



OFFERED FOR SALE

## **SEATON FARM**

*An agricultural and recreational investment opportunity.*

723 <sup>(+/-)</sup> total acres • Lonoke 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 AND TENNESSEE



**DISCLOSURE STATEMENT**

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

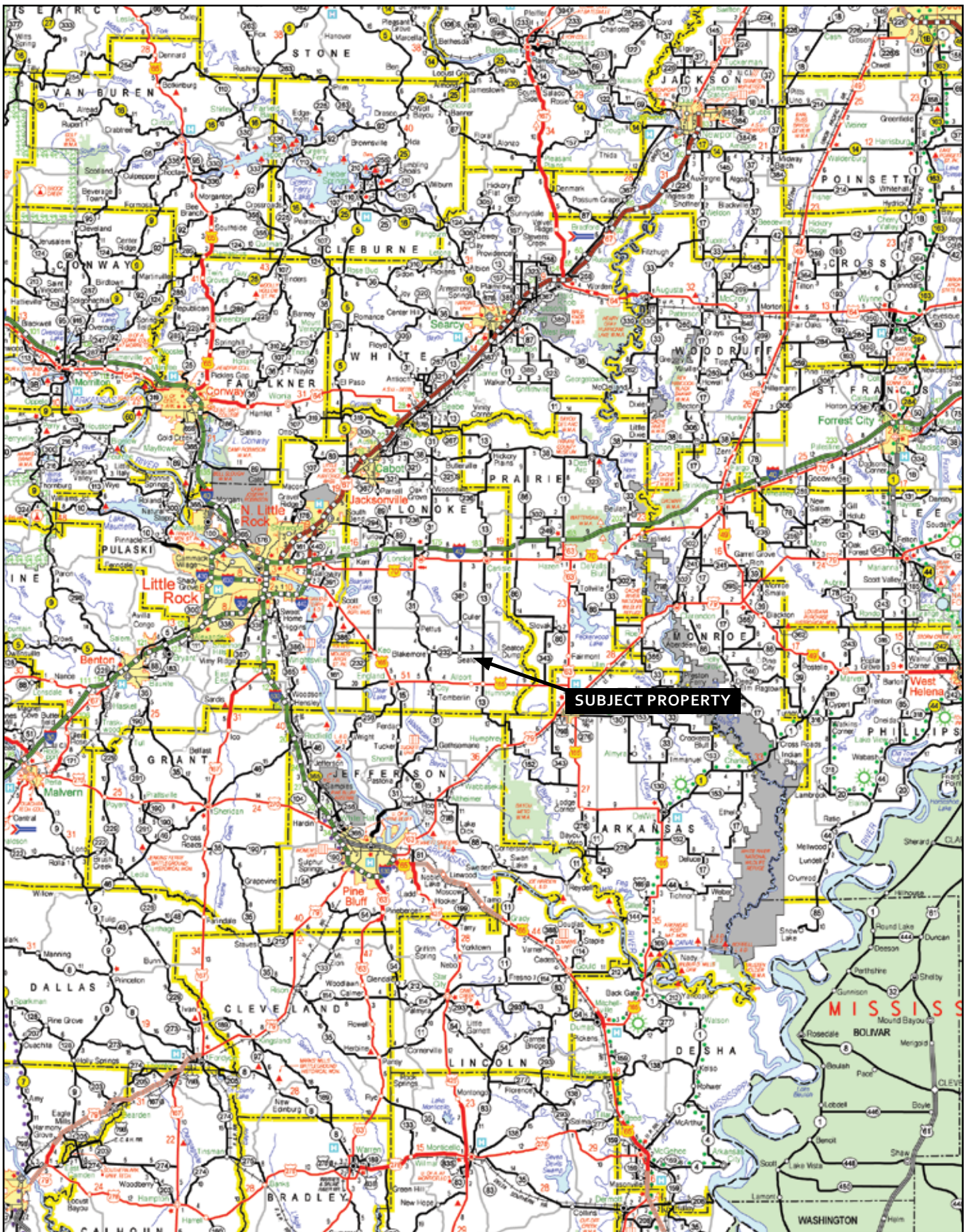
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you for your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

**Description:** Offered for sale is 723 <sup>(+/-)</sup> total acres of prime farmland consisting of three tracts of land located in southern Lonoke County, Arkansas just north of the community of Humnoke. The property offers an excellent agricultural investment as well as some of the best duck hunting in the area.

All tracts are located within 1.5 miles of each other and offer easy access. 75% of the farmland is zero-grade and the remaining has been precision leveled. 86% of the property are tillable farmland. There are seven (7) irrigation wells, three (3) re-lifts, and considerable underground pipe systems to supply ample water. All of the farm tracts are positioned in an excellent waterfowl flyway and have a long history of great duck hunting success.

The farm is offered for sale at an asking price of \$2,825,000.00 (\$3,907.00 per acre).

