

Farm & Duck Hunting Land For Sale

166 Acres | Prairie County, Arkansas



Offered By



DAVIS DUBOSE KNIGHT
FORESTRY & REAL ESTATE PLLC

For Additional Information Contact:

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Little Rock, Arkansas 72211
(501) 219-8600
forestryrealestate.com



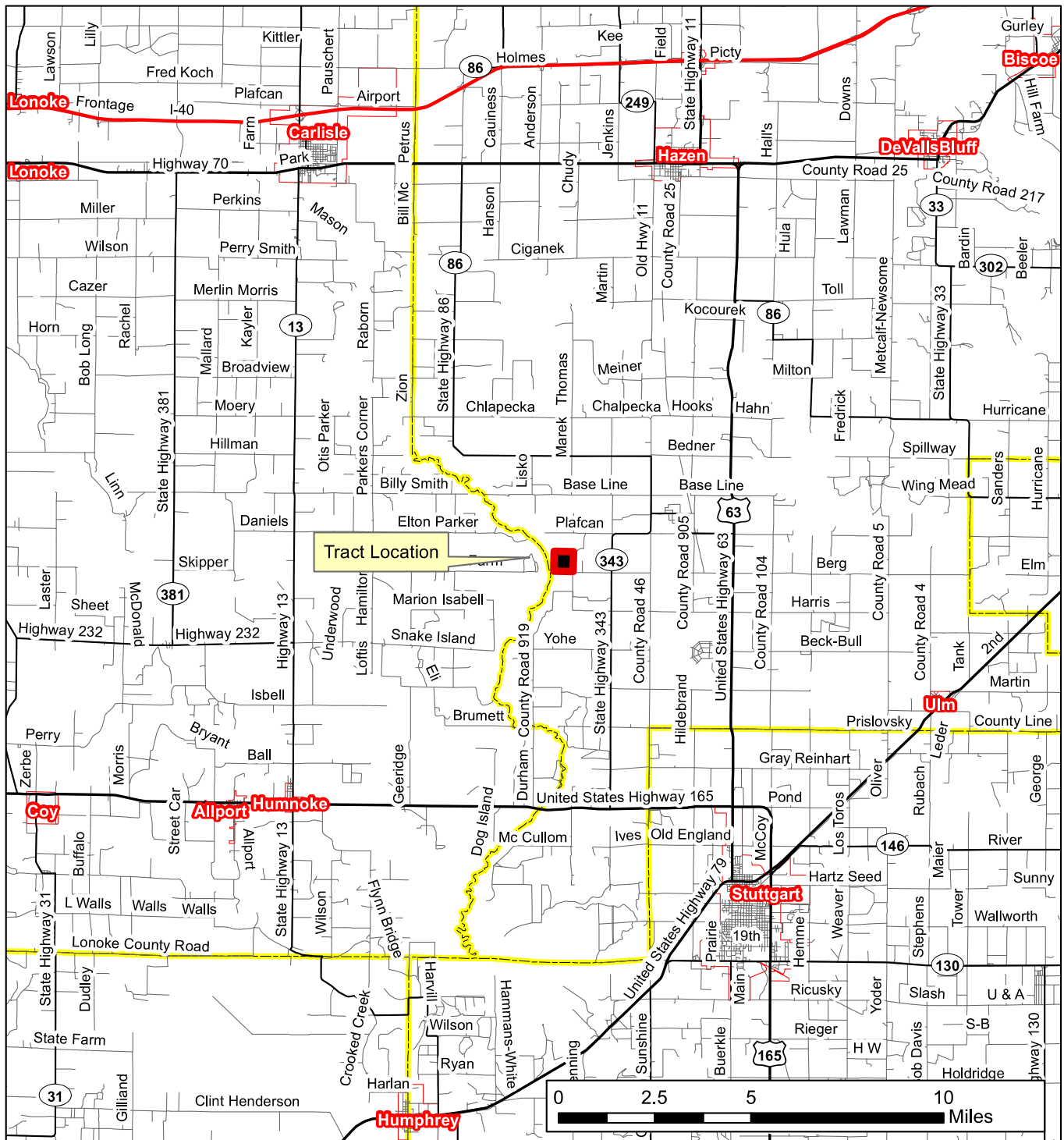
Slovak 166 Summary

Summary:	The Slovak 166 tract totals 166 acres, more or less. This highly improved farm is located 5 miles North of Stuttgart, Arkansas. The western border boasts green timber along Two Prairie Bayou, just east of Bayou Meto, which holds deer and duck. Currently the farm is producing an excellent crop of soybeans. Of the tillable acreage approximately 100 acres are irrigated.		
Google Map Link:	https://www.google.com/maps/d/u/o/viewer?mid=1APk-G0zE17n7qJU6J-j6Vz4vJhg		
Improvements:	The reservoir and tailwater irrigation system consists of underground pipe and risers.		
Lease:	Current lease is 80/20 crop share and expires on 12/31/2016		
USDA Information:	<i>FSA Farmland Acres 163.7</i> <i>Cropland Acres 134.6</i>		
	<u>Crop</u>	<u>Acres</u>	<u>Yield</u> <u>Program</u>
	Wheat	34.06	42 PLC
	Oats	16.08	58 PLC
	Corn	0.16	56 PLC
	Grain Sorghum	13.92	59 PLC
	Rice-Long Grain	37.17 4931	PLC
	<u>Soybeans</u>	<u>61.84</u>	<u>28 ARC-CO</u>
	Total Base	163.23	
Soils:	35.3% Dewitt silt loam, 32.7% Calloway silt loam, 27.8% Immanuel silt loam, 4.1% Tichnor silt loam		
Estimated R.E. Taxes:	\$709.52 (Average \$4.43/Acre)		
Property Tours:	Call (501) 219-8600 to schedule a property tour.		
Asking Price:	\$531,200.00		

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Slovak 166

SE 1/4 Section 10, Township 1 South, Range 6 West, Prairie County, AR 166 Acres, more or less



