



# **AMERICAN LEGACY**

**LAND CO**

# **FOR SALE**

## **HIGH PRODUCTION FARMLAND**

Clark County, AR

**615 +/- Acres**

**OFFERED AT:**

**\$2,862,860**

### ***ABOUT THIS PROPERTY:***

Located in the northeast region of the West Gulf Coastal Plains along the narrow fertile valley, just minutes west of Arkadelphia, this 615 ± acre legacy property offers a rare combination of high-production farmland, irrigated infrastructure, and trophy-class recreational ground.

Approximately 453 ± acres are in tillable production, historically farmed for nearly 50 years and known for top-tier yield potential. The property features a 30–35 ± acre Tailwater reservoir, for storing the collected water from the collection ditches. Water could be pumped across the farm for efficient row crop irrigation. All drain tile for installation is already on-site, ready to further enhance water management.

## More About this Property:

The remaining recreational acreage—approximately 132 ± acres—offers incredible wildlife habitat, featuring two live creeks lined with mature hardwood timber. These creek bottoms and natural breaks are teeming with whitetail deer and turkeys, creating a premier hunting environment with thick bedding cover, edge habitat, and ideal travel corridors. An additional 100± acres may also be available for lease, offering even more opportunity for expansion or added income if the buyer wishes to pursue it.

Opportunities like this don't come around often—a proven farming operation paired with pristine recreational land in one of Arkansas' most desirable regions.

Legal Description: (Beginning from the Section)

