



Hunt Farm – Sold

1790 acres



**OFFERED BY:
RUTLEDGE INVESTMENT COMPANY
5160 SANDERLIN, SUITE ONE
MEMPHIS, TN 38117
(901) 766-9041**

Category: Sold

Price: \$ 8,215,000

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Area: 1790 acres

Type: Cropland

Description:

The Hunt Farm contains 1,790.0 acres and is a very high quality Cross County, Arkansas rice and grain farm situated in an excellent farming community about 4 miles northwest of Wynne, Arkansas.

Location:

The property is located approximately 4 miles northwest of Wynne, AR on both sides of Highway 64. County Road 242 forms a portion of the west boundary and County Road 245 forms the east boundary of the tract on the north side of Highway 64. This is an excellent farming area with numerous quality farmers, equipment dealers, chemical suppliers, and grain elevators easily within a ten minute drive of the farm.

Acreage:

There are 1,790.0 total acres and the farm is 93% cultivated with 1,663.7 crop acres. All of the cropland is irrigated from 18 wells. The owners are retaining a small pond and several lots in the western portion of the farm around the pond that will be surveyed and excepted from the sale. The FSA Farm number is 1722. FSA crop bases are as follows: 807.9 acres of Rice-Long Grain 76.8 acres of Rice-Medium Grain 379.9 acres of Wheat 0.8 acres of Grain Sorghum 398.0 acres of Soybeans

Soils:

Soils are the farm are 27% Class II Callaway silt loam and 73% Class III Henry silt loam, and Crowley and Hillemann silt loams.

Irrigation:

The farm is all irrigated by 18 irrigation wells and a system of underground pipe and risers. All the wells are in good working order and pumping capacity on large wells is 2,000 gpm. The smaller submersible wells flow at 900 to 1400 gpm depending on size and horsepower.

Improvements:

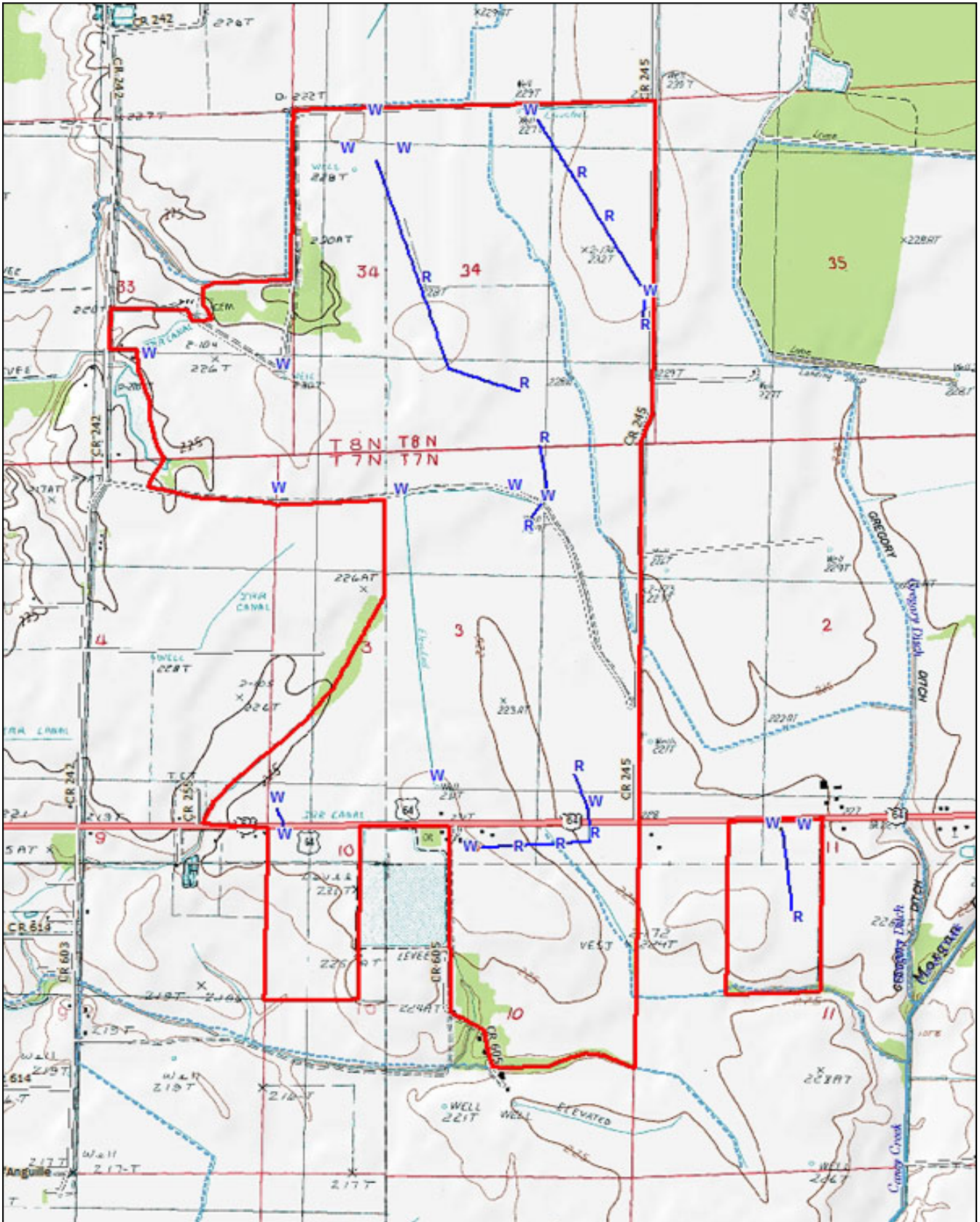
This farm is improved with a 50 x 50 metal shop building and a 96 x 70 metal shed.

