



For Sale

Lakehall Property



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

1,457 ± acres

Chicot County, AR

Size: 1457± total acres: 387± acres of cropland, 369.4± acres of CRP, 759.1± acres of woods and sloughs.

Location: This farm is located 2 miles east of Lake Village, AR, and 20 miles west of Greenville, MS, 2 miles west of Mississippi River levee.

Description: This 1457+- acre tract, containing 759 acres of woods and sloughs and 369 acres enrolled in CRP, is a prime deer and duck hunting property. In addition there are 387 acres of income generating cropland, a portion of which is irrigated. It is located 2 miles east of Lake Village, AR and Lake Chicot, and 20 miles west of Greenville, MS, just 2 miles from the Mississippi River levee. The property is accessible in all weather by county paved Lakehall Road. This property has several ridges, which have been converted back to woods through the CRP program, between low timbered bottoms, with large trees. This combination has provided excellent deer habitat for many years. Two of the bottoms are deep sloughs which hold water throughout the winter and attract large numbers of waterfowl. Located only 2 miles from the Mississippi River levee, many deer roam throughout this area, and it is in the center of the Mississippi River Flyway. Lots are available along Lake Chicot providing a site for a cabin as well as access to excellent fishing. The 387 acres of cropland have been used both for cotton and grain production and a portion is irrigated down existing ridges from a submersible well. Cropland is currently under an assumable share rent lease that expires at the end of 2011.

Soils: Predominant cropland soil type is Sharkey clay, with about 30% Commerce loam.

