



OFFERED FOR SALE

## **BAPTIST HEALTH FARM**

*An Agricultural and Recreational Investment Opportunity*

217 (+/-) 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 Baptist Health Tract provides a rare opportunity to have a recreational and agricultural investment with close proximity to Little Rock. The acreage enrolled in the Conservation Reserve Program (CRP) provides great deer hunting and annual income. The acreage in the woods provides other deer hunting opportunities, and there is duck hunting in Indian Bayou, and field bottoms could be flooded to enhance opportunities. The tillable acreage is irrigated, and historically planted in soybeans each year.

**Location:** Coy, Arkansas; Jefferson County; Southeastern Region of Arkansas

### Mileage Chart

England	12 miles
Stuttgart	27 miles
Little Rock	40 miles

**FSA Acreage:** Total Acres (FSA Tract: #2204)

- 105.67 acres in cultivation
- 58.36 acres in woods
- 45.5 acres enrolled in the Conservation Reserve Program
- 9.79 acres in bayou, roads, and ditches.

**Irrigation:** W1 - Eight (8) inch diesel turbine well

**Soils:** Class I: 13%  
Class II: 49%  
Water: 38%

<b>Planted Acres:</b>	2015	2014	2013
Soybeans	104.29	103.64	104.80
Total	104.29	103.64	104.80

**Farm Bases:** See attached Farm Service Agency (FSA) 156EZ within this brochure

<b>Real Estate Taxes:</b>	Parcel Number	S-T-R	Acreage	Est. Taxes
	001-00377-000	04-03S-08W	80.00	\$334.00
	001-00382-000	05-03S-08W	137.00	\$442.00
	Total		217.00	\$776.00

## **PROPERTY SUMMARY**

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

Tract Number	Contract #	Expiration Date	Field Number	Acreage	Rental Rate	Payment
2204	145D	9/30/17	1	7.0	\$64.80	\$453.60
2204	145D	9/30/17	7	13.6	\$64.80	\$881.28
2204	146D	9/30/17	9	9.17	\$105.60	\$968.35
2204	146D	9/30/17	8	12.48	\$105.60	\$1,317.89
2204	146D	9/30/17	4	3.25	\$105.60	\$343.20
Total				45.5		\$3,964.32

**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 Mid-South Farming Company, LLC. for the 2016 crop year terminated 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:** \$450,000.00 or \$2,074.00 per Acre

