



OFFERED FOR SALE

## TICHNOR FARM

*An agricultural and recreational investment opportunity.*

802.8 <sup>(+/-)</sup> total acres • Arkansas County, Arkansas

OFFERED BY



AGRICULTURE   RECREATION   TIMBERLAND  
TRADITIONAL BROKERAGE + SEALED BIDS + CONSULTING

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



**DISCLOSURE STATEMENT**

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

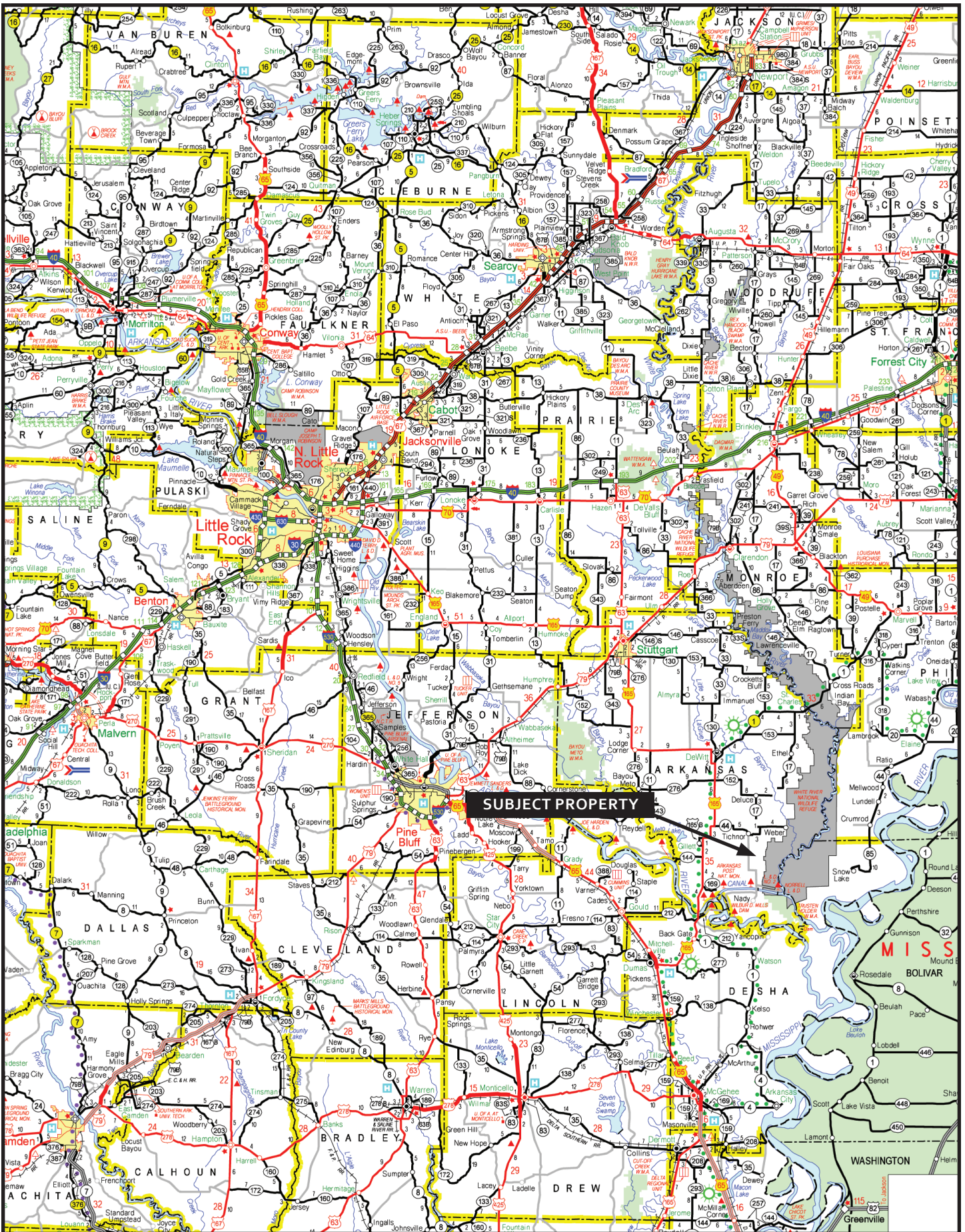
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you for your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

