

OFFERED FOR SALE

## **CYPRESS CREEK FARM**

*An agricultural and recreational investment opportunity.*

245.12 (+/-) acres • Monroe 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



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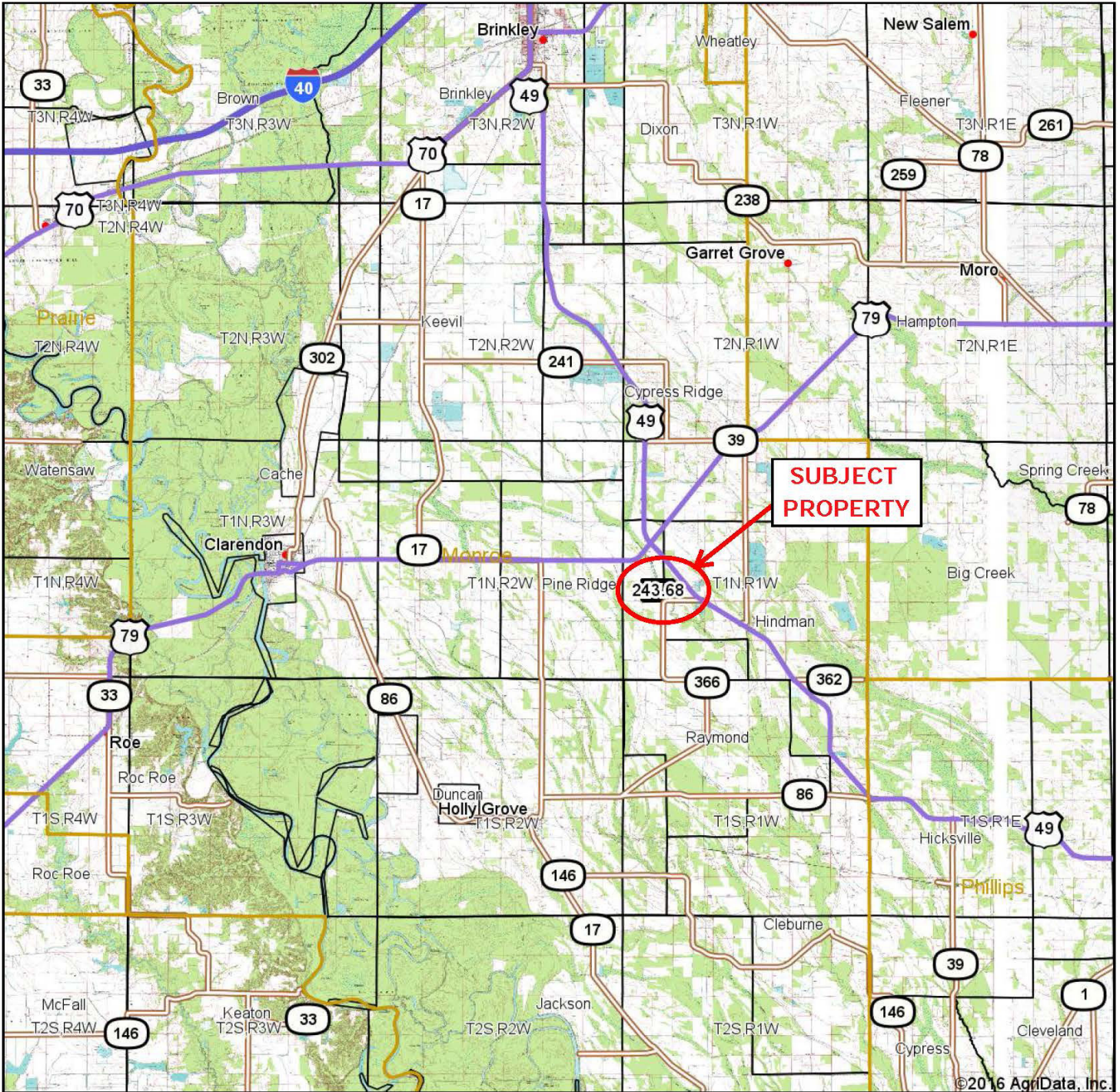
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you for your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