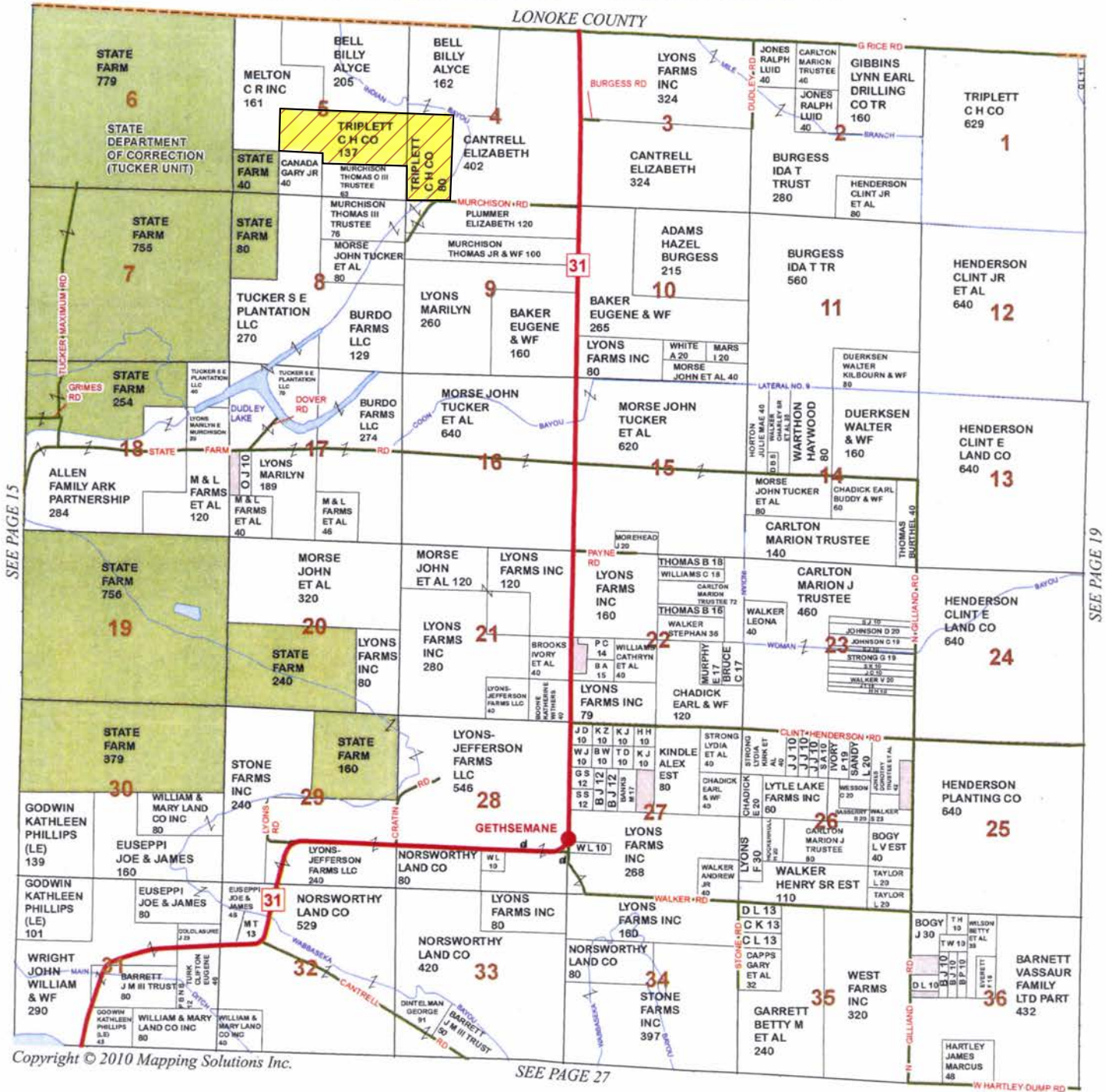
**Contact:** Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile or Gardner Lile of Lile Real Estate, Inc. at 501-374-3411.



# OWNERSHIP MAP

## TOWNSHIP 3S • RANGE 8W

LONOKE COUNTY



# FARM SERVICE AGENCY 156

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 : 2204**

**Description : L/2**

**FAV/WR History : Yes**

**BIA Unit Range Number :**

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

**Wetland Status : Tract contains a wetland or farmed wetland**

**WL Violations : None**

**Owners : THE C H TRIPLETT CO**

**Other Producers : MID-SOUTH FARMING COMPANY**

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
219.32	130.54	130.54	0.00	0.00	24.87	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	105.67	4.30	20.60	0.00	0.00	

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	2.90	0.00	0	38
Generic	98.10	0.00	611	0
Soybeans	9.00	0.00	0	31