**Location:** Tichnor, Arkansas; Arkansas County; Southeast Region of Arkansas

Mileage Chart

Little Rock, AR	96 miles
Stuttgart, AR	58 miles
DeWitt, AR	25 miles
Dumas, AR	30 miles

**Access:** Access is via county roads and interior farm roads.

**Acreage:** 802.8<sup>(+/-)</sup> Total Acres

Acreage Breakdown

588.2<sup>(+/-)</sup> acres (73%) in cultivation  
136.0<sup>(+/-)</sup> acres (17%) in woods  
52.0<sup>(+/-)</sup> acres (6%) in wetlands  
7.0<sup>(+/-)</sup> acres (1%) in headquarters site  
19.6<sup>(+/-)</sup> acres (3%) in roads, ditches, and other

**Improvements:** 1 equipment storage shop (60'x40')  
2 water control structures to manage the water on 2 duck hunting areas  
1 mobile home (new)

**Irrigation:** Wells - 6

No.	Source	Type	Discharge Size
1	Well	Electric Submersible	8"
2	Well	Electric Submersible	8"
3	Well	Electric Submersible	8"
4	Well	Electric Submersible	8"
5	Well	Electric Submersible	8"
6	Well	Electric Submersible	6"

**Farm Bases:** FSA No. 877

Tract No. 1193 (Total Acres - 802.8 | Cultivated Acres 588.2)

Crop	Base Acres	Direct Yield	CC Yield
Wheat	321.7	45	53
Long Rice	202.6	4,956	5,755
Soybeans	366.1	22	26
Total Base Acres	890.4		

**Direct Payment:** \$28,882.00 (estimated)

**Farm Lease:** Owner/operator lease can be negotiated with new tenant.

**Real Estate Taxes:** \$2,312.30 (2009 estimated)

Parcel No.	Acres	Tax
002-01921-000	160	\$550.18
002-01921-000	320	\$949.79
002-01927-000	320	\$812.33
	800.0 acres	\$2,312.30

**Mineral Rights:** Any and all owned by Seller will transfer to Buyer.



**Recreation:** Duck and deer hunting on property. In addition, the White River National Wildlife Refuge is within 1 mile of the property, which offers excellent deer, duck, and turkey hunting.

**Offering Price:** \$3,211,200.00

**Contact:** Any questions concerning this offering or to schedule a property tour should be directed to Gar Lile (cell: 501-920-7015) or Brandon Stafford (cell: 501-416-9748) of Lile Real Estate, Inc.