Phone: 1-888-695-8733
www.forestryrealestate.com

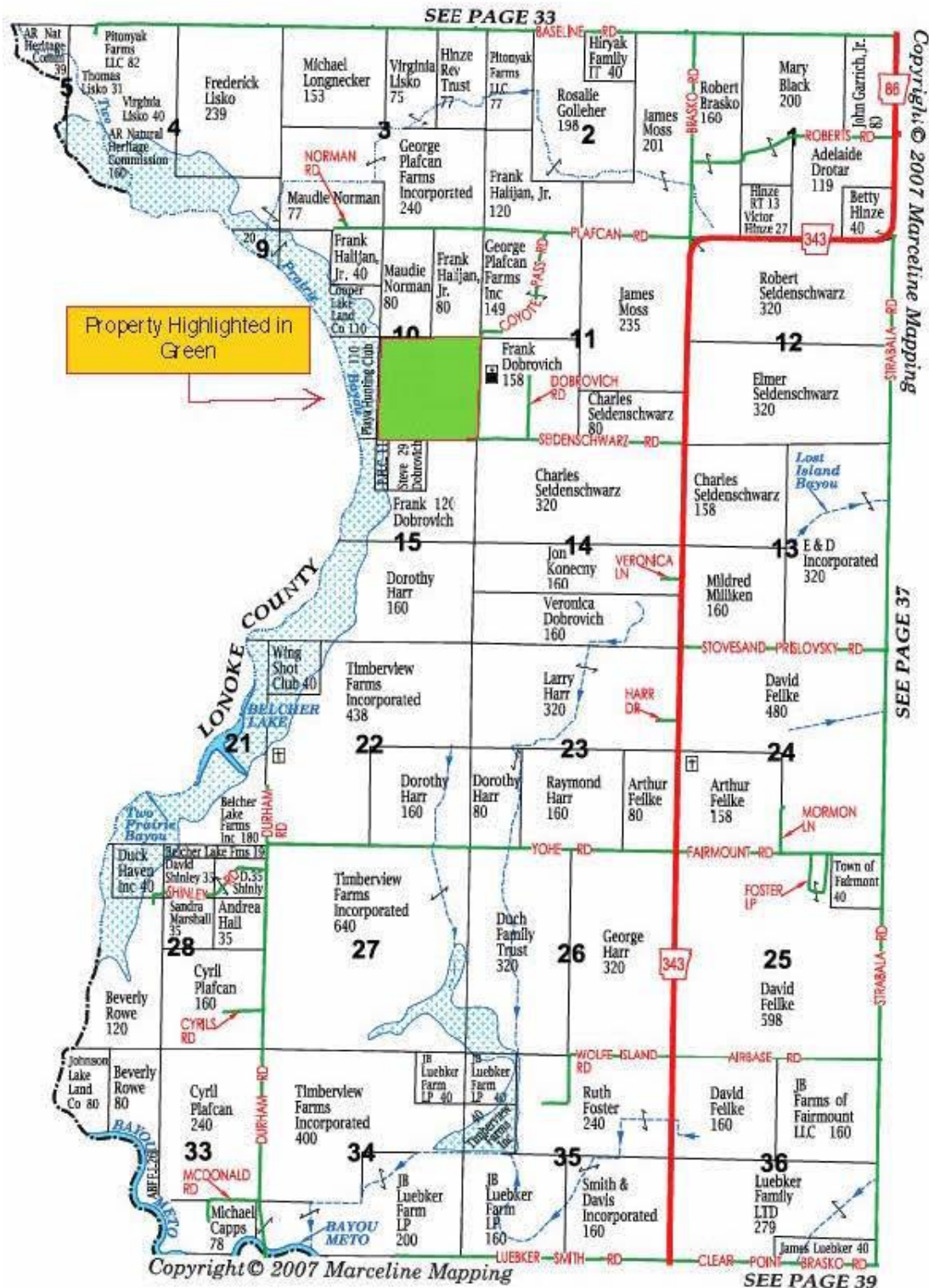


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Plat Map

