



OFFERED FOR SALE

## **THE OLDHAM FARM**

*An agricultural and recreational investment opportunity*

665.0 (+/-) total acres (Two Tracts) • Lonoke County, Arkansas

OFFERED BY



AGRICULTURE   RECREATION   TIMBERLAND  
TRADITIONAL BROKERAGE + SEALED BIDS + CONSULTING

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TENNESSEE AND TEXAS



**DISCLOSURE STATEMENT**

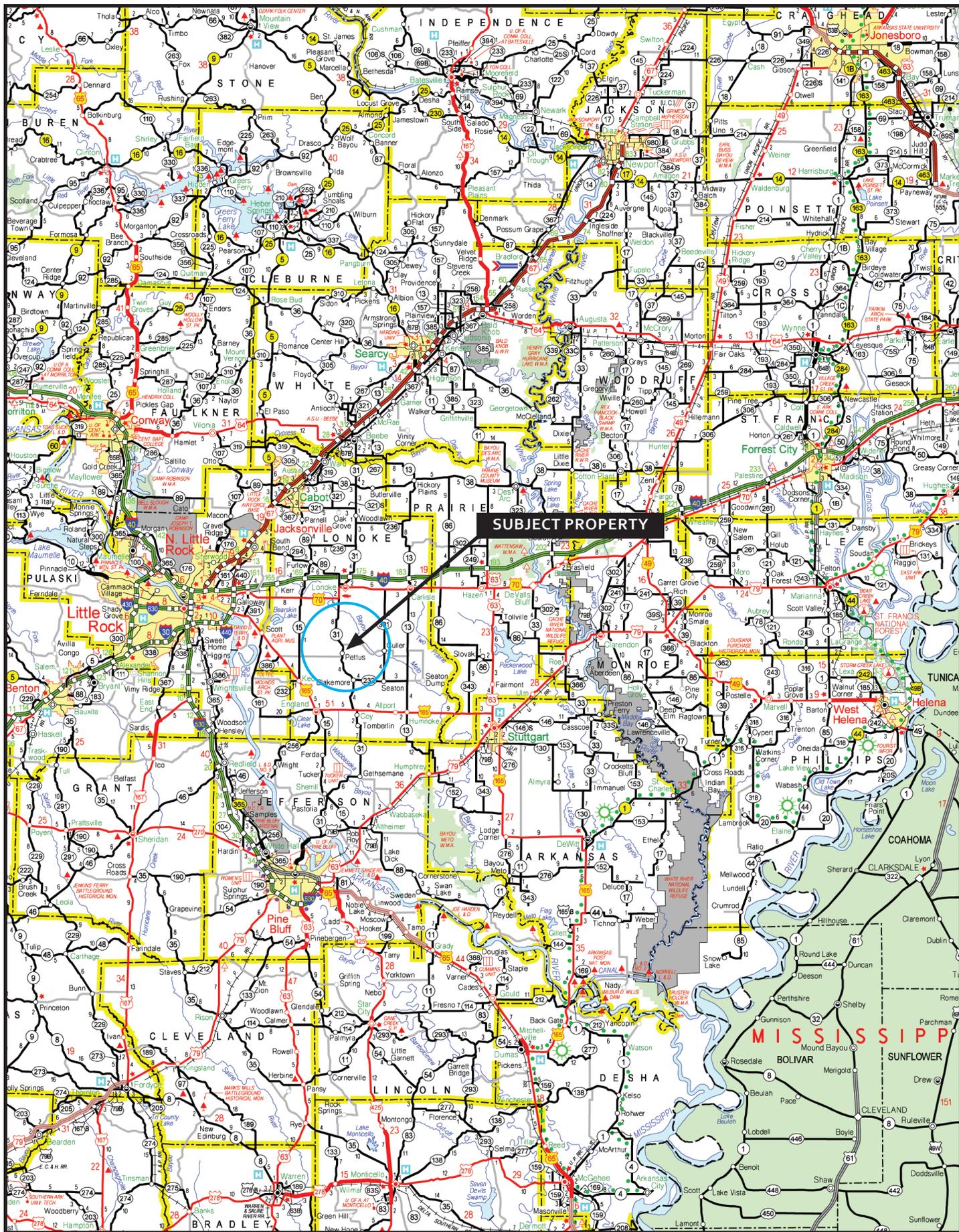
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 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.

# VICINITY MAP



## PROPERTY SUMMARY

**Description:** The Oldham Farm is an agricultural commodity production property configured in two (2) non-contiguous tracts (Tract 1674 and Tract 1911), and offers an excellent agricultural and recreational investment opportunity. The land consists of 665.0 (+/-) total acres of which 485.67 (+/-) acres are in cultivation. The property is located in Lonoke County, Arkansas just north and east of the community of Pettus. Deer and duck hunting are available, and the opportunity exists for the development of a green-tree reservoir for duck hunting. The property is offered for sale as a whole, or as separate tracts. Contact Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate to schedule a tour, or for additional information.

**Location:** Pettus, Arkansas; Lonoke County; Central Region of Arkansas

**Acreage:** 665.0 (+/-) Total Acres

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Tract 1674 & 1911

- 485.67 (+/-) acres in cultivation (73%)
- 141.00 (+/-) acres in timber (21%)
- 20.50 (+/-) acres in wood lot and bayou (3%)
- 17.83 (+/-) acres in roads, ditches, and other (3%)

Tract 1674

- 315.00 (+/-) total acres
- 283.55 (+/-) acres in cultivation (90%)
- 20.50 (+/-) acres in wood lot and bayou (6%)
- 10.95 (+/-) acres in roads, ditches, and other (4%)

Tract 1911

- 350.00 (+/-) total acres
- 202.12 (+/-) acres in cultivation (58%)
- 141.00 (+/-) acres in timber (40%)
- 6.88 (+/-) acres in roads, ditches, and other (2%)

**Irrigation:** All tillable farmland is believed to be irrigated.

Tract 1674

- One (1) six (6) inch, electric, submersible well
- One (1) six (6) inch, electric, turbine well
- One (1) eight (8) inch, diesel, turbine well

Tract 1911

- One (1) re-lift
- One (1) six (6) inch, electric, submersible well
- One (1) eight (8) inch, diesel, turbine well (three way split to underground pipe)

**Soils:**

Tract 1674

- Class I - 28%
- Class II - 56%
- Class III - 11%
- Class IV - 5%

Tract 1911

- Class II - 15%
- Class III - 85%

**Utilities:** Grand Prairie Water, natural gas, electric, and telephone service. Sewer treatment is by on-site, private septic.

**Recreation:** Tract 1674 has some potential for duck hunting in the southwestern areas of the tract, with deer hunting potential along the wood lot edges. Tract 1911 would appear to have excellent opportunities for field duck hunting and there is potential to impound approximately 120 (+/-) acres of green-timber for flooded timber conditions, or leave as-is for deer hunting.