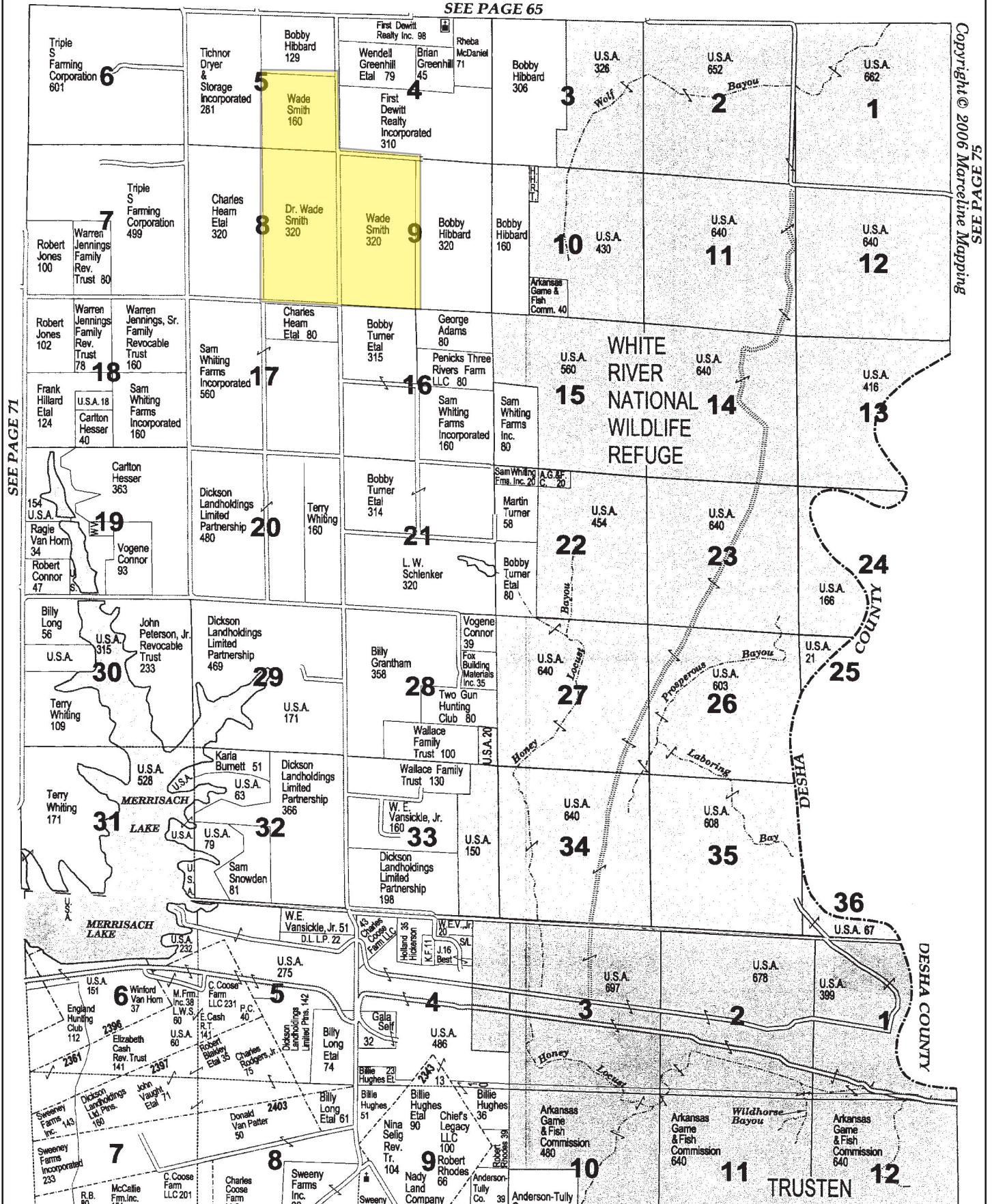


# PLAT MAP

## TOWNSHIP 7S • RANGE 2W

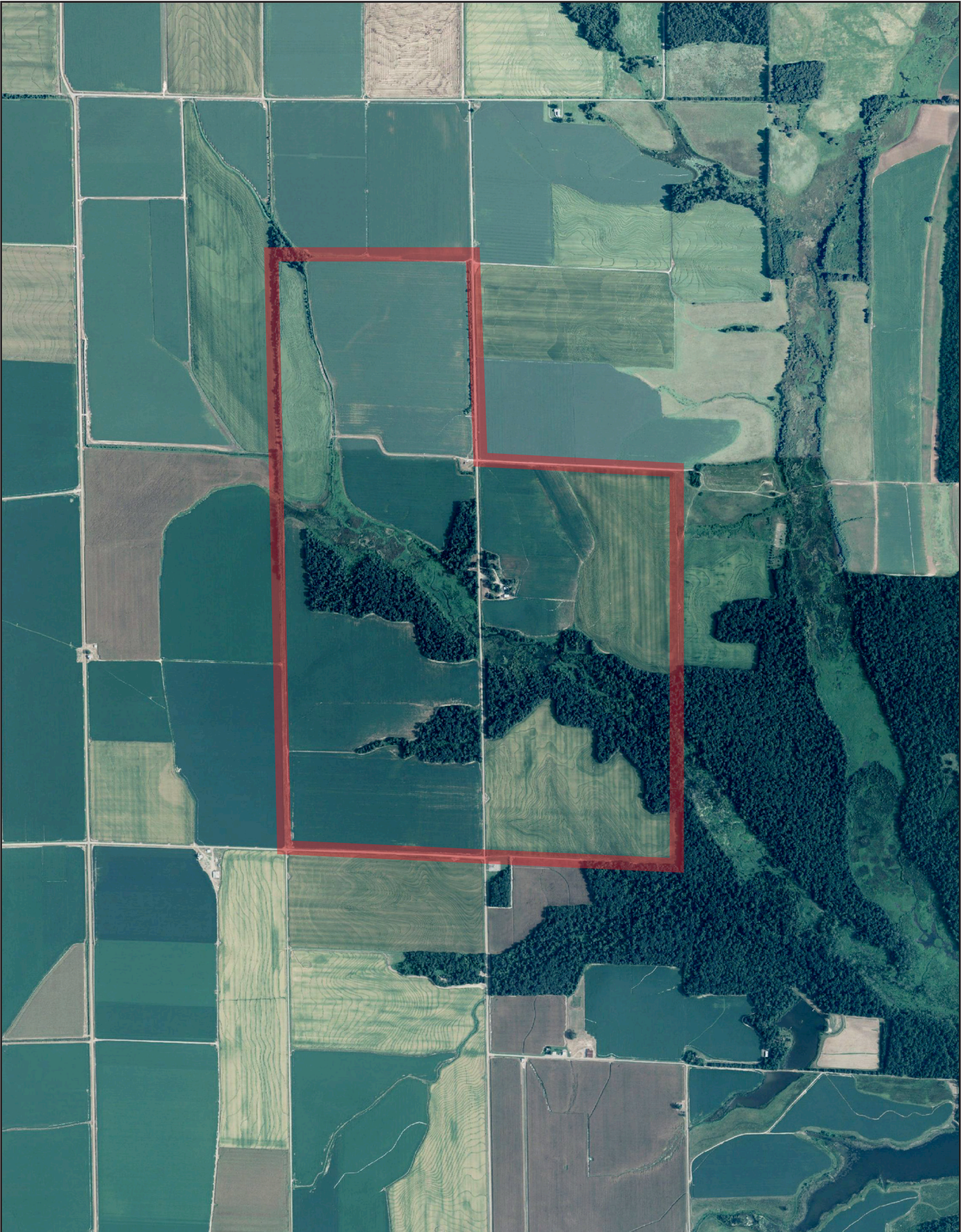
