



OFFERED FOR SALE

# SCOTT FARM

An Agricultural and Commercial/Residential Development Opportunity

141.1 (+/-) Total Surveyed Acres • Pulaski County, Arkansas

OFFERED BY



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE

**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.



## A detailed map of Arkansas, showing county boundaries, major roads, and cities. A black box labeled "SUBJECT PROPERTY" is placed over the Little Rock area, with a blue circle and an arrow pointing to a specific location within the city. The map includes labels for various counties such as Boone, Carroll, Madison, Newton, Pope, Johnson, Franklin, Logan, Yell, Scott, Perry, Garland, Saline, Pulaski, Conway, Cleburne, White, Jackson, Prairie, Lonoke, Jefferson, Grant, Pike, Clark, Spring, Dallas, Cleveland, Lincoln, Bradley, and Howard. Major cities like Little Rock, Fayetteville, Springdale, and Benton are also labeled. The map is color-coded with green for parks and forests, blue for water bodies, and yellow for major roads.



## PROPERTY SUMMARY

<b>Description:</b>	<p>The Scott Farm consists of approximately 141.1 +/- surveyed acres located in Pulaski County, Arkansas, in the town of Scott, and also borders the North Little Rock city limits. The tract has great access with Arkansas State Highway 165 forming the eastern boundary of the farm. The Farm Service Agency office reports a total of 141.1 cropland acres that are all irrigated by a ten (10) inch diesel turbine well that was install in 2013. The tillable acreage consists of a good mix of soils which allows for a diverse planting mix ranging from corn to rice.</p> <p>With over 1,800 feet of frontage, the portion of the farm along the highway lends itself for commercial development with the Arkansas Department of Transportation reporting a traffic count of 7,700 near the farm. The rest of the farm is well-suited for residential development with the southwestern portion of the farm having Horseshoe Lake views, and also borders an existing residential development.</p>
<b>Location:</b>	Scott, Arkansas; Pulaski County; Central Region of Arkansas
<b>Acreage:</b>	155.07 Total Acres (FSA Farm #: 1316, Tract #: 1481) <ul style="list-style-type: none"><li>• 141.75 acres in cropland</li></ul>
<b>Irrigation:</b>	All of the tillable acreage is irrigated by a ten (10) inch diesel turbine well that was drilled in 2013. There is also a re-lift point located in Horseshoe Lake on the southwest corner of the farm.
<b>Soils:</b>	Class I: 16% Class II: 35% Class III: 49%
<b>Farm Bases:</b>	Please see attached Farm Service Agency (FSA) 156EZ within this brochure.
<b>Zoning:</b>	R-2
<b>Development:</b>	The acreage along Arkansas State Highway 165 lends itself to commercial real estate development, and the rest of the farm lends itself to residential development. The southwestern portion of the farm offers great views of Horseshoe Lake, and borders an existing residential development.

