

TILLER

CONSULTING | REALTY | INVESTMENTS

- EST. 2020 -

WILDLIFE COLLECTION

PRESENTING

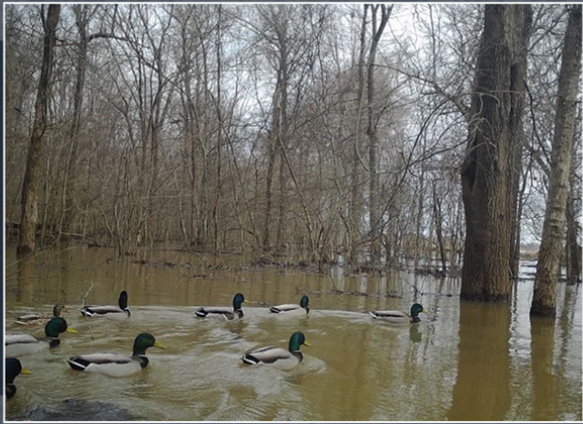
THE CURTNER PLACE

LAWRENCE COUNTY, ARKANSAS



THE CURTNER PLACE

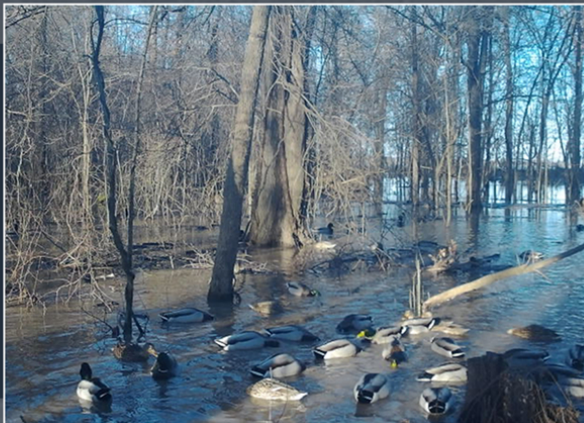
A hidden gem, one of the last pieces of privately owned property on this section of the Black River. Excellent for hunting both duck and deer per owner. Located just 25 minutes from Jonesboro and close to numerous hunting clubs and lodges.



- Bordering Shirey Bay, Rainey Break WMA. Conveniently located, the Shirey Bay boat ramp is adjacent to the property entrance.
- The east patch of woods is leveed and flooded with a re-lift piped in the Black River. Re-lift has a 99 year lease with Corps of Engineers. The levee is in need of some repair.



- A private road easement for one way in, one way out access.
- The farmland is typically planted in rice and is straight leaved for easy irrigation. It was preventative planted in 2019.
- Easy access from Cash, Alicia and Hoxie.



- Wooded area on the west side has not been cut. The east side was cut 12-15 years ago.
- You will find several roads and trails on the property.
- The property also includes one duck pit.



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Lawrence County Arkansas

FSA DATA:

CROP	ACREAGE	PLC YIELD
Grain Sorghum	12.78	50
Rice-Long Grain	39.9	6480
Rice- Medium Grain	3.8	6075
Total Base Acres:	56.48	

CASH RENT: \$10,545 (*57 acres at \$185.00 per acre*)

