



OFFERED FOR SALE

COURTNEY FARM

An Agricultural & Recreational Investment Opportunity

251.44 (+/-) Total Acres • Desha County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



DISCLOSURE STATEMENT

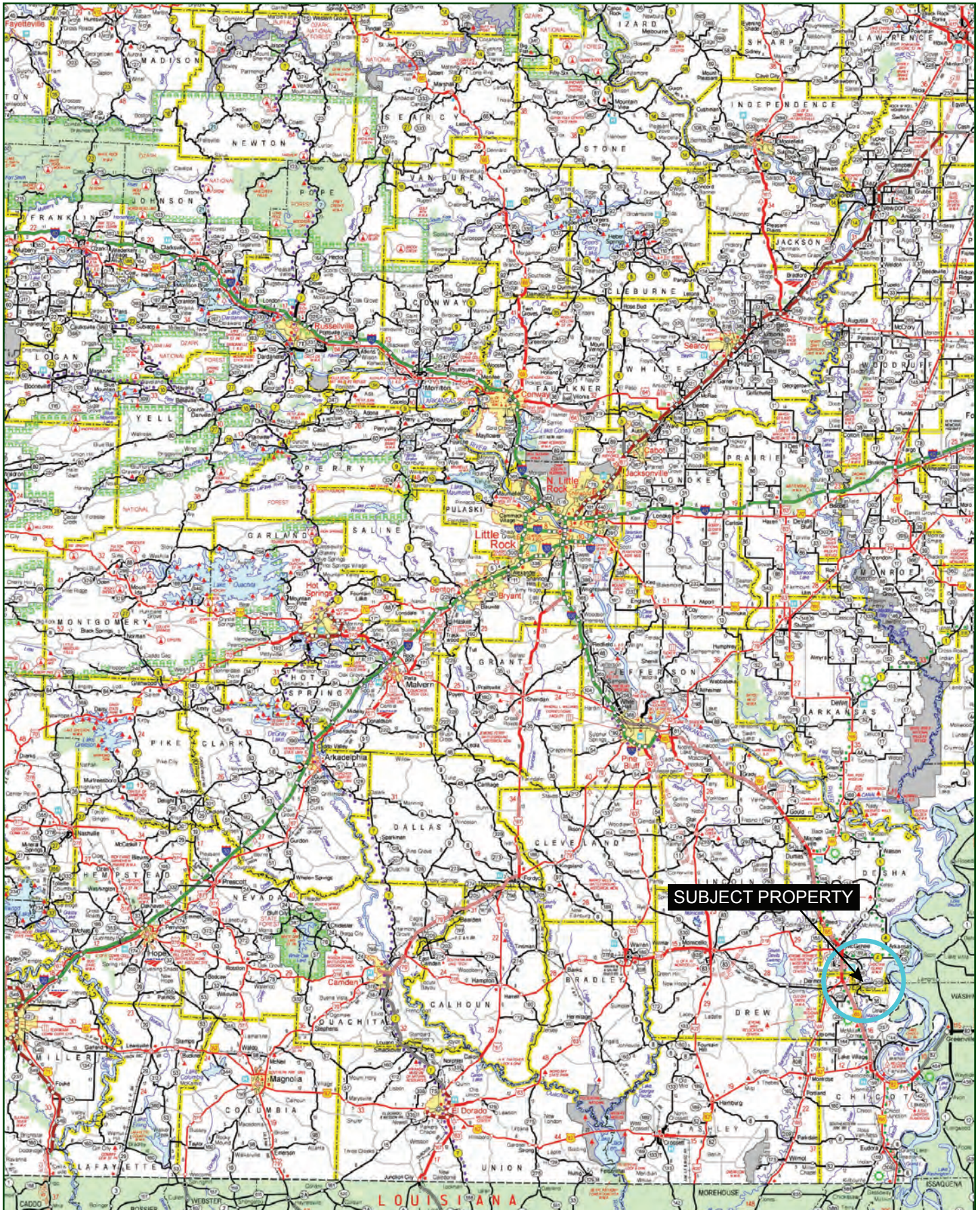
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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



