



OFFERED FOR SALE

TUCKER FARM

An Agricultural Investment Opportunity

79.50 (+/-) Total Acres • Jefferson 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 Tucker Farm consists of approximately 79.50 (+/-) acres located in Jefferson County, Arkansas, south of the town of England. The tract has great access with Arkansas State Highway 15 forming the eastern border of the tract, and from Tower Road ending at the southeastern corner. All of the 76.54 cropland acres reported by the Farm Service Agency has had a set of dirt pans on them to improve the farm’s row watering capabilities. This is a great opportunity to acquire a smaller improved farm that offers some of the most sought after characteristics in a farm such as highway frontage, strong efficiency, soil diversification, and located within a strong tenant pool region.				
Location:	England, Arkansas; Jefferson County; Southeastern Region of Arkansas				
FSA Acreage:	82.55 Total Acres (FSA Farm #: 4517, Tract #: 4293) <ul style="list-style-type: none">• 76.54 acres in cropland• 6.01 acres in woods				
Irrigation:	Well Number	Well Type	Discharge Size		
	1	Diesel Turbine	8”		
Soils:	Class I: 35% Class II: 15% Class III: 50%				
Farm Bases:	Please see attached Farm Service Agency (FSA) 156EZ within this brochure.				
Real Estate Taxes:	Tract Number	Parcel Number	S-T-R	Acreage	Est. Taxes
	1	001-00794-000	11-3S-9W	19.5	\$106.00
	1	001-00796-000	11-3S-9W	20.0	\$141.00
	1	001-00797-000	11-3S-9W	40.0	\$307.00
	Total			79.50	\$554.00
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.				
Farming Contract:	Farm is available for lease.				
Offering Price:	\$349,800.00 (\$4,400.00 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. (office: 501-374-3411).				

FARM SERVICE AGENCY

Tract Number: 4293 Description: [REDACTED]

FAV/WR
History
N

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
82.55	76.54	76.54	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	76.54	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	13.88		4960	0.0
GENERIC	27.9	525		0.0
CORN	6.35		116	0.0
SOYBEANS	22.4		26	0.0
Total Base Acres:	70.53			

Owners: FULL HARVEST AGRICULTURAL REIT II INC

Other Producers: [REDACTED]

FSA MAP



United States
Department of
Agriculture

Lonoke County, Arkansas



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 PLSS

Wetland Determination Identifiers

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

Imagery Year: 2015

Tract Cropland Total: 76.54 acres

2017 Program Year

Map Created September 29, 2016

Farm 4517

Tract 4293

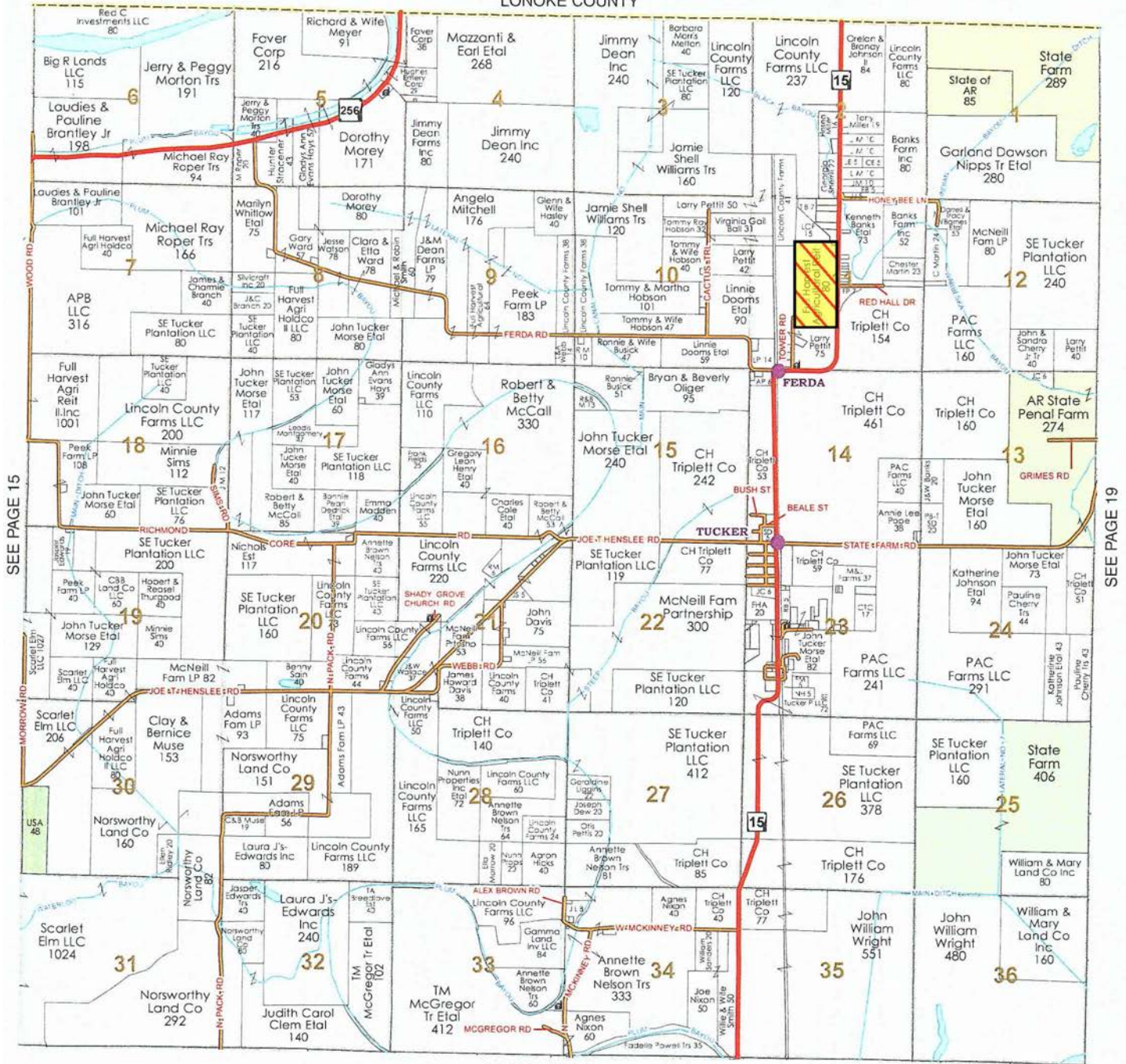
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OWNERSHIP MAP