TOWNSHIP 1S • RANGE 6W

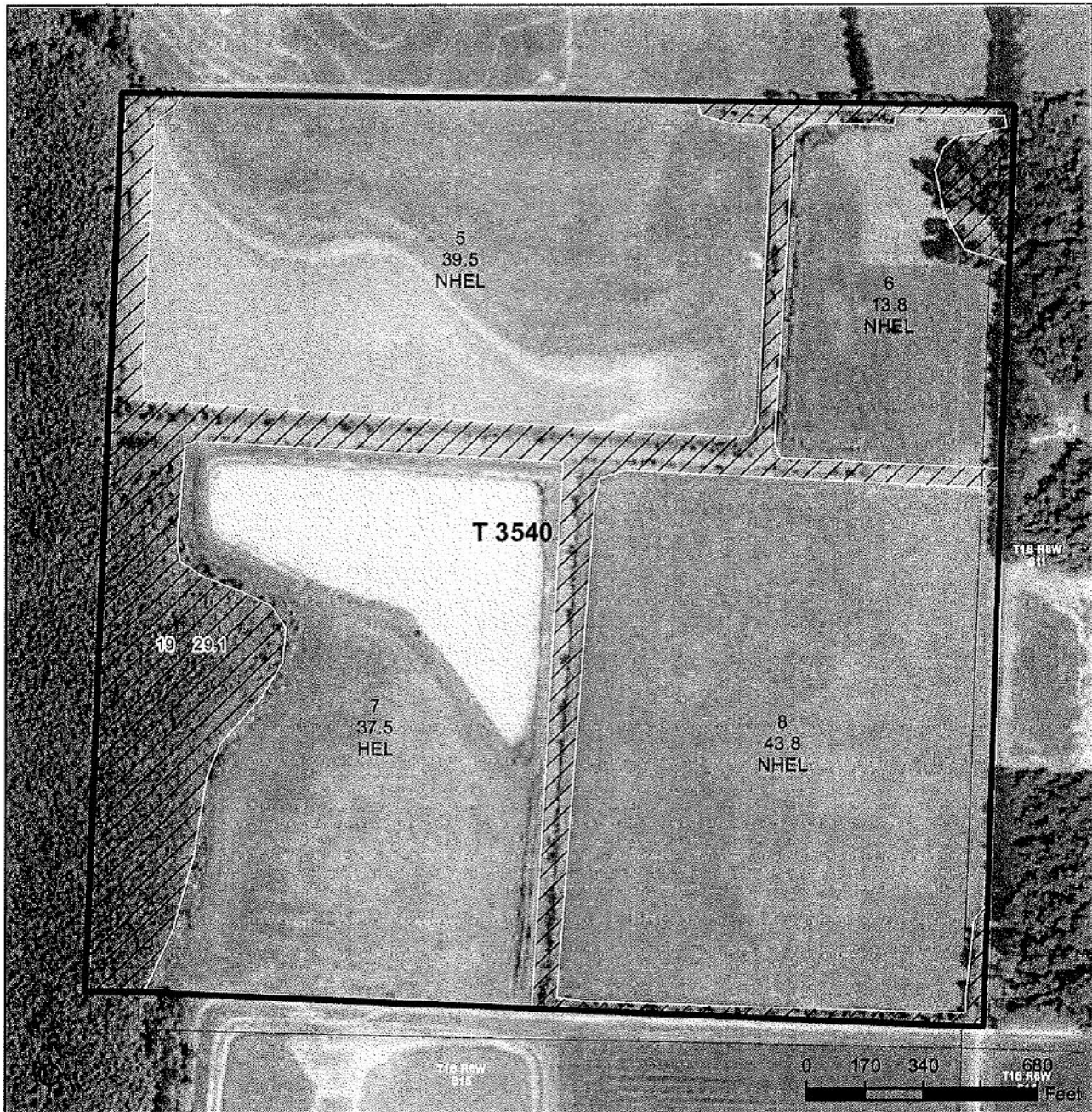


FSA MAP



United States
Department of
Agriculture

