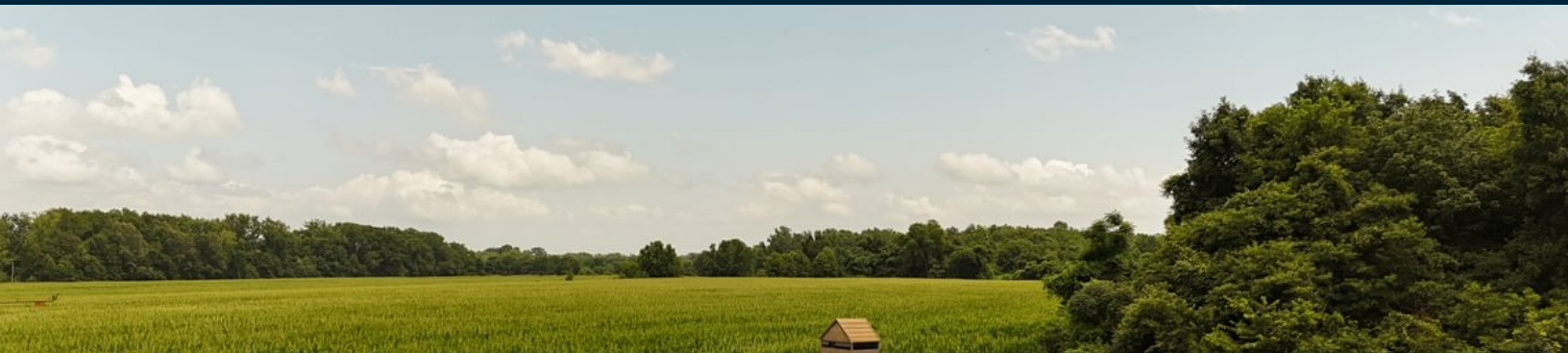




ACTIVE · SET PRICE

Watkins Corner Farms

± 1,776 Acres | Phillips County | Arkansas | Near Marvell

Premier Delta Farmland Offering - Marvel Arkansas

PRICE \$11,950,000	PRICE / ACRE \$6,729	ACREAGE ± 1,776
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PROPERTY OVERVIEW

AFM Real Estate is pleased to offer a rare and exceptional opportunity to acquire ±1,776 acres of highly productive Delta farmland located just minutes from Marvel, Arkansas, in the farming communities of Marvel and Watkins Corner Arkansas. This premier offering consists of three farms situated in one of the most desirable and fertile agricultural regions in the Delta. The property boasts ±1,684 farmable acres, with an impressive 94% of the total acreage in usable production. Of that, ±1,480 acres are currently under irrigation, supported by 24 wells and...

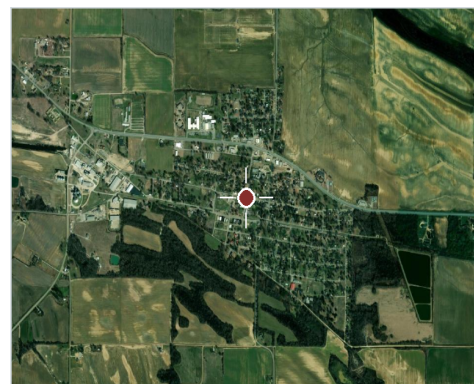
PROPERTY DETAILS

TYPE Agriculture / Farmland (Fields)	ACCESS Dirt Road · Legal Access · Paved Road · Fee Simple
UTILITIES Electric · Telephone	WATER FEATURES Creeks / Streams
IMPROVEMENTS Roads · Well · Gate	COUNTY TAX PARCEL IDS 001-03420 03417 001-03405 thru 001-03411 001- 03284 thru 001-03289 03401 03294 03282 03217 03150 01227 01224 01223 01186 01184 01183 01179 01178 01177 01176 01135 01133 01086 01085 01083 01081 01080

DOCUMENTS INCLUDED

Brochure · Location Map · Aerial Map · Aerial Map · Aerial Map

LOCATION



Phillips County, Arkansas



Nathan Greer

Real Estate Broker, GA, AL, SC, AR
O: 478.474.4974 C: 478.232.9241
nathan.greer@afmforest.com

