



Connerly Bayou 80

Tolliver Rd, Lake Village, Arkansas 71653

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PROPERTY SUMMARY

257



Offering Summary

Sale Price:	\$400,000
Acreage:	80.66 Acres
Price / Acre:	\$4,959
City:	Lake Village
County:	Chicot
State:	Arkansas
Taxes:	\$905.84 (2024)
Property Type:	Farms and Cropland, Row Crop

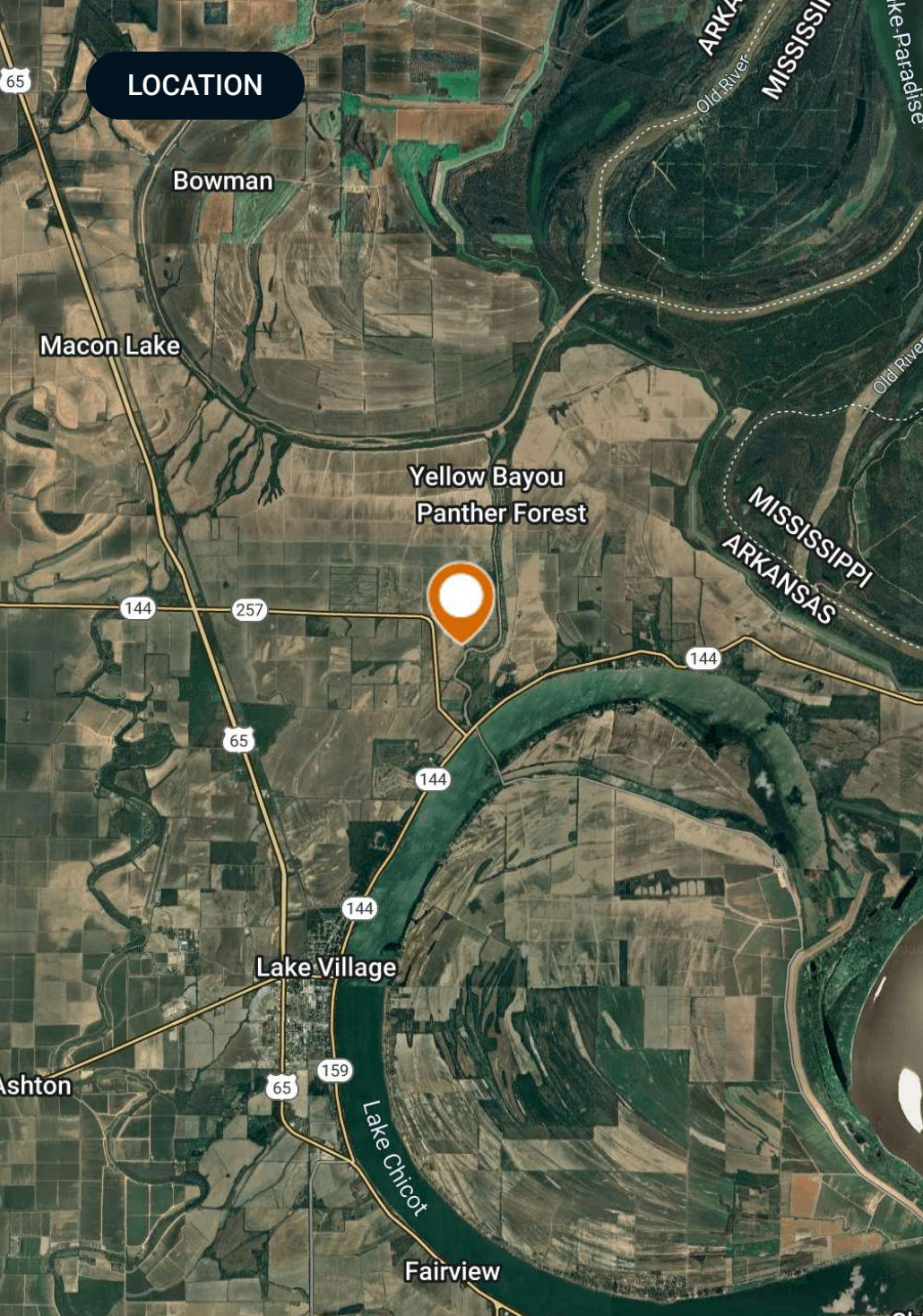
Property Overview

Located approximately 5 miles northwest of Lake Village, this ±80 acre farm features a proven corn and soybean rotation in a highly productive Delta farming area. The tract offers excellent access near State Highway 257 and is just 2.5 miles from U.S. Highway 65. Proximity to canal drainage supports efficient row-crop production, and while currently unirrigated, the property presents strong potential as an investment farm.

