

Available for Purchase

THE PENNY FARM

210.0 +/- Acres • Cross County, Arkansas

Income-producing farmland with proven duck hunting along the L'Anguille River.

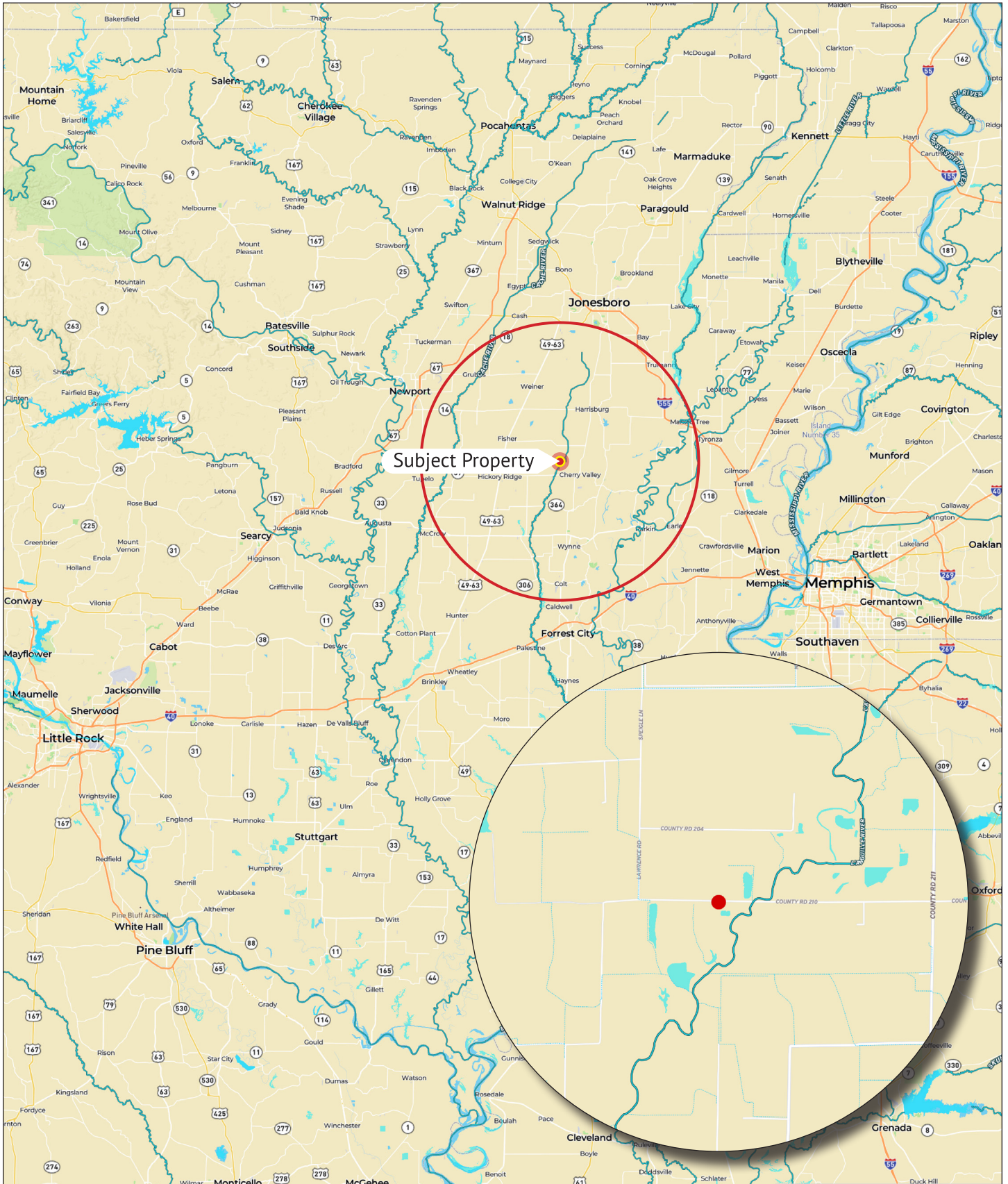
MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE

PROPERTY LOCATION

Northeast Arkansas Region - Cross County (near the town of Cherry Valley)



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com

PROPERTY OUTLINE

The Penny Farm • 210.0 +/- Acres

Broker Summary

The Penny Farm consists of 210.0 +/- total acres offering income-producing farmland and outstanding duck hunting. The property is located in Cross County, Arkansas, only 34 miles from Jonesboro, Arkansas, and 64 miles from Memphis, Tennessee.

