



OFFERED FOR SALE

## **CROOKED CREEK FARM**

*An Agricultural Investment Opportunity*

246.51 (+/-) Total Acres • Lonoke County, Arkansas

OFFERED BY



A G R I C U L T U R E   R E C R E A T I O N   T I M B E R L A N D  
T R A D I T I O N A L   B R O K E R A G E   +   S E A L E D   B I D S   +   C O N S U L T I N G

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TENNESSEE AND TEXAS



**DISCLOSURE STATEMENT**

Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

## **PROPERTY SUMMARY**

**Description:** The Crooked Creek Farm consists of 246.51 acres, more or less, located near the community of Allport in Lonoke County, Arkansas. This farm provides the opportunity to have an agricultural investment that offers some of the most sought-after characteristics an investor seeks, such as great soils and highway frontage in a small amount of acreage. The tillable acreage is irrigated, and historically planted in a soybean and rice rotation. With the predominant class of soil being a Class II soil, you could easily plant corn on the property, as well. Another great characteristic is that the acreage enrolled in the Conservation Reserve Program (CRP) also provides good annual income. This investment-grade farm is being offered for sale for \$830,000.00 (\$3,367.00 per acre).

**Location:** Allport, Arkansas; Lonoke County; Southeastern Region of Arkansas

### Mileage Chart

England	10 miles
Stuttgart	16 miles
Little Rock	40 miles

**FSA Acreage:** Total Acres (FSA Tract: #7632 and #8500)

- 197.46 acres in cultivation
- 27.38 acres enrolled in the Conservation Reserve Program
- 23.99 acres in woods, bayou, roads, etc.

### **Irrigation:**

Well #	Well Type	Discharge Size	Motor/Gearhead Type	Motor/Gearhead Serial Number
1	Electric Submersible	6"	N/A	N/A
2	Electric Submersible	6"	N/A	N/A
3	Diesel Turbine	8"	Amarillio Gearhead	199169

**Soils:** Class II: 88%  
Class III: 7%  
Other: 5%

<b>Planted Acres:</b>	2016	2015
Rice	22.38	71.77
Soybeans	175.08	125.72
Total	197.46	197.49

**Farm Bases:** Please see attached Farm Service Agency (FSA) 156EZ within this brochure.

## **PROPERTY SUMMARY**

<b>Real Estate Taxes:</b>	Parcel Number	S-T-R	Acreage	Est. Taxes
	001-00906-000	16-02S-07W	30.00	\$134.00
	001-00919-000	17-02S-07W	36.05	\$230.00
	001-00923-000	17-02S-07W	9.00	\$55.00
	001-00924-000	17-02S-07W	40.00	\$240.00
	001-00925-000	17-02S-07W	40.00	\$222.00
	001-00927-000	17-02S-07W	18.77	\$27.00
	001-00929-000	17-02S-07W	16.69	\$102.00
	001-00933-000	17-02S-07W	40.00	\$237.00
	001-00935-000	17-02S-07W	16.00	\$18.00
	Total		246.51	\$1,265.00

### **Conservation Reserve Program Info:**

Tract Number	Contract #	Expiration Date	Field Number	Acreage	Rental Rate	Payment
7632	130D	9/30/17	20	17.95	\$105.33	\$1,890.67
8500	126D	9/30/17	2	9.40	\$106.47	\$1,000.82
Total				27.35		\$2,891.49

**Mineral Rights:** All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

**Farming Contract:** There is a written agreement in place with Legacy Farms Partnership for the 2016 crop year terminating December 31, 2016. Listed below is an overview of the farm lease; a copy of the lease can be provided upon request.

- Soybeans: 1/4th with Lessor sharing some expenses.
  - Shared expenses: 1/4th of fertilizer and insecticide.
  - Lessor only shares this portion of expenses as long as current soils analysis indicating soil has a pH of 5.6 or higher.
- Wheat, Oats, Corn, and Milo: 1/4th with Lessor sharing some expenses.
  - Shared expenses: 1/4th of fertilizer and insecticide.
- Rice: 1/5th net. Lessee pays all expenses related to production of rice crop.
- Irrigation: Lessor furnishes wells and pumps without power source or utilities.
- All USDA payments, including any Conservation Stewardship Program (CSP) that may be in place, Lessor is entitled to 1/5th of payments.

