

Southern Land Company TN, LLC

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Principal Broker: Bill Gates (901)488-0368

The Big Creek 350 Farm

350+/- Acres - Craighead County, Arkansas

LOCATION: Approximately 7 mi North of Jonesboro via Hwy 141 and approximately 6 miles East of Bono on Harland Hurd Road

ACREAGE: 350 +/- acres total acres

258+/- acres cultivated and irrigated

43+/- acres reservoir for crop irrigation

48+/- acres timber for future harvesting

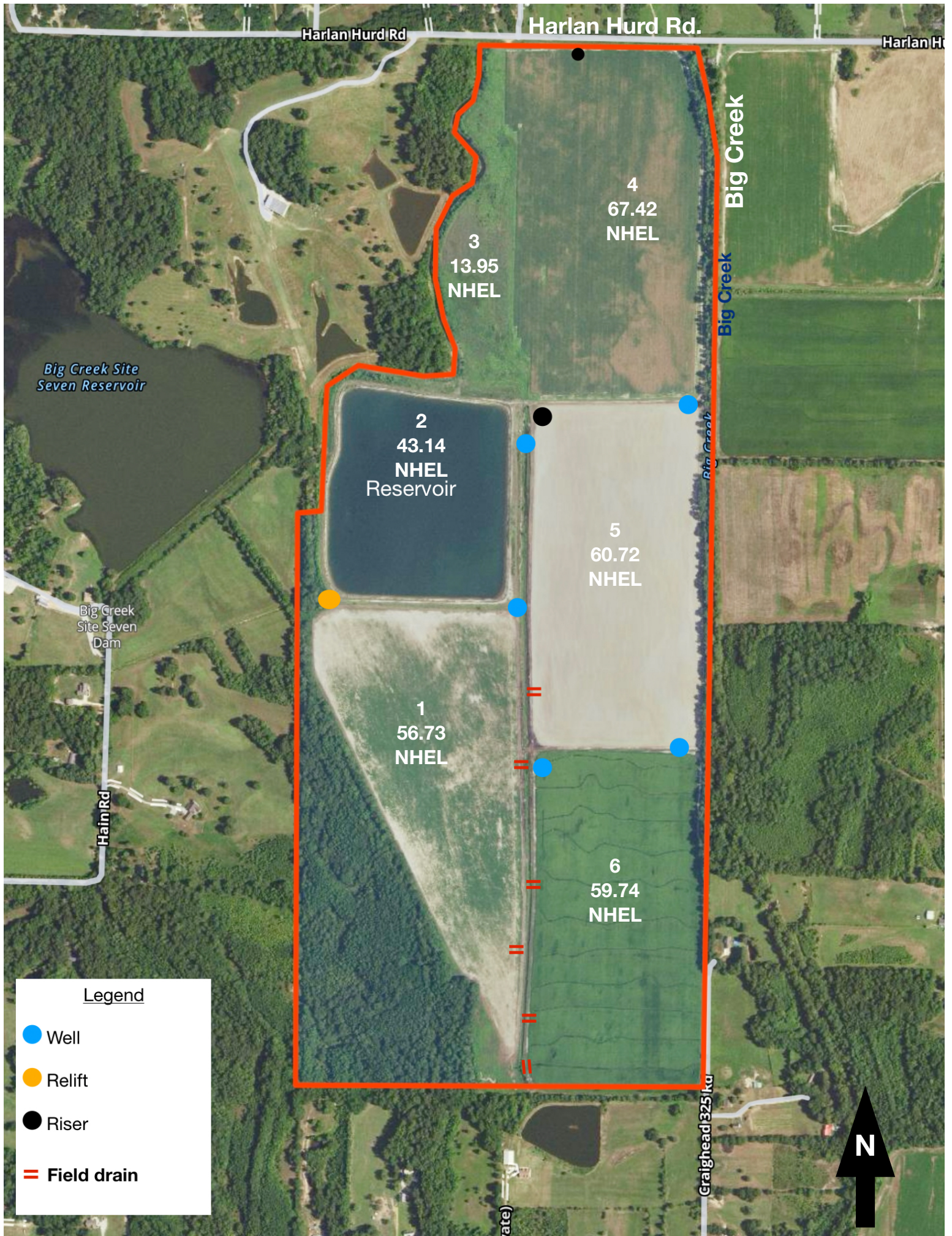
SOILS: Predominately Falaya and Collins highly productive silt loam soils, 0 to 1% slopes, capable of high production in cotton, soybeans, corn, wheat and rice.

