

Southern Land Company TN, LLC

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Principal Broker: Bill Gates (901)488-0368

The Big Creek 350 Farm

Welcome to the Big Creek 350, a stunning, income-producing, turn-key farm comprised primarily of precision land formed rice fields in Craighead County, Arkansas. This 350+/- acre property offers excellent road frontage, easy access, and well-maintained farm roads throughout. It features four wells on highly-productive silt loam soils, approximately a 33-acre reservoir with a replenishing pump, extensive underground piping connecting risers to the fields, and a comprehensive tailwater recovery system with relift to resupply reservoir. The southwestern portion includes approximately 45 acres of hardwood timber. Surrounded by Crowleys Ridge and influenced by Big Creek along the eastern boundary, this area shows significant game activity, providing excellent deer habitat and recreational duck hunting opportunities.

Farm Summary

Annual Income - \$49000 yearly income (\$200 per cultivated acre)

*currently no hunting lease on property allowing for potentially higher annual income

Water Supply- 4 wells, 1 relift, 33 acre lake reservoir, tail water recovery system

Mineral Rights- All Seller owned convey

Terrain - 245+/- Cultivated acres

45+/- Timber Acres

33 +/- acre reservoir

Location - Just North of Jonesboro and east of Bono, Arkansas on Harlan Hurd Rd.

Jonesboro - 7 miles.