**Offering Price:** \$830,000.00 or \$3,367.00 per Acre

**Contact:** Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile or Gardner Lile of Lile Real Estate, Inc. at 501-374-3411.



# FARM SERVICE AGENCY

ARKANSAS  
JEFFERSON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

**FARM : 2966**  
**Prepared : Jan 12, 2016**  
**Crop Year : 2016**

**Tract Number : 7632**

**Description : Lonoke #3, #6** **FAV/WR History : Yes**

**BIA Unit Range Number :**

**HEL Status : NHLE: No agricultural commodity planted on undetermined fields**

**Wetland Status : Wetland determinations not complete**

**WL Violations : None**

**Owners : THE C H TRIPLETT CO**

**Other Producers : LEGACY FARMS PARTNERSHIP**

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
435.38	340.60	340.60	0.00	0.00	269.88	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	70.72	8.70	0.00	0.00	0.00	

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Soybeans	8.70	0.00	0	31
Rice-Long Grain	66.00	0.00	0	5987
Rice-Medium Grain	1.50	0.00	0	4519
<b>TOTAL</b>	<b>76.20</b>	<b>0.00</b>		

**Tract Number : 8500**

**Description :** **FAV/WR History : Yes**

**BIA Unit Range Number :**

**HEL Status : NHLE: No agricultural commodity planted on undetermined fields**

**Wetland Status : Wetland determinations not complete**

**WL Violations : None**

**Owners : THE C H TRIPLETT CO**

**Other Producers : LEGACY FARMS PARTNERSHIP**

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.20	139.80	139.80	0.00	0.00	9.43	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	130.37	4.30	0.00	0.00	0.00	

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	9.20	0.00	0	38
Grain Sorghum	4.70	0.00	0	55
Soybeans	73.10	0.00	0	31
Rice-Long Grain	43.40	0.00	0	5987
Rice-Medium Grain	4.30	0.00	0	4519
<b>TOTAL</b>	<b>134.70</b>	<b>0.00</b>		