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# VICINITY MAP



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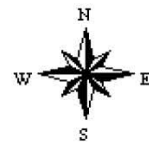


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map center: 34° 41' 46.9, 91° 11' 8.64

0mi 4mi 7.9mi

**14-1N-2W**  
**Monroe County**  
**Arkansas**

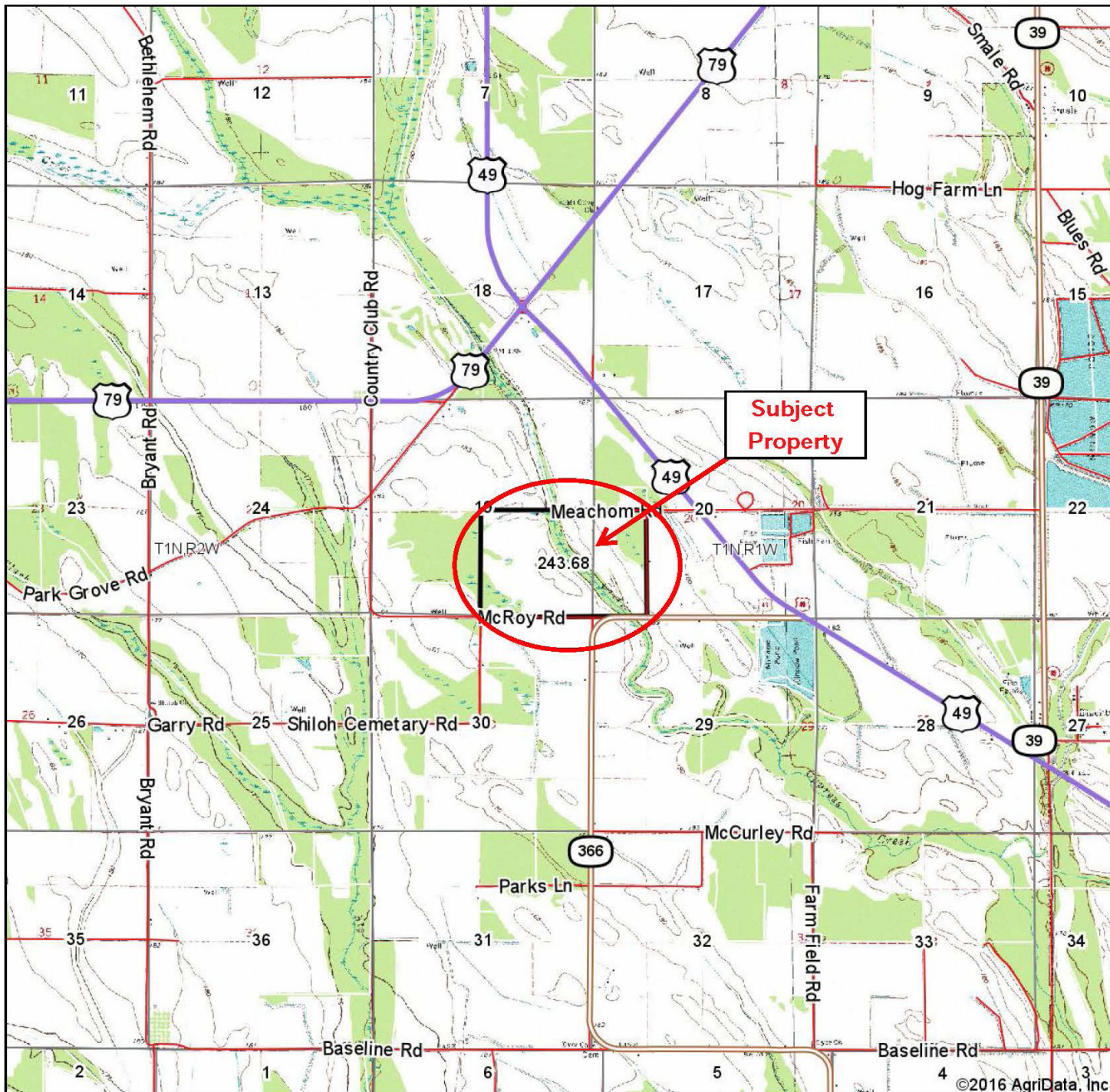


2/3/2016

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



# VICINITY MAP



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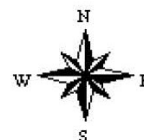