**Farm Bases:** Please see attached Farm Service Agency (FSA) 156EZ within this brochure.

| <b>Real Estate Taxes:</b> | <i>Parcel Number</i> | <i>Tract</i> | <i>S-T-R</i> | <i>Est. Acreage</i> | <i>Est. Taxes</i> |
|---------------------------|----------------------|--------------|--------------|---------------------|-------------------|
|                           | 001-05240-000        | 1674         | 31-01N-08W   | 321.63              | \$1,778.00        |
|                           | 001-05285-000        | 1911         | 33-01N-08W   | 110.62              | \$541.00          |
|                           | 001-05287-000        | 1911         | 33-01N-08W   | 40.00               | \$210.00          |
|                           | 001-01253-000        | 1911         | 05-01S-08W   | 54.23               | \$149.00          |
|                           | 001-01254-000        | 1911         | 05-01S-08W   | 40.00               | \$83.00           |
|                           | 001-01259-000        | 1911         | 05-01S-08W   | 80.00               | \$79.00           |
|                           | TOTALS               |              |              | 646.48              | \$2,840.00        |

**Mineral Rights:** All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

**Farming Contract:** A verbal 80/20 crop share is in place with Jason Cook on both tracts for the 2015 growing season.

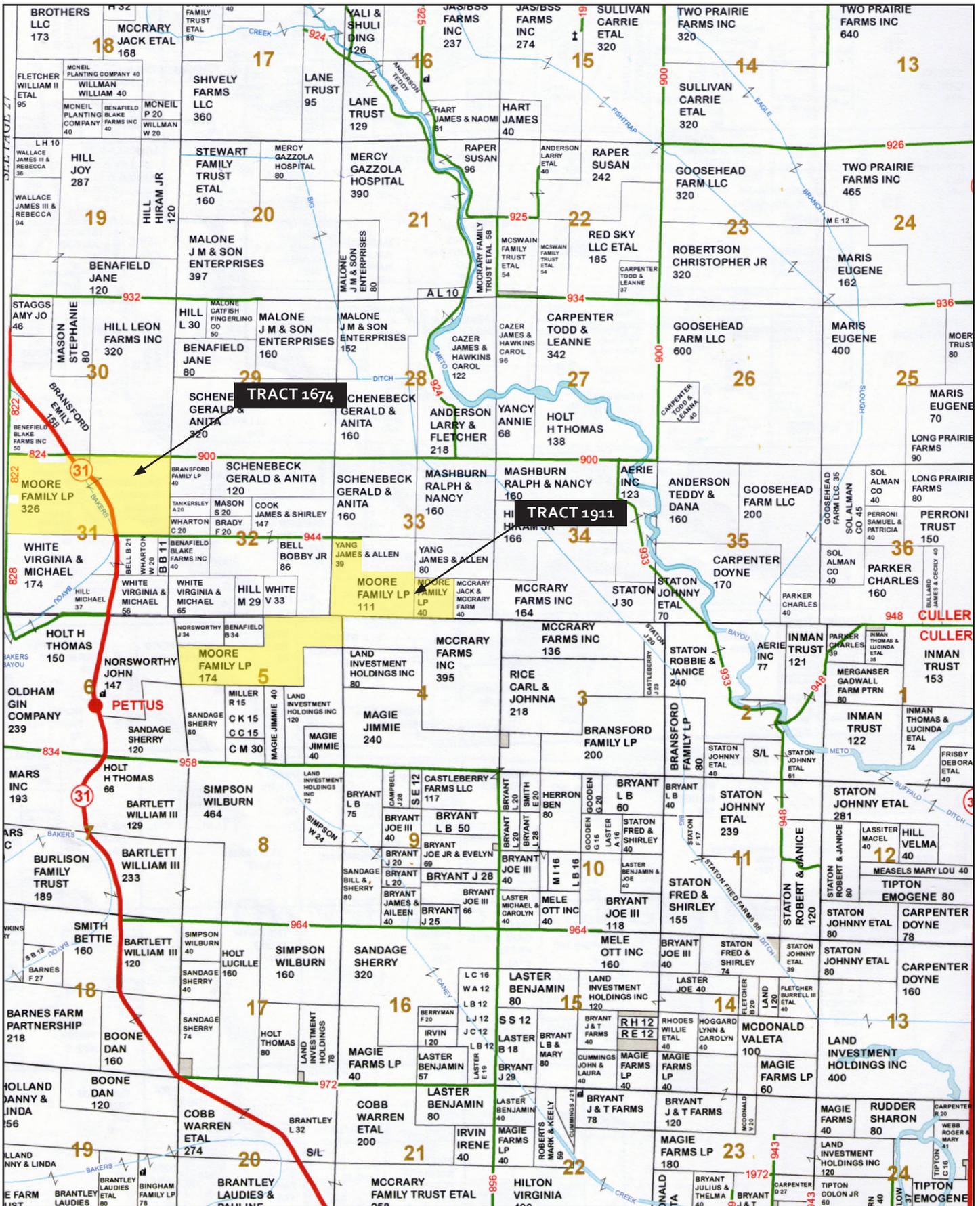
**Offering Price:** Tract 1674 & 1911  
\$2,387,000.00 (\$3,590 per acre)

Tract 1674  
\$1,197,000.00 (\$3,800 per acre)

Tract 1911  
\$1,190,000.00 (\$3,400 per acre)

**Contact:** Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate to schedule a tour or for additional information.

# PLAT MAP



# TRACT 1674

## Aerial Map



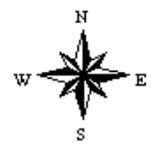
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CUSTOMIZED ONLINE MAPPING  
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**31-1N-8W**  
**Lonoke County**  
**Arkansas**