**Location:** Seaton, Arkansas; Lonoke County; East Central Region of Arkansas

### Mileage Chart

Humnoke, AR	7 miles
England, AR	13 miles
Carlisle, AR	15 miles
Stuttgart, AR	21 miles
Little Rock, AR	40 miles

**Access:** Via Arkansas Highway 232, county roads, and interior farm roads.

**Acreage:** 723 <sup>(+/-)</sup> Total Acres

### Acreage Breakdown

628 <sup>(+/-)</sup> acres (86%) in tillable farmland

95 <sup>(+/-)</sup> acres (14%) other

**Farm Bases:** Farm Service Agency: Farm No. 2490

### Tract No. 1042 (Farmland - 205.3 acres | Cropland - 165.8 acres)

<i>Crop</i>	<i>Base Acres</i>	<i>Direct Yield</i>	<i>CC Yield</i>
Long Rice	97.3	4,995	5,733
Medium Rice	9.2	4,995	5,733
Soybeans	42.0	21	25
Total Base Acres	148.5		

### Tract No. 1043 (Farmland - 70.3 acres | Cropland - 65.1 acres)

<i>Crop</i>	<i>Base Acres</i>	<i>Direct Yield</i>	<i>CC Yield</i>
Long Rice	41.1	4,995	5,733
Medium Rice	3.9	4,995	5,733
Total Base Acres	45.0		

### Tract No. 3272 (Farmland - 457.7 acres | Cropland - 396.6 acres)

<i>Crop</i>	<i>Base Acres</i>	<i>Direct Yield</i>	<i>CC Yield</i>
Long Rice	232.4	4,995	5,733
Medium Rice	22.1	4,995	5,733
Soybeans	73.0	21	25
Total Base Acres	327.5		