Financing:

Rutledge Investment Company provides competitive financing on farm and recreational properties.

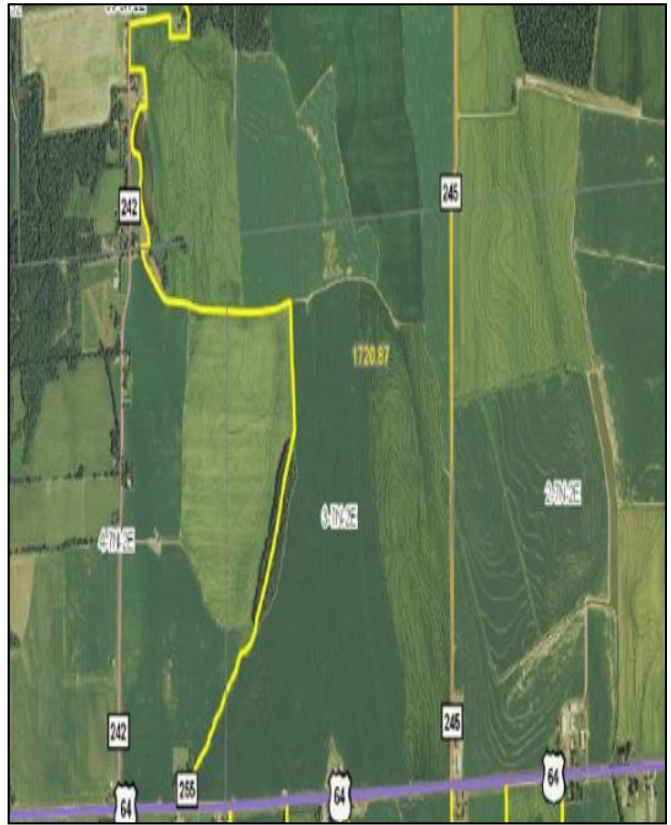
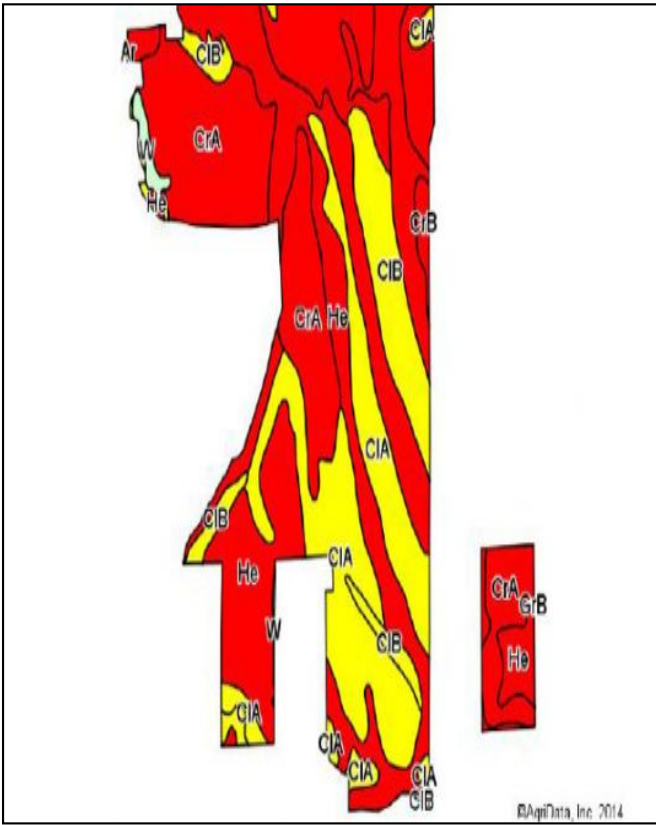
For appointment please contact:
Gwin Smith or Stephen Rainer
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Rutledge Investment Company and Rainer Realty are the Exclusive Agents for the property described herein. This brochure and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy. Prospective buyers are urged to inspect the property and perform their own independent due diligence. Rutledge Investment Company, Rainer Realty, and its agents assume no liability as to errors, omissions or investment results.

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