The hunting land rests along the proven L'Anguille River flyway and has an excellent duck hunting history. An expansive and comfortable duck blind is situated on the L'Anguille River, and there are three skid blinds for hunting other locations. The hunting ground consists of fields, willow-buttonwillow and smartweed habitat, river sloughs, and river bend hunting on the L'Anguille River. 10-acres of land is developed into a duck food plot and is planted in millet. The cropland is irrigated and receives an annual cash rent of \$125.00 per acre. Corn and soybeans were the crops produced this recent season.

Total Acreage

210.0 +/- Total Acres

- 100.0 +/- acres: Duck hunting ground
- 100.0 +/- acres: Tillable farmland
- 10 +/- acres: Roads, ditches, other

Location and Access

Cross County, Arkansas (Northeast Arkansas)

- Coordinates: 35.43152° N, 90.81396° W
- Address: 502–598 CR-210, Cherry Valley, AR 72324
 - Cherry Valley, AR: 5.5 +/- miles
 - Jonesboro, AR: 34 +/- miles
 - Wynne, AR: 19 +/- miles
 - Forrest City, AR: 35 +/- miles
 - Memphis, TN: 64 +/- miles
 - Little Rock, AR: 122 +/- miles

Access to the land is considered to be excellent via Cross County Road 210.

Offering Price

\$1,800,000.00.

