



OFFERED FOR SALE

KEO FARM

An Agricultural and Recreational Investment Opportunity

382.07 (+/-) Total Surveyed Acres • Lonoke and Pulaski Counties, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE

**DISCLOSURE STATEMENT**

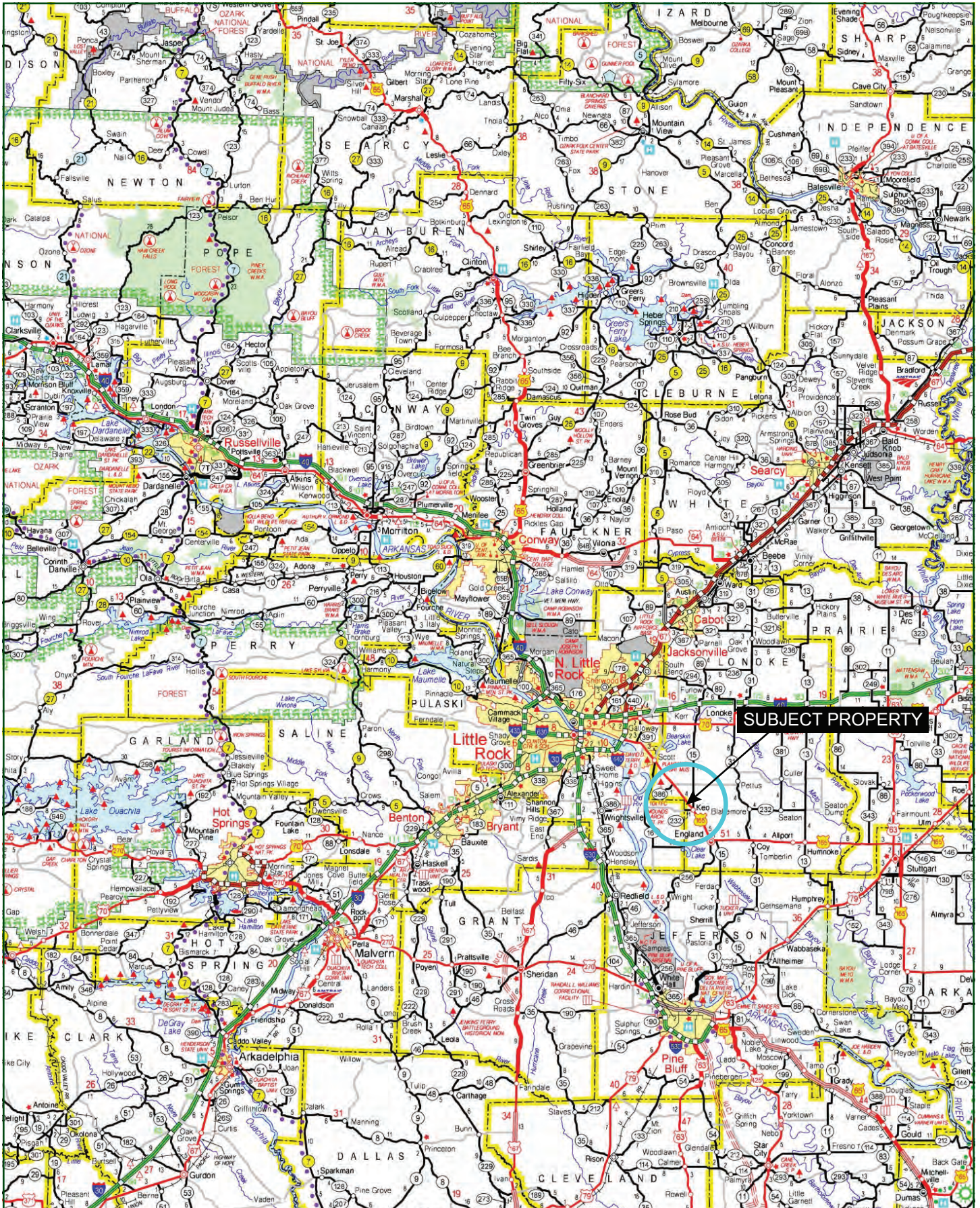
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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>The Keo Farm consists of approximately 382.07 +/- surveyed acres located in Lonoke and Pulaski Counties, Arkansas, just outside of the community of Keo. The tract has great access with Arkansas State Highway 165 serving as most of the eastern property boundary, and Arkansas State Highway 232 forming the southern boundary. The Farm Service Agency office reports a total of 302.30 +/- cropland acres that are all irrigated by four wells, and a re-lift positioned in the central part of the farm for tailwater recovery and recirculation. The tillable acreage consists of a good mix of soils which allows for a diverse planting mix including corn, rice, cotton, and soybeans. The southern part of the farm consists of lighter soils that row water, and have historically been in a corn and soybean rotation. The central portion of the farm, approximately 155.58 cropland acres, have been leveled to a zero grade and historically planted in continuous rice. The two northern fields were fish ponds, but have recently been converted to agricultural grain production and been planted in a rice and soybean rotation. These two fields could easily be improved by zero grading them which would then allow for continuous rice.</p> <p>The farm is also located in an area known for good waterfowl hunting. Field hunting opportunities already exist on the farm, and the duck hunting rights are leased out for the 2019-20 season. The western portion of the farm has potential to be improved for duck hunting.</p> <p>The Keo Farm is a great opportunity to acquire a farm that offers both an agricultural and recreational investment with close proximity to central Arkansas. Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015), or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.</p>
Location:	Keo, Arkansas; Lonoke and Pulaski Counties; Central Region of Arkansas
Acreage:	<p>382.07 +/- Total Surveyed Acres</p> <ul style="list-style-type: none">• 302.30 +/- acres in cropland• 34.0 +/- acres in woods and canal• 29.0 +/- acres in wetland habitat• 16.7 +/- acres in roads and ditches
Irrigation:	All of the tillable acreage is irrigated by four wells and a re-lift that is in the tailwater recovery pit in the central portion of the farm.
Soils:	<p>Class II: 31%</p> <p>Class III: 69%</p>
Farm Bases:	Please see attached Farm Service Agency (FSA) 156EZ within this brochure.

