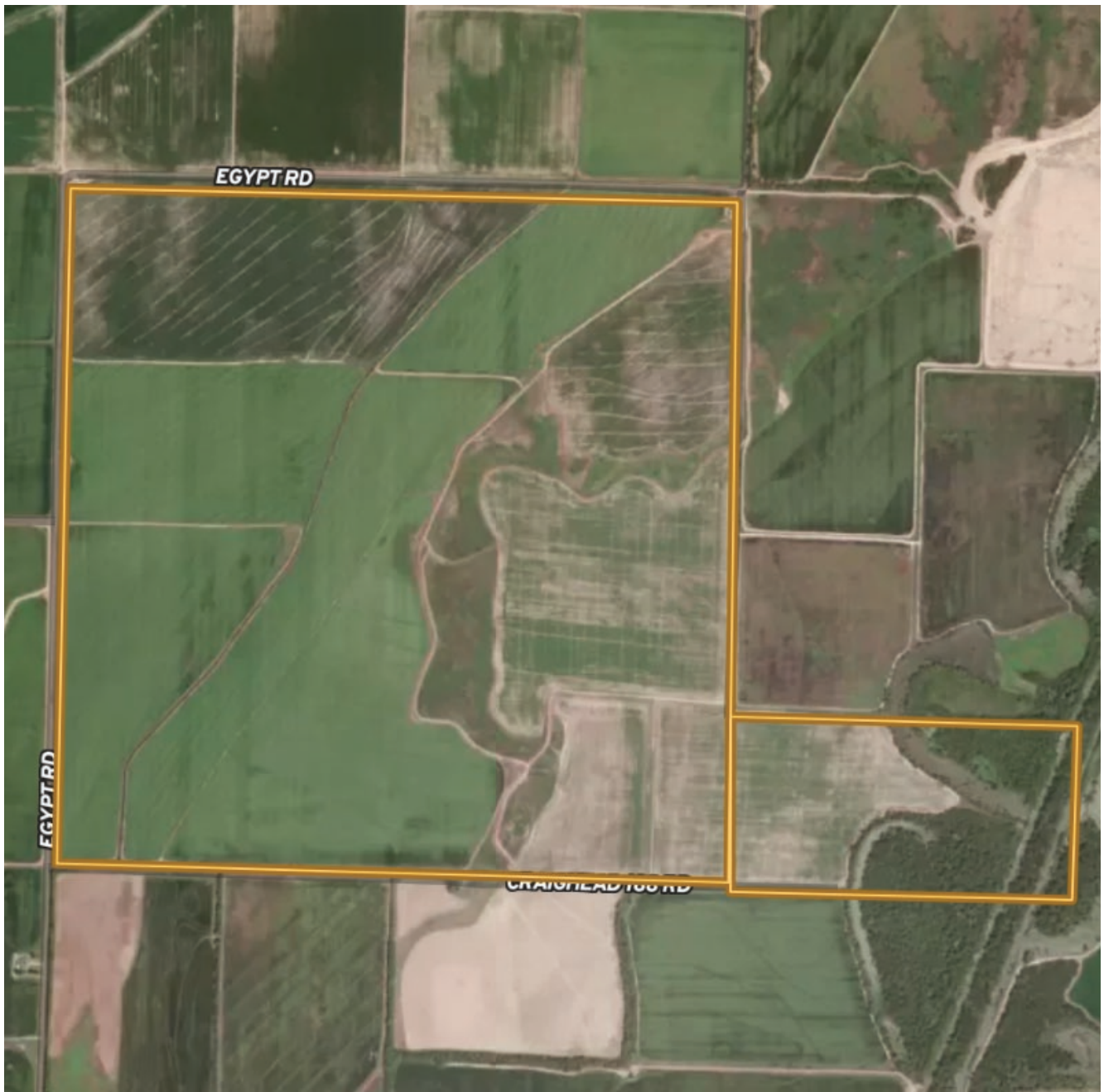




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## AERIAL MAP

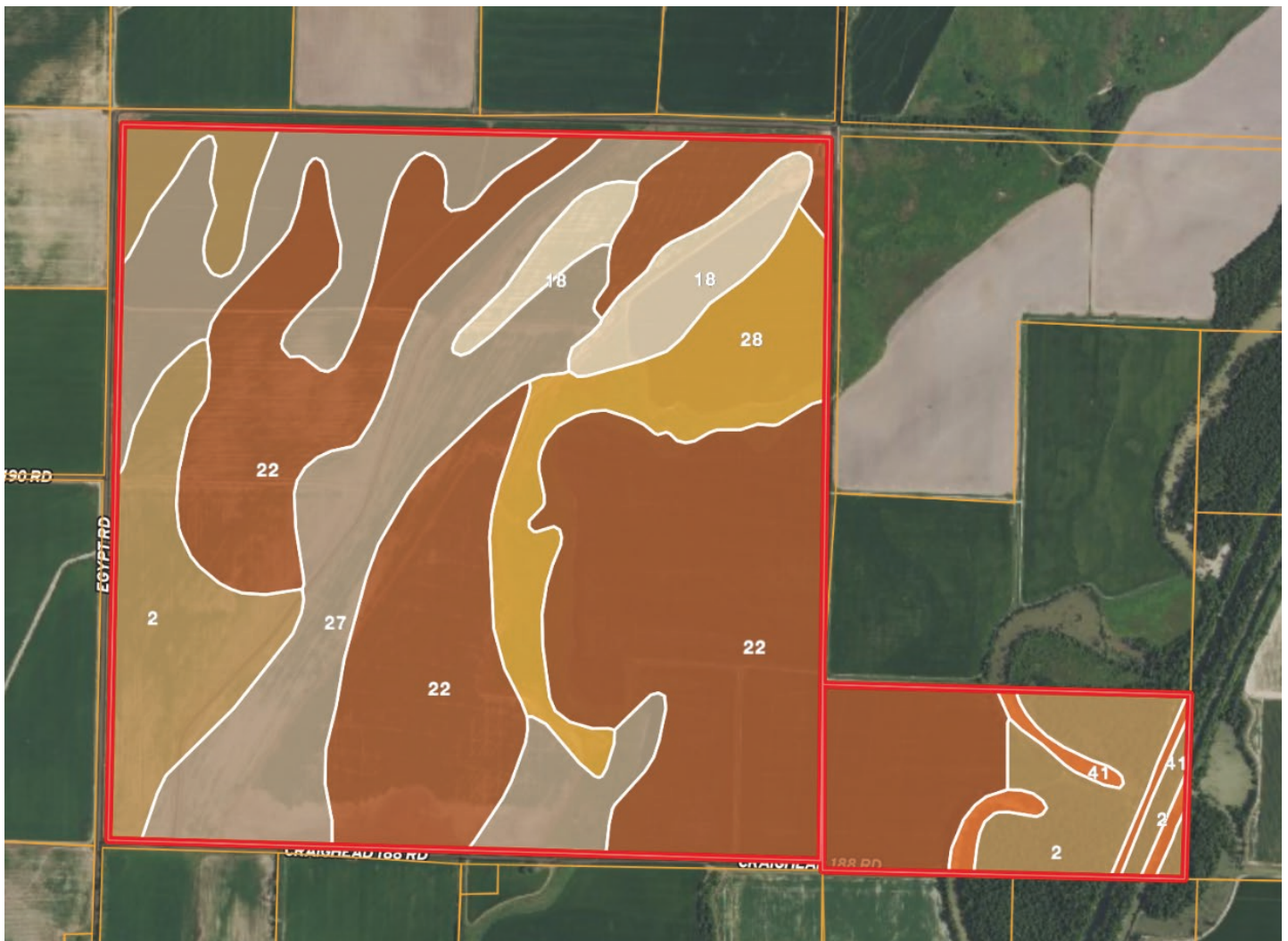




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## SOIL MAP



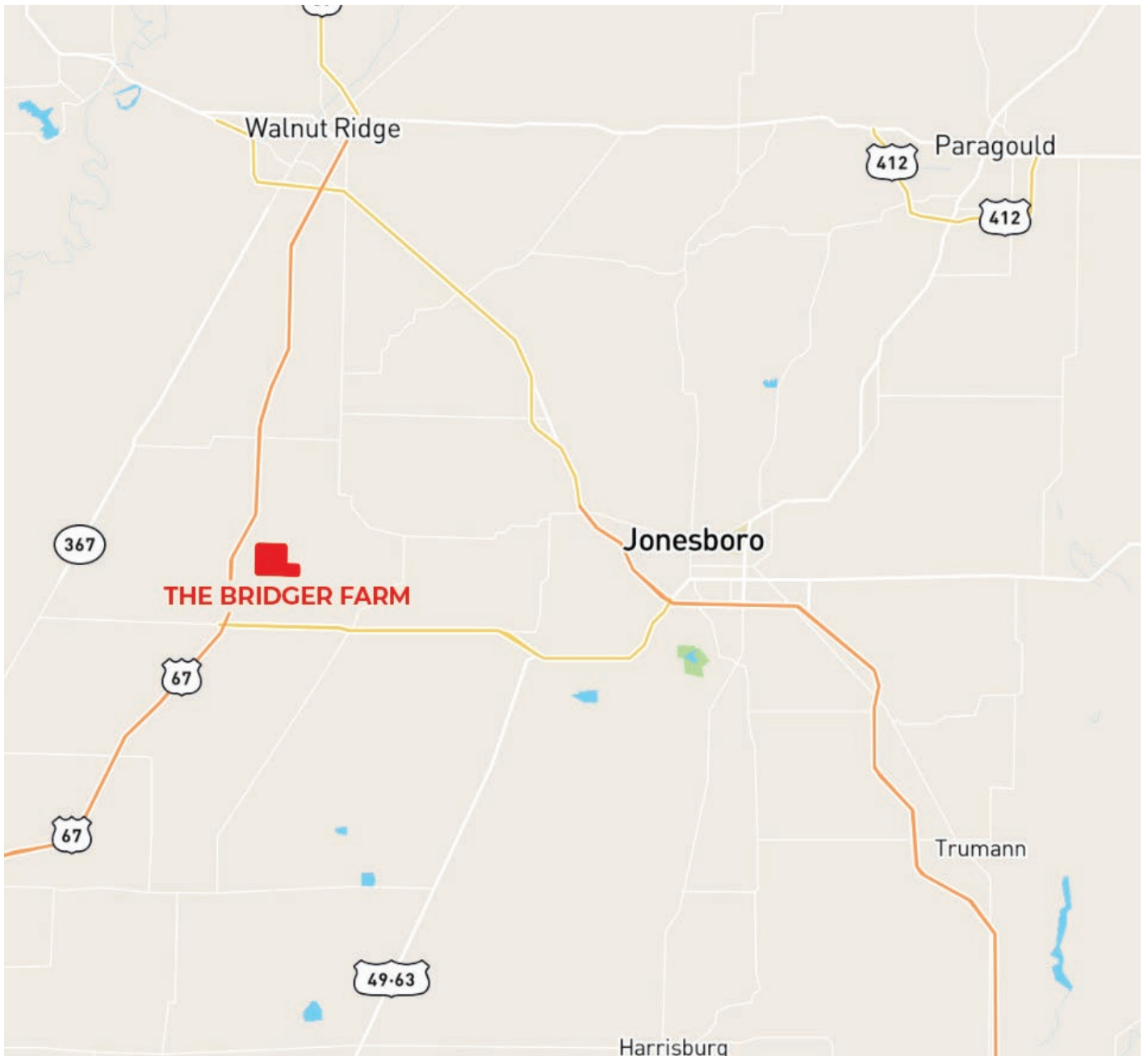
2	Amagon silt loam, 0 to 1 percent slopes	28	Lafe silt loam
41	Water	22	Foley silt loam, 0 to 1 percent slopes
18	Dundee fine sandy loam	27	Jackport silty clay loam, 0 to 1 percent slopes



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## REGIONAL MAP







# THE BRIDGER FARM

Property Photos





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Thanks for your interest in  
**THE BRIDGER FARM**

Let us know if we can answer any  
questions or if you'd like a property tour.

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