Township 3S - Range 9W

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LONOKE COUNTY



SEE PAGE 15

SEE PAGE 19

SEE PAGE 27

AERIAL MAP



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map center: 34° 28' 3.76, -91° 57' 15.83

0ft 1247ft 2493ft

Maps Provided By:



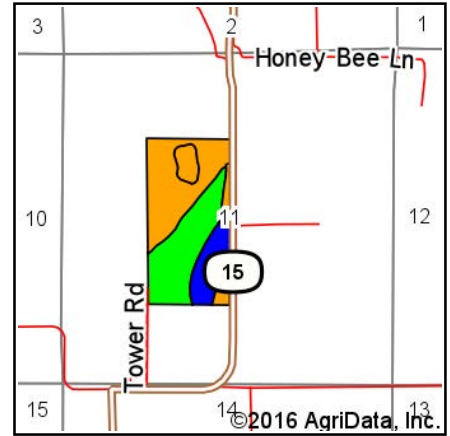
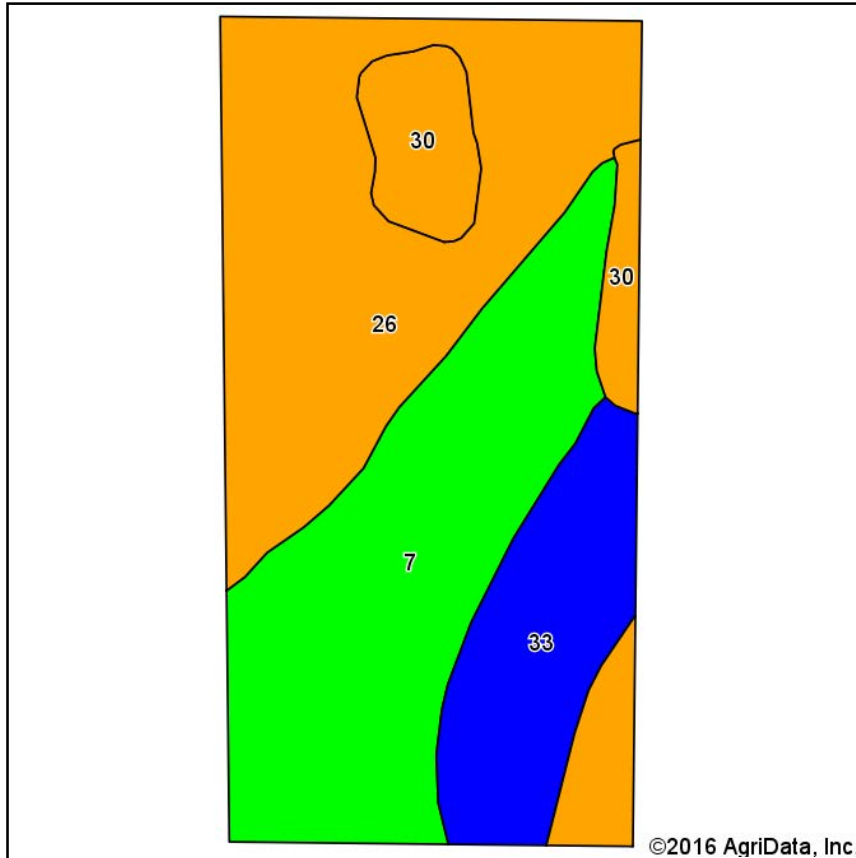
11-3S-9W
Jefferson County
Arkansas



8/25/2016

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

SOIL MAP



State: **Arkansas**
 County: **Jefferson**
 Location: **11-3S-9W**
 Township: **Dudley Lake**

Date: **8/25/2016**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: AR660, Soil Area Version: 13