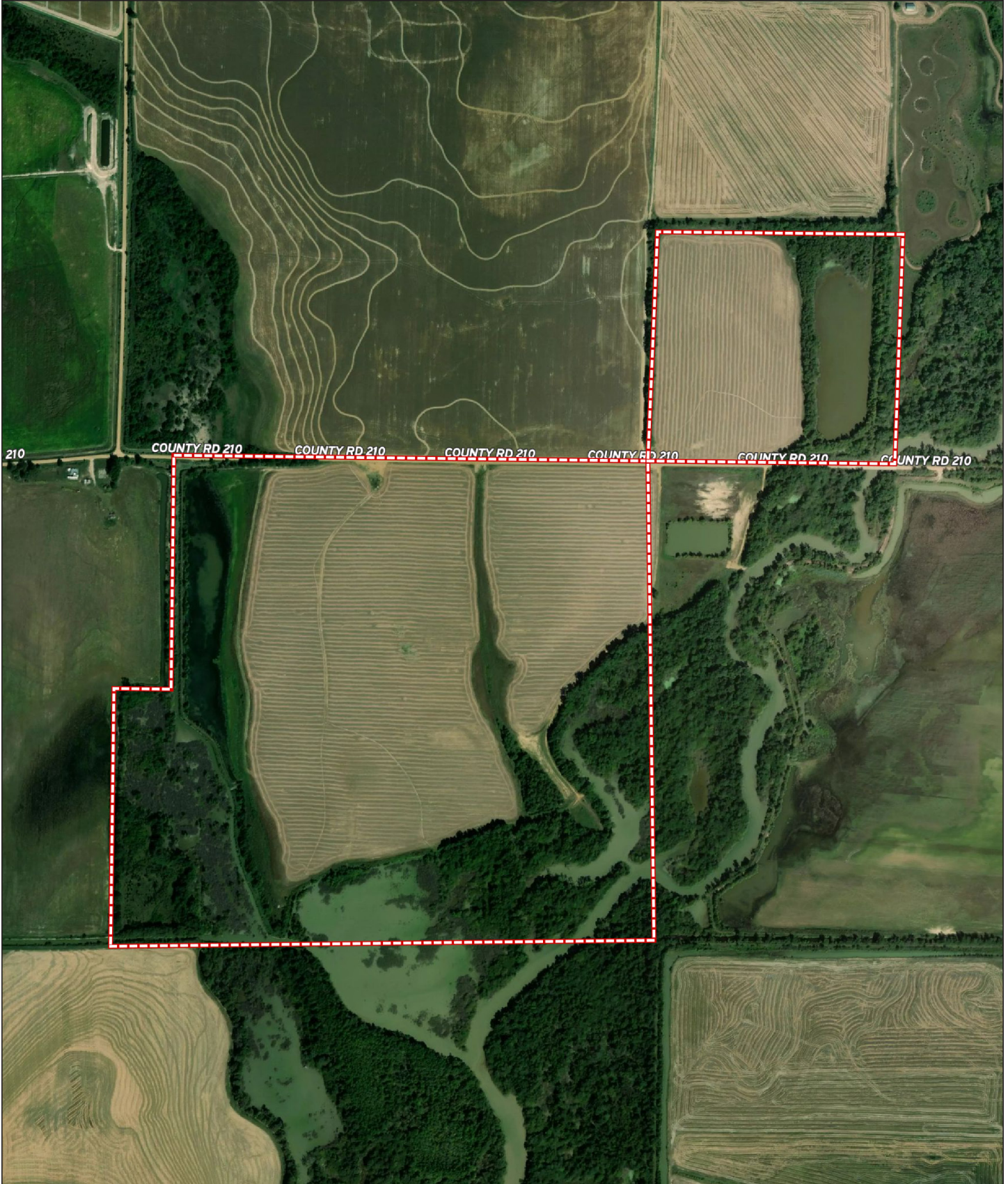
Contact

Qualified buyers should contact Chuck Myers of Myers Cobb Realtors at 901-830-5836 regarding questions or schedule a property tour.