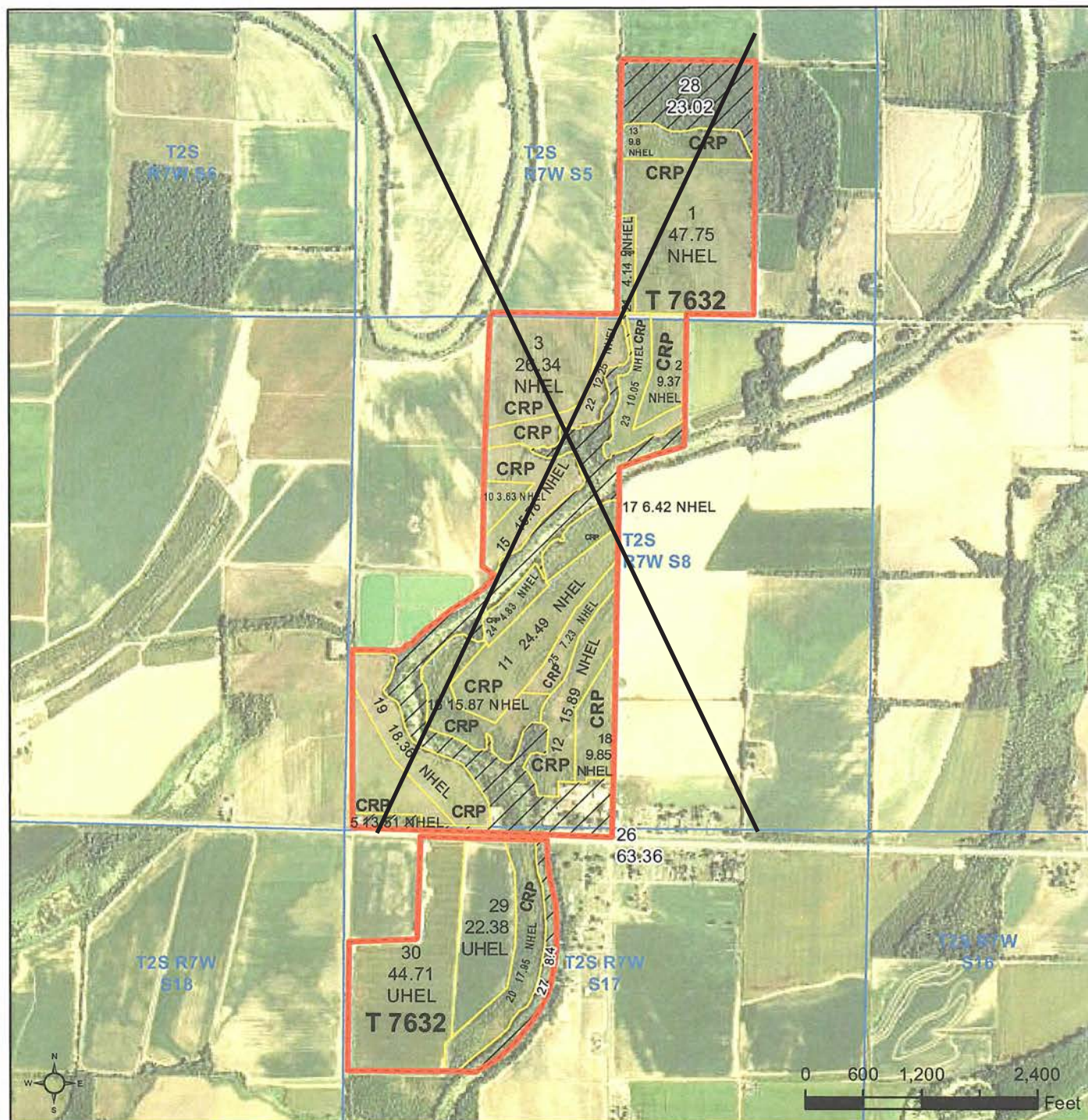


# FSA MAP



United States  
Department of  
Agriculture

Jefferson County, Arkansas



**Common Land Unit**

CRP
Non-Cropland
Cropland
Tract Boundary
PLSS

## Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 340.60 acres

2016 Program Year

Map Created October 27, 2015

Farm 2966

Tract 7632

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# FSA MAP



United States  