Tract 1 01-08842-000 13-08S-21W 355+/-

Tract 2 01-08866-000 14-08S-21W 80 +/-

Tract 3 01-05598-001 18-08S-20W 40+/-

Tract 4 01-09086-000 24-08S-21W 42.38+/-

Tract 5 01-09084-000 24-08S-21W 12.34+/-

Tract 6 01-05621-000 19-08S-20W 25+/-

Tract 7 01-08841-000 12-08S-21W 4+/-

Tract 8 01-05595-000 18-08S-20W 35.25+/-

Tract 9 01-05600-000 18-08S-20W 2+/-

Tract 10 01-08839-001 12-08S-21W 20+/-

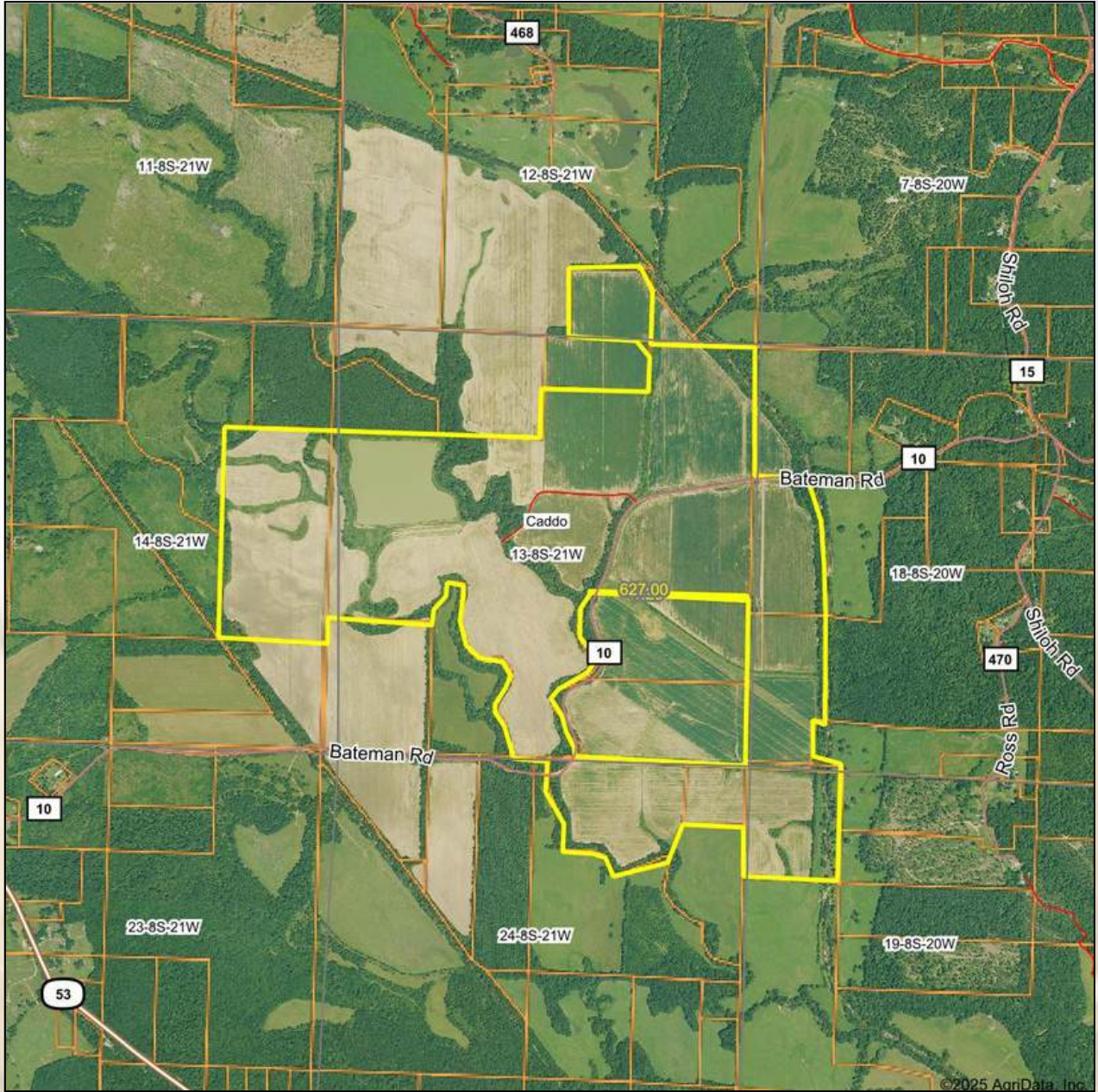
Directions: From Arkadelphia, take AR-51 South for 1.2 miles and turn left onto Central Rd. Then go for 1.1 mile and continue straight onto Dyess Rd./Helms Rd. for 5 miles. Turn right onto Bateman Rd. and the property is on both sides of the road in .5 miles.

## FEATURES:

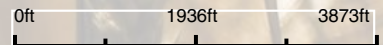
- 615 +/- Acres
- High productive corn/bean rotation farm
- Wildlife management potential
- County road access
- Two creeks with hardwood lining edges
- Diverse tract with options



# CLARK COUNTY, ARKANSAS



Boundary Center: 34° 2' 36.02, -93° 11' 58.44



13-8S-21W  
Clark County  
Arkansas



Maps Provided By:  
**surety**  
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3/13/2025



