

PALARM CREEK FARM

FOR SALE

830 Acres | Pulaski County, Arkansas



\$2,490,000.00

Irrigated farmland and duck hunting property along Palarm Creek only 20 minutes from Little Rock, near Morgan, Arkansas.

For Additional Information Contact:

Davis DuBose Knight Forestry & Real Estate
PLLC

1100 Asbury Road
Little Rock, Arkansas 72211
(501) 219-8600
forestryrealestate.com



Palarm Creek Farm Summary

Summary: The Palarm Creek Farm is one contiguous parcel totaling 830 acres, more or less. There are approximately 685 FSA cropland acres and 39.4 acres are currently enrolled in CRP. The farm is bordered by Palarm Creek which provides nutrient rich water to irrigate approximately 545 acres, and 120 acres are dryland acres. In addition, there are 20 acres of pasture and the remaining acres are in woods, irrigation ditches, and roads. Soybeans, rice and wheat have been the primary crops grown in the past and the 2017 crop is entirely soybeans.

Duck and deer hunting are the primary recreational opportunities. Palarm Creek provides fishing opportunities and the topography is such that the next owner could consider building a reservoir. The property is one mile from the Arkansas Game and Fish Commission's Bell Slough State Wildlife Management Area. A little over one mile boat ride will take you down Palarm Creek into the Arkansas River for additional hunting and fishing adventures.

Google Map Link: https://drive.google.com/open?id=1nVxl-rulynBF2vhPKcj1S_bfSqY&usp=sharing

Mapright Link: <https://mapright.com/ranching/maps/e684d4158d58271059f5cc30c972423a/share>

Improvements: The irrigation system consists of two relifts in Palarm Creek, two relifts in canal ditches, underground pipe and risers, one center pivot, and three power units.

Lease: Current farm lease is 75/25 crop share and runs through the 2018 crop year. Hunting rights are leased for the 2017-2018 duck season. CRP income is \$3,507 per year through 2022.

Mileage Chart:

Little Rock, AR.....20 Miles

Conway, AR.....20 Miles

Morrilton, AR.....39 Miles

Russellville, AR.....64 Miles

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USDA

Information: *FSA Base Acres*

<u>Crop</u>	<u>Acres</u>	<u>Yield</u>	<u>Program</u>
Wheat	25.2	45	ARC-CO
Oats	16.8	53	ARC-CO
Soybeans	198.5	23	ARC-CO
Rice-Long Grain	362.5	5447	PLC
Rice-Med Grain	34.5	4473	PLC

Total Base 637.5

Soils:

18.3% Moreland silt clay
77.0% Perry Clay
0.2% Gallion Silt Loam
4.0% Rilla Silt Loam
0.5% Linker-Mountainburg Association

Estimated R.E. \$3,678.37 (Average \$4.43/Acre)

Taxes:

