



**AMERICAN  
LEGACY  
LAND CO**

**FOR SALE**

**ROW CROP FARM**

Ashley County, AR

**24 +/- Acres**

**OFFERED AT:**

**\$120,000**

***ABOUT THIS PROPERTY:***

Situated in Ashley County, Arkansas, near Portland this 24 +/- acre precision-leveled farm is designed for high-efficiency row crop production. Featuring zero-grade topography and 24 +/- acres of highly productive Hebert and Rilla silt loam soils, this property is ideal for cotton, soybeans, corn, and wheat.

Equipped with a 6" turbine pump, the farm supports furrow irrigation, ensuring uniform moisture distribution across the field. The land has a strong crop history, with past rotations of cotton, soybeans, and corn, optimizing soil health and nutrient retention for sustainable production.



## More About this Property:

This farm is a turnkey opportunity for investors or operators looking to expand in a highly productive row crop region. With its zero-grade precision leveling, established irrigation, and proven yields, this property is ready for immediate farming operations.

### Key Features:

- **Furrow-Irrigated & Well-Drained:** The precision-graded surface minimizes runoff, enhancing water-use efficiency and reducing soil erosion.
- **High-Yield Potential:** NCCPI rating of 85.7, indicating prime soil productivity for row crops.
- **Flood Protection:** Located in FEMA Zone X, with reduced flood risk due to levee protection, ensuring minimal risk of crop loss.
- **Easement Transfer:** The existing easement will be transferred to the new owner, securing continued access to irrigation infrastructure and farm operations.
- **Strategic Location:** Positioned in Portland, AR (13-17S-4W) with close proximity to grain elevators, gins, and input suppliers, streamlining logistics for efficient farm management.

Legal Description: Tract 13-17S-04W

Parcel: 001-00575-003

PT SW1/4 APPROXIMATELY 24 ACRES MORE OR LESS OFF THE NW CORNER OF SECTION 13 LYING NORTH AND WEST OF THE FENCE ENCLOSING SAID LANDS IN SECTION 13, TOWNSHIP 17 SOUTH, RANGE 4 WEST