Paragould - 21 miles

Memphis- 77 miles

Little Rock - 133 miles

* Coordinate - 35.922946°N, 90.724375°W

Offering Price - \$2,100,000

Contact Agent - Shane Martin 901-827-0224

* Shown by Appointment



Harlan Hurd Rd

Harlan Hu

Big Creek Site
Seven Reservoir

Big Creek

Reservoir

Big Creek

Big Creek
Site Seven
Dam

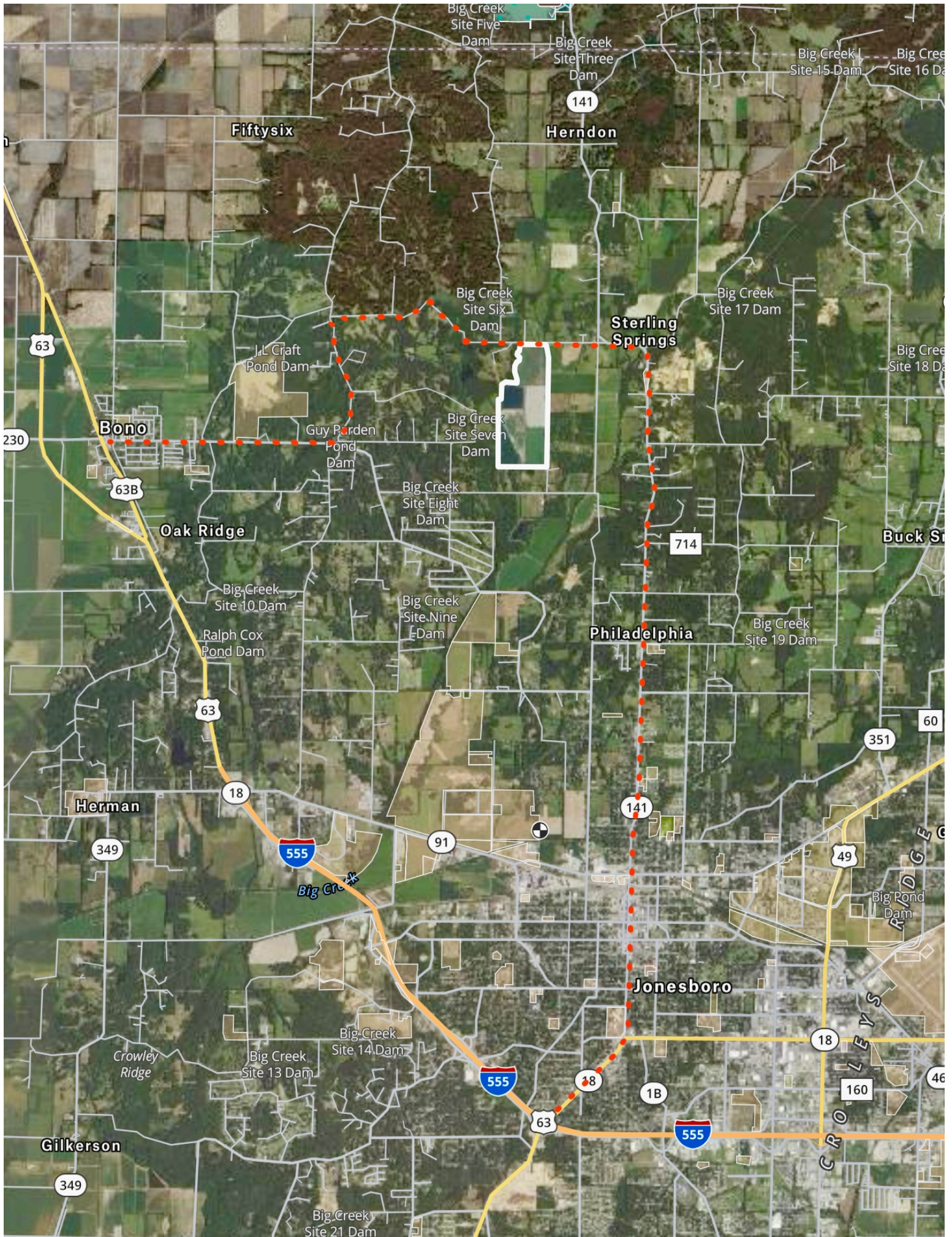
Hain Rd

Craighead 325 Ika

Legend

- Well
- Relift
- Riser
- == Field drain

Property lines and illustrations are approximate and not guaranteed

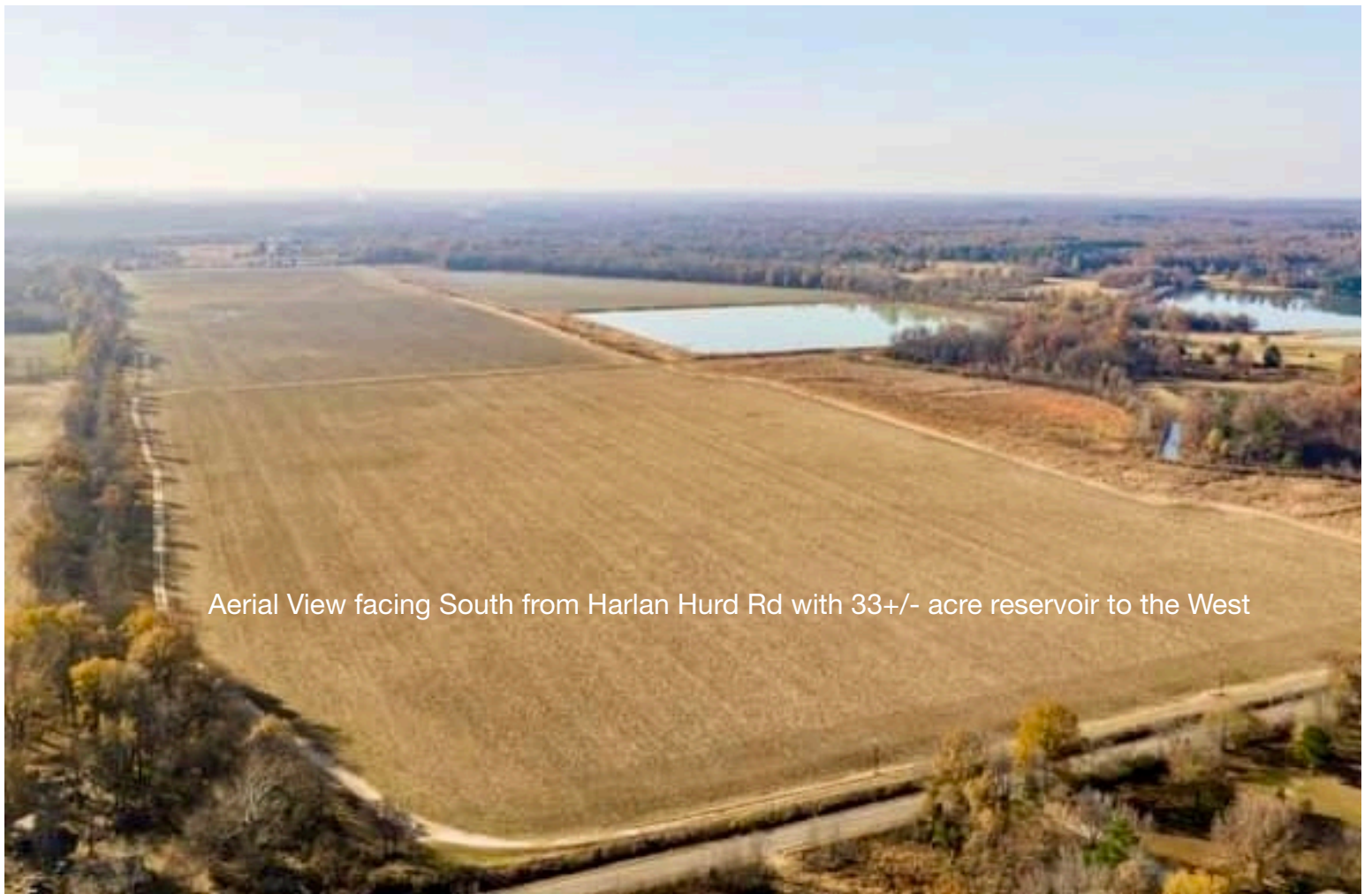




2024 Spring Rice Crop







Aerial View facing South from Harlan Hurd Rd with 33+/- acre reservoir to the West