**TOTAL 110.00 0.00**

### NOTES

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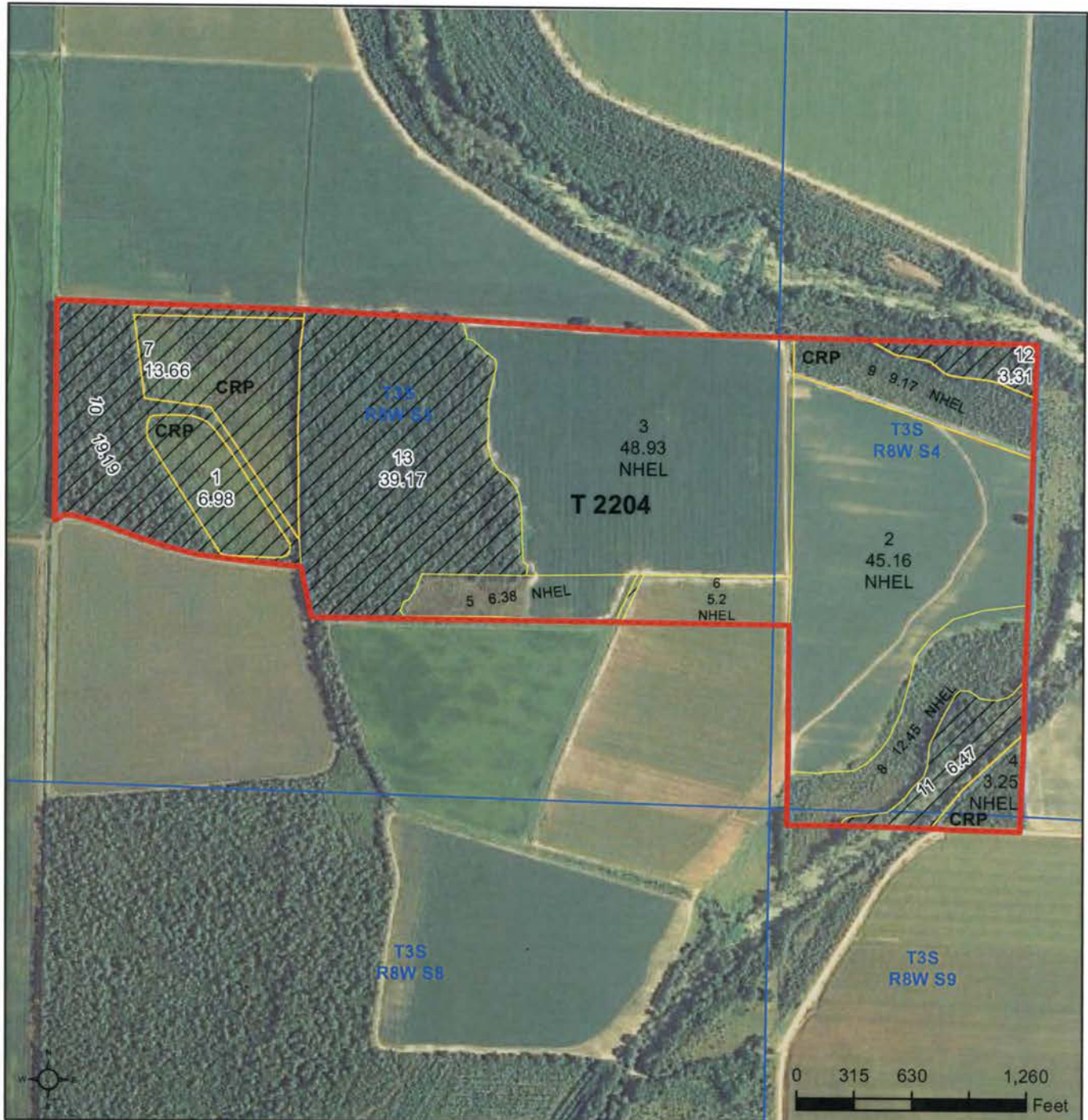
# FSA FIELD MAP

