



Big Bayou WRP



Capital
Agricultural
Property
Services, Inc.

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Size: 1,375± Total acres, 1,321± acres WRP, 3 acre cabin site and remainder in Big Bayou

Location: 5 miles east of Portland, AR and 30 miles southwest of Greenville, MS.

Description: This 1,375± acre tract of cropland enrolled in WRP, is a prime deer and duck hunting property. It is located 5 miles east of Portland, AR, and 30 miles southwest of Greenville, MS and is accessible in all weather by county maintained gravel road and paved Portland Road. Located adjacent to other large contiguous tracts of WRP, this property has been used primarily for duck and deer hunting during the last 10 years and should improve over time. There is a 3± acre site located along Portland road adjacent to Big Bayou excluded from the WRP, which would be an excellent location for a cabin. Three wells are available across the property to provide water in desired areas when needed.

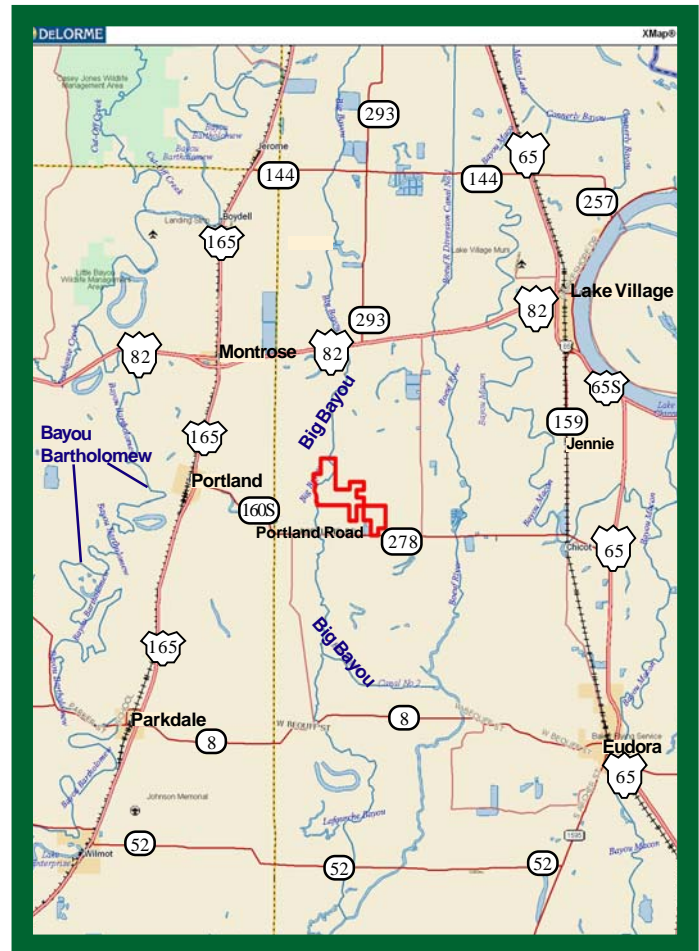
Soils: Predominantly Perry and Portland clays.

Taxes: 2009: Approximately \$2.50 per acre

Possession: At closing, subject to existing leases.

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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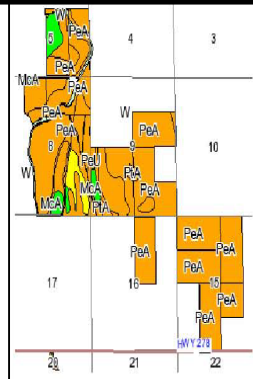
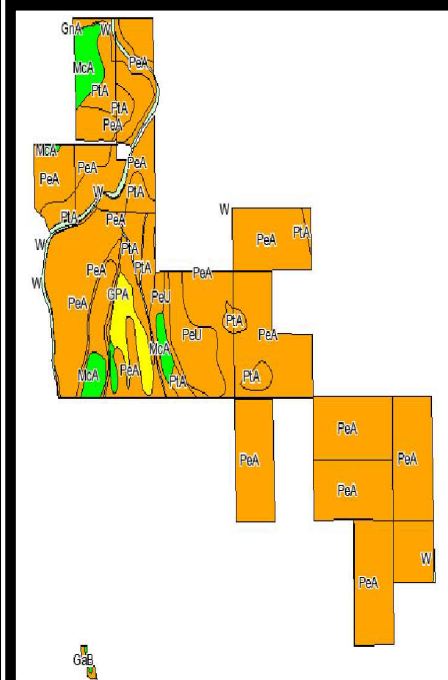
1,375± acres
Chicot County, AR



