



# St. Francis Farm and Hunting

9829 Great River Rd, Marianna, Arkansas 72630

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## PROPERTY OVERVIEW



### Sale Price

\$1,080,000

### Offering Summary

Acreage:	180 Acres
Price / Acre:	\$6,000
State:	Arkansas
City:	Marianna
County:	Lee
Property Type:	Farms and Cropland Hunting and Recreational Land

### Property Overview

Located east of Marianna, Arkansas—less than an hour west of Memphis—this St. Francis River tract sits in a prime Delta farming corridor. The farm features productive soils with a cotton/corn rotation history and dependable access for efficient operations. Beyond strong ag fundamentals, the river frontage and surrounding habitat create excellent whitetail opportunities, offering a rare income-and-recreation blend. Whether you're expanding an operation or seeking a diversified investment, this property delivers yield potential, practical access to water, and classic Delta scenery—an ideal balance of agriculture and deer hunting.



## SPECIFICATIONS & FEATURES

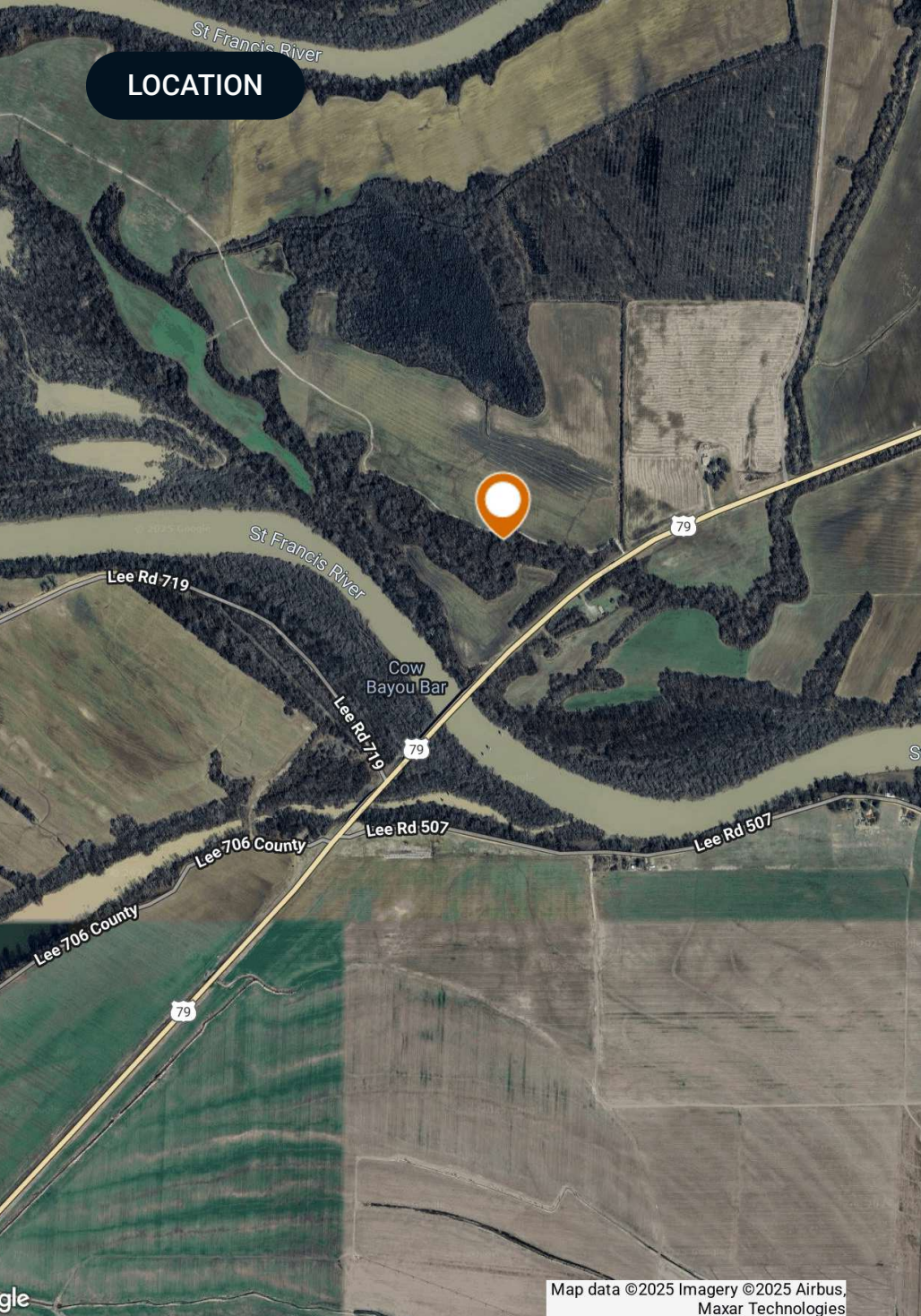


## Specifications & Features

Soil Types:	• Sharkey Clay
	• Earle Sitly Clay
	• Dundee Silt Loam
Taxes & Tax Year:	\$1133.81 (2024)
Lake Frontage / Water Features:	St. Francis River frontage
Road Frontage:	Hwy 79 Frontage
Nearest Point of Interest:	Marianna, Ar
Current Use:	Farming/Hunting
Potential Recreational / Alt Uses:	Hunting - deer



## LOCATION



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Maxar Technologies

## Location & Driving Directions

Parcel: -

GPS: 34.8499941, -90.6356227

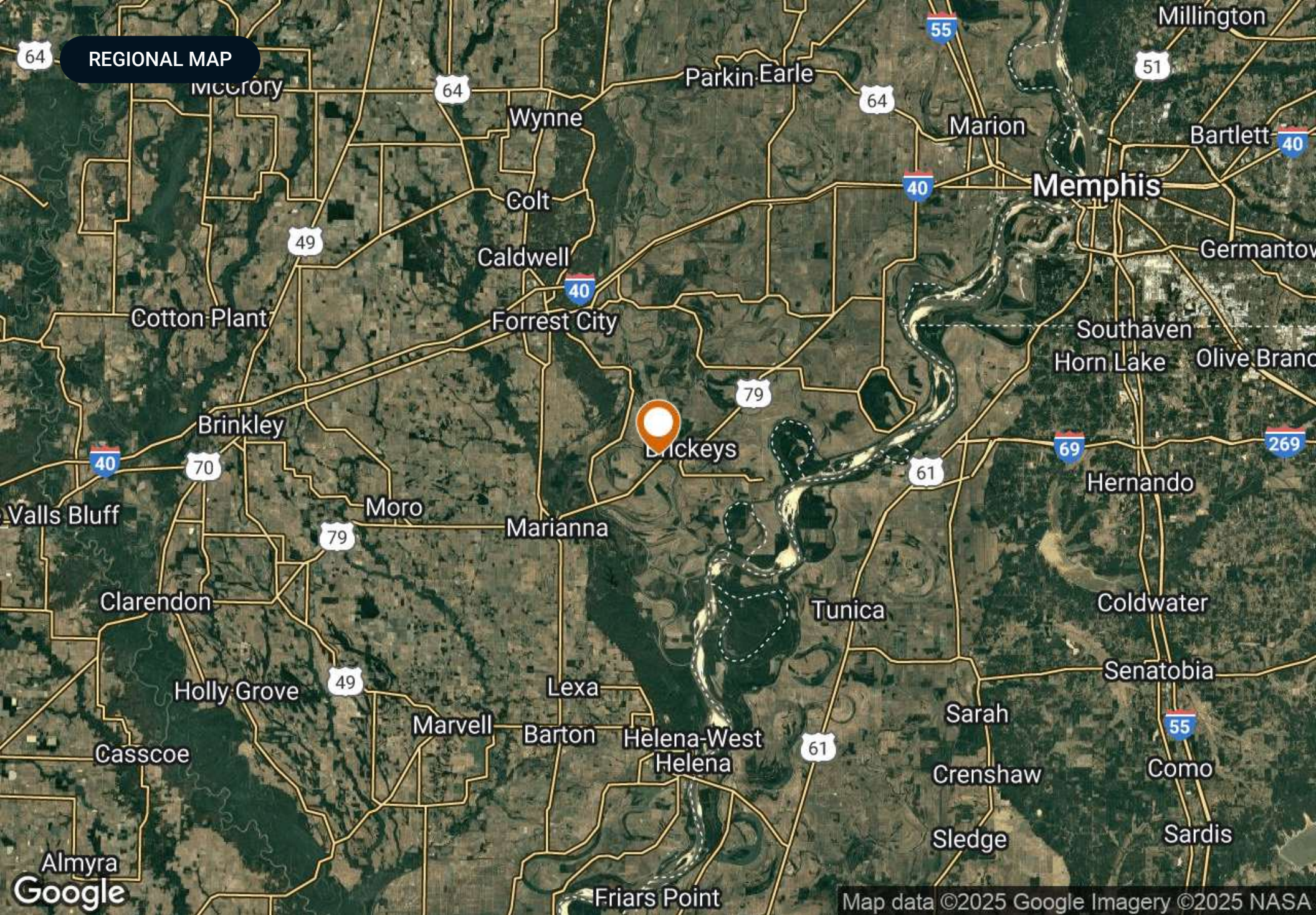
### Driving Directions:

- East on 79 from Marianna
- Property starts at the intersection of Hwy 79 and St Francis River

### Showing Instructions:

Contact agent





REGIONAL MAP

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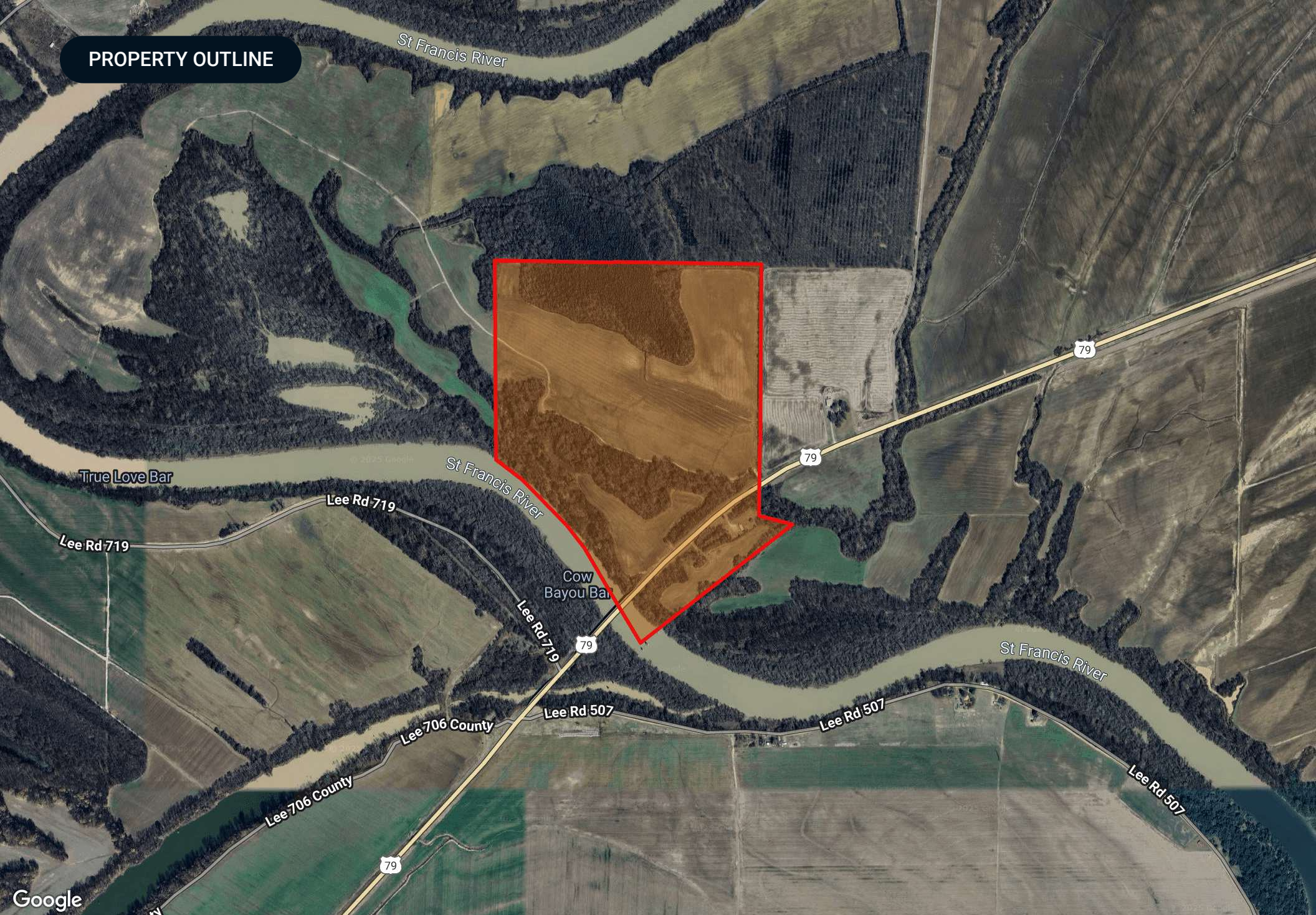
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Almyra  
Google

Map data ©2025 Google Imagery ©2025 NASA



PROPERTY OUTLINE





ADDITIONAL PHOTOS







**SAUNDERS**  
REAL ESTATE



**SAUNDERS**  
LAND



**SAUNDERS**  
COMMERCIAL

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