Department of  
Agriculture

Jefferson County, Arkansas



## Common Land Unit

Non-Cropland  
Cropland

CRP  
Tract Boundary  
PLSS

## Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 139.80 acres

2016 Program Year

Map Created October 27, 2015

Farm 2966

Tract 8500

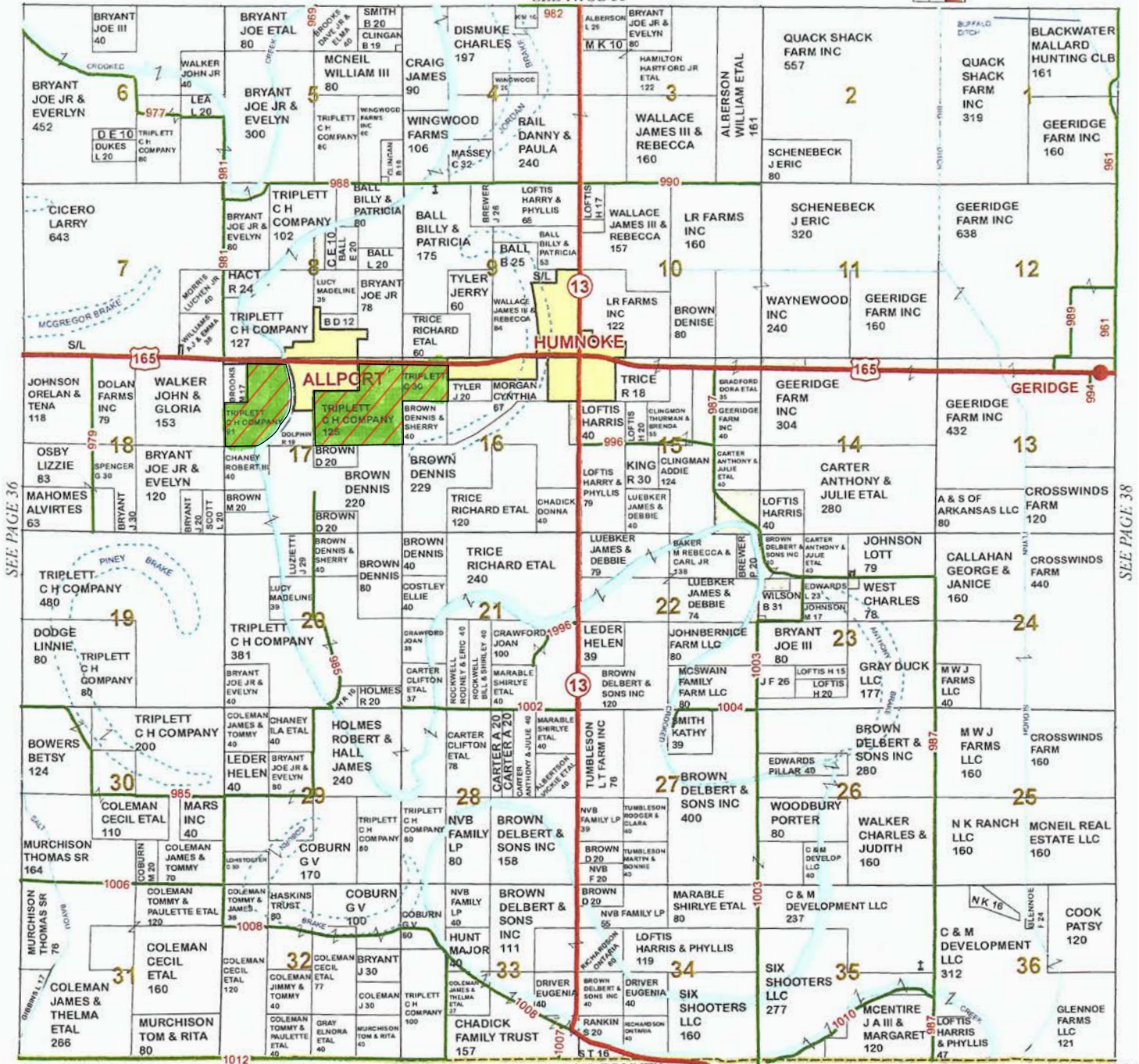
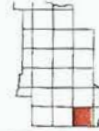
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# OWNERSHIP MAP