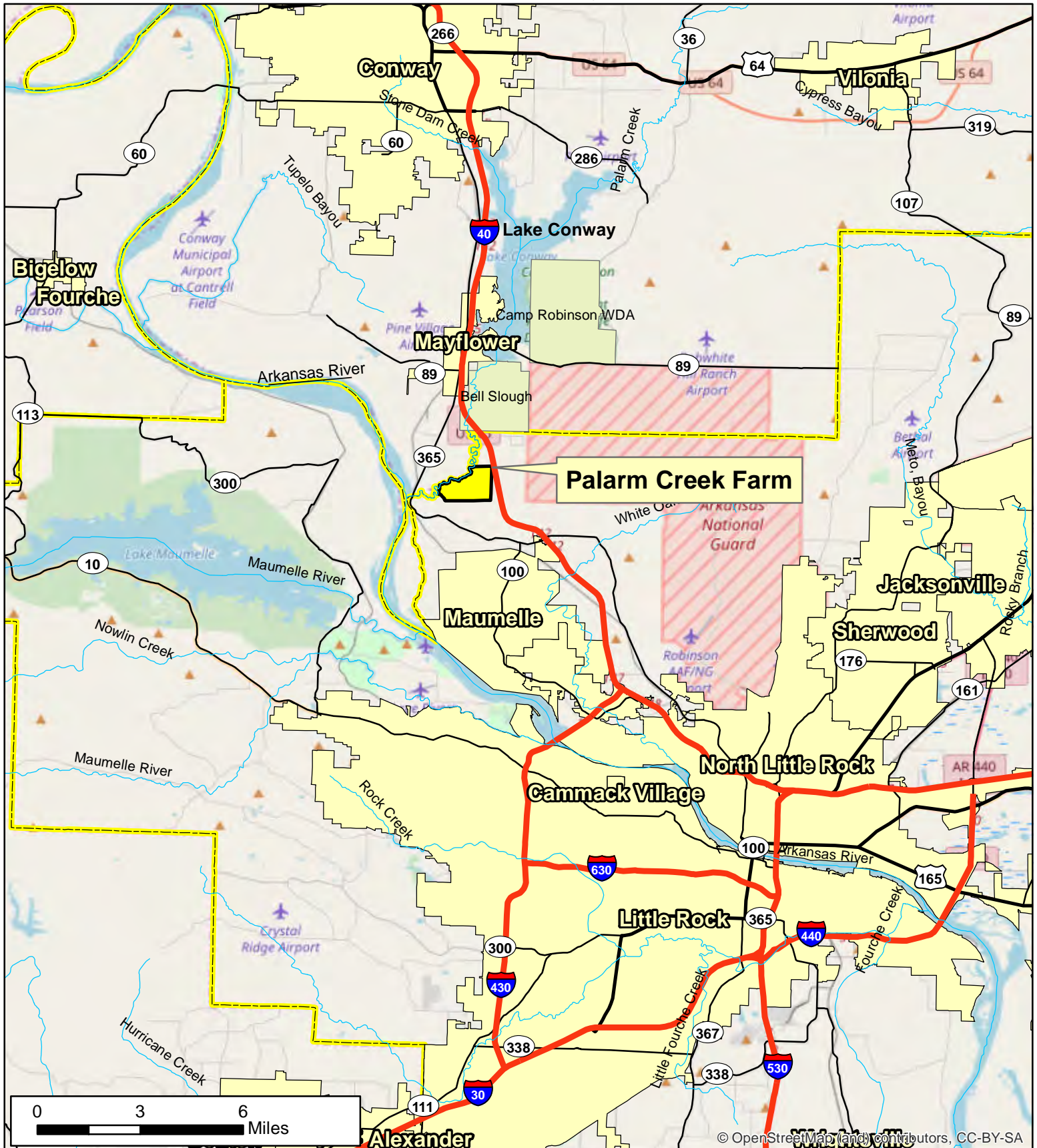
Property Tours: Call (501) 219-8600 to schedule a property tour.

Asking Price: \$2,490,000.00 (\$3,000/acre)



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Palarm Creek Farm Pulaski County, AR



