



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

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

**\$6,900,000**

**ARKANSAS DELTA FARM**

**OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://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**

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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 relief 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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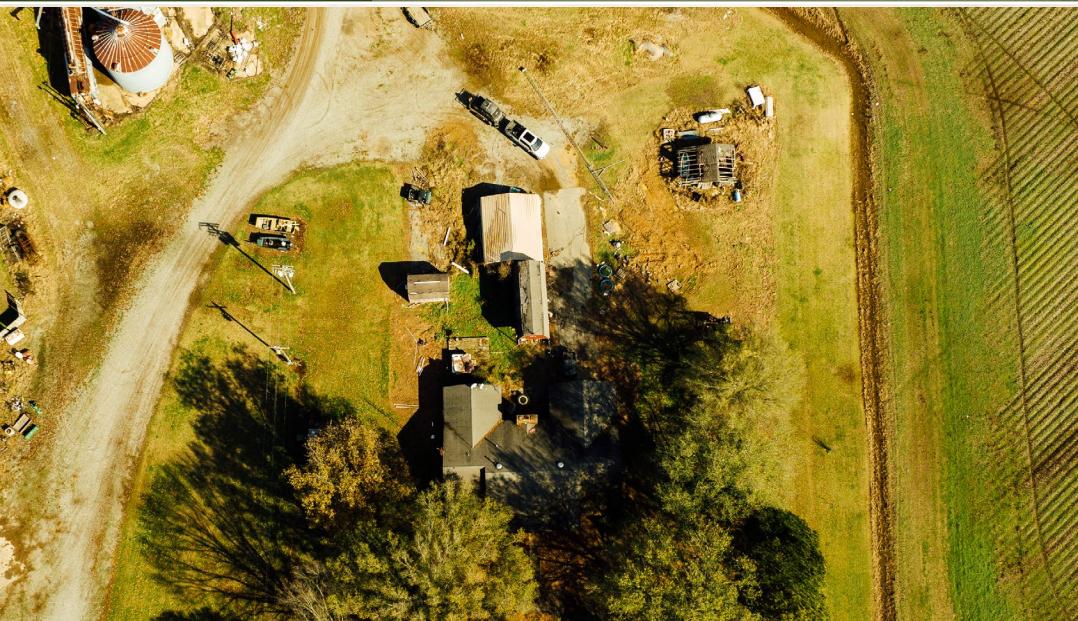
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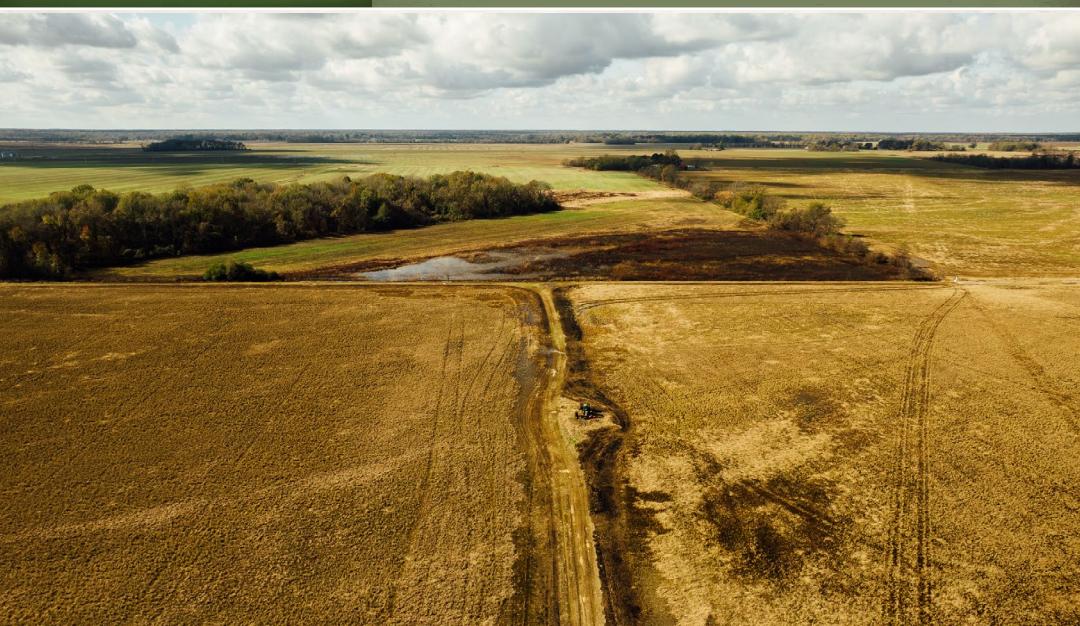