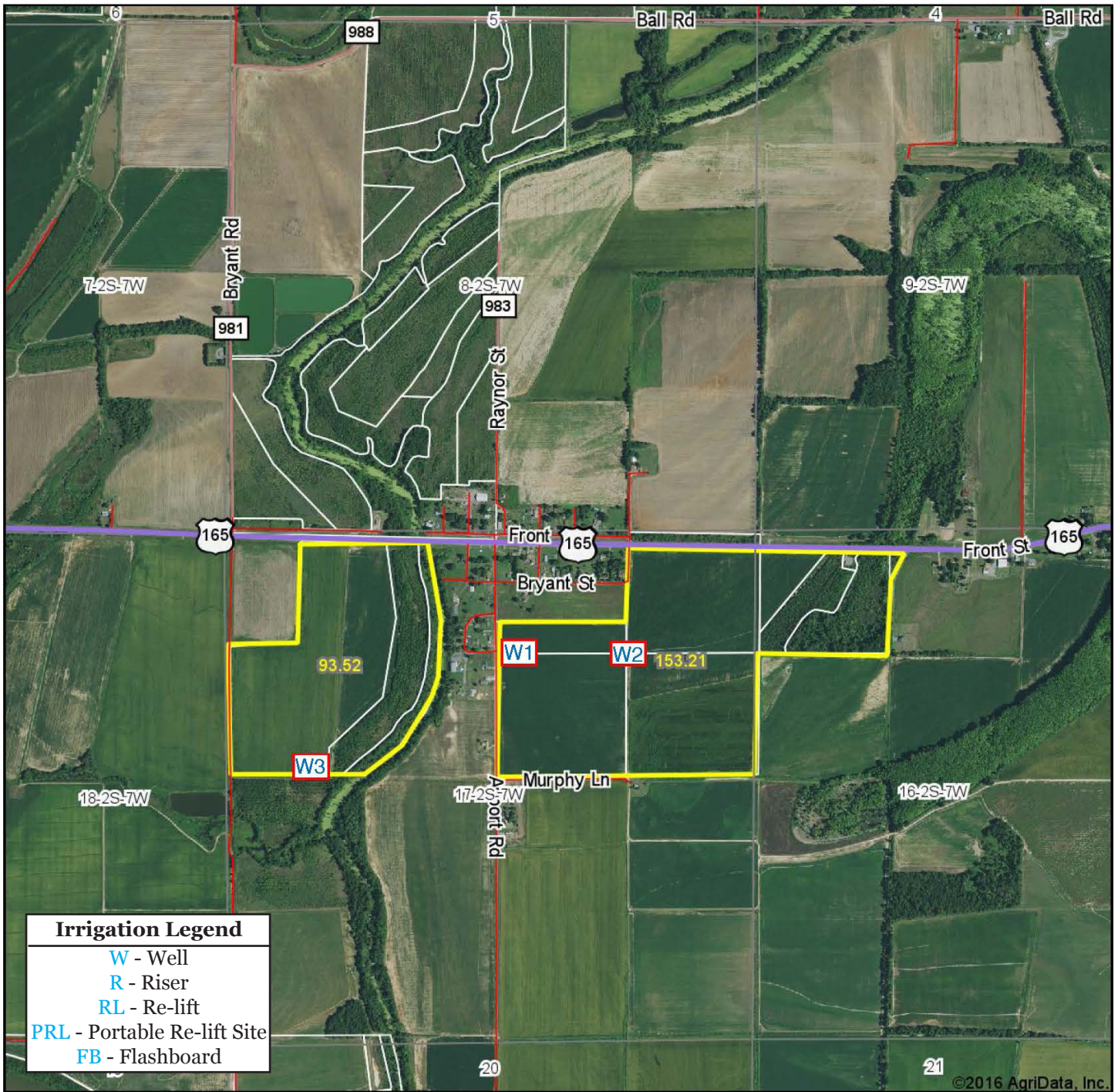
## TOWNSHIP 2S • RANGE 7W

SEE PAGE 33





# IRRIGATION MAP



Maps Provided By:



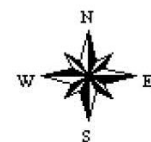
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map center: 34° 32' 28.96, -91° 46' 54.26