Positioned about 4.5 miles from the Old Mississippi River and 8 miles from the main river channel, the farm lies in a historically productive alluvial region. Close to local seed suppliers, equipment dealers, and grain elevators, this tract combines location, access, and long-term agricultural value.

Property Highlights

- ±80 acres with established corn and soybean rotation in a highly productive Delta farming region
- Close proximity to State Highway 257 and only 2.5 miles from U.S. Highway 65 for efficient equipment and grain transport
- Currently unirrigated with proximity to canal drainage, offering potential for future improvements and value growth
- Near the Old River, local seed suppliers, equipment dealers, and grain elevators for streamlined operations



LOCATION

Location & Driving Directions

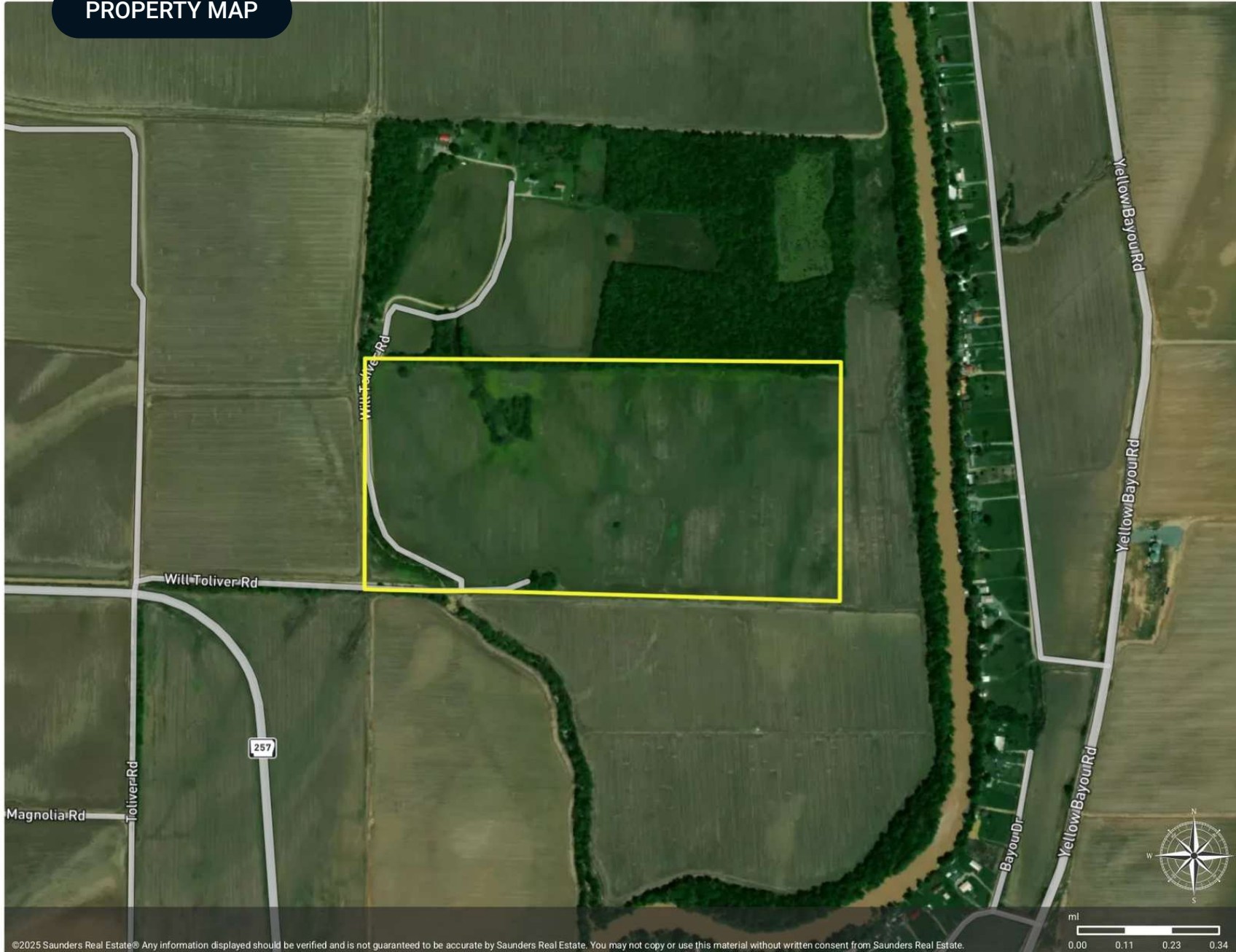
- Parcel: 010-01875-000
- GPS: 33.3884211966, -91.2587733046
- Driving Directions: Contact Agents
- Showing Instructions: Contact Agents