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map center: 34° 40' 51.75, 91° 8' 35.47

0ft 3845ft 7690ft

19-1N-1W  
Monroe County  
Arkansas



2/3/2016

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

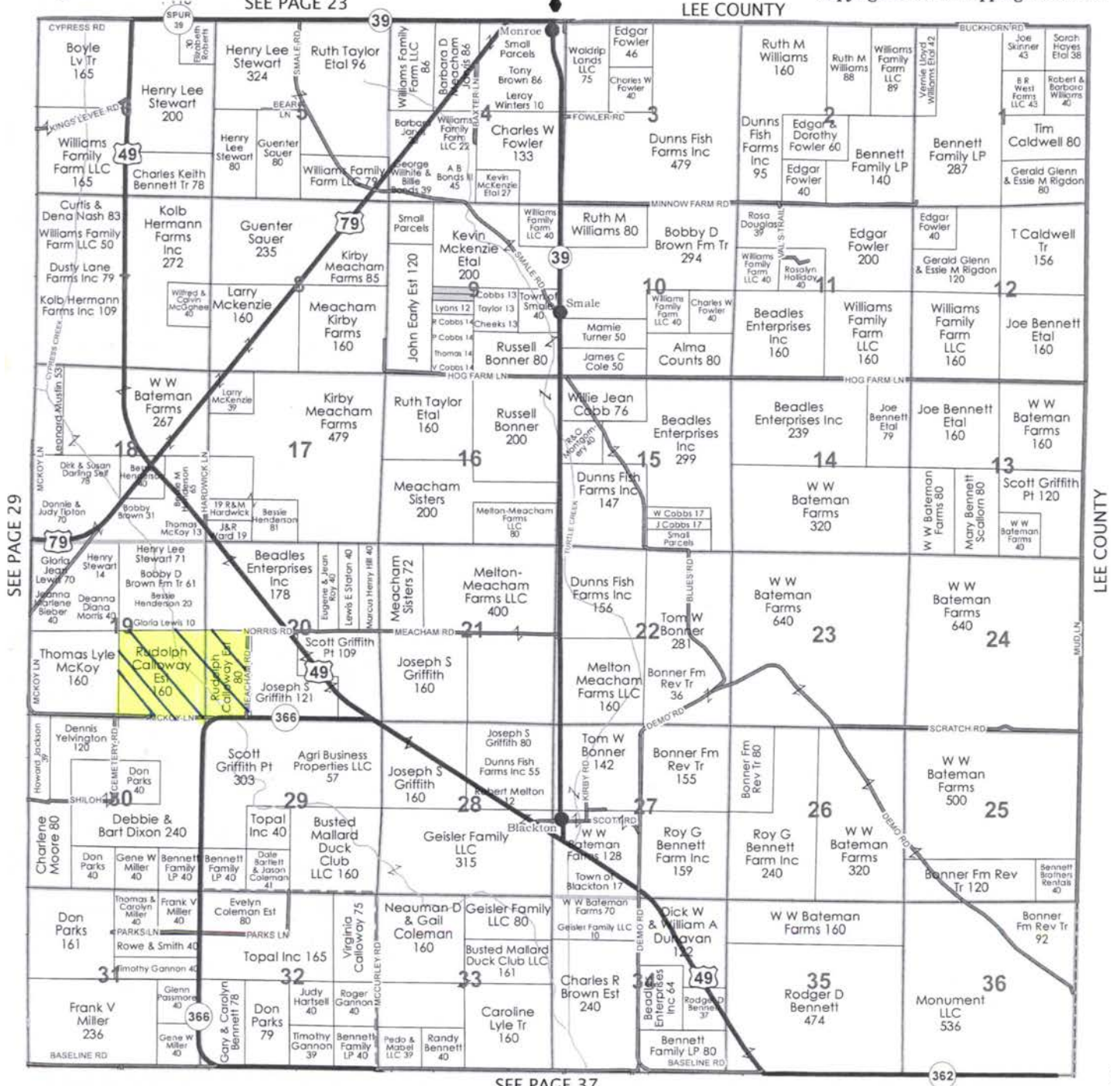
## **PROPERTY SUMMARY**

<b>Description:</b>	The property provides an excellent opportunity for an agricultural cropland investment coupled with good recreational hunting. The property is ideally situated east of Clarendon and the White River, and in the Cypress Creek / Piney Creek flyway – an area historically known for excellent waterfowl hunting.		
<b>Location:</b>	Monroe County, Arkansas		
	Mileage Chart	Distance	
	Clarendon, AR	17 Miles	
	Holly Grove, AR	16 Miles	
	Stuttgart, AR	36 Miles	
	Little Rock, AR	83 Miles	
	Memphis, TN	89 Miles	
<b>Access:</b>	Arkansas State Highway 366 Monroe County Road - McKoy Lane		
<b>Acreage:</b>	245.12 Total Acres (Per Farm Service Agency) <ul style="list-style-type: none"><li>• 158.36 Cultivated Acres (Per Farm Service Agency)</li><li>• 86.7 Upland Woods, Cypress Creek, Turnrows, &amp; Well Sites</li></ul>		
<b>Irrigation:</b>	(2) Six Inch Electric Submersible Wells		
<b>Farm Lease:</b>	\$19,750.00 or \$125.00 per tillable acre		
<b>Farm Lease Term:</b>	2016 Crop Year		
<b>Real Estate Taxes:</b>	Parcel #001-00235-000	160 Acres	\$565.35
	Parcel #001-00245-000	80 Acres	\$275.76
	Total (Est.)	240 Acres	\$841.11
<b>Mineral Rights:</b>	Any and all owned by the Seller shall convey, without reservation, and without warranty or guarantee.		
