



Bayou Bend Farm offers a rare opportunity to acquire a fully developed, irrigated row crop operation in one of Southeast Arkansas's most productive farming regions. Located along Hwy 35 just outside McGehee, this 500± acre property is fully precision-leveled and irrigated, with over 426 acres of highly cultivatable ground and a strong history of rice and soybean production. This farm presents turnkey efficiency for both investors and operators, with premium soil types (Sharkey and Desha clays), reliable water access, and immediate proximity to grain facilities. Public highway access allows for seamless equipment movement and harvest logistics. The property benefits from a well-established field layout and has been professionally farmed for high-efficiency rotation crops. With reliable irrigation infrastructure and consistent performance, Bayou Bend Farm is well-positioned for continued row crop success. Whether you're looking to expand an existing operation, acquire investment-grade farmland with consistent cash flow potential, or diversify your ag holdings in a stable region, Bayou Bend Farm checks all the boxes. This is a rare chance to secure high-quality, irrigated acreage with proven performance in Desha County.

Hwy 35, McGehee, AR

33.538982, -91.270000 GPS



\$3,580,000

500±
Acres



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