**Irrigation:** 7 wells  
3 re-lifts  
Underground pipe systems

**Wtr/Min Rights:** Any and all mineral rights owned by the Seller shall convey.

**Recreation:** Excellent duck hunting opportunities

**Direct Payment:** \$41,402.00

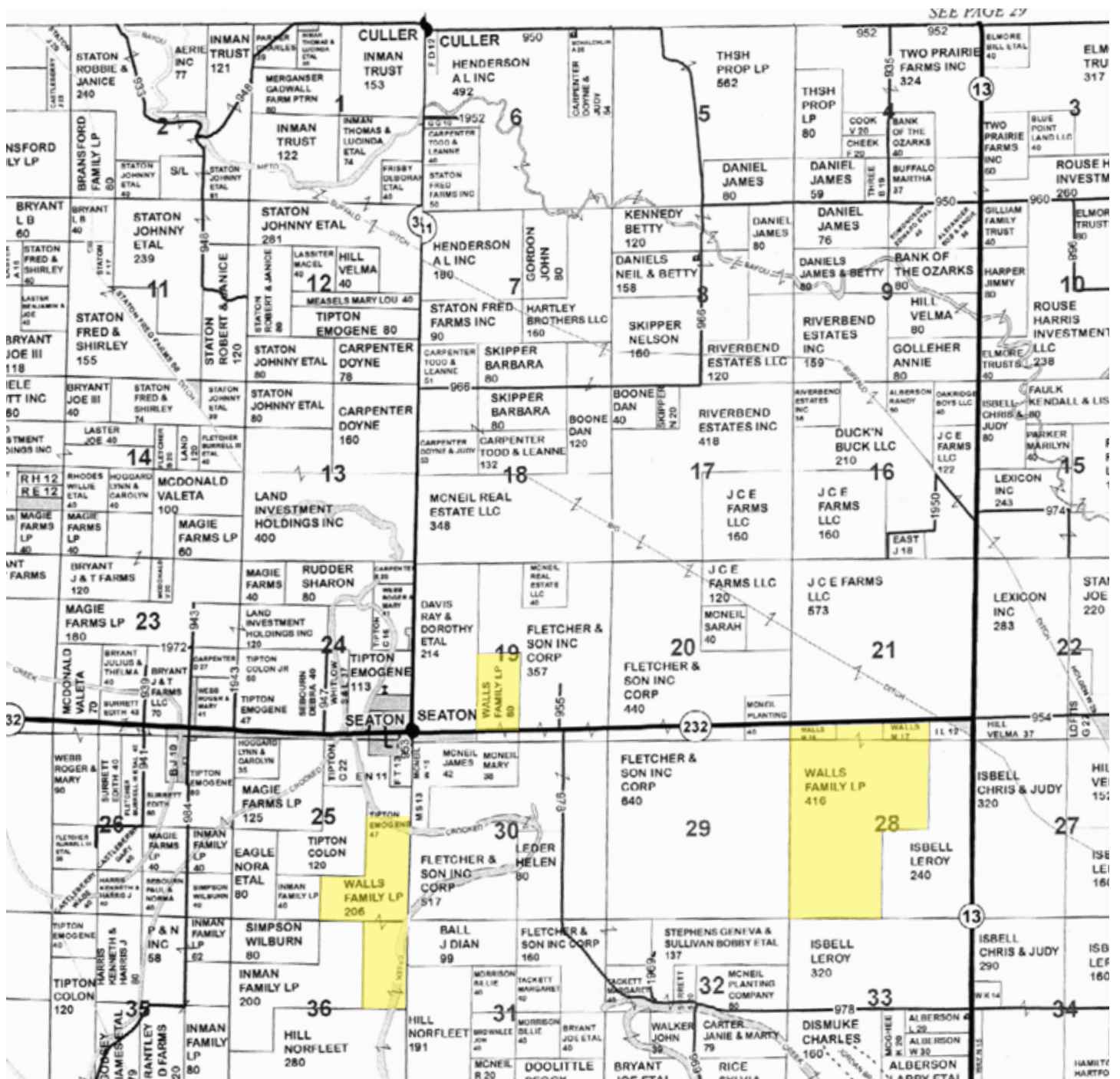
**Taxes:** \$

**Offering Price:** \$2,825,000.00 (\$3,907.00 per acre)

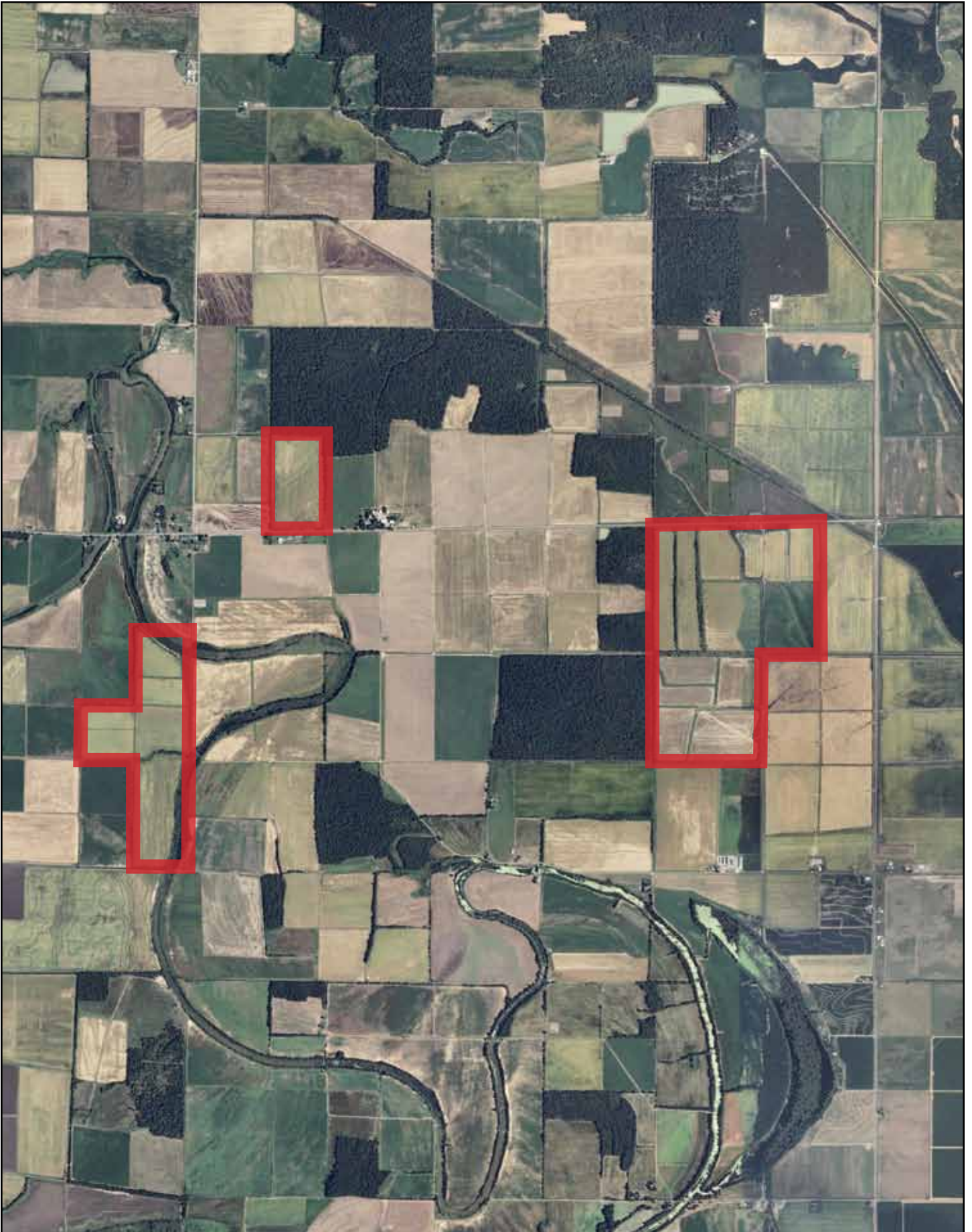
**Contact:** Any questions concerning this offering or to schedule a property tour should be directed to Joel Whicker (mobile: 501-658-0658) of Lile Real Estate, Inc. (office: 501-374-3411).