map center: 34° 40' 18.56, 91° 54' 32.51  
scale: 10972

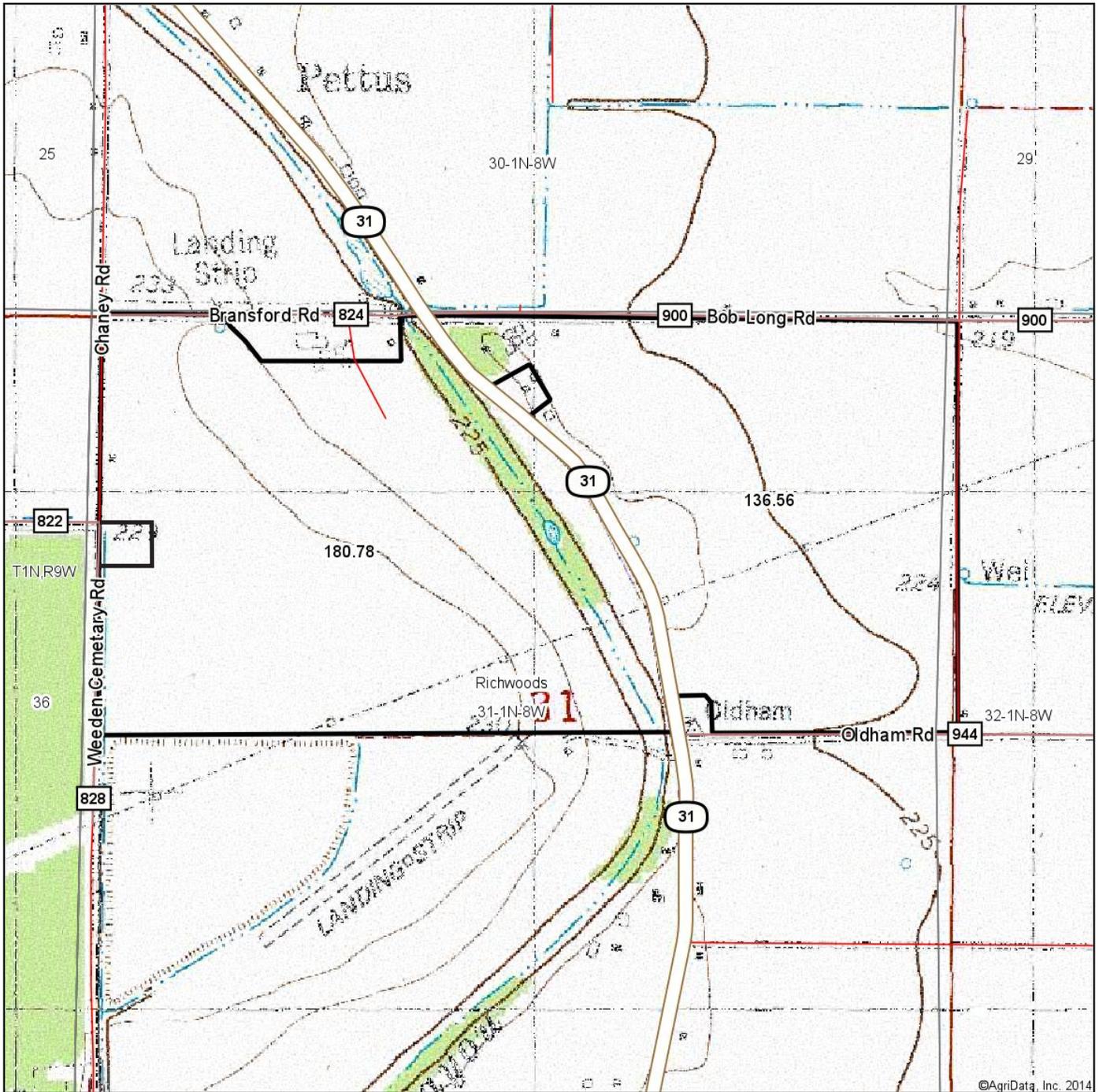


12/23/2014

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

# TRACT 1674

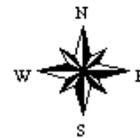
## Topography Map



Maps Provided By:  
  
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**31-1N-8W**  
**Lonoke County**  
**Arkansas**

map center: 34° 40' 15.4, 91° 54' 30.12  
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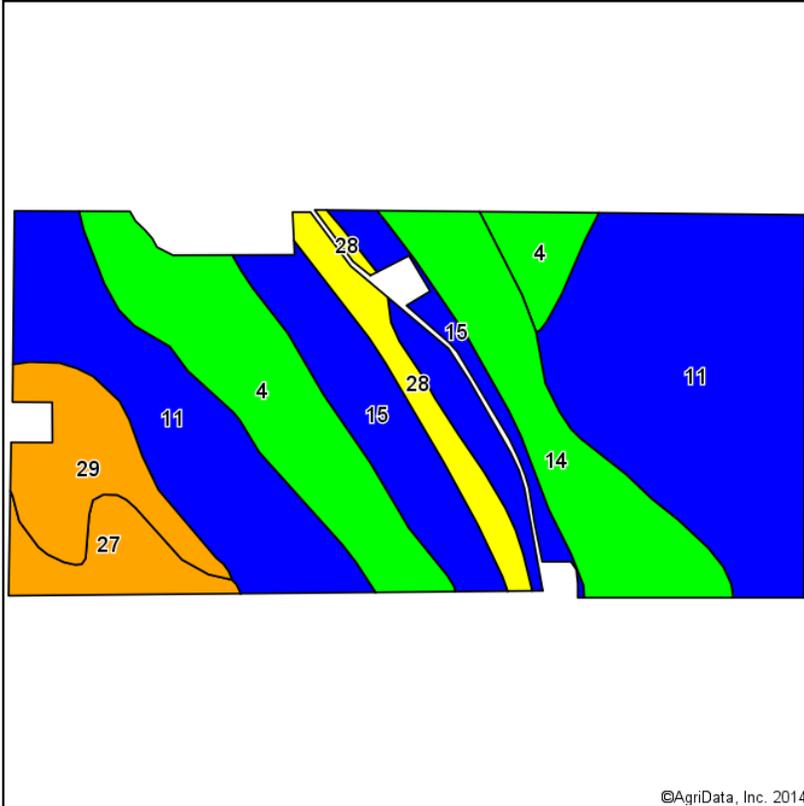


12/19/2014

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

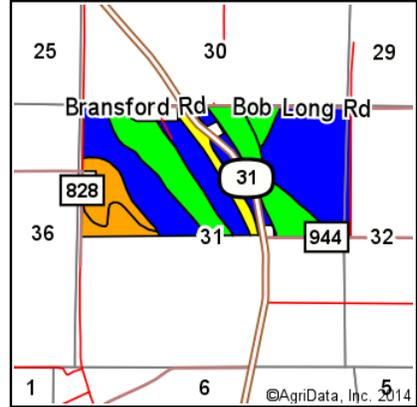
# TRACT 1674

## Soil Map

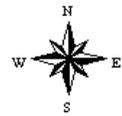


Soils data provided by USDA and NRCS.