PROPERTY SUMMARY

Recreation: The farm currently offers field hunting opportunities that are leased out for the 2019-20 season. The western portion of the farm has the potential to be further developed for duck hunting.

Real Estate Taxes:	County	Parcel Number	Acreage	Est. Real Estate Tax
	Lonoke	770-40311-000	104.83	\$442.87
	Lonoke	770-40313-000	37.07	\$291.32
	Lonoke	770-40314-000	131.44	\$1,150.48
	Lonoke	770-40627-000	40.00	\$349.52
	Lonoke	770-40628-000	21.88	\$179.63
	Pulaski	15R0250000100	40.00	\$81.18
	Total		375.22	\$2,495.00

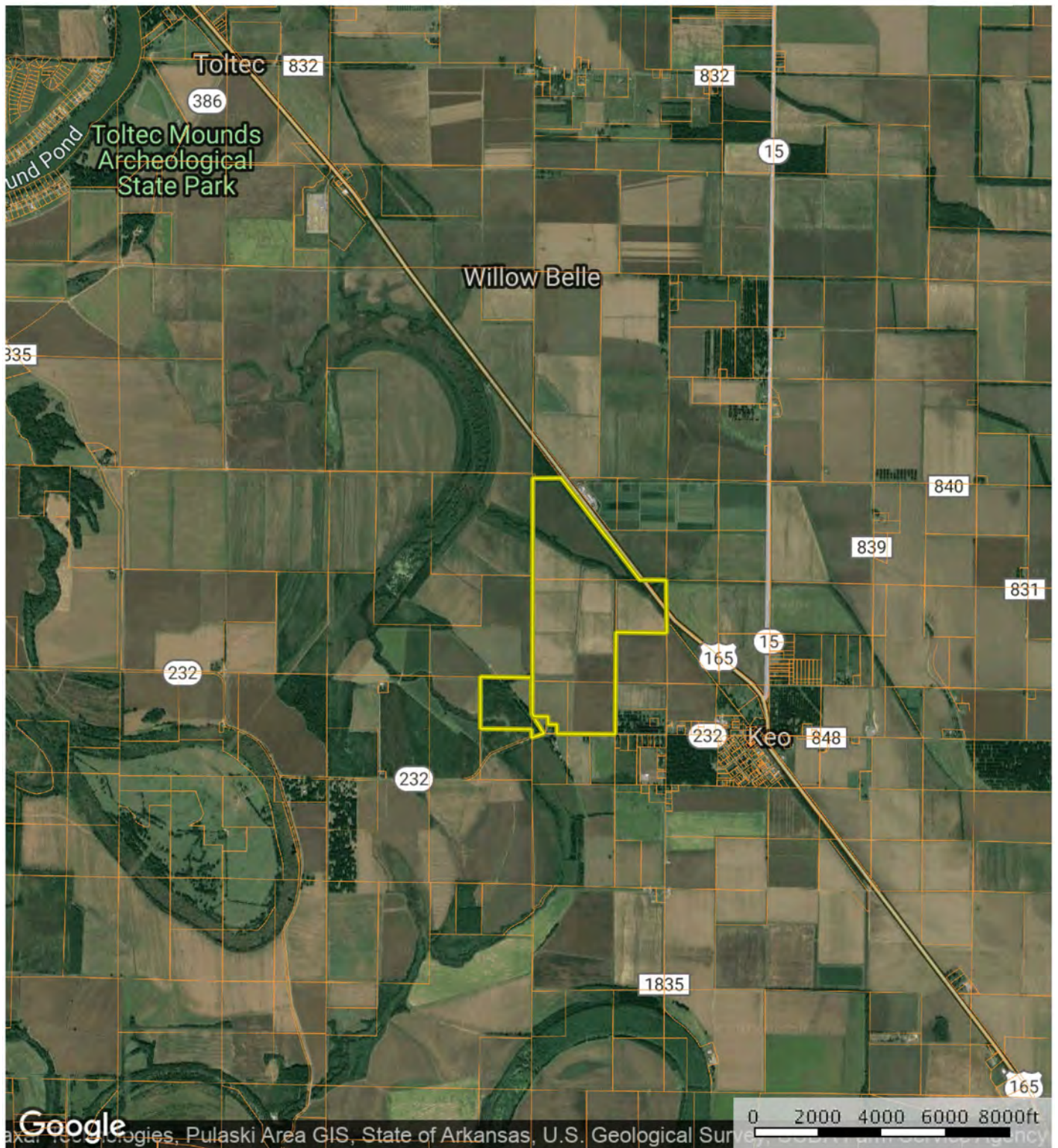
Mineral Rights: All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Farming Contract: The tillable acreage is leased for the 2020 crop year on a 75 / 25 net crop share.

Offering Price: \$1,833,936.00 (\$4,800.00 per surveyed acre)

Contact: Any questions concerning this offering or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015), or Gardner Lile (501-658-9275) of Lile Real Estate, Inc.

AERIAL MAP I



Boundary

Sindy Cruthis

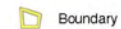
The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