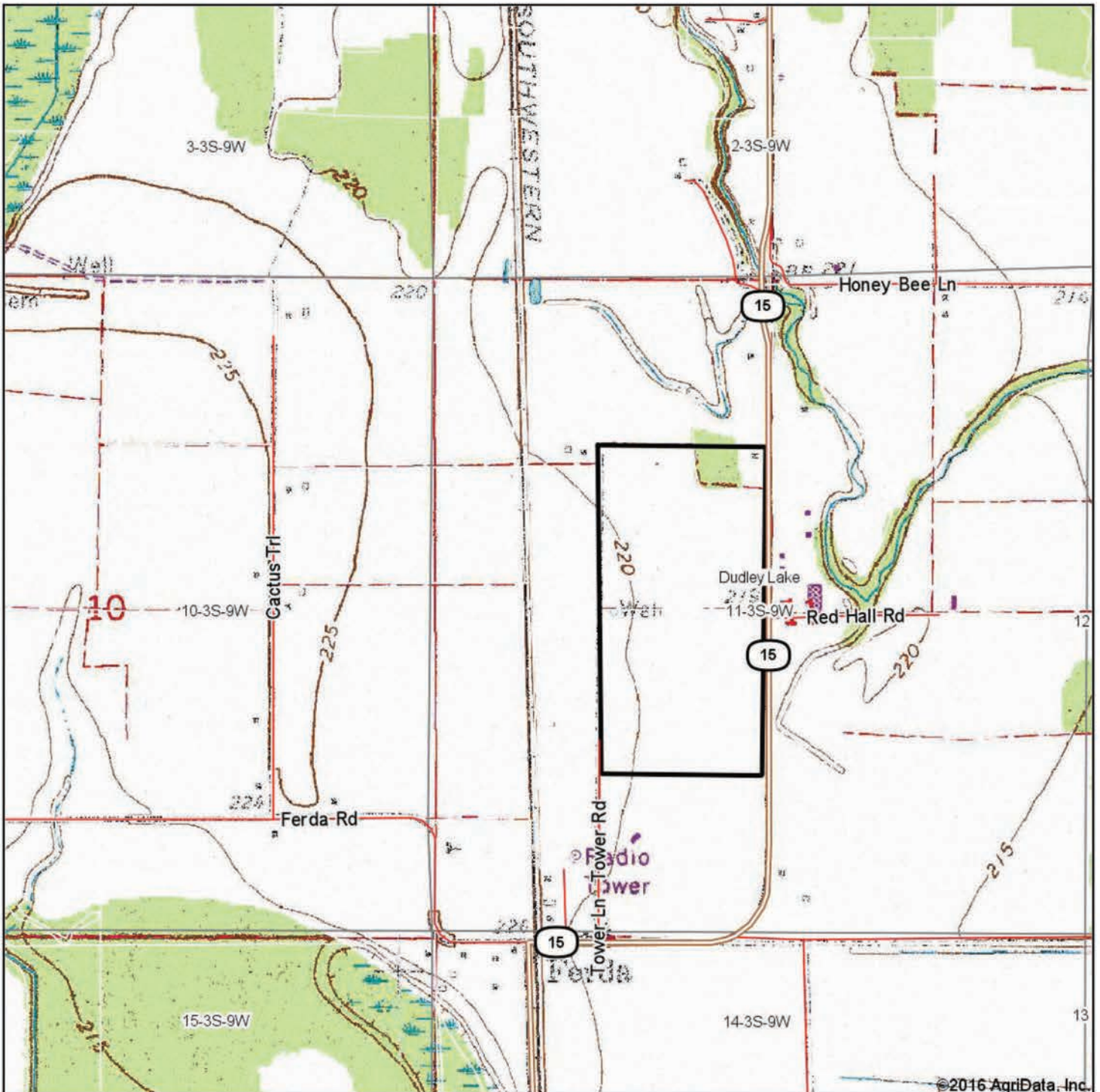
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Cotton lint	Grain sorghum	Improved bermudagrass	Soybeans	Wheat
26	Perry clay, 0 to 1 percent slopes	32.90	41.1%		IIIw							
7	Caspiana silt loam, 0 to 1 percent slopes	28.25	35.3%		I	8	90	875		15	40	
33	Rilla silt loam, 0 to 1 percent slopes	12.34	15.4%		Ile	7.5	95	900	95	13.5	40	60
30	Portland clay, 0 to 1 percent slopes	6.48	8.1%		IIIw							
Weighted Average						4	46.5	448	14.7	7.4	20.3	9.3

Area Symbol: AR660, Soil Area Version: 13

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



map center: 34° 28' 3.76, -91° 57' 15.83

0ft 1247ft 2493ft



Maps Provided By:



11-3S-9W
Jefferson County
Arkansas



8/25/2016

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

NOTES



LILE REAL ESTATE, INC.

Arkansas - Corporate Office
401 Autumn Road
Little Rock, AR 72211
501.374.3411 501.374.0609 (fax)

Tennessee - Regional Office
5521 Murray Avenue, Suite 110
Memphis, TN 38119
901.260.4580 901.260.4582 (fax)

info@lilerealestate.com
www.lilerealestate.com

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

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