



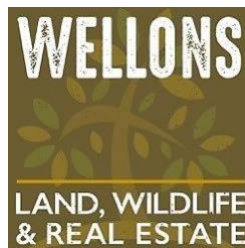
## White River 150

*An investment grade farm & hunting property in Jackson County, Arkansas*

150(+/-) total acres • Jackson County, Arkansas

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

INFORMATION PRESENTED BY:





INVESTING IN THE FUTURE

**DISCLOSURE STATEMENT**

This information is confidential. This content and any attachments are proprietary and confidential information intended only for the use of the recipient(s) named above. If you are not the intended recipient, you may not print, distribute, or copy this message or any attachments. If you have received this communication in error, please notify the sender by return e-mail and delete this message and any attachments from your computer. @wellonsland/privacypolicy

This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

## **PROPERTY HIGHLIGHTS – White River Tract**

### **Property Overview:**

This +/-150 acre property consists of an agriculture field at the entrance as well as several other fields as you follow the main road that leads you to a reservoir and flooded timber as you approach the back of the property. The current infrastructure and location allows for a unique opportunity to produce waterfowl and whitetail year after year. Approximately 90% of this property can be flooded and managed for migratory waterfowl. There are no government contracts restricting the use of this land. There is also opportunities with a lodge site to build if desired.

Historically, prior to development, duck hunting on this property produced birds as well as large deer and in recent years waterfowl hunting has improved dramatically with proper access and infrastructure.

to own an income producing tract that doubles as a premier recreational property, this listing is one that doesn't come around very often. Be sure to check this one out for yourself!

- +/- 150 total acres
- +/-120 Acres of tillable ground
- +/- 30 Acres of flooded timber and reservoir
- Developed waterfowl hunting
- Developed Deer Hunting
- Income Producing Farm
- Barely off the White River
- Multiple established holes
- Diesel Powered Well
- Multiple water control structures
- 2 Skid Blinds
- 1 22 foot pit
- 1 Pontoon Blind
- 1 Floating Blind

**Location:**

This White River Tract is in Jackson County west of Newport just off of HWY 367.

Little Rock – 90 miles

Memphis – 90 miles

Newport – 2 miles

Jonesboro – 45 miles

**Surrounding Properties:**

Nearby notable hunting properties include Black River Preserve, Waters Woods, and Otter Lake Hunting Club.

**Property Highlights:**

The White River 150 offers a chance to escape the real world and immerse yourself into the outdoors. With a well on site giving you guaranteed water you can duck hunt from the beginning of season until the end. The ag fields are on a rotation of rice, corn, 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 150+/- 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:**