<b>Improvements:</b>	(2) Duck Pits		
<b>Recreation:</b>	Excellent duck and deer hunting.		
<b>Offering Price:</b>	\$798,000.00		
<b>Contact:</b>	Brandon Stafford	501.416.9748 (m)	bstafford@lilerealestate.com
	Gar Lile	501.920.7015 (m)	glile@lilerealestate.com
	Little Rock Office	501.374.3411	



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LEE COUNTY



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# FARM SERVICE AGENCY

**FARM: 3438**

Arkansas

U.S. Department of Agriculture

Prepared: 2/5/16 9:08 AM

Monroe

Farm Service Agency

Crop Year: 2016

Report ID: FSA-156EZ

## Abbreviated 156 Farm Record

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
---------------	-----------------	--------------

GREGORY GLADDEN II

Farms Associated with Operator:

3210

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
245.12	158.36	158.36	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	158.36	11.6	0.0			N	

### ARC/PLC

ARC-IC  
NONE

ARC-CO  
SOYBN

PLC  
RICE-LGR, RICE-MGR

PLC-Default  
NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	119.9		6082	0.0
SOYBEANS	38.3		33	0.0
RICE-MED GRAIN	11.4		4341	0.0
<b>Total Base Acres:</b>	169.6			

Tract Number: 1141 Description: I12-1A

BIA Range Unit Number:

FAV/WR  
History  
N

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
245.12	158.36	158.36	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	158.36	11.6	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	119.9		6082	0.0
RICE-MED GRAIN	11.4		4341	0.0
SOYBEANS	38.3		33	0.0
<b>Total Base Acres:</b>	169.6			