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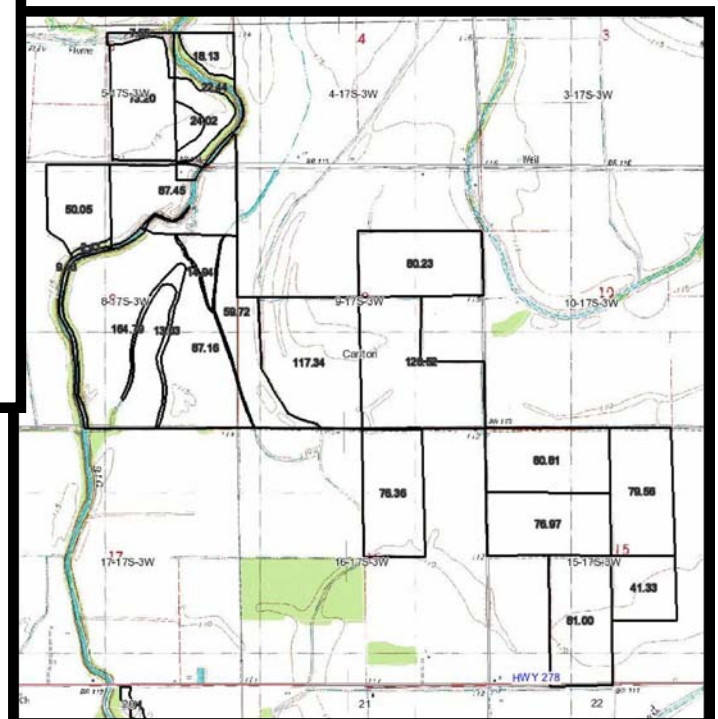
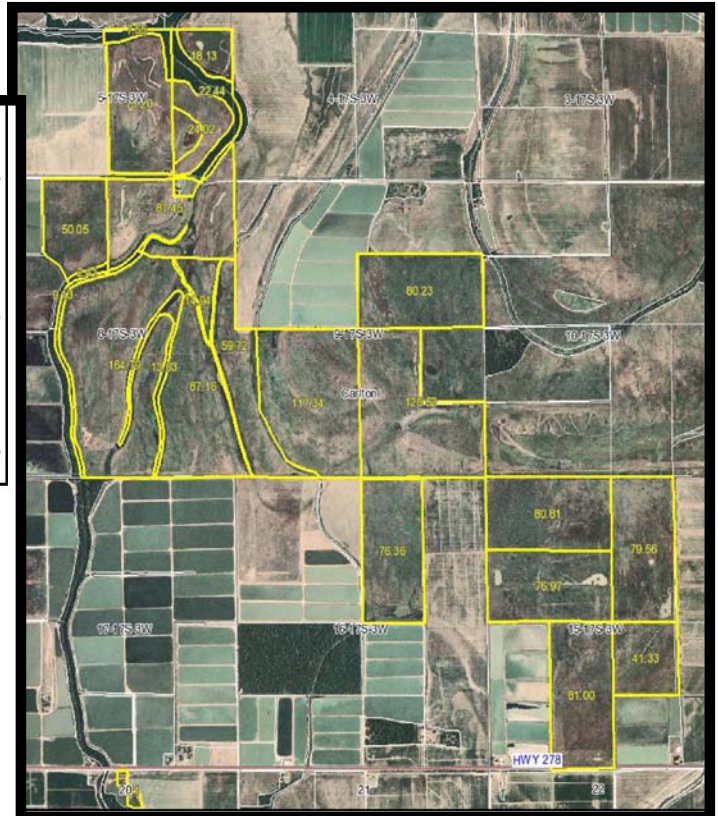
Property Aerial, Soils and Topography Maps



State: Arkansas
County: Chicot
Location: 005-017S-003W
Township: Carlton
Acres: 1401.5
Date: 1/13/2010



Maps provided by:



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	Com	Cotton lint	Oats	Rice irrigated	Soybeans
PeA	Perry clay, 0 to 1 percent slopes	1013.1	72.3%		IIIw		475		130	35
PIA	Portland clay, 0 to 1 percent slopes	198.1	14.1%		IIIw		600		130	35
PeU	Perry clay, gently undulating	68.2	4.9%		IIIw		425			28
McA	McGehee silt loam, 0 to 1 percent slopes	60.8	4.3%		IIw		700	55	120	35
GPA	Gallion and Pulaski fine sandy loams, 0 to 1 percent slopes (milla, nilla)	38.5	2.6%		I	95	900			40
W	Water	23	1.6%							
GbA	Gallion fine sandy loam, 1 to 3 percent slopes (milla)	1.2	0.1%		IIe	85	850			37
GnA	Gallion silt loam, 0 to 1 percent slopes (milla)	0.6	0.0%		I	95	900			40
Weighted Average						2.6	503.2	2.4	117.5	34.2

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