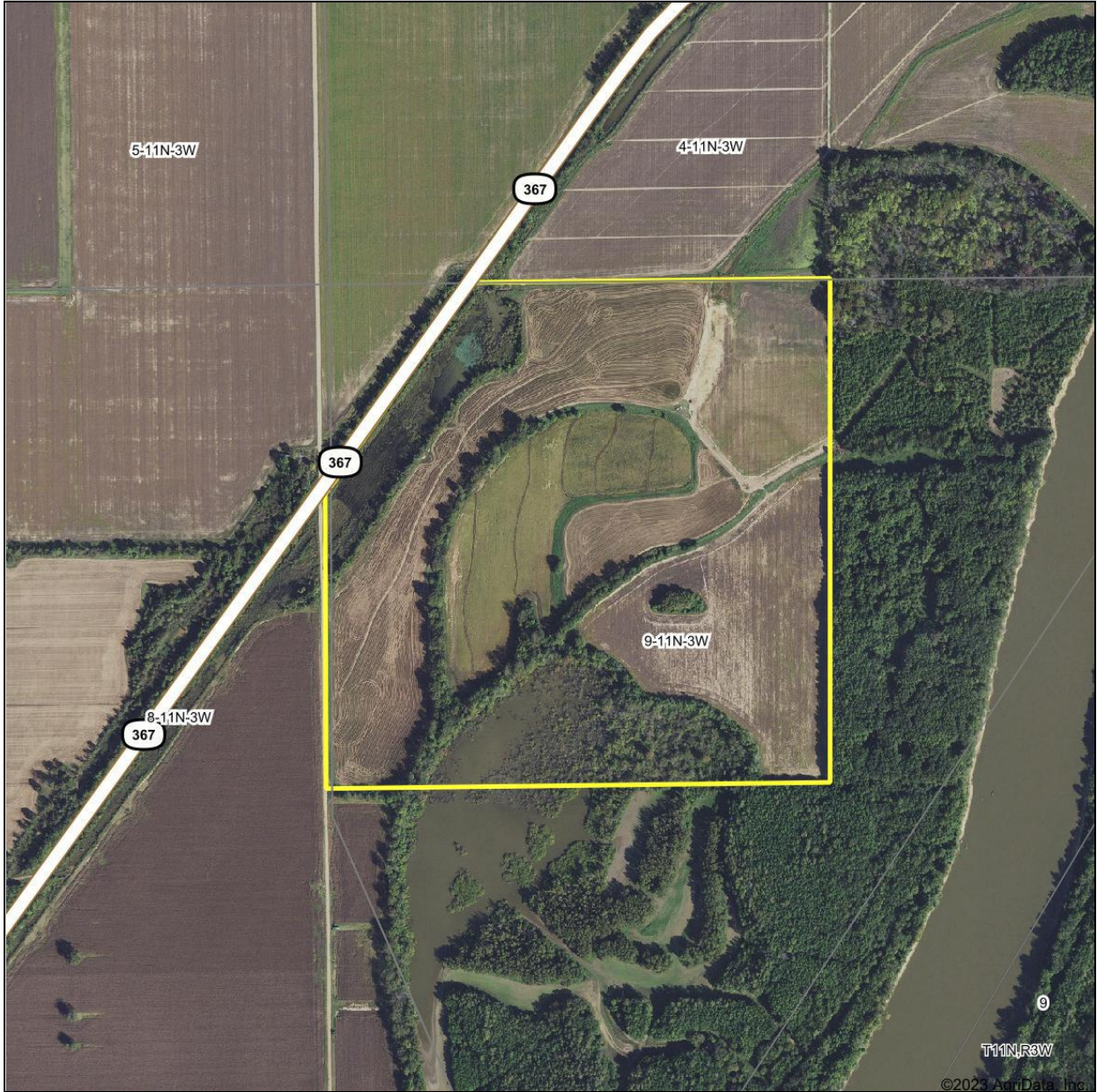
The taxes are approximately \$1,395.54

**Price:**

The listing price is \$1,027,500

Contact Justin Lowery at 870-205-4511 or [Justin@wellonsland.com](mailto:Justin@wellonsland.com) for 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 Justin Lowery at 870-205-4511 or email [Justin@WellonsLand.com](mailto:Justin@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.

# Aerial Map

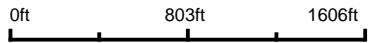


©2023 AgriData, Inc.



© AgriData, Inc. 2023 www.AgriDataInc.com

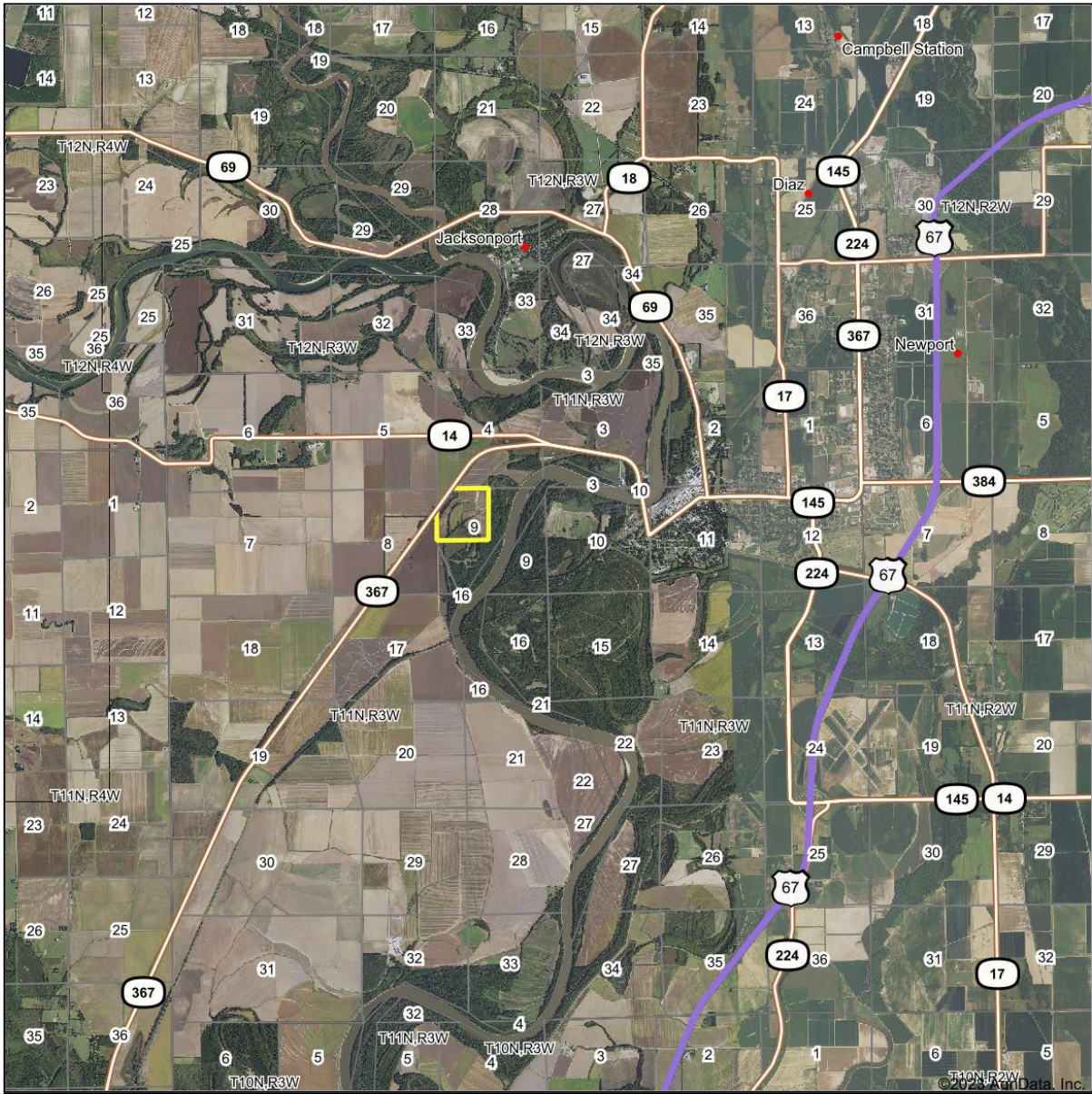
Boundary Center: 35° 36' 16.39, -91° 19' 8.83