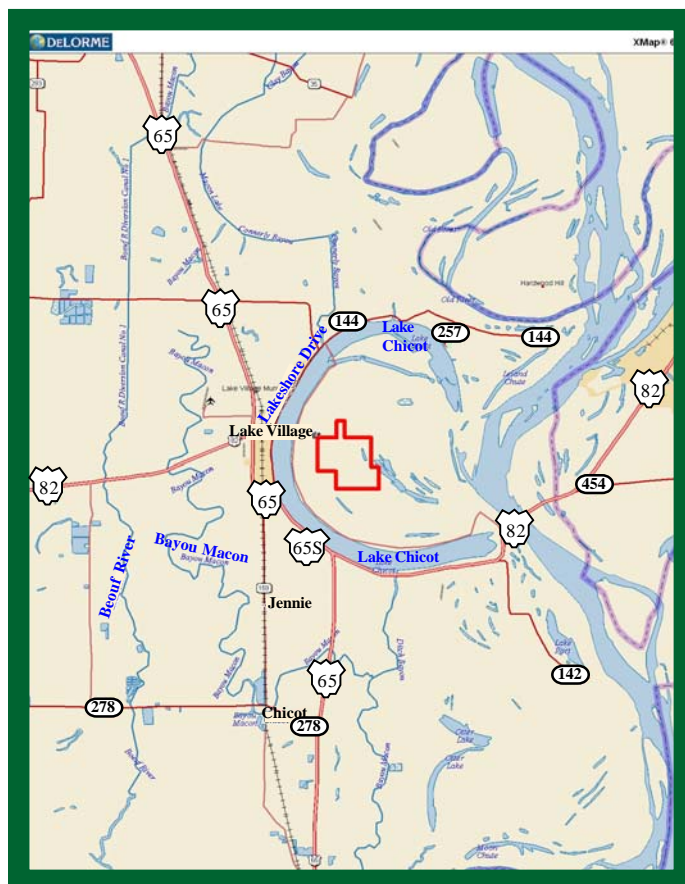
Taxes: 2009: \$4.25 per acre

Improvements: 1 submersible well

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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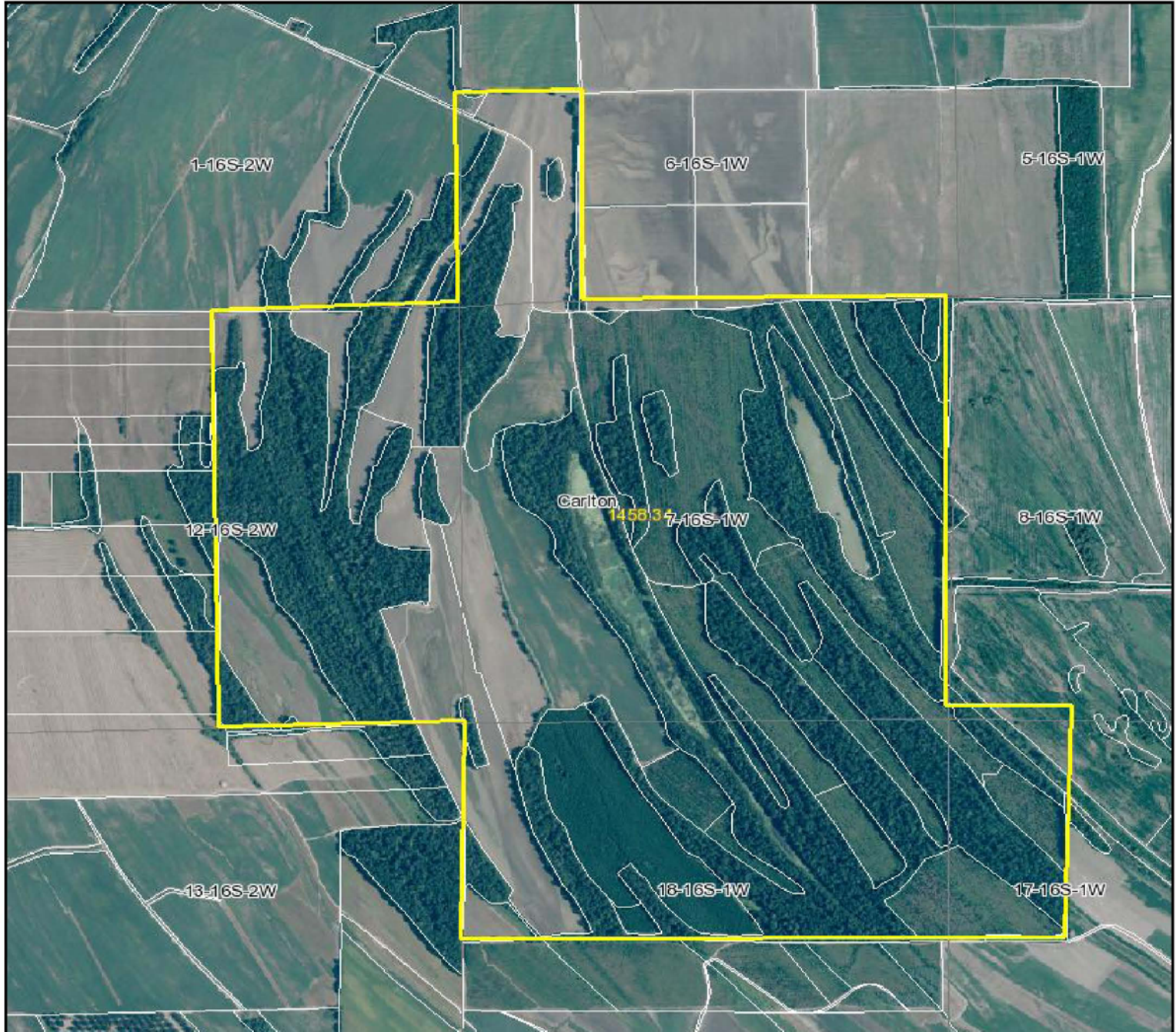
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Property Aerial Map



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Maps provided by:



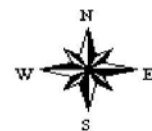
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7-16S-1W
Chicot County
Arkansas

map center: 33° 19' 15.58, 91° 14' 46.25

scale: 22292



3/4/2010

Field borders provided by Farm Service Agency as of 5/23/2008. Aerial photography provided by Aerial Photography Field Office.

