



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

**896.81± ACRE FARM WITH A HOME
MONROE COUNTY, AR**

\$6,400,000

ARKANSAS DELTA FARM



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE MONROE 896.81

PROPERTY PROFILE

LOCATION:

- 8416 Hwy 86
Holly Grove, AR 72069
- Monroe County
- Near Holly Grove Municipal Airport
- 2± Miles E of the White River NWR
- 2.5± Miles NW of Holly Grove
- 80± Miles E of Little Rock
- 95± Miles SW of Memphis

COORDINATES:

- 34.6025, -91.2416

TAX INFORMATION:

- 2024 Taxes: \$11,105.54
- Parcel #1: 0001-04244-000
- Parcel #2: 0001-04238-000
- Parcel #3: 001-04291-000
- Parcel #4: 0001-04271-003
- Parcel #5: 0001-04296-002
- Parcel #6: 0001-04297-000
- Parcel #7: 0001-04295-000
- Parcel #8: 0001-04271-005

PROPERTY USE:

- Homestead
- Agriculture
- Recreational
- Income-Producing

PROPERTY INFORMATION:

- 896.81± Total Acres
- 850± Tillable Acres
- 12 Wells
- Diesel Relift System in Place
- 175,000-Bushel
Storage Capacity
- 100'x75' Shop
- Waterfowl & Farm Lease
- 5 Duck Blinds
- Renovated Home
 - 3 Bedrooms/2 Bathrooms
- 6 RV Hookups with Utilities



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS
EXECUTIVE BROKER, AR
DESIGNATED BROKER, MO

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michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

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WELCOME TO THE MONROE 896.81

WELCOME TO THE MONROE 896.81—A HIGHLY PRODUCTIVE DELTA OPERATION THAT HAS REMAINED IN THE SAME FAMILY SINCE 1948. Take advantage of an excellent opportunity to acquire a large family farm in Monroe County, Arkansas. The 896.81± acre property features approximately 850 tillable acres, including 500± precision-leveled acres, all supported by Class 2 and 3 soils. The entire farm is 100% irrigated with 12 wells and a diesel relift already in place, providing a strong foundation for efficient, high-yield row crop production. Grain handling is well covered with a 175,000-bushel grain bin and a 100' x 75' shop for equipment storage and maintenance.

Income streams are already established with a year-to-year farm lease in place at \$175 per acre, along with a year-to-year waterfowl lease generating \$25,000 annually. The waterfowl setup includes three pits, one skid blind, and one timber hole, making this a proven hunting destination. The location is favorable for waterfowl hunting, being just over two miles east of the White River National Wildlife Refuge.



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MORE ABOUT THE MONROE 896.81

Additional improvements include six RV hookups with city water, septic, and both 30- and 50-amp service, currently rented on monthly, weekly, or daily rates. The property also includes a three-bedroom, two-bath home built in 1979 and renovated in 2019, ideal for an owner-operator or farm manager. The closest airport is Holly Grove Municipal Airport with a paved 4,500' runway.

The farm is conveniently located just over two miles northeast of Holly Grove, 80 miles east of Little Rock, and 95 miles southwest of Memphis, TN.

If you've been looking for a family farm, solid investment, or recreational tract with income, contact Michael Oswalt today to schedule your private tour of the Monroe 896.81.