33+/- acre Reservoir pond used for crop irrigation





Leaflet | Powered by Esri

Common Land Unit

- Cropland
- Non-cropland
- CRP

2024 Crop Year

Farm Tract

Wetland Determination Identifiers

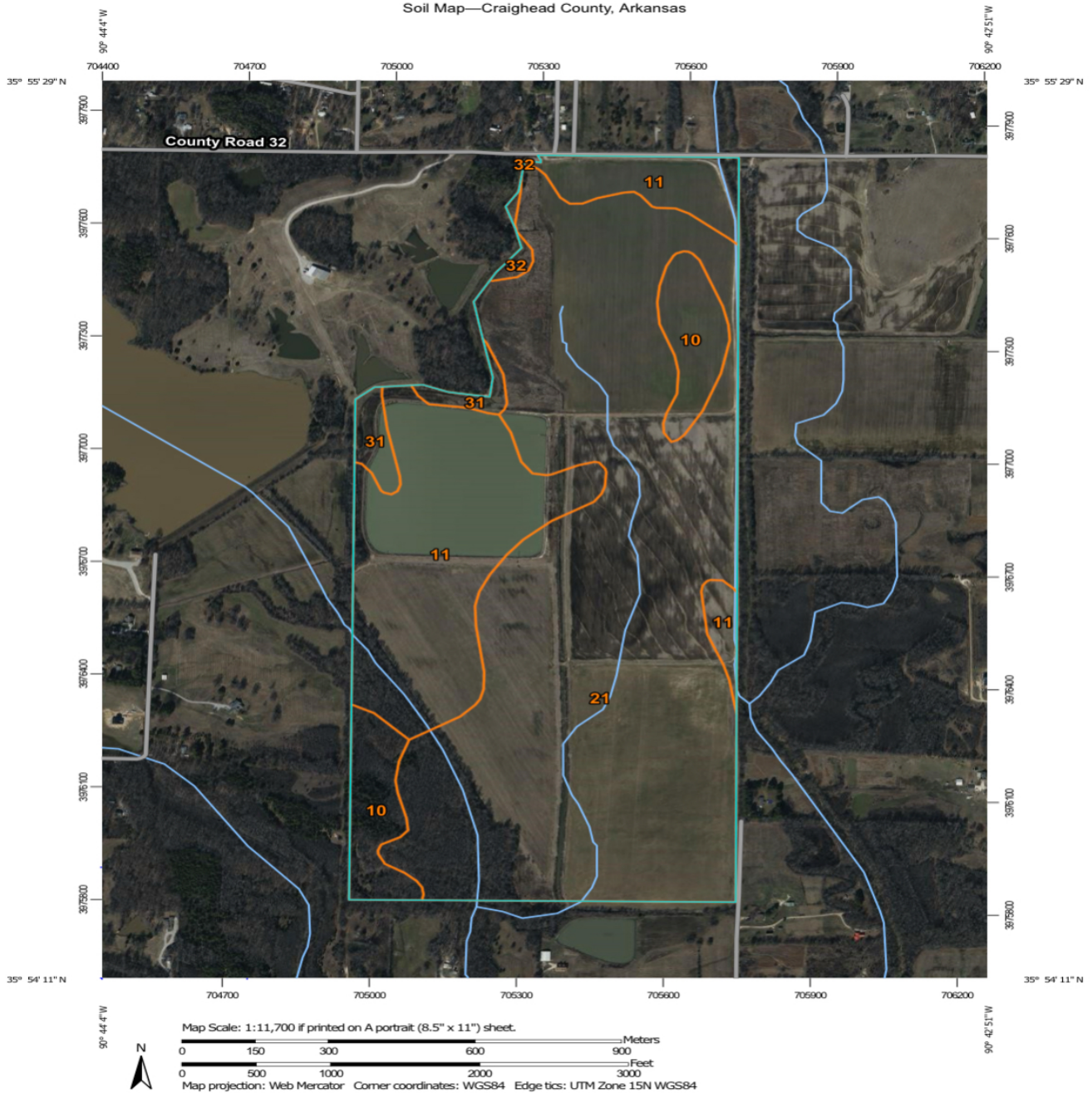
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions



Tract 1 of 1

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Soil Map—Craighead County, Arkansas



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10	Calloway silt loam, 1 to 3 percent slopes	24.1	7.1%
11	Collins silt loam, 0 to 1 percent slopes, occasionally flooded, brief duration	81.1	23.9%
21	Falaya silt loam, 0 to 1 percent slopes, occasionally flooded, brief duration	226.2	66.6%
31	Loring silt loam, 8 to 12 percent slopes, west	6.7	2.0%
32	Memphis silt loam, 12 to 40 percent slopes	1.4	0.4%
Totals for Area of Interest		339.6	100.0%