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State: **Arkansas**  
 County: **Lonoke**  
 Location: **31-1N-8W**  
 Township: **Richwoods**  
 Acres: **315**  
 Date: **12/23/2014**



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Area Symbol: AR680, Soil Area Version: 12

| Code                    | Soil Description  | Acres  | Percent of field | Non-Irr Class Legend | Non-Irr Class | Common bermudagrass | Corn        | Cotton lint  | Improved bermudagrass | Soybeans    | Wheat       |
|-------------------------|---|--------|------------------|----------------------|---------------|---------------------|-------------|--------------|-----------------------|-------------|-------------|
| 11                      | Hebert silt loam, 0 to 1 percent slopes                     | 130.05 | 41.3%            |                      | IIw           | 7                   | 85          | 775          | 13.5                  | 35          |             |
| 4                       | Caspiana silt loam, 0 to 1 percent slopes                   | 51.10  | 16.2%            |                      | I             | 8                   | 90          | 875          | 15                    | 40          |             |
| 15                      | Keo silt loam, 1 to 3 percent slopes                        | 45.31  | 14.4%            |                      | IIe           |                     | 90          | 800          |                       | 40          | 40          |
| 14                      | Keo silt loam, 0 to 1 percent slopes                        | 38.05  | 12.1%            |                      | I             |                     | 90          | 800          |                       | 40          | 40          |
| 29                      | Portland silty clay, 0 to 1 percent slopes                  | 22.44  | 7.1%             |                      | IIIw          |                     |             |              |                       |             |             |
| 28                      | Perry silty clay, 0 to 1 percent slopes, frequently flooded | 14.55  | 4.6%             |                      | IVw           |                     |             |              |                       |             |             |
| 27                      | Perry silty clay, 0 to 1 percent slopes                     | 13.50  | 4.3%             |                      | IIIw          |                     |             |              |                       |             |             |
| <b>Weighted Average</b> |   |        |                  |                      |               | <b>4.2</b>          | <b>73.5</b> | <b>673.6</b> | <b>8</b>              | <b>31.5</b> | <b>10.6</b> |

Area Symbol: AR680, Soil Area Version: 12

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

# FSA INFORMATION - TRACT 1674

Oct 02 2014 10:48:02 18556440177 → 5013740609 U.S. Department of A Page 002  
 Form : FSA-156EZ  United States Department of Agriculture  
 Farm Service Agency Program Year : 2014  
 Date : Sep 22, 2014

See Page 3 for non-discriminatory Statements. Abbreviated 156 Farm Record

State : ARKANSAS Farm Number : 1596  
 County : LONOKE  
 Operator Name : J & J COOK FARMS  
 Farms Associated with Operator : 05-085-1554, 05-085-1563, 05-085-1571, 05-085-1576, 05-085-1596, 05-085-2935, 05-085-3427,  
 05-085-4010, 05-085-4436, 05-085-4894, 05-085-4895  
 CRP contract numbers :

| Farm Land Data     |                    |                        |                |      |      |                |               |                  |                          |
|--------------------|--------------------|------------------------|----------------|------|------|----------------|---------------|------------------|--------------------------|
| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP            | Farm Status   | Number Of Tracts |                          |
| 645.49             | 485.67             | 485.67                 | 0.00           | 0.00 | 0.00 | 0.00           | Active        | 2                |                          |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL  | FWP  | FAV/WR History | Acre Election | EWP              | DCP Ag. Related Activity |
| 0.00               | 0.00               | 485.67                 | 0.00           | 0.00 | 0.00 | No             | No            | 0.00             | 0.00                     |

| DCP Crop Data     |               |                             |                      |              |                        |  |
|-------------------|---------------|-----------------------------|----------------------|--------------|------------------------|--|
| Crop Name         | Base Acres    | CCC-505 CRP Reduction Acres | PTPP Reduction Acres | Direct Yield | Counter Cyclical Yield |  |
| Wheat             | 55.60         | 0.00                        | 0.00                 | 39           | 39                     |  |
| Oats              | 10.40         | 0.00                        | 0.00                 | 54           | 54                     |  |
| Upland Cotton     | 161.40        | 0.00                        | 0.00                 | 704          | 704                    |  |
| Grain Sorghum     | 12.60         | 0.00                        | 0.00                 | 46           | 46                     |  |
| Soybeans          | 46.50         | 0.00                        | 0.00                 | 19           | 19                     |  |
| Rice-Long Grain   | 149.50        | 0.00                        | 0.00                 | 4506         | 4506                   |  |
| Rice-Medium Grain | 7.40          | 0.00                        | 0.00                 | 4506         | 4506                   |  |
| <b>TOTAL</b>      | <b>443.40</b> | <b>0.00</b>                 | <b>0.00</b>          |              |                        |  |

**NOTES**

*Ownership Change Mrs. Betty Moore died she left the farm to a Free Trust for her children. 9-22-14 NS*

State : ARKANSAS Farm Number : 1596  
 County : LONOKE Tract Number : 1674

**Description** : H15/G15 **FAV/WR History** : No  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Wetland determinations not complete  
 WL Violations :  
 Owners : BETTY MOORE REVOCABLE TRUST  
 Other Producers :

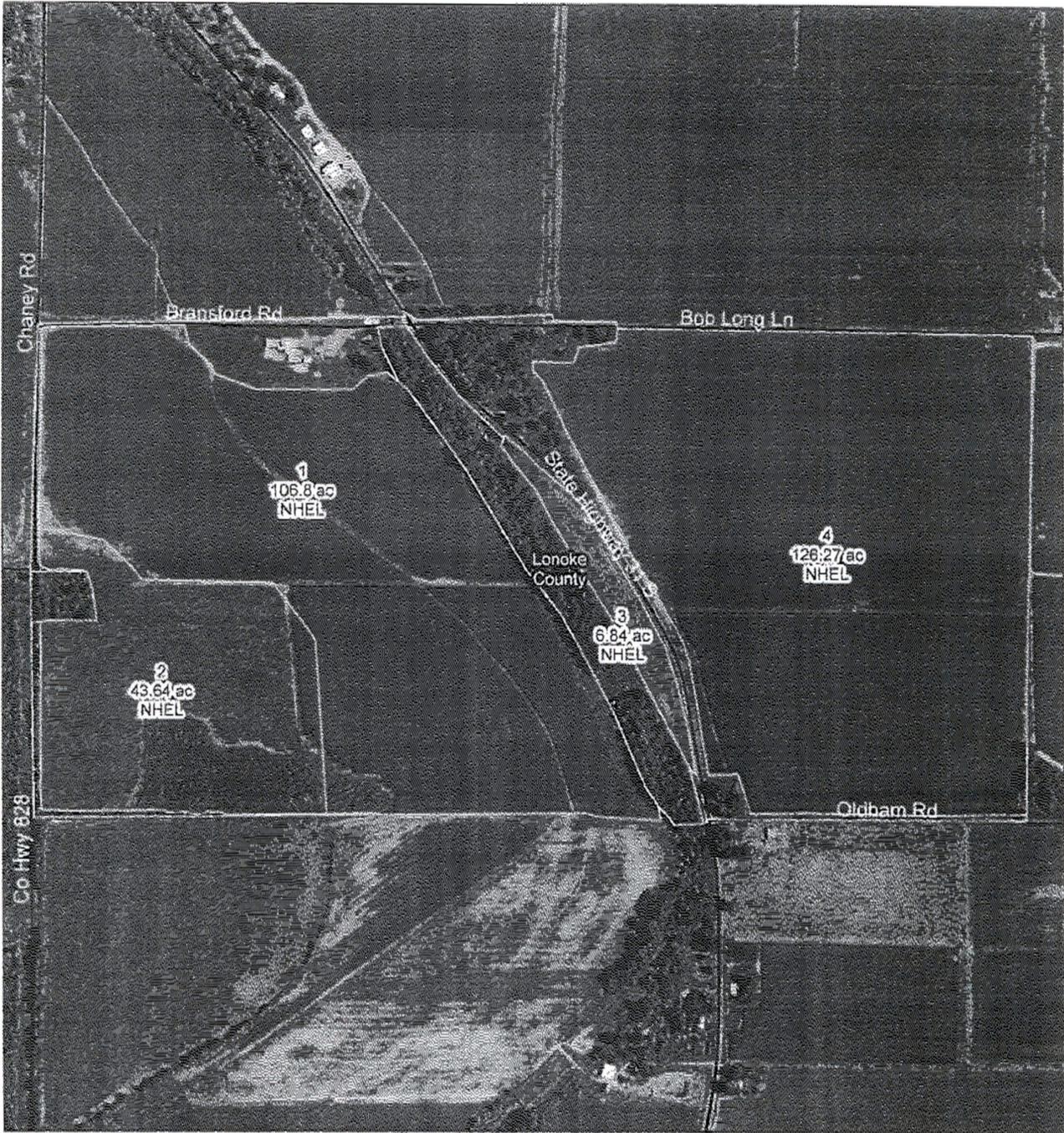
| Tract Land Data    |                    |                        |                |      |      |      |                          |
|--------------------|--------------------|------------------------|----------------|------|------|------|--------------------------|
| Farm Land          | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP  |                          |
| 331.68             | 283.55             | 283.55                 | 0.00           | 0.00 | 0.00 | 0.00 |                          |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL  | FWP  | EWP  | DCP Ag. Related Activity |
| 0.00               | 0.00               | 283.55                 | 0.00           | 0.00 | 0.00 | 0.00 | 0.00                     |