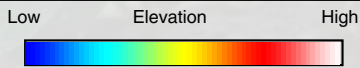
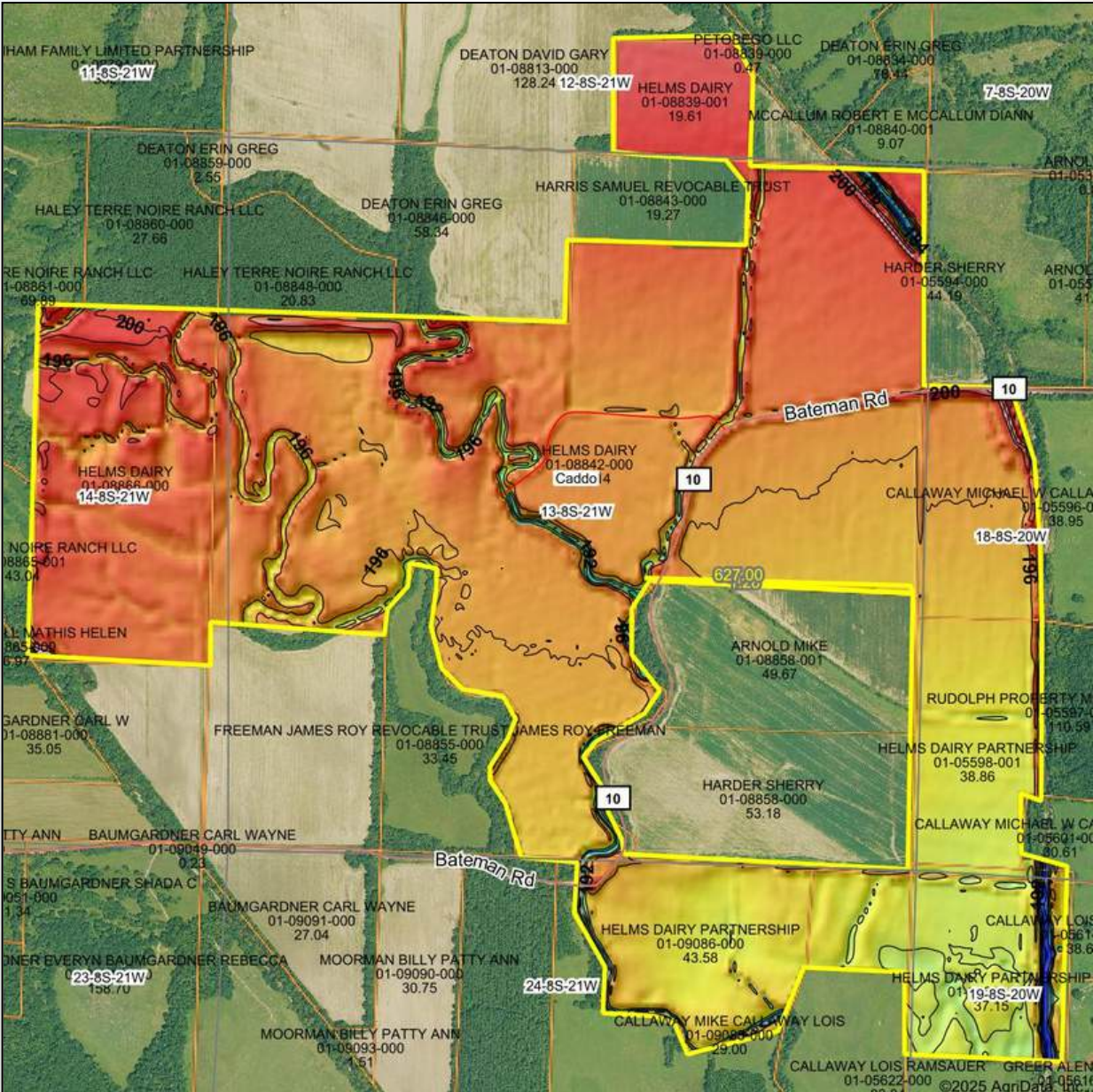
**AMERICAN  
LEGACY**  
LAND CO

**HELPING YOU BUY  
AND SELL LAND**

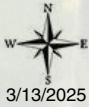




# AMERICAN LEGACY LAND CO



Source: USGS 10 meter dem  
 Interval(ft): 4  
 Min: 178.4  
 Max: 211.0  
 Range: 32.6  
 Average: 196.3  
 Standard Deviation: 2.92 ft