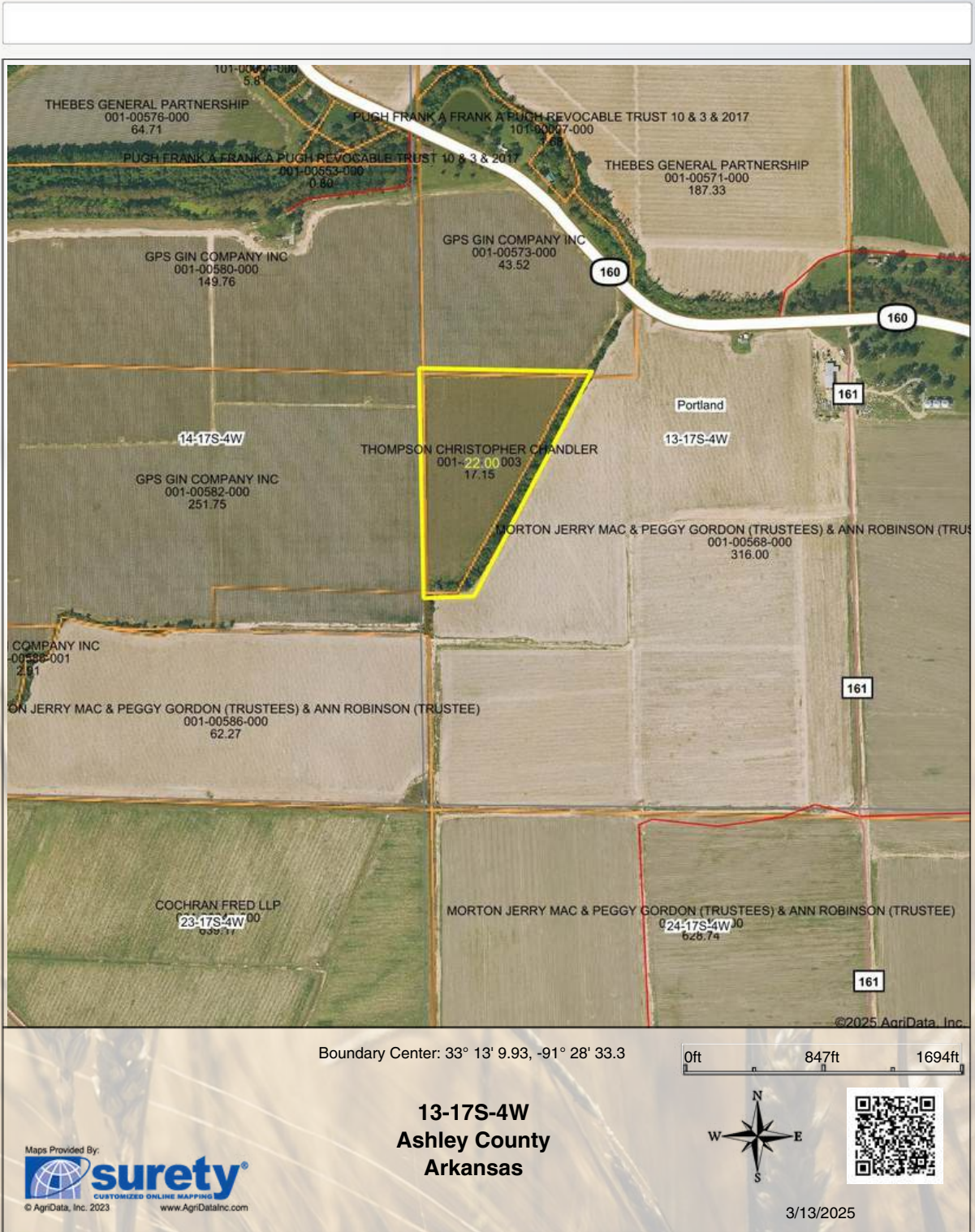
Taxes - \$236.00

Income Potential: Row crop production, lease production

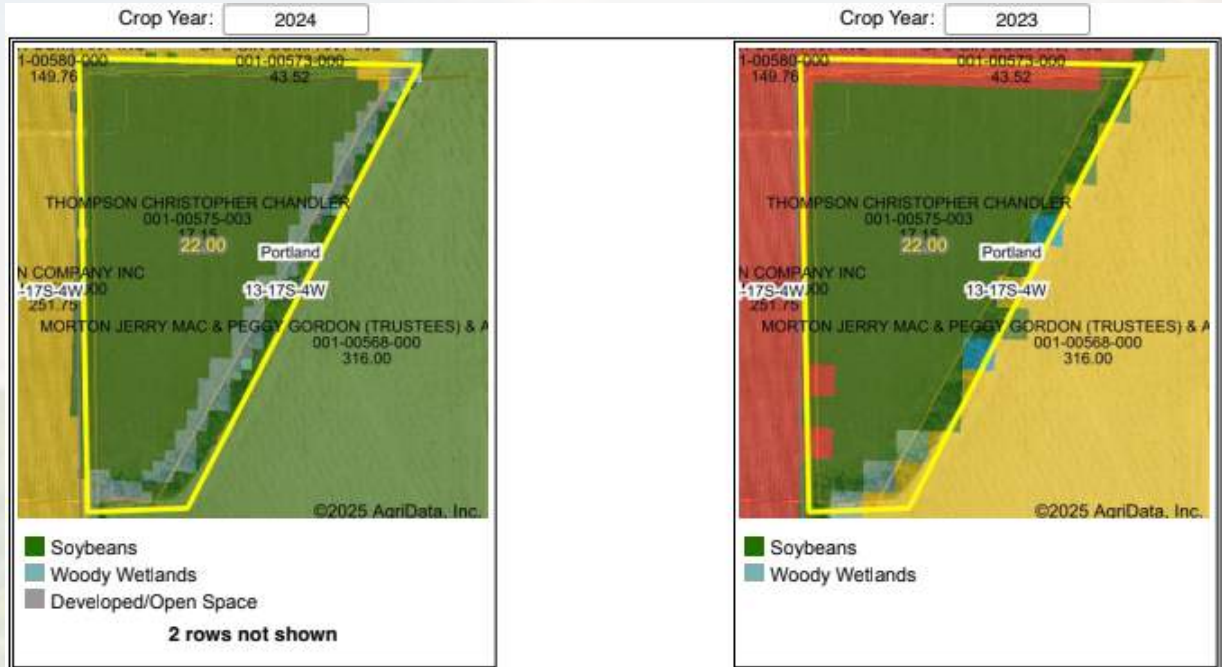
## FEATURES:

- **24 +/- acres**
- **Highly productive farm**
- **Flood protection**
- **8" pump with well**
- **Great location**

