

LISTING #15815

79 ACRES M/L



# POINSETT COUNTY

AR



Peoples Company of the Delta is pleased to bring a 79-acre farm located just west of Fisher, Arkansas. This property has a ¼ mile of Bayou Rd frontage. In the past, the tenant has practiced a rotation between rice and beans. The covered slough that runs through the property creates a great potential for duck hunting. Take the cash rent and the potential of a duck lease and see your yield potentially exceed your expectations. The farm has 2 wells located on the northeast corner and the west line for easy irrigation. The FSA tillable acres are 70.86 acres. Great investment potential.

**Net Taxes:** \$582.00  
**PI:** 68.2  
**Price:** \$383,150

**Directions:** From Jonesboro follow Hwy. 49S to Fisher, right on Bayou Rd. Property on left.

## TILLABLE SOILS

PEOPLES COMPANY.COM | LISTING #15815

| Code                     | Soil Description         | Acres | % of Field | PI          |
|--------------------------|--------------------------|-------|------------|-------------|
| Jc                       | Jackport silty clay loam | 32.65 | 41.7%      | 62 ●        |
| DdA                      | Dundee Silt loam         | 24.50 | 31.3%      | 86 ●        |
| Tc                       | Tichnor soils            | 12.44 | 15.9%      | 48 ●        |
| An                       | Amagon silt loam         | 8.67  | 11.1%      | 70 ●        |
| <b>Weighted Average:</b> |                          |       |            | <b>68.2</b> |



All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.



## CONTACT

**JOEL KING, ALC, CAI**  
 870.847.0945  
 Joel@PeoplesCompany.com