

ASHLEY AND CHICOT COUNTIES, AR

Highway 8 Parkdale, AR 71661

205.00
ACRES M/L



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Listing #18427

 **PEOPLES**[™]
COMPANY
INTEGRATED LAND SOLUTIONS

PROPERTY INFORMATION

People's Company is proud to present approximately 205± acres of prime, fully developed farmland located in Chicot and Ashley Counties, Arkansas. The offering consists of two nearby tracts that have been thoughtfully improved and maintained by the current owner over the past several years.



PROPERTY OVERVIEW

Total Acres:	205±
FSN 1121/Tract 1589:	123 tillable acres
FSN 910/Tract 1554:	80 tillable acres

Tracts are in close proximity and operate efficiently as a combined unit.

SHARE FACTOR STRUCTURE

Cotton:	20% of gross income
Corn:	22.5% of gross income
Soybeans:	25% of gross income
Rice:	20% of gross income

This structure provides both stable base income and upside participation tied to crop performance.

LEASE & OPERATIONS

The farms are currently leased under a flex lease structure that runs through December 31, 2026.

Base Rent:	\$180 per acre
Total Annual Base Rent:	\$36,595.80

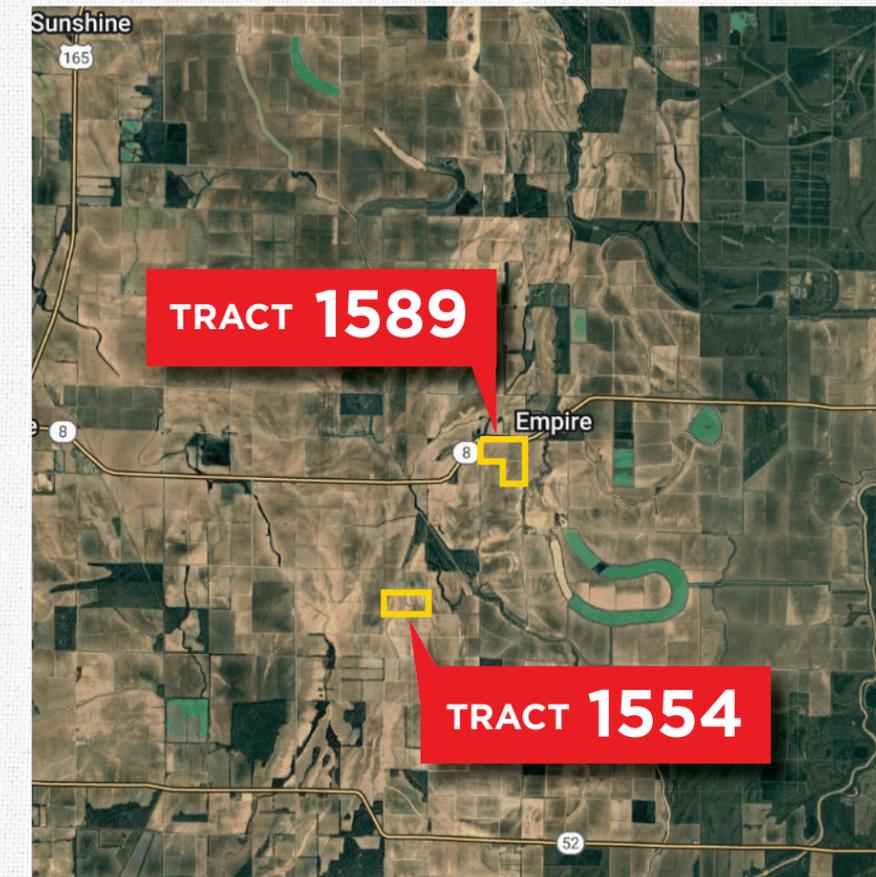
IRRIGATION

Each tract is equipped with a 16-inch irrigation well, both rated at approximately 2,000 gallons per minute (GPM). The 80-acre and 123-acre tracts are fully irrigated, providing strong, reliable water capacity well-suited for high-quality row crop production.

PRICE

\$1,531,534

GOOGLE MAP



CROP ROTATION

The majority of the acreage has followed a productive cotton, corn, and soybean rotation. The 123-acre tract has a more established production history, while the 80-acre tract was recently transitioned out of conservation, offering additional upside as it continues to mature operationally.

IMPROVEMENTS

Both tracts have been precision leveled, allowing for efficient irrigation and optimal drainage—key drivers of consistent yields and long-term farm productivity.

DIRECTIONS

From **Monroe, LA**

1. Take US-165 North toward Bastrop.
2. Continue on US-165 into Arkansas.
3. Take Hwy 8 East in Parkdale towards Empire, Arkansas.
4. Drive east on Hwy 8 for 6.5 miles.
5. The farm will be located off Hwy 8, adjoining Curry Road.

From **Dermott, AR**

1. Take US-165 South toward Parkdale, AR.
2. Continue South on US-165.
3. Take Hwy 8 East in Parkdale towards Empire, Arkansas.
4. Drive east on Hwy 8 for 6.5 miles.
5. The farm will be located off Hwy 8, adjoining Curry Road.



1108 S. 44th Street, Suite 102
Cumming, IA 50061



PeoplesCompany.com
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SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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