Owners: GLADDEN PROPERTIES LLC

Other Producers: None



# FSA FIELD MAP



United States  
Department of  
Agriculture

Monroe County, Arkansas



**Common Land Unit** Tract Boundary  
 PLSS  
 Non-Cropland  
 Cropland

## Wetland Determination Identifiers

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

Tract Cropland Total: 158.36 acres

2016 Program Year

Map Created October 12, 2015

Farm 3438

Tract 1141

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# AERIAL MAP



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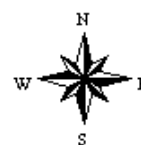
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map center: 34° 40' 58.93, 91° 8' 54.13

0ft 1647ft 3294ft

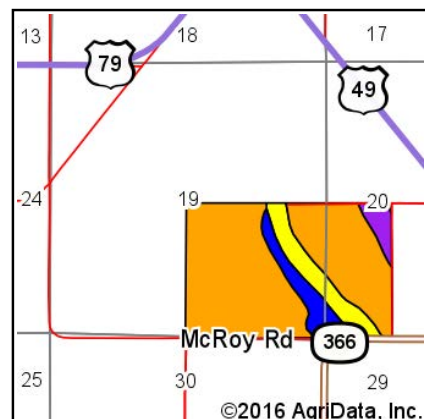
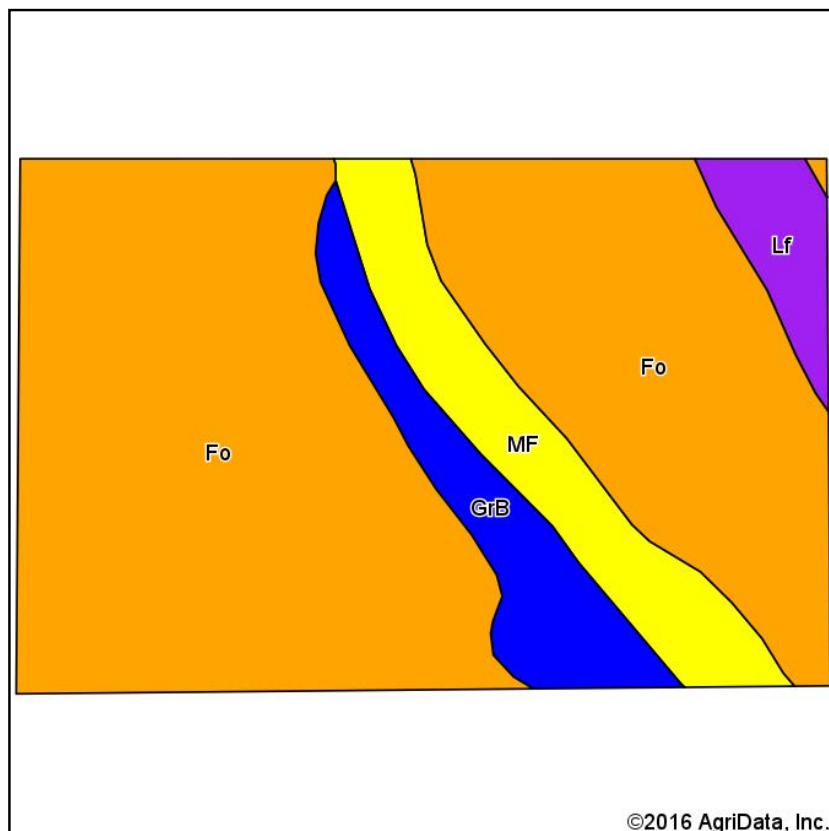
**19-1N-1W**  
**Monroe County**  
**Arkansas**



2/3/2016

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

# SOIL MAP



State: **Arkansas**  
 County: **Monroe**  
 Location: **19-1N-1W**  
 Township: **Pine Ridge**  
 Acres: **243.68**  
 Date: **2/3/2016**



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Soils data provided by USDA and NRCS.