AERIAL MAP II




Well Re - lift Boundary

SOIL MAP



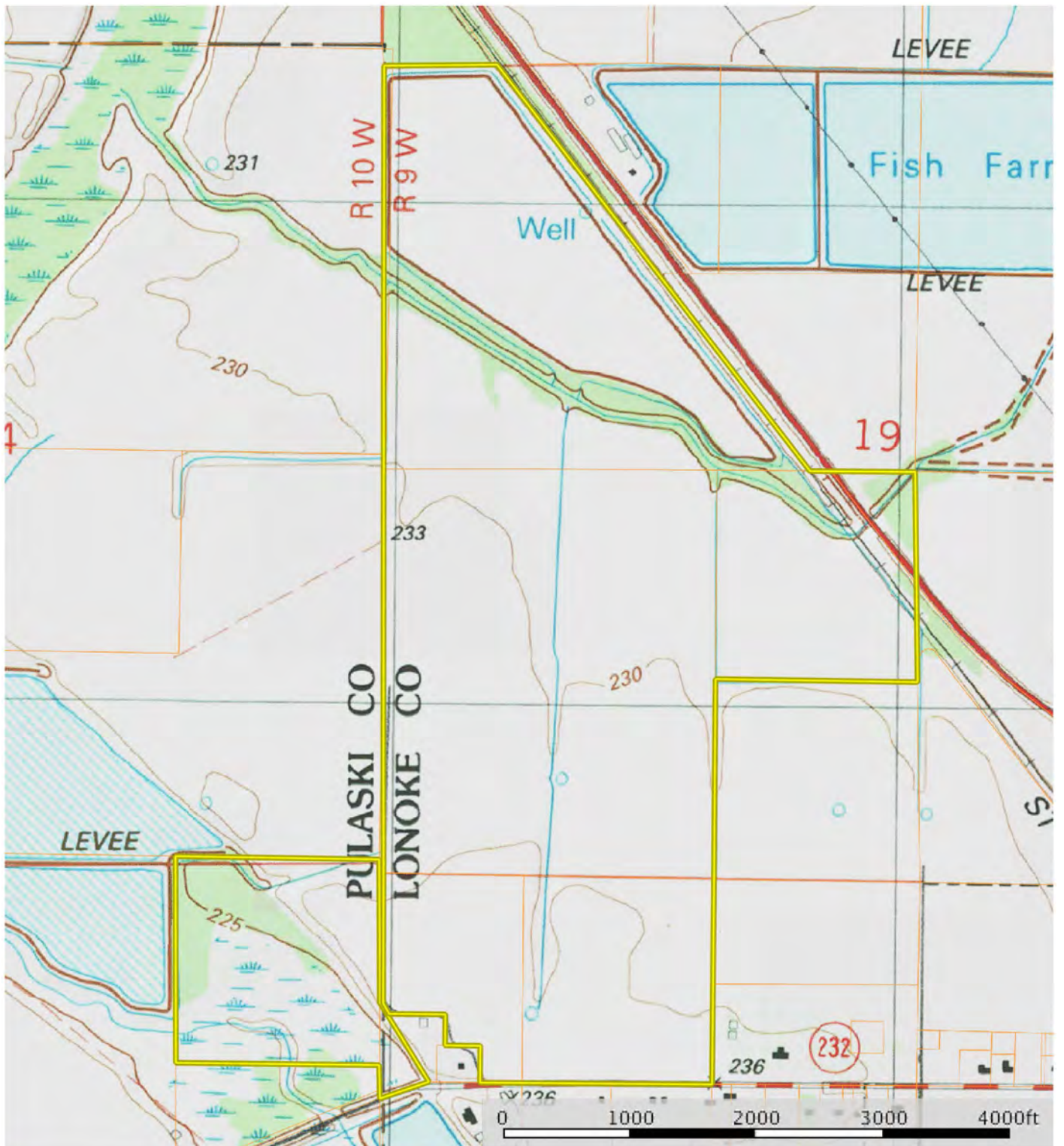
M The information contained herein was obtained from sources deemed to be reliable.
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SOIL MAP KEY

I  All Polygons 385.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
29	Portland silty clay, 0 to 1 percent slopes	28.2	7.32	3w
42	Water	52.6	13.66	-
24	Moreland silty clay, 0 to 1 percent slopes	13.9	3.6	3w
11	Hebert silt loam, 0 to 1 percent slopes	14.3	3.7	2w
27	Perry silty clay, 0 to 1 percent slopes	138.1	35.84	3w
30	Rilla silt loam, 0 to 1 percent slopes	94.8	24.6	2e
Me	Moreland silty clay	0.0	0.01	3w
28	Perry silty clay, 0 to 1 percent slopes, frequently flooded	2.0	0.51	4w
Pe	Perry clay, 0 to 1 percent slopes, rarely flooded	33.0	8.56	3w
W	Water	0.0	0.01	-
RmA	Rilla silt loam, 0 to 1 percent slopes	8.4	2.19	2e
TOTALS		385.2	100%	2.29

TOPOGRAPHY MAP



Boundary

Sindy Cruthis

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FARM SERVICE AGENCY

Arkansas

Lonoke

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 1485

Prepared: 6/12/19 3:04 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	Farm Identifier	Recon Number
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Farms Associated with Operator:

1362, 1420, 1480, 1484, 1502, 2584, 2780, 3121, 3492, 4508, 4724, 4919, 4952, 4953, 4954

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
363.44	302.3	302.3	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	302.3	0.0	0.0				

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

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	6.47		37	0.0
RICE-LONG GRAIN	60.92		5670	0.0
CORN	27.37		155	0.0
SOYBEANS	51.84		36	0.0
SEED COTTON	64.16		1570	0.0
UNA GENERIC	16.04		0	0.0
Total Base Acres:	226.8			

Tract Number: 1838 Description D16

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
363.44	302.3	302.3	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
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Total Base Acres:	226.8			

