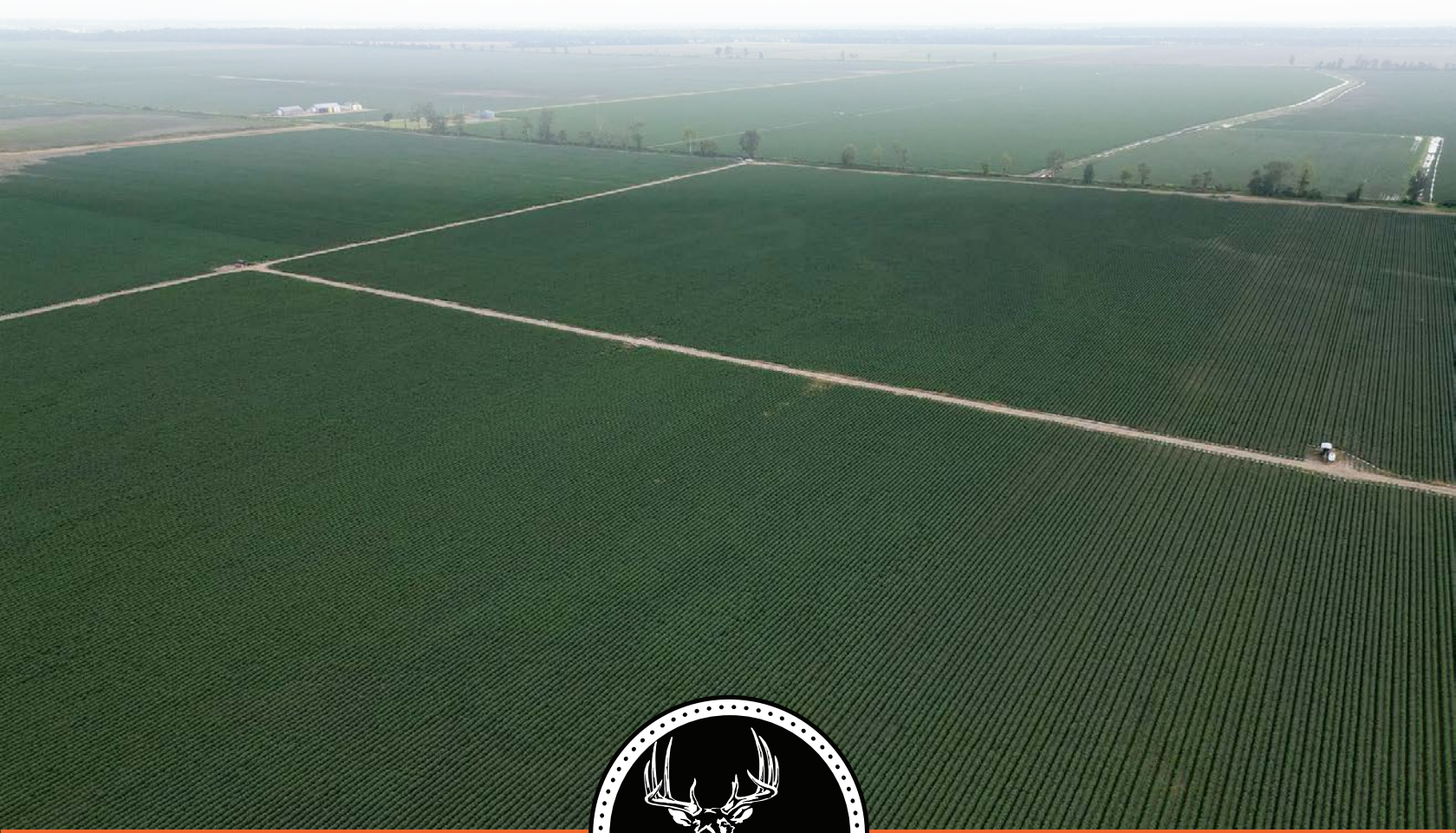


MIDWEST LAND GROUP PRESENTS

176 ACRES IN

POINSETT COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

176 +/- ACRE ROW CROP FARM IN POINSETT COUNTY

176 +/- acres of prime agricultural land in Poinsett County, Arkansas. Discover the potential of this expansive 176 +/- acre agricultural property located northwest of Rivervale, Arkansas, on College Farm Lane. This versatile farmland has a rich agricultural history, having successfully grown cotton, soybeans, and corn. The land is well-maintained and has been expertly leveled to maximize productivity.