Area Symbol: AR095, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Cotton lint	Grass legume hay	Improved bermudagrass	Rice Irrigated	Soybeans	Tall fescue	Tobacco	Wheat
Fo	Foley-Calhoun-Bonn complex	185.27	76.0%		Illw	6		650			120	30	8		40
MF	Mhoon soils, frequently flooded	27.87	11.4%		IVw	7.5						30			
GrB	Grenada silt loam, 1 to 3 percent slopes	21.14	8.7%		Ile		85	700	4	9.5		38	8	2550	
Lf	Lafe-Bonn complex	9.40	3.9%		Vls	3.5									
<b>Weighted Average</b>						<b>5.6</b>	<b>7.4</b>	<b>554.9</b>	<b>0.3</b>	<b>0.8</b>	<b>91.2</b>	<b>29.5</b>	<b>6.8</b>	<b>221.2</b>	<b>30.4</b>

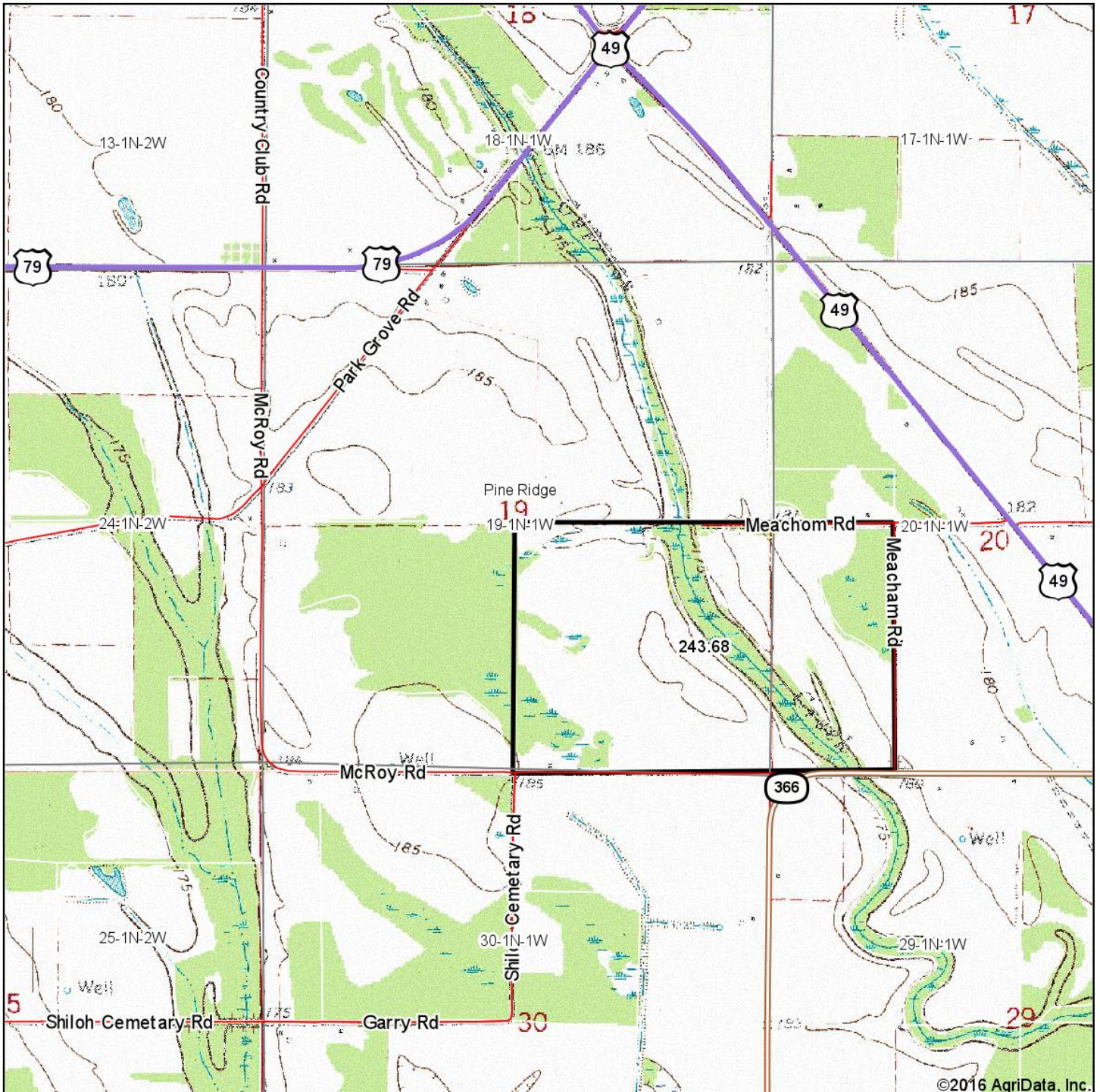
Area Symbol: AR095, Soil Area Version: 14

