



OFFERED FOR SALE

HORNOR FARM

An Agricultural and Recreational Investment Opportunity

864.0 (+/-) 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**

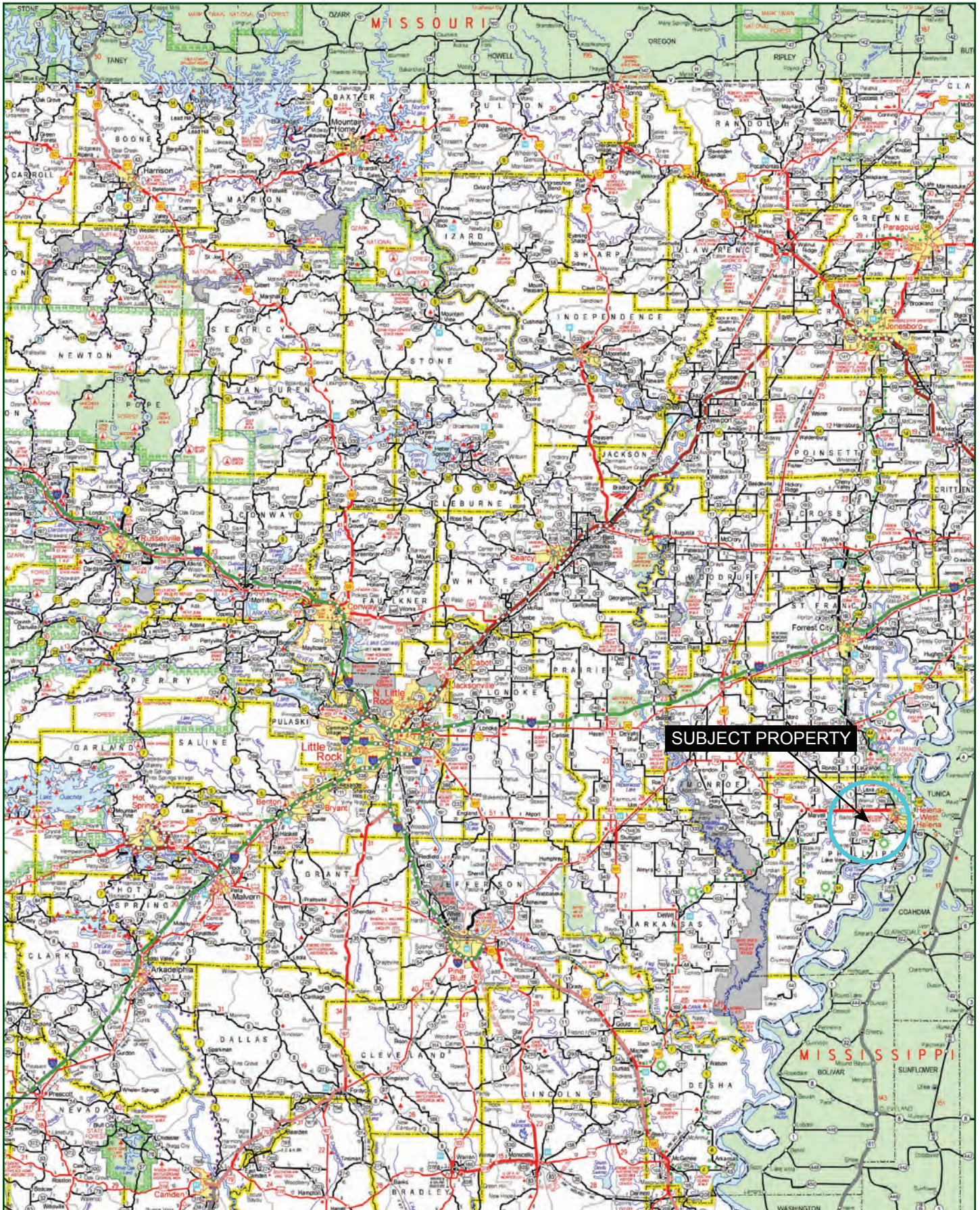
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 Hornor Farm consists of approximately 864.0 +/- surveyed acres located in Phillips County, Arkansas just southeast of the town of Barton. The farm has excellent access from Phillips County Road 315 or Phillips County Road 300. Internal turn rows have been well maintained offering easy access throughout the property. The Farm Service Agency office reports a total of 826.67 cropland acres. With the exception of 40 acres, the farm is irrigated by four (4) electric wells and five (5) diesel wells. 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. Also included with the property is a 5,000 +/- square foot farm shop and a 2,000 +/- square foot single family home. The single family home is currently being rented and provides additional income. Recreational opportunities are also offered, including a duck hunting pit blind on the south end of the property, and deer hunting potential exists on the north end of the property.								