## PLAT MAP

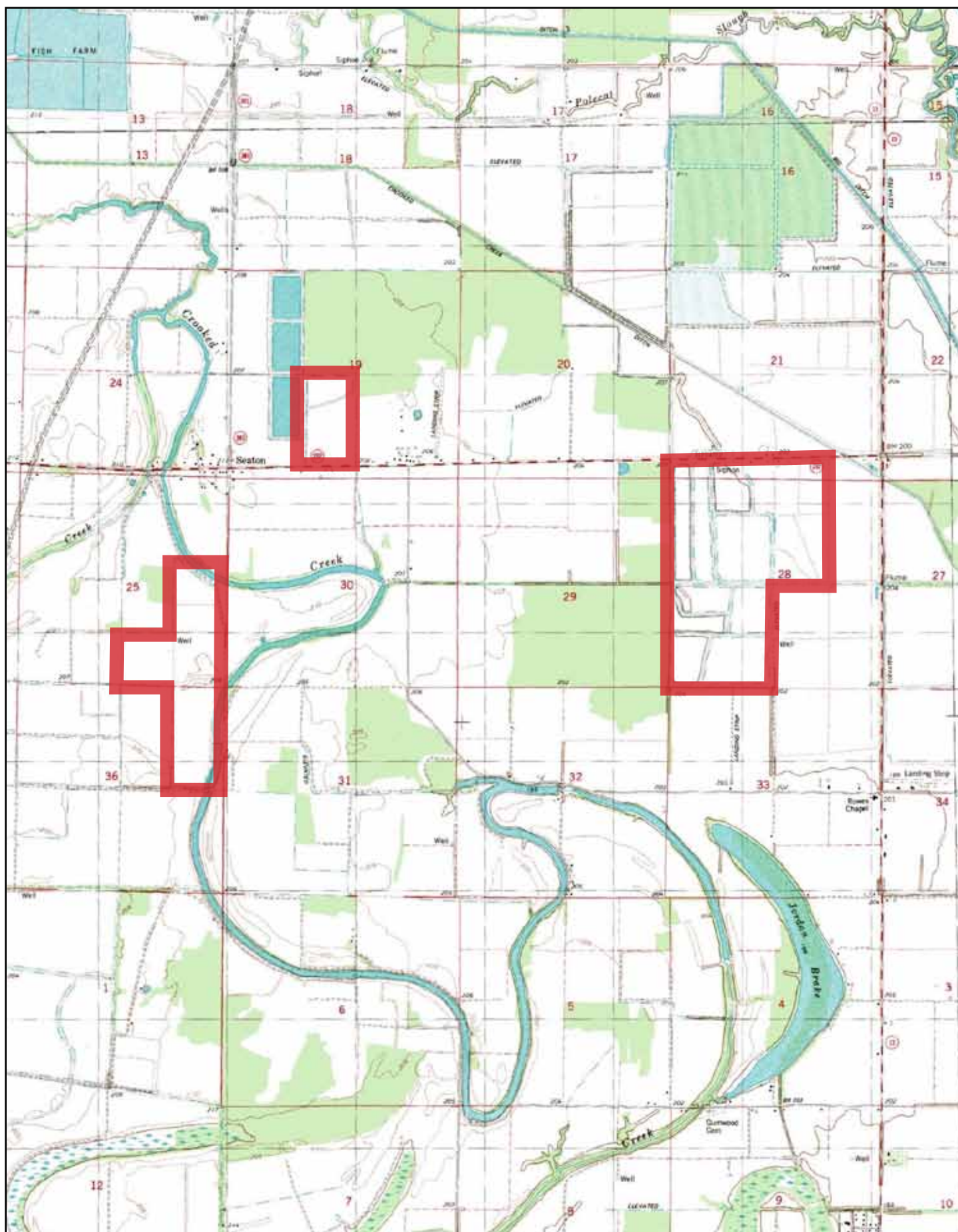


**AERIAL VIEW**





# TOPOGRAPHICAL MAP















Arkansas  
Lonoke  
Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
Abbreviated 156 Farm Record

**FARM: 2490**  
Prepared: 10/2/12 1:18 PM  
Crop Year: 2013  
Page: 1 of 2

Operator Name Farm Identifier Recon Number  
TRIPLE F FARMS DIV. OF 1080

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
733.3	627.5	627.5	0.0	0.0	0.0	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	ACRE Election
0.0	0.0	627.5	0.0	0.0			N	None

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
SOYBEANS	115.0	21	25	0.0
RICE-LONG GRAIN	370.8	4995	5733	0.0
RICE-MED GRAIN	35.2	4995	5733	0.0
Total Base Acres:	521.0			

Tract Number: 1042 Description: J17

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR History  
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
205.3	165.8	165.8	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	165.8	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	97.3	4995	5733	0.0
RICE-MED GRAIN	9.2	4995	5733	0.0
SOYBEANS	42.0	21	25	0.0
Total Base Acres:	148.5			

Owners: WALLS FAMILY LTD PTNSHP-1

Other Producers: None



Arkansas  
Lonoke  
Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
Abbreviated 156 Farm Record

**FARM: 2490**  
Prepared: 10/2/12 1:18 PM  
Crop Year: 2013  
Page: 2 of 2

Tract Number: 1043 Description: J17

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR  
History  
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
70.3	65.1	65.1	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	65.1	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	41.1	4995	5733	0.0
RICE-MED GRAIN	3.9	4995	5733	0.0
Total Base Acres:	45.0			

Owners: WALLS FAMILY LTD PTNSHP-1

Other Producers: None

Tract Number: 3272 Description: L17

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR  
History  
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
457.7	396.6	396.6	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	396.6	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	232.4	4995	5733	0.0
RICE-MED GRAIN	22.1	4995	5733	0.0
SOYBEANS	73.0	21	25	0.0
Total Base Acres:	327.5			

