



AMERICAN LEGACY

LAND CO

FOR SALE

IRRIGATED FARM GROUND

Chicot County, AR

206 +/- Acres

**OFFERED AT:
\$1,194,800**

ABOUT THIS PROPERTY:

Located just 10 miles west of Eudora in Chicot County, this 206 ± acre farm offers an excellent opportunity for investors or producers looking for quality, income-generating row crop ground in Southeast Arkansas. With approximately 160 ± acres of tillable land, the tract is precision leveled and fully irrigated by two electric wells, making it well-equipped for high efficiency farming.

More About this Property:

Soils consist of productive Perry and Portland clays, currently planted in soybeans, and also suitable for rice and other row crops. In addition to the tillable acreage, the property includes 13 ± acres enrolled in the Conservation Reserve Program (CRP) with payments in place through 2035, adding long-term income and soil conservation benefits. Accessed directly from AR-Hwy 8, this farm also has a reliable tenant in place, offering a true turn-key investment in a strong agricultural region.

Directions from nearest town: From Eudora, take HWY 8 west for approximately 10 miles. Majority of the property will be on Left.

Legal Description: 20-18S-03W

NE1/4 & PT NW1/4 LYING E & N BIG BAYOU Chicot County, AR

Address: 000 Hwy 8 W Eudora, AR 71640

Taxes for all Tracts: \$1,786

Income Potential: Farming lease, CRP payment

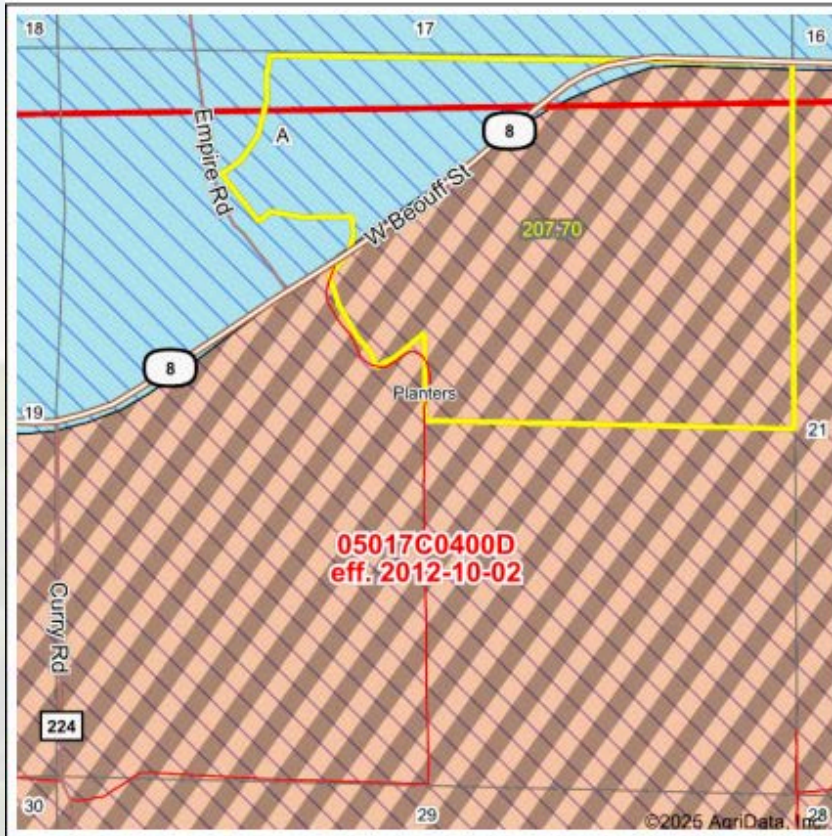
FEATURES:

- 206 +/- total acres
- 160 +/- tillable acres
- 13 +/- CRP acres
- Irrigated farm ground
- Precision leveled
- State highway frontage
- Productive soils