Tract 2204



United States  
Department of  
Agriculture

Jefferson County, Arkansas



**Common Land Unit**

Non-Cropland	CRP
Cropland	Tract Boundary
	PLSS

## Wetland Determination Identifiers

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

Tract Cropland Total: 130.54 acres

2016 Program Year

Map Created October 27, 2015

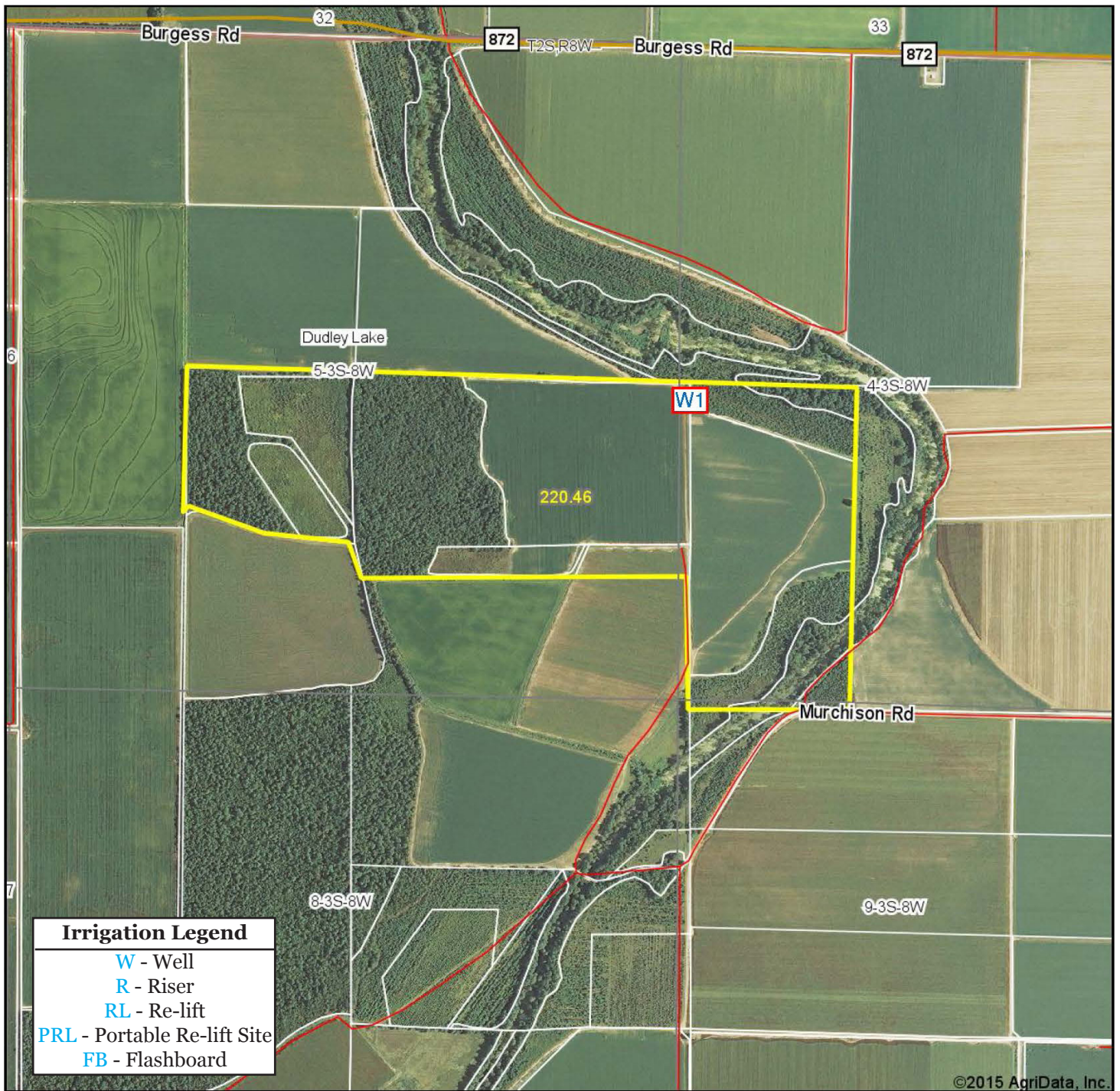
Farm 2966

Tract 2204

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# IRRIGATION MAP



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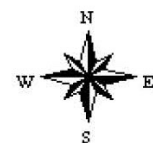
**surety**  
CUSTOMIZED ONLINE MAPPING

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map center: 34° 28' 31.67, 91° 53' 13.12

