



OFFERED FOR SALE

## **CHICOT LAND COMPANY FARMLAND TRACT 1**

*An agricultural and recreational investment opportunity.*

679.8 (+/-) acres • Chicot 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, TENNESSEE AND TEXAS



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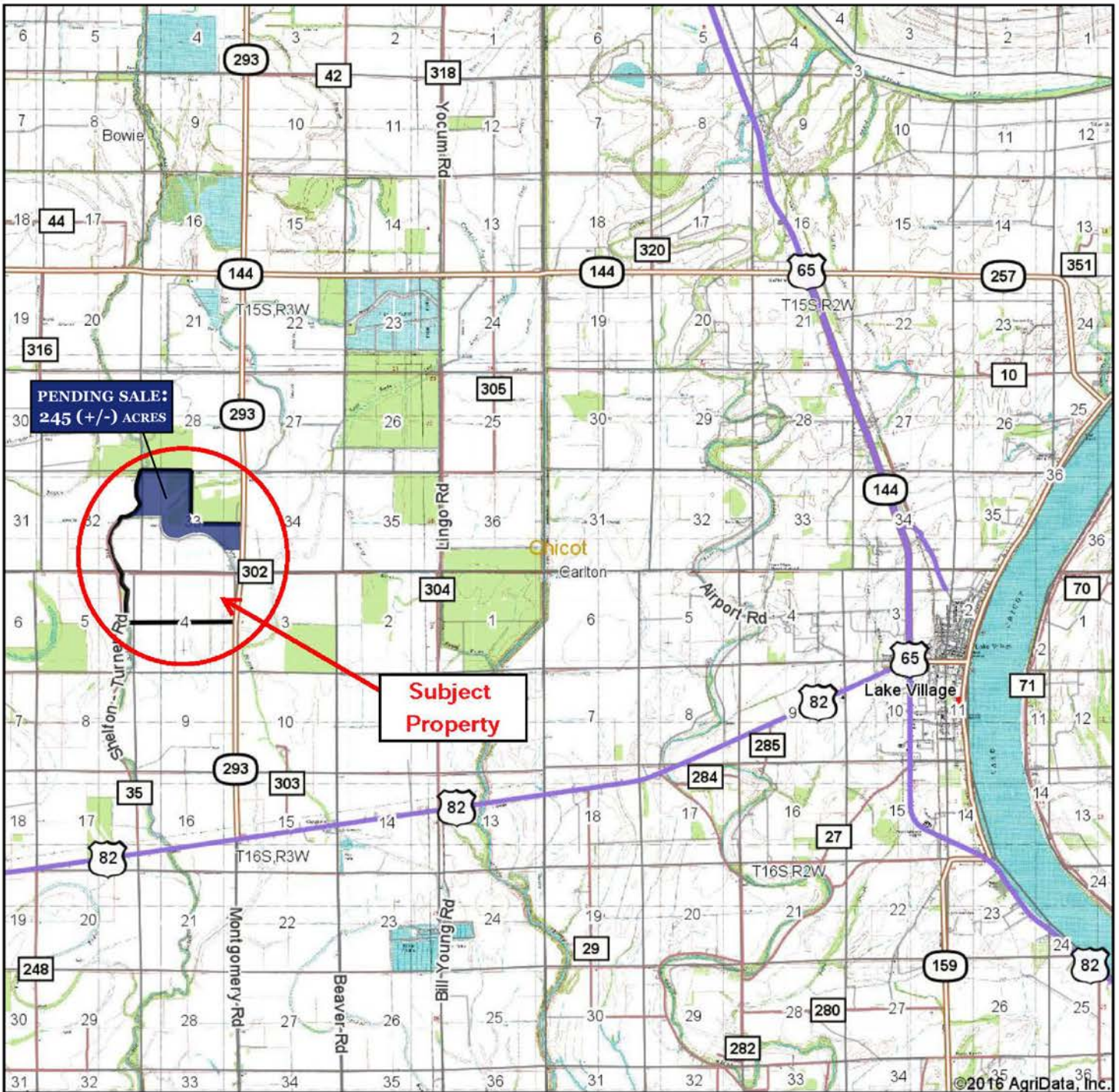
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A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or 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



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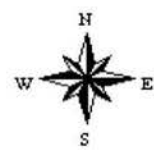
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map center: 33° 20' 50.93, 91° 21' 7.08

0ft 8310ft 16621ft

**31-15S-2W**  
**Chicot County**  
**Arkansas**



3/8/2016

Field borders provided by Farm Service Agency as of 5/21/2008.