PROPERTY MAP



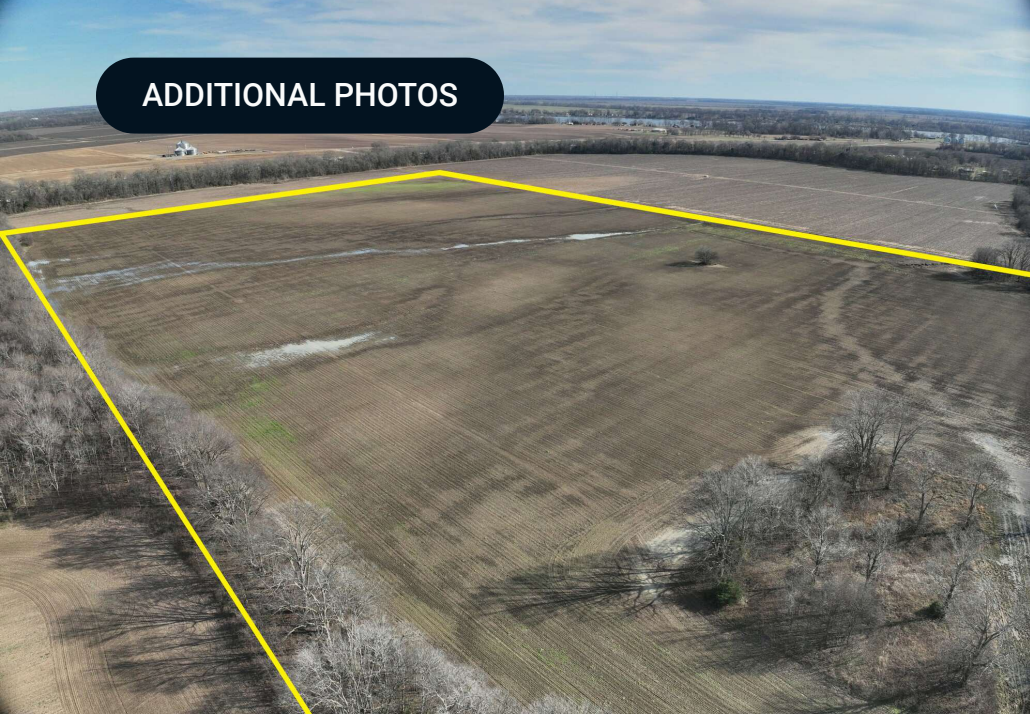
Connerly Bayou 80

■ Polygon



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ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Kennon Jones

Associate Advisor, Research Analyst

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Professional Background

Kennon Jones is an Associate Advisor at Saunders Real Estate.

Originally from Dumas, Kennon specializes in the sale of agricultural, recreational, and timberland properties across Arkansas. He brings a deep understanding of rural communities and land use, shaped by his lifetime spent in and around the state's farming and outdoor traditions.

Before becoming a licensed advisor, Kennon served on the Saunders Real Estate Research Team, where he gained hands-on experience analyzing market trends, verifying land sales, and supporting property valuations throughout the region. His work also contributed to the Lay of the Land® Market Report, an annual data-driven publication that delivers a detailed examination of land sales and market trends across key regions.

Kennon earned his B.S.B.A. in Financial Management from the Sam M. Walton College of Business at the University of Arkansas. While in college, he held leadership roles in Sigma Chi and the Razorback Chapter of Ducks Unlimited, where he led fundraising initiatives supporting conservation and charitable causes across the state.

Now transitioned into an advisory role, Kennon continues to contribute to the research and marketing teams at Saunders Real Estate while building strong relationships with clients across Arkansas.

Outside of work, Kennon enjoys hunting, fishing, and training his dog, Colt. He is a proud member of Fellowship Bible Church in Fayetteville.

Kennon specializes in:

- Farms & Cropland
- Hunting & Recreational Land
- Timberland

ADVISOR BIOGRAPHY



Chance Creighton

Advisor

chance@saundersrealestate.com

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Professional Background

Chance Creighton is an Advisor at Saunders Real Estate.

Chance works with buyers and sellers in the Central, Delta, and Grand Prairie regions of Arkansas. He specializes in agricultural, recreational, and hunting properties, helping clients navigate land transactions with a practical, land first perspective.

