



OFFERED FOR SALE

# CANEY BAYOU

An Agricultural, Timberland, & Recreational Investment Opportunity  
170 (+/-) Total Acres • Chicot 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.

The map displays the state of Arkansas with its various counties and major transportation routes. A black rectangular box labeled "SUBJECT PROPERTY" is positioned in the southern region of the state, specifically in the area of Lincoln and Drew counties. Within this box, a red circle highlights a particular location. The map also shows neighboring states: Missouri to the north, Louisiana to the south, and Mississippi to the east. A legend in the bottom right corner provides information about the map's symbols, including different types of highways (interstate, state, local), water bodies, and other geographical features. The legend is titled "2013 HIGHWAY MAP" and "AR KANSAS STATE HIGHWAY AND PLANNING AND RE".

## PROPERTY SUMMARY

**Description:** This property is unique in that being 170 (+/-) acres, it offers improved agricultural farmland, frontage along Caney Bayou, and standing hardwood timber. The property is located in a proven waterfowl flyway and access is considered excellent from a Chicot County all weather road. There is a lodge site that offers access to rural water and electricity. Caney Bayou provides a natural boundary and offers supplemental irrigation opportunities. This is a rare opportunity to acquire a property that offers both waterfowl and whitetail deer hunting.

**Location:** Chicot County, Arkansas

### Mileage Chart

|                  |     |
|------------------|-----|
| Lake Village, AR | 25  |
| Monroe, LA       | 69  |
| Jackson, MS      | 123 |
| Stuttgart, AR    | 125 |
| Baton Rouge, LA  | 214 |

**Latitude:** 33.043050

**Longitude:** -91.350027

**Acreage:** 170 Total Acres, More or Less (Estimated)

### Acreage Breakdown

8.96 Acres - Conservation Reserve Program (CRP)

2.0 Acres - Lodge site

64.23 - Tillable acres

64.81 Acres - Bottomland hardwoods and Caney Bayou

30.00 Acres - Transitional tillable/future CRP

**Access:** Chicot County Road 208 (Robin Road)

**Farm Lease:** Annual / Cash rent (terms provided upon request)

**Farm Service Agency:** FSA #3000, Tract #431 (information attached within brochure)

| CRP: | Field # | Practice | Acres | Payment Per Acre  |
|------|---------|----------|-------|-------------------|
|      | 9       | CP23A    | 3.72  | \$110.16          |
|      | 10      | CP23A    | 5.24  | \$110.16          |
|      | Total   |          | 8.96  | \$987.00 (Annual) |

