



For Sale

Curve Farm



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

130 + acres

Ashley County, AR

Size: 130± total acres, 68.1± tillable acres, 35± irrigated acres, 62± acres woods

Possession: At closing, subject to existing farmland lease.

Showing: By appointment only.

Location: This farm is located in Ashley County, Arkansas 5.5 miles east of Highway 165 at Wilmot on Highway 52.

Management: Professional farm management is available.

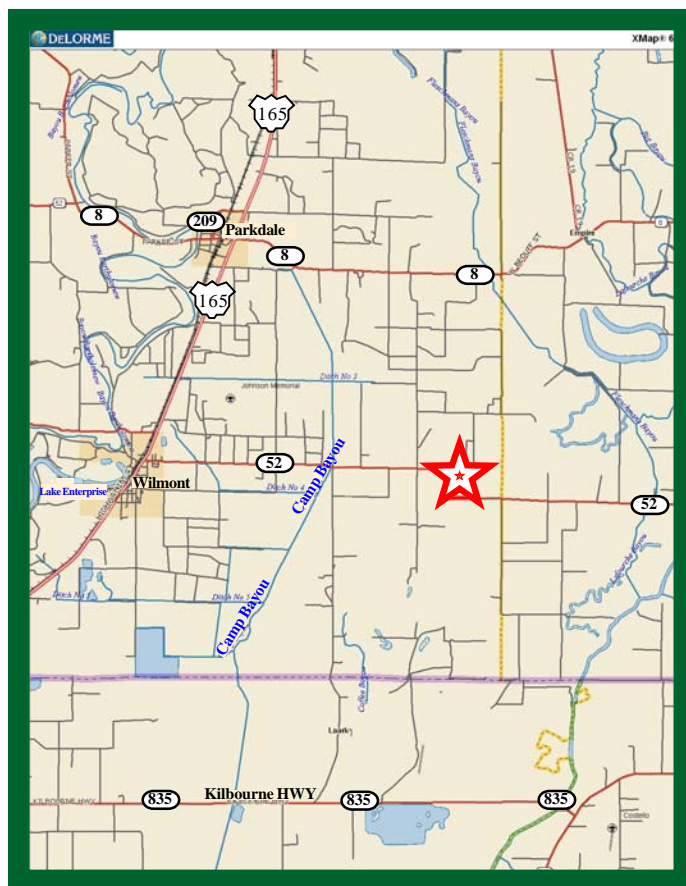
| FSA Data: (2010) | Crop | Base Acres | Yield |
|---------------------|-------------------|------------|---------|
| | Cotton | 62.5 | 700lb. |
| | Rice-Long Grain | 5.1 | 3770bu. |
| | Rice-Medium Grain | .5 | 3770bu. |

Description: This highly desirable farm has a history of cotton and grain production with 50 % of the tillable land irrigated. One electric submersible well supplies water to approximately 35 acres. An additional 20 acres could be irrigated with some leveling work. The woods offer prime wildlife habitat for deer. The property is accessed from a paved state highway.

Soils: A majority of the cropland is Class I and II, Rilla and Herbert silt loam with the balance being Class III Portland silty clay and Perry clay.

Taxes: \$331.69 (\$2.55 per acre)

Improvements: 1 – electric submersible well



See reverse side for additional maps.



For more information contact:

Murry McClintock - Real Estate Salesperson

Tel: (662) 363-1801

Agent for Seller

The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, such as, but not necessarily including or limited to, Seller, CFSA and NRCS records and data, and information from other government agencies and offices. However, CAPS has not independently verified and does not guarantee the accuracy, completeness or sufficiency of this information. The prospective Buyer is, therefore, advised to independently confirm information provided herein, and any reliance upon this data is made at Buyer's own risk. Similarly, the past history of this property is no guaranty of future performance, which is subject to unpredictable variables such as weather management and operational skills, market factors and general economic conditions. Accordingly, CAPS does not assume, and hereby expressly disclaims, any responsibility for the future operating and investment results of the property.

CAPS' participation in this transaction is solely in the capacity of a real estate broker, and it does not hold itself out as having expertise or specialized knowledge in the fields of environmental science, engineering, chemistry, hydrology, meteorology, geology, seismology, health or financial investments. No statement made by CAPS relating to this property may be relied upon by the buyer as reflecting particular expertise in these or any other areas of specialized knowledge. In the course of conducting a due diligence inspection of the property, the prospective Buyer is strongly advised to consult with such brokers, attorneys, financial advisors or other professional or expert consultants as may be necessary to fully protect the Buyer's rights and interests.

Capital Agricultural Property Services, Inc., as Real Estate Broker, only represents the SELLER in this transaction. This offering is subject to prior sale, matters of title, change of price, rental or conditions and to any special listing conditions or requirements the seller may impose, and it may be withdrawn from the market without advance notice.

Curve Farm

130 ± acres
Ashley County, AR



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Property Aerial Map



Capital
Agricultural
Property
Services, Inc.