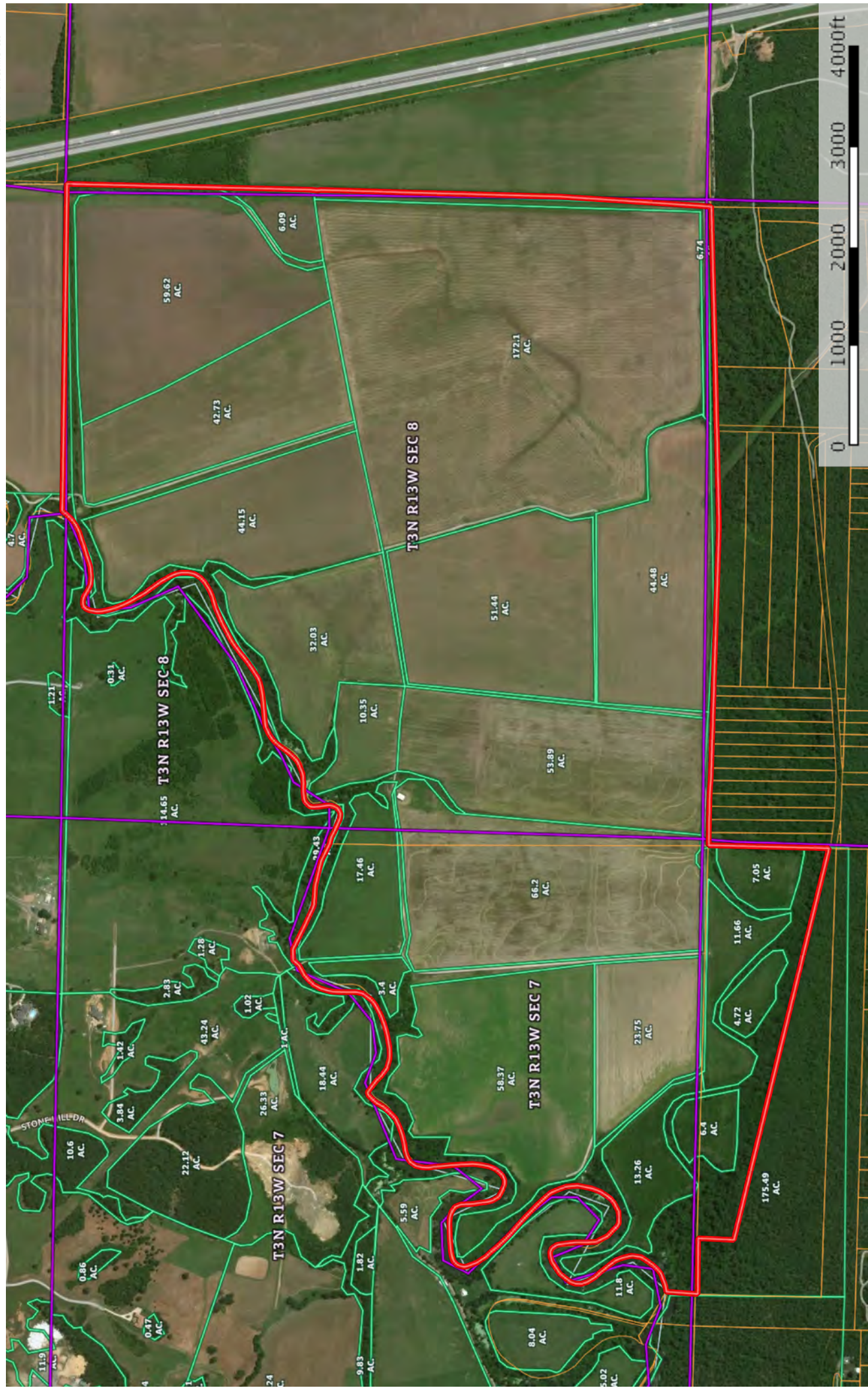
Phone: 1-888-695-8733
www.forestryrealestate.com



