

# ***LAND FOR SALE***

*Desha County, Arkansas*



**OFFERED BY**

**G GLAUB  
FARM  
MANAGEMENT**

**MANAGEMENT • REAL ESTATE • CONSULTING  
INVESTMENTS • LAND AUCTIONS**

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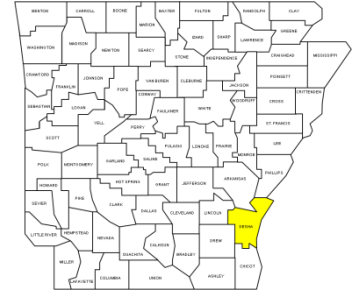
Email: [info@glaubfm.com](mailto:info@glaubfm.com)

Website: [www.GlaubFM.com](http://www.GlaubFM.com)

*Serving Landowners in Arkansas, Mississippi, Missouri, and Tennessee*

## PROPERTY SUMMARY

**Overview:** This property is total of 100.55 +/- acres located 2.5 miles southeast of Pickens, AR. The property is an excellent opportunity to improve for agricultural production and/or recreation. FSA records show the property has 57.73 acres of cropland. The remaining balance is in timber and ditches.



**Soils:** Soil type is Sharkey and Desha Clay with 0 to 1 percent slopes.

**Mineral Rights:** All mineral rights owned will convey with sale.

**Real Estate Taxes:** \$374.00 (Estimate)

**Location:** The property is located at theses coordinates (33.829273, -91.445379). Other city distances are as follows:

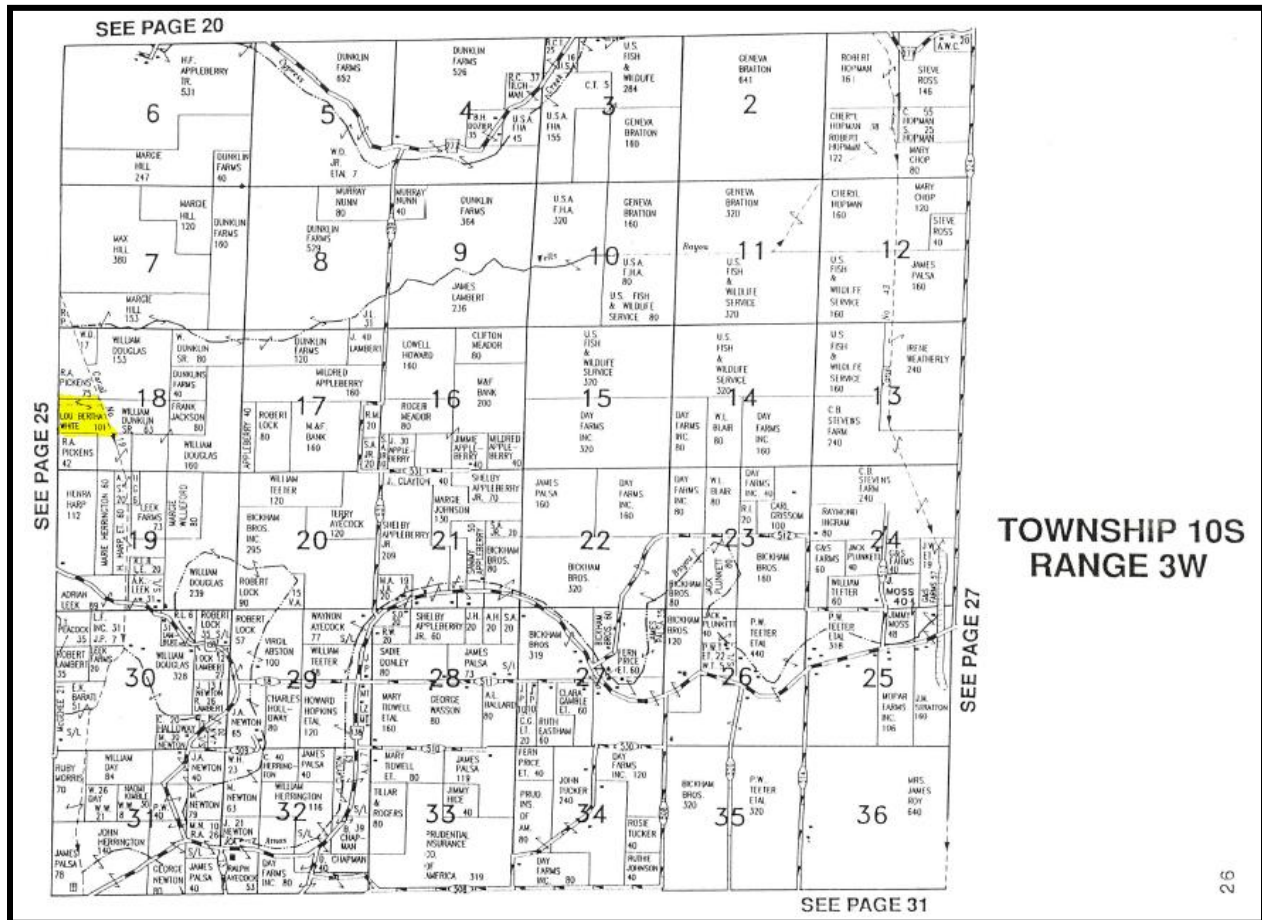
Dumas, AR	6 miles
McGehee, AR	16 miles
Pine Bluff, AR	47 miles
Little Rock, AR	93 miles