# FSA INFORMATION - TRACT 1674

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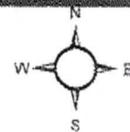
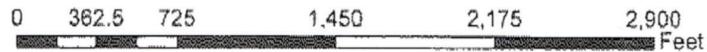
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5013740609 U.S. Department of A Page 004



**Farm: 1596**  
**Tract: 1674**

**Lonoke County, Arkansas**



**USDA FARM SERVICE AGENCY**

Date Printed: February 25, 2014

Photography Date: 2013

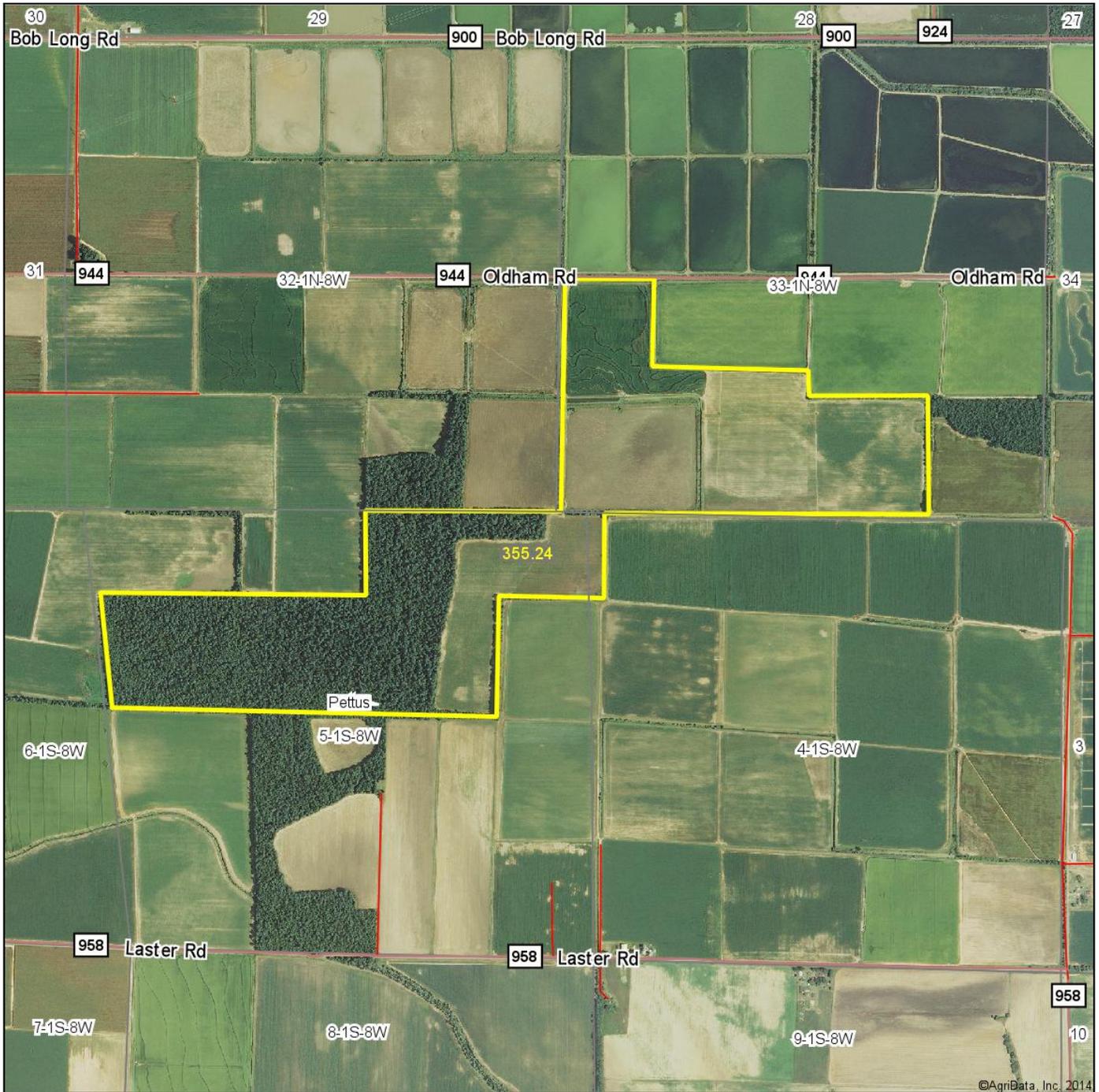
**Wetland Determination Identifiers**

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

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# TRACT 1911

## Aerial Map



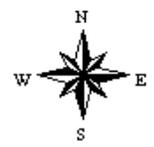
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CUSTOMIZED ONLINE MAPPING  
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**5-1S-8W**  
**Lonoke County**  
**Arkansas**