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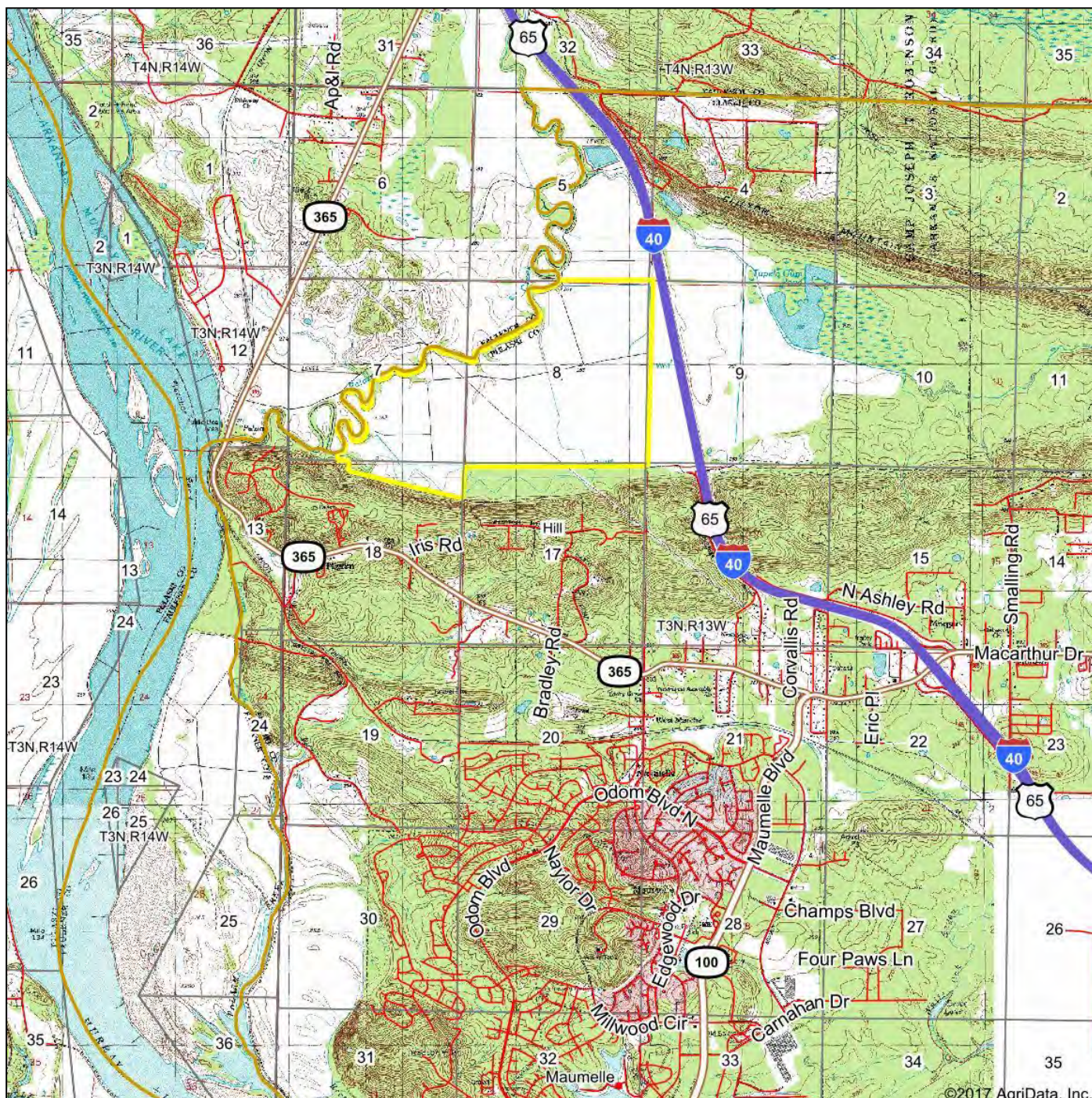
Palarm Creek Farm

Pulaski, Arkansas, 830 AC +/-



 Pulaski - 830 acres

Topography Map



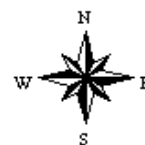
map center: 34° 53' 41.2, -92° 24' 59.66

