

For Sale

Jennette Farm



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

901-756-5367



92.64± acres

Crittenden County, AR

Size: 92.64± Total Acres, 95.7± FSA Farmland Acres, 82.3 FSA Cropland Acres

Location: This farm is located 10 miles west of West Memphis, AR, 3/4 mile north of I-40 on Bings Store Road.

FSA Data:	Crop	Base Acres	Direct & CC Yield
	Wheat	20.4	35/39 bu.
	Soybeans	40.9	15/18 bu.
	Grain Sorghum	20.4	56/63 bu.

Description: This farm lies just west of West Memphis, AR on a paved county road just north of I-40. With a very high percentage of Class II silt loam and Class III silty clay soils, this farm has excellent production potential. This dry land tract has been dedicated primarily to grain production in recent years but is suitable for multiple crops. The property has good drainage from the field and can be easily improved. The farm is approximately 86% cropland with a high percentage of FSA bases.

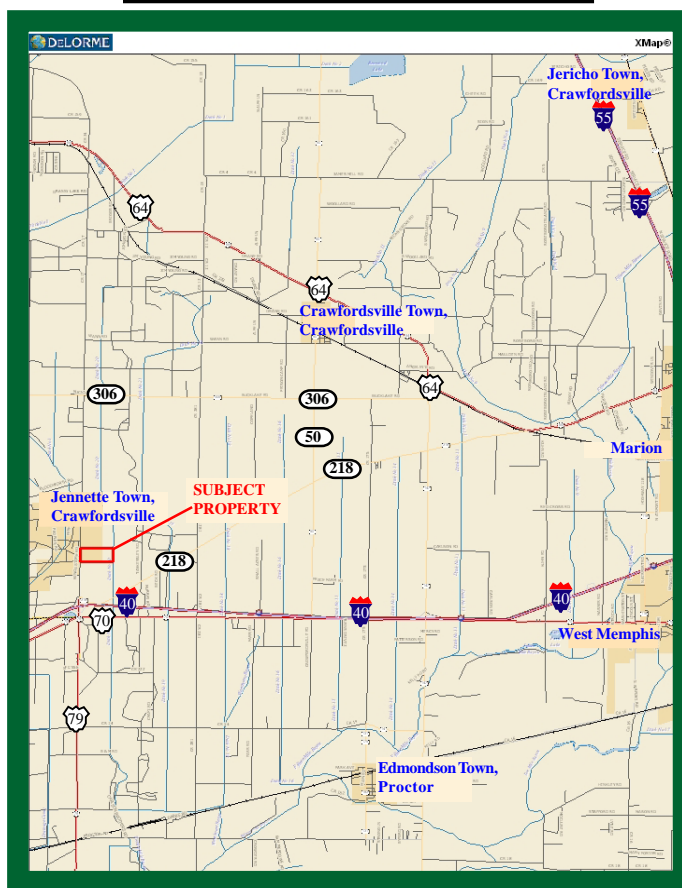
Soils: Predominant cropland soil types are Dundee silt loam (64%) and Alligator silty clay (34%).

Property Taxes: 2011: \$509.27 or \$5.50 per acre

Possession: At closing, subject to existing farmland lease.

Showing: By appointment only.

Management: Professional farm management is available.



See reverse side for additional maps.

For more information contact:

Murry McClintock - Real Estate Salesperson
Tel: (662) 363-1801

Agent for Seller



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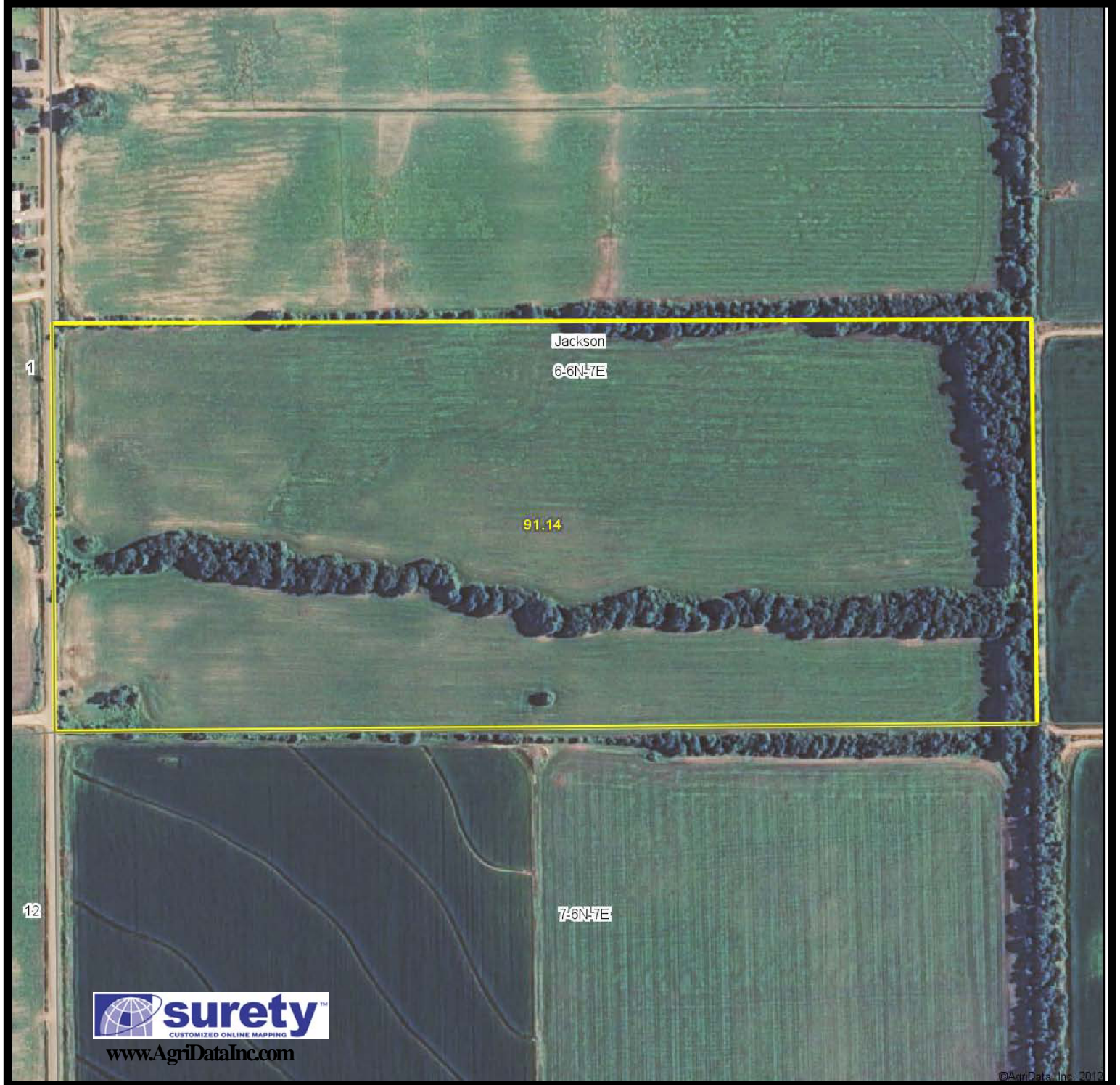
Jennette Farm
92.64± acres
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Property Aerial Map