## PROPERTY SUMMARY

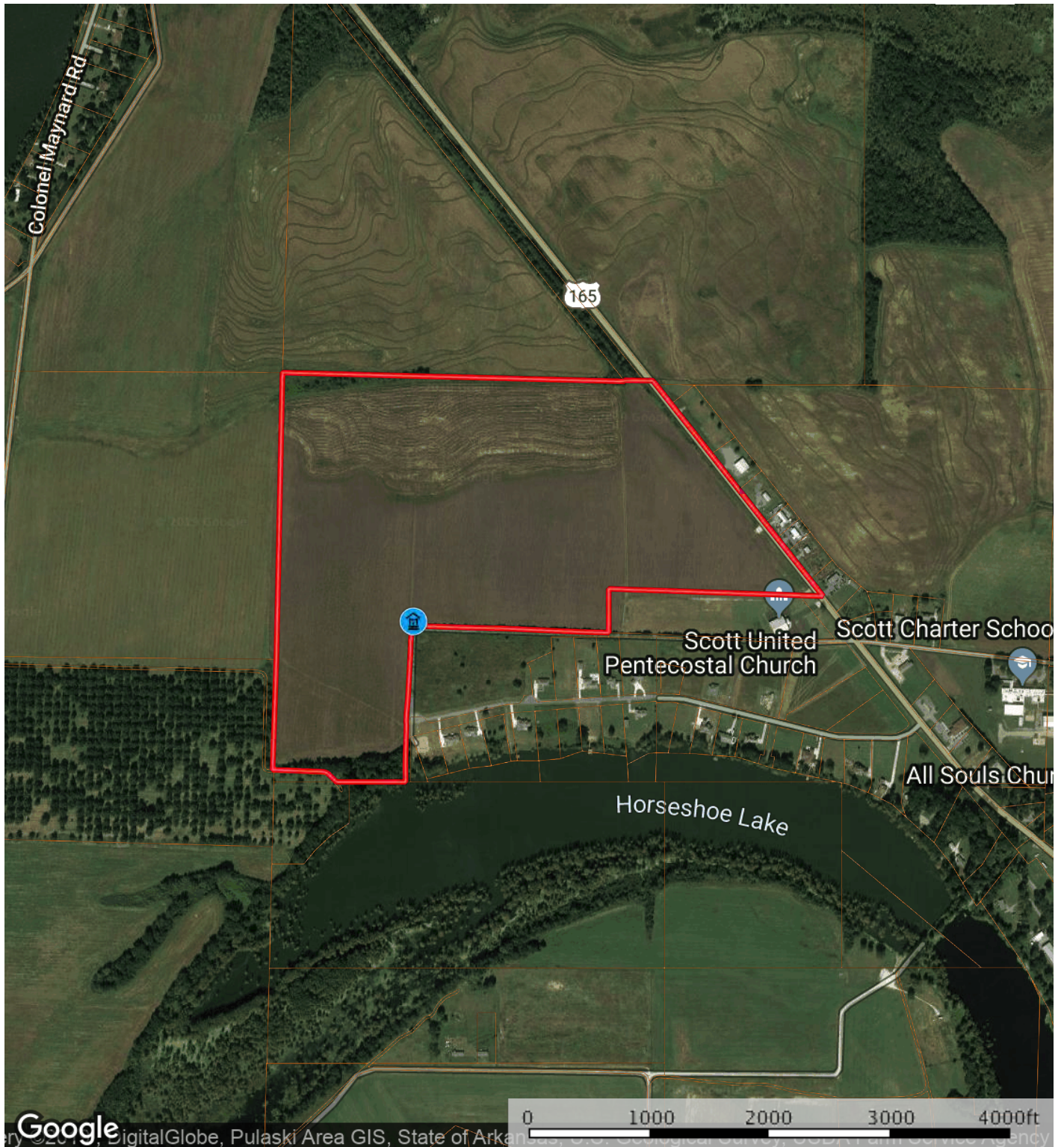
<b>Real Estate Taxes:</b>	\$1,201.12
<b>Mineral Rights:</b>	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
<b>Farming Contract:</b>	The tillable acreage is leased for the 2019 crop season on an 80 / 20 net crop share.
<b>Offering Price:</b>	\$846,600.00 (\$6,000.00 per surveyed acre)
<b>Contact:</b>	Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile, or Gardner Lile of Lile Real Estate, Inc. (office: 501-374-3411)

\* Please note that multiple members of the ownership entity, including our principal broker, are licensed Arkansas real estate agents.

# AERIAL MAP I

## Scott Farm

Arkansas, AC +/-



Well



Boundary

Sindy Cruthis



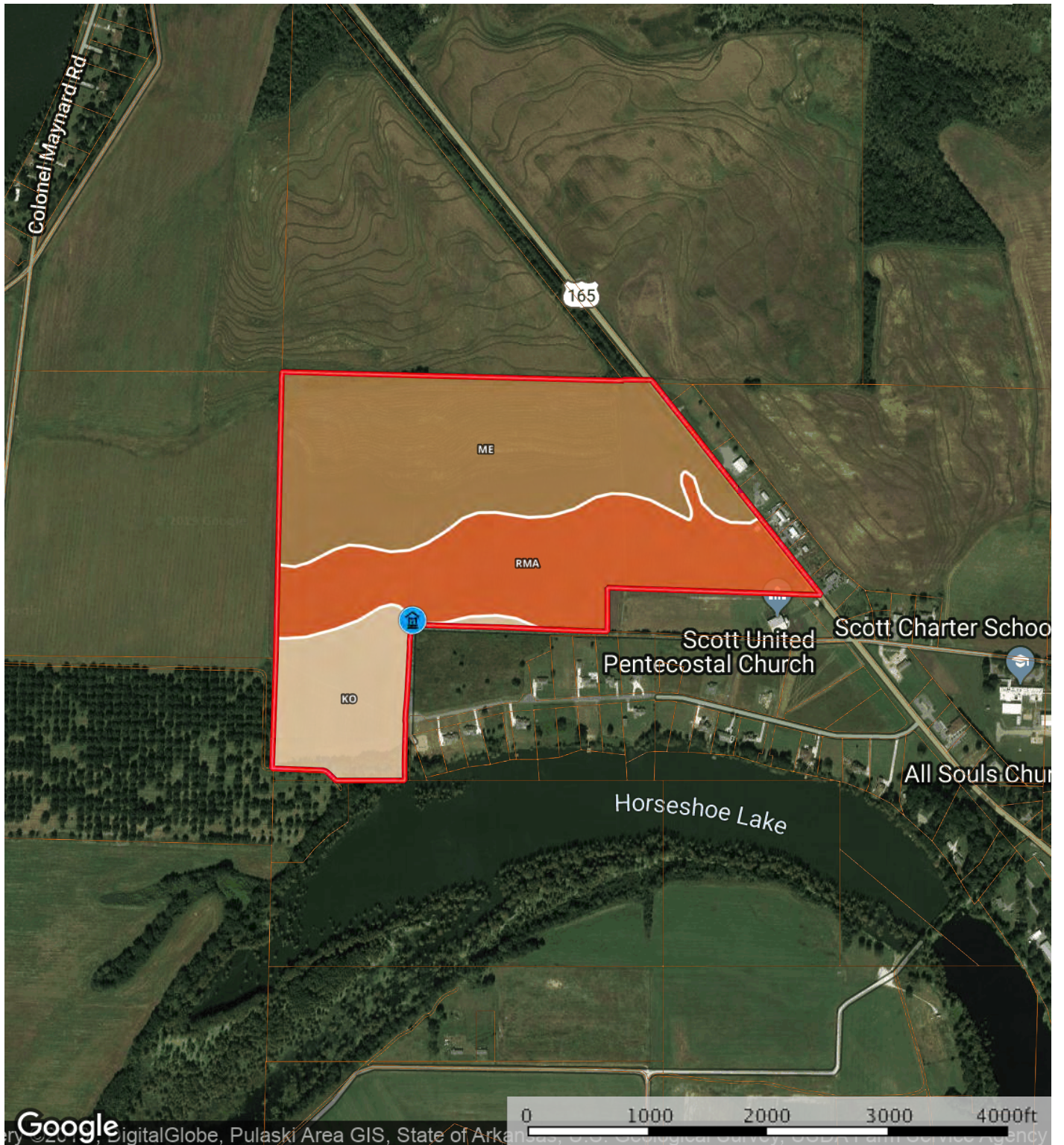
The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



# SOIL MAP

## Scott Farm

Arkansas, AC +/-



Well Boundary

Sindy Cruthis

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## SOIL MAP KEY

I  Boundary 140.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Me	Moreland silty clay	68.5	48.62	3w
RmA	Rilla silt loam, 0 to 1 percent slopes	49.4	35.07	2e
Ko	Keo silt loam, 0 to 1 percent slopes, rarely flooded	23.0	16.31	1
TOTALS		140.8	100%	2.32

### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability  
Class(non-irrigated)



'Wild Life'

Forestry

Limited

Moderate

Intense

Limited

Moderate

Intense

Very Intense

### Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



# FARM SERVICE AGENCY

ARKANSAS

PULASKI

Form: FSA-156EZ

See Page 2 for non-discriminatory statements



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 1316

Prepared : Apr 8, 2019

Crop Year : 2019

Operator Name : GRAHAM MAXWELL FRENCH  
Farms Associated with Operator : 05-085-999, 05-001-1258, 05-119-1318, 05-069-2693, 05-085-4199  
CRP Contract Number(s) : None  
Recon ID : None

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
155.07	141.75	141.75	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	141.75	0.00		0.00		0.00	0.00	0.00

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, SORGH, SOYBN	None

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	6.96	0.00	0	34	
Grain Sorghum	6.96	0.00	0	50	100
Soybeans	20.88	0.00	0	19	3
<b>TOTAL</b>	<b>34.80</b>	<b>0.00</b>			

### NOTES

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### Tract Number : 1481

Description : K-11A  
FSA Physical Location : ARKANSAS/PULASKI  
ANSI Physical Location : ARKANSAS/PULASKI  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : AG RESOURCES II LLC  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
155.07	141.75	141.75	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	141.75	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	6.96	0.00	0	34

# FARM SERVICE AGENCY

ARKANSAS  
PULASKI  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 1316  
Prepared : Apr 8, 2019  
Crop Year : 2019

### Tract 1481 Continued ...

Grain Sorghum	6.96	0.00	0	50
Soybeans	20.85	0.00	0	19
<b>TOTAL</b>	<b>34.80</b>	<b>0.00</b>		

### NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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# FARM SERVICE AGENCY



United States  
Department of  
Agriculture

**Pulaski County, Arkansas**



**Common Land Unit** Tract Boundary  
 Non-Cropland  
 Cropland  
 PLSS

**Wetland Determination**  
 Restricted Use  
 Limited  
 Exempt from Conservation  
 Compliance Provisions

**Tract Cropland Total: 141.75 acres**

**2018 Program Year**  
 Map Created September 28, 2017

**Farm 1316**  
**Tract 1481**

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NOTES

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