Owners: ROSENWASSER, LAUREL T

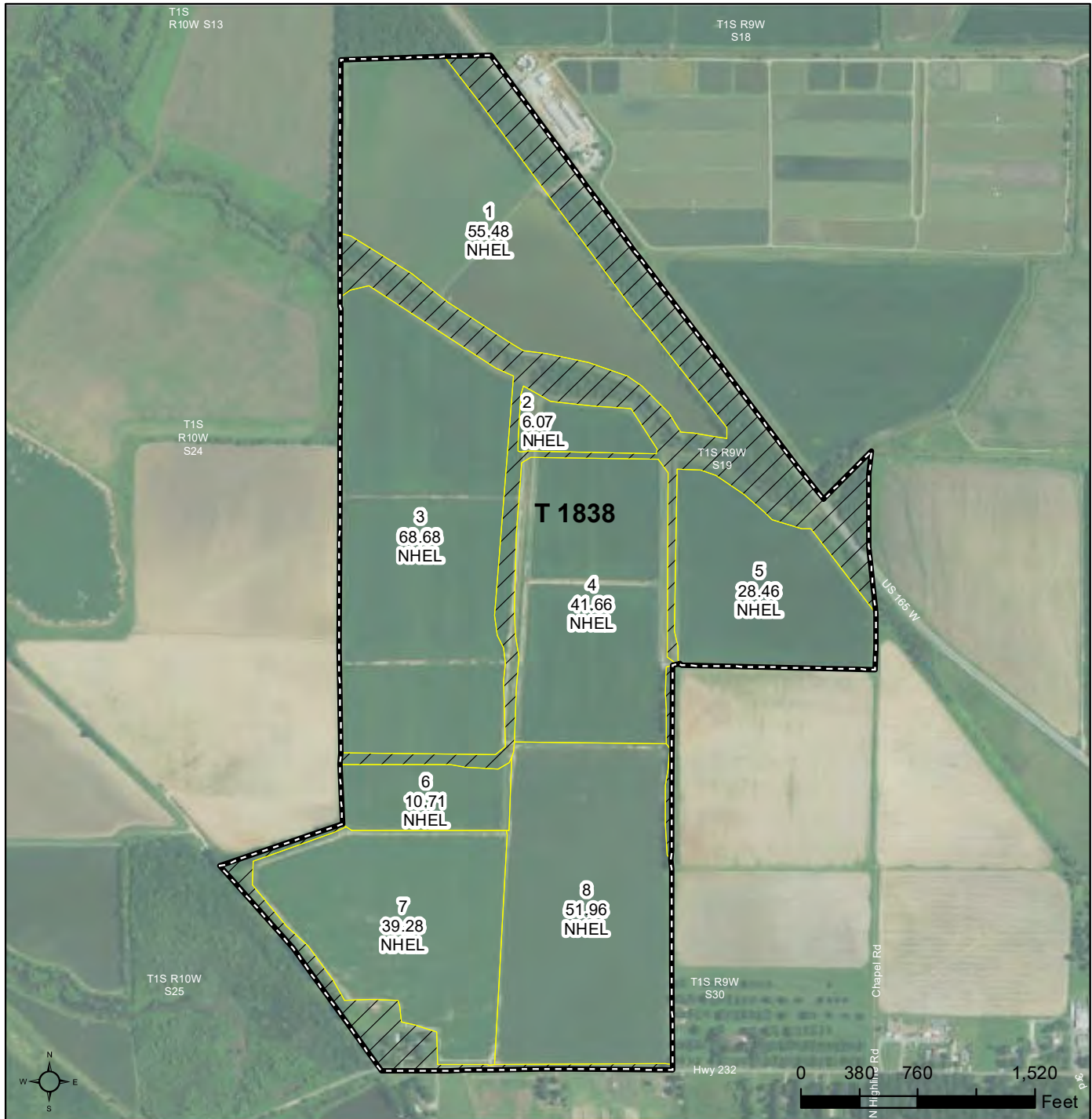
Other Producers: None

FARM SERVICE AGENCY



United States
Department of
Agriculture

Lonoke County, Arkansas



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 PLSS

Wetland Determination
 Restricted Use
 Limited
 Exempt from Conservation
 Compliance Provisions