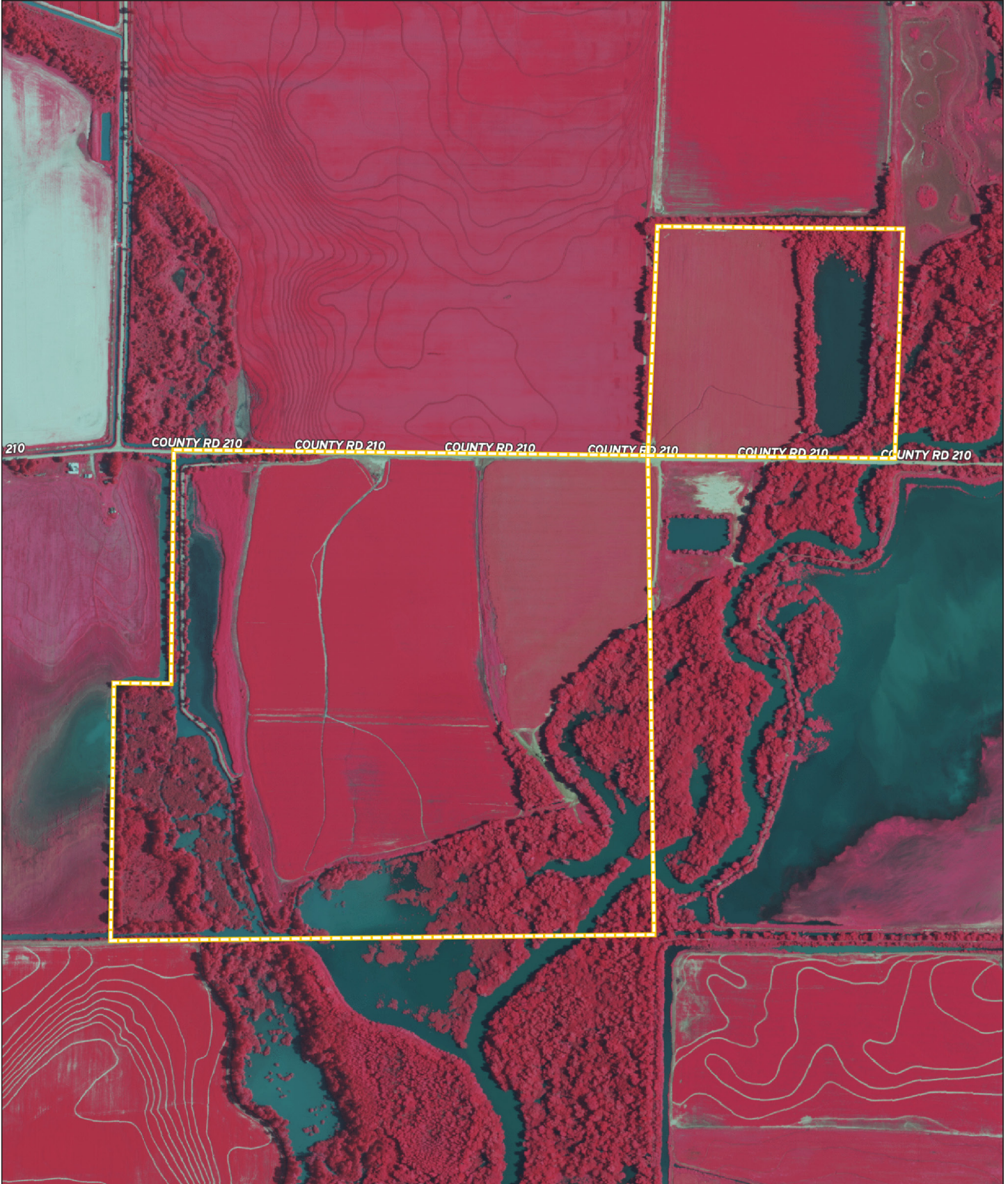
ATTENTION: Myers Cobb Realtors is the Exclusive Agent for the property described herein. This property brochure and all information contained herein are believed to be correct; however, no guarantee is made as to its certainty. Prospective buyers are urged to inspect the property and perform independent due diligence. Myers Cobb Realtors and its agents assume no liability as to errors, omissions, or investment results. All information is approximate. Some images shown within this property brochure are used for representative purposes and may not have been taken on location at the subject property. A representative of Myers Cobb Realtors must be present to conduct a tour of the property. We respectfully request that interested parties contact us in advance to schedule a proper showing and not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