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# TOPOGRAPHY MAP



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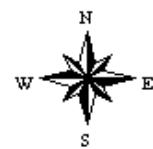


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map center: 34° 40' 58.93, 91° 8' 54.13

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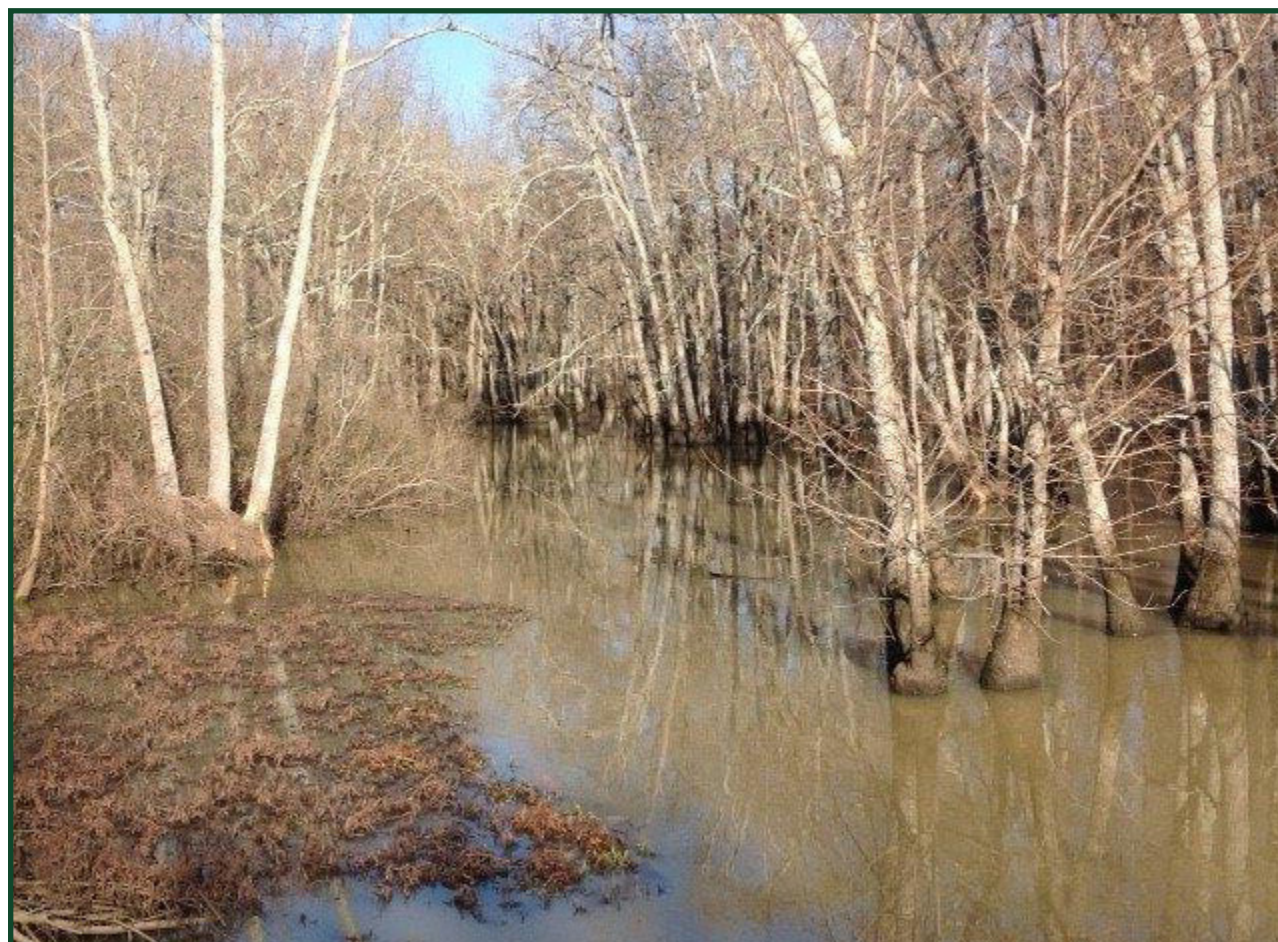
**19-1N-1W**  
**Monroe County**  
**Arkansas**



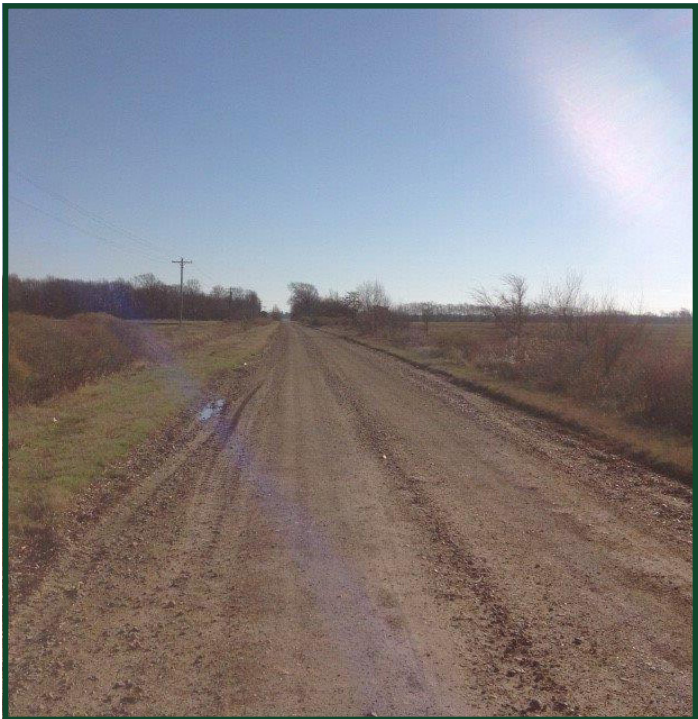
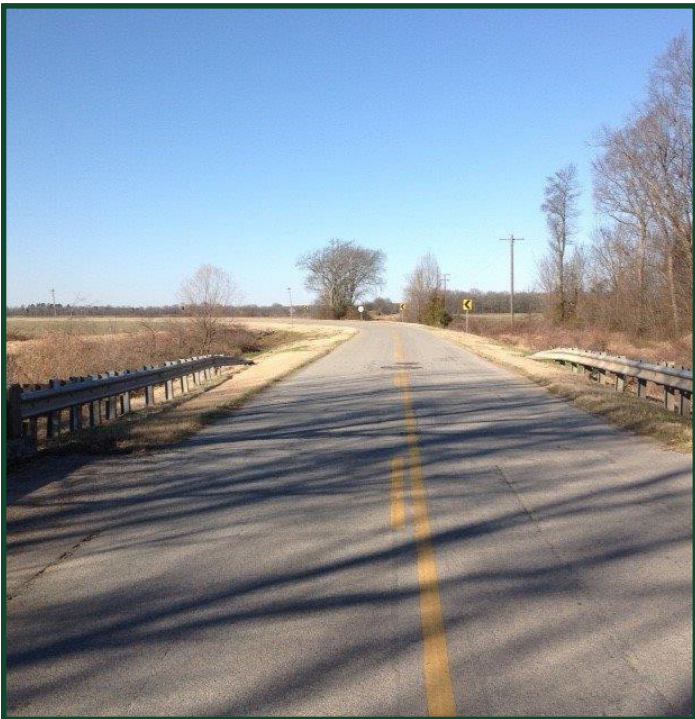
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Field borders provided by Farm Service Agency as of 5/21/2008.









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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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