CHICOT COUNTY,
ARKANSAS



FEMA Report



Map Center: 33° 7' 7.54, -91° 25' 56.93
 State: AR Acres: 207.76
 County: Chicot Date: 6/12/2025
 Location: 20-18S-3W
 Township: Planters

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Name		Number	County	NFIP Participation	Acres	Percent
CHICOT COUNTY		050025	Chicot	Regular	207.76	100%
Total					207.76	100%
Map Change			Date	Case No.	Acres	Percent
No					0	0%
Zone	SubType			Description	Acres	Percent
X	AREA WITH REDUCED FLOOD RISK DUE TO LEVEE			500-year floodplain	156.52	75.3%
A				100-year Floodplain	51.24	24.7%
Total					207.76	100%
Panel			Effective Date		Acres	Percent
05017C0400D			10/2/2012		177.52	85.4%
05017C0300D			10/2/2012		30.24	14.6%
Total					207.76	100%



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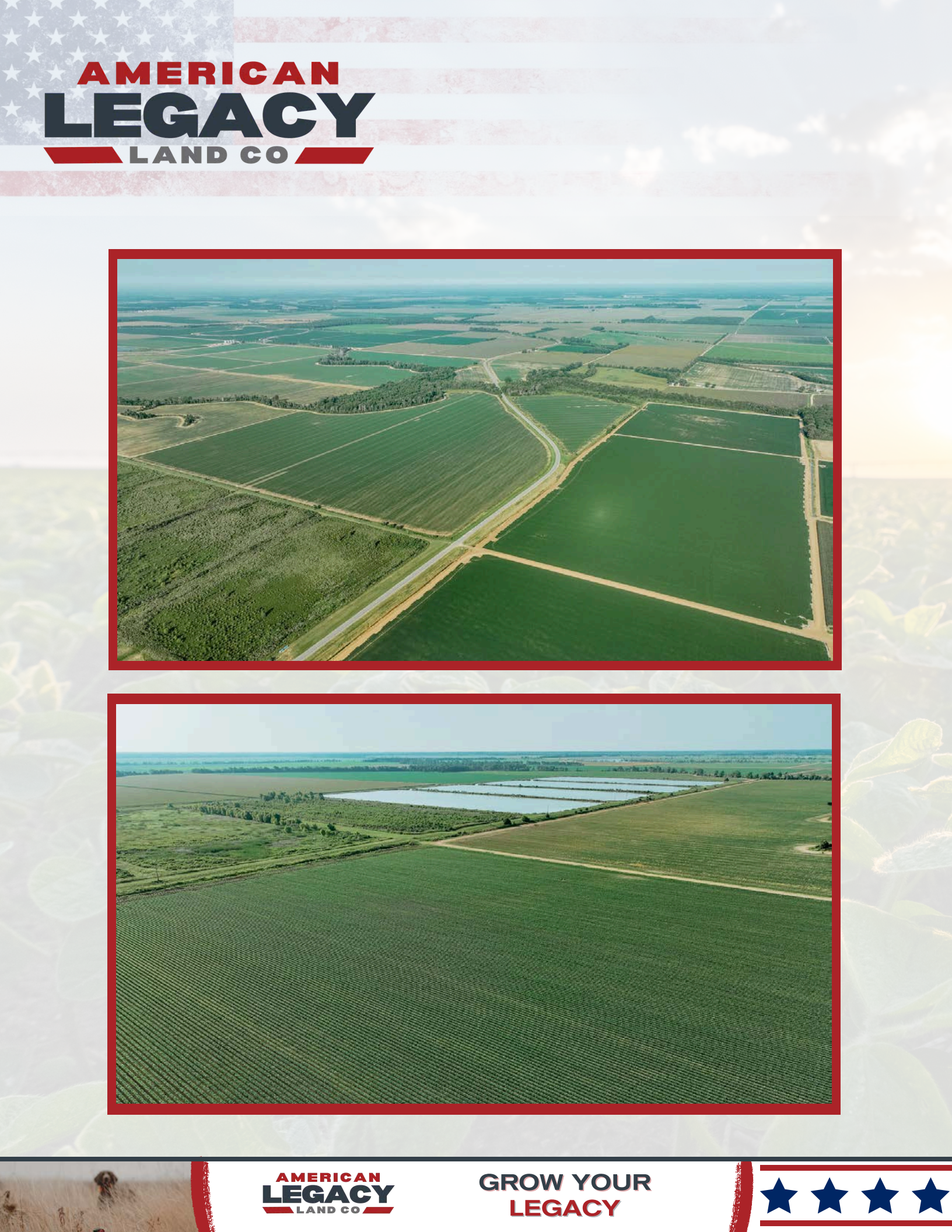
Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
● PeA	Perry clay, 0 to 1 percent slopes	151.4	72.9%	3w	—	47.6
● PtA	Portland clay, 0 to 1 percent slopes	32.4	15.6%	3w	—	56.3
● W	Water	12.7	6.1%	—	—	0.0
● HC	Hebert and Crowley silt loams	10.1	4.8%	3w	—	77.3
● GnB	Gallion silt loam, 1 to 3 percent slopes (rilla)	1.2	0.6%	2e	—	87.9