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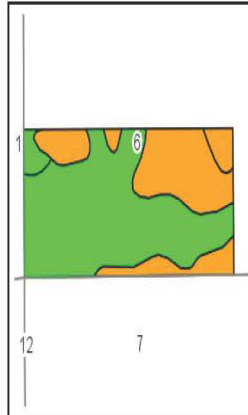
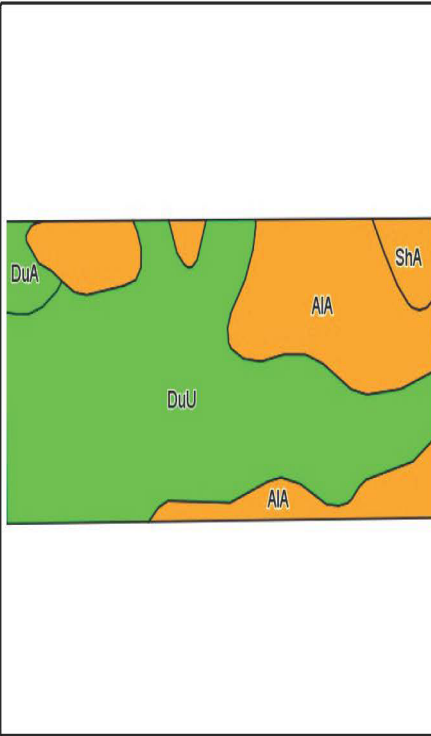
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Property Soils and Topography Maps



State: Arkansas
County: Crittenden
Location: 6-6N-7E
Township: Jackson
Acres: 91.1
Date: 10/19/2012



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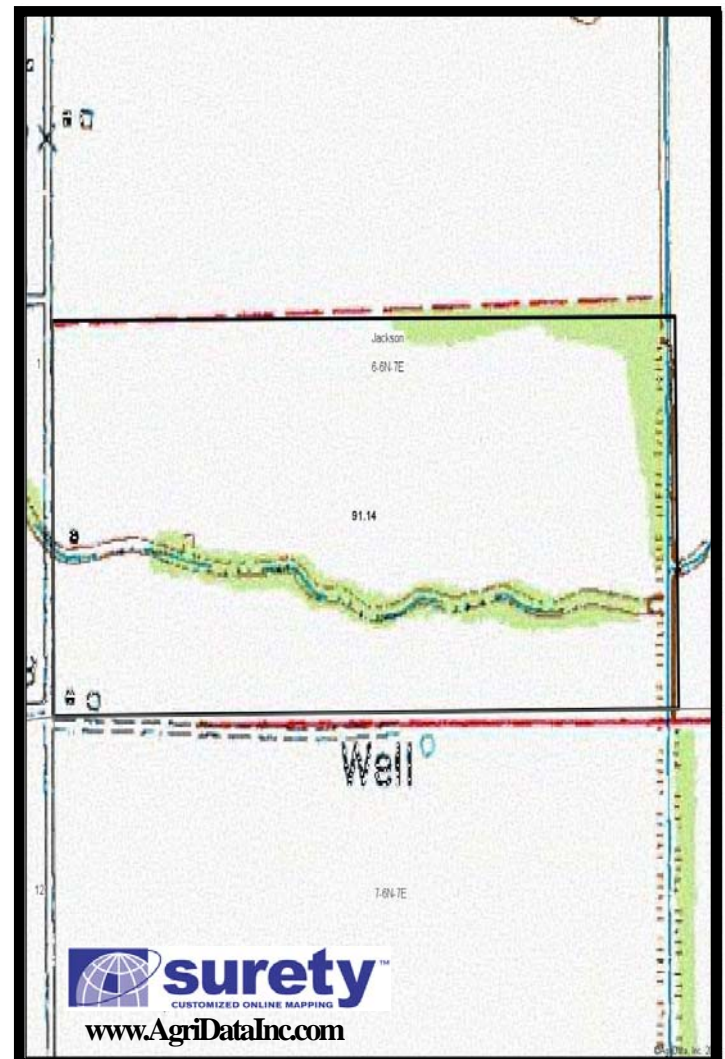
Maps provided by:



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Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Com	Cotton lint	Rice Irrigated	Soybeans	Wheat	Wheat Irrigated
DuU	Dundee silt loam, gently undulating	55.7	61.2%		Ilw	85	750			40	45
AIA	Alligator silty clay, 0 to 1 percent slopes	30.3	33.2%		Ilw		600	130		35	45
ShA	Sharkey silty clay, 0 to 1 percent slopes	2.8	3.0%		Ilw		650	130		40	45
DuA	Dundee silt loam, 0 to 1 percent slopes	2.3	2.6%		Ilw	85	750			40	45
Weighted Average		54.2	697.2				47.1		38.3	30.1	14.9



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