



OFFERED FOR SALE

BLACK BOTTOM FARM

An Agricultural and Recreational Investment Opportunity

61 (+/-) Total Acres • Lincoln 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



DISCLOSURE STATEMENT

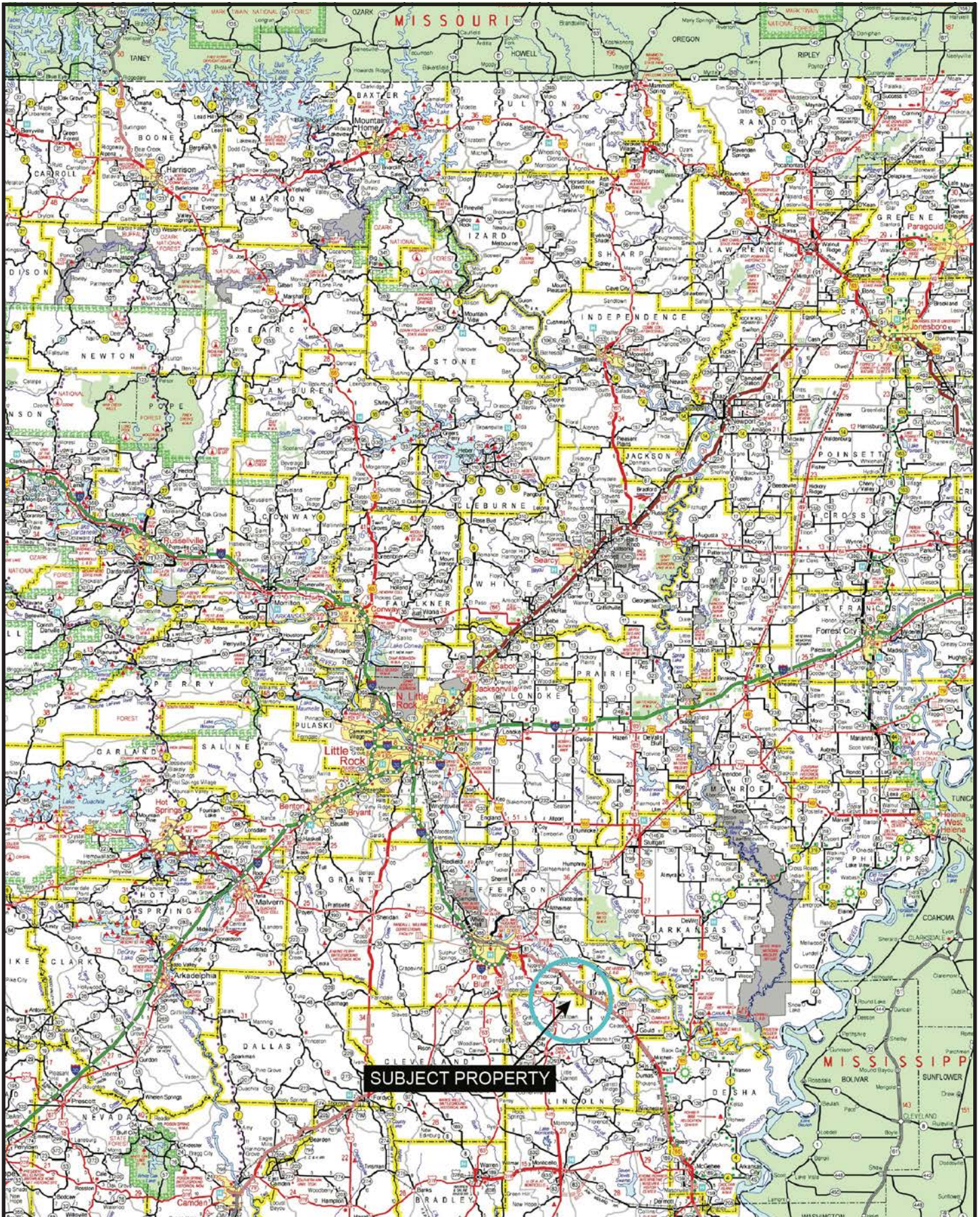
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 on 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.

