



OFFERED FOR SALE

## **WEBB FARM**

*An Agricultural and Recreational Investment Opportunity*

1,294.69 (+/-) 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 Webb Farm consists of approximately 1,294.69 surveyed acres located in Jefferson County, Arkansas, northeast of the community of Wright. The farm consists of three parcels with the northern parcel having access from Carlee Road and the two (2) southern parcels having access and frontage along Arkansas State Highway 256. The Farm Service Agency (FSA) office reports a total of 1,186.64 cropland acres that are all irrigated, with the exception of 176.23 acres. A large percentage of the irrigated cropland has had dirt work completed with 313.23 +/- acres being precision leveled, 229.04 +/- acres that is improved row water lands, and 105.03 acres being formed to zero grade. The Webb Farm has a total of seven (7) wells in addition to the superb surface water irrigation capabilities that are provided by Plum Bayou. The cropland is primarily suited for a rice and soybean rotation, but portions of the farm have great soils for growing corn or cotton. The farm is also located in a proven duck hunting area, and fields could be leased out for additional income. This farm provides a rare opportunity to acquire an investment grade farm of this size with all of the parcels having such close proximity.

### **Location:**

Wright, Arkansas; Jefferson County; Southeastern Region of Arkansas

### **Acreage Breakdown:**

1,294.69 Surveyed Acres (FSA Farm #: 3196, Tract #: 8388, 8392, & 8393)

- 1,186.64 +/- acres total cropland
  - 363.11 +/- acres furrow irrigated
  - 313.23 +/- acres precision leveled
  - 229.04 +/- acres improved row water lands
  - 176.23 +/- acres non-irrigated
  - 105.03 +/- acres formed to zero grade
- 108.05 acres in bayou, roads, ditches, etc.

### **Irrigation:**

Well/Re-lift Number	Re-lift Type	Discharge Size
PRL1	Deutz Diesel Unit	6"
RL2	Diesel Turbine	12"
PRL3	Deutz Diesel Unit	6"
PRL4	Deutz Diesel Unit	6"
W1	Diesel Turbine	8"
W2	Diesel Turbine	6"
W3	Diesel Turbine	6"
W4	Diesel Turbine	6"
W5	Electric Submersible	4"
W6	Electric Submersible	4"
W7	Diesel Turbine	8"

