



OFFERED FOR SALE

GOLDSMITH FARM

An Agricultural Investment Opportunity

654 (+/-) Total Acres • Phillips County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE

**DISCLOSURE STATEMENT**

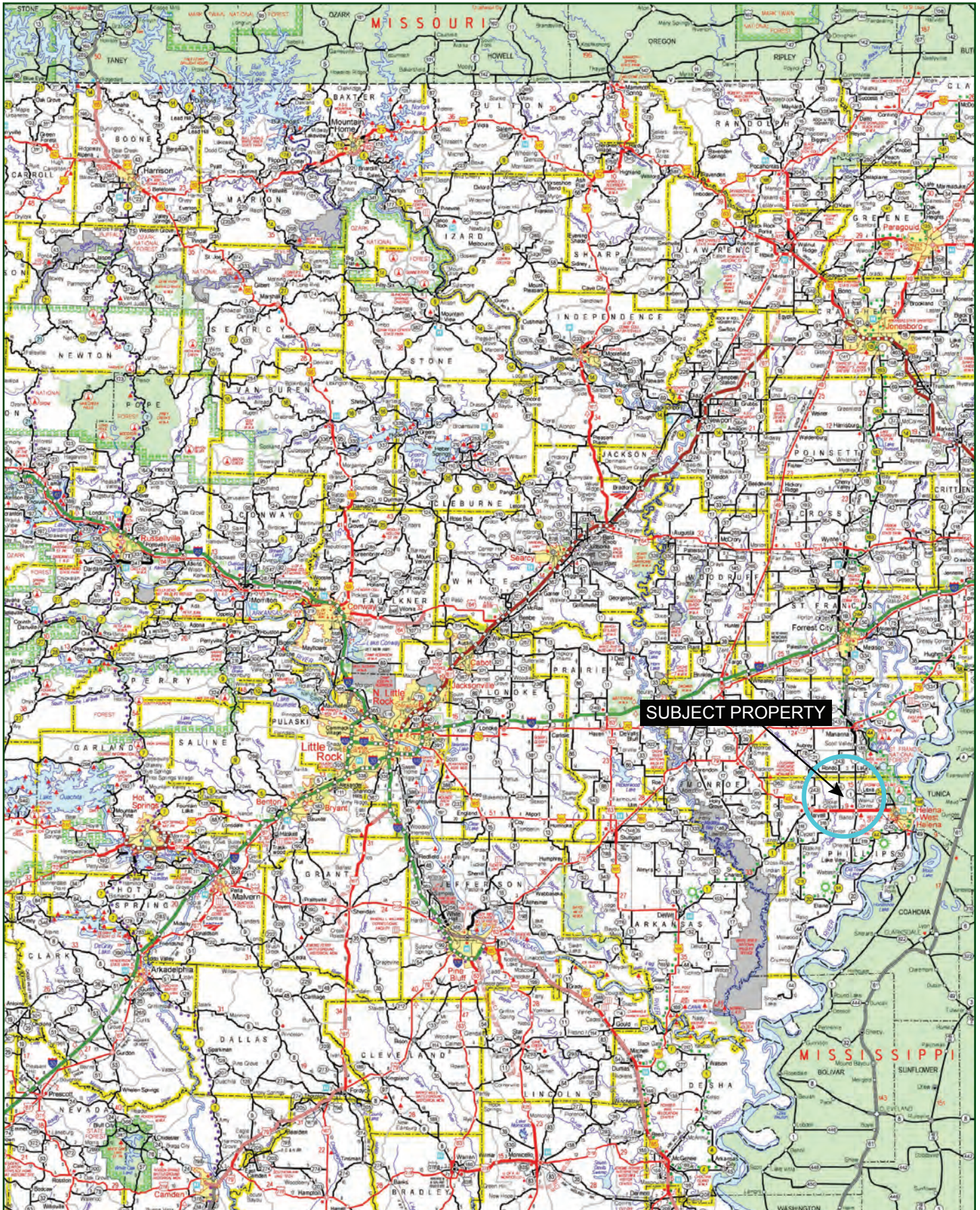
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

VICINITY MAP



PROPERTY SUMMARY

Description:	The Goldsmith Farm Tract consists of approximately 654 +/- acres located in Phillips County, Arkansas just west of the town of Lexa. The farm has county road access going north from Highway 49 or west from Highway 1. The Farm Service Agency (FSA) office reports a total of 596.67 cropland acres, 350 +/- of which are center-pivot irrigated by one diesel turbine well and one electric well. The tillable acreage consists of silt loam soil which is excellent for the majority of row crops farmed in the Delta. The tract is also in close proximity to river grain facilities, equipment dealers, and chemical/seed suppliers. Deer hunting opportunities should be excellent in the wooded areas and along field borders, and possible fishing in the three acre pond.								
Location:	Phillips County, Arkansas; East Central Region of Arkansas <u>Mileage Chart</u> <table><tr><td>Helena, AR</td><td>16 miles</td></tr><tr><td>Memphis, TN</td><td>75 miles</td></tr><tr><td>Jonesboro, AR</td><td>96 miles</td></tr><tr><td>Little Rock, AR</td><td>107 miles</td></tr></table>	Helena, AR	16 miles	Memphis, TN	75 miles	Jonesboro, AR	96 miles	Little Rock, AR	107 miles
Helena, AR	16 miles								
Memphis, TN	75 miles								
Jonesboro, AR	96 miles								
Little Rock, AR	107 miles								
Acreage:	654 +/- Total Acres (Phillips County Tax Assessor) • 596.97 acres in cropland								
Access:	Phillips CR 261 from Highways 1 and 49.								
Farm Service Agency:	#1353, Tract 2237 Farmland: 659.18 Cropland: 596.97 WRP/CRP: 0								
Irrigation:	350 +/- acres of the tillable acreage is irrigated by one twelve (12) inch electric well and one twelve (12) inch diesel turbine well. One pivot is 1,563 feet long with a 150-foot end gun; the other is 1,049 feet long with a 75-foot end gun.								
Soils:	Class II: 86.1% Class III: 13.8 %								
Recreation:	Deer hunting and possible fishing in the three acre pond.								
Farm Lease:	The tillable acreage is leased on cash rent for the 2019 crop season.								
Farm Bases:	Please see Farm Service Agency (FSA) 156EZ within this brochure.								

PROPERTY SUMMARY

Real Estate Taxes:

Parcel Number	Acreage	Est. Taxes
001-04225-000	160.0	\$1,262.00
001-04240-000	80.0	\$595.00
001-04239-000	40.0	\$301.00
001-04234-000	80.0	\$583.00
001-04233-000	40.0	\$538.00
001-04232-000	40.0	\$290.00
001-04243-000	80.0	\$564.00
001-04242-000	40.0	\$262.00
001-04241-000	38.0	\$289.00
001-04241-000	20.0	\$152.00
001-04397-000	36.4	\$271.00
Total	654.40	\$5,107.00

Mineral Rights:

All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Offering Price:

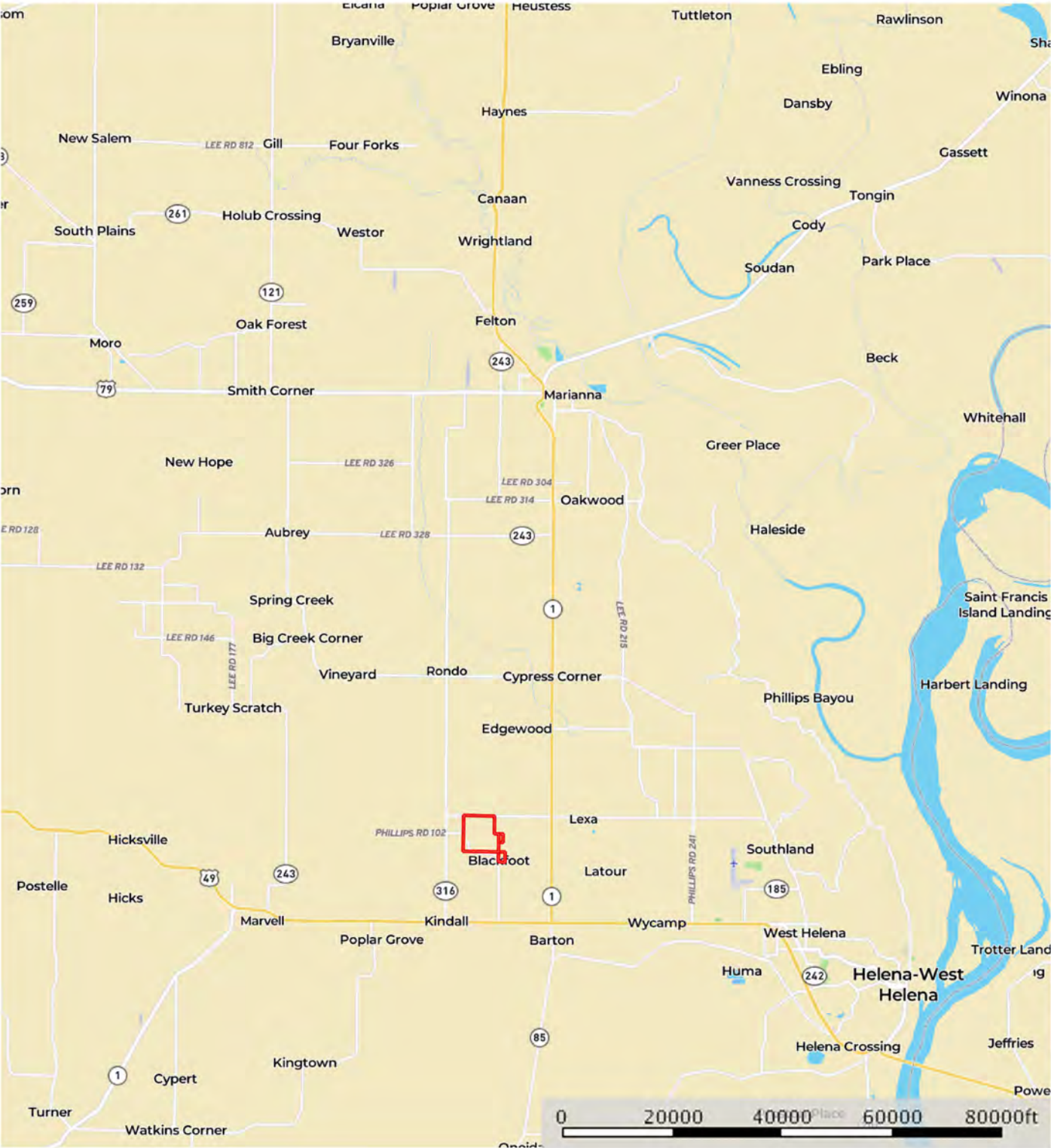
\$2,387,100.00 (\$3,650.00 per acre)

Contact:

Any questions concerning this offering, or to schedule a property tour should be directed to Trey Morris (mobile: 870-338-1385) of Lile Real Estate, Inc.

LOCATION MAP I

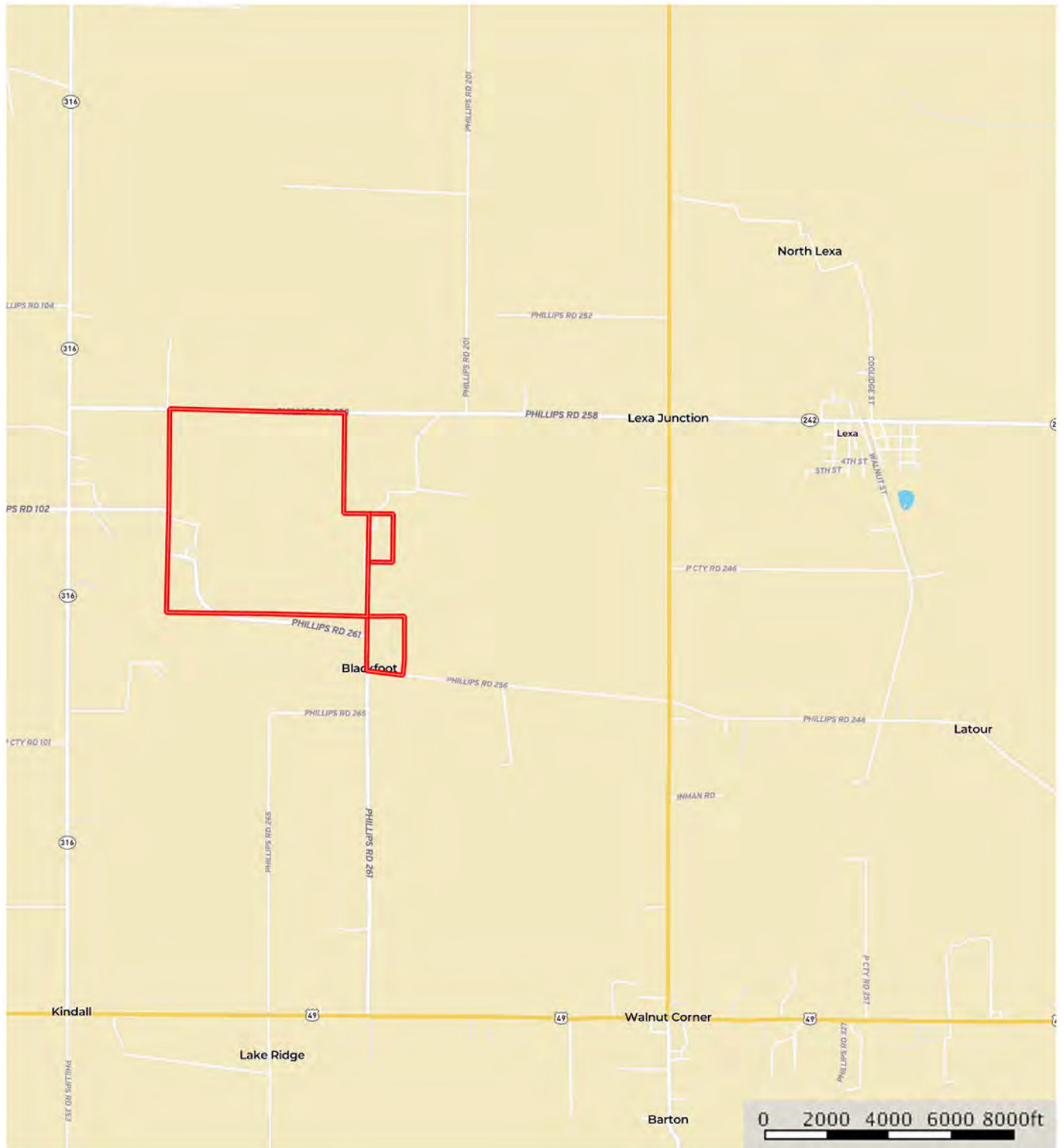
Phillips County 650 Acres
Arkansas, 650 AC +/-



Boundary

LOCATION MAP II

Phillips County 650 Acres Arkansas, 650 AC +/-



 Boundary

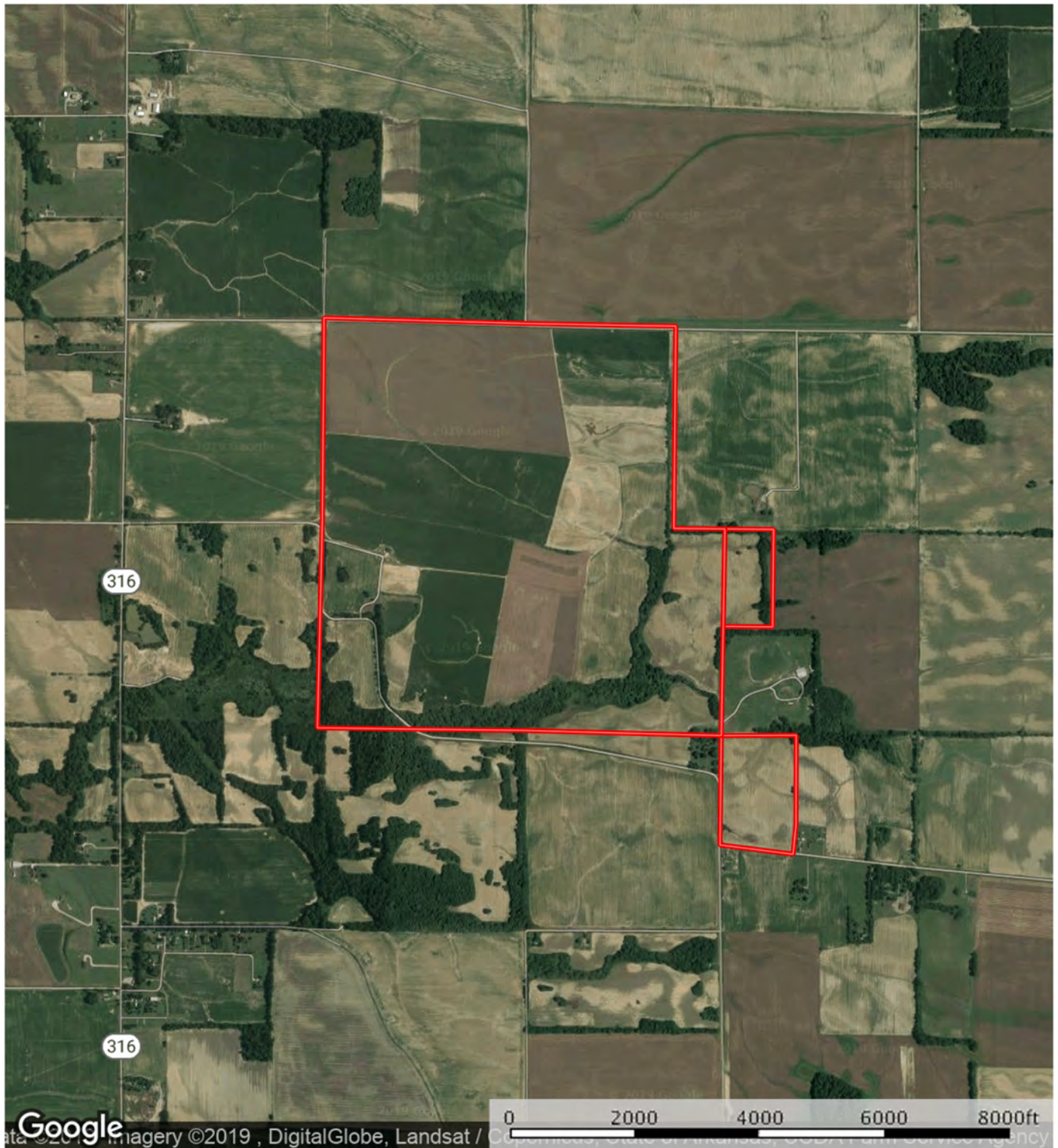
Sindy Cruthis



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.

AERIAL MAP I

Phillips County 650 Acres
Arkansas, 650 AC +/-



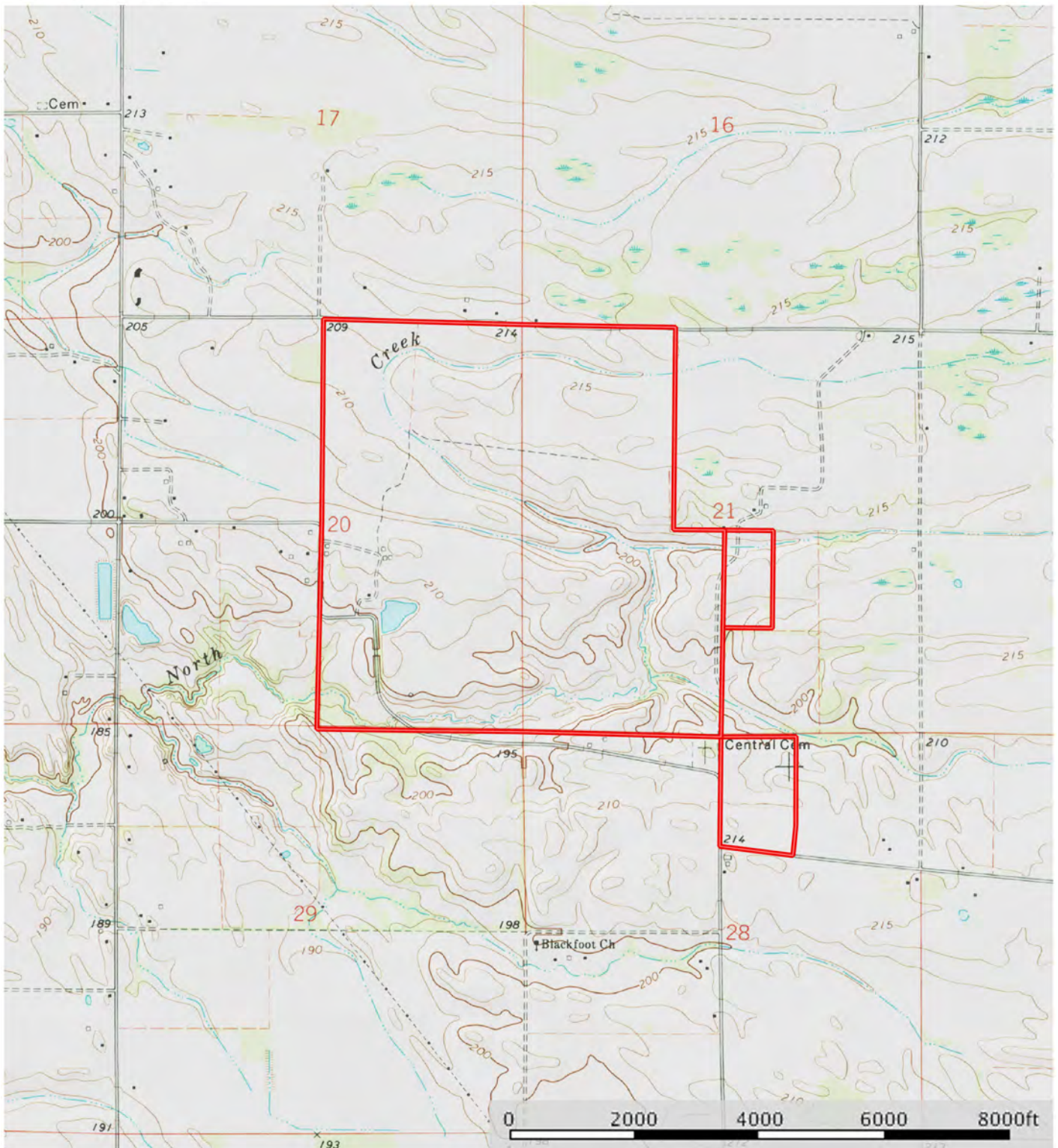
Boundary

Sindy Cruthis

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TOPOGRAPHY MAP

Phillips County 650 Acres
Arkansas, 650 AC +/-



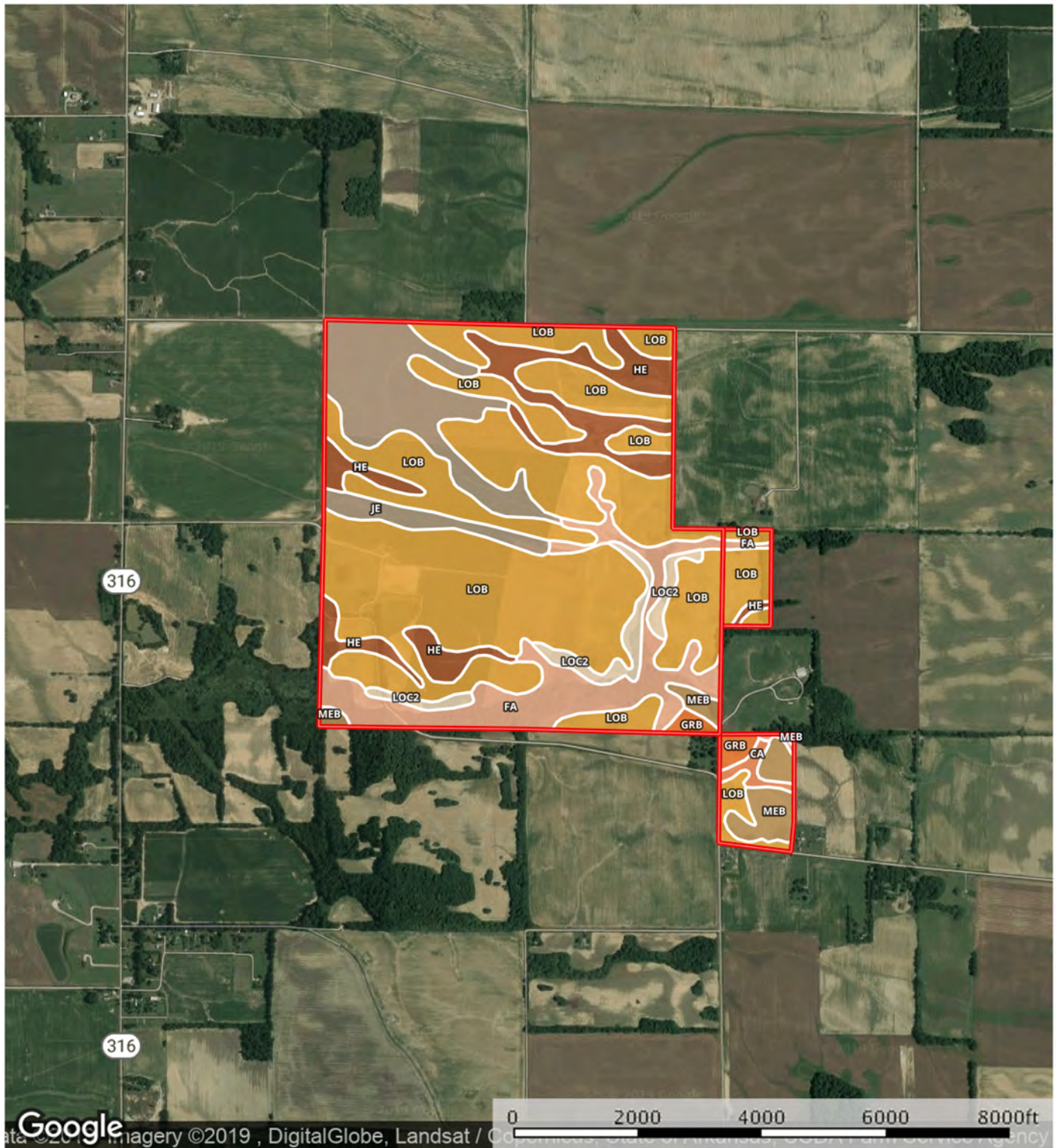
 Boundary

Sindy Cruthis

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SOIL MAP

Phillips County 650 Acres
Arkansas, 650 AC +/-



Boundary

Sindy Cruthis

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SOIL MAP KEY

▮ All Polygons 675.4 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
MeB	Memphis silt loam, 1 to 3 percent slopes	23.4	3.46	2e
GrB	Grenada silt loam, 1 to 3 percent slopes	7.8	1.15	2e
LoC2	Loring silt loam, 3 to 8 percent slopes, eroded	21.0	3.1	3e
LoB	Loring silt loam, 1 to 3 percent slopes, west	381.6	56.51	2e
He	Henry silt loam, 0 to 1 percent slopes	71.8	10.63	3w
Je	Jeanerette silt loam	85.8	12.71	2w
Fa	Falaya silt loam	79.3	11.75	2w
Ca	Calhoun silt loam	4.7	0.69	3w
TOTALS		675.4	100%	2.14

▮ Boundary 621.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
MeB	Memphis silt loam, 1 to 3 percent slopes	6.4	1.03	2e
GrB	Grenada silt loam, 1 to 3 percent slopes	3.5	0.57	2e
LoC2	Loring silt loam, 3 to 8 percent slopes, eroded	21.0	3.37	3e
LoB	Loring silt loam, 1 to 3 percent slopes, west	357.3	57.49	2e
He	Henry silt loam, 0 to 1 percent slopes	70.5	11.34	3w
Je	Jeanerette silt loam	85.8	13.81	2w
Fa	Falaya silt loam	77.0	12.39	2w
TOTALS		621.5	100%	2.15

▮ Boundary 19.3 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
He	Henry silt loam, 0 to 1 percent slopes	1.3	6.78	3w
LoB	Loring silt loam, 1 to 3 percent slopes, west	16.6	86.34	2e
Fa	Falaya silt loam	1.3	6.89	2w
TOTALS		19.3	100%	2.07

▮ Boundary 34.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
MeB	Memphis silt loam, 1 to 3 percent slopes	17.0	49.0	2e
GrB	Grenada silt loam, 1 to 3 percent slopes	4.3	12.3	2e
Ca	Calhoun silt loam	4.7	13.54	3w
LoB	Loring silt loam, 1 to 3 percent slopes, west	7.7	22.34	2e
Fa	Falaya silt loam	1.0	2.82	2w
TOTALS		34.6	100%	2.14

FARM SERVICE AGENCY

Arkansas

Phillips

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 1353

Prepared: 6/14/19 10:49 AM

Crop Year: 2019

Page: 1 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.

Operator Name	Farm Identifier	Recon Number
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Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
659.18	596.97	596.97	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	596.97	230.8	0.0				

ARC-IC	ARC-CO	ARC/PLC	PLC	PLC-Default
NONE	WHEAT, OATS, FLAX CORN, SORGH, SNFLR SFLWR, SOYBN, BARLY RAPE, MUSTD, SESME CANOL, CRAMB, SML CHIKP LRG CHIKP, PEAS, LENTI		PNUTS, RICE-LGR, RICE-MGR SUP	NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	147.76		57	0.0	
CORN	67.18		179	0.0	
GRAIN SORGHUM	0.0		0	0.0	0
SOYBEANS	306.26		43	0.0	49
SEED COTTON	244.08		1774	0.0	
UNA GENERIC	61.02		0	0.0	
Total Base Acres:	826.3				

Tract Number: 2237 Description SB1&2 R4E T1S SEC20,21&28 F3/1A

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
659.18	596.97	596.97	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	596.97	230.8	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	147.76		57	0.0

FARM SERVICE AGENCY

FARM: 1353

Arkansas

U.S. Department of Agriculture

Prepared: 6/14/19 10:49 AM

Phillips

Farm Service Agency

Crop Year: 2019

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 2 of 2

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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	67.18		179	0.0
SOYBEANS	306.26		43	0.0
SEED COTTON	244.08		1774	0.0
UNA GENERIC	61.02		0	0.0
Total Base Acres:	826.3			

Owners: GOLDSMITH, BETTE D

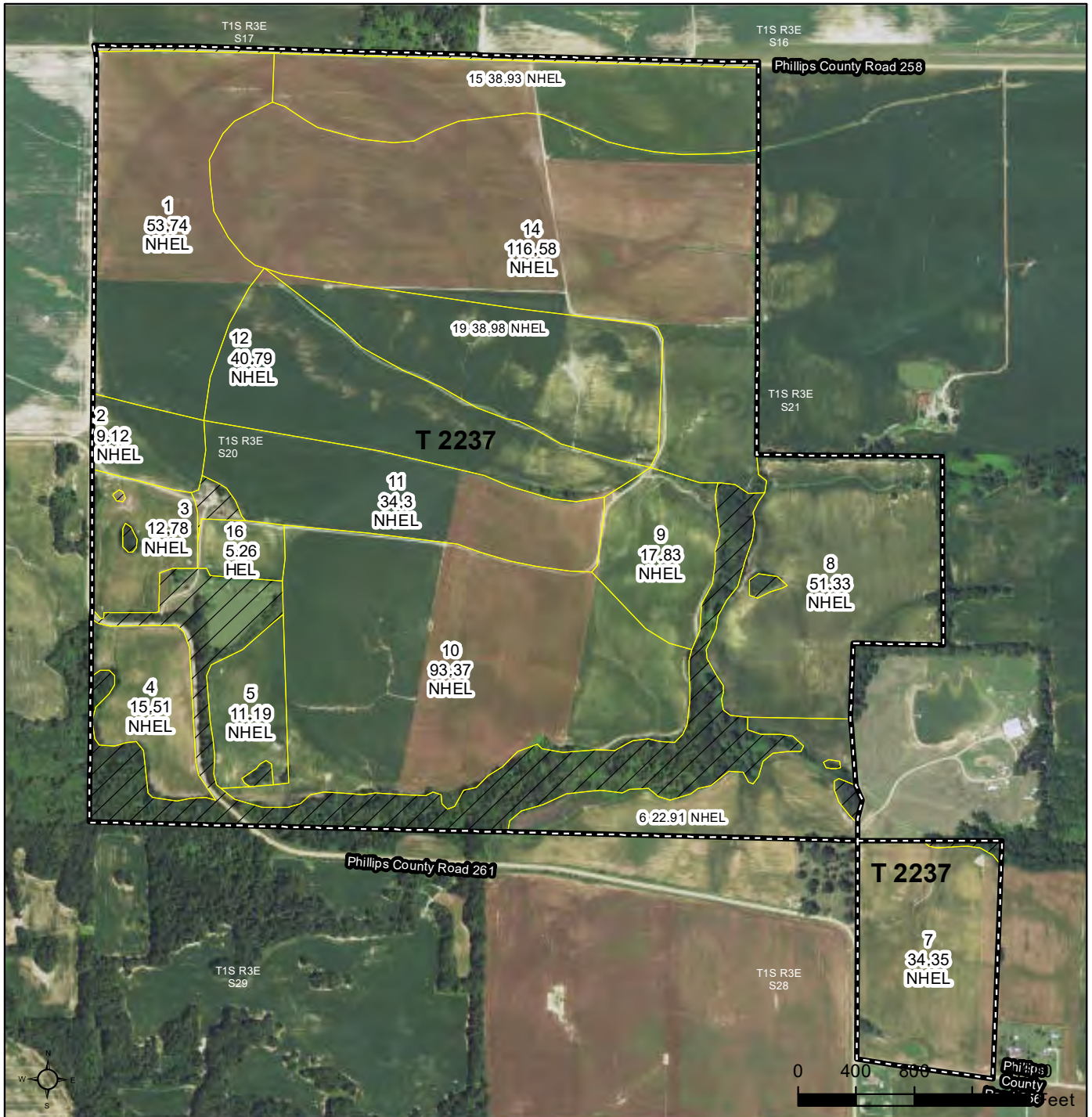
Other Producers:

FARM SERVICE AGENCY



United States
Department of
Agriculture

Phillips County, Arkansas



Common Land Unit Tract Boundary

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

Imagery Year: 2017

2019 Program Year

Map Created November 19, 2018

Farm 1353

Tract 2237

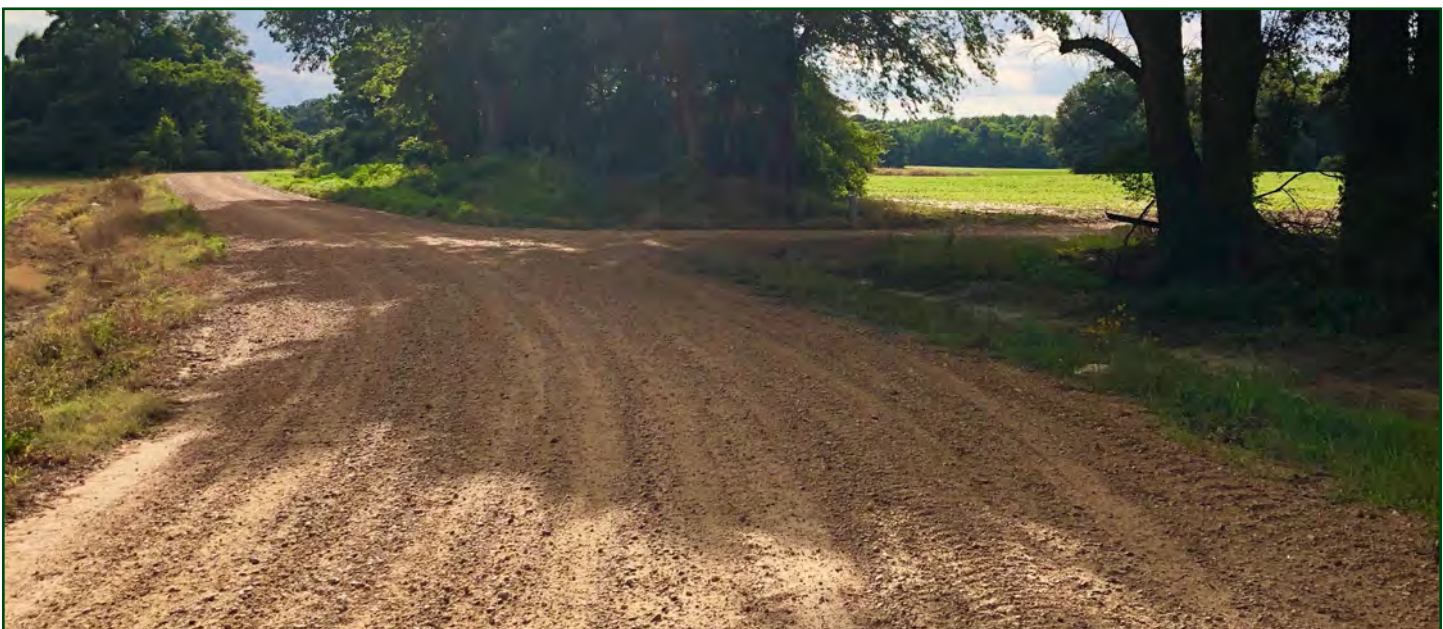
Tract Cropland Total: 596.97 acres

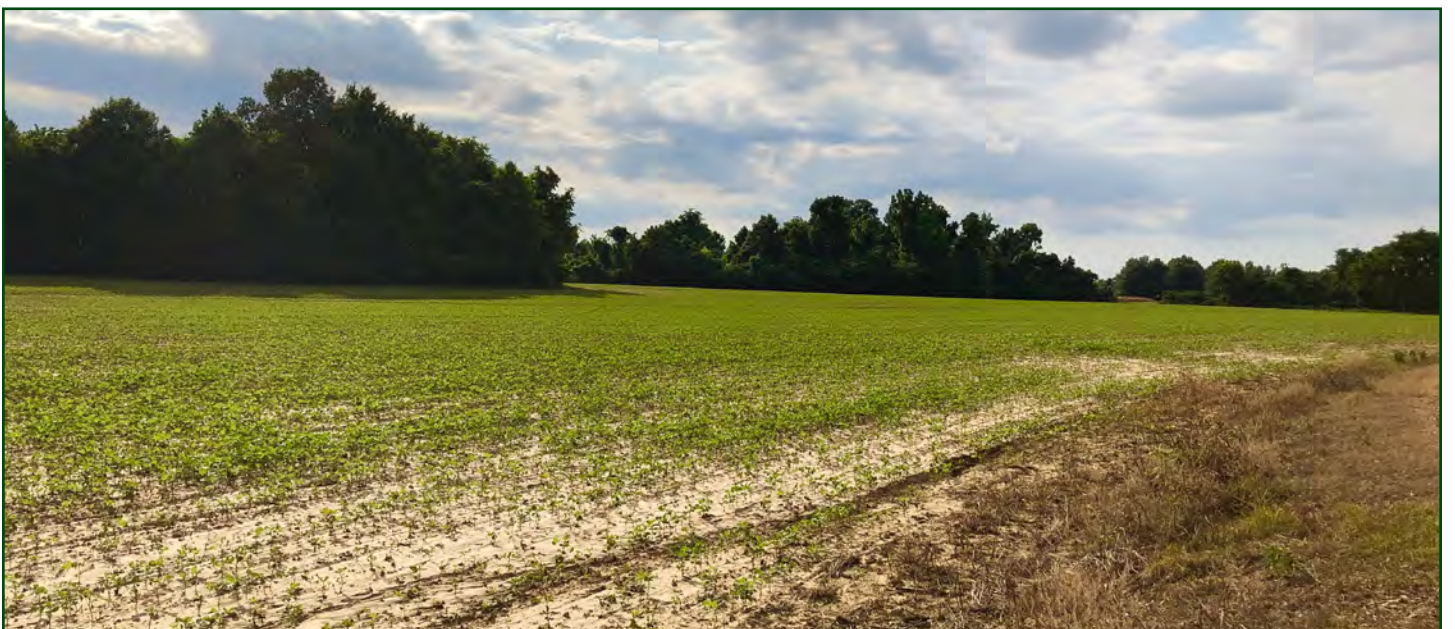
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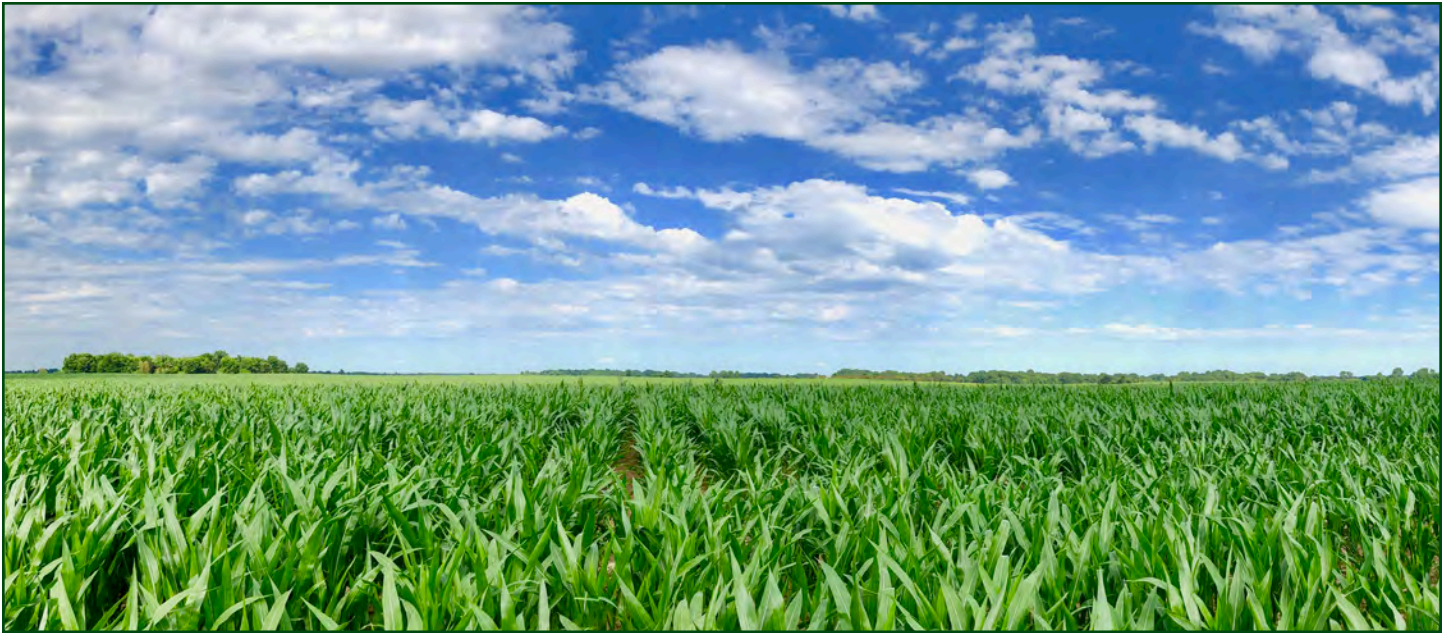














NOTES

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