With over 12 years of experience in the agriculture industry, Chance has worked in precision ag and ag technology, leading sales teams and building customer relationships across the U.S. and Canada. His professional background provides a strong foundation for evaluating rural properties, understanding farm operations, and guiding landowners through both investment and sales decisions.

A lifelong outdoorsman, Chance has spent countless days in the field hunting, fishing, and enjoying the natural beauty of Arkansas. He brings that experience into his work, offering insight into wildlife management, land features, habitat potential, and how a property might serve recreational needs for generations to come.

He earned his degree from the University of Arkansas and is a proud member of Sigma Chi fraternity. That time shaped his values and gave him a strong network within the state's land and agricultural communities.

Today, he lives in Little Rock with his wife, Erin, their two-year-old son, Tyler, and their hunting dog, Ellie. When he's not working with clients or hunting, he's focused on time with family and being an active part of his church community.

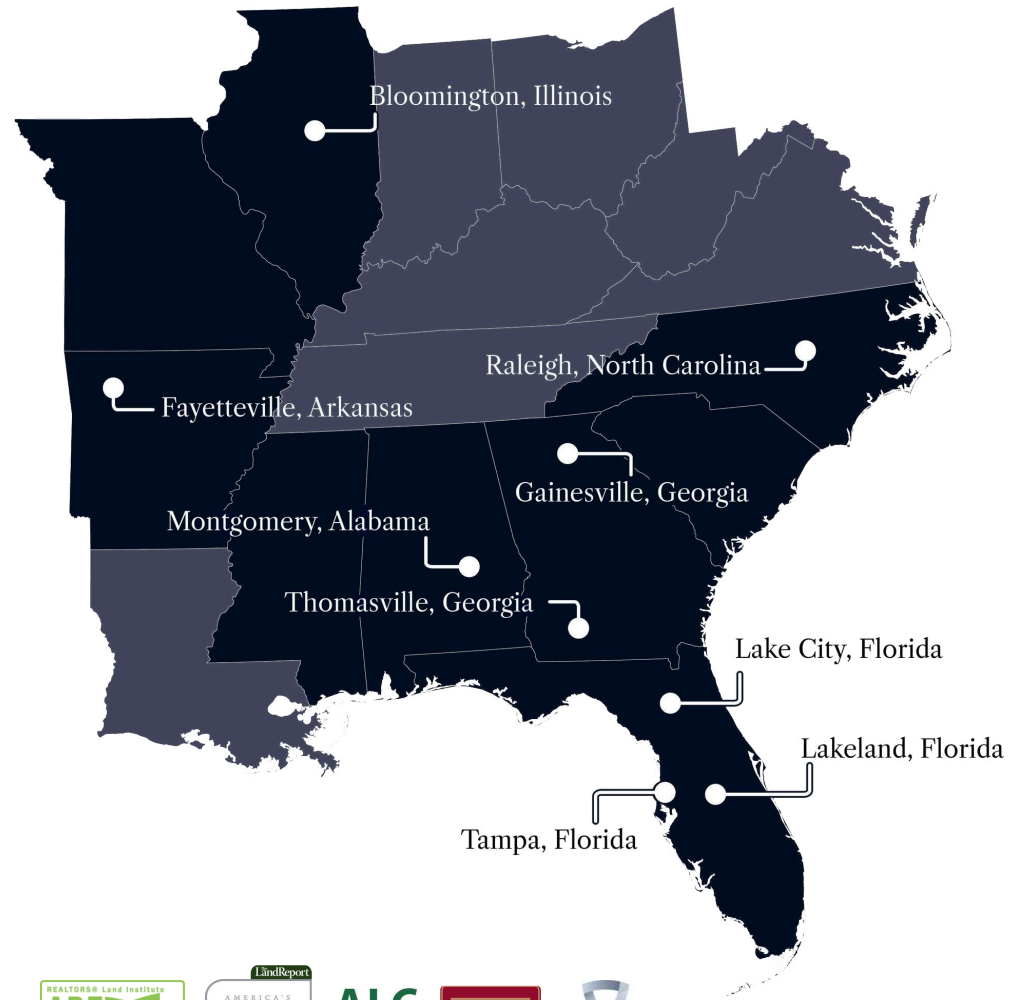
Faith plays a central role in his life, and he is a committed member of St. James United Methodist Church, where he participates in worship, service, and fellowship with others in the Little Rock area.

Chance specializes in:

- Farms & Cropland
- Hunting & Recreation



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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