Owners: WALLS FAMILY LTD PTNSHP-1

Other Producers: None

State: Arkansas  
County: Lonoke  
County Office: Lonoke County Farm Service Agency

U.S. Department of Agriculture  
Farm Service Agency  
2012-DCP CCC-509B Worksheet

Crop	Base Acres	Payment Acres	Direct Yield	CC Yield	Payment Rate	Producer Name	Type	Share %	Direct Annual Payment
<b>Farm 2490</b>									
Rice - Long Grain	370.8	315.2	4995	5733	0.0235		OP	75%	\$27,749
	370.8	315.2	4995	5733	0.0235		OW	25%	\$9,250
Rice - Med Grain	35.2	29.9	4995	5733	0.0235		OP	75%	\$2,632
	35.2	29.9	4995	5733	0.0235		OW	25%	\$877
Soybeans	115.0	97.8	21	25	0.44		OP	75%	\$678
	115.0	97.8	21	25	0.44		OW	25%	\$226
Total:									\$41,412

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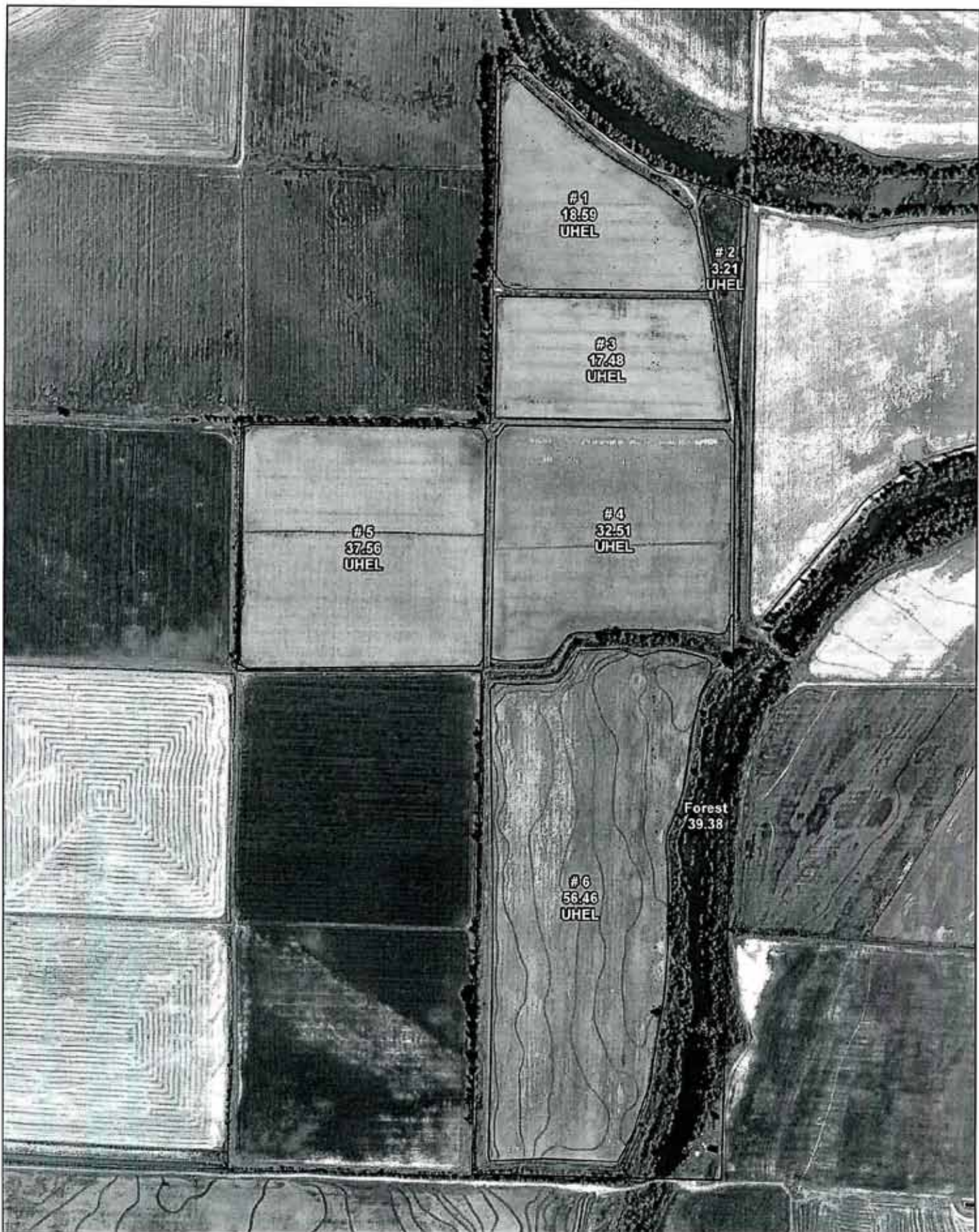
Page 1 of 1

Disclaimer:

The direct payment amounts reflected on this statement are based on 2012-DCP payment rates. The amounts may vary due to changes in payment acres, payment yields, producer eligibility, or producer shares. The distribution of the form does not in any way obligate CCC to disburse the payment amounts reflected.