Irrigation infrastructure has already been set up on this farm. The farm is equipped with three operational irrigation wells, ensuring optimal water supply for crop cultivation. One of the wells is powered by a reliable electric motor, while the other two are powered by diesel engines, providing flexibility and efficiency in irrigation.

An advanced irrigation system is already in place as well. The property features an underground piping system designed for furrow irrigation, promoting

effective water distribution and management across the fields.

Fertile soil is prominent on this farm. The land boasts rich, fertile soil, ideal for a variety of crops, making it a perfect opportunity for both seasoned farmers and those looking to invest in agricultural ventures.

This farm is also in an accessible location. Situated conveniently near Rivervale, Arkansas, the property offers easy access to local markets and resources, enhancing its appeal for agricultural operations.

This 176 +/- acre tract presents a unique opportunity to own a well-equipped and productive farm in a prime agricultural region of Arkansas. Whether you are looking to expand your farming operations or invest in a promising agricultural venture, this property is worth considering. For more information or to schedule a viewing, please contact Heath Primm at (870) 926-4009.

PROPERTY FEATURES

PRICE: **\$1,465,200** | COUNTY: **POINSETT** | STATE: **ARKANSAS** | ACRES: **176**

- Irrigation infrastructure
- Advanced irrigation system
- Fertile soil
- Accessible location
- 3 wells
- Underground pipe
- Leveled
- 100% irrigated
- Cotton, corn, soybean base
- Investment potential
- County road access

IRRIGATION INFRASTRUCTURE

The farm is equipped with three operational irrigation wells, ensuring optimal water supply for crop cultivation. An advanced irrigation system is already in place as well. The property features an underground piping system designed for furrow irrigation, promoting effective water distribution and management across the fields.



FERTILE SOIL



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 214.9
Max: 221.1
Range: 6.2
Average: 218.0
Standard Deviation: 0.66 ft