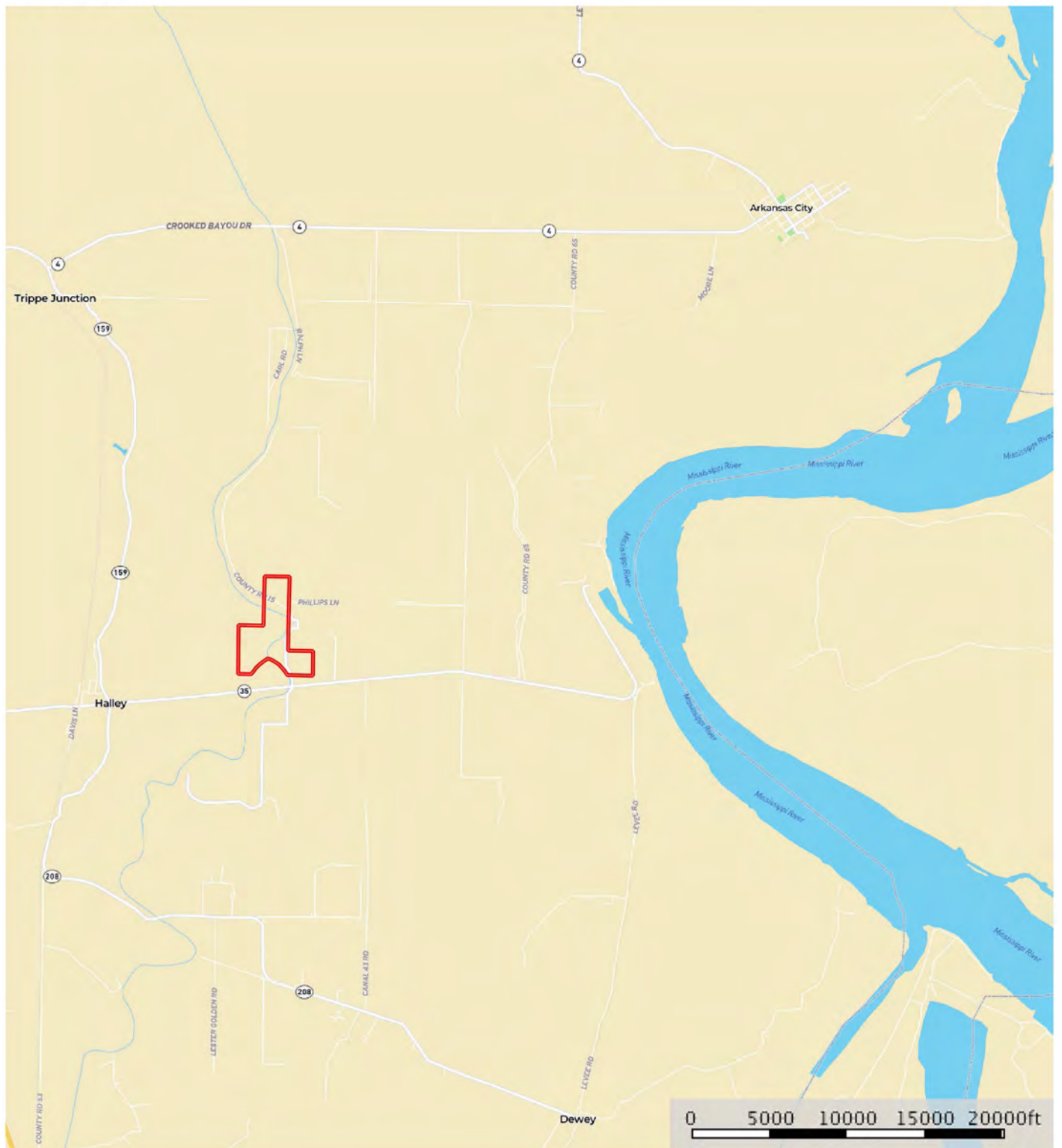
PROPERTY SUMMARY

Description:	<p>Located less than four (4) miles from the Mississippi River with over a mile of frontage along the Boeuf River, these lands offer a rare opportunity for an agricultural investment coupled with recreational opportunities. Irrigation is made capable from three (3) existing wells and there are also multiple locations for surface water irrigation from the Boeuf River. Whitetail deer hunting opportunities exist within the CRP locations and the immediate area is known for its quality genetics.</p> <p>The local farming community is strong, with this property being in close proximity to grain elevators, cotton gins, equipment dealerships, and agricultural service locations.</p>														
Location:	<p>Desha County, Arkansas</p> <table><tr><th colspan="2">Mileage Chart</th></tr><tr><td>Halley, AR</td><td>1.5 miles</td></tr><tr><td>McGehee, AR</td><td>10 miles</td></tr><tr><td>Greenville, MS</td><td>27 miles</td></tr><tr><td>Pine Bluff, AR</td><td>49 miles</td></tr><tr><td>Monroe, LA</td><td>94 miles</td></tr><tr><td>Little Rock, AR</td><td>115 miles</td></tr></table>	Mileage Chart		Halley, AR	1.5 miles	McGehee, AR	10 miles	Greenville, MS	27 miles	Pine Bluff, AR	49 miles	Monroe, LA	94 miles	Little Rock, AR	115 miles
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Monroe, LA	94 miles														
Little Rock, AR	115 miles														
Latitude:	33.5433														
Longitude:	-91.2955														
Acreage:	<p>251.44 Total Acres (Source: Farm Service Agency)</p> <ul style="list-style-type: none">• 36.1 acres Conservation Reserve Program• 98.77 acres River/bayou acres• 116.57 acres Tillable acres														
Access:	Phillips Lane (Desha County Road)														
Farm Lease:	Open for 2020														
Farm Service Agency:	FSA #133 / Tract #788 (See Attached 156EZ and GIS Field Maps)														
CRP Contract:	\$3,948 Annual Payment / \$109 per acre / 10-1-2016 to 09-30-2031														
Irrigation:	<p>Two (2) electric submersible wells (6 inch discharge)</p> <p>One (1) Gearhead well (8 inch discharge)</p>														
Soils:	Silt Loam (Herbert and Meghee)														
Offering Price:	\$753,900.00 (\$2,998.00 per acre)														
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.														