## **PROPERTY SUMMARY**

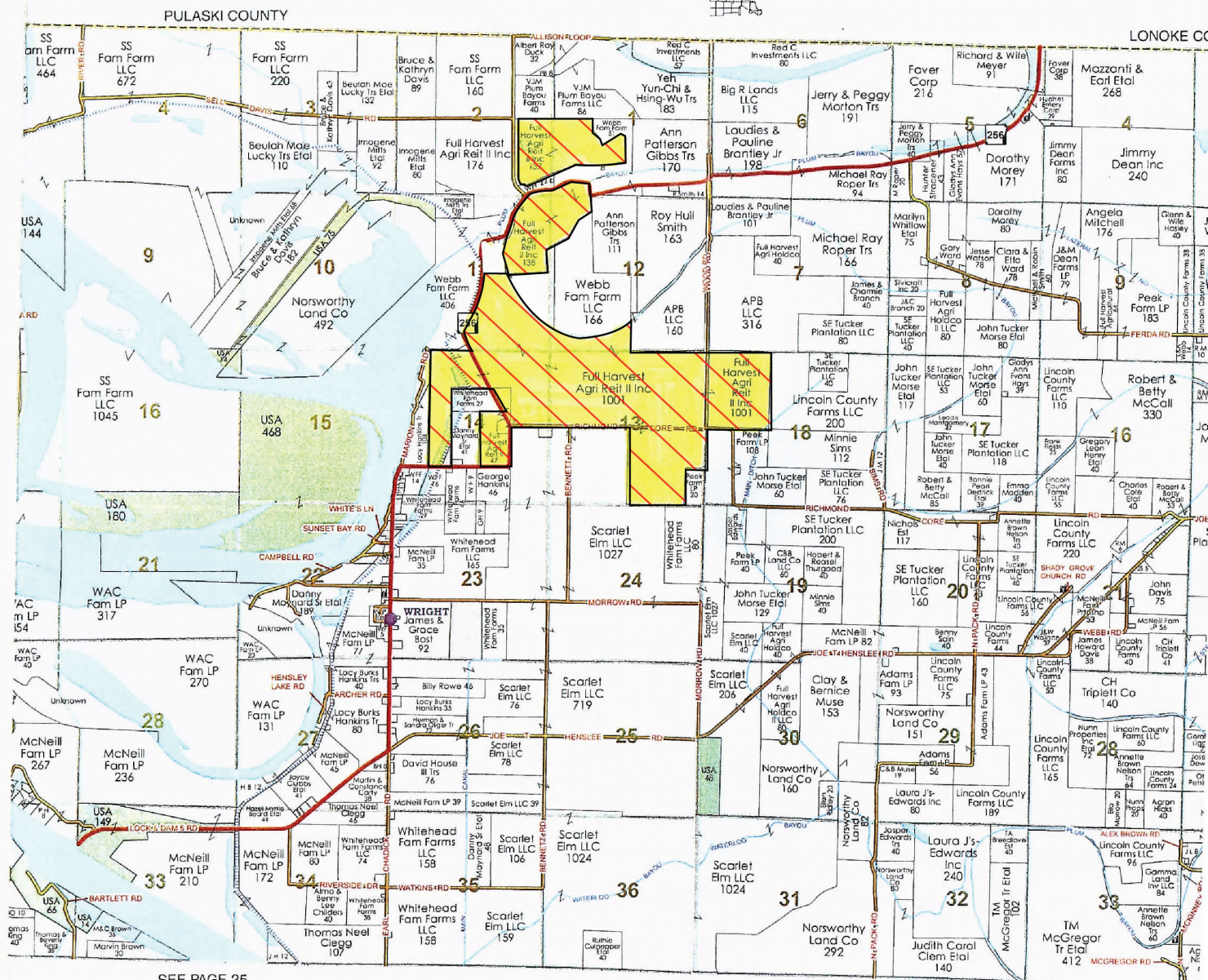
<b>Soils:</b>	Class I: 12% Class II: 15% Class III: 73%				
<b>Farm Bases:</b>	Please see attached Farm Service Agency (FSA) 156EZ within this brochure.				
<b>Recreation:</b>	Field hunting opportunities for ducks exist.				
<b>Real Estate Taxes:</b>	Tract Number	Parcel Number	S-T-R	Acreage	Est. Taxes
	1	001-01157-001	1-3S-10W	136.7	\$861.00
	1	001-01238-001	12-3S-10W	137.6	\$824.00
	1	001-01255-001	14-3S-10W	1000.7	\$6,263.00
	1	572-00015-001	15-3S-10W	8.7	\$57.00
	1	572-00016-000	15-3S-10W	38.3	\$250.00
	Total			1322.0	\$8,255.00
<b>Mineral Rights:</b>	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.				
<b>Farming Contract:</b>	Farm is leased on annual cash rent basis.				
<b>Offering Price:</b>	\$6,085,043.00 (\$4,700.00 per surveyed acre)				
<b>Contact:</b>	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).				



# OWNERSHIP MAP

## TOWNSHIP 3S - RANGE 10W

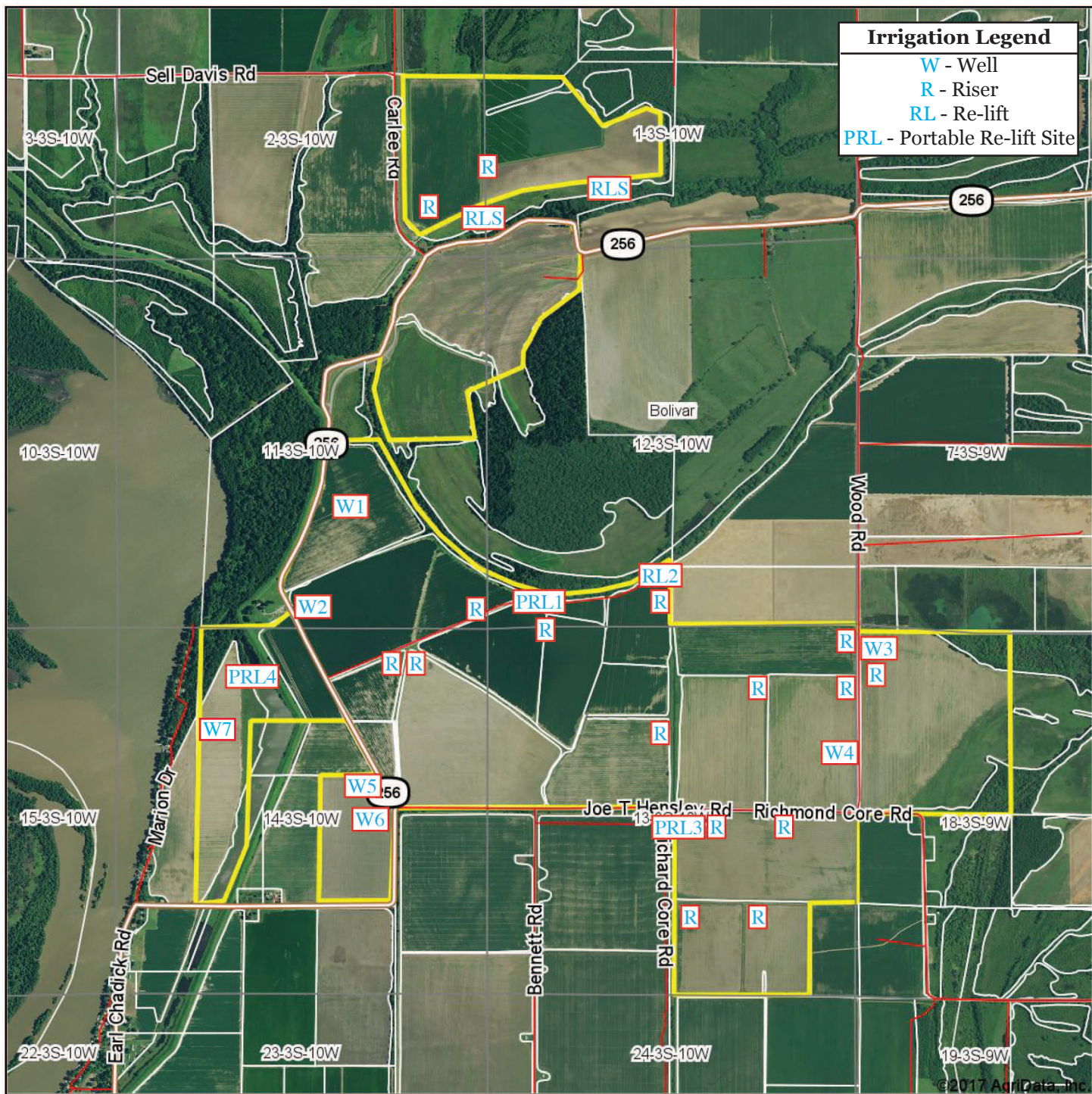
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SEE PAGE 27



# AERIAL MAP



Maps Provided By:



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map center: 34° 27' 47.88, -92° 2' 42.75

0ft 2221ft 4442ft

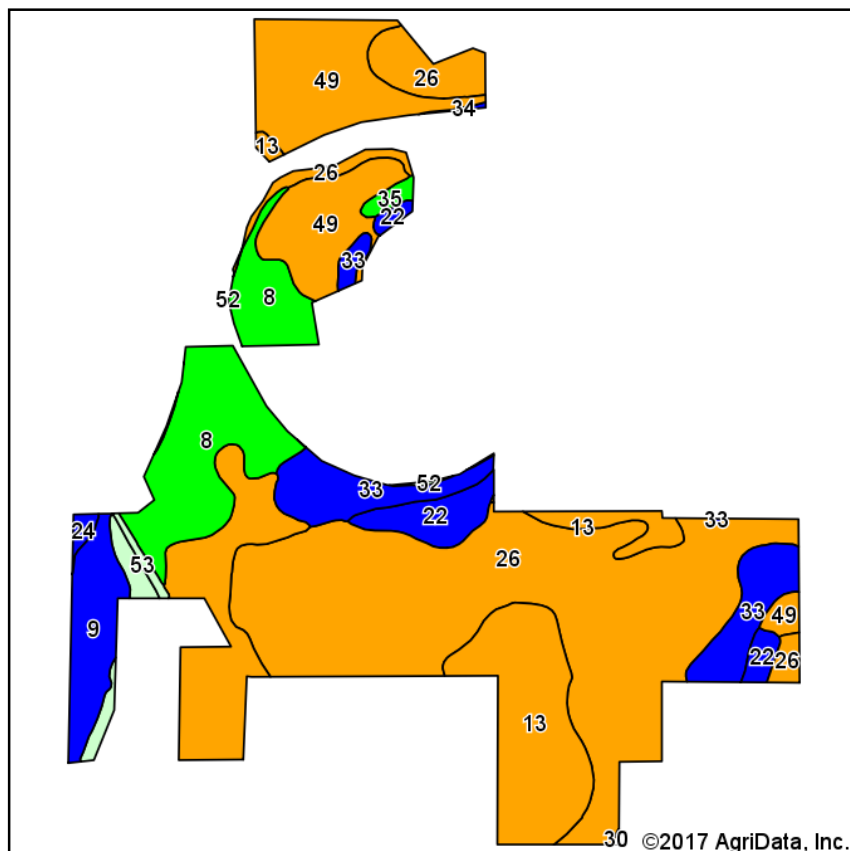
**12-3S-10W**  
**Jefferson County**  
**Arkansas**



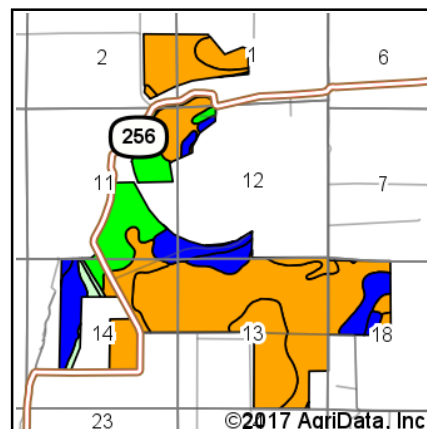
3/10/2017

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

# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**  
 County: **Jefferson**  
 Location: **12-3S-10W**  
 Township: **Bolivar**

Date: **3/10/2017**



Maps Provided By:



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Area Symbol: AR660, Soil Area Version: 14

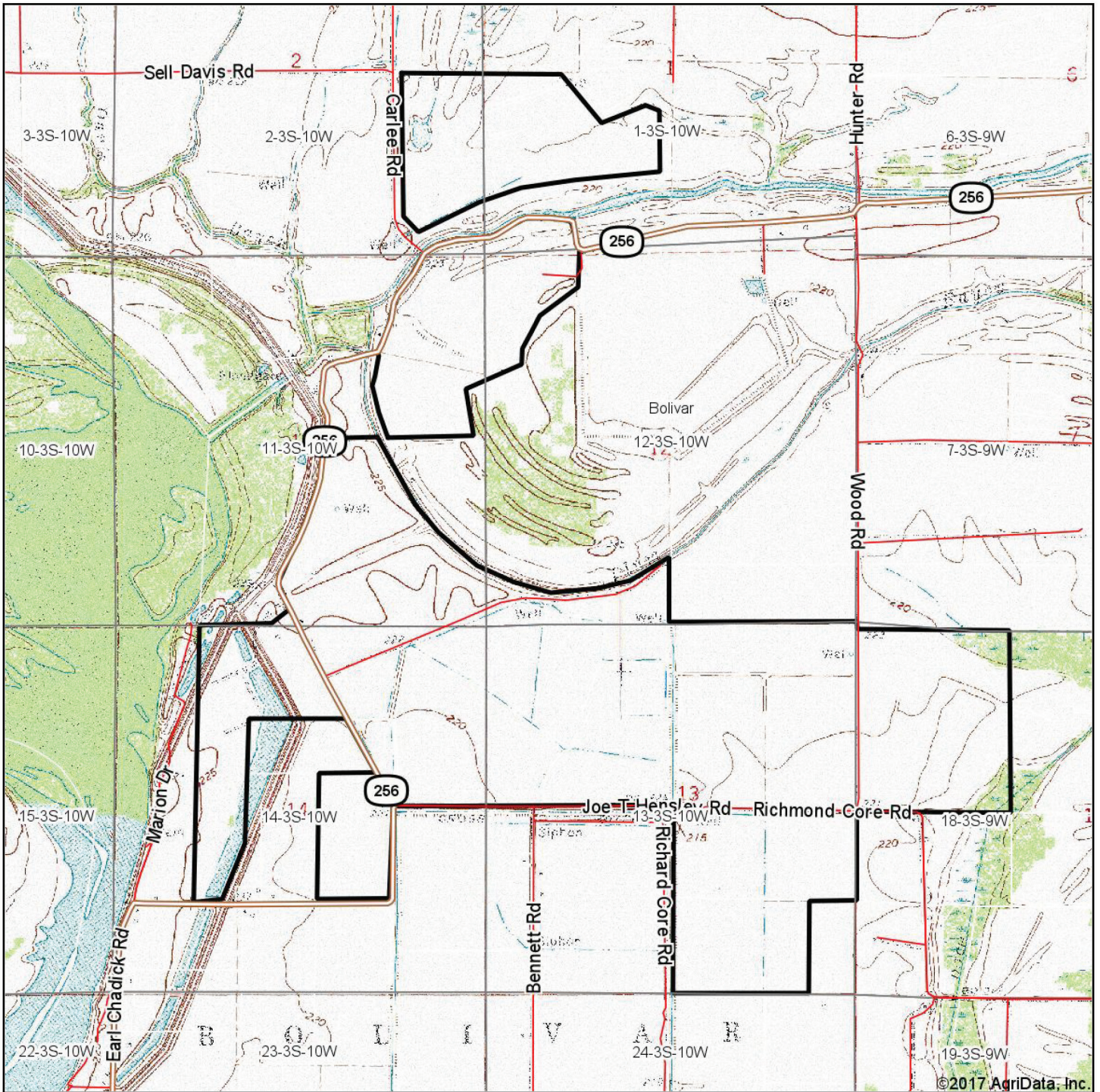
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Cotton lint	Grain sorghum	Improved bermudagrass	Soybeans	Tall fescue	Wheat
26	Perry clay, 0 to 1 percent slopes	496.49	39.3%		Illw								
13	Desha clay, 0 to 1 percent slopes	242.07	19.1%		Illw								
49	Wabbaseka-Latanier complex, undulating	164.47	13.0%		Illw	6.5		700		11	35	9	
8	Coushatta silt loam	147.95	11.7%		I	8.5	90	875		15	40		
33	Rilla silt loam, 0 to 1 percent slopes	87.89	6.9%		Ile	7.5	95	900	95	13.5	40		60
9	Coushatta soils, occasionally flooded	52.23	4.1%		Ilw	8.5	85	825		15	40		
22	McGehee silt loam, 0 to 1 percent slopes	41.22	3.3%		Ilw								
52	Water	16.26	1.3%										
35	Roxana silt loam, 0 to 1 percent slopes	6.15	0.5%		I								
53	Levee	4.70	0.4%										
24	Oklared fine sandy loam, 0 to 1 percent slopes, occasionally flooded	4.14	0.3%		Ilw								
34	Rilla silt loam, 1 to 3 percent slopes	0.84	0.1%		Ile	7.5	95	900	95	13.5	40		60
30	Portland clay, 0 to 1 percent slopes	0.36	0.0%		Illw								
Weighted Average						2.7	20.7	290.6	6.7	4.8	13.7	1.2	4.2

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# TOPOGRAPHY MAP



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Maps Provided By:



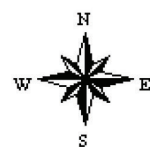
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map center: 34° 27' 47.88, -92° 2' 42.75

0ft 2221ft 4442ft

**12-3S-10W**  
**Jefferson County**  
**Arkansas**



3/10/2017

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



## FARM SERVICE AGENCY

Tract Number: 8388      Description: Part of T7967 & all T8112  
BIA Range Unit Number:  
HEL Status: NHEL: no agricultural commodity planted on undetermined fields  
Wetland Status: Wetland determinations not complete  
WL Violations: None

FAV/WR  
History  
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
1029.13	938.25	938.25	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	938.25	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	261.7		45	0.0
RICE-LONG GRAIN	223.1		5923	0.0
SOYBEANS	445.8		38	0.0
Total Base Acres:	930.6			

Owners: FULL HARVEST AGRICULTURAL REIT II INC

Other Producers: ██████████

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# FARM SERVICE AGENCY

Arkansas  
Jefferson

U.S. Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM: 3196

Prepared: 10/28/15 1:08 PM

Crop Year: 2016

Page: 5 of 5

Report ID: FSA-156EZ

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.

Tract Number: 8392 Description: Div T7967

FAV/WR  
History  
N

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
<del>302.94</del> 132.93	<del>281.8</del> 123.66	<del>281.8</del> 123.66	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	281.8	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	<del>97.9</del> 42.96		45	0.0
RICE-LONG GRAIN	<del>89.3</del> 36.56		5923	0.0
SOYBEANS	<del>100.6</del> 44.14		38	0.0
Total Base Acres:	<del>281.8</del> 123.66			

Owners: FULL HARVEST AGRICULTURAL REIT II INC

Other Producers:

Tract Number: 8393 Description: Div T7967

FAV/WR  
History  
N

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
127.74	124.73	124.73	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	124.73	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	44.2		45	0.0
RICE-LONG GRAIN	37.8		5923	0.0
SOYBEANS	42.7		38	0.0
Total Base Acres:	124.7			

Owners: FULL HARVEST AGRICULTURAL REIT II INC

Other Producers:



## FSA MAP

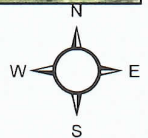


**Farm: 3196**

**Tract: 8388**

**Jefferson County, Arkansas**

0 750 1,500 3,000 4,500 6,000 Feet



**USDA FARM SERVICE AGENCY**

**Date Printed: October 27, 2015**

**Photography Date: 2013**

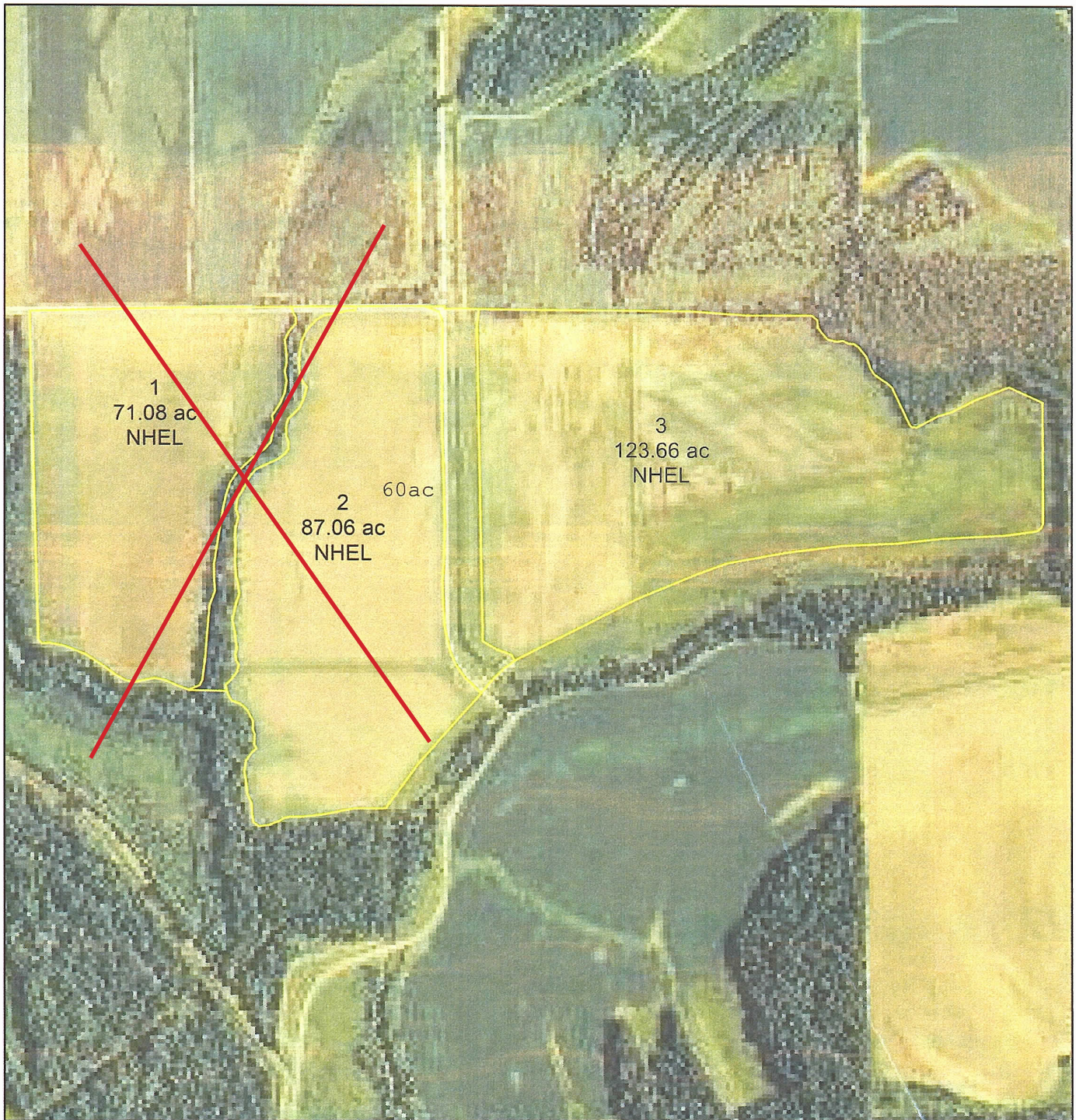
### Wetland Determination Identifiers

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

Disclaimer: USDA FSA maps are for FSA Program administration only. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of FSA Programs. Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.



## FSA MAP

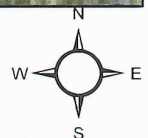


**Farm: 3196**

**Jefferson County, Arkansas**

**Tract: 8392**

0 425 850 1,700 2,550 3,400 Feet



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**Date Printed: October 27, 2015**