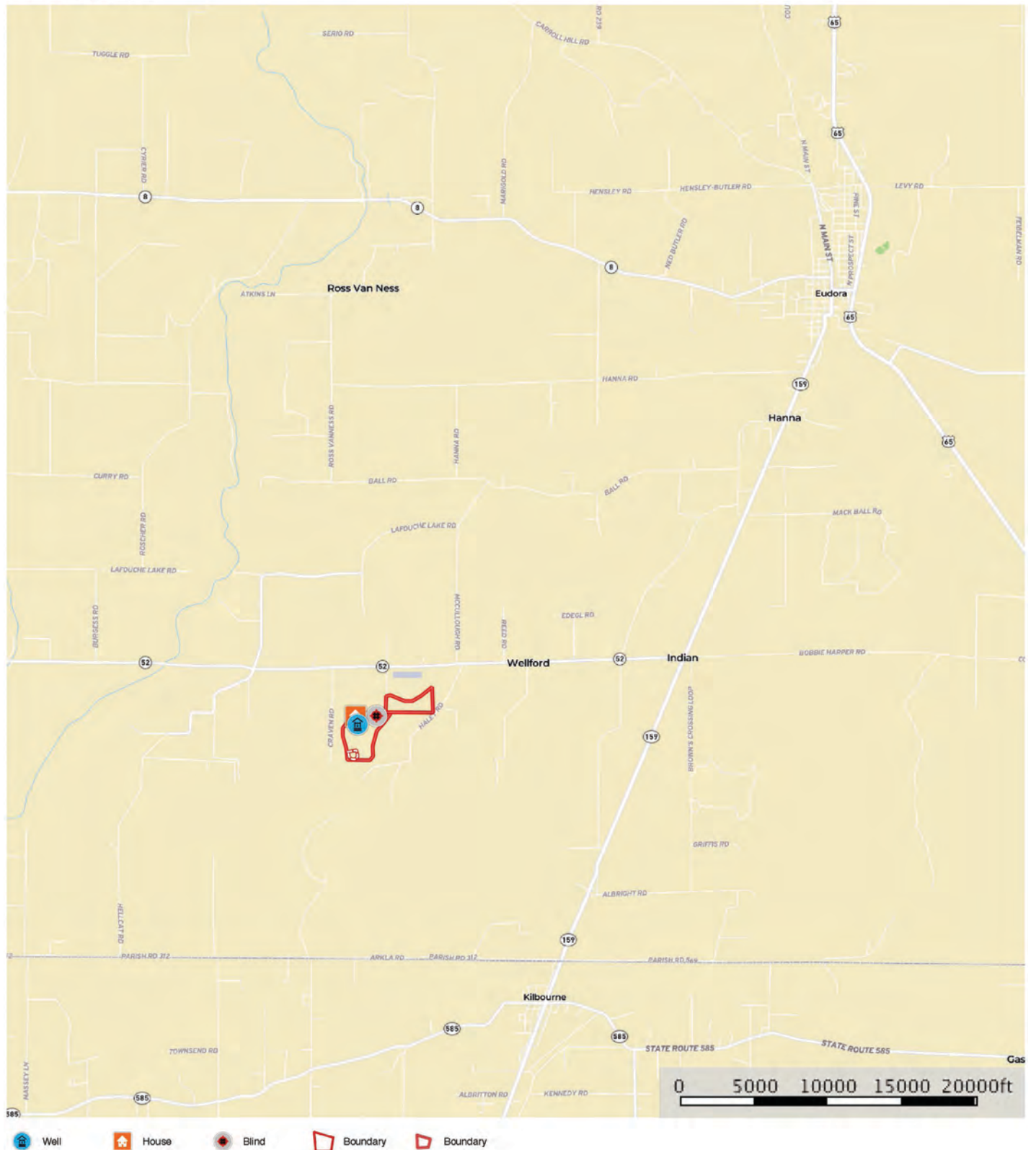
Contract Period: 9/14/2016 to 9/14/2031

## PROPERTY SUMMARY

|                                 |                                                                                                                                                                                                                    |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Soils:</b>                   | Waverly Silt Loam 36.24%<br>Calloway Silt Loam 40.32%<br>Henry Silt Loam 23.44%                                                                                                                                    |
| <b>Irrigation Capabilities:</b> | Electric submersible 6-inch discharge irrigation well                                                                                                                                                              |
| <b>Utilities:</b>               | Rural water and electricity are available                                                                                                                                                                          |
| <b>Recreation:</b>              | Waterfowl and whitetail deer hunting                                                                                                                                                                               |
| <b>Notable Features:</b>        | Almost a full mile of frontage along Caney Bayou<br>All weather access<br>Lodge site with utilities<br>Proven waterfowl flyway<br>Improved farmland<br>Mixed species hardwood timber<br>Septic tank and fill lines |
| <b>Offering Price:</b>          | \$578,000.00 (\$3,400.00 per acre)                                                                                                                                                                                 |
| <b>Contact:</b>                 | 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.                                                     |
| <b>*Seller/Broker Notes:</b>    | Items located on the property owned by the Seller that are not advertised nor shall transfer per this offering: mobile home and a duck blind located along the tree line / Caney Bayou.                            |