SCAN TO VIEW



Property Photos

Watkins Corner Farms · Phillips County · Arkansas · Near Marvell

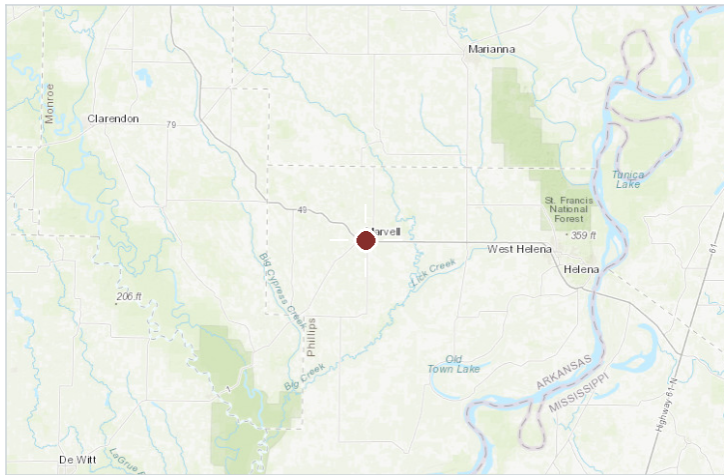


Location & Access

Watkins Corner Farms · Phillips County · Arkansas · Near Marvell



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE
Phillips County, Arkansas

NEAREST CITY
Marvell

APPROXIMATE CENTRE
34.55696, -90.91255

COUNTY TAX PARCEL IDS
001-03420 03417 001-03405 thru 001-03411 001- 03284 thru
001-03289 03401 03294 03282 03217 03150 01227 01224 01223
01186 01184 01183 01179 01178 01177 01176 01135 01133 01086
01085 01083 01081 01080

INTERACTIVE MAP



<https://id.land/maps/14160c3d5b8700f272ba15ec97865107/share>



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."



CONTACT:

Nathan E. Greer

Broker – GA, AL, SC, AR

AFM Real Estate

125 Plantation Center Dr. 700A

Macon, GA. 31210

📞 478.474.4974 | 📠 478.232.9241

Nathan.Greer@afmforest.com

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.

MARVELL FARMS

Phillips County, AR
+/- 1,774.03 Acres

Data derived from ESRI and US Census Data.
AFM does not guarantee map scale and accuracy,
timber stand information, acreage estimates or
any other information.

American Forest Management
www.americanforestmanagement.com
Nathan Greer
Nathan.Greer@afmforest.com
Cell: (478) 232-9241



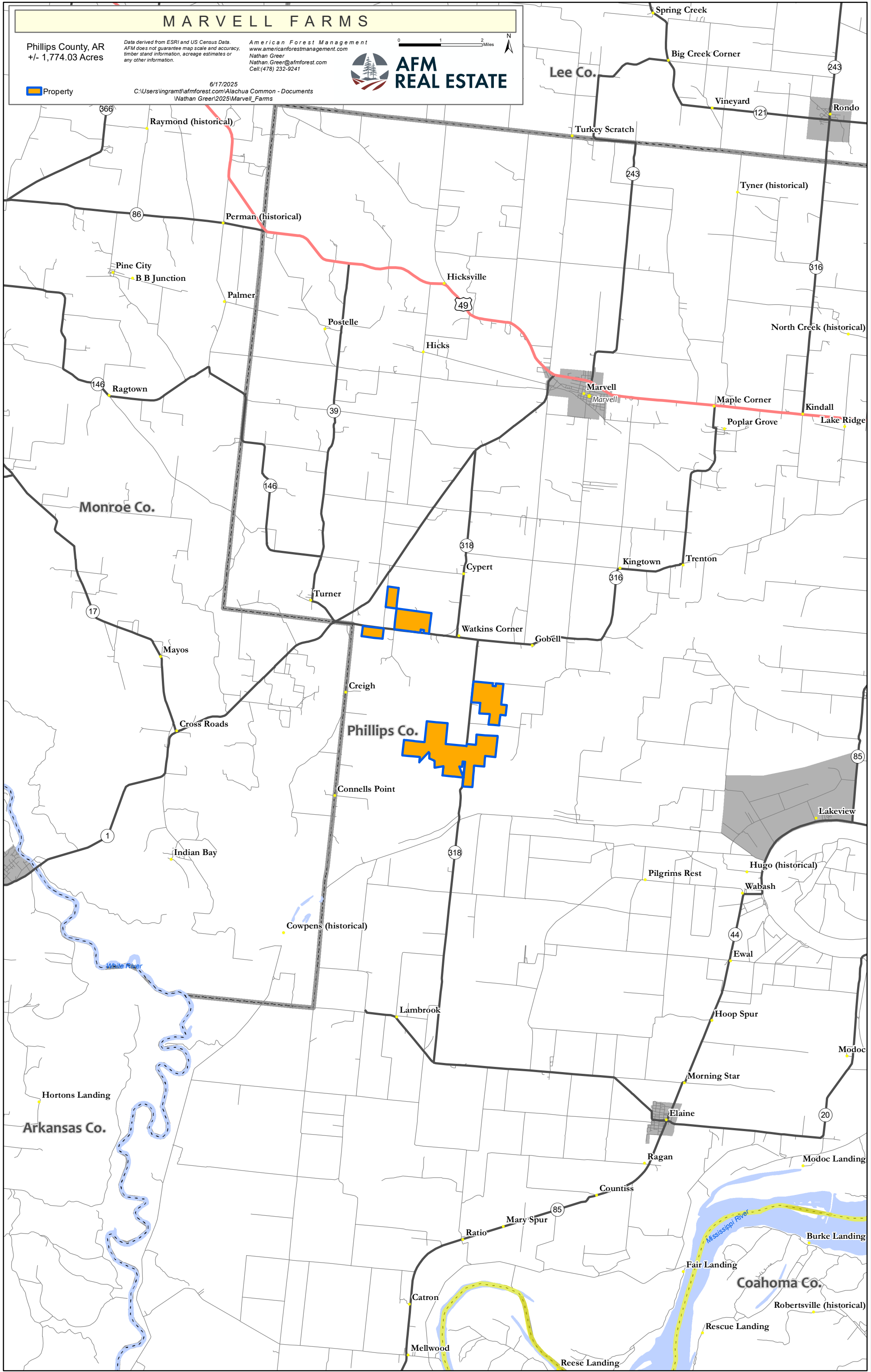
AFM
REAL ESTATE

0 1 2 Miles



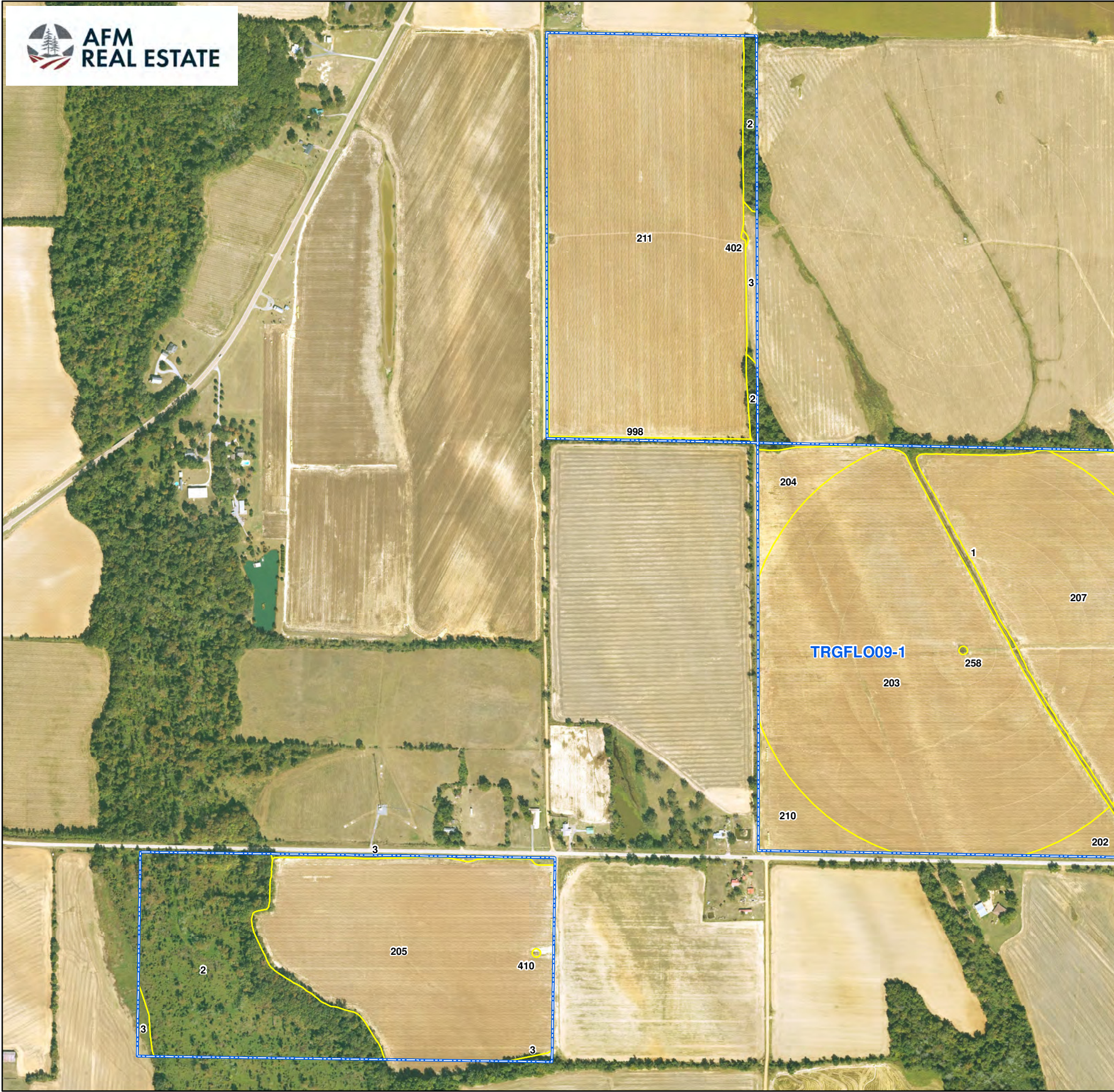
Property

6/17/2025
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