



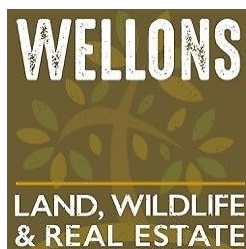
BRYANT FARM

An investment grade farm & hunting property in Poinsett County, Arkansas

282(+/-) total acres • Poinsett County, Arkansas

Acreage documented by Arkansas County Ownership – Final acreage to be determined by survey

INFORMATION PRESENTED BY:





INVESTING IN THE FUTURE

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PROPERTY HIGHLIGHTS – Bryant Farm

Property Overview:

This +/-282 acre property is comprised of 270 acres of tillable acreage that is on a 50/50 rice and soybean rotation. It's close proximity to Bayou Deview WMA and the Cache River makes it a target for migrating waterfowl of all kinds. It's location also allows easy access to many grain elevators in the area which means during harvest the crops can be delivered in timely manner.

Historically, duck hunting on this property produced birds on a regular basis. The opportunity to deer hunt is also an option with the WMA being on the eastern border.

To own an income producing farm in Poinsett County that also offers world class hunting opportunities with great access usually don't even make it to market. So, if you've been wanting just these things you'll want to jump on this one.

- +/-282 total acres
- +/-270 Acres of tillable ground
- Excellent waterfowl hunting
- Income Producing Farm
- Barely off the Bayou Deview
- One duck pit
- East treeline has always been used for duck hunting
- Electric Powered Well

Location: This property is located 3 miles west of Weiner, AR or 2 miles south of Highway 214 on Flag Slough Lane

Little Rock – 90 miles

Memphis – 60 miles

Newport – 20 miles

Jonesboro – 20 miles

Surrounding Properties:

Nearby notable hunting properties include OK Hunting Club, Haw Thicket, Sitzer Woods and Marked Tree Hunting Club

Property Highlights:

The Bryant Farm checks all the boxes for the duck hunting investor, with income, hunting and close proximity to anything you'd need. With a well on site you are guaranteed water you can duck hunt from the beginning of season until the end. The ag fields are on a rotation of rice and beans allowing more food on the farm for waterfowl every year. Multiple roads allow for 100% access to this property.

Land Area:

The land offered is comprised of 282+/- acres.

Mineral Rights:

All mineral rights owned by the Sellers (if any) shall be transferred upon closing, but the Sellers do not warrant or guarantee ownership.

Taxes:

