

ACTIVE · SET PRICE

Watkins Corner Farms

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

Premier Delta Farmland Offering - Marvel Arkansas

PRICE	PRICE / ACRE	ACREAGE
$10,900,000	$6,137	± 1,776

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



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SCAN TO VIEW

Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated October 7, 2026 · https://www.afmrealestate.com/properties/1776-acres-land-for-sale-in-phillips-county-arkansas/watkins-corner-farm

Property Photos

Watkins Corner Farms · Phillips County · Arkansas · Near Marvell











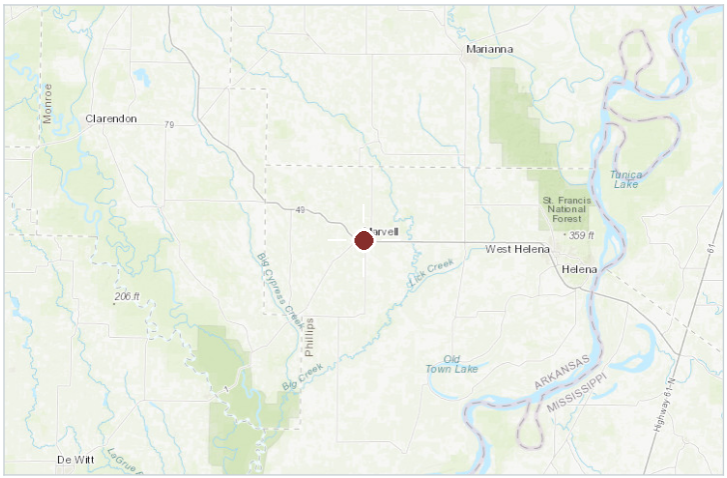


Location & Access

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

AFM REAL ESTATE

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.

MARVELL FARMS

Phillips County, AR
+/- 1,774.03 Acres

Property

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.

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AFM REAL ESTATE

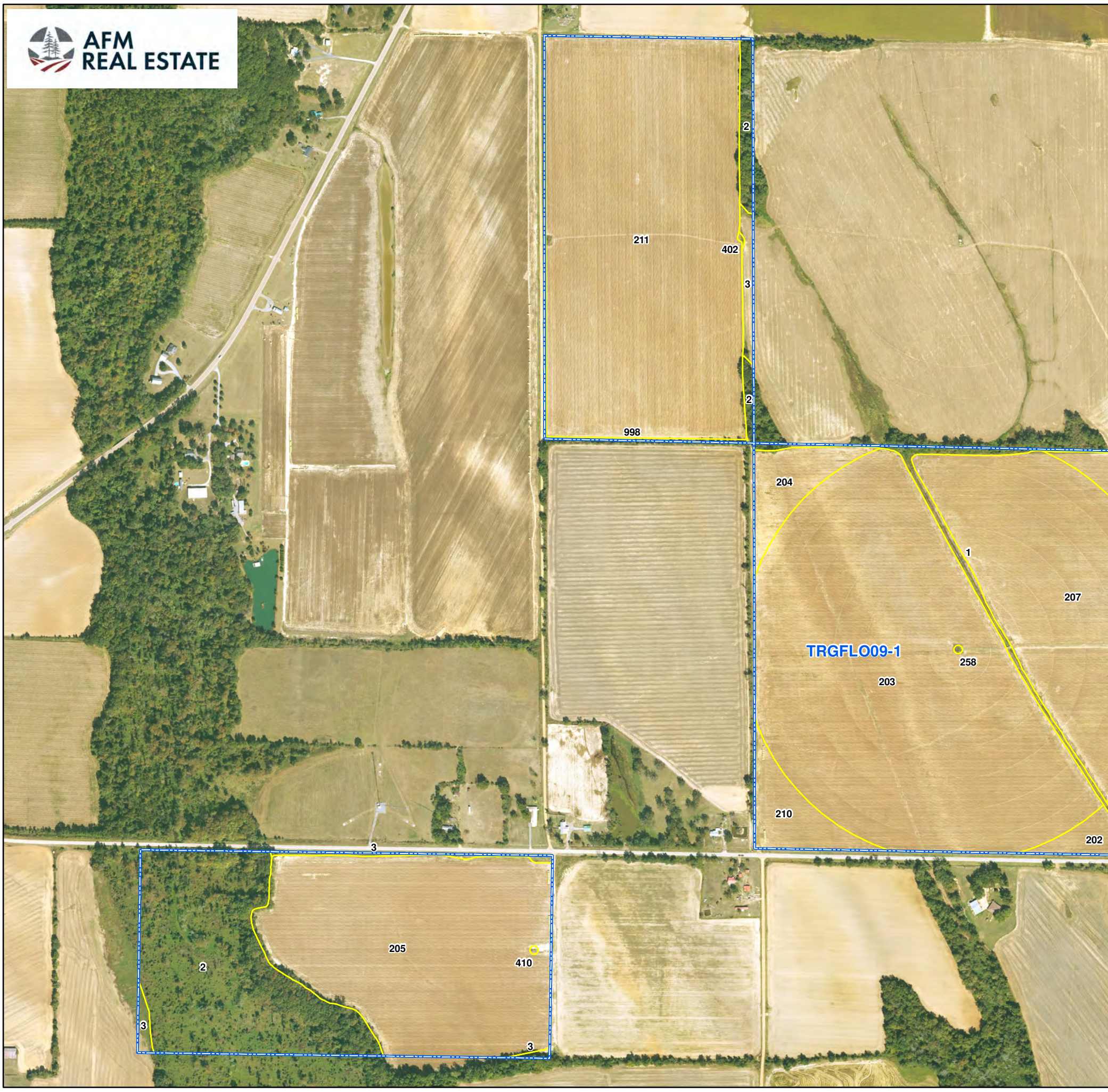
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6/17/2025
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Spring Creek
Big Creek Corner
Lee Co.
243
Vineyard
121
Rondo
366
Raymond (historical)
Turkey Scratch
243
Tyner (historical)
86
Perman (historical)
316
Pine City
B B Junction
Hicksville
Palmer
49
Postelle
North Creek (historical)
Hicks
146
Ragtown
Marvell
Marvell
Maple Corner
Kindall
Poplar Grove
Lake Ridge
39
146
Monroe Co.
318
Cypert
Kingtown
Trenton
316
Turner
17
Watkins Corner
Gobell
Mayos
Creigh
Cross Roads
Phillips Co.
85
Connells Point
Lakeview
1
Indian Bay
318
Hugo (historical)
Pilgrims Rest
Wabash
Cowpens (historical)
44
Ewal
White River
Lambrook
Hoop Spur
Modoc
Morning Star
Hortons Landing
Elaine
20
Arkansas Co.
Ragan
Modoc Landing
Countiss
85
Mary Spur
Mississippi River
Ratio
Burke Landing
Fair Landing
Coahoma Co.
Catron
Robertsville (historical)
Rescue Landing
Mellwood
Reese Landing

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