0ft 567ft 1134ft

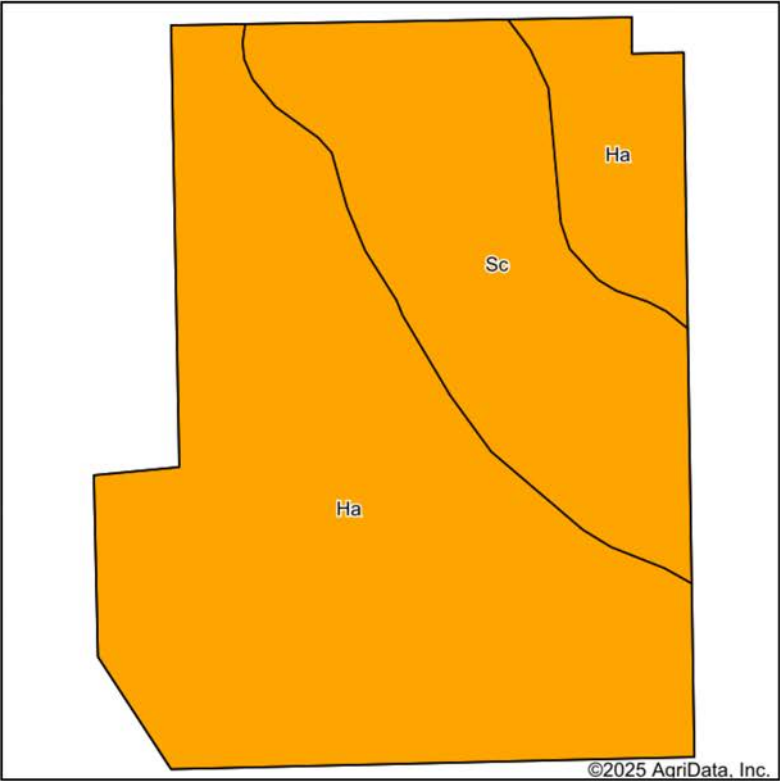


7/12/2025

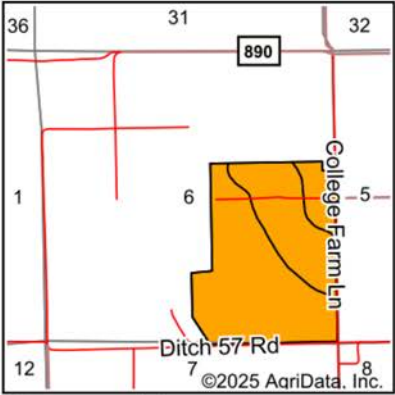
6-12N-7E
Poinsett County
Arkansas

Boundary Center: 35° 41' 27.67, -90° 22' 49.04

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
County: **Poinsett**
Location: **6-12N-7E**
Township: **Greenwood**
Acres: **182.08**
Date: **7/12/2025**



Maps Provided By:



Area Symbol: AR111, Soil Area Version: 22

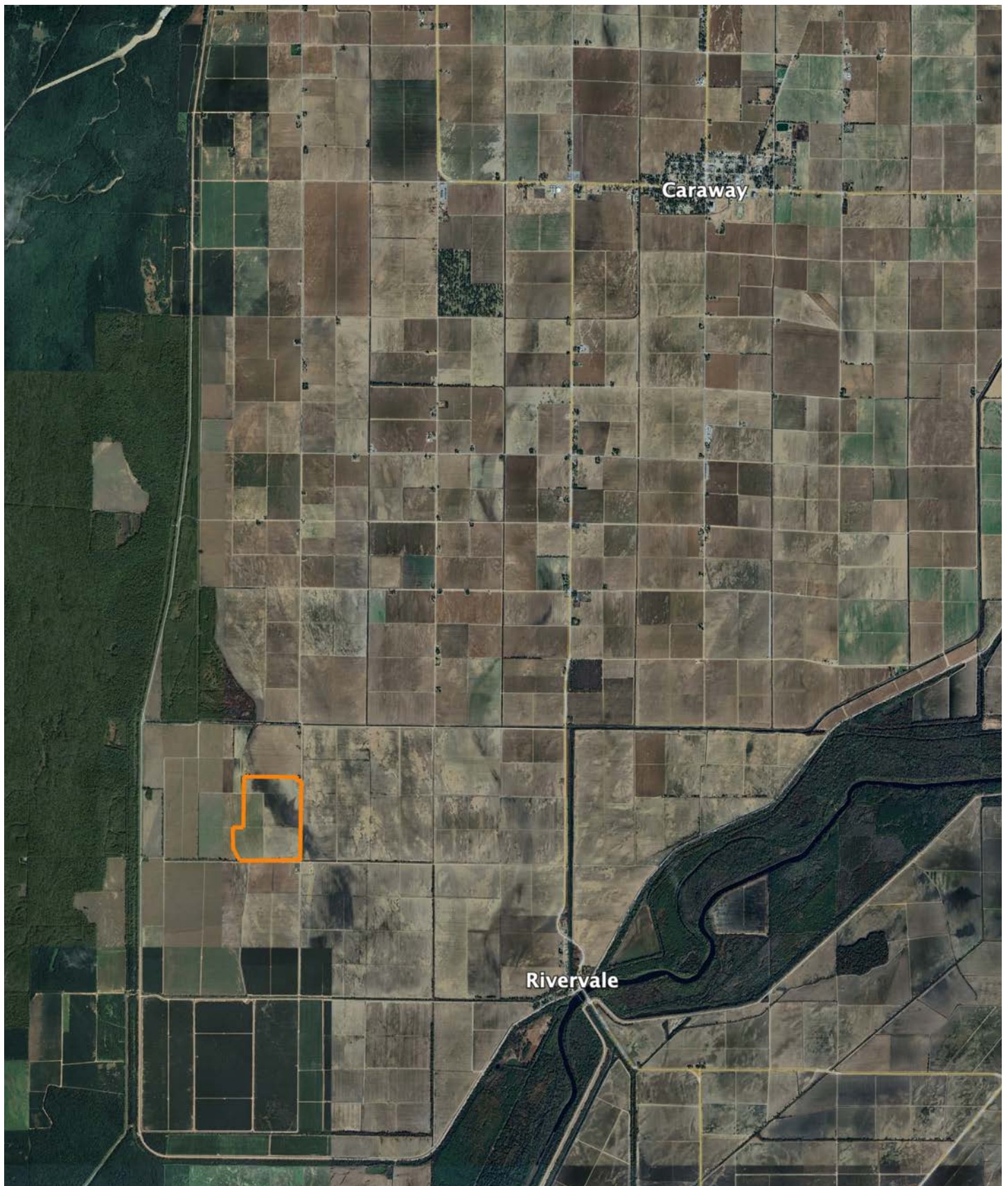
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	*n NCCPI Cotton
Ha	Hayti soils	127.70	70.1%		IIIw	75	75	68	73
Sc	Sharkey clay, 0 to 1 percent slopes, protected	54.38	29.9%		IIIw	34	9	18	34
Weighted Average					3.00	*n 62.8	*n 55.3	*n 53.1	*n 61.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP

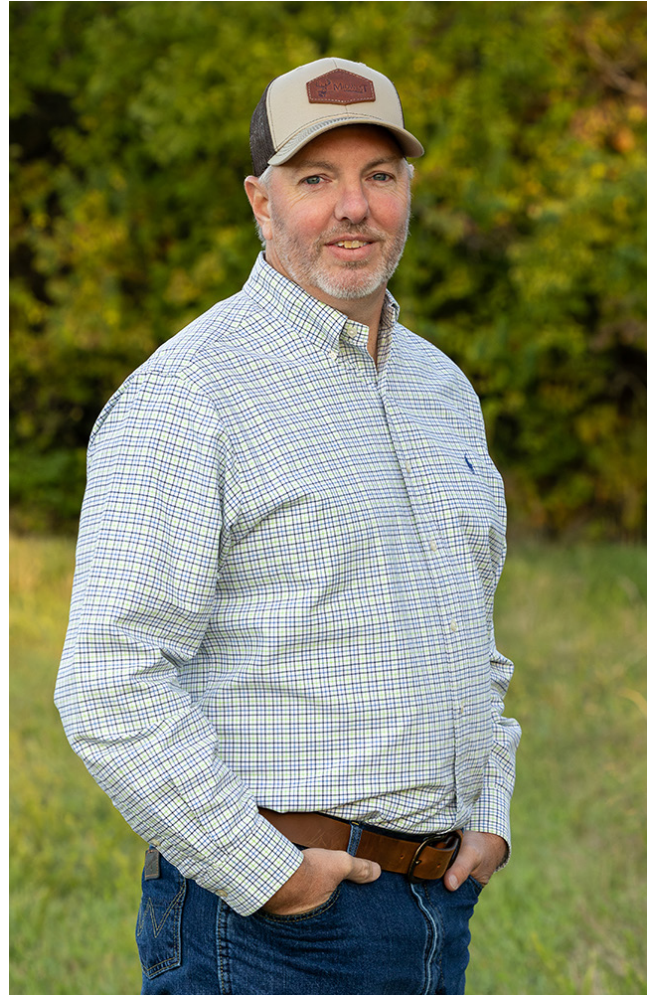


AGENT CONTACT

Heath's passion for land was shaped by his upbringing in a farming community in Caraway, Arkansas, where he learned the importance of hard work and developed a love for nature from his family, who farmed cotton, corn, and wheat. His connection to the land grew through outdoor experiences with his great-grandfather and grandfather, spending time hunting and fishing along the St. Francis River. Those early experiences fostered a deep respect for land stewardship, which continues to guide him today.

With a degree in Agri-Business from Arkansas State University, Heath combines academic expertise with a personal commitment to the outdoors. He's not only owned and improved multiple properties for wildlife and recreation but also successfully bought and sold many properties, giving him firsthand knowledge of real estate processes and challenges.

Leveraging over 20 years of professional experience in income tax preparation, Heath excels in forming strong connections, truly listening to clients, and helping them navigate the complexities of real estate transactions. His problem-solving skills and deep understanding of land values make him a trusted partner for anyone looking to buy or sell land in Arkansas.



HEATH PRIMM

LAND AGENT

870.205.3147

HPrimm@MidwestLandGroup.com



MidwestLandGroup.com

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