## PROPERTY SUMMARY

**Description:** The property is comprised of quality farmland located in the heart of the Arkansas delta offering excellent access, soils, and irrigation capabilities. The closest city hub is Lake Village, which is known for its deep rooted agricultural based community, offering a strong farm tenant base and numerous agricultural support businesses from equipment and seed dealers to chemical supply branches and grain elevators.

<b>Location:</b>	<i>Mileage Chart</i>	<i>Distance</i>
	Lake Village, AR	9 Miles
	Monticello, AR	40 Miles
	Monroe, LA	70 Miles
	Little Rock, AR	132 Miles

**Access:** Frontage along Arkansas State Highway 293  
Frontage along Chicot County Road Shelton-Turner Road

<b>Acreage:</b>	Acres	%	Type
	266	40%	Leveled ponds, irrigated
	367	50%	Non leveled ponds in water or crop
	6.5	1%	Headquarters site
	60.9	9%	Exterior levees, woods, bayou, roads, well sites
	700.4*	100%	Total
*Based on Farm Service Agency Prorations			

<b>Irrigation:</b>	# of Wells	Type	Discharge size
	12	Electric Submersible	8"

<b>Real Estate Taxes:</b>	Parcel #	Acres	\$\$ / Amount
	010-04965-000	88	\$474.88
	010-04975-000	480	\$3,355.30
	010-05005-001	8	\$10.72
	010-05008-000	304.8	\$707.82
	010-5011-000	44	\$230.34
	Total	924.8	\$4,779.06
		-245.0 (Sale Pending)	
		679.8 Acres	

\*Please note: 245 +/- acres of this property is under contract.

<b>Improvements:</b>	Improvement	Size
	Managers House	2,342 square feet
	Labor House	1,652 square feet
	Equipment Shed	40' x 50'
	Shop/Equipment Shed	100' x 110' under roof with 60' x 70' being fully enclosed

## **PROPERTY SUMMARY**

<b>Mineral Rights:</b>	All minerals owned shall convey; however, the Seller does not warrant or guarantee ownership of such.
<b>Farm Lease:</b>	Crop Share - 80/20%
<b>Farm Lease Term:</b>	2017 Crop Year
<b>Recreation:</b>	Excellent waterfowl opportunities, located in a well-known local flyway.
<b>Notes:</b>	The western boundary of the property is Big Bayou.
<b>Offering Price:</b>	\$2,346,700.00
<b>Contact:</b>	Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015), or Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc. <a href="http://www.lilerealestate.com">www.lilerealestate.com</a>

# FARM SERVICE AGENCY

Arkansas

Chicot

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

FARM: 1975

Prepared: 8/11/16 9:59 AM

Crop Year: 2016

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 1662 Description: b-7

FAV/WR  
History

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
945.88	870.41	870.41	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	870.41	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	52.2		48	0.0
RICE-LONG GRAIN	327.0		5609	0.0
RICE-MED GRAIN	31.1		5173	0.0
Total Base Acres:	410.3			