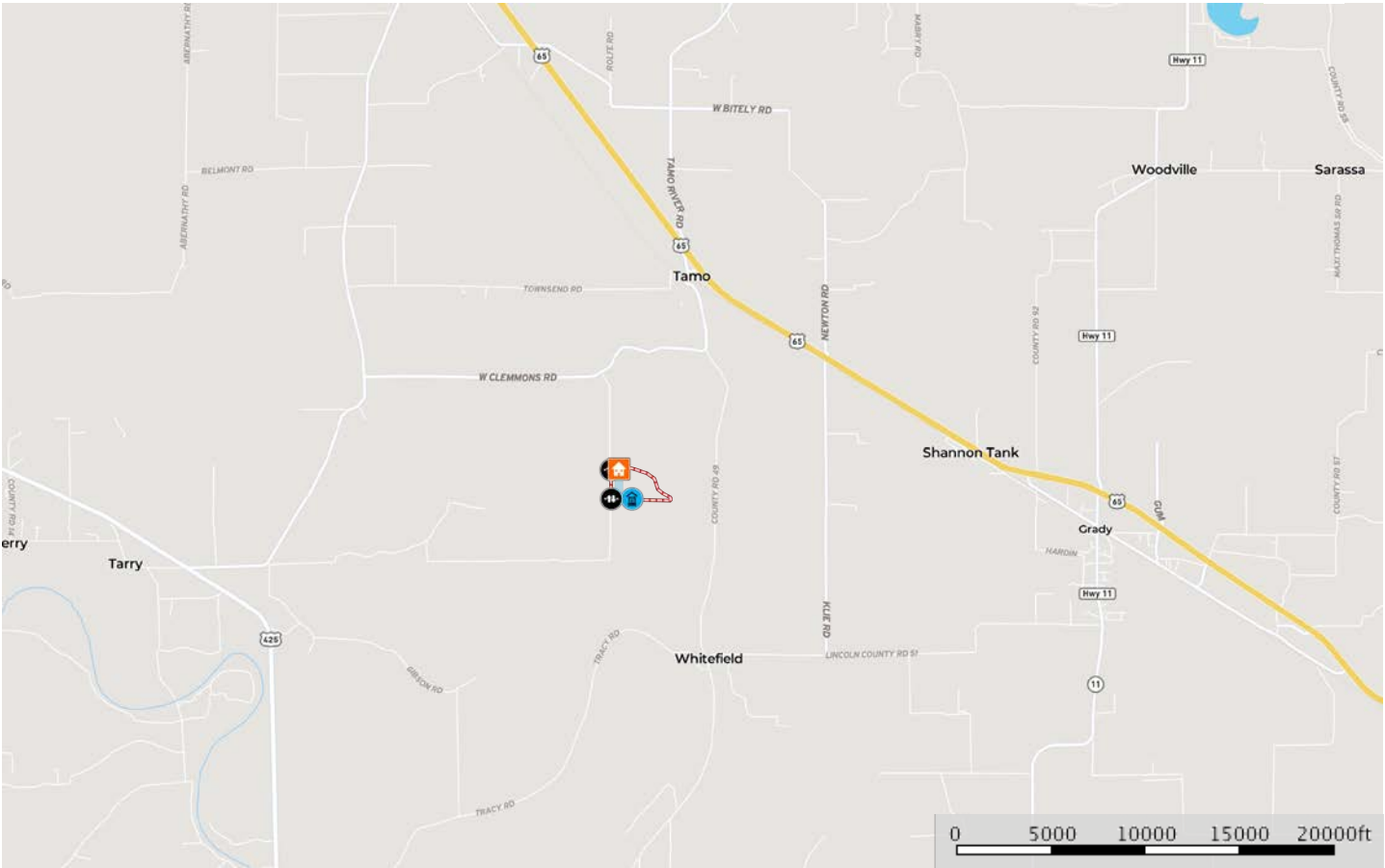
This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

