



Watkins Corner Irrigated Farmland Marvell, Arkansas

Watkins Corner Farms

1776 Acres - \$11,950,000

Phillips County, Arkansas

The Offering:

AFM Real Estate is pleased to offer a remarkable opportunity to own 1,776 acres of prime Delta farmland, just minutes from Marvel, Arkansas in the farming communities of Watkins Corner and Gobell. Situated in one of the most desirable farming regions of the Delta, this offering encompasses three distinct farms unified by productivity, infrastructure, and proven returns.

Property Highlights:

- **Total Acreage:** 1,776 acres across three premier farm tracts
- **Farmable Acres:** 1,684 acres (94% usability for maximum efficiency)
- **Irrigated Land:** 1,480 acres irrigated by 24 wells and 10 pivots
- **Highly Productive Soils:** Loring, Memphis, Falaya, and Callaway soil series boasting NCCPI ratings between 58 and 61—ideal for high-yield crops
- **Level & Efficient:** 83% of the acreage is level, irrigated, and optimized for large-scale row crops
- **Established Yield History:** Proven track record producing abundant rice, corn, and soybeans
- **Excellent Accessibility:** County-maintained dirt roads and highway frontage
- **Strong Agricultural Community:** Surrounded by reputable producers and quality farmland, enhancing integrated operations and property value
- **Income-Producing:** Reliable revenue stream with historical high yields and modern irrigation.

Broker Comments: "This farm represents a rare chance to secure a turnkey Delta farm offering with scale, water and efficiency. Its productive soils and infrastructure set the stage for continued success and a valuable legacy in one of Arkansas's premier agricultural corridors."



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Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.