Prairie 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: 134.60 acres

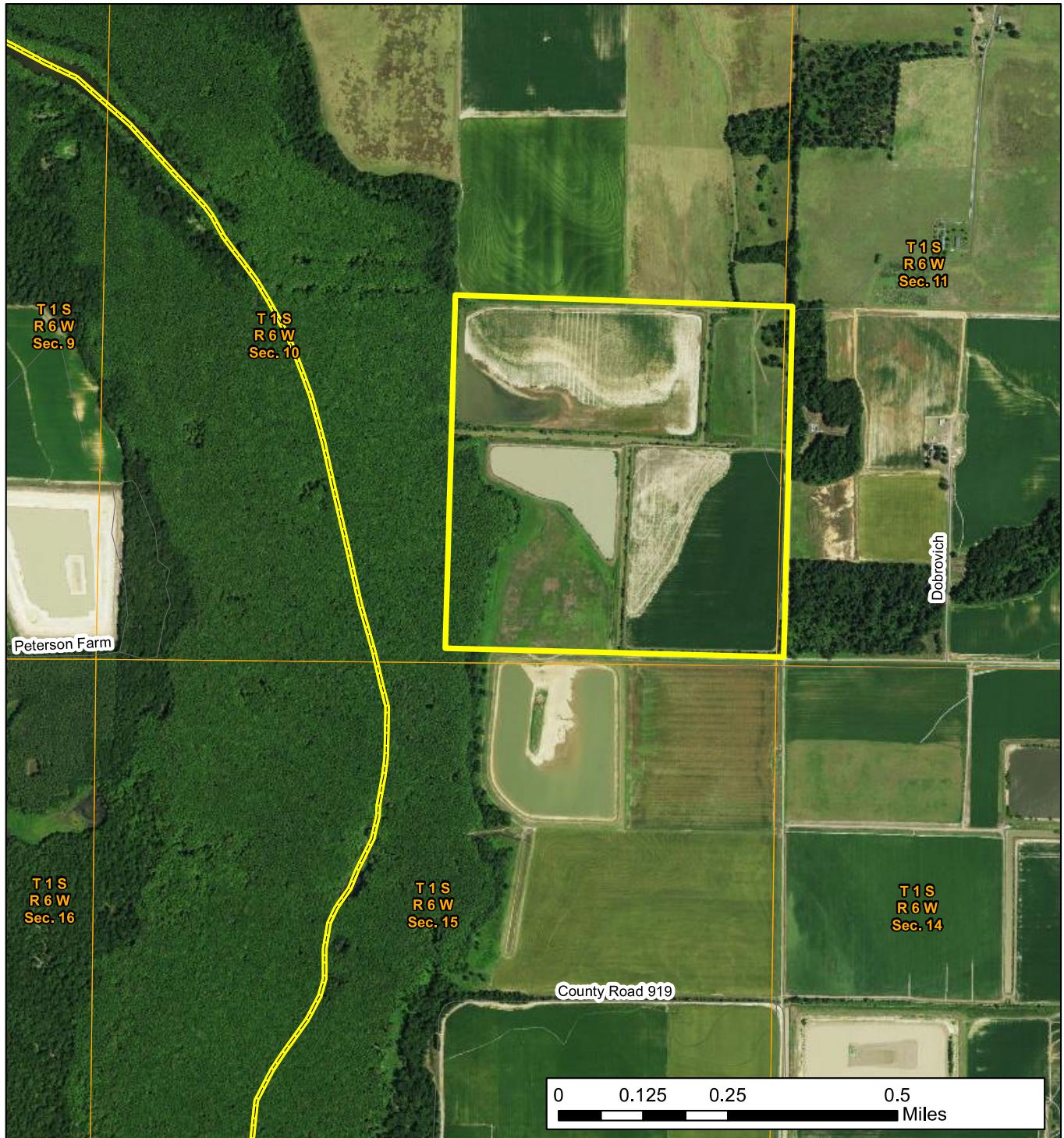
2016 Program Year
Map Created January 18, 2016