**9-11N-3W**  
**Jackson County**  
**Arkansas**

8/4/2023

# Aerial Map



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 35° 36' 16.39, -91° 19' 8.83

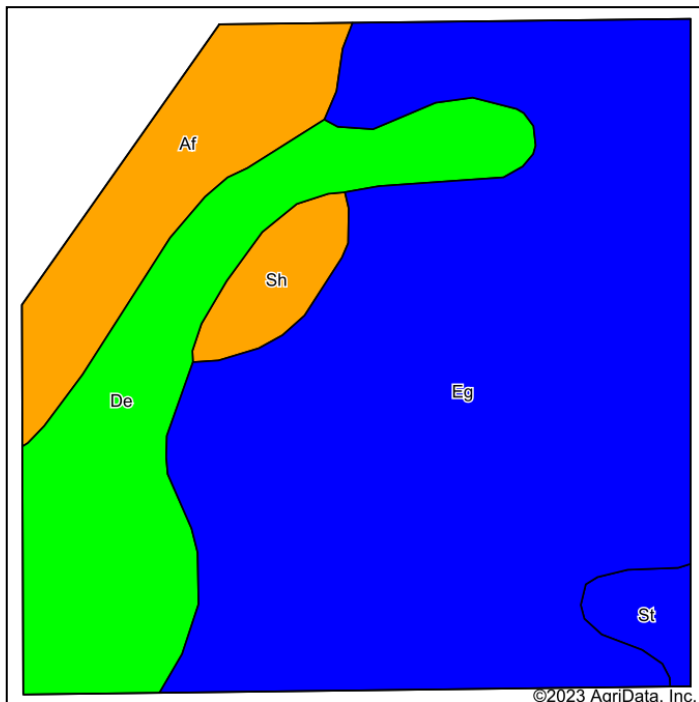
0ft 7785ft 15570ft

**9-11N-3W**  
**Jackson County**  
**Arkansas**

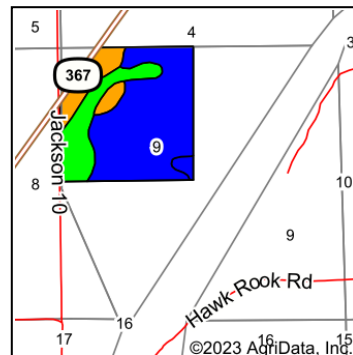


8/4/2023

## Soils Map



Soils data provided by USDA and NRCS.



