



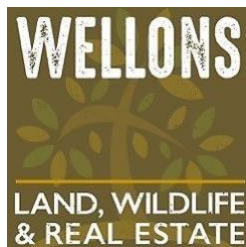
## Lower Lockhart 150

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

150(+/-) total acres • Independence 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 – Lower Lockhart Farm

### Property Overview:

This +/-150-acre property consists of high income producing rice fields partially leveled set up with the waterfowl hunter in mind. There are 5 fields on this farm in rice production which 3 of the 5 have been leveled and all field have underground irrigation run to them. This farm historically has been leased out to waterfowl hunters the past 3 years with hunting success.

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
- +/-130 Acres of tillable ground
- +/- 20 Acres of Oxbow Lake
- Waterfowl hunting
- Deer Hunting
- Income Producing Farm
- Close Proximity to Black River
- Multiple water control structures
- Fully irrigated surface water

**Location:**

This Black River Tract is in Independence County North of Newport just off of HWY 37.

Little Rock – 92 miles

Memphis – 114 miles

Newport – 20 miles

Jonesboro – 50 miles

**Surrounding Properties:**

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

**Property Highlights:**

The Lower Lockhart 150 offers a chance to escape the real world and immerse yourself into the outdoors. Surface water from the Curia Lake allows for plenty of water for irrigation on the rice as well as waterfowl hunting opportunities. Ag fields in rice production allow for an excess of food after harvest let for the ducks.

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:**

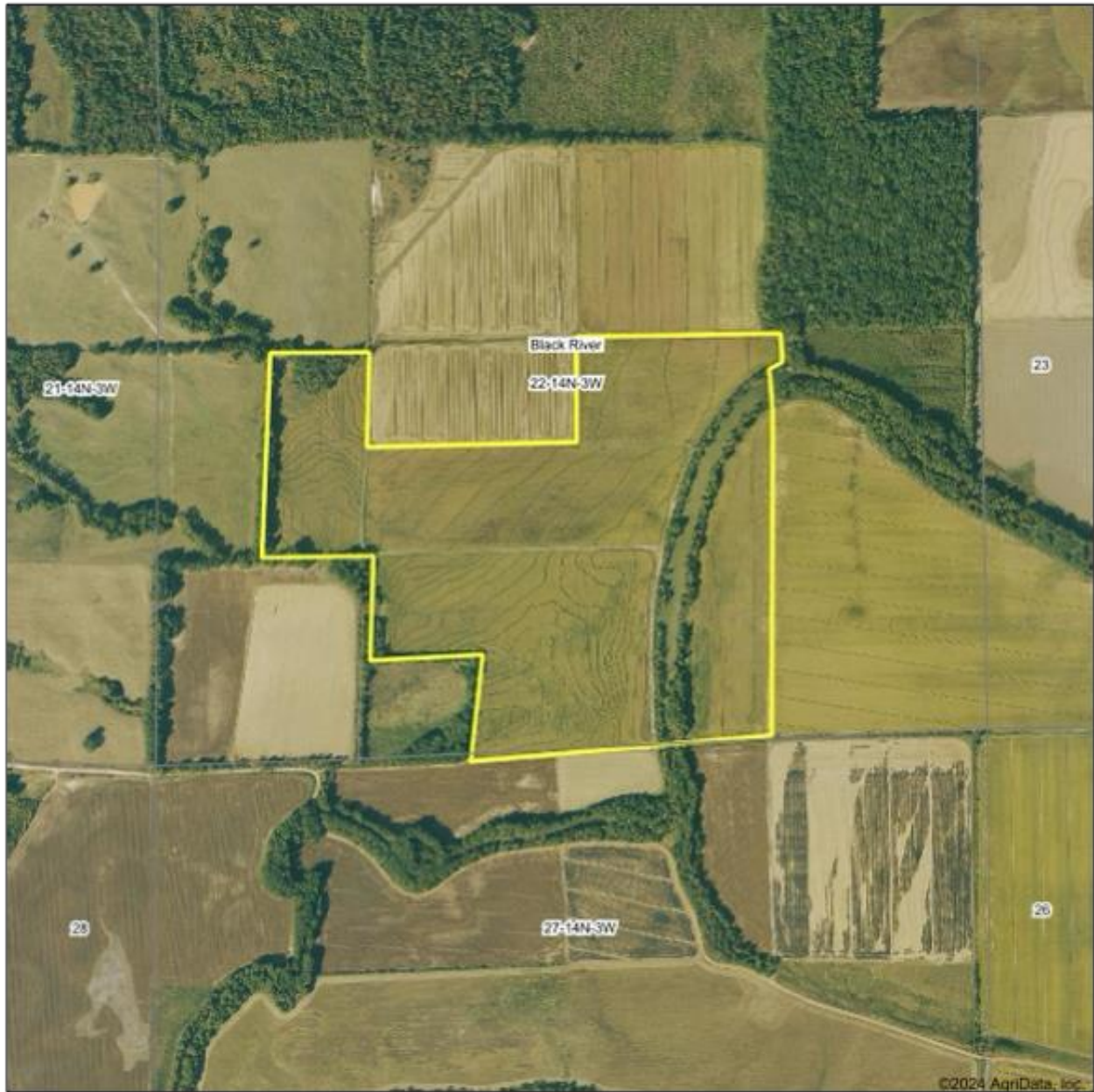
The taxes are approximately \$1,039.00

**Price:**

The listing price is \$1,000,000

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



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Boundary Center: 35° 50' 1.48, -91° 17' 41.14

**22-14N-3W**  
**Independence County**  
**Arkansas**

0ft 997ft 1994ft



12/9/2024

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Boundary Center: 35° 50' 1.48, -91° 17' 41.14

0ft 5078ft 10155ft

**22-14N-3W**  
**Independence County**  
**Arkansas**



12/21/2024





