



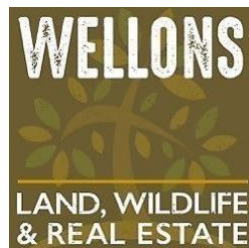
Cache Brake Farms

An investment grade recreational property in Craighead County, Arkansas

147 (+/-) total acres • Craighead 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 – Cache Brake Farms

Property Overview:

This high-income producing farm consists of ±147-acre property in Craighead County, Arkansas. Of the total acreage +/- 135 acres are tillable in a current rice and bean rotation. This property has been managed for high income producing farm as well as recreational opportunities for waterfowl. This tract is continuous with a county road splitting the acreage. The southern farm has 3 field irrigated by a 6 inch electric well. The northern farm consists of 4 fields irrigated by an 8 inch diesel well. This property has been developed and improved with the waterfowl hunter in mind 2 skids blinds convey with the property. The property has access via Craighead CR 189 on both tracts.

Acreage: +/- 147 total acres

Features:

- +/-5 Acres of Oxbow Slough
- +/- 135 tillable acres
- Developed Duck hunting
- Developed Goose Hunting
- Income Producing Farm
- ¼ mile from Cache River
- 2 Skid Blinds
- 2 Wells
- Lodge site

Location:

This tract is situated in Craighead County, west of Jonesboro and north of HWY

226

Jonesboro- 15 Miles

Little Rock- 110 Miles

Memphis- 85 Miles

Surrounding Properties:

Nearby notable hunting properties include Lacy Family Farms, Denton Island Hunting Club, and River Chase Farms.

Property Highlights:

Cache Brake Farms offers a high-income producing farm with established duck and goose hunting and guaranteed water allowing for a full hunting season not dependent on rain. Multiple roads allow for 100% access to this property.

Land Area:

The land offered is comprised of 147+/- 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 \$1,045.09

Price:

The listing price is \$999,999

Contact Justin Lowery at 870-205-4511 or 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. 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



WELLONS
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Map Provided By
surety
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Boundary Center: 36° 48' 36.96, -90° 59' 39.24

0ft 1163ft 2326ft

28-14N-1E
Craighead County
Arkansas



10/14/2024