Owners: CHICOT LAND CO INC

Other Producers: None

# FARM SERVICE AGENCY

Map of Farm 1975 in Chicot County, Arkansas

Page 2 of 2



Chicot County, Arkansas



Common Land Unit  
Cropland Non-cropland CRP

2016 Crop Year

Farm 1975  
Tract 1662

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

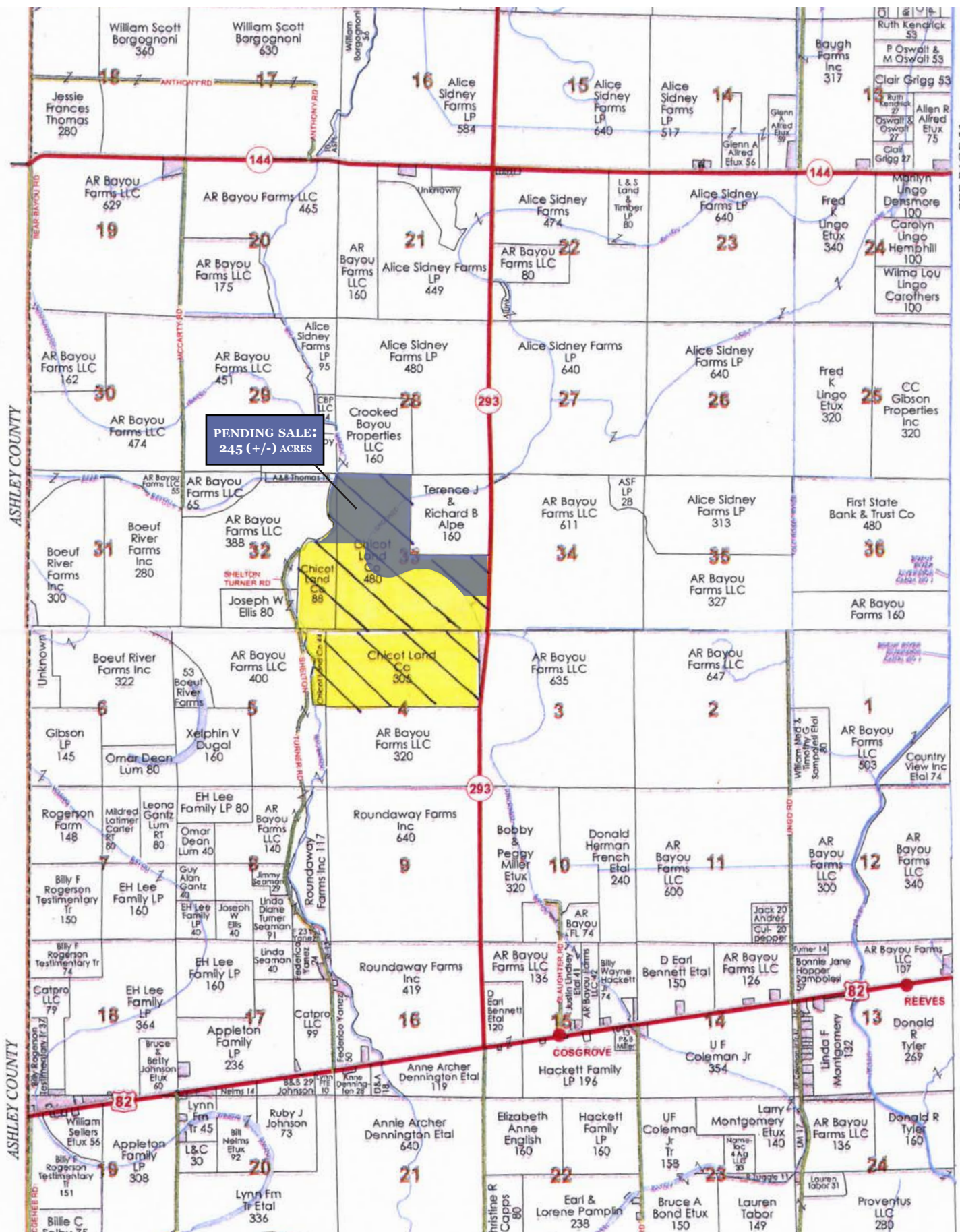


Tract Page: 1 of 1

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<https://intranet-apps.fsa.usda.gov/cars/setupReports.do?dispatchTo=report&report=fsa578Map&farmNu...> 8/11/2016

# PLAT MAP



SEE PAGE 23

SEE PAGE 29

## IRRIGATION MAP



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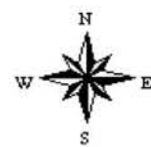
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map center: 33° 20' 51.29, 91° 25' 4.16