0ft 1614ft 3228ft

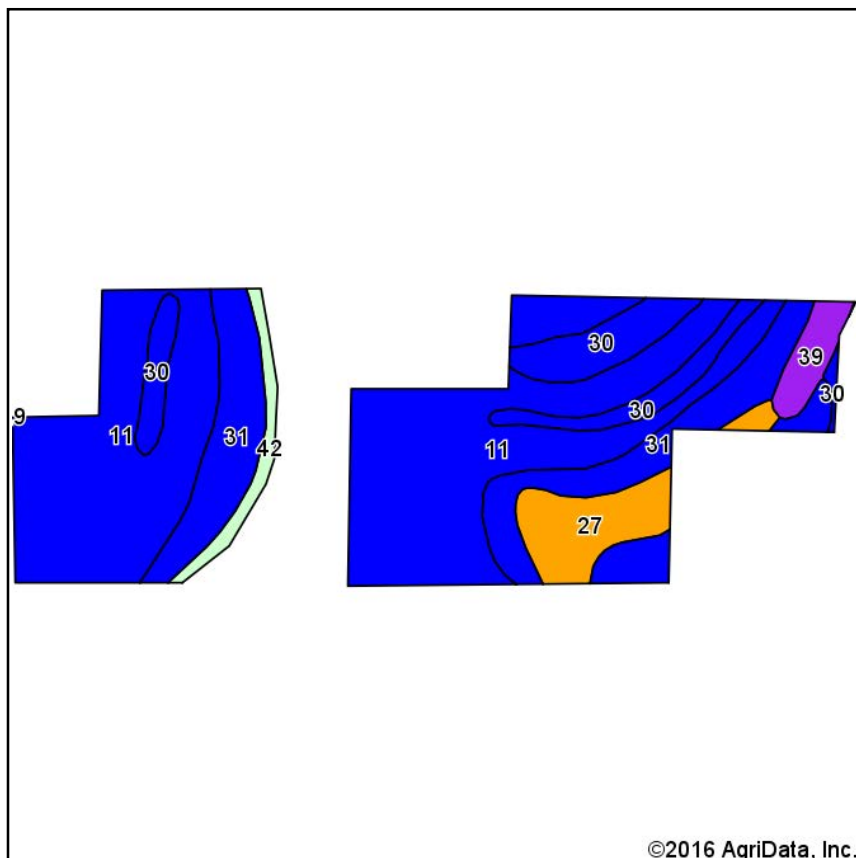
**17-2S-7W**  
**Lonoke County**  
**Arkansas**



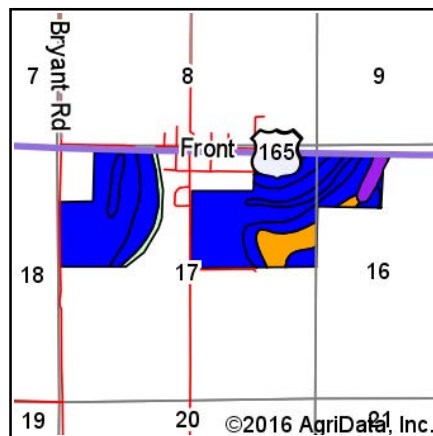
9/7/2016

Field borders provided by Farm Service Agency as of 5/21/2008.

# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**  
 County: **Lonoke**  
 Location: **17-2S-7W**  
 Township: **Crooked Creek**  
 Acres: **246.73**  
 Date: **9/7/2016**



Maps Provided By:



## Area Symbol: AR680, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Cotton lint	Grain sorghum	Improved bermudagrass	Soybeans	Wheat
11	Hebert silt loam, 0 to 1 percent slopes	139.15	56.4%		IIw							
31	Rilla silt loam, 1 to 3 percent slopes	50.24	20.4%		Ile	7.5	95	900	95	13.5	40	60
30	Rilla silt loam, 0 to 1 percent slopes	26.13	10.6%		Ile	7.5	95	900	95	13.5	40	60
27	Perry silty clay, 0 to 1 percent slopes	17.98	7.3%		IIIw							
39	Yorktown silty clay, ponded, 0 to 1 percent slopes, frequently flooded	6.90	2.8%		VIIw							
42	Water	6.33	2.6%									
Weighted Average						2.3	29.4	278.6	29.4	4.2	12.4	18.6