0ft 4518ft 9035ft


DAVIS DUBOSE KNIGHT
FORESTRY & REAL ESTATE PLLC

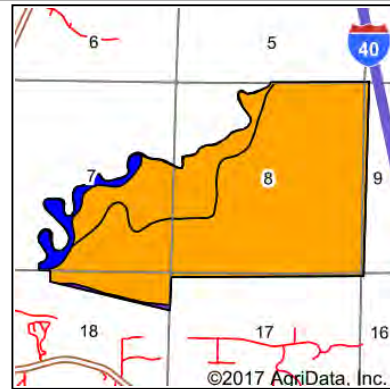
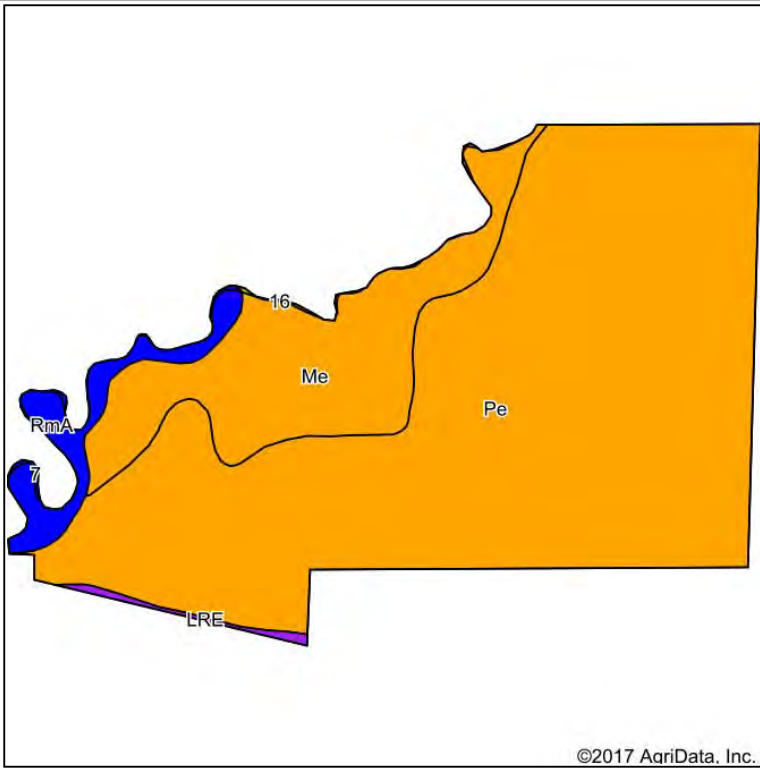
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17-3N-13W
Pulaski County
Arkansas



10/10/2017

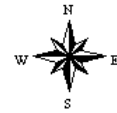
Soils Map



State: **Arkansas**
 County: **Pulaski**
 Location: **17-3N-13W**
 Township: **Hill**
 Acres: **830.11**
 Date: **10/10/2017**



Maps Provided By:
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Soils data provided by USDA and NRCS.

Area Symbol: AR045, Soil Area Version: 16
 Area Symbol: AR119, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Bahiagrass	Common bermudagrass	Corn	Cotton lint	Grain sorghum	Improved bermudagrass	Rice Irrigated	Soybeans	Tall fescue	Wheat
Pe	Perry clay, 0 to 1 percent slopes, rarely flooded	638.97	77.0%		1ft.	IIIw		6.5		475	65	12	130	30	7.5	
Me	Moreland silty clay	150.22	18.1%		1ft.	IIIw		7		625		9	130	35	8.5	
RmA	Rilla silt loam, 0 to 1 percent slopes	33.35	4.0%		5ft.	Ile		7.5	95	900	95	13.5		40		60
LRE	Linker-Mountainburg association, 12 to 25 percent slopes, rocky	4.42	0.5%		> 6.5ft.	Vle										
7	Gallion silt loam, occasionally flooded	1.72	0.2%		> 6.5ft.	IIw	9.5	7	85	825		13		40		
16	Moreland silty clay	1.43	0.2%		1ft.	IIIw		6		625		12	130	37	8.5	
Weighted Average							*-	6.6	4	517.7	53.8	11.5	123.8	31.2	7.3	2.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

FARM PICTURES