**Note:** Payment amounts will be calculated by multiplying payment acres, payment yields, share, permitted/AGI share, cropland factor and the payment rate. The payment amounts reflected on this statement do not take into account the permitted/AGI share or cropland factors. Background information can be obtained from any FSA county office.





USDA Farm: 2490  
 FSA Tract: 1042  
 Lonoke County



Wetland Determination Identifiers  
 • Excluded Use  
 - Limited Resource  
 \* Exempt from Conservation Compliance Provisions

Wetland identifiers do not represent the size, shape, or specific description of the area. Refer to your original determination (C714-02) and attached maps for each wetland boundary and block, or contact NRCS.

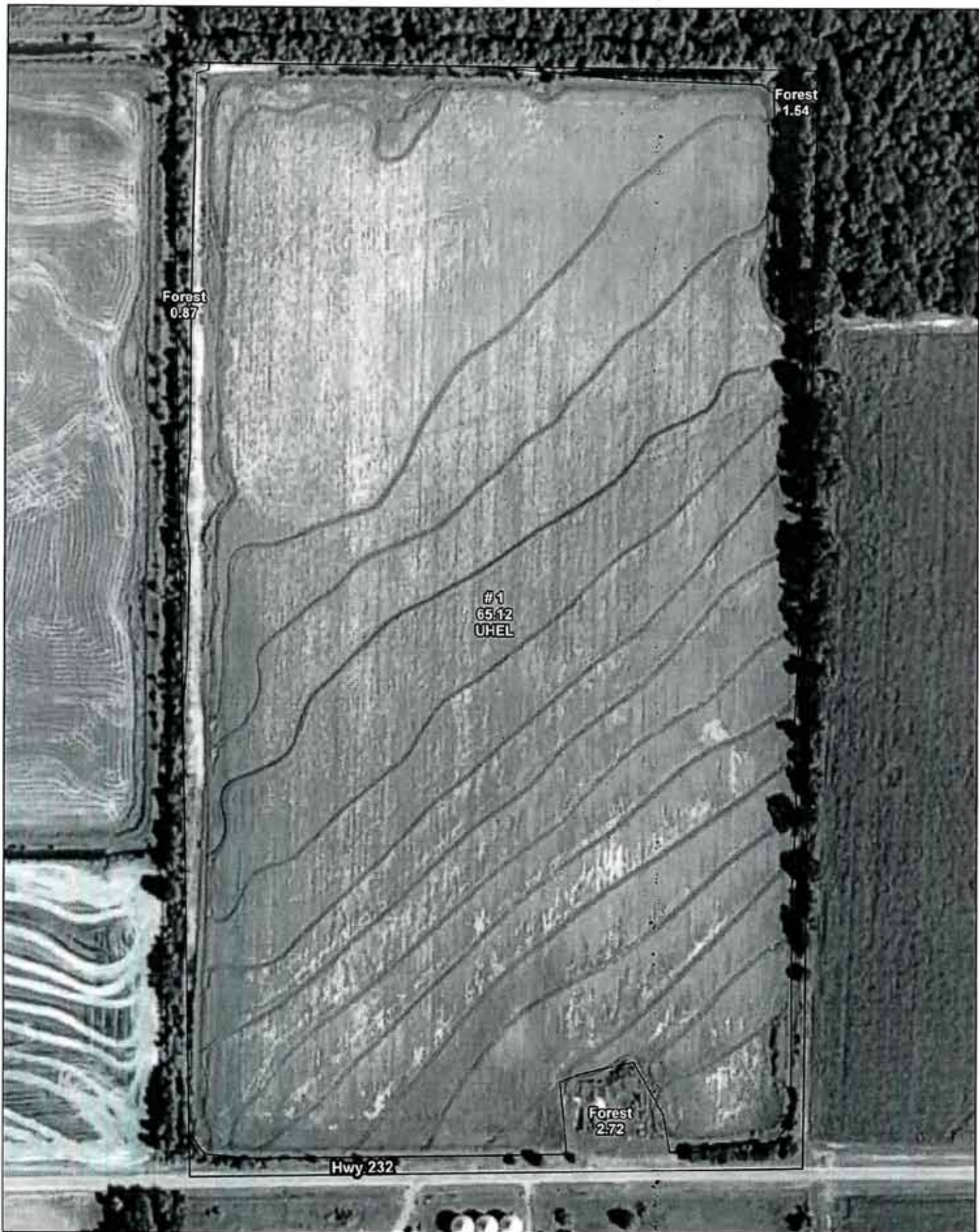
Farmland Ac.: 205.34  
 Cropland Ac.: 165.81

0 250 500 Feet

Crop Year: \_\_\_\_\_

Map Created: 11/09/2012





**USDA** Farm: 2490  
**FSA** Tract: 1043  
 Lonoke County



Wetland Determination Identifiers:  
 • Restricted Use  
 - Limited Restrictions  
 ■ Exempt from Conservation Compliance Provisions

Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-020 and attached maps) for exact wetland boundaries and labels, or contact NRCS.