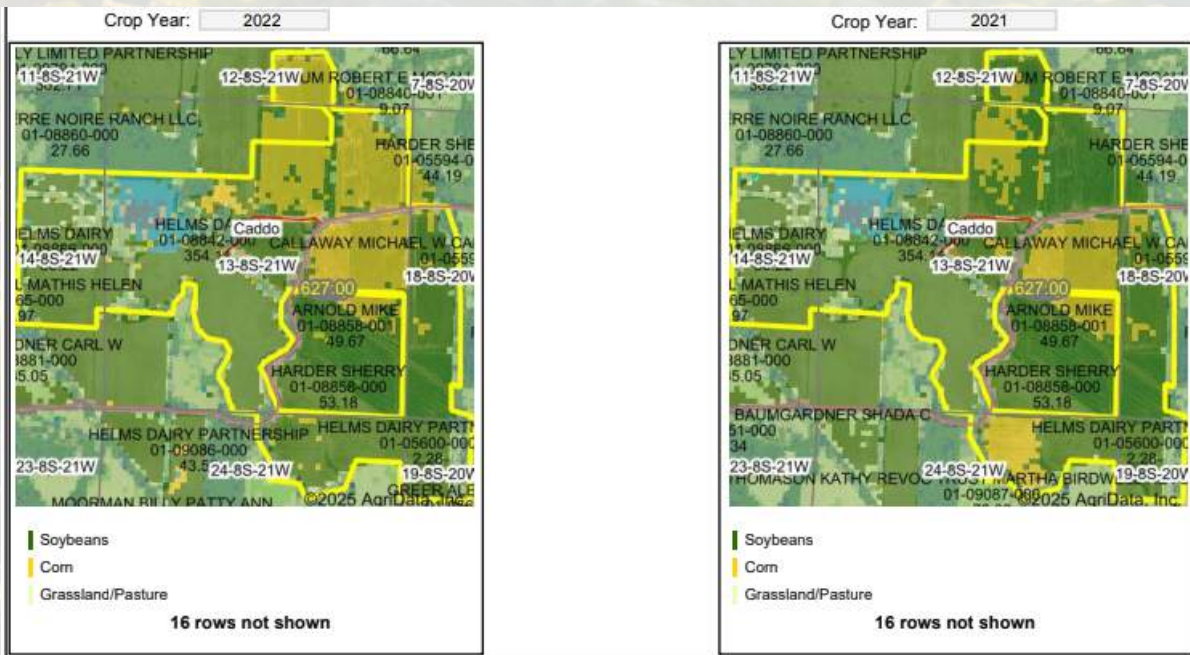
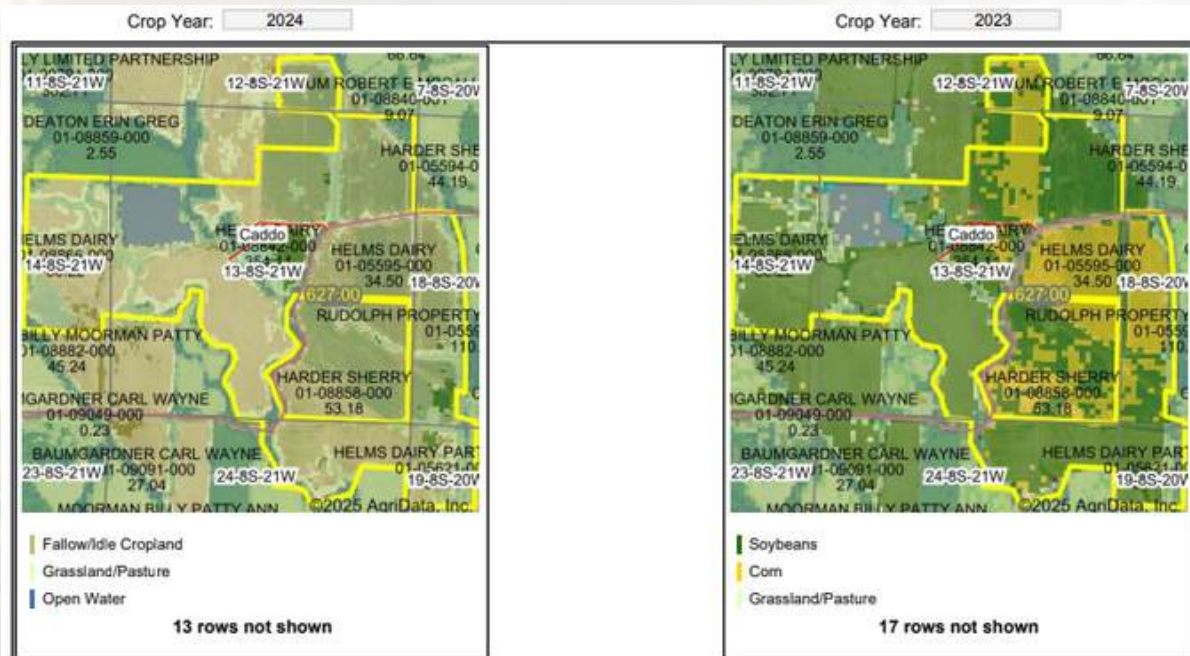
13-8S-21W  
 Clark County  
 Arkansas