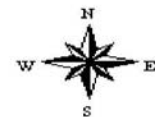
Maps provided by:



©AgriData, Inc. 2011
www.AgriDataInc.com

12-19S-4W
Ashley County
Arkansas

map center: 33° 3' 26.7, 91° 28' 22.85
scale: 5183



3/3/2011

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

For more information contact:

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

Agent for Seller

Curve Farm

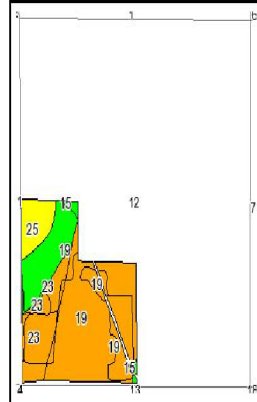
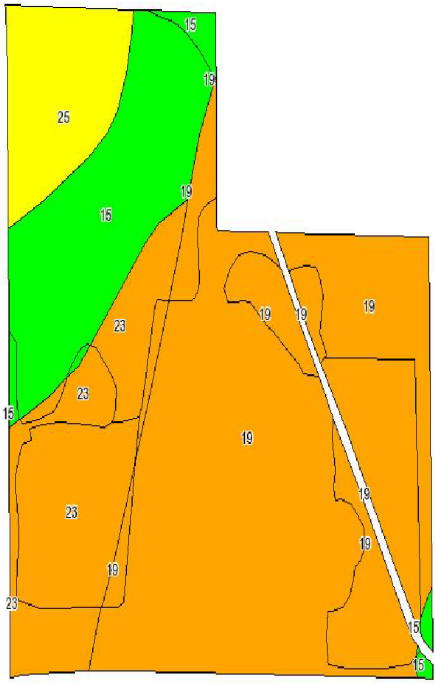
130 ± acres
Ashley County, AR



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Property Soils and Topography Maps



State: Arkansas
County: Ashley
Location: 012-019S-004W
Township: Wilmot
Acres: 131.3
Date: 3/3/2011



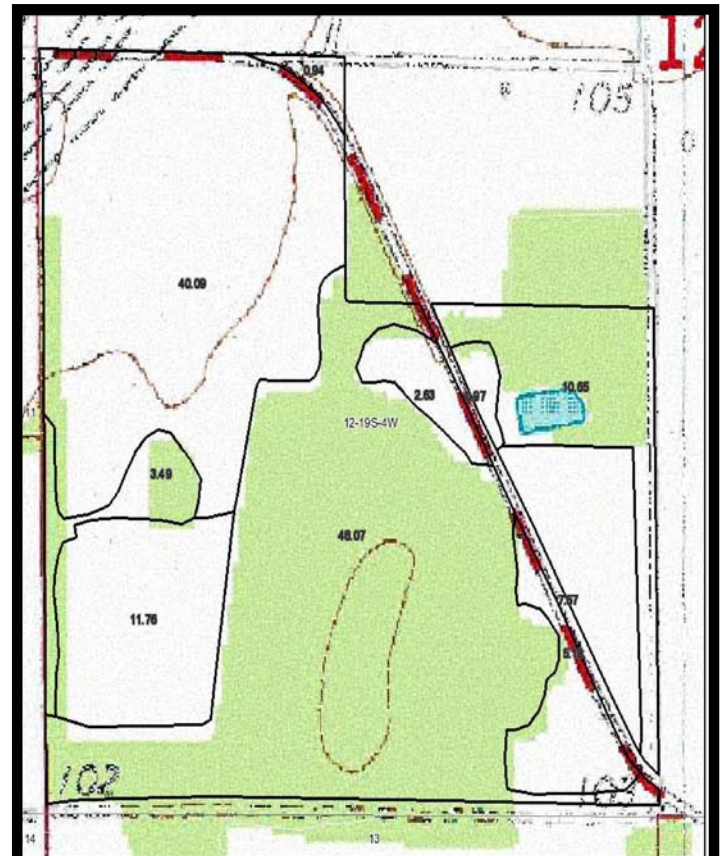
Capital
Agricultural
Property
Services, Inc.



Maps provided by:
surety
©AgriData, Inc. 2008
www.AgriDataInc.com

Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Corn | Cotton lint | Rice Irrigated | Soybeans |
|------------------|--|-------|------------------|----------------------|---------------|------|-------------|----------------|----------|
| 19 | Perry clay, 0 to 1 percent slopes | 73.7 | 56.1% | | Illw | | 475 | 130 | 35 |
| 15 | Hebert silt loam, 0 to 1 percent slopes | 23.2 | 17.7% | | Illw | 85 | 775 | | 35 |
| 23 | Portland silty clay, 0 to 1 percent slopes | 23 | 17.5% | | Illw | | 600 | 130 | 35 |
| 25 | Rilla silt loam, 0 to 1 percent slopes | 11.4 | 8.7% | | I | 95 | 900 | | 40 |
| Weighted Average | | 23.3 | 586.9 | | | | 95.7 | | 35.4 |



Capital
Agricultural
Property
Services, Inc.

Maps provided by:
surety
©AgriData, Inc. 2011
www.AgriDataInc.com

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

12-19S-4W
Ashley County
Arkansas

map center: 33° 3' 26.7, 91° 28' 22.85
scale: 5183



3/3/2011

For more information contact:
Murry McClintock - Real Estate Salesperson
Tel: (662) 363-1801
Agent for Seller

Curve Farm

130 ± acres
Ashley County, AR



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com



For more information contact:
Murry McClintock - Real Estate Salesperson
Tel: (662) 363-1801
Agent for Seller