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**COMMITTED • DETERMINED
TRUSTED**

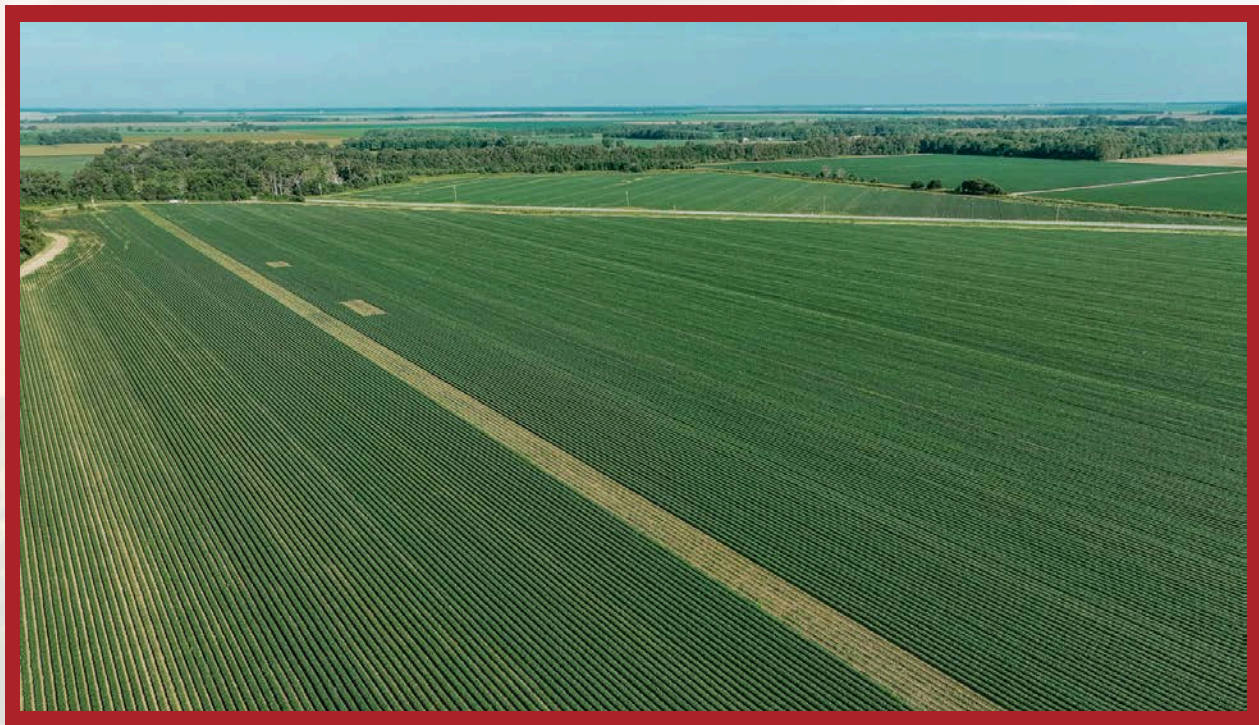




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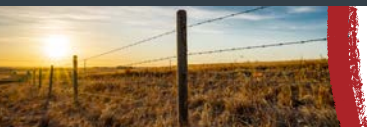
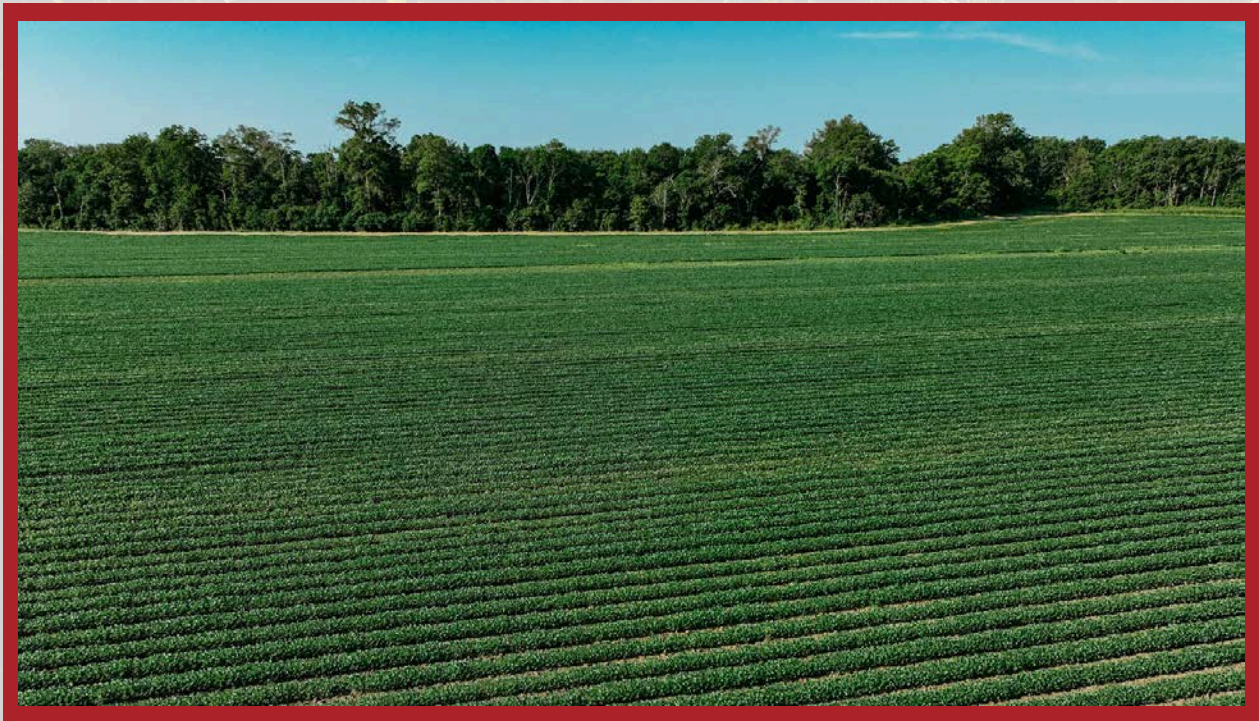
HELPING **YOU** BUY
AND SELL LAND





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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT





About the Agent:

Michael has spent the majority of his life in Monticello, Arkansas as a multi-generational farmer. Growing up with deep roots in agriculture and land management, he has a strong appreciation for the value of land and property.

Michael's background in farming has given him a unique perspective on real estate-understanding not just the transaction, but the land itself, its potential, and its long-term value.

Michael enjoys spending time with his family. He and his wife, Andrea, have two children and two grandchildren. In his free time, Michael is an avid hunter and fisherman, making the most of Arkansas's great outdoors.



MICHAEL OLTMANN , LAND AGENT



870-723-3221



Michael@AmericanLegacyLandCo.com