



This income producing farm is made up of 107.46 surveyed acres just south of Hwy 160 on CR 57 in the Pleasant Valley Community of Lafayette County, Arkansas. Interstate 49 is 6.5 miles to the west and Bradley, AR is 9.5 miles to the east. Historically this property was developed and used as a catfish farm. Currently the acreage has 12 ponds ranging from 12+ acres down to 2.3 acres, all of which are holding water nicely and maintained with the proper electric wells. The total acreage in water is around 76 acres with the remainder in open fields, yard and roads. However, going forward the property could also be used for day fishing, annual fishing/hunting memberships, private recreational retreat or even a primary residence. The Bradley bottoms are also known as being a preferred waterfowl destination within the Red River flyway and with careful planning and development, this acreage could also produce quality hunting. Included on the property is a spacious 2001 double-wide home with a heated square footage of 2052 and made up of 4 bedrooms and 2 full baths, 2 living areas, an office and a large covered front porch and rear deck area. Lastly, there is a 60' x 100' insulated steel beam machine shop on a slab with two large overhead doors, an office and bathroom. The options are endless for this property with so much work, planning and infrastructure already in place for a new owner to pick-up and continue. At this price point, I do not expect this property to hang around long so please give me a call today.

533 Lafayette 57, Bradley, AR

33.098445, -93.820207 GPS



- Incoming Producing Farm
- Bradley Arkansas
- 12 Ponds
- 76 Acres of Water
- Spacious Double Wide Home
- Large Shop
- All Electric Wells
- Land for Sale along Red River



\$258,000

107.46 Acres
MLS # 50505
UC #23042-50505



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