**Offering Price:** \$2,500/acre

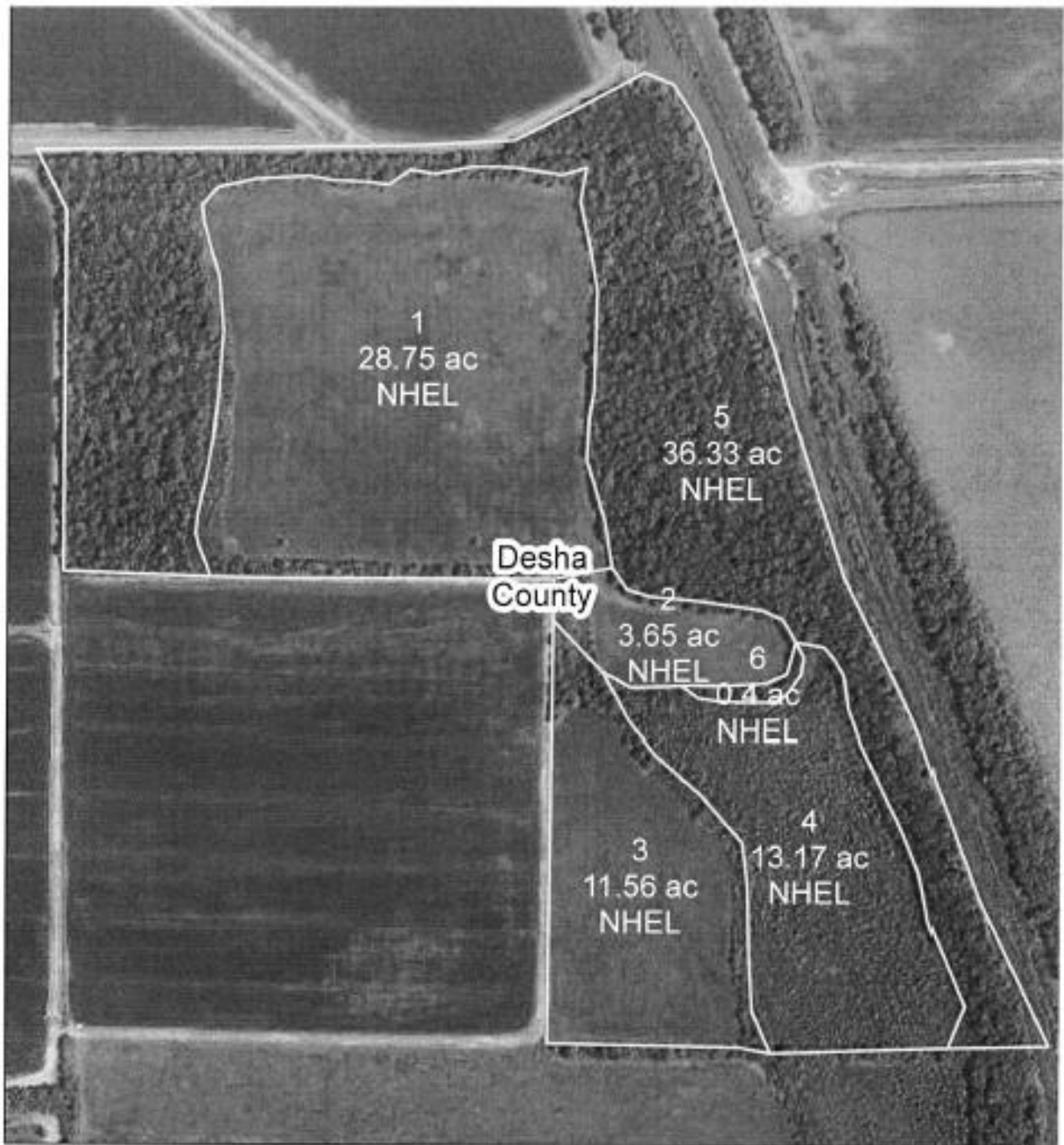
## Disclosure

Glaub Farm Management, LLC is the listing agent for the owner(s) of the property described in this offering. The facts herein were taken from sources deem reliable, but are not guaranteed. Property is subject to price change, withdrawal, and error or omissions.

# PLAT MAP



## FSA MAP



United States Department of Agriculture  
Farm Service Agency

Farm: 1849  
Tract: 7127

**Desha County, AR**  
1:4,726

August 15, 2014



Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-025 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.



# FSA 156-EZ

Arkansas

Desha

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

**FARM: 1849**

Prepared: 8/15/14 11:58 AM

Crop Year: 2014

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.

<b>Operator Name</b>	<b>Farm Identifier</b>	<b>Recon Number</b>
	DIVISION OF 1712	

**Farms Associated with Operator:**  
None

**CRP Contract Number(s):** None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
93.86	57.53	57.53	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	57.53	0.0	0.0	N			

**Tract Number:** 7127      **Description:** B-8, Sec. 18

**BIA Range Unit Number:**

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

**Wetland Status:** Tract does not contain a wetland

**WL Violations:** None

**FAV/WR  
History**  
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
93.86	57.53	57.53	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	57.53	0.0	0.0		

# SOILS MAP



Soil Taxonomy Classification— Summary by Map Unit — Desha County, Arkansas (AR041)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
SsA	Sharkey and Desha clays, 0 to 1 percent slopes	Very-fine, smectitic, thermic Chromic Epiaquerts	93.8	98.6%
W	Water		1.3	1.4%
Totals for Area of Interest			95.1	100.0%

## PICTURES