Tract Cropland Total: 302.30 acres

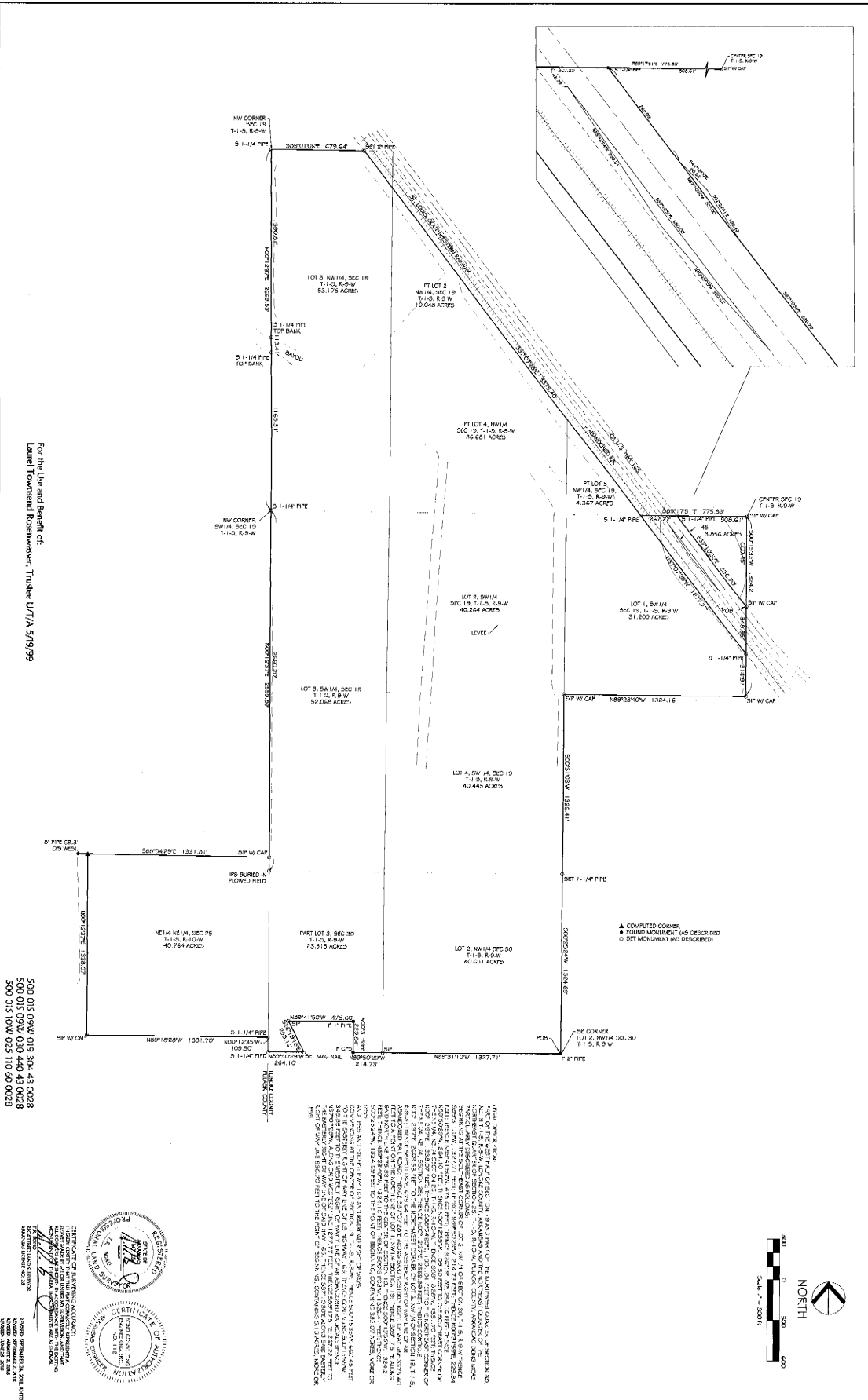
2018 Program Year
 Map Created September 27, 2017