Farmland Ac.: 70.25  
 Cropland Ac.: 65.12

0 100 200 Feet

Crop Year: \_\_\_\_\_

Map Created: 11/09/2012





Farm: 2490  
 Tract: 3272  
 Lonoke County



**Wetland Determination Identifiers**  
 • Wetland Use  
 • Limited Seasonal  
 • Exempt from Conservation Compliance Provisions

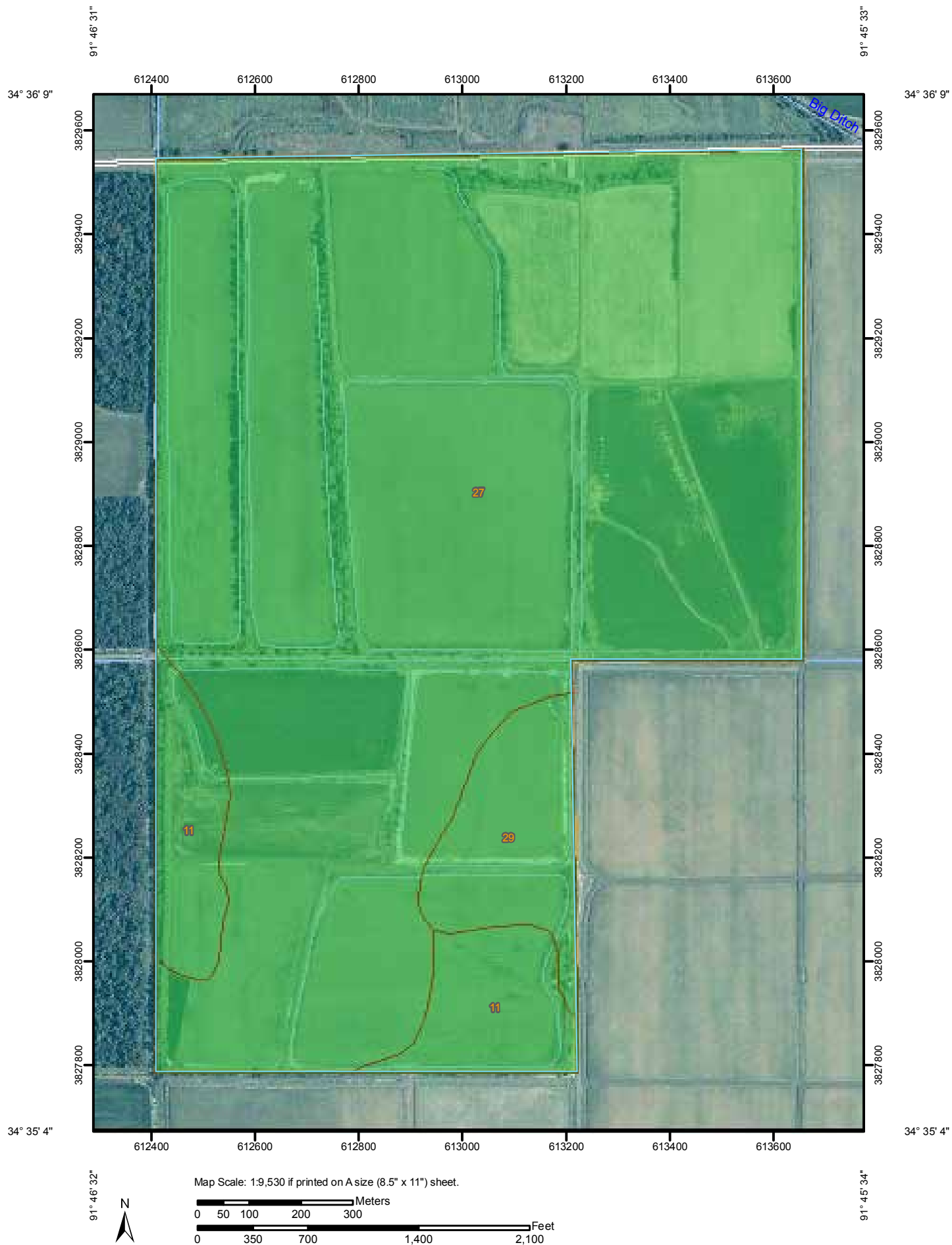
Wetland Identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-02) and aerial maps for exact wetland boundaries and labels, or contact NRECS.

Farmland Ac.: 457.65  
 Cropland Ac.: 396.61

0 250 500 Feet

Crop Year: \_\_\_\_\_

Map Created: 11/09/2012



# Farmland Classification

Farmland Classification— Summary by Map Unit — Lonoke and Prairie Counties, Arkansas (AR680)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
11	Hebert silt loam, 0 to 1 percent slopes	All areas are prime farmland	36.8	8.0%
27	Perry silty clay, 0 to 1 percent slopes	All areas are prime farmland	394.5	86.2%
29	Portland silty clay, 0 to 1 percent slopes	All areas are prime farmland	26.3	5.8%
<b>Totals for Area of Interest</b>			<b>457.7</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.


## Rating Options

*Aggregation Method:* No Aggregation Necessary

*Tie-break Rule:* Lower

### 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


 Streams and Canals


#### Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

### MAP INFORMATION

Map Scale: 1:9,530 if printed on A size (8.5" x 11") sheet.

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

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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: Lonoke and Prairie Counties, Arkansas  
Survey Area Data: Version 10, Sep 28, 2012

Date(s) aerial images were photographed: Data not available.

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.