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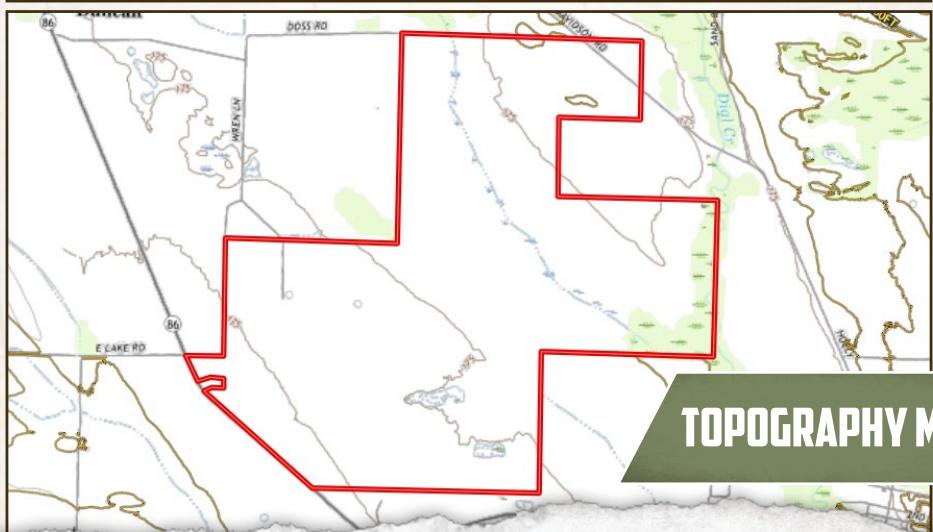
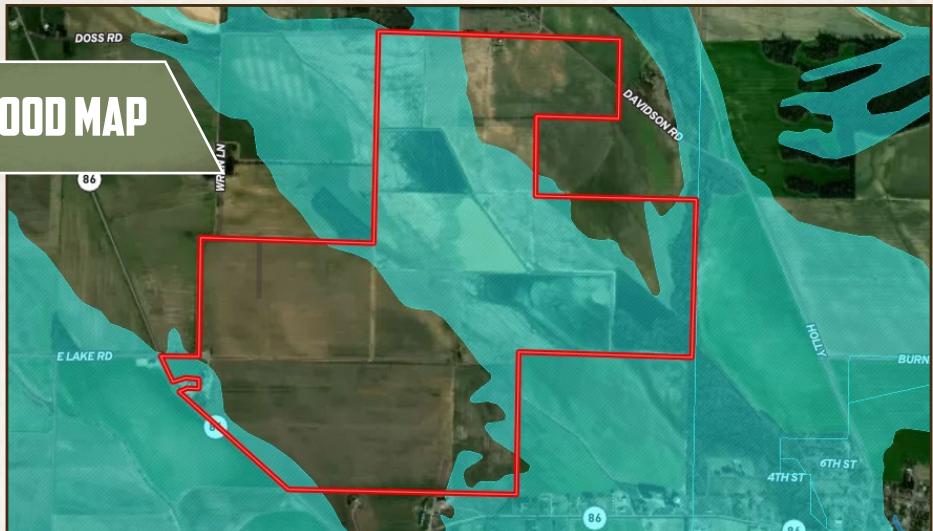
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## FLOOD MAP



## TOPOGRAPHY MAP



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## SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ma	McCrory fine sandy loam, 0 to 1 percent slopes	327.72	33.51	0	65	3w
DbA	Dubbs silt loam, 0 to 1 percent slopes	300.87	30.77	0	82	2e
BkB	Bosket fine sandy loam, gently undulating	185.39	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		977.91(*)	100%	-	73.15	2.34



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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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