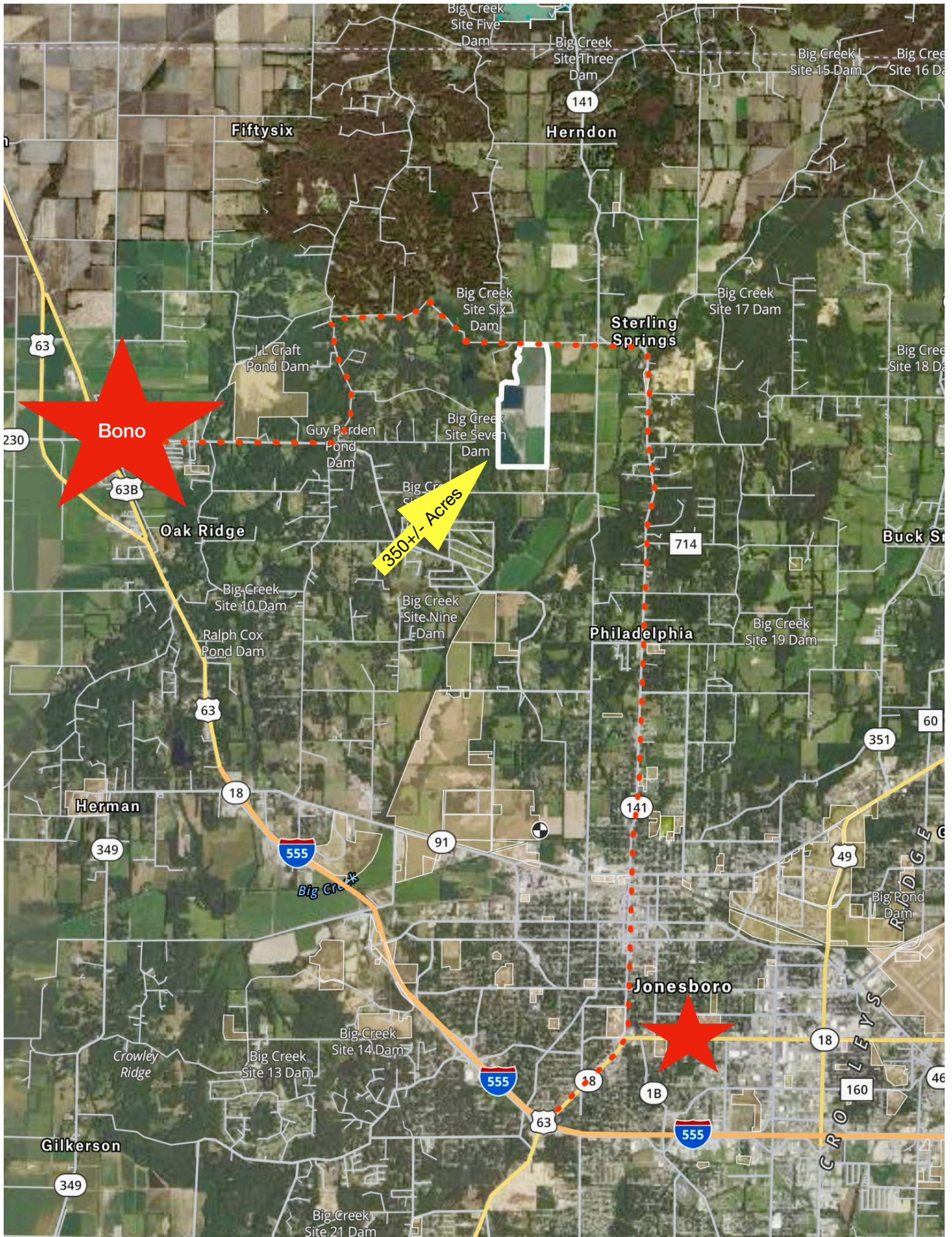
IMPROVEMENTS: 5 irrigation wells, 1-irrigation relift well, extensive land forming with levees and water control gates for tailwater recovery from main drainage canal, 43 acre irrigation reservoir charged with irrigation well

INCOME: \$52,000.00 annual rent based upon \$201.00 per cultivated acre. More income can be obtained from duck hunting leases by flooding fields after harvest.

PRICE: \$2,100,000.00 CASH (\$6,000.00 per acre) includes all owned gas, oil and mineral rights, all timber rights and all hunting rights.

INSPECTION: Shown by Appointment: **Shane Martin, 901-827-0224**





Bono

350+- Acres

Jonesboro

Fiftysix

Herndon

Sterling Springs

Philadelphia

Oak Ridge

Herman

Gilkerson

63

63B

63

18

349

555

91

555

63

349

141

714

141

351

60

49

18

160

46

1B

555

CROWLEY'S

ROAD

Buck St

Big Creek Site 18 Dam

Big Creek Site 17 Dam

Big Creek Site 15 Dam

Big Creek Site 16 Dam

Big Creek Site Three Dam

Big Creek Site Five Dam

Big Creek Site 17 Dam

Big Creek Site Six Dam

Big Creek Site Seven Dam

Big Creek Site Eight Dam

Big Creek Site Nine Dam

Big Creek Site 10 Dam

Ralph Cox Pond Dam

J.L. Craft Pond Dam

Guy Rorden Pond Dam

Crowley Ridge

Big Creek Site 21 Dam

Big Pond Dam



2024 Rice Crop



Aerial View facing South from Harlan Hurd Rd with 33+/- acre reservoir