0ft 1260ft 2520ft

**5-3S-8W**  
**Jefferson County**  
**Arkansas**

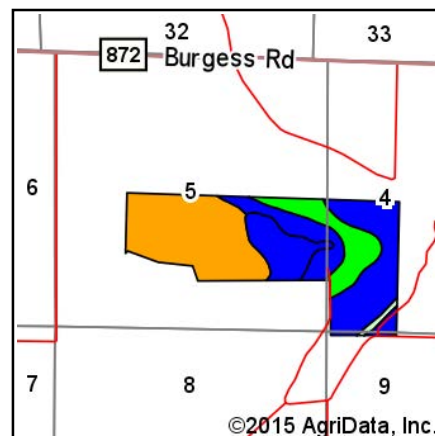
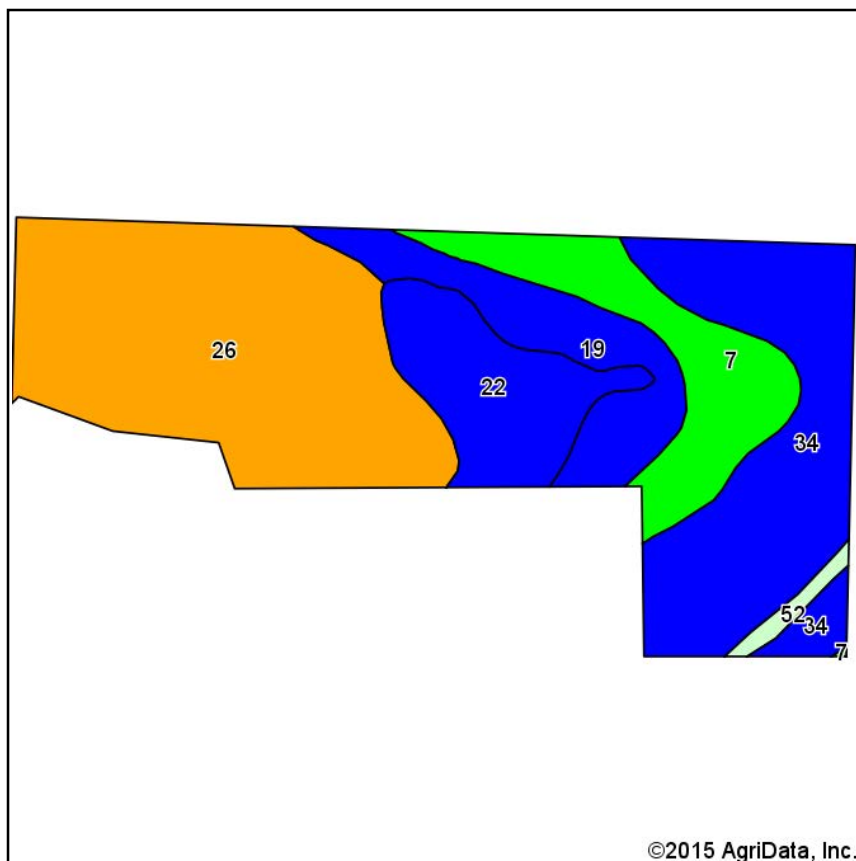


12/24/2015

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



# SOIL MAP



State: **Arkansas**  
 County: **Jefferson**  
 Location: **5-3S-8W**  
 Township: **Dudley Lake**  
 Acres: **220.46**  
 Date: **12/24/2015**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: AR660, Soil Area Version: 13