State: **Arkansas**  
 County: **Jackson**  
 Location: **9-11N-3W**  
 Township: **Bateman**  
 Acres: **145.61**  
 Date: **8/4/2023**



Maps Provided By:



Area Symbol: AR067, Soil Area Version: 19

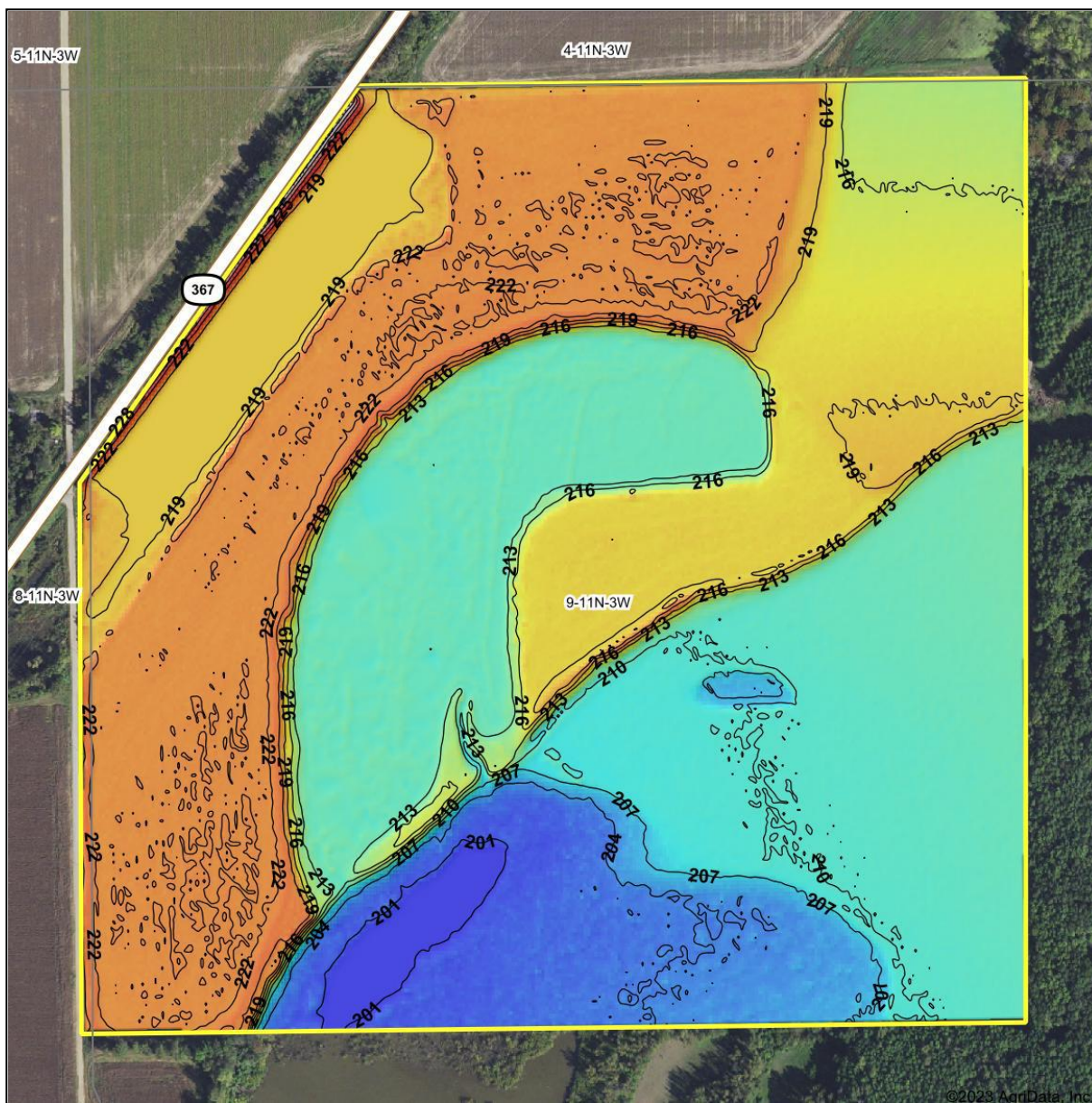
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Rice Irrigated Bu	Soybeans Bu	Tall fescue AUM	Wheat Bu	*n NCCPI Soybeans
Eg	Egam silt loam	93.05	63.9%		Ilw		85	750		40			56
De	Dexter silt loam, 0 to 1 percent slopes	29.18	20.0%		I		7	80	700	35			57
Af	Amagon and Forestdale silt loams	15.52	10.7%		Illw	7.5		650	120	35	9		62
Sh	Sharkey silty clay loam	4.81	3.3%		Illw	6.5		650	130	40	9	45	36
St	Staser silt loam	3.05	2.1%		Ilw		100	300		35			53
<b>Weighted Average</b>					<b>1.94</b>	<b>2.4</b>	<b>72.4</b>	<b>716.6</b>	<b>17.1</b>	<b>38.4</b>	<b>1.3</b>	<b>1.5</b>	<b>*n 56.1</b>

\*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



©2023 AgriData, Inc.