Farm **2974**
Tract **3540**

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Slovak 166

SE 1/4 Section 10, Township 1 South, Range 6 West, Prairie County, AR 166 Acres, more or less



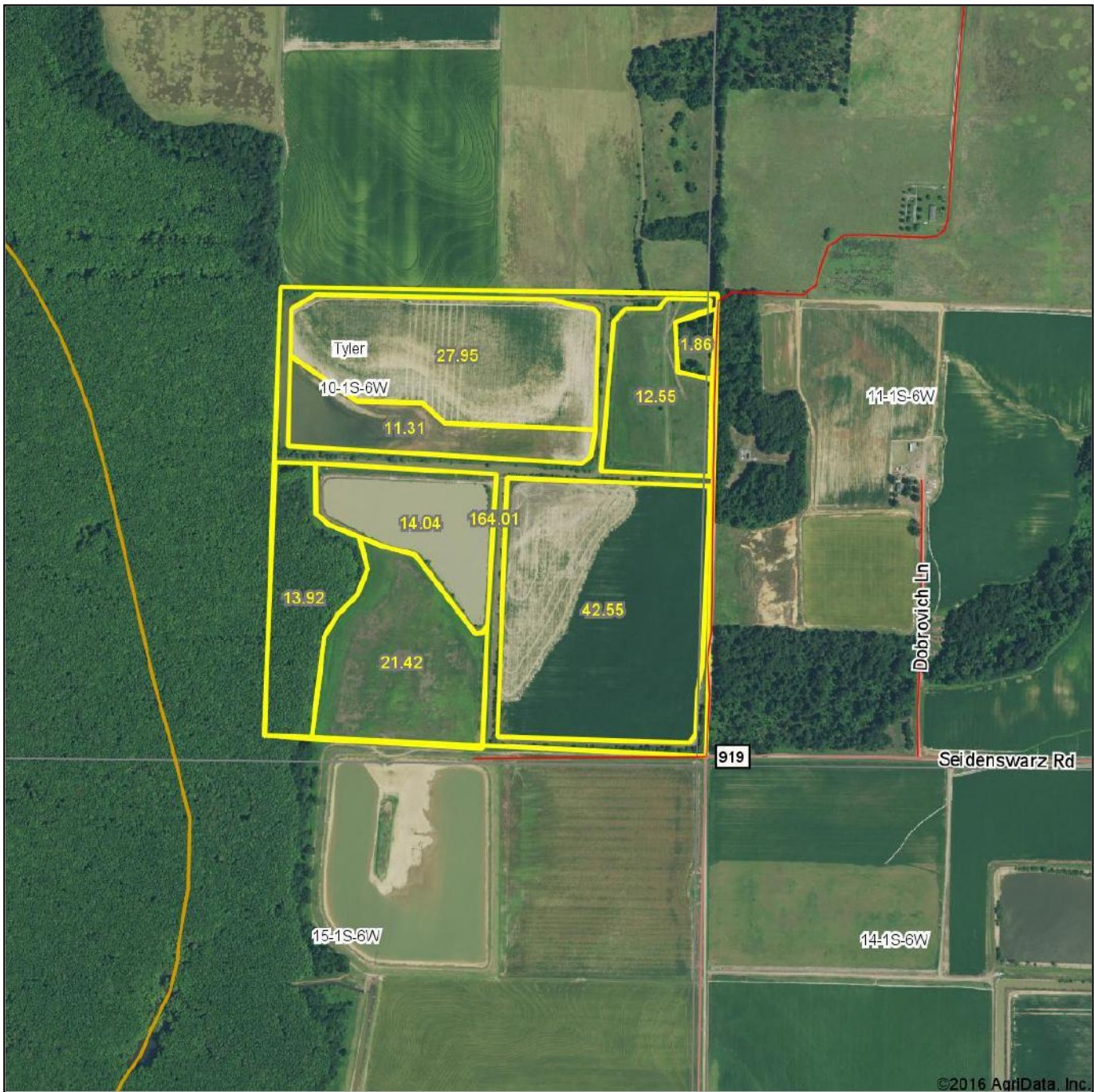
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Slovak 166 - Aerial Map