Location:	Phillips County, Arkansas; East Central Region of Arkansas Mileage Chart <table><tr><td>Helena, AR</td><td>10 miles</td></tr><tr><td>Memphis, TN</td><td>77 miles</td></tr><tr><td>Jonesboro, AR</td><td>98 miles</td></tr><tr><td>Little Rock, AR</td><td>112 miles</td></tr></table>	Helena, AR	10 miles	Memphis, TN	77 miles	Jonesboro, AR	98 miles	Little Rock, AR	112 miles
Helena, AR	10 miles								
Memphis, TN	77 miles								
Jonesboro, AR	98 miles								
Little Rock, AR	112 miles								
Access:	Phillips County Road 315 and Phillips County Road 300.								
Farm Service Agency:	Farm #3984, Tracts 6568 and 2541 <table><tr><td>Farmland:</td><td>864.23</td></tr><tr><td>Cropland:</td><td>824.28</td></tr><tr><td>WRP/CRP:</td><td>0</td></tr></table>	Farmland:	864.23	Cropland:	824.28	WRP/CRP:	0		
Farmland:	864.23								
Cropland:	824.28								
WRP/CRP:	0								
Irrigation:	One (1) Diesel Turbine Gearhead Well (10" discharge) One (1) Electric Turbine Gearhead Well (10" discharge) Three (3) Electric Submersible Wells (6" discharge) Four (4) Diesel Turbine Gearhead Well (8" discharge)								
Soils:	Class II: 43.56% Class III: 56.44%								
Recreation:	Deer and duck hunting potential								
Farm Lease:	The tillable acreage is leased on cash rent through the 2021 crop season.								