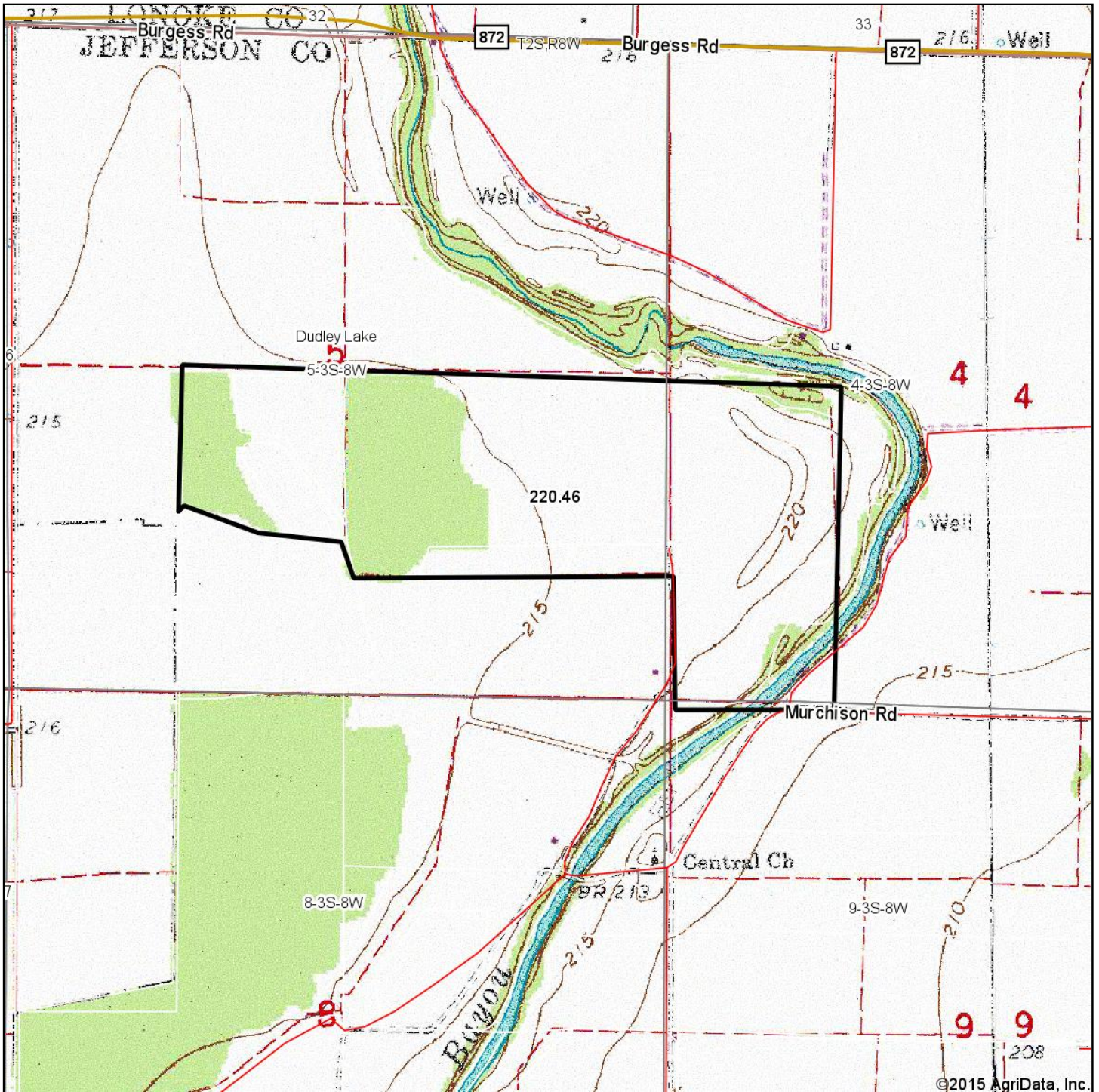
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Cotton lint	Grain sorghum	Improved bermudagrass	Soybeans	Wheat
26	Perry clay, 0 to 1 percent slopes	83.10	37.7%		IIIw							
34	Rilla silt loam, 1 to 3 percent slopes	55.00	24.9%		Ile	7.5	95	900	95	13.5	40	60
7	Caspiana silt loam, 0 to 1 percent slopes	29.42	13.3%		I	8	90	875		15	40	
22	McGehee silt loam, 0 to 1 percent slopes	26.03	11.8%		IIw							
19	Hebert silt loam, 0 to 1 percent slopes	24.50	11.1%		IIw							
52	Water	2.41	1.1%									
Weighted Average						2.9	35.7	341.3	23.7	5.4	15.3	15

Area Symbol: AR660, 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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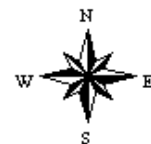
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**5-3S-8W**  
**Jefferson County**  
**Arkansas**



12/24/2015

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







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**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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