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Maps Provided By:



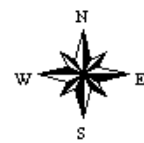
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map center: 34° 37' 49.6, 91° 37' 52.81

10-1S-6W
Prairie County
Arkansas

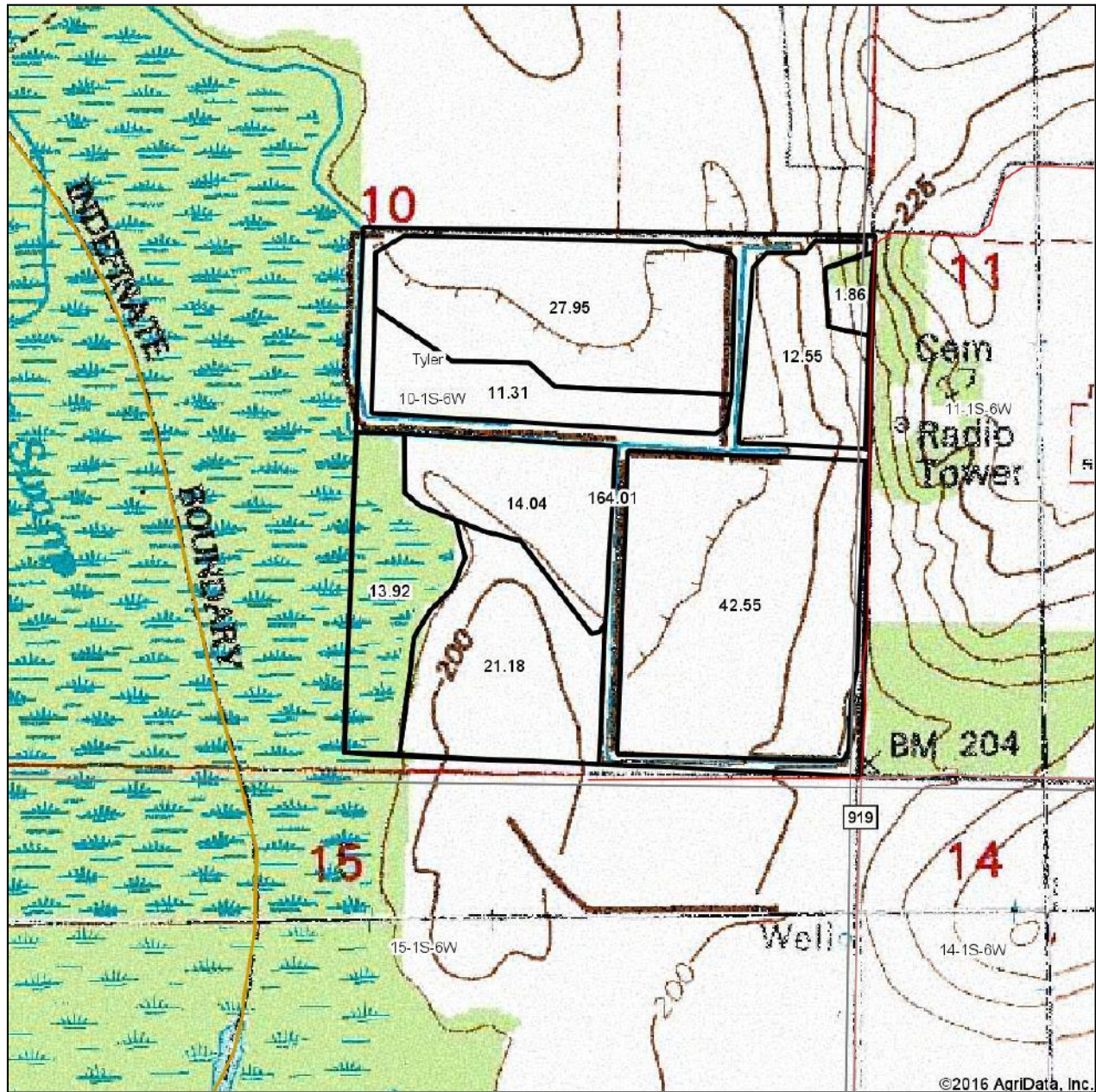
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8/2/2016