map center: 34° 39' 32.52, 91° 52' 56.67  
scale: 19987

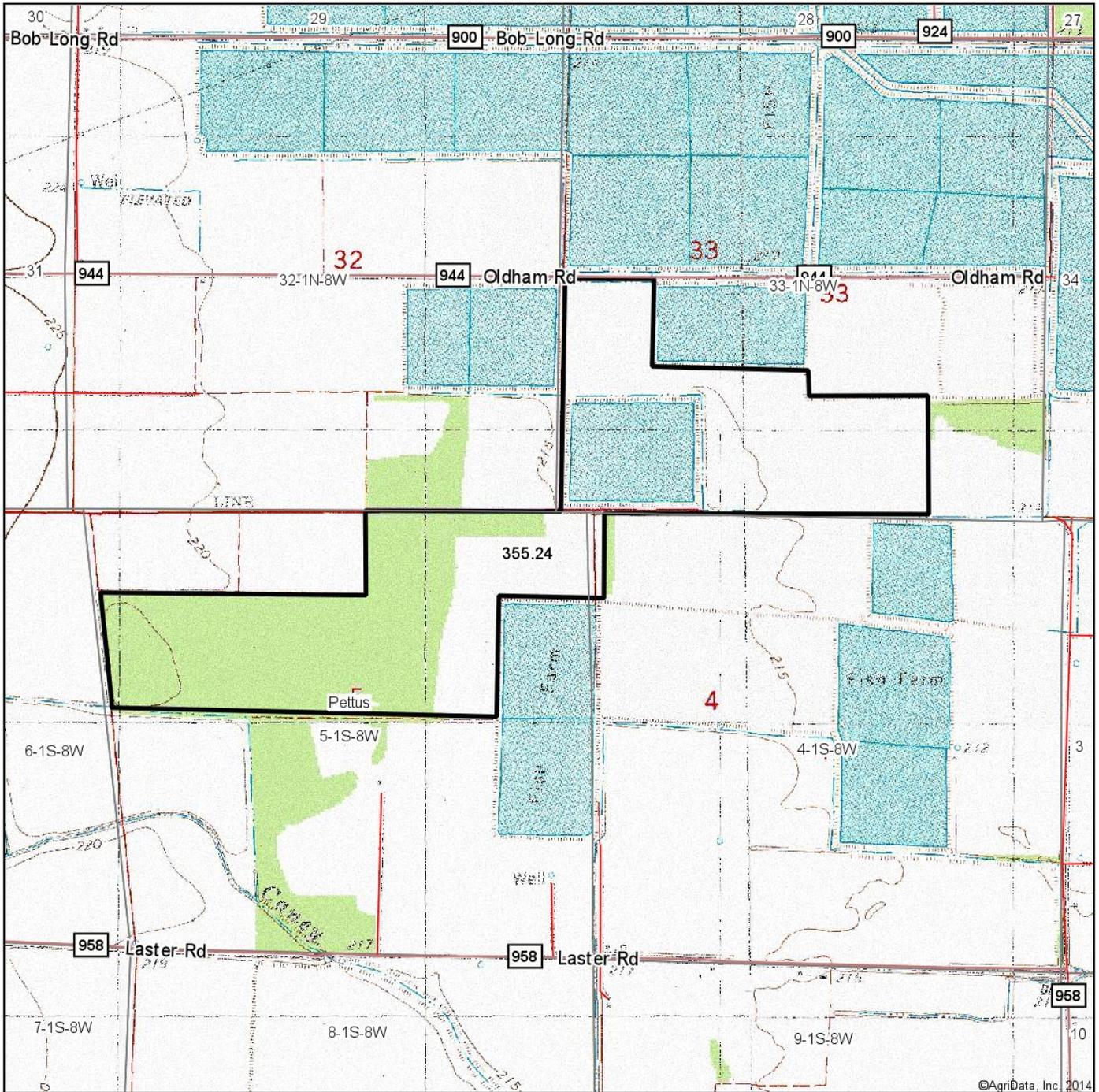


12/19/2014

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

# TRACT 1911

## Topography Map



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**5-1S-8W**  
**Lonoke County**  
**Arkansas**

map center: 34° 39' 32.52, 91° 52' 56.67  
 scale: 19987

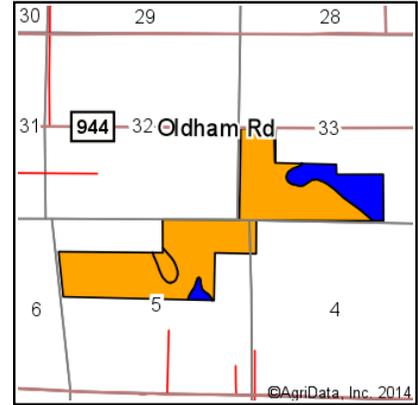
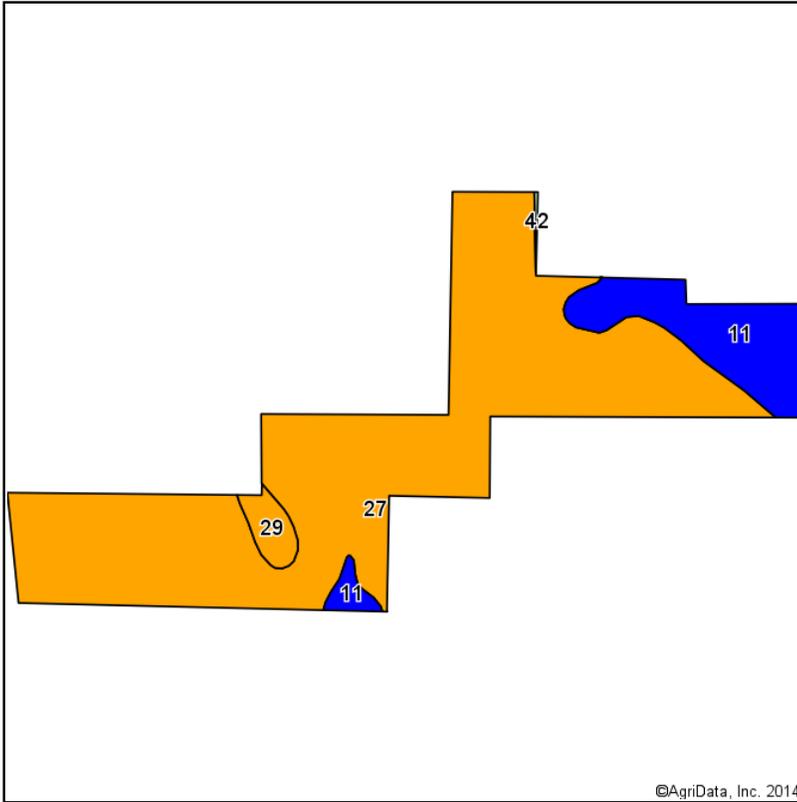