PROPERTY SUMMARY

Farm Bases: Please see FSA 156 provided herein.

Real Estate Taxes:	Parcel Number	Acreage	Est. Taxes
	001-04870-000*	60.0	\$480.00
	001-04881-000	80.0	\$644.00
	001-04882-000	38.3	\$300.00
	001-04886-000	40.0	\$311.00
	001-04888-000	40.0	\$314.00
	001-04892-000	40.0	\$311.00
	001-06894-000	58.0	\$472.00
	001-06896-000	159.5	\$2,213.00
	001-06897-000	4.5	\$34.00
	001-06899-000	40.0	\$322.00
	001-06900-000	84.8	\$662.00
	001-07268-000	20.0	\$156.00
	001-07270-000	41.3	\$328.00
	001-07271-000	40.0	\$319.00
	001-07273-000	40.0	\$314.00
	001-07276-000	40.0	\$307.00
	001-07277-000	40.0	\$310.00
	Total	866.37	\$7,797.00

(*) *Estimated acreage on north parcel*

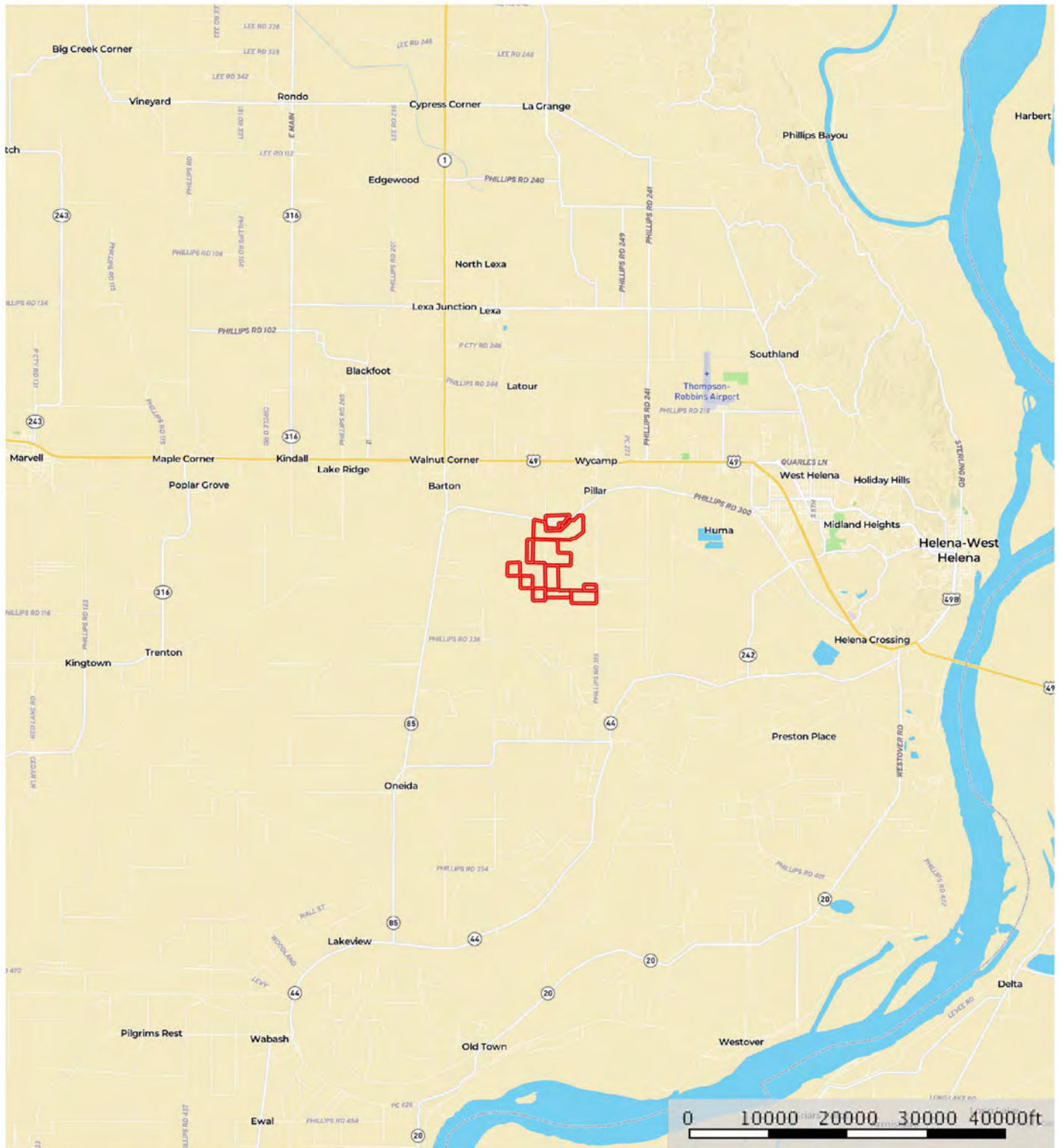
Mineral Rights: All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Offering Price: \$3,780,000.00 (\$4,375.00 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