VICINITY MAP I



VICINITY MAP II

Andy Black Tamo
Arkansas, AC +/-



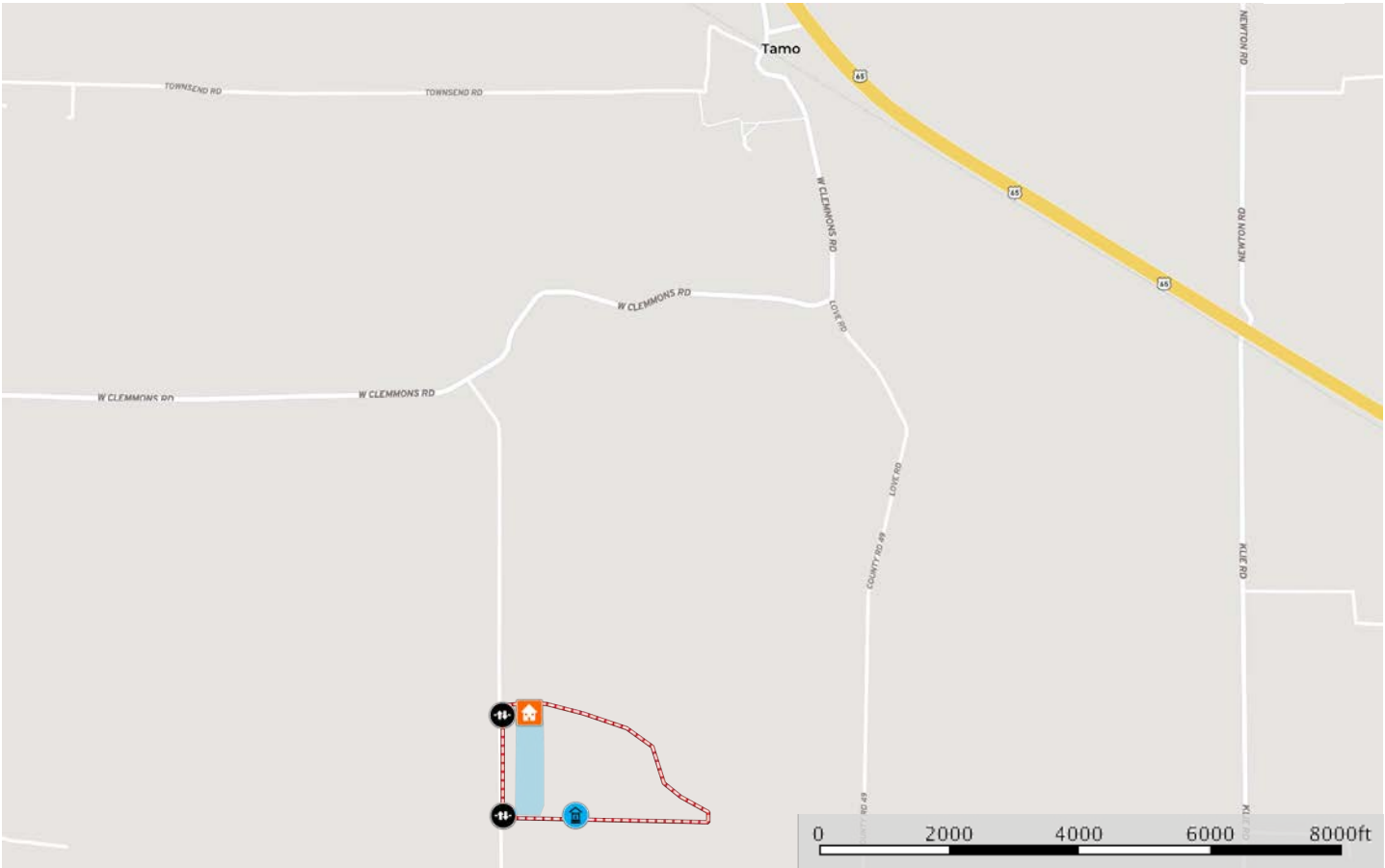
House Gate Well Pond / Tank Boundary

Sindy Cruthis

M The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

VICINITY MAP III

Andy Black Tamo
Arkansas, AC +/-



- House
- Gate
- Well
- Pond / Tank
- Boundary

Sindy Cruthis

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PROPERTY SUMMARY

Description: The Black Bottom Farm consists of 61 total acres, more or less, and offers both agricultural and recreational investment opportunity with year-round use. The property is in close proximity to Tamo, Arkansas and is easily assessable from either Highway 425 to the west or Highway 65 to the east. Black Bottom Road functions as the properties west boundary line and Cousart Bayou functions as the east and northern boundary lines. There is a 12 acre +/- fully stocked fishing reservoir on the property coupled with a covered boat dock that offers exceptional trophy bass fishing. The tillable acreage is irrigated via a new 6 inch electric submersible well that was recently installed by McDonald Irrigation.

The farm offers excellent waterfowl hunting opportunities in the fields below the cabin / headquarters area. Historically this area is known to hold a substantial amount of the area's wintering waterfowl. This is a great opportunity to acquire a recreational farm that offers lodging and year-round use.

Location: Tamo, Arkansas; Lincoln County

Mileage Chart

Tamo	3 miles
Yorktown	10 miles
Dumas	24 miles
Monticello	35 miles
Little Rock	64 miles

Latitude: 34.085584

Longitude: 91.768801

Acreage: 61 total acres, more or less
• Tillable Acres: 37 acres, more or less

Access: Black Bottom Road (well maintained all weather gravel Lincoln County Road)

Improvements: 1,500 square foot main camp (2 bedroom / 1 bath)
• 850 square feet heated and cooled
• 650 square feet work shop / mud room
225 square foot guest house (3 beds)
12x20 Decoy Shed
Covered fishing dock

Utilities: Ladd Water Association
C & L Electric

Soils: Class III / Perry Clay

PROPERTY SUMMARY

Farming Contract: Chad Render (Crop Share)

Conservation Stewardship Program (CSP):

Contract #	Practice	Expiration Period	Acres	\$\$/Amount (Annual)
8171031709U	CSP2014	12/31/21	53.1	\$2,521

Irrigation: New 6 Inch Electric Submersible Well

Real Estate Taxes:	Parcel Number	Acreage	\$/Tax Amount
	000-03546-001	2.75	\$9.96
	000-03545-000	40.00	\$92.72
	000-03544-000	17.20	\$38.82
	000-03539-000	1.00	\$2.70
	Total	60.95	\$144.20

Mineral Rights: Seller shall convey all mineral owned, if any, without any warranty or guarantees.

Recreation: Duck and deer hunting, trophy bass fishing

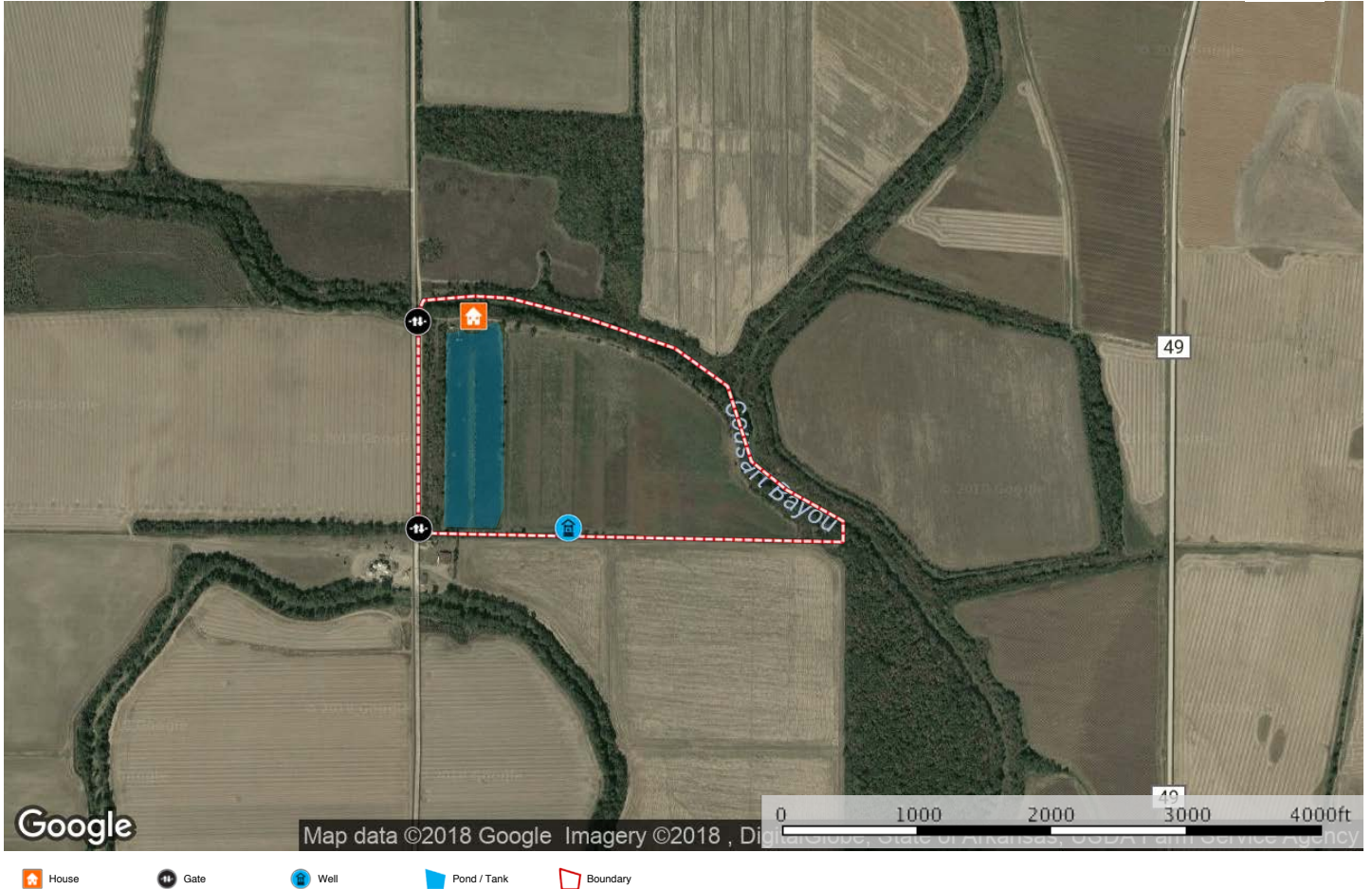
Notable Features: Cousart Bayou Frontage (3,200 feet)
The farmland is precision leveled to a grade of 2/10th.

Offering Price: \$320,000.00

Contact: Any questions concerning this offering, or to schedule a property tour should be directed to Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc. (office: 501-374-3411).

AERIAL MAP I

Andy Black Tamo
Arkansas, AC +/-

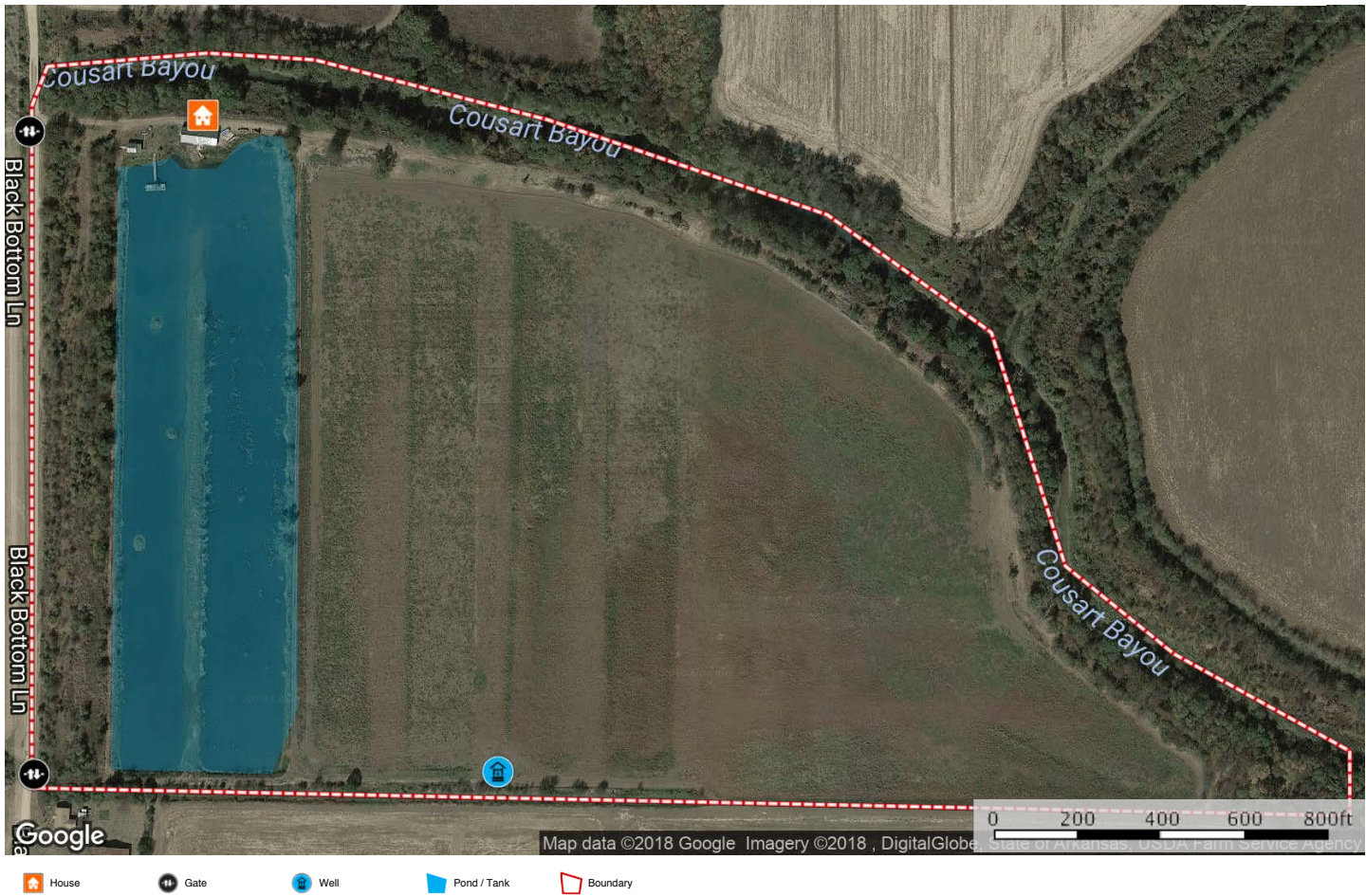


Sindy Cruthis

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AERIAL MAP II

Andy Black Tamo
Arkansas, AC +/-

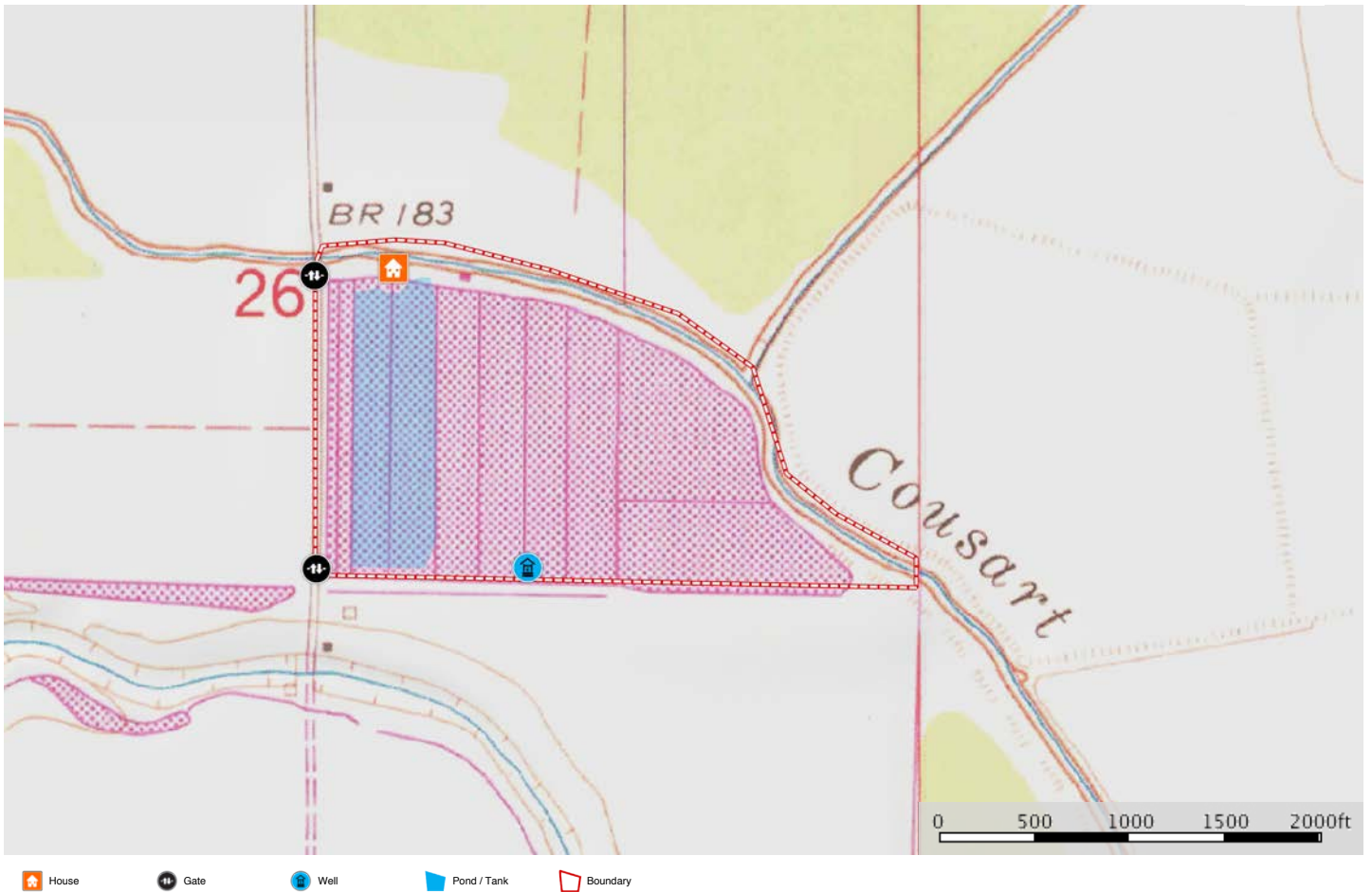


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TOPOGRAPHY MAP

Andy Black Tamo
Arkansas, AC +/-



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FARM SERVICE AGENCY

Arkansas

Lincoln

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 1742

Prepared: 6/28/18 7:37 AM

Crop Year: 2018

Page: 1 of 1

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.

Operator Name

C & D FARMS

Farm Identifier

new farm 1992

Recon Number

Farms Associated with Operator:

1452, 2528

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
61.32	53.08	53.08	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	53.08	0.0	0.0				

Tract Number: 2280

Description: K-7/2A; New G-1

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
61.32	53.08	53.08	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	53.08	0.0	0.0		

Owners: WILLIAM A BLACK

Other Producers: None





















NOTES

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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

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