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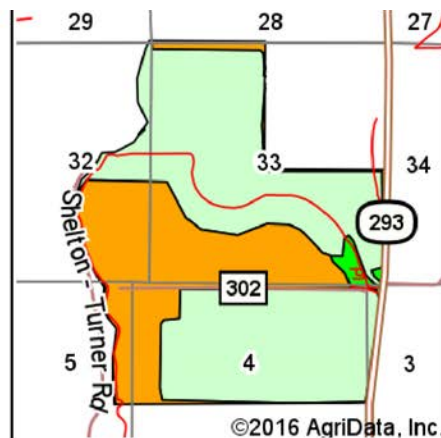
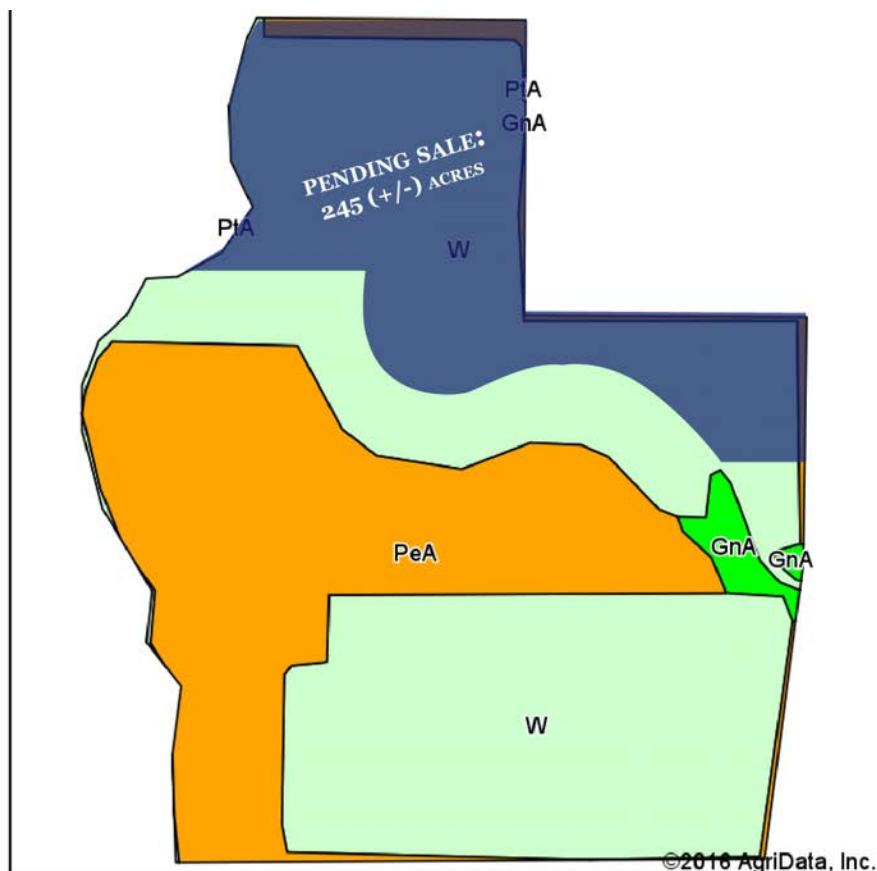
**33-15S-3W**  
**Chicot County**  
**Arkansas**



3/8/2016

Field borders provided by Farm Service Agency as of 5/21/2008.

# SOIL MAP



State: **Arkansas**  
 County: **Chicot**  
 Location: **33-15S-3W**  
 Township: **Carlton**