Boundary Center: 34° 2' 36.02, -93° 11' 58.44

Maps Provided By:  
 surety  
 CUSTOMIZED ONLINE MAPPING  
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Boundary Center: 34° 2' 36.02, -93° 11' 58.44  
 State: AR County: Clark  
 Legal: 13-8S-21W Twnshp: Caddo

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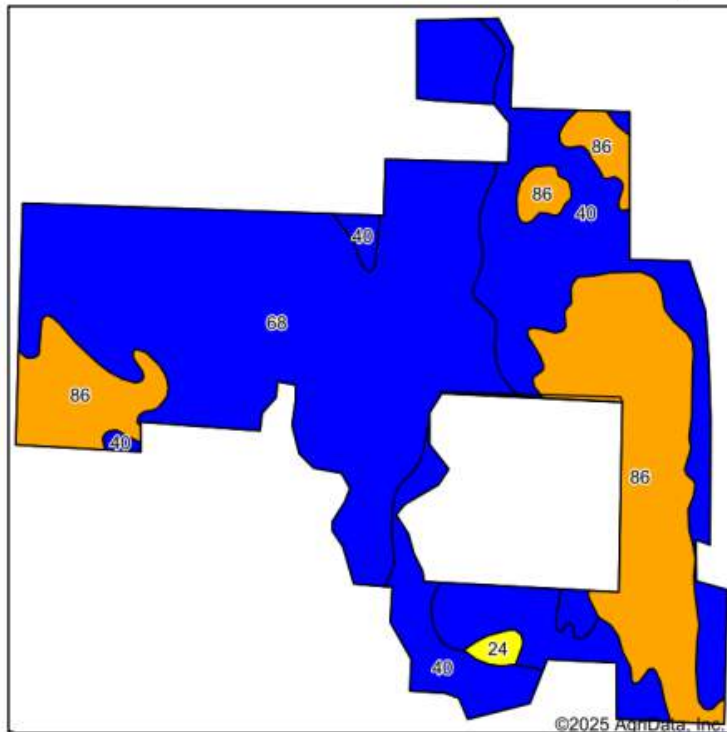


FARM • RANCH • RECREATION  
 HUNTING • DEVELOPMENT

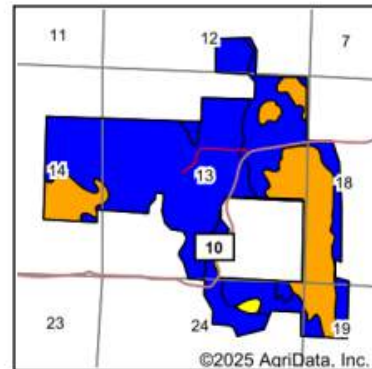




## Soils Map



Soils data provided by USDA and NRCS.



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State: **Arkansas**  
 County: **Clark**  
 Location: **13-8S-21W**  
 Township: **Caddo**  
 Acres: **628.28**  
 Date: **3/13/2025**

Map Provided By: **surety**  
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Area Symbol: AR019, Soil Area Version: 6