# Farmland Classification

Farmland Classification— Summary by Map Unit — Lonoke and Prairie Counties, Arkansas (AR680)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
11	Hebert silt loam, 0 to 1 percent slopes	All areas are prime farmland	26.7	36.5%
27	Perry silty clay, 0 to 1 percent slopes	All areas are prime farmland	46.4	63.5%
Totals for Area of Interest			73.0	100.0%

## 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.


## Rating Options

*Aggregation Method:* No Aggregation Necessary

*Tie-break Rule:* Lower

### 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

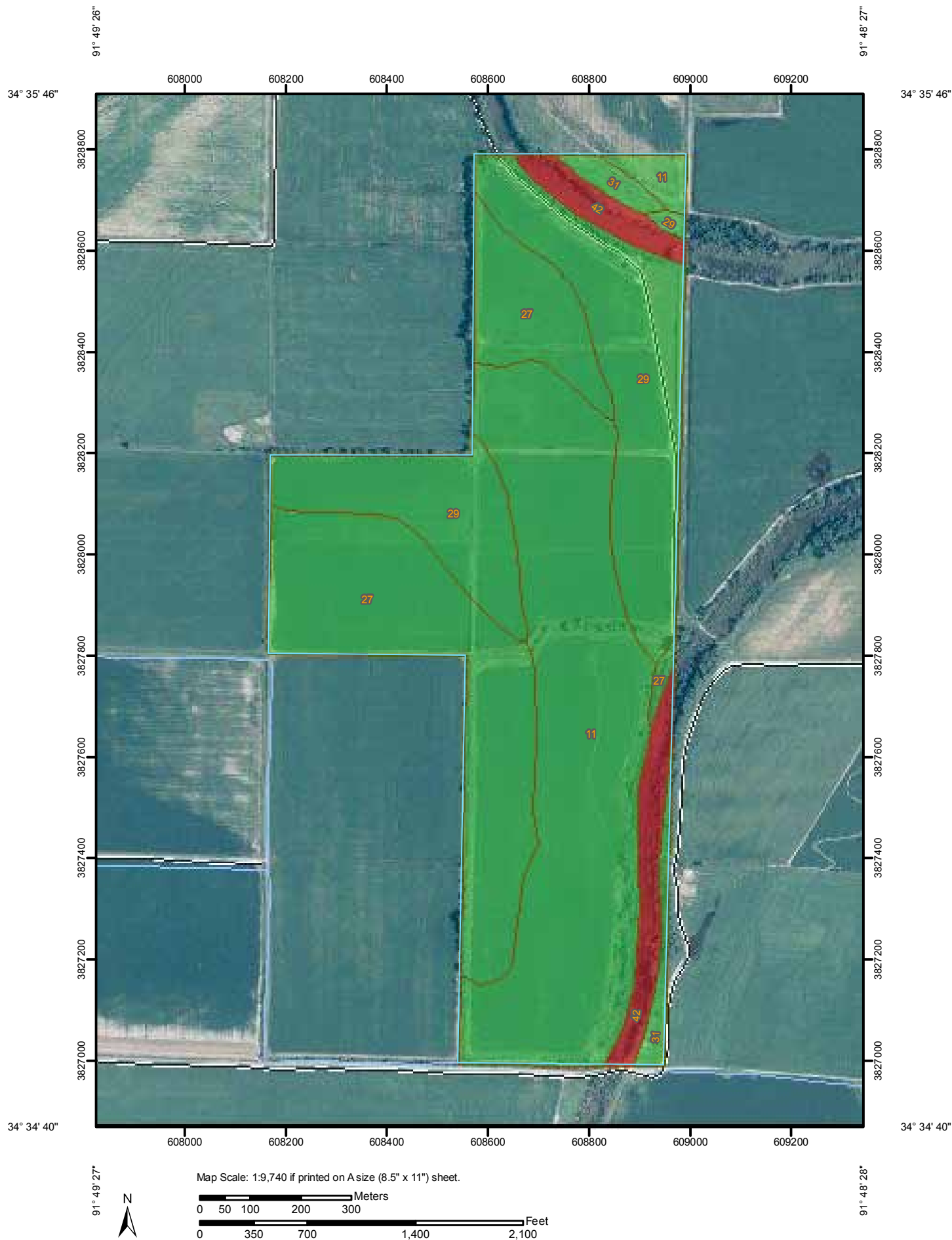
This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

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.





# Farmland Classification

Farmland Classification— Summary by Map Unit — Lonoke and Prairie Counties, Arkansas (AR680)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
11	Hebert silt loam, 0 to 1 percent slopes	All areas are prime farmland	81.8	37.0%
27	Perry silty clay, 0 to 1 percent slopes	All areas are prime farmland	62.2	28.1%
29	Portland silty clay, 0 to 1 percent slopes	All areas are prime farmland	57.6	26.0%
31	Rilla silt loam, 1 to 3 percent slopes	All areas are prime farmland	5.8	2.6%
42	Water	Not prime farmland	13.8	6.2%
<b>Totals for Area of Interest</b>			<b>221.2</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.


## Rating Options

*Aggregation Method:* No Aggregation Necessary

*Tie-break Rule:* Lower

### 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.





## NOTES

[illegible]



**LILE REAL ESTATE, INC.**  
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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**

**LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE**