



WILLOW BEND RANCH

MORRILTON, ARKANSAS | CONWAY COUNTY

1,637± ACRES
Offered in 7 Tracts & Combinations



670± Irrigated Acres
815± Non-Irrigated Acres of Cropland & Pastureland
Center Pivots & 5 Active Wells
Arkansas River Frontage
Office/Shop • Barns • Grain Storage



800.829.8747
HallandHall.com

AUCTION | TUESDAY, SEPTEMBER 21ST • 10AM CT
Held at the Conway County Fairgrounds - Morrilton, AR





WILLOW BEND

R A N C H

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Willow Bend Ranch includes 1,637 +/- tax acres including 670± irrigated acres and 815± non-irrigated acres of cropland and pastureland located along the beautiful Arkansas River in Conway County, Arkansas.

The Ranch contains 70% ± Class 1 silt loam soils and is watered by 5 center pivots offering the potential for conversion of improved pasture to irrigated row crops. The farm has a total of 5 active wells. 1,485.34 acres are leased to the current tenant expiring December 31, 2021.

Improvements include an office/shop, cattle working barn, 2 hay barns, 70,000 bushels of grain storage, a feed lot and veterinarian building.

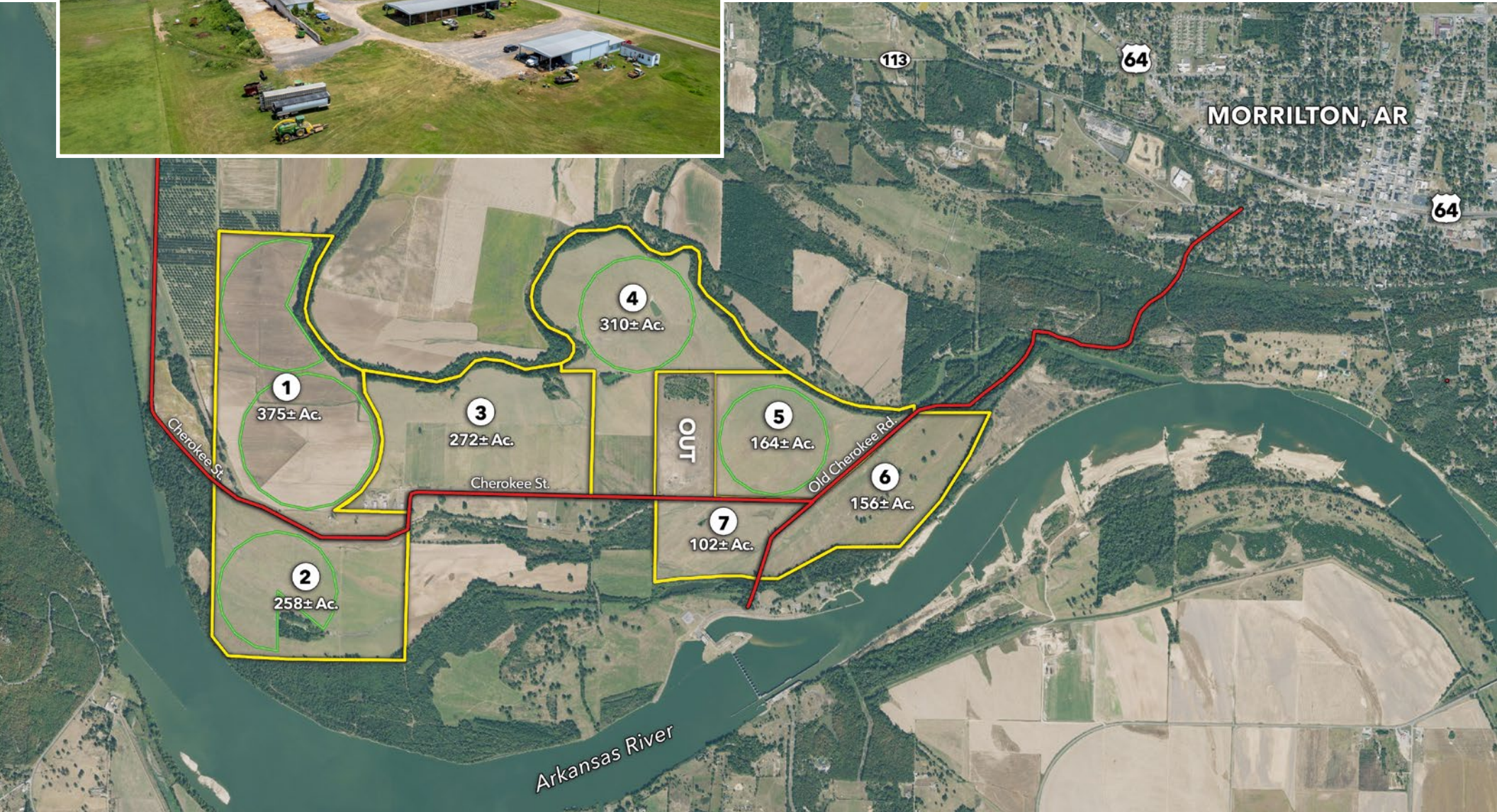
AUCTION SITE/LOCATION: Conway County Fair Multi-Purpose Building
901 E. Elm St, Morrilton, AR 72110

PROPERTY LOCATION: The property is located 3 miles Southwest of Morrilton, AR. From Morrilton travel SE on S Cherokee St/Old Cherokee Rd (21) to Willow Bend Road. Watch for signs!





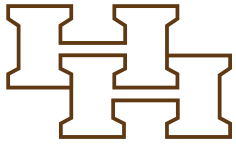
INFORMATION DAYS:
Thursday, August 26th -9:00am-11:00am
Thursday, September 9th - 9:00am- 11:00am
Meet an Auction Representative at the Headquarter on Tract 3.



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Hall and Hall Auctions
100 S. Cherry Ave., Unit 5B
Eaton, CO 80615

HALL AND HALL®

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SUMMARY OF TERMS: A 10% earnest money deposit of the total contract price will be due immediately from all successful bidders. A 10% buyer's premium will be added to the high bid to determine the purchase price. The property is being sold "AS IS, WHERE IS" and without any contingencies, including financing. Closing will be set 30 days from the auction date or as soon thereafter as closing documents are available. Broker participation is available.