12/19/2014

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

# TRACT 1911

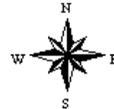
## Soil Map



State: **Arkansas**  
 County: **Lonoke**  
 Location: **5-1S-8W**  
 Township: **Pettus**  
 Acres: **355.24**  
 Date: **12/19/2014**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: AR680, Soil Area Version: 12

| Code                    | Soil Description                           | Acres  | Percent of field | Non-Irr Class Legend | Non-Irr Class | Common bermudagrass | Corn     | Cotton lint | Improved bermudagrass | Soybeans |            |
|-------------------------|--|--------|------------------|----------------------|---------------|---------------------|----------|-------------|-----------------------|----------|------------|
| 27                      | Perry silty clay, 0 to 1 percent slopes    | 294.05 | 82.8%            |                      | IIIw          |                     |          |             |                       |          |            |
| 11                      | Hebert silt loam, 0 to 1 percent slopes    | 51.86  | 14.6%            |                      | IIw           |                     | 7        | 85          | 775                   | 13.5     |            |
| 29                      | Portland silty clay, 0 to 1 percent slopes | 8.84   | 2.5%             |                      | IIIw          |                     |          |             |                       |          |            |
| 42                      | Water                                      | 0.49   | 0.1%             |                      |               |                     |          |             |                       |          |            |
| <b>Weighted Average</b> |  |        |                  |                      |               |                     | <b>1</b> | <b>12.4</b> | <b>113.1</b>          | <b>2</b> | <b>5.1</b> |

Area Symbol: AR680, Soil Area Version: 12

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

# FSA INFORMATION - TRACT 1911

Oct 02 2014 18:49:05 18556440177 → 5813748609 U.S. Department of A Page 003

Form : FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Program Year : 2014

Date : Sep 22, 2014

## Abbreviated 156 Farm Record

### DCP Crop Data

| Crop Name         | Base Acres    | CCC-505 CRP Reduction Acres | PTPP Reduction Acres | Direct Yield | Counter Cyclical Yield |
|-------------------|---------------|-----------------------------|----------------------|--------------|------------------------|
| Wheat             | 32.70         | 0.00                        | 0.00                 | 39           | 39                     |
| Oats              | 6.10          | 0.00                        | 0.00                 | 54           | 54                     |
| Upland Cotton     | 95.00         | 0.00                        | 0.00                 | 704          | 704                    |
| Grain Sorghum     | 7.40          | 0.00                        | 0.00                 | 46           | 46                     |
| Soybeans          | 27.40         | 0.00                        | 0.00                 | 19           | 19                     |
| Rice-Long Grain   | 86.40         | 0.00                        | 0.00                 | 4506         | 4506                   |
| Rice-Medium Grain | 6.00          | 0.00                        | 0.00                 | 4506         | 4506                   |
| <b>TOTAL</b>      | <b>261.00</b> | <b>0.00</b>                 | <b>0.00</b>          |              |                        |

### NOTES

State : ARKANSAS  
County : LONOKE

Farm Number : 1596  
Tract Number : 1911

Description : H15

FAVWR History : No

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations :

Owners : BETTY MOORE REVOCABLE TRUST

Other Producers :

### Tract Land Data

| Farm Land          | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP  |                          |
|--------------------|--------------------|------------------------|----------------|------|------|------|--------------------------|
| 313.81             | 202.12             | 202.12                 | 0.00           | 0.00 | 0.00 | 0.00 |                          |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL  | FWP  | EWP  | DCP Ag. Related Activity |
| 0.00               | 0.00               | 202.12                 | 0.00           | 0.00 | 0.00 | 0.00 | 0.00                     |

### DCP Crop Data

| Crop Name         | Base Acres    | CCC-505 CRP Reduction Acres | PTPP Reduction Acres | Direct Yield | Counter Cyclical Yield |
|-------------------|---------------|-----------------------------|----------------------|--------------|------------------------|
| Wheat             | 22.90         | 0.00                        | 0.00                 | 39           | 39                     |
| Oats              | 4.30          | 0.00                        | 0.00                 | 54           | 54                     |
| Upland Cotton     | 68.40         | 0.00                        | 0.00                 | 704          | 704                    |
| Grain Sorghum     | 5.20          | 0.00                        | 0.00                 | 46           | 46                     |
| Soybeans          | 19.10         | 0.00                        | 0.00                 | 19           | 19                     |
| Rice-Long Grain   | 63.10         | 0.00                        | 0.00                 | 4506         | 4506                   |
| Rice-Medium Grain | 1.40          | 0.00                        | 0.00                 | 4506         | 4506                   |
| <b>TOTAL</b>      | <b>182.40</b> | <b>0.00</b>                 | <b>0.00</b>          |              |                        |