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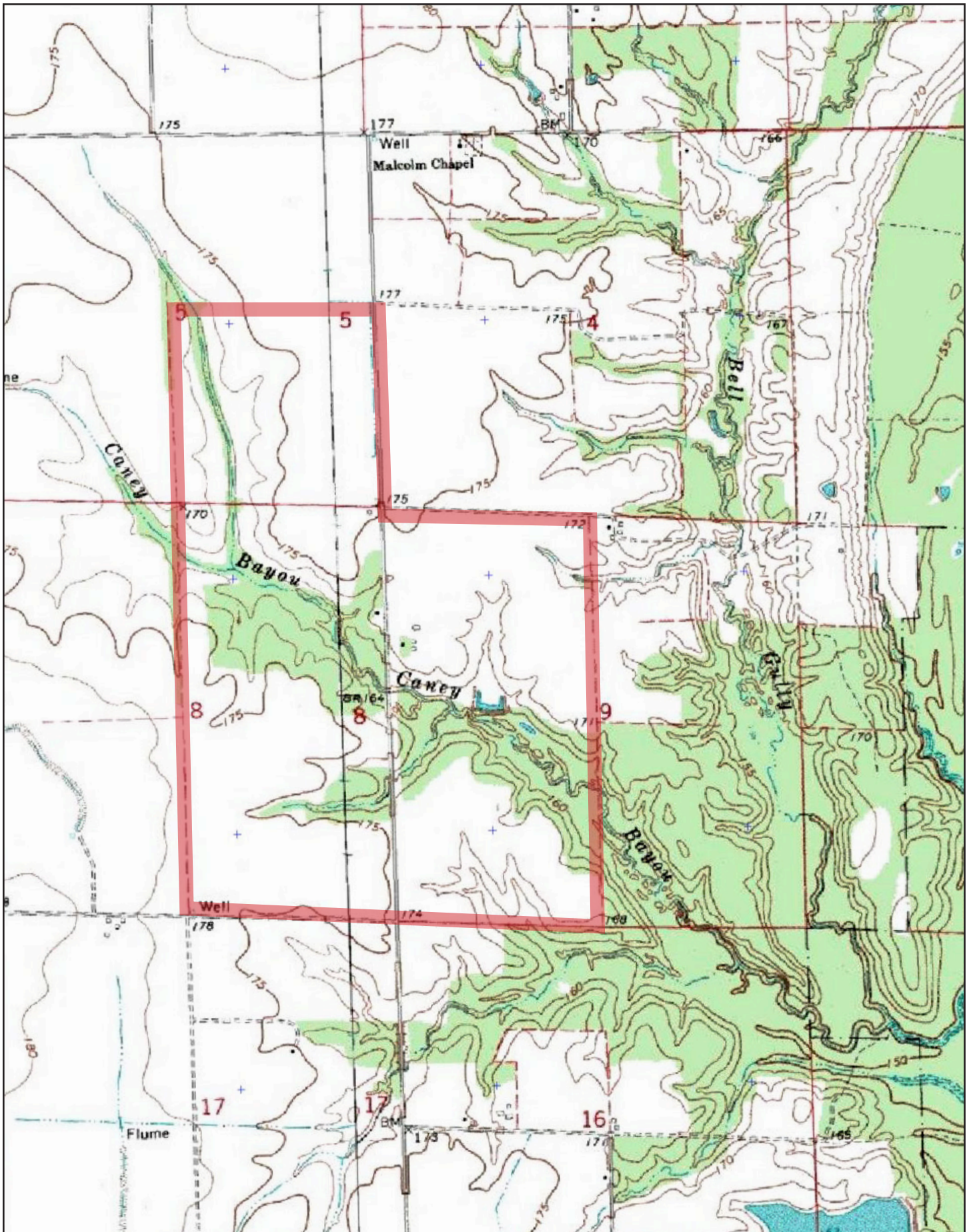