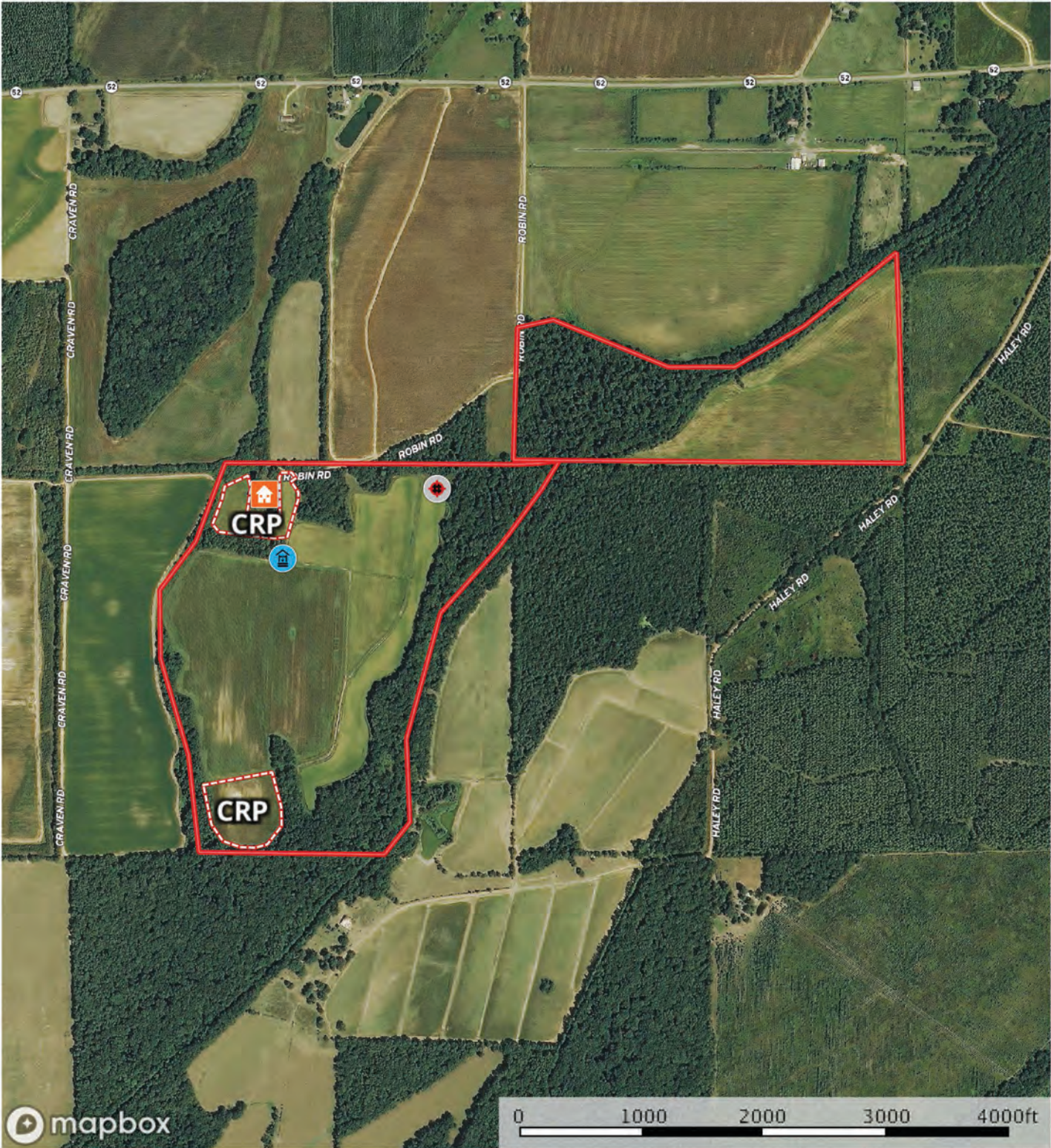
# LOCATION MAP I

## Caney Bayou Arkansas, AC +/-



AERIAL MAP

Caney Bayou  
Arkansas, AC +/-

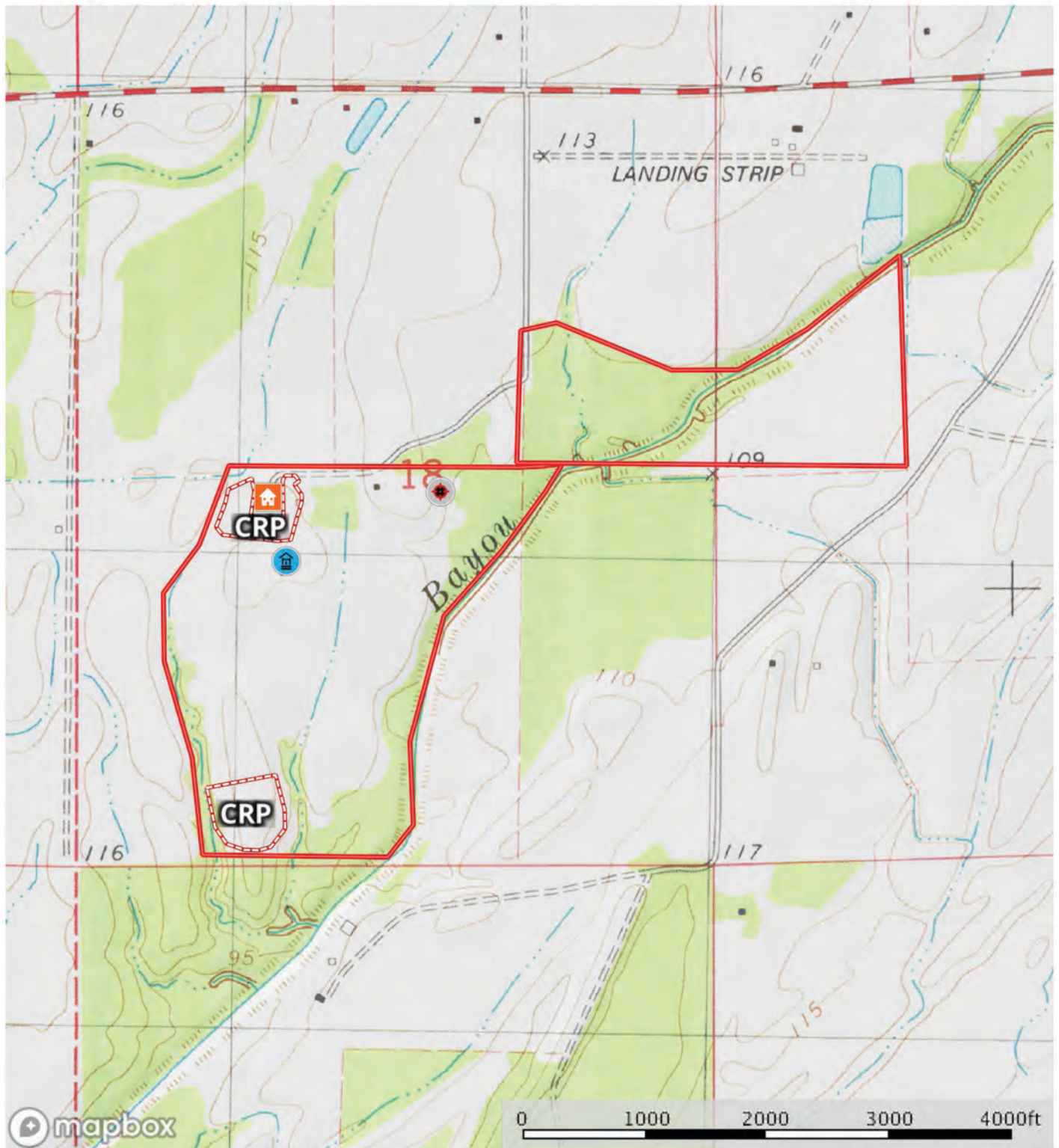


Well House Blind Boundary Boundary

# TOPOGRAPHY MAP

## Caney Bayou

Arkansas, AC +/-



Well House Blind Boundary Boundary

# SOIL MAP

Caney Bayou  
Arkansas, AC +/-



Well House Blind Boundary 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 KEY

▮ All Polygons 167.2 ac

| SOIL CODE | SOIL DESCRIPTION                          | ACRES | %     | CAP  |
|-----------|-------------------------------------------|-------|-------|------|
| Wa        | Waverly silt loam                         | 60.6  | 36.24 | 5w   |
| CaA       | Calloway silt loam, 0 to 1 percent slopes | 66.6  | 39.82 | 2w   |
| He        | Henry silt loam                           | 39.1  | 23.42 | 3w   |
| CaB       | Calloway silt loam, 1 to 3 percent slopes | 0.9   | 0.52  | 2e   |
| TOTALS    |                                           | 167.2 | 100%  | 3.32 |

### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

|              |  |  |  |  |  |  |  |  |
|--------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|              | 1                                                                                   | 2                                                                                   | 3                                                                                   | 4                                                                                   | 5                                                                                    | 6                                                                                     | 7                                                                                     | 8                                                                                     |
| '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

Chicot

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

FARM: 3000

Prepared: 9/1/17 2:39 PM

Crop Year: 2017

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

2961

2009 05017 10

Farms Associated with Operator:

2414, 3034, 3236, 3419, 3420

CRP Contract Number(s): 11062

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP/EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|-------------|------------------|
| 109.15             | 73.19              | 73.19                  | 0.0            | 0.0     | 8.96         | 0.0 | Active      | 1                |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP |              |     |             |                  |
| 0.0                | 0.0                | 64.23                  | 0.0            | 0.0     |              |     |             |                  |

### ARC/PLC

ARC-IC  
NONE

ARC-CO  
OATS , FLAX , CORN  
PNUTS, SNFLR, SFLWR  
SOYBN, BARLY, RAPE  
MUSTD, SESME, CANOL  
CRAMB, SML CHIKP, LRG CHIKP  
PEAS , LENTI

PLC  
WHEAT, SORGH, RICE-LGR  
RICE-MGR

PLC-Default  
NONE

| Crop              | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction | HIP |
|-------------------|--------------|-----------------|-----------|-----------------------|-----|
| WHEAT             | 9.71         |                 | 36        | 0.0                   |     |
| RICE-LONG GRAIN   | 3.38         |                 | 5670      | 0.0                   |     |
| GENERIC           | 28.1         | 457             |           | 0.0                   |     |
| CORN              | 12.82        |                 | 119       | 0.0                   |     |
| GRAIN SORGHUM     | 9.71         |                 | 44        | 0.0                   |     |
| SOYBEANS          | 0.51         |                 | 27        | 0.0                   | 0   |
| Total Base Acres: | 64.23        |                 |           |                       |     |

Tract Number: 431 Description: D18

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 |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 109.15             | 73.19              | 73.19                  | 0.0            | 0.0     | 8.96         | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP |              |     |
| 0.0                | 0.0                | 64.23                  | 0.0            | 0.0     |              |     |

| Crop  | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|-------|--------------|-----------------|-----------|-----------------------|
| WHEAT | 9.71         |                 | 36        | 0.0                   |

# FARM SERVICE AGENCY

**FARM: 3000**

Arkansas

U.S. Department of Agriculture

Prepared: 9/1/17 2:39 PM

Chicot

Farm Service Agency

Crop Year: 2017

Report ID: FSA-156EZ

## Abbreviated 156 Farm Record

Page: 2 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.

| Crop              | Base<br>Acreage | CTAP Tran<br>Yield | PLC<br>Yield | CCC-505<br>CRP Reduction |
|-------------------|-----------------|--------------------|--------------|--------------------------|
| RICE-LONG GRAIN   | 3.38            |                    | 5670         | 0.0                      |
| GENERIC           | 28.1            | 457                |              | 0.0                      |
| CORN              | 12.82           |                    | 119          | 0.0                      |
| GRAIN SORGHUM     | 9.71            |                    | 44           | 0.0                      |
| SOYBEANS          | 0.51            |                    | 27           | 0.0                      |
| Total Base Acres: | 64.23           |                    |              |                          |

Owners: [REDACTED]

[REDACTED]

Other Producers: [REDACTED]

# FSA MAP I



United States  
Department of  
Agriculture

Chicot County, Arkansas



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

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

Imagery Year: 2015

Tract Cropland Total: 73.19 acres

2017 Program Year

Map Created September 27, 2016

Farm 3000

Tract 431

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).

# CONSERVATION RESERVE PROGRAM

This form is available electronically.

Page 1 of 2

|                                                                                                                                      |                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>CRP-1</b><br>(10-22-15)                                                                                                           | <b>U.S. DEPARTMENT OF AGRICULTURE</b><br>Commodity Credit Corporation               |
| CONSERVATION RESERVE PROGRAM CONTRACT                                                                                                |                                                                                     |
| 7A. COUNTY OFFICE ADDRESS (Include Zip Code)<br>CHICOT COUNTY FARM SERVICE AGENCY<br>3219 S HWY 65 B2<br>LAKE VILLAGE, AR 71653-0152 | 1. ST. & CO CODE & ADMIN. LOCATION<br><div style="text-align: center;">05 017</div> |
| 7B. TELEPHONE NUMBER (Include Area Code): (870) 265-5312 x2                                                                          | 3. CONTRACT NUMBER                                                                  |
| 5. FARM NUMBER<