TOPO MAP

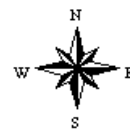
Slovak 166 - Topography Map



map center: 34° 37' 48.94, 91° 38' 0.47

10-1S-6W
Prairie County
Arkansas

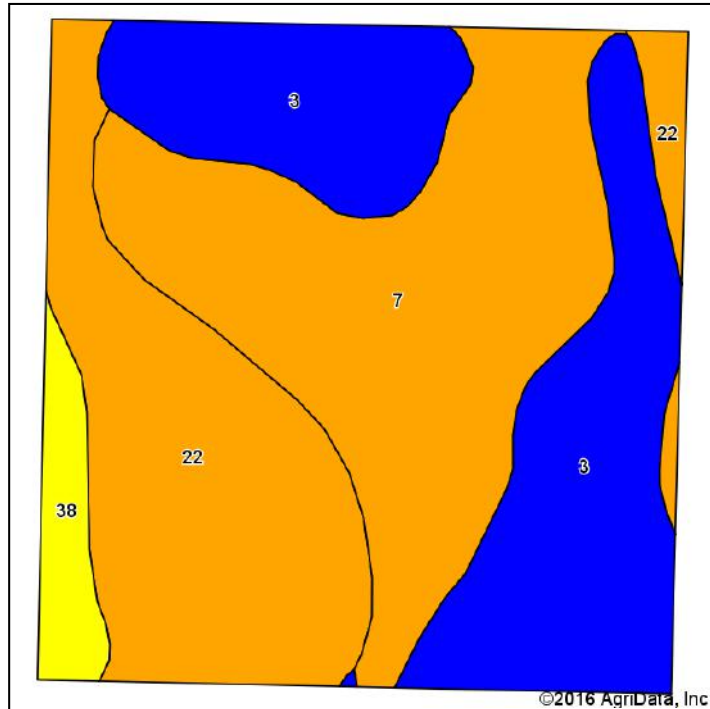
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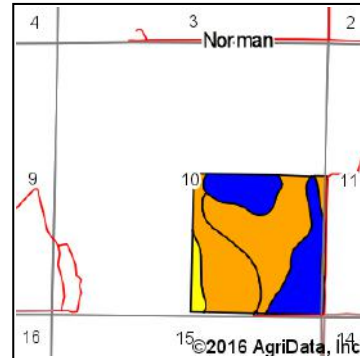
8/2/2016

SOIL MAP

Soils Map - Slovak 166



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Prairie**
 Location: **10-1S-6W**
 Township: **Tyler**
 Acres: **164.2**
 Date: **8/2/2016**

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 FORMED BY A REAL ESTATE FIRM

Maps Provided By:
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Area Symbol: AR680, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Bahiagrass	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Rice Irrigated	Soybeans	Tall fescue	Wheat	
7	Dewitt silt loam, 0 to 1 percent slopes	57.97	35.3%		1ft.	IIIw	6.5	6				140	40	8.5	40	
3	Calloway silt loam, 0 to 1 percent slopes	53.77	32.7%		1ft.	IIw		6	95	750		9	40	8	35	
22	Immanuel silt loam, 3 to 8 percent slopes	45.67	27.8%		2ft.	IIIe										
38	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	6.79	4.1%		0ft.	IVw										
Weighted Average							2.3	4.1	31.1	245.6		2.9	49.4	27.2	5.6	25.6

Area Symbol: AR680, Soil Area Version: 13

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

FARM PICTURES