LOCATION MAP

Courtney Farm
Arkansas, AC +/-

Arkansas, AC +/-



 Boundary

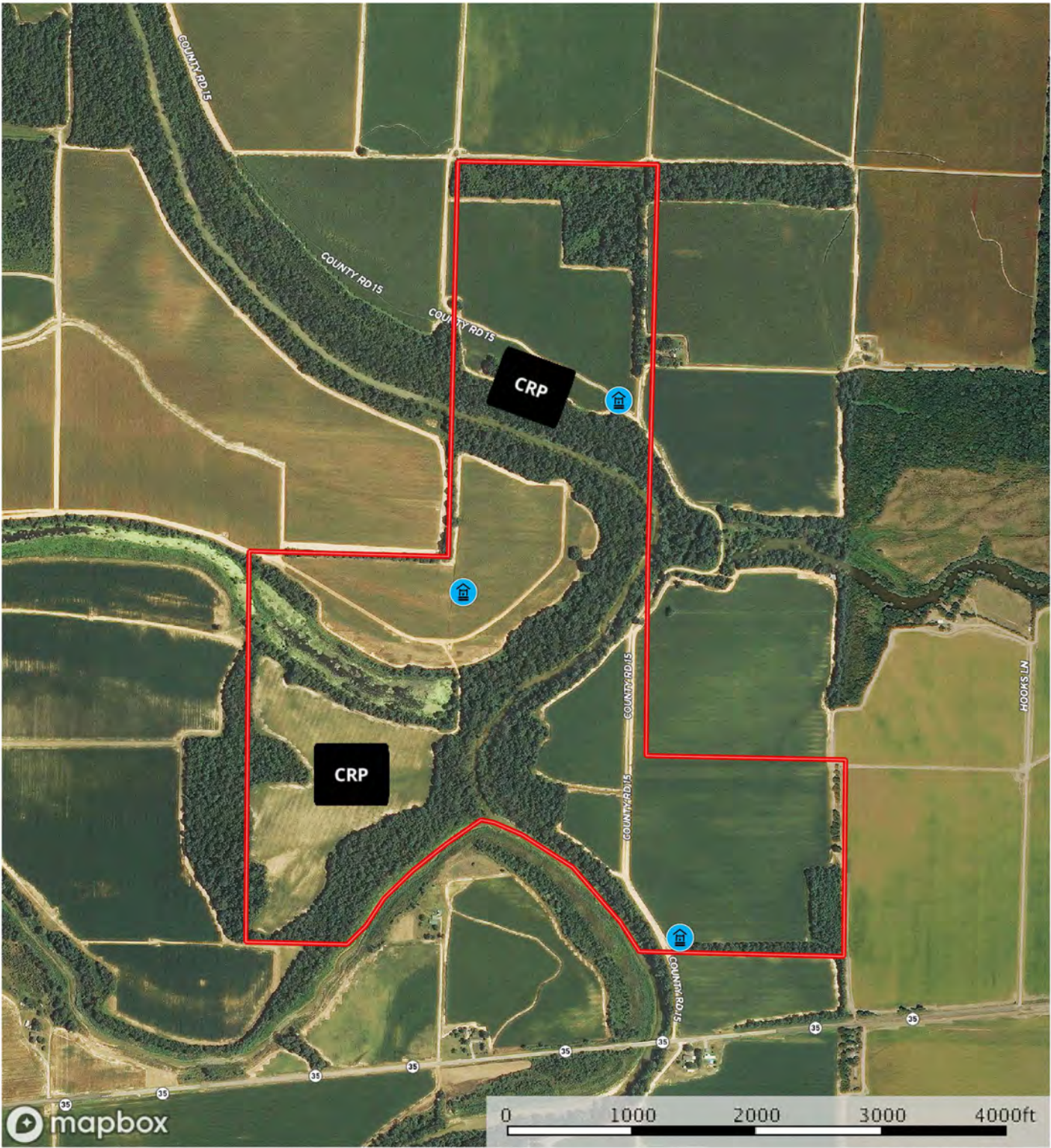
Sindy Cruthis



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

Courtney Farm
Arkansas, AC +/-



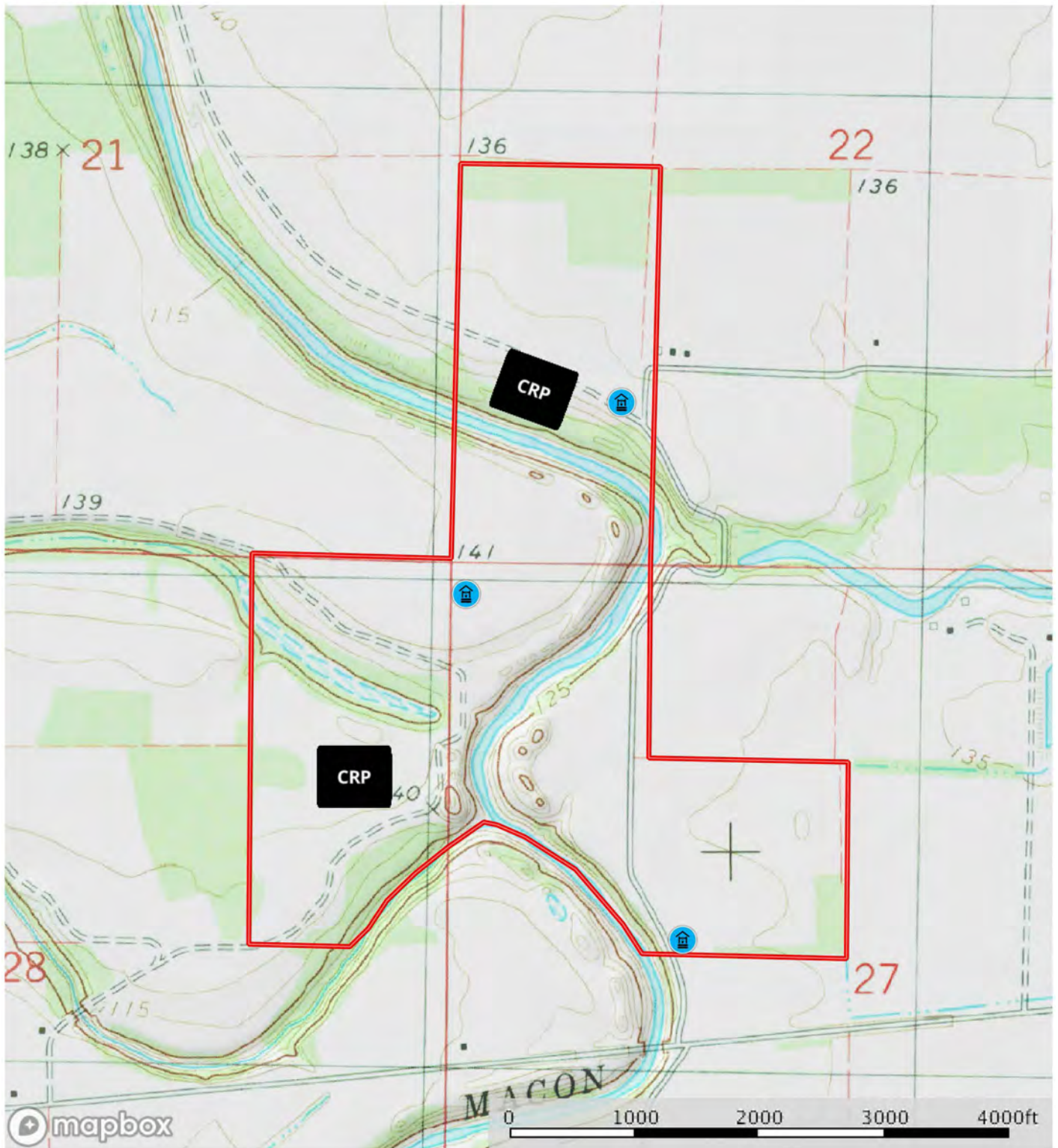
Well Boundary

Sindy Cruthis

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TOPOGRAPHY MAP

Courtney Farm
Arkansas, AC +/-



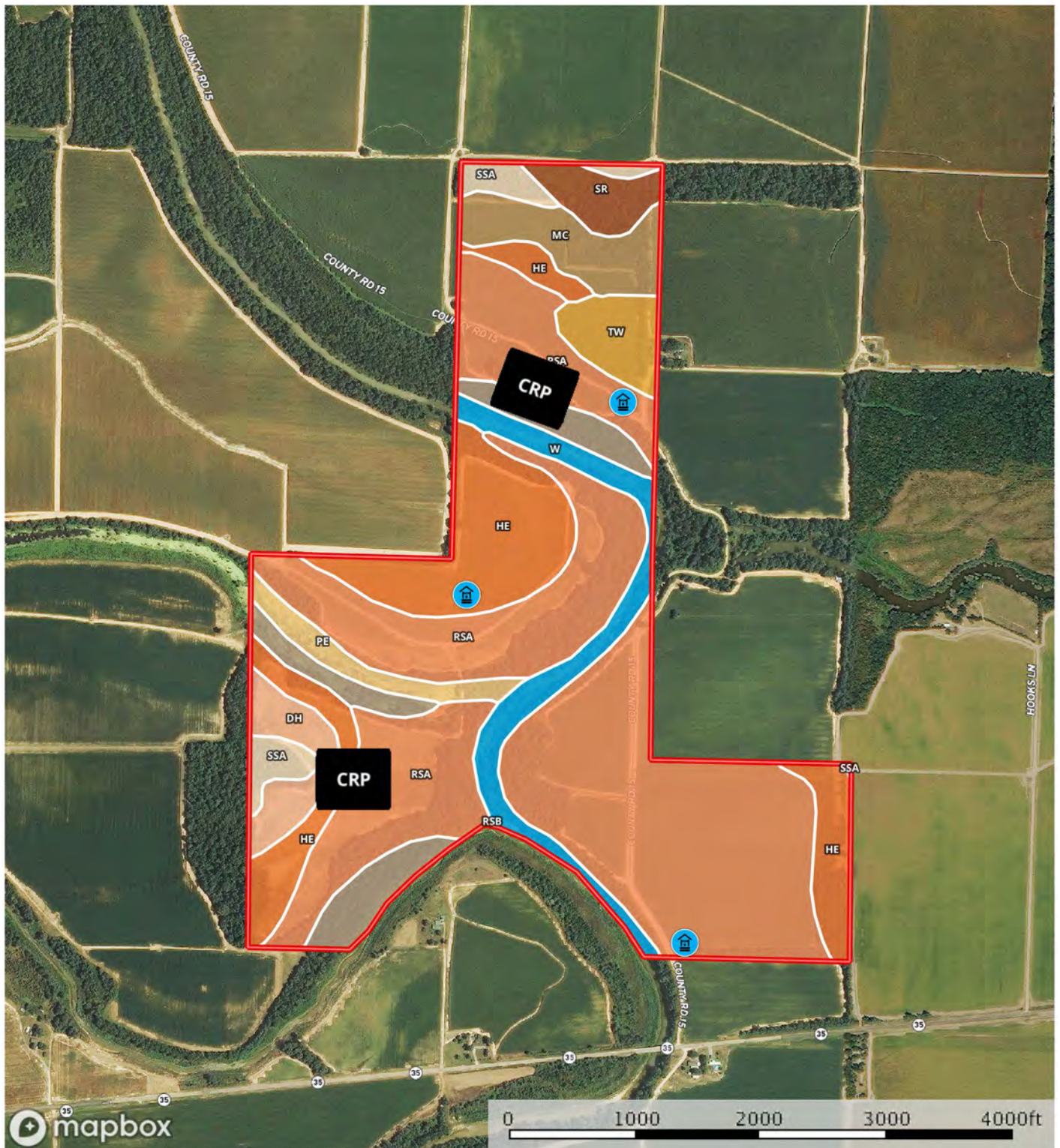
Well Boundary

Sindy Cruthis

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SOIL MAP

Courtney Farm
Arkansas, AC +/-




Well Boundary

Sindy Cruthis

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SOIL MAP KEY

I  Boundary 259.9 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Mc	McGehee silt loam, 0 to 1 percent slopes	11.7	4.5	2w
He	Hebert silt loam, 0 to 1 percent slopes	44.5	17.11	2w
SsA	Sharkey and Desha clays, 0 to 1 percent slopes	6.7	2.57	3w
Tw	Tutwiler silt loam	7.6	2.93	1
Sr	Sharkey and Desha silt loams	6.3	2.41	3w
RsB	Rilla silt loam, 1 to 3 percent slopes	16.9	6.52	2e
Dh	Desha clay, 0 to 1 percent slopes, rarely flooded	8.3	3.2	3w
RsA	Rilla silt loam, 0 to 1 percent slopes	135.3	52.06	2e
Pe	Perry clay, 0 to 1 percent slopes	6.4	2.48	3w
W	Water	16.2	6.23	-
TOTALS		259.9	100%	1.95

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

Desha

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 133

Prepared: 9/24/19 9:44 AM

Crop Year: 2019

Page: 3 of 3

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: 788 Description E-15 sec 22,27,28