# ASHLEY COUNTY, ARKANSAS



# AMERICAN LEGACY LAND CO



Boundary Center: 33° 13' 9.93, -91° 28' 33.3

State: AR County: Ashley

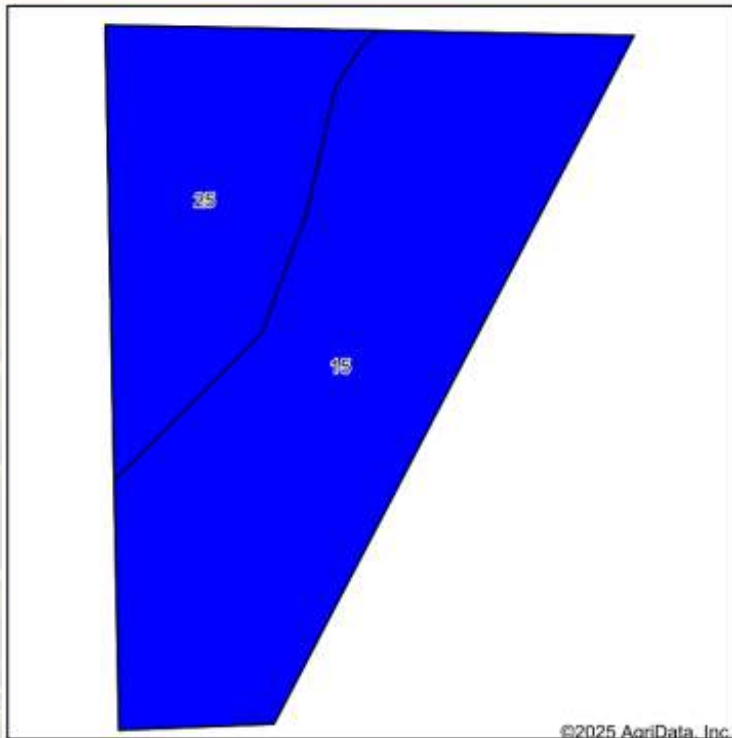
Legal: 13-17S-4W Twnshp: Portland

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Maps Provided by **surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

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State: **Arkansas**  
 County: **Ashley**  
 Location: **13-17S-4W**  
 Township: **Portland**  
 Acres: **22**  
 Date: **3/13/2025**

Maps Provided By  
  
 CUSTOMER-ORIENTED ONLINE MAPPING  
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Area Symbol: AR003, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Soybeans Bu	Wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
15	Hebert silt loam, 0 to 1 percent slopes	15.20	69.1%		llw								86	72	65	67	86
25	Rilla silt loam, 0 to 1 percent slopes	6.80	30.9%		lle	7.5	95	900	95	13.5	40	60	85	75	71	65	85
<b>Weighted Average</b>					<b>2.00</b>	<b>2.3</b>	<b>29.4</b>	<b>278.2</b>	<b>29.4</b>	<b>4.2</b>	<b>12.4</b>	<b>18.5</b>	<b>*n 85.7</b>	<b>*n 72.9</b>	<b>*n 66.9</b>	<b>*n 66.4</b>	<b>*n 85.7</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method



**AMERICAN LEGACY**  
 LAND CO

**FARM • RANCH • RECREATION**  
**HUNTING • DEVELOPMENT**



# AMERICAN LEGACY LAND CO



**AMERICAN  
LEGACY  
LAND CO**

- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





**AMERICAN  
LEGACY**  
LAND CO

**COMMITTED • DETERMINED  
TRUSTED**



## About the Agent:

Growing up on a dairy farm, Jeff developed a deep-rooted connection to the land and a profound respect for those who work it. His passion for helping others unlock the potential in their property comes from years of working alongside farmers in the Delta and personally understanding the value of hard work and stewardship. Jeff's hands-on experience extends beyond row crops to encompass wildlife management, hunting leases, and habitat enhancement—ensuring landowners can maximize every acre.

As a licensed land specialist broker at American Legacy Land Company with a background in both Arkansas and Missouri, Jeff is committed to helping families and farmers alike make the most of their land. Whether it's a lifelong farm, a new home site, or a hunting property, Jeff strives to match people with land where memories can be built, dreams can take root, and investments can grow.

For Jeff, land isn't just an asset—it's an opportunity to cultivate something lasting. Whether you're looking to sell your land for top dollar or establish a forever home where generations can thrive, Jeff offers personalized guidance every step of the way, rooted in a deep understanding of land and the families who love it.

**JEFF WATSON**, PRINCIPAL BROKER



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