Hornor Farm Arkansas, AC +/-



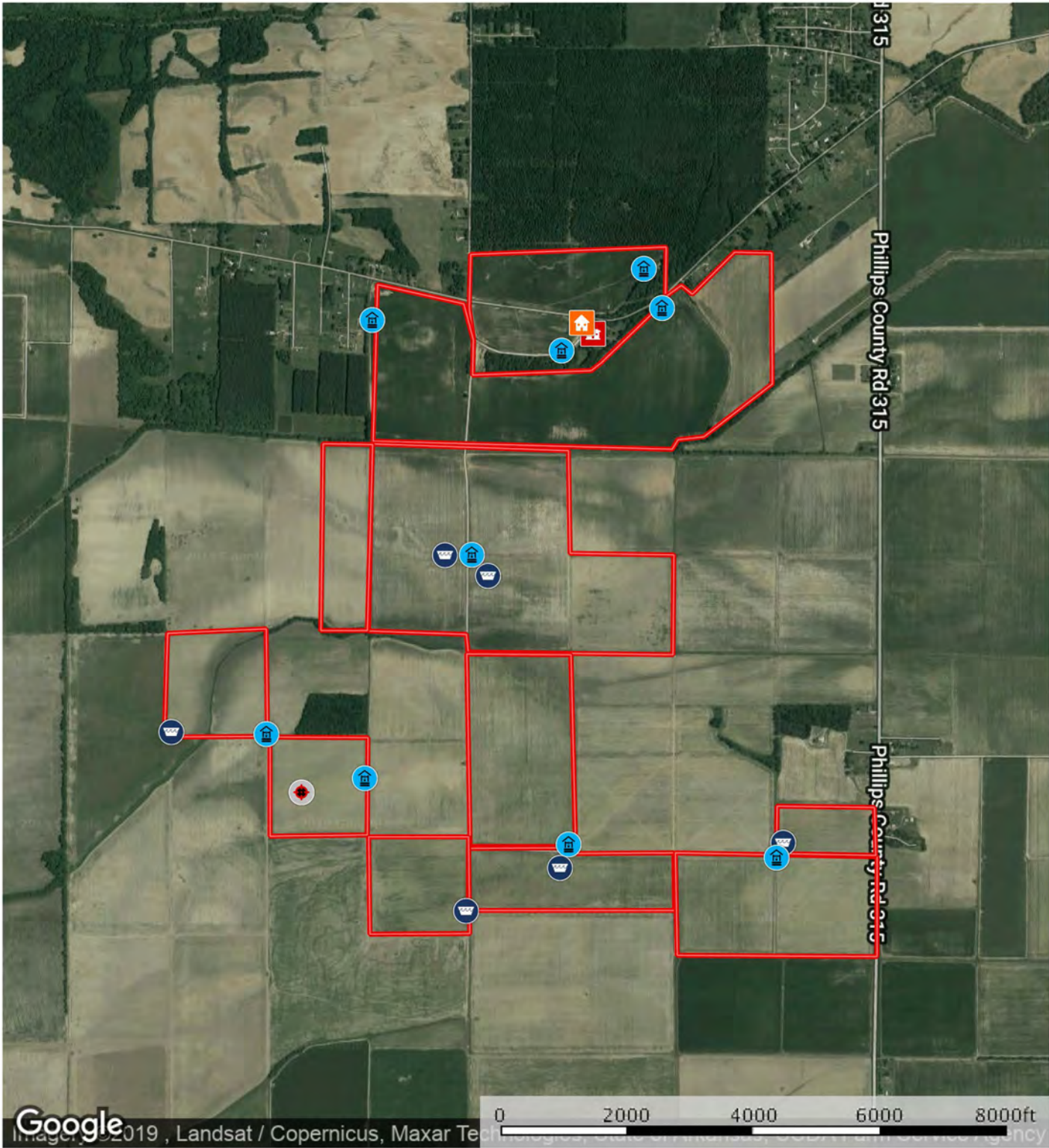
 Boundary

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

Hornor Farm
Arkansas, AC +/-

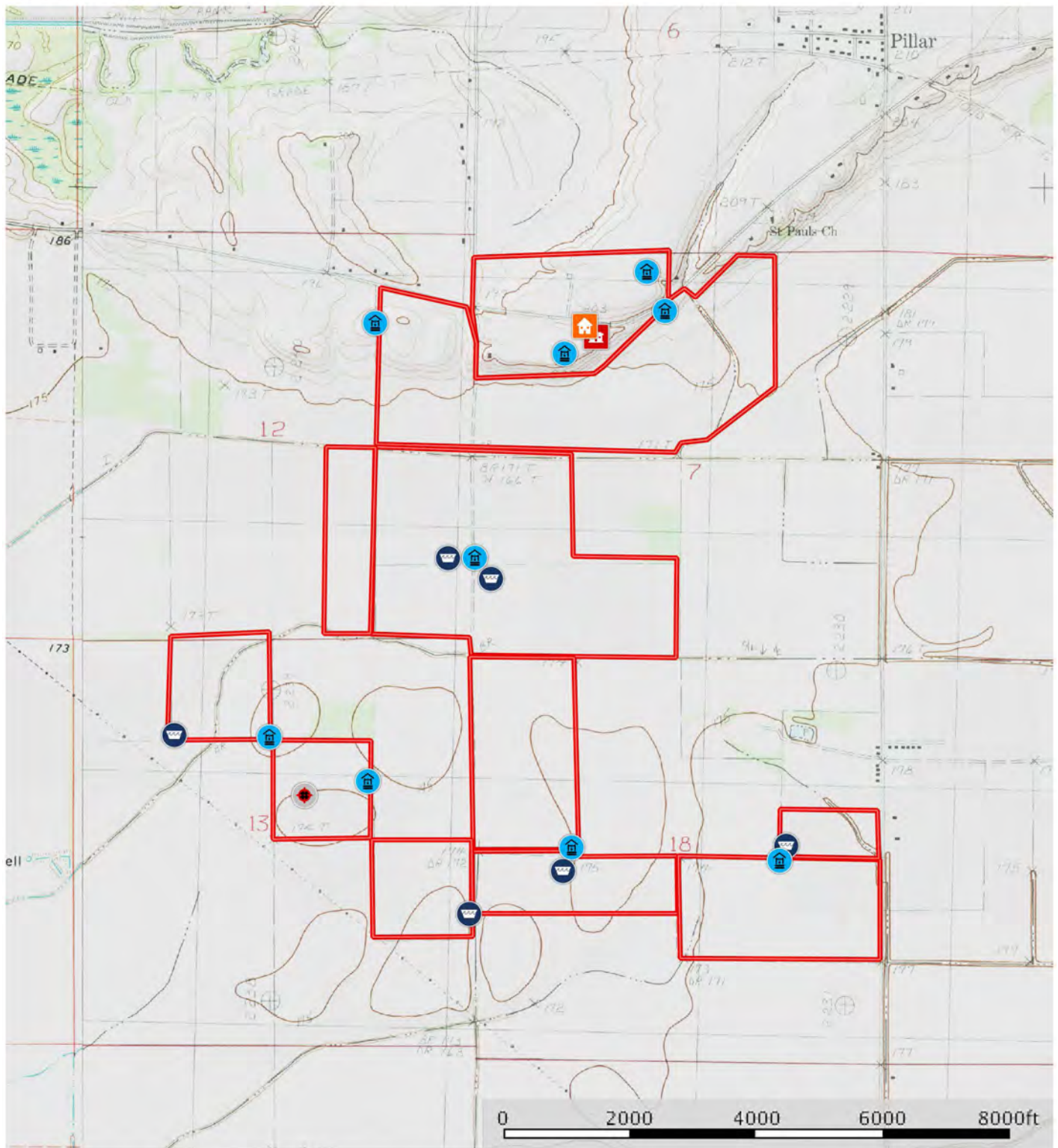


Well Blind Riser House Farm Shop Boundary

TOPOGRAPHY MAP

Hornor Farm

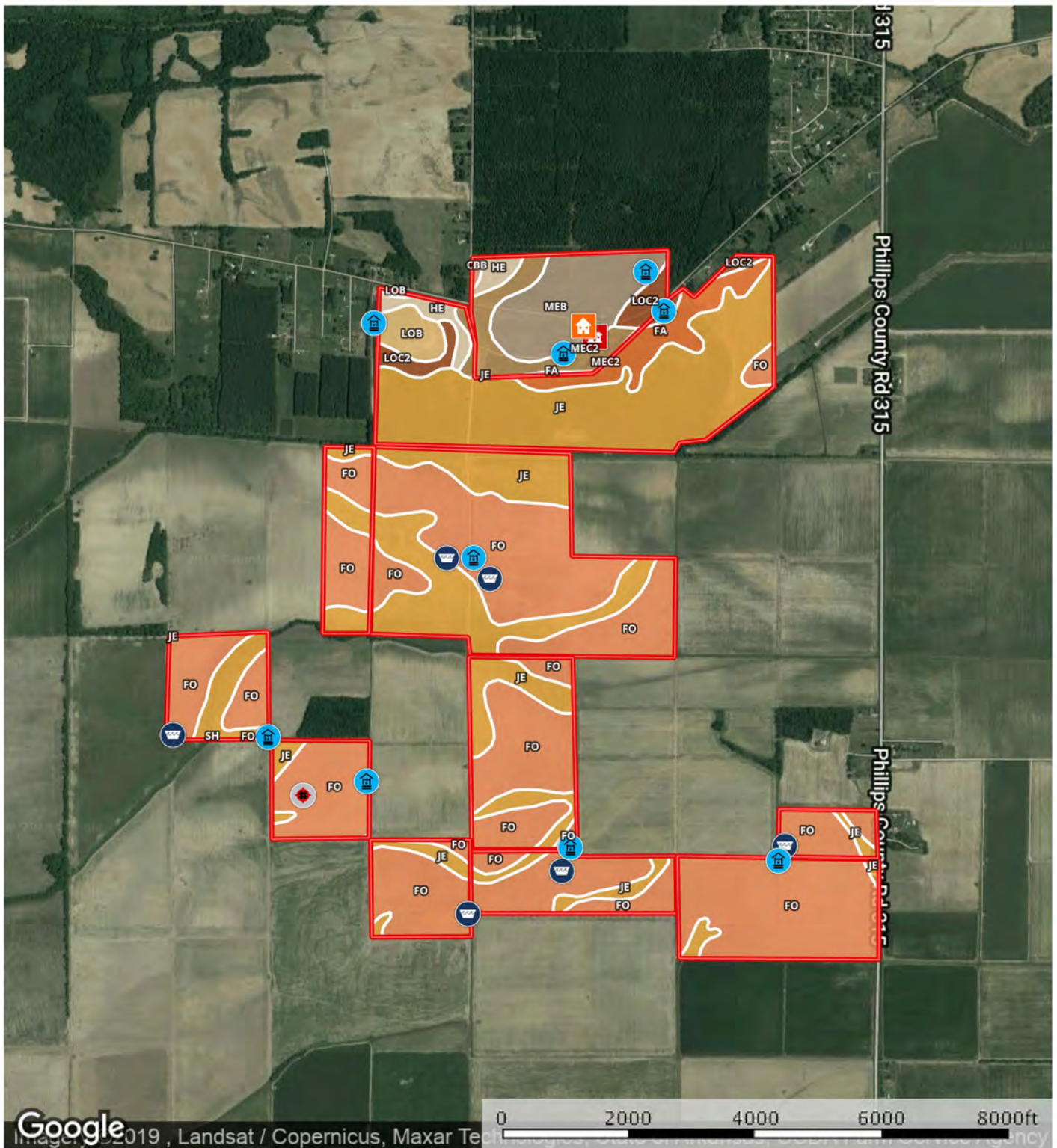
Arkansas, AC +/-



SOIL MAP

Hornor Farm

Arkansas, AC +/-



Well Blind Riser House Farm Shop Boundary

Sindy Cruthis

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SOIL MAP KEY

1 All Polygons 841.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
MeC2	Memphis silt loam, 3 to 8 percent slopes, eroded	25.6	3.04	3e
Fa	Falaya silt loam	25.7	3.06	2w
He	Henry silt loam, 0 to 1 percent slopes	11.6	1.38	3w
Je	Jeanerette silt loam	276.0	32.82	2w
LoC2	Loring silt loam, 3 to 8 percent slopes, eroded	16.5	1.96	3e
MaB	Memphis silt loam, 1 to 3 percent slopes	46.5	5.52	2e