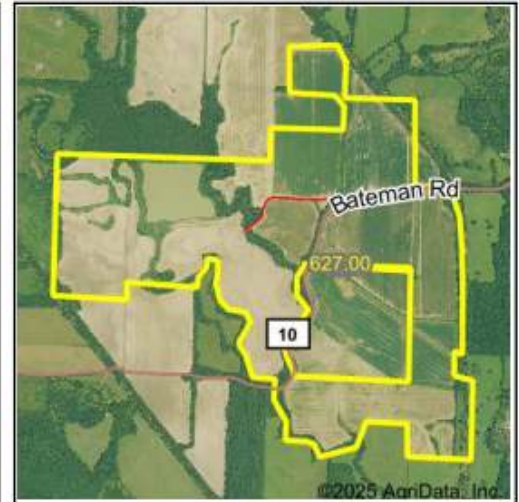
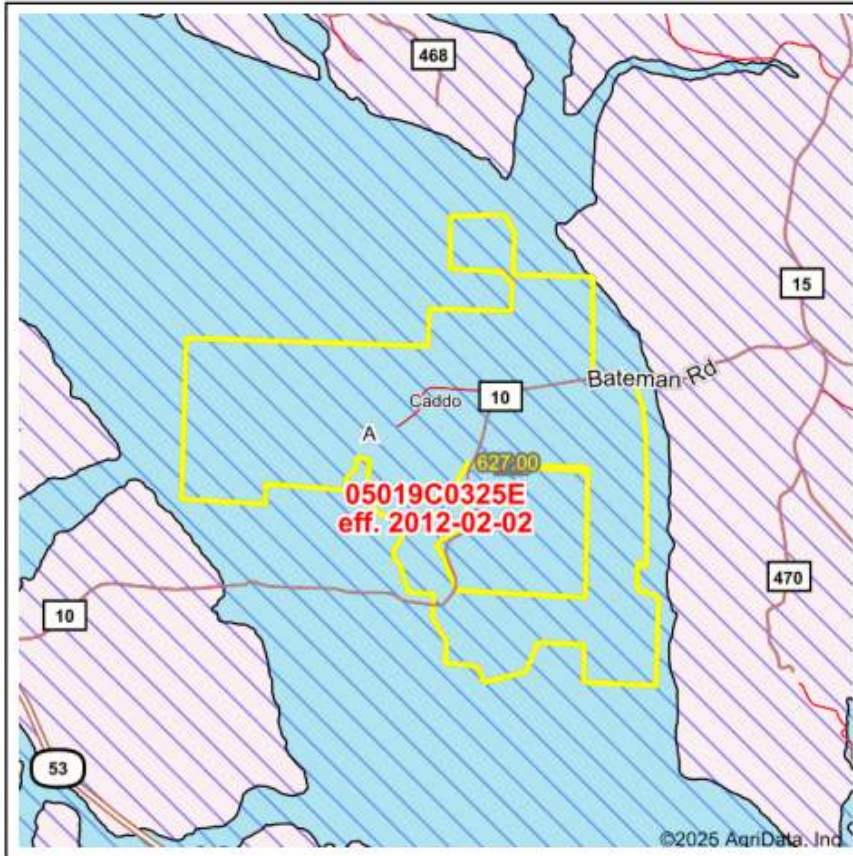
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Bahiagrass AUM	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Improved bermudagrass AUM	Soybeans Bu	Tall fescue AUM	Warm season grasses AUM	Wheat Bu	*n NC Ov
68	Sardis silt loam, occasionally flooded	330.59	52.6%	[Blue]	IIw			7	600		9	35	8		
86	Tuscumbia silty clay, occasionally flooded	154.54	24.6%	[Orange]	IIIw			7	70			30	9.5	8	30
40	Marietta fine sandy loam, occasionally flooded	139.21	22.2%	[Blue]	IIw	10.5		90	750		12	40	12		40
24	Guyton silt loam, occasionally flooded	3.94	0.6%	[Yellow]	IVw		9	6							
<b>Weighted Average</b>						2.26	2.4	5.4	37.2	481.9	7.4	34.7	9.2	2	16.2

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





## FEMA Report



Map Center: 34° 2' 39.26, -93° 11' 55.53  
 State: AR                      Acres: 628.28  
 County: Clark                Date: 3/13/2025  
 Location: 13-8S-21W  
 Township: Caddo

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Name	Number	County	NFIP Participation	Acres	Percent
CLARK COUNTY, UNINCORPORATED AREAS	050422	Clark	Regular	628.28	100%
<b>Total</b>				628.28	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
A		100-year Floodplain	628.28	100%	
<b>Total</b>			628.28	100%	
Panel	Effective Date	Acres	Percent		
05019C0325E	2/2/2012	628.28	100%		
<b>Total</b>		628.28	100%		





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HELPING YOU BUY  
AND SELL LAND





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BUYING • SELLING AUCTIONS







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HUNTING • DEVELOPMENT**





## 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



870-224-1144



[Jeff@AmericanLegacyLandCo.com](mailto:Jeff@AmericanLegacyLandCo.com)

