

Southern Land Company TN, LLC

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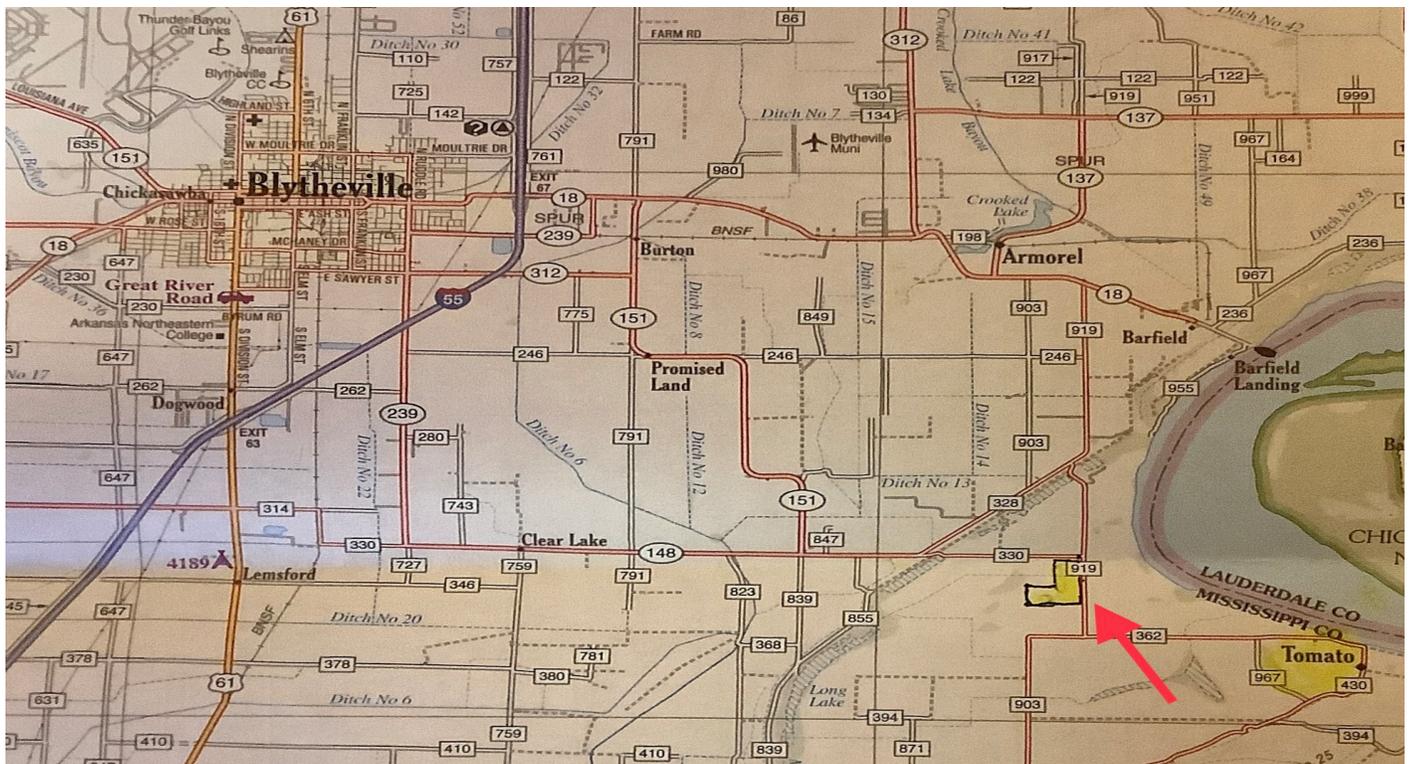
Principal Broker: Bill Gates (901)488-0368

120+/- Acres - Mississippi County, AR Farm Land with outstanding Duck Hunting

Location: North on I-55 toward Blytheville to Exit 67, East on 18 approximately 8 miles, South on County Road 919 approximately 3 miles. Property located on right inside the levee. (11 miles to Blytheville, AR) (94 miles to Memphis, TN)

120+/- acres located in Mississippi County between Blytheville and Tomato Arkansas. Income producing 105acres of tillable grounds with yields in Wheat, Soybeans and Cotton from FSA-156EZ. Waterfowl hunting habitat along the southeast 15+/- acres neighboring approximately 1500 acre Hunting Club in "crp" and other adjoining farmland used for Deer and Duck hunting. Water structures along road helping control the natural flow of water from Mississippi River just 1/4 mile away. Pertinent details to 156-EZ and tenant rent rates will be discussed with serious inquiries. Tract will also qualify for WRE creating immediate ROI

Offering Price ~ \$540,000.00





120+/- Acre Aerial View



105+/- acres of Cropland



Overlooking Southeast Waterfowl Hunting Habitat