CbB	Calloway silt loam, 1 to 3 percent slopes	1.0	0.11	2e
Fo	Foley silt loam	426.5	50.72	3w
LoB	Loring silt loam, 1 to 3 percent slopes, west	11.5	1.37	2e
Sh	Sharkey silty clay	0.1	0.01	3w
TOTALS		841.0	100%	2.57

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability
Class(non-irrigated)



Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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

FARM SERVICE AGENCY

Arkansas

Phillips

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3984

Prepared: 8/9/19 3:20 PM

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

GREGORY, DAVID R

Farm Identifier

Comb of #2174 & #3482

Recon Number

2011 05107 29

Farms Associated with Operator:

269, 312, 908, 1349, 1487, 2346, 3492, 4164, 4269, 4395

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
864.23	824.28	824.28	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	824.28	216.2	0.0				

ARC/PLC					
ARC-IC NONE	ARC-CO SOYBN	PLC WHEAT, SORGH, RICE-LGR RICE-MGR	PLC-Default NONE		
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	217.3		57	0.0	
RICE-LONG GRAIN	126.2		5184	0.0	
RICE-MED GRAIN	12.0		4762	0.0	
GRAIN SORGHUM	43.8		85	0.0	
SOYBEANS	637.8		32	0.0	100
Total Base Acres:	1037.1				

Tract Number: 2541 Description G4,G5/1B

FSA Physical Location : Phillips, AR

ANSI Physical Location: Phillips, AR

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
826.67	787.85	787.85	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	787.85	216.2	0.0		
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
WHEAT	217.3		57	0.0		

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Arkansas

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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	126.2		5184	0.0
RICE-MED GRAIN	12.0		4762	0.0
GRAIN SORGHUM	43.8		85	0.0
SOYBEANS	601.4		32	0.0
Total Base Acres:	1000.7			