FSA Physical Location : Desha, AR

ANSI Physical Location: Desha, AR

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
251.44	152.67	152.67	0.0	0.0	36.1	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	116.57	27.8	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	44.09		4458	0.0
RICE-MED GRAIN	4.23		4458	0.0
CORN	7.02		176	0.0
GRAIN SORGHUM	33.93		52	0.0
SOYBEANS	26.83		53	0.0
SEED COTTON	22.61		2009	0.0
UNA GENERIC	5.65		0	0.0
Total Base Acres:	144.36			

Owners: CHARLES J COURTNEY FAMILY TR

CHARLES J COURTNEY MARITAL TR

Other Producers: None

FARM SERVICE AGENCY



United States
Department of
Agriculture

Desha County, Arkansas

COPY



Common Land Unit

- CRP
- Tract Boundary
- Non-Cropland
- Cropland

Imagery Year: 2017

2019 Program Year
Map Created November 14, 2018

Wetland Determination Identifiers

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

Tract Cropland Total: 152.67 acres

Farm 133
Tract 788

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REAL ESTATE TAX INFORMATION



Date Created: 9/23/2019

Created By: DataScoutPro

via DataScout OneMap

1 inch = 1274 feet

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.

<http://www.datascoutpro.com/>

4) COURTNEY CHAS J

Address:

Legal: W1/2 SW1/4 2 AC IN CA RW ONLY 15 AC IN 001 CANAL #18 IMP DIST

12 AC CROP 1
3 AC TIMBER 1

Parcel: 001-03738-000

RPID: 4257

Acres: 80

5) COURTNEY CHAS J

Address:

Legal: SE1/4 NW1/4 & FRL W1/2 NW1/4 4 AC IN CA RW. ONLY 50 AC IN 001 CANAL #18 IMP DIST

Parcel: 001-03782-000

RPID: 4302

Acres: 99

6) COURTNEY CHAS J

Address:

Legal: FRL E1/2 NE1/4 3.2 AC IN
CA RW

Parcel: 001-03793-000

RPID: 4317

Acres: 76

CRP CONTRACT

This form is available electronically.

Page 1 of 1

CRP-1 (10-22-15)	1. ST. & CO CODE & ADMIN. LOCATION <div style="text-align: center;">05 041</div>
CONSERVATION RESERVE PROGRAM CONTRACT	2. SIGN-UP NUMBER <div style="text-align: center;">48</div>
	3. CONTRACT NUMBER <div style="text-align: center;">11064B</div>
7A. COUNTY OFFICE ADDRESS (Include Zip Code) DESHA COUNTY FARM SERVICE AGENCY 3303 HIGHWAY 65 NORTH MCGEEHEE, AR 71654-0000	5. FARM NUMBER <div style="text-align: center;">133</div>
7B. TELEPHONE NUMBER (Include Area Code): (870) 222-4867 x2	6. TRACT NUMBER(S) <div style="text-align: center;">788</div>
	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>
9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2016 TO: (MM-DD-YYYY) 09-30-2031	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.

10A. Rental Rate Per Acre	\$ 109.35	11. Identification of CRP Land (See Page 2 for additional space)			
10B. Annual Contract Payment	\$ 3,948	A. Tract No.	B. Field No.	C. Practice No.	E. Total Estimated Cost-Share
10C. First Year Payment	\$	788	2	CP23A	\$ 0
(Item 10C applicable only to continuous signup when the first year payment is prorated.)		788	5	CP23A	\$ 0

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): CHARLES J COURTNEY MARITAL TR PO BOX 7009 PINE BLUFF, AR 71611-7009	(2) SHARE 50.00%	(3) SIGNATURE 	(4) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): CHARLES J COURTNEY FAMILY TR PO BOX 7009 PINE BLUFF, AR 71611-7009	(2) SHARE 50.00%	(3) SIGNATURE 	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE 	B. DATE (MM-DD-YYYY)
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.









NOTES

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