Lakehall Property

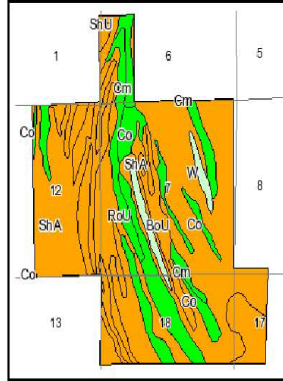
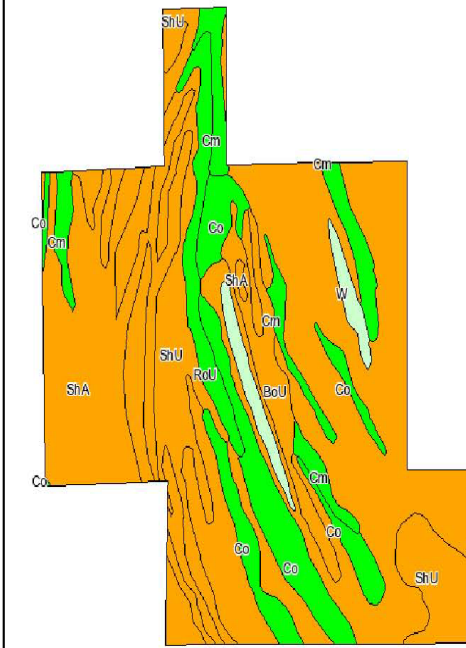
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Property Soils and Topography Maps



Slate: **Arkansas**
County: **Chicot**
Location: **007-016S-001W**
Township: **Carlton**
Acres: **1458.4**
Date: **3/4/2010**



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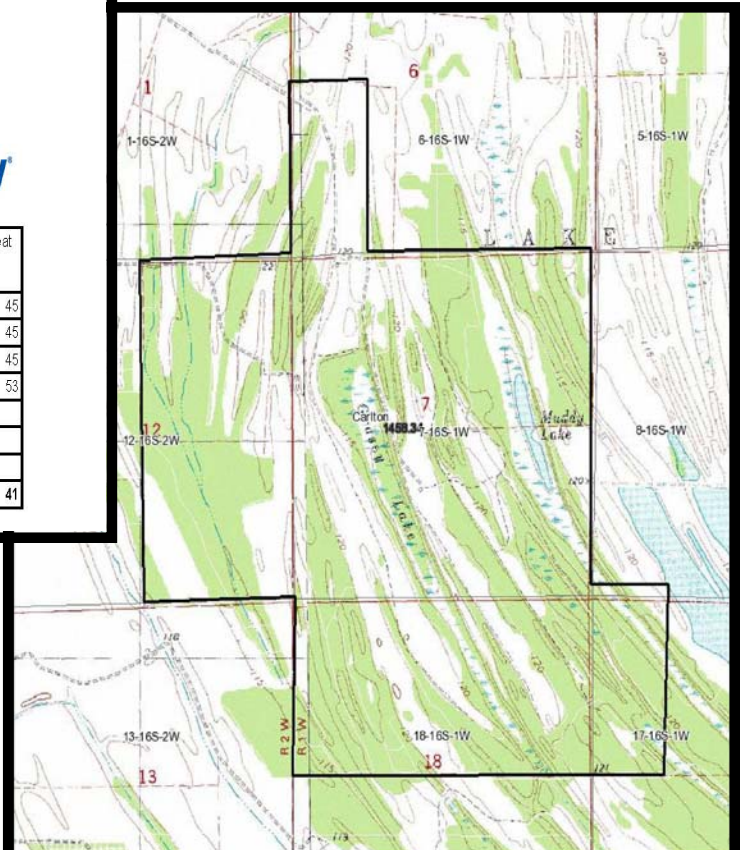
Maps provided by:



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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	Oats	Soybeans	Wheat
ShA	Sharkey clay, 1 to 3 percent slopes	827.5	56.7%		IIIw		550		30	45
ShU	Sharkey clay, gently undulating	241.6	16.6%		IIIw		550		30	45
Co	Commerce loam	158	10.8%		Iw	95	900		40	45
Cm	Commerce silty clay loam	86.4	5.9%		Iw	85	850		40	53
BoU	Bowdre silty clay loam, gently undulating	57.2	3.9%		IIIw		625		35	
RoU	Robinsonville loam, gently undulating	51.5	3.5%		Iw	115	825	75	40	
W	Water	36.2	2.5%							
Weighted Average						19.3	603.8	2.6	31.4	41



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