**Photography Date: 2013**

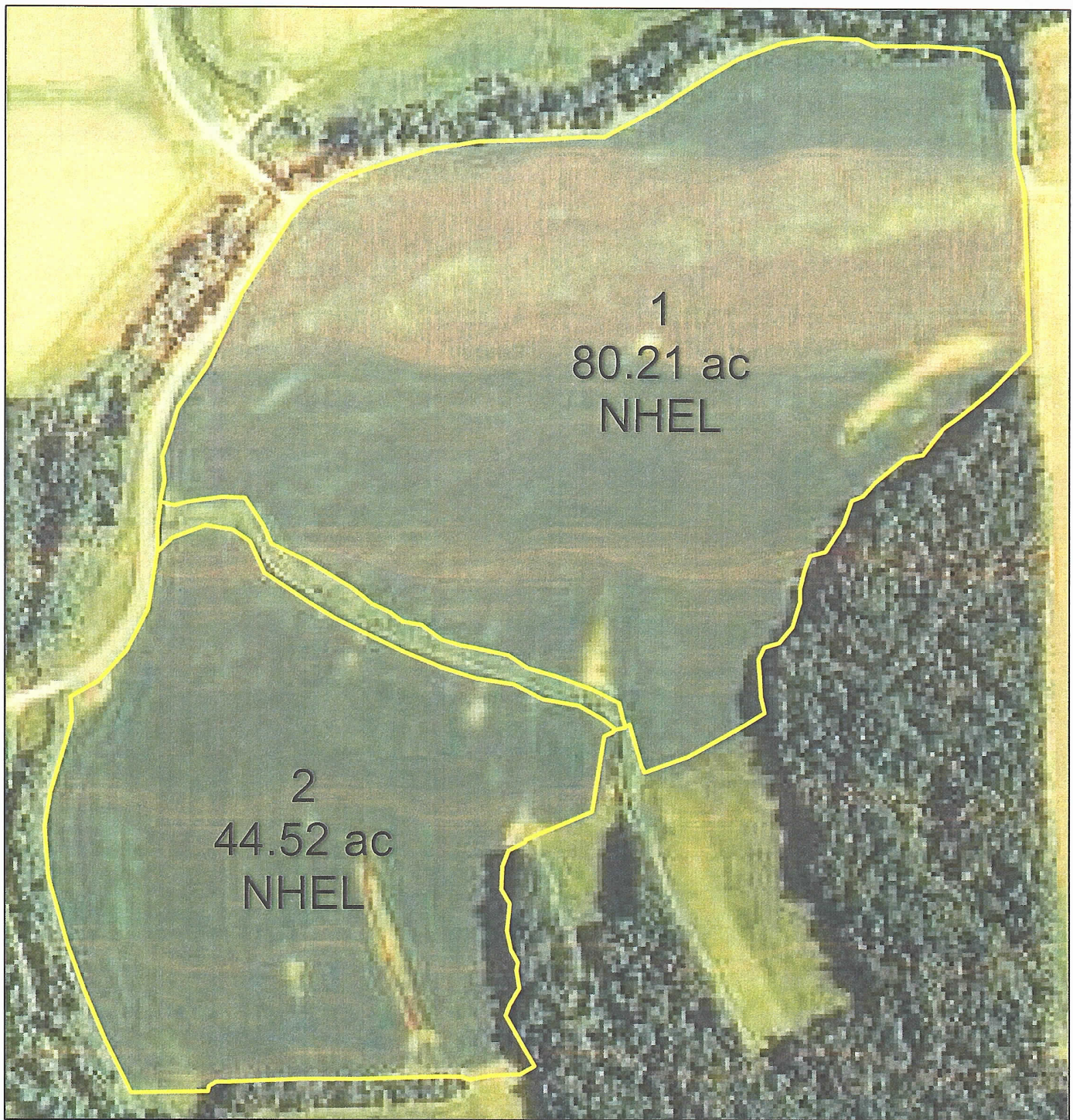
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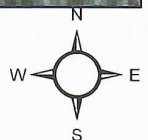


**Farm: 3196**

**Tract: 8393**

**Jefferson County, Arkansas**

0 200 400 800 1,200 1,600 Feet



**USDA FARM SERVICE AGENCY**

**Date Printed: October 27, 2015**

**Photography Date: 2013**

**Wetland Determination Identifiers**

- Restricted use
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## NOTES





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**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**  
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