REAL ESTATE TAXES: \$608.82 *per ARCountyData.com*

ACREAGE: +/- 208.7

COUNTY: Lawrence

ASKING PRICE: \$1,200,000

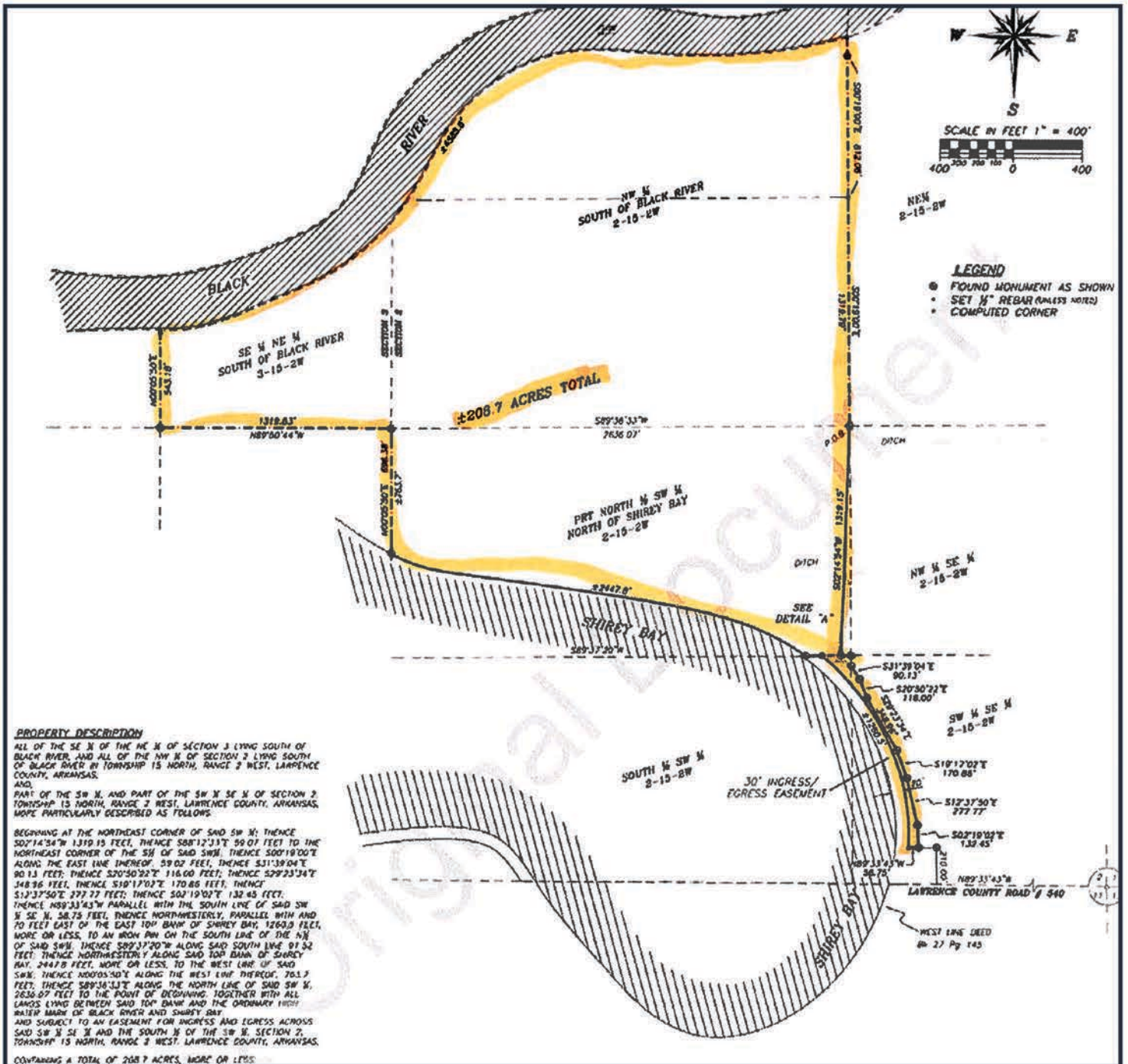




THE CURTNER PLACE

Lawrence County Arkansas

SURVEY MAP





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Lawrence County Arkansas

AERIAL MAP

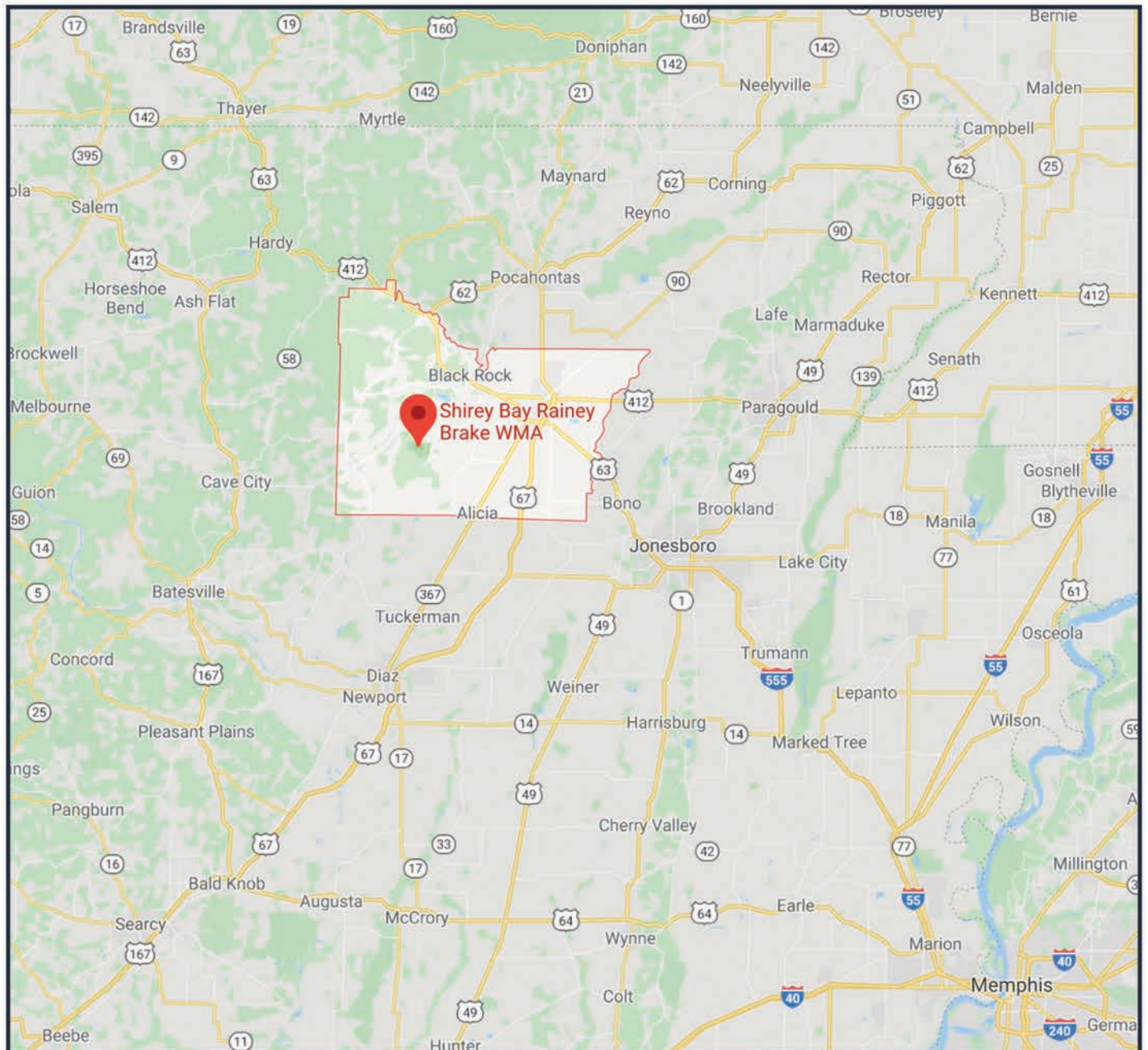




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REGIONAL MAP





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Thanks for your interest in

THE CURTNER PLACE

Let us know if we can answer any questions or if you'd like a property tour.

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