Low Elevation High



**WELLONS**  
LAND • WILDLIFE • REAL ESTATE

Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 3 meter dem

Interval(ft): 3

Min: 200.6

Max: 234.2

Range: 33.6

Average: 214.7

Standard Deviation: 6.33 ft

0ft 430ft 860ft



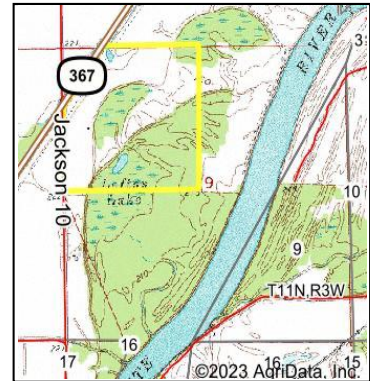
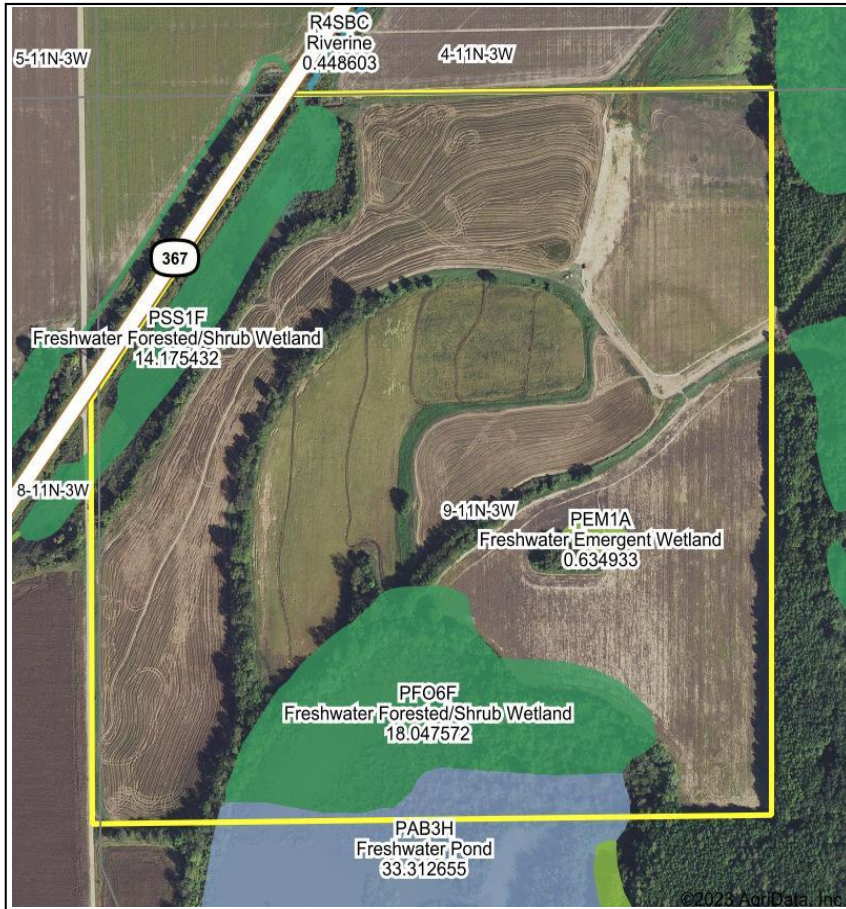
8/4/2023

**9-11N-3W**  
**Jackson County**  
**Arkansas**

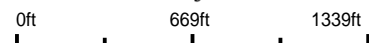
Boundary Center: 35° 36' 16.39, -91° 19' 8.83



## Wetlands Map



State: **Arkansas**  
 Location: **9-11N-3W**  
 County: **Jackson**  
 Township: **Bateman**  
 Date: **8/4/2023**



Classification Code	Type	Acres
PFO6F	Freshwater Forested/Shrub Wetland	18.04
PSS1F	Freshwater Forested/Shrub Wetland	6.05
PAB3H	Freshwater Pond	3.91
PEM1A	Freshwater Emergent Wetland	0.63
Total Acres		28.63

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