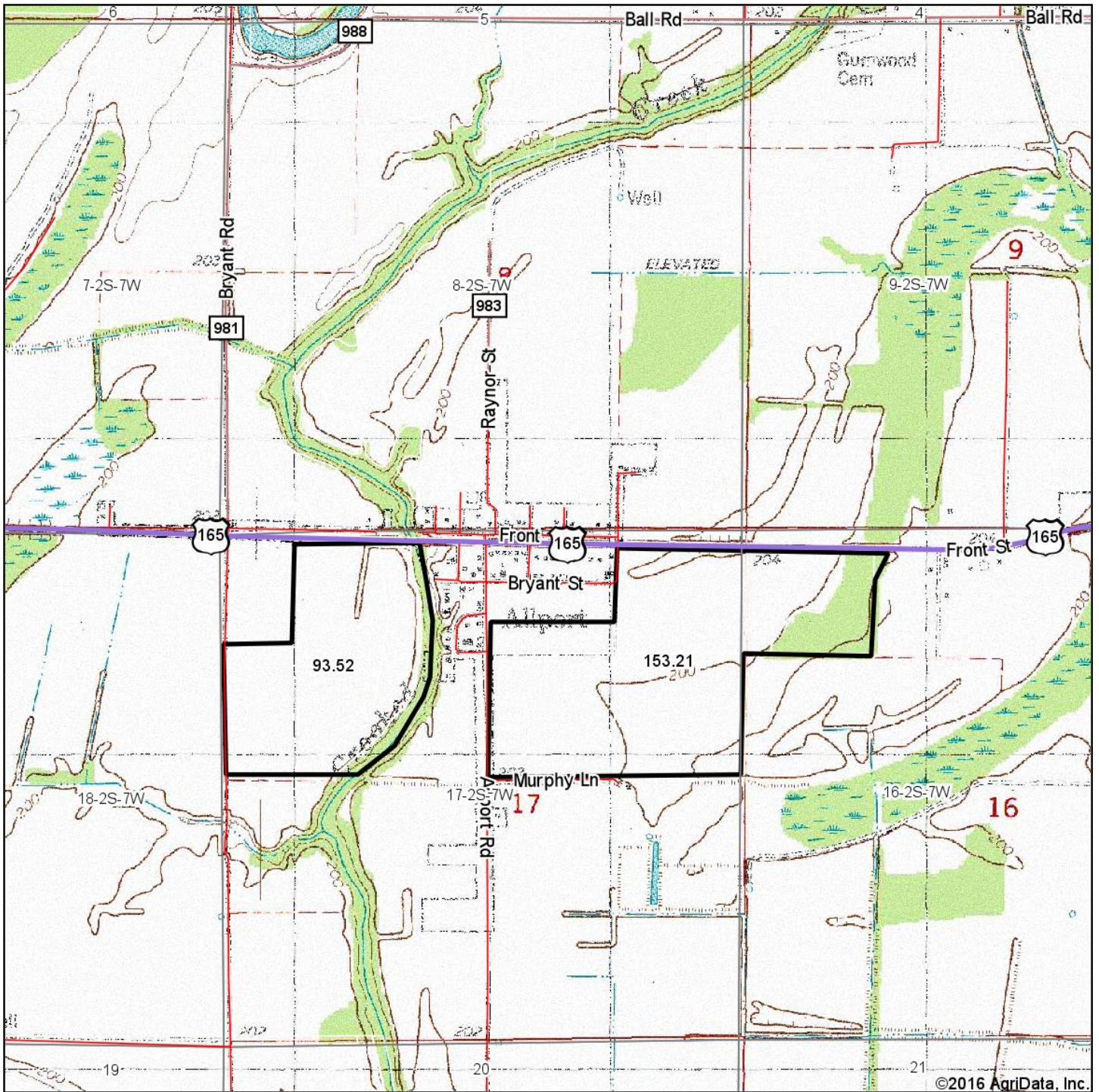
Area Symbol: AR680, Soil Area Version: 13

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# TOPOGRAPHY MAP



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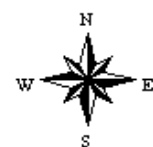
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map center: 34° 32' 28.96, -91° 46' 54.26

0ft 1614ft 3228ft

**17-2S-7W**  
**Lonoke County**  
**Arkansas**



9/7/2016

Field borders provided by Farm Service Agency as of 5/21/2008.









## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.





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