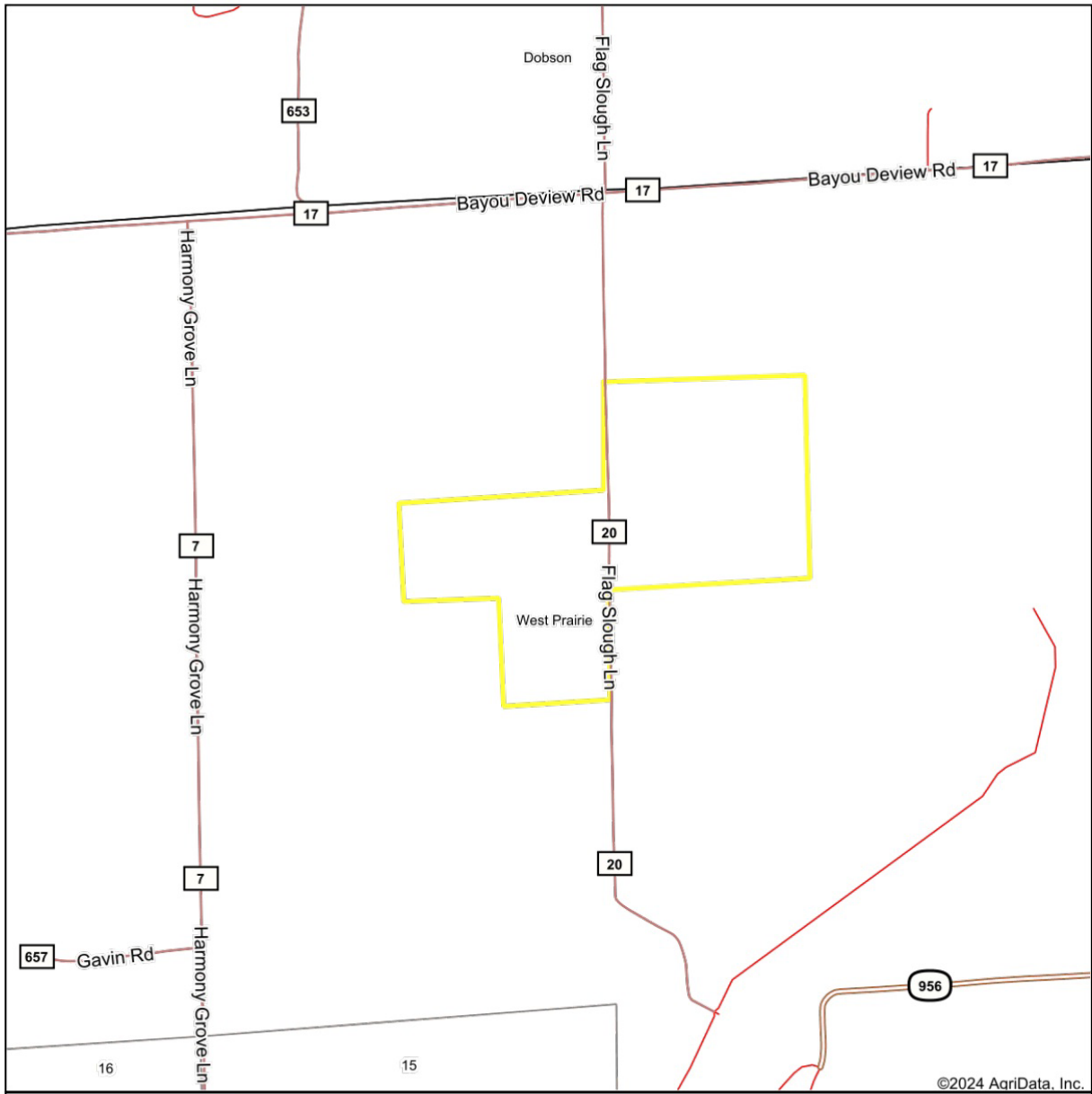
The taxes are approximately \$3,461

Price:

The listing price is \$1,833,000

Contact Anthony Bracy at 870-926-5039 OR ANTHONY@WELLONSLAND.COM more information! Wellons Real Estate is the exclusive representative firm of the Seller. For additional information or to schedule a private tour of the property, please contact Anthony Bracy at 870-926-5039 or email anthony@wellonsland.com. Furthermore, the information here within is intended only for the person(s) to which are agents/brokers of Wellons Real Estate and may contain proprietary, business-confidential and/or privileged material. All information here within has been reported to be truthful and accurate, however Wellons Land does not warrant or guarantee such. If you are not the intended recipient of this document you are hereby notified that any use, review, retransmission, dissemination, distribution, reproduction, or any action taken in reliance upon this message is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