Farm 1485
Tract 1838

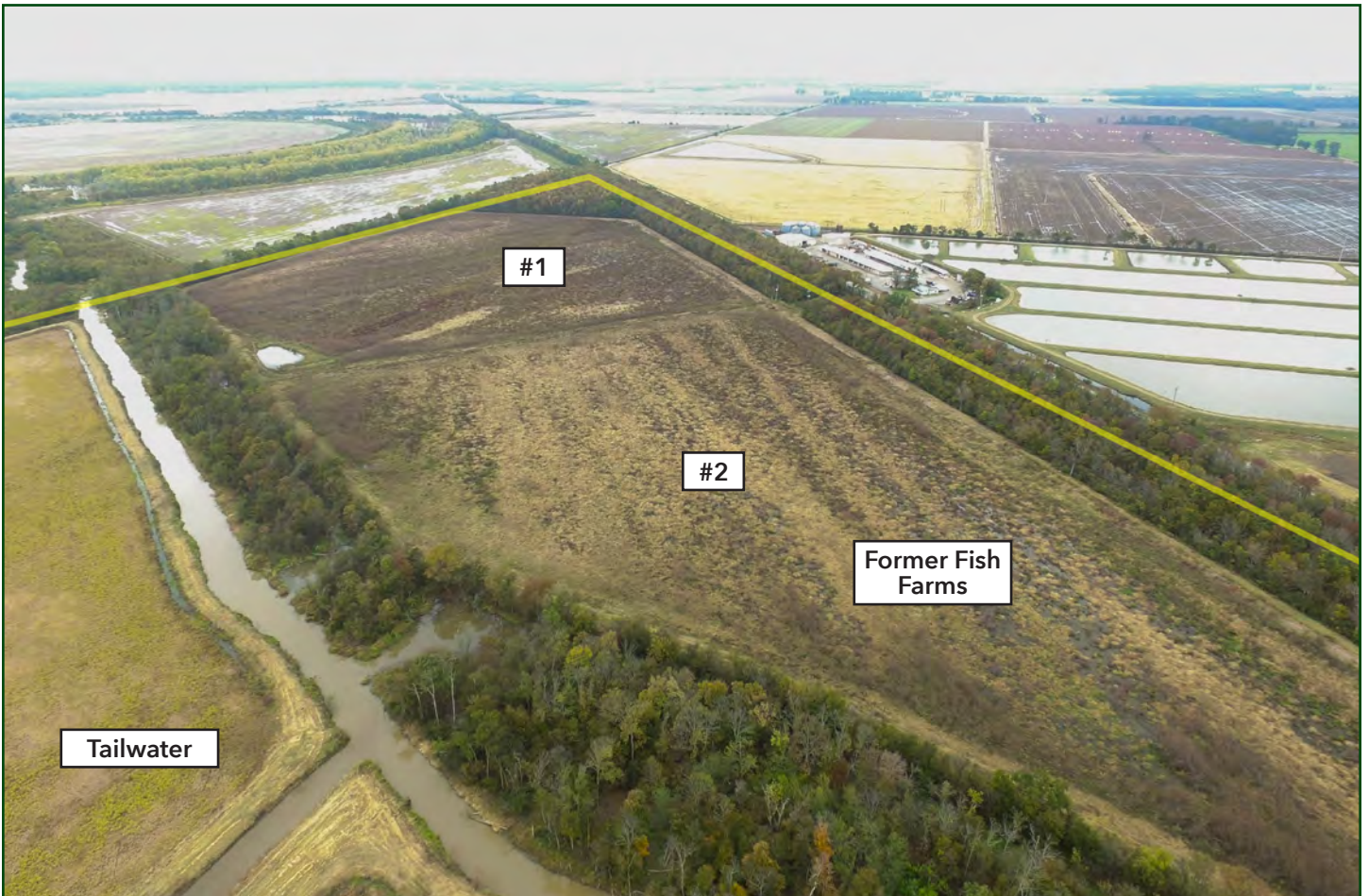
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SURVEY

JOB No.	7920	 BOND CONSULTING ENGINEERS, INC. 2102 T. P. White Drive Jacksonville, Alabama 37205 Phone: (615) 962-5122 Fax: (615) 962-5130 E-mail: frank@bondce.com	Prepared For: Leland Townsend Rosenwasser, Trustee U/I/A 5/19/99	<p align="center">BOUNDARY SURVEY</p> <p align="center">PART SECTIONS 19 & 30, T-1-S, R-9-W AND PART OF THE NE1/4, SECTION 25, T-1-S, R-10-W</p> <p align="center">LONOKE & POLKSHI COUNTIES, ARKANSAS</p>	SCALE:	1" = 40'
DRAWN BY:	RS				CHECKED BY:	RS
FIELD NO.:					DATE:	11/1/99











NOTES

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