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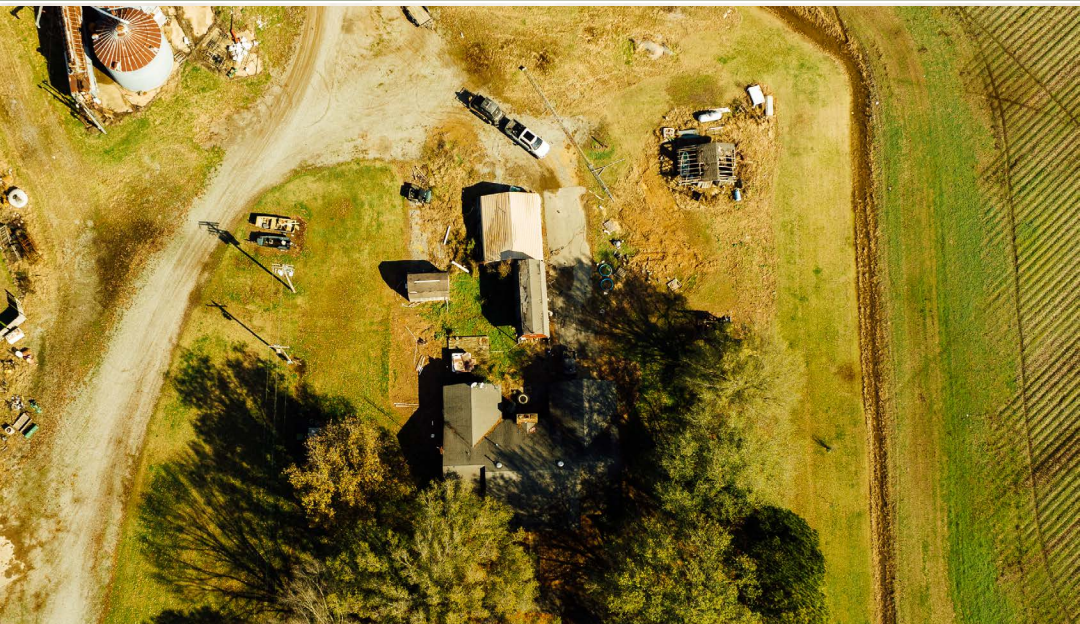
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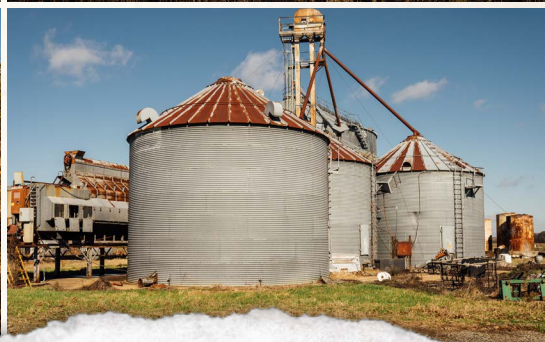
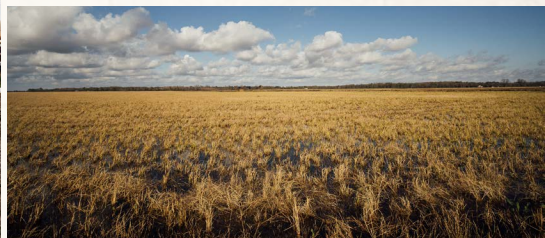
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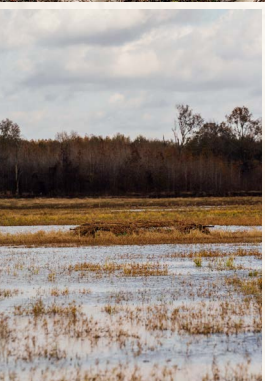
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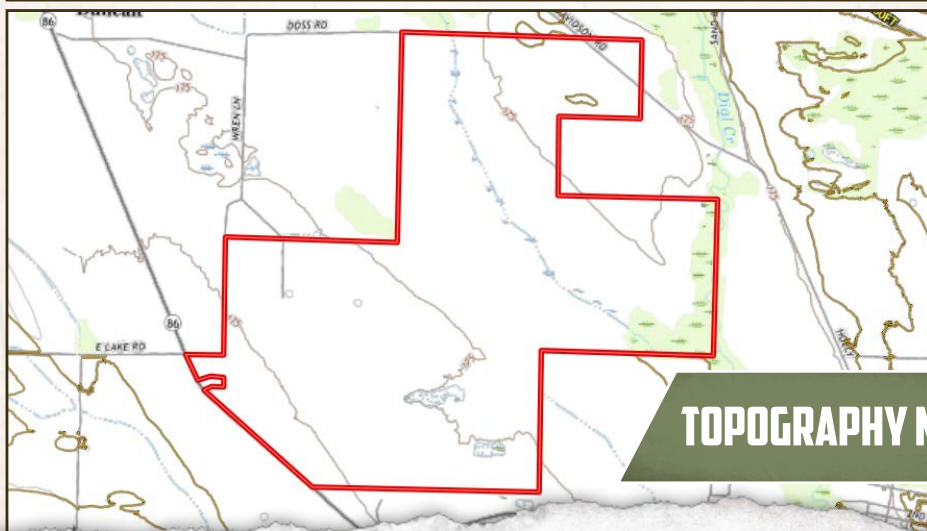
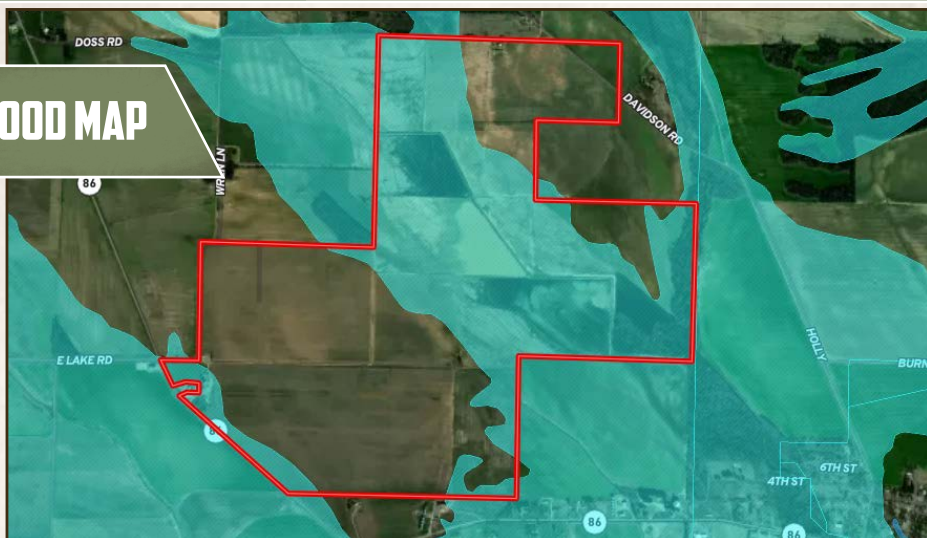
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FLOOD MAP



TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ma	McCrary fine sandy loam, 0 to 1 percent slopes	327.7 2	33.51	0	65	3w
DbA	Dubbs silt loam, 0 to 1 percent slopes	300.8 7	30.77	0	82	2e
BkB	Bosket fine sandy loam, gently undulating	185.3 9	18.96	0	72	2e
BkA	Bosket fine sandy loam, 0 to 1 percent slopes	65.98	6.75	0	71	1
Fo	Foley-Calhoun-Bonn complex	62.48	6.39	0	74	3w
DeA	Dundee silt loam, 0 to 1 percent slopes	17.81	1.82	0	85	2w
DbB	Dubbs silt loam, 0 to 3 percent slopes	11.43	1.17	0	84	2e
Am	Amagon silt loam, 0 to 1 percent slopes	6.23	0.64	0	69	3w
TOTALS		977.9 1(*)	100%	-	73.15	2.34



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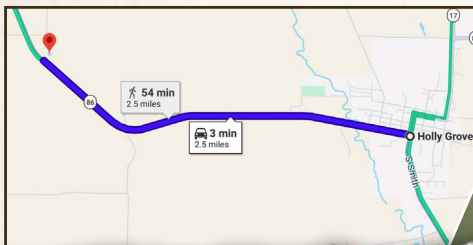


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DOSS RD

land id. LINK



Directions From Holly Grove, AR:
Travel 2.5 miles on AR-86 W/Ralph
Abramson Street to the destination on
the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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