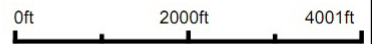
Overview Map



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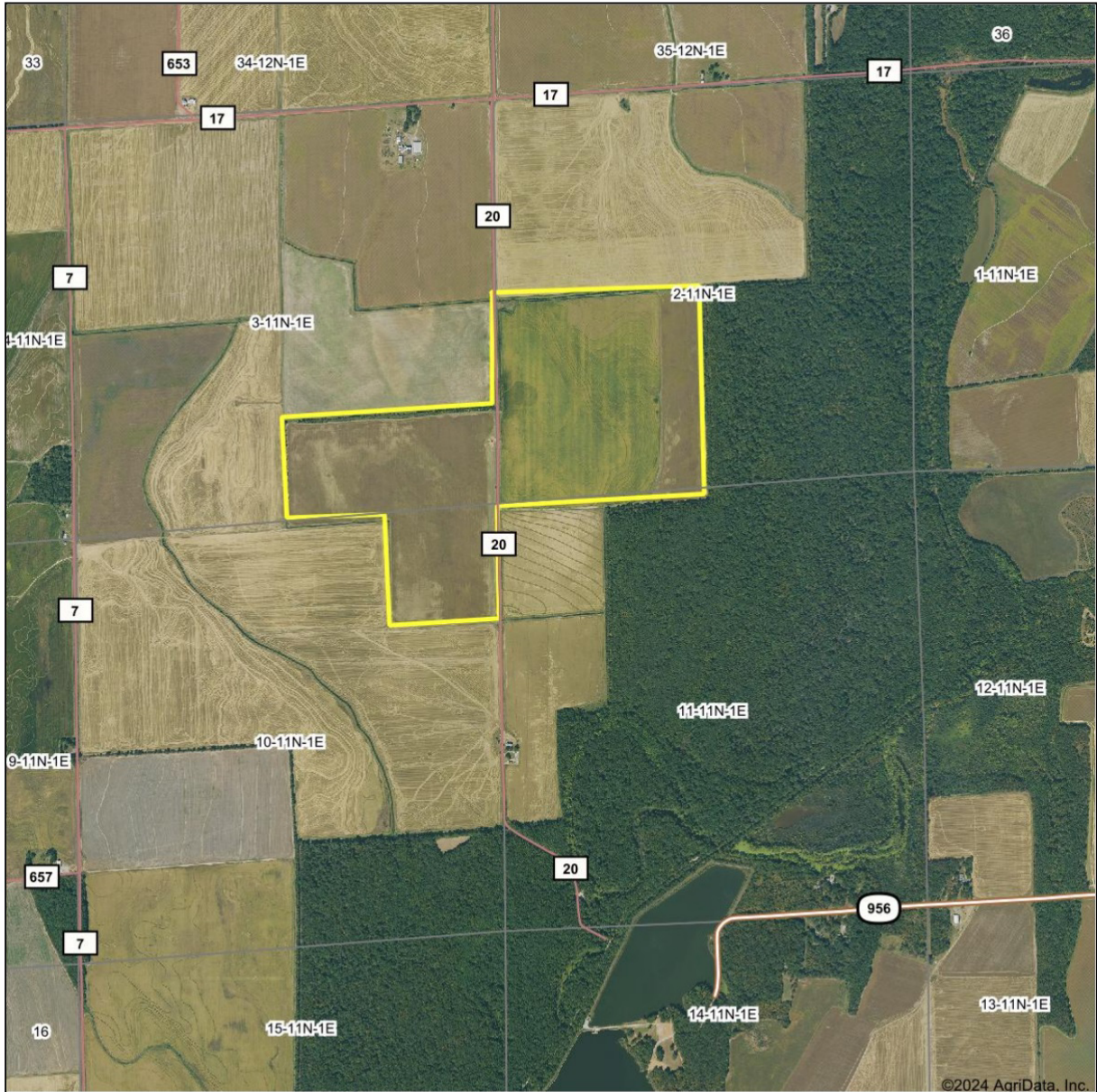


Map Center: 35° 36' 34.09, -90° 58' 5.95



2/26/2024

Aerial Map



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Boundary Center: 35° 36' 34.71, -90° 57' 57.12

0ft 1956ft 3912ft

3-11N-1E
Poinsett County
Arkansas

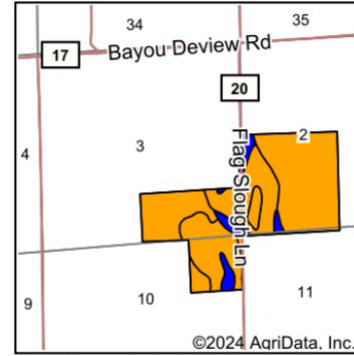


2/26/2024

Soils Map



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Poinsett**
 Location: **11-11N-1E**
 Township: **West Prairie**
 Acres: **282.82**
 Date: **2/26/2024**