**AERIAL VIEW**





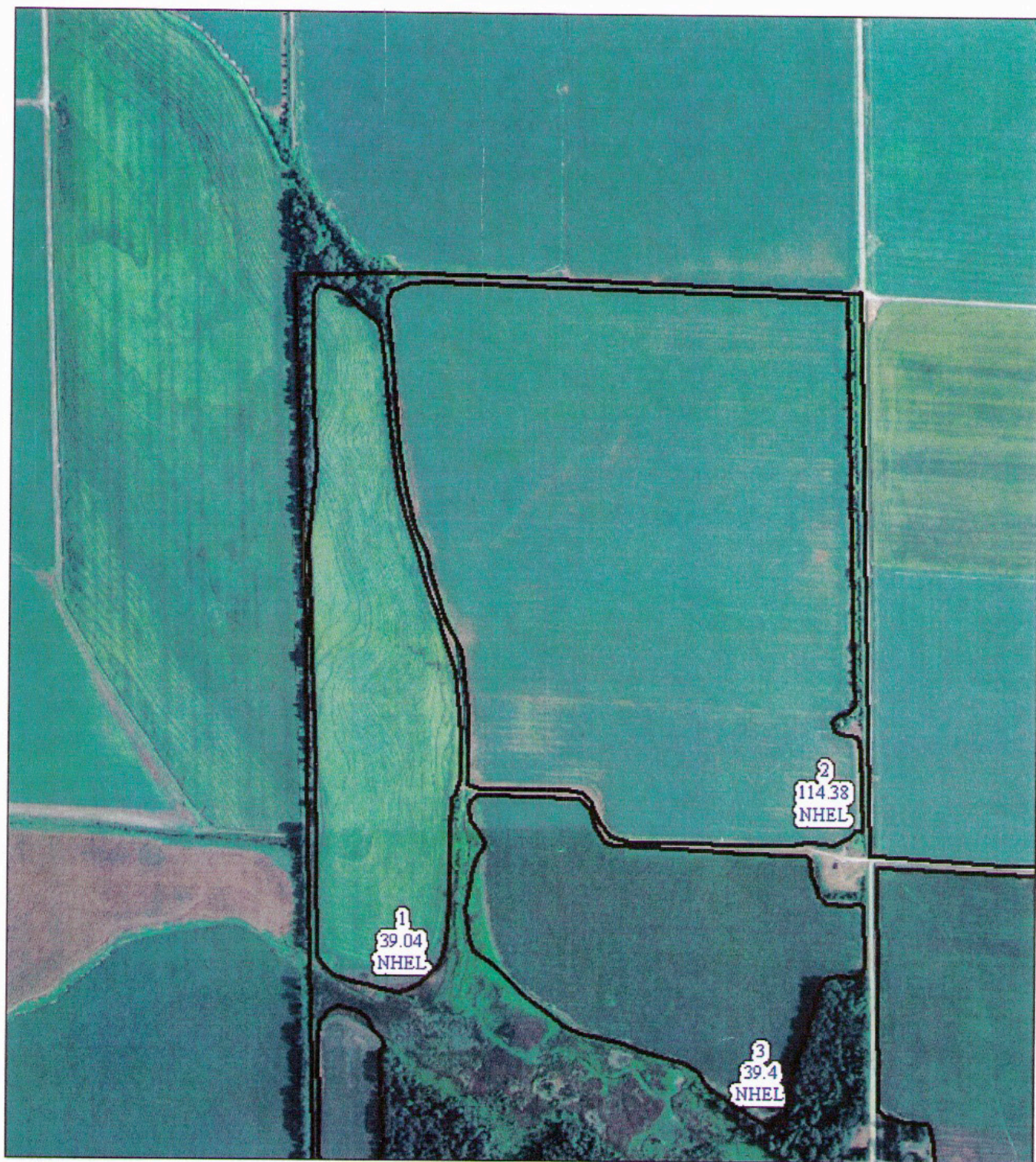
# TOPOGRAPHIC MAP





*Farm: 877*

*Tract: 1193-1*



**USDA** USDA  
Farm Service Agency

**Arkansas County, Arkansas**

Note: This acreage is for FSA program purposes only.

Printed Date:

Wetland Determination Identifiers

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

0 130 260 520 780 1,040  
Feet



Photography Date: **2009**

Disclaimer: Wetland identifiers do not represent size, shape, or specific delineation on area. Refer to your original determination (C PA-CDS and attached map) for exact wetland boundaries and delineations, or contact WPCO.



*Farm: 877*

*Tract: 1193-2*



**USDA** **USDA**  
**Farm Service Agency**

**Arkansas County, Arkansas**

Note: This acreage is for FSA program purposes only.

Printed Date:

**Wetland Determination Identifiers**

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

0 130 260 520 780 1,040  
Feet



Photography Date: **2009**



*Farm: 877*

*Tract: 1193-3*



**USDA** **USDA**  
**Farm Service Agency**

**Arkansas County, Arkansas**

Note: This acreage is for FSA program purposes only.

Printed Date:

Wetland Determination Identifiers

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

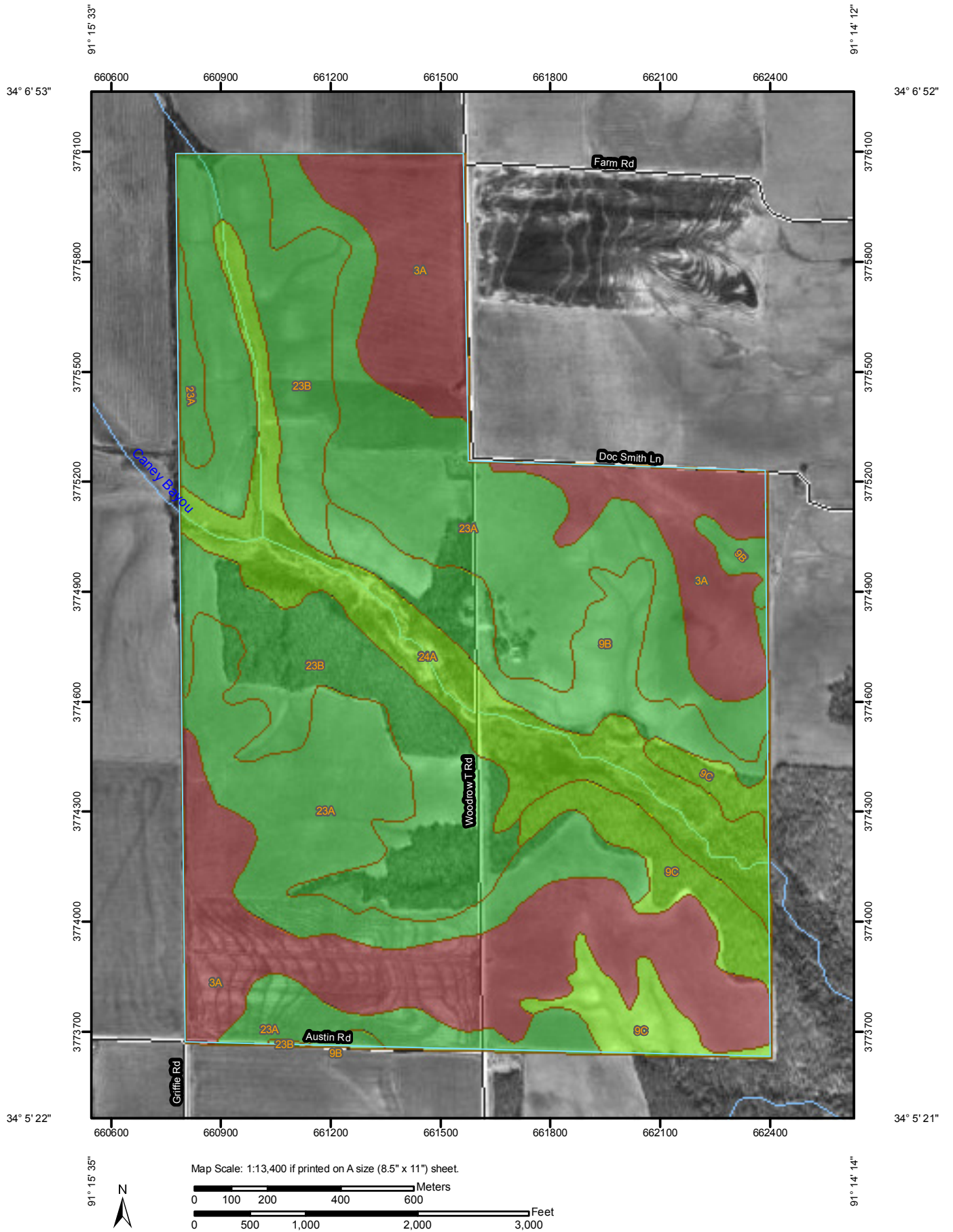
0 130 260 520 780 1,040  
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Photography Date: **2009**



# Farmland Classification—Arkansas County, Arkansas





# Farmland Classification


Farmland Classification— Summary by Map Unit — Arkansas County, Arkansas				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
3A	Dewitt silt loam, 0 to 1 percent slopes	Prime farmland if drained	203.1	25.5%
9B	Immanuel silt loam, 1 to 3 percent slopes	All areas are prime farmland	56.1	7.1%
9C	Immanuel silt loam, 3 to 8 percent slopes	Farmland of statewide importance	50.3	6.3%
23A	Stuttgart silt loam, 0 to 1 percent slopes	All areas are prime farmland	238.8	30.0%
23B	Stuttgart silt loam, 1 to 3 percent slopes	All areas are prime farmland	158.8	20.0%
24A	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	Farmland of statewide importance	88.1	11.1%
<b>Totals for Area of Interest</b>			<b>795.1</b>	<b>100.0%</b>

## Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

### MAP LEGEND


#### Area of Interest (AOI)


 Area of Interest (AOI)


#### Soils


 Soil Map Units

#### Soil Ratings


 Not prime farmland


 All areas are prime farmland


 Prime farmland if drained


 Prime farmland if protected from flooding or not frequently flooded during the growing season


 Prime farmland if irrigated


 Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season

 Prime farmland if irrigated and drained

 Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season


 Prime farmland if subsoiled, completely removing the root inhibiting soil layer

 Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

 Prime farmland if irrigated and reclaimed of excess salts and sodium

 Farmland of statewide importance

 Farmland of local importance

 Farmland of unique importance

 Not rated or not available

#### Political Features

 Cities

#### Water Features

 Oceans

 Streams and Canals


#### Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

### MAP INFORMATION

Map Scale: 1:13,200 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: UTM Zone 15N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lafayette, Little River, and Miller Counties, Arkansas

Survey Area Data: Version 9, Dec 2, 2008

Date(s) aerial images were photographed: 2000

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

WELL LOCATION MAP





## 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**  
**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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