Date: **3/8/2016**

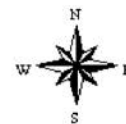


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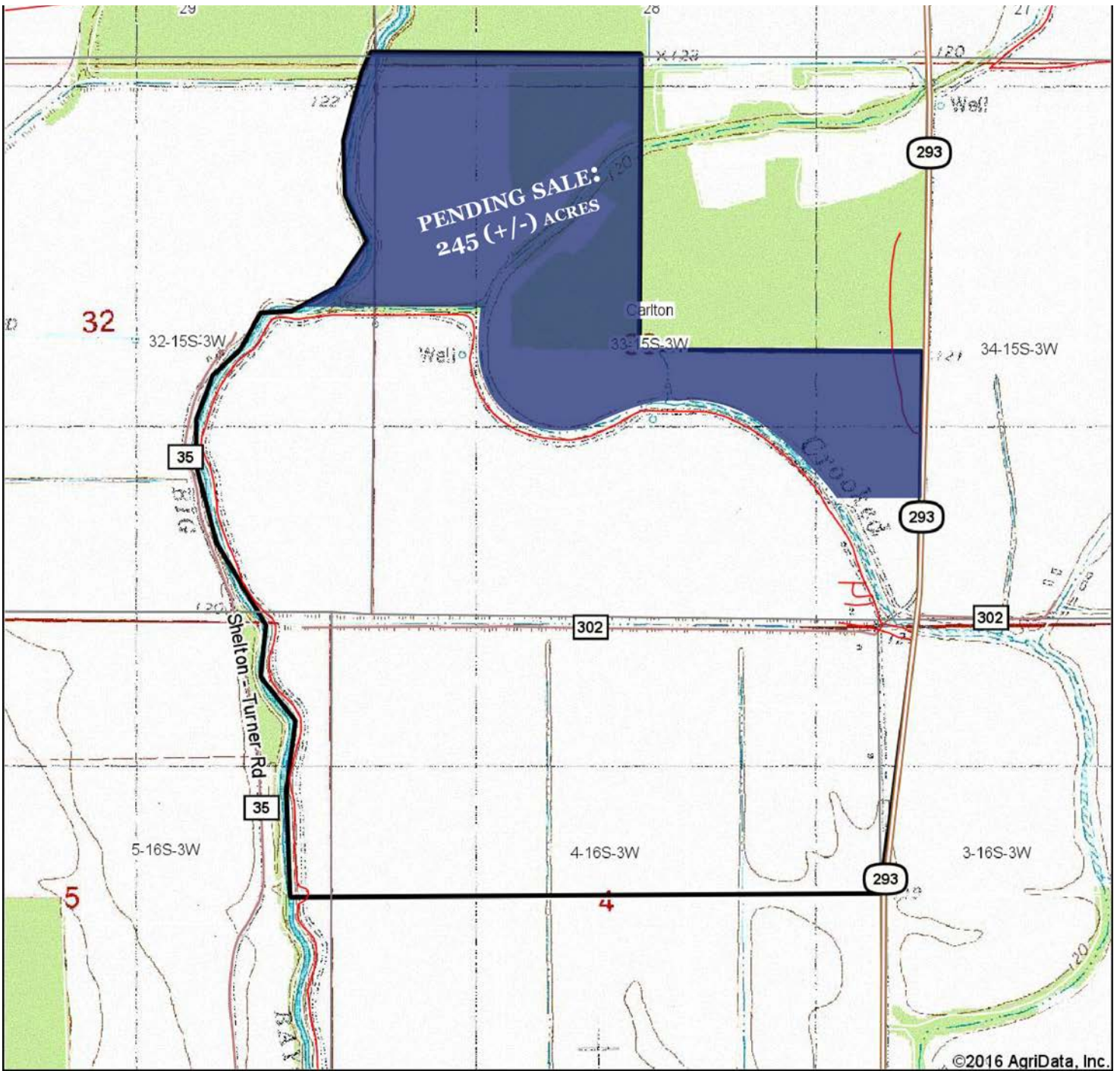
Area Symbol: AR017, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	NonIrr Class *c	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Soybeans
W	Water	628.14	65.3%							
PeA	Perry clay, 0 to 1 percent slopes	318.97	33.2%		IIIw					
GnA	Gallion silt loam, 0 to 1 percent slopes (rilla)	14.53	1.5%		I	7.5	95	900	13.5	40
PtA	Portland clay, 0 to 1 percent slopes	0.22	0.0%		IIIw					
Weighted Average						0.1	1.4	13.6	0.2	0.6

Area Symbol: AR017, Soil Area Version: 16

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# TOPOGRAPHY MAP



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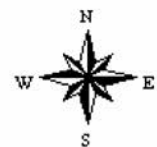
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**33-15S-3W**  
**Chicot County**  
**Arkansas**



3/8/2016

Field borders provided by Farm Service Agency as of 5/21/2008.







## NOTES



**LILE REAL ESTATE, INC.**

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