Area Symbol: AR111, Soil Area Version: 21

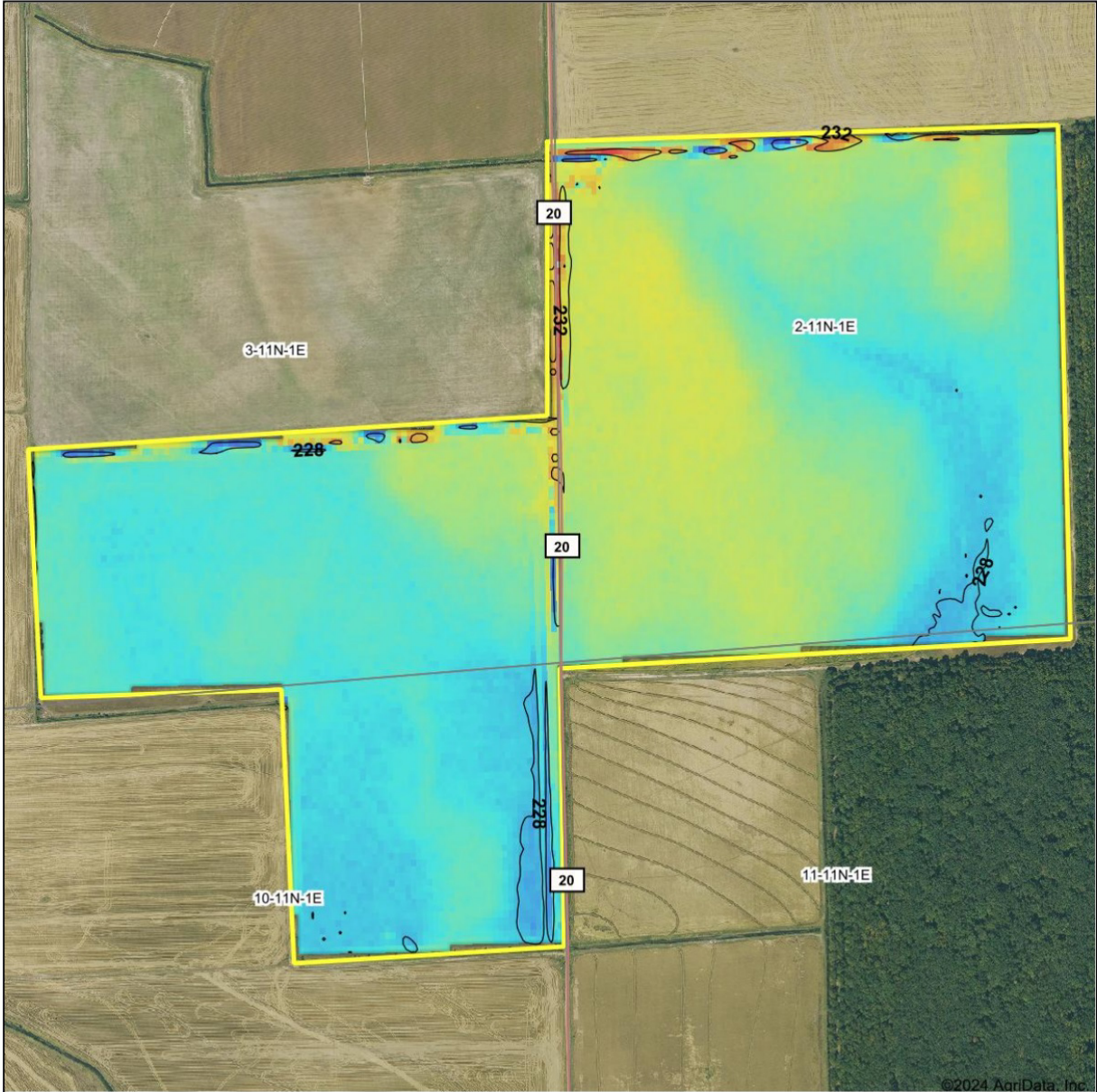
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Rice Irrigated Bu	Soybeans Bu	Tall fescue AUM	Wheat Bu	*n NCCPI Soybeans	
Jc	Jackport silty clay loam, 0 to 1 percent slopes	164.34	58.1%		Illw	6.5		550	130	30	7.5		56	
He	Henry silt loam, 0 to 1 percent slopes	99.07	35.0%		Illw	5.5	70		120	30	6	30	45	
CaA	Calloway silt loam, 0 to 1 percent slopes	9.78	3.5%		Ilw	7	95	700	140	35	8	42.5	44	
DbU	Dubbs silt loam, undulating	5.14	1.8%		Ile		85	800		35	10	50	58	
CaB	Calloway silt loam, 1 to 3 percent slopes	4.49	1.6%		Ile	6.5	90	700		38	8.5	35	42	
Weighted Average					2.93		6	30.8	369.5	122.4	30.4	7.1	13.4	*n 51.5