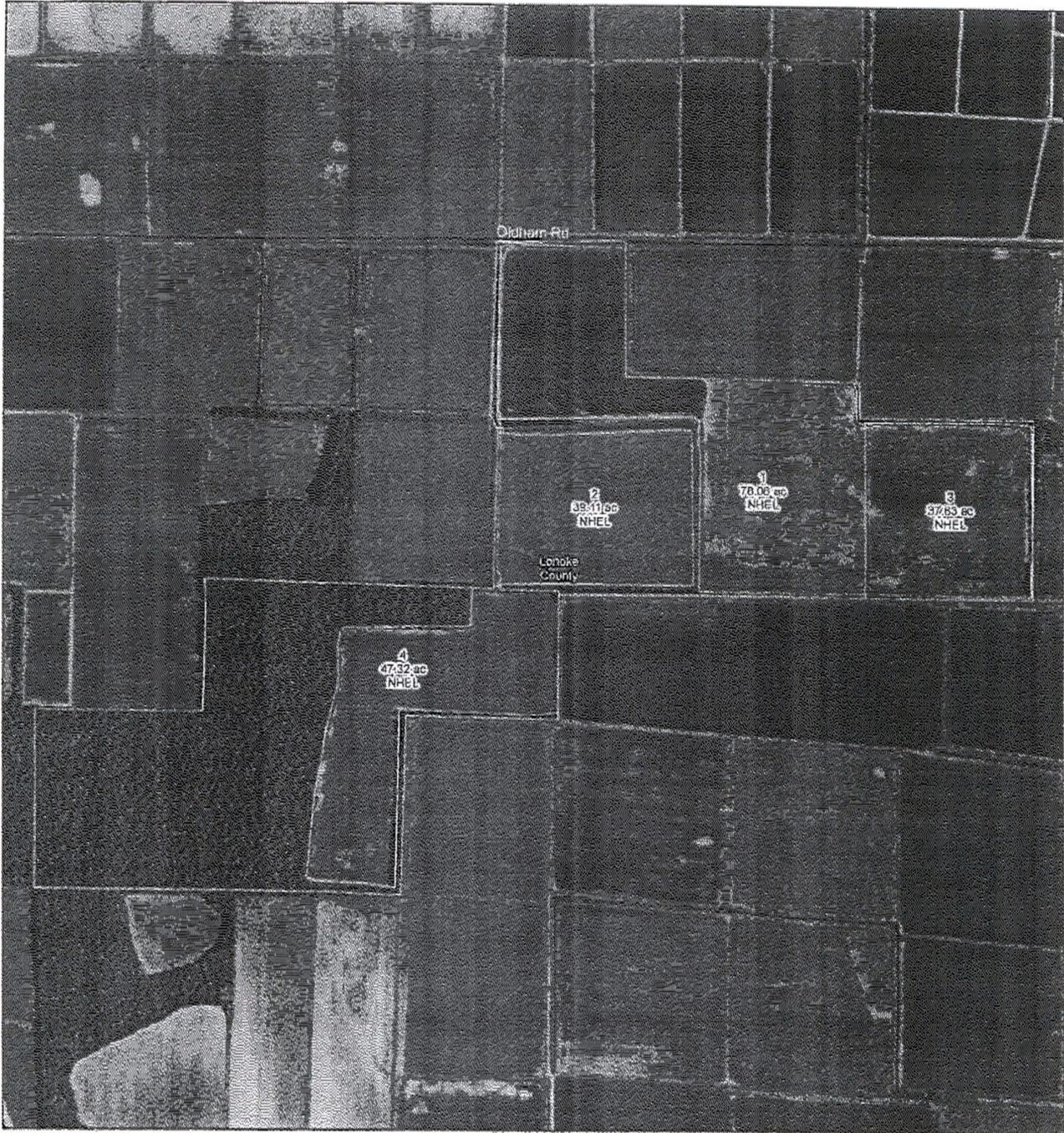
### NOTES

# FSA INFORMATION - TRACT 1911

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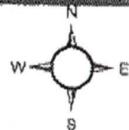
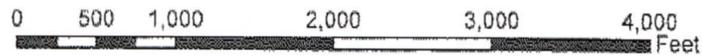
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5013740609 U.S. Department of A Page 005



**Farm: 1596**  
**Tract: 1911**

**Lonoke County, Arkansas**



**USDA FARM SERVICE AGENCY**

Date Printed: February 25, 2014

Photography Date: 2013

Wetland Determination Identifiers

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

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Tract 1674



Tract 1674



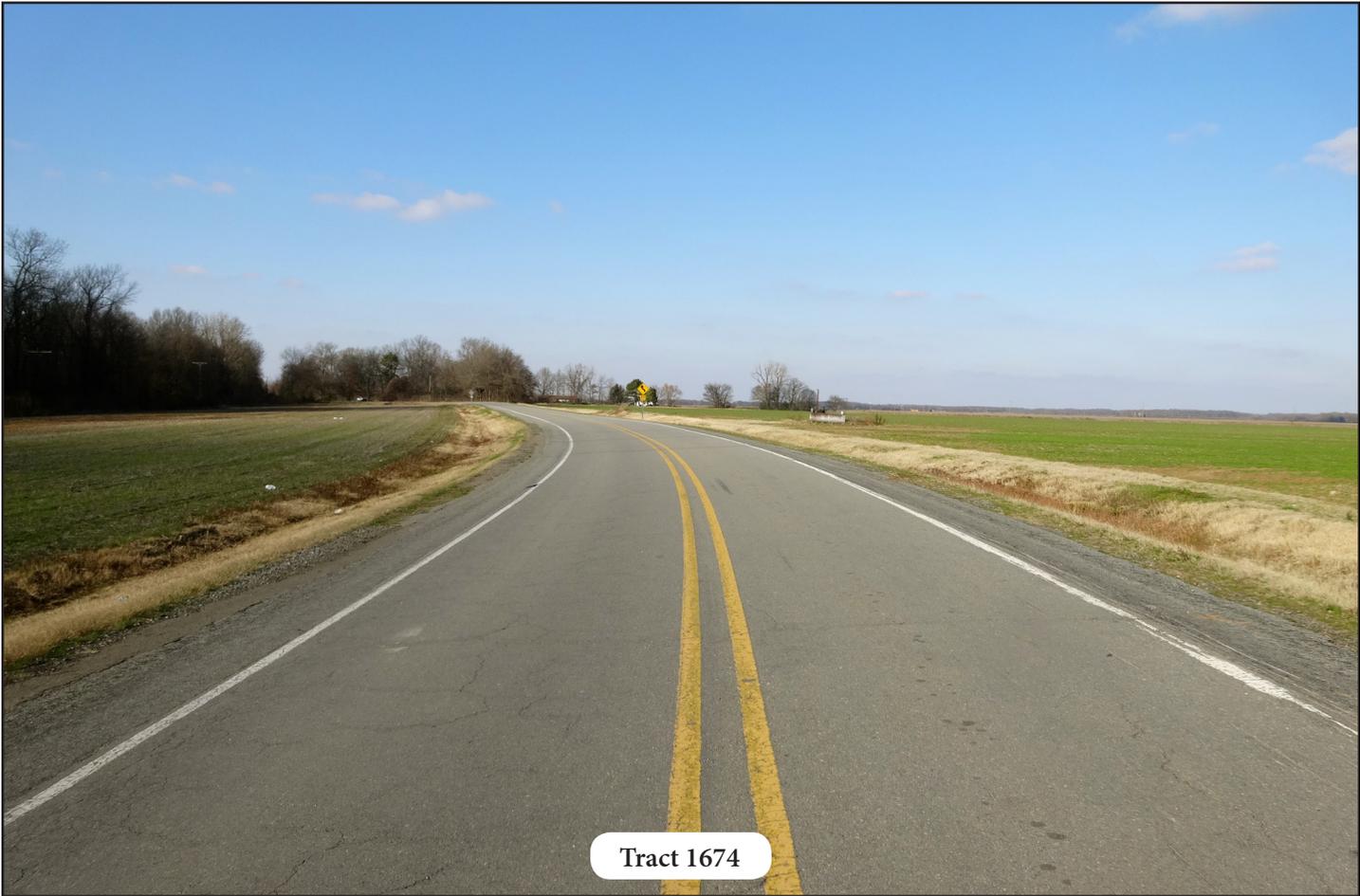
Tract 1674



Tract 1674



Tract 1674



Tract 1674



Tract 1911



Tract 1911





Tract 1911



Tract 1911



Tract 1911



Tract 1911





**DISCLOSURE STATEMENT**

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**LILE REAL ESTATE, INC.**

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