

# Black River 200

**Location:** Northeast of Black Rock, AR with frontage on the North side of the Black River and the West side of the Spring River

**Total Acres:** +/- 200 acres  
(a new survey is being completed that will provide the exact acreage)

**Sale Price:** **\$1,250,000**

**Real Estate Taxes:** \$1,387.53 (estimated)

**Utilities:** There is electricity available near the southwest corner of the big field on the west side of the farm, (+/- 147.67 acres). There is no city or county water and no sewer available on this farm.

**Irrigation:** 10" Re-lift discharge from the Black River (Large West Field)  
The Smaller East Field has no irrigation.

**Comments:** The smaller field (58.42 acres) on the east side of the farm borders the Spring River on its eastern boundaries. This land has been precision leveled however, the owner reports it does not hold water unless the river level is high. Non-irrigated soybeans are raised on this field.

The owner reports this field has 600 feet to 800 feet along the Spring River that does not flood. He has added approximately 3 feet of dirt along this stretch so if a person wanted to build a cabin on the Spring River, it should be ready as is.

The larger field (+/- 147.67 acres) on the west side of the farm borders the Black River on its southern boundaries. This land is in the process of being precision leveled. The owner farms rice and soybeans on this land.

The owner has never hunted ducks or leased this land to duck hunters. He reports when these fields are naturally flooded in the winter, they usually hold a lot of ducks. A large duck hunting club, (Duck Island Preserve, LLC) is just east, (across the Spring River) from this farm.

**If you would like to see this farm, contact John Minor, Jr. at 501-207-3323 or Chris Baxter at Pin Oak Land Company at 501-416-6996.**