*n: The aggregation method is "Weighted Average using all components"

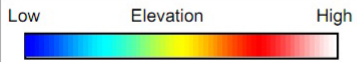
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



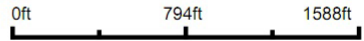
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Source: USGS 10 meter dem
Interval(ft): 4
Min: 225.8
Max: 236.9
Range: 11.1
Average: 229.5
Standard Deviation: 1.02 ft

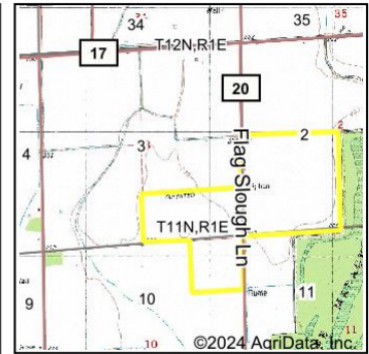
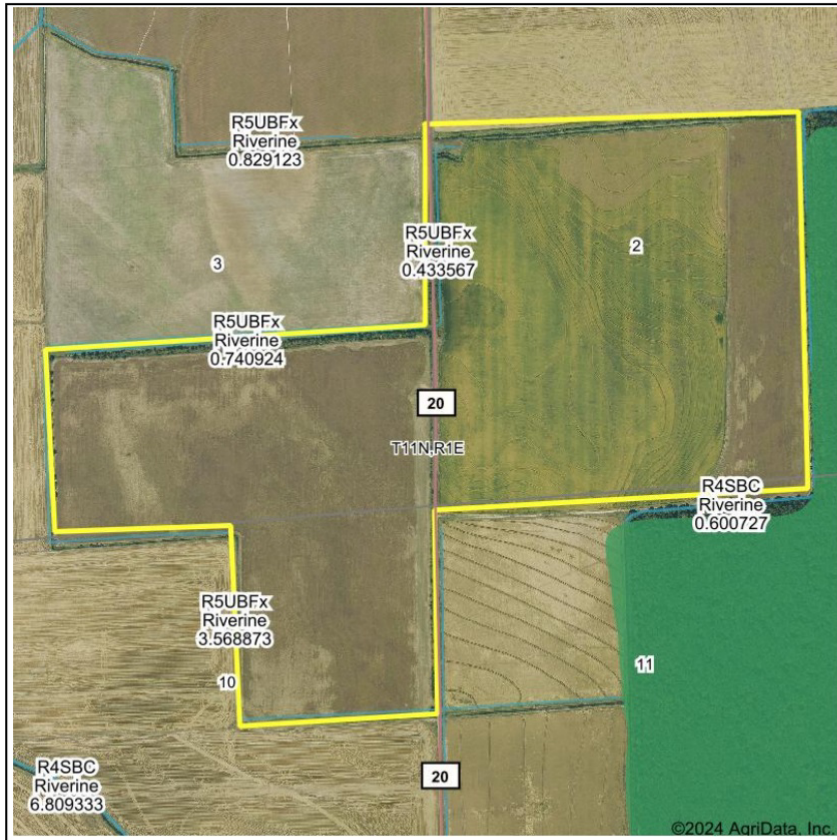


3-11N-1E
Poinsett County
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Boundary Center: 35° 36' 34.71, -90° 57' 57.12

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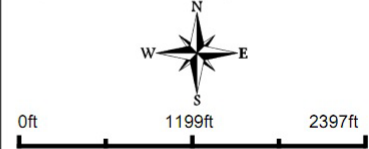
Wetlands Map



State: **Arkansas**
 Location: **3-11N-1E**
 County: **Poinsett**
 Township: **West Prairie**
 Date: **2/26/2024**

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Classification Code	Type	Acres
R5UBFx	Riverine	1.75
	Total Acres	1.75

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>