SUBJECT PROPERTY

Aerial View • 210.0 +/- Acres

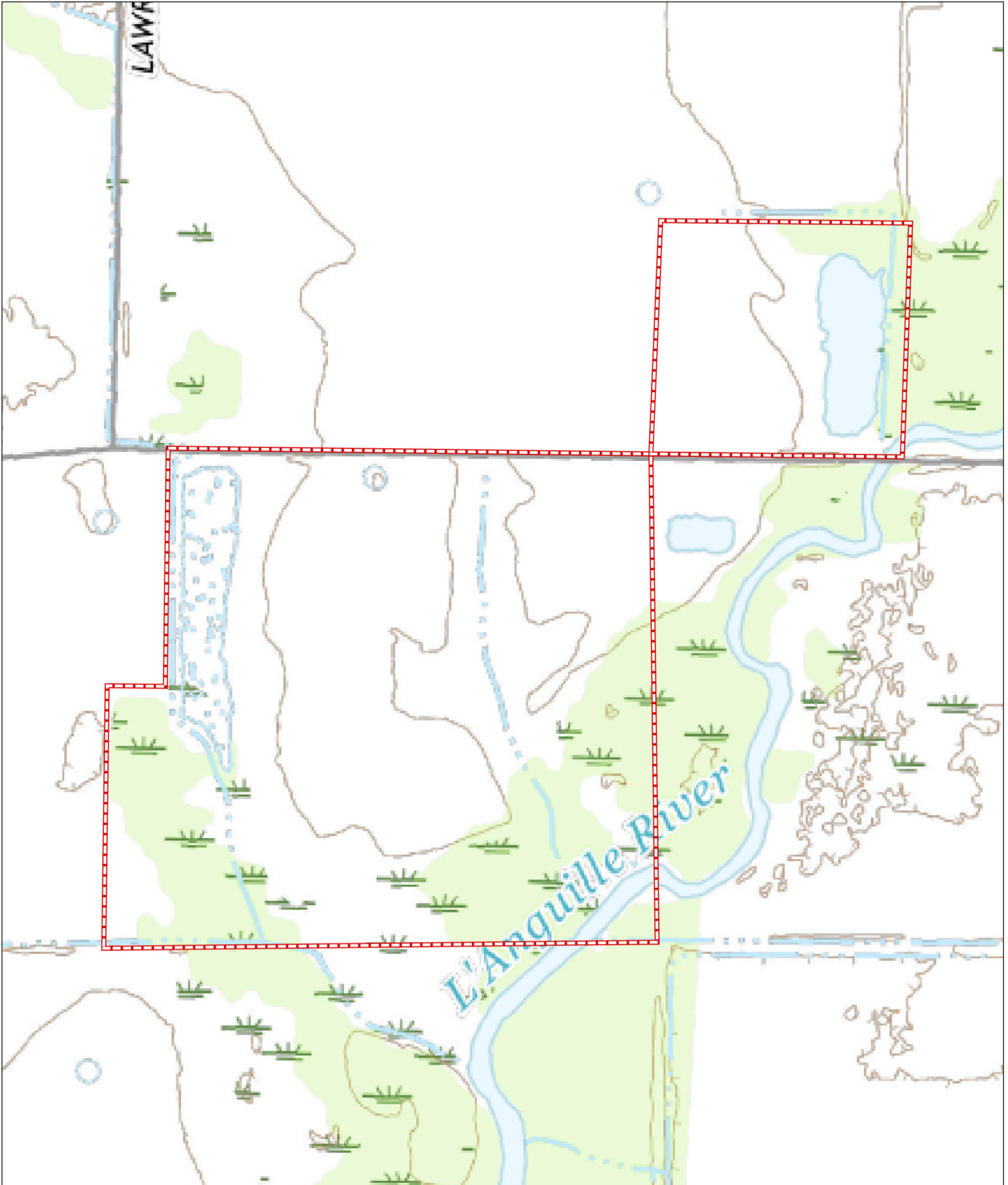


SUBJECT PROPERTY
Infrared View • 210.0 +/- Acres



TOPOGRAPHY

Elevation and Water Features



PROPERTY VIEWS
L'Anguille River - Duck Blind



Chuck Myers

Chuck Myers is a Partner and Agent with Myers Cobb Realtors, licensed in Arkansas, Mississippi, and Tennessee. After an Agribusiness career as an industry National Sales and Marketing Manager, Chuck entered the real estate market, developing and managing legacy hunting clubs in North America.

Chuck has a proven history of marketing and selling equity in premium hunting properties. He also has many notable real estate sales of premier hunting clubs. Chuck has a 28-year market reputation of assisting clients and partners with the acquisition, development, management, and selling of exclusive recreational estates. Chuck has a comprehensive archive of hunting and farmland involvement achievements. A limited list includes Greenbriar, River Oaks, Wolf Farm, Paradise, and Deer Creek.

Over the years, Chuck has developed an extensive range of relationships with qualified land investors and professionals within the agriculture and outdoor real estate business. He is a seasoned land specialist and has transacted millions of dollars in Mid-South land sales. A knowledge of land and a passion for the outdoors, Chuck identifies with the client, is direct, and enjoys the agent-client transactional relationship.

He and his wife, Jerri, have three children, seven grandchildren, and currently reside in Memphis, Tennessee.



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WWW.MYERSCOBBREALTORS.COM

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901.830.5836 (M)
chuck@myerscobbrealtors.com

6075 Poplar Ave. Suite 107
Memphis, TN 38119

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