Owners: HORNOR PLANTING CO

Other Producers: None

Tract Number: 6568 Description G4/1B

FSA Physical Location : Phillips, AR

ANSI Physical Location: Phillips, AR

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
37.56	36.43	36.43	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	36.43	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	36.4		32	0.0
Total Base Acres:	36.4			

Owners: HORNOR PLANTING CO

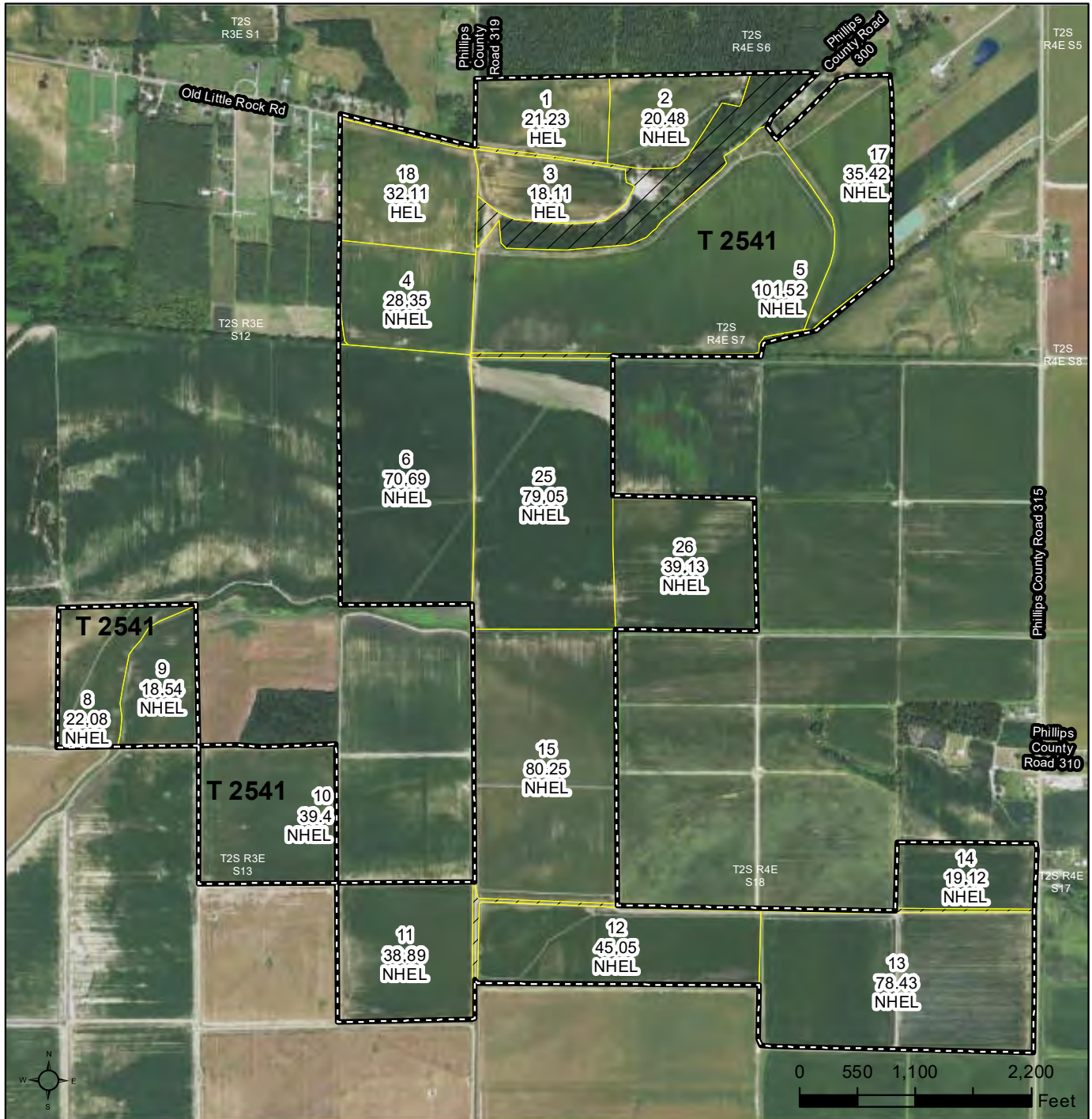
Other Producers: None

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 3984
Tract 2541

Tract Cropland Total: 787.85 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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 3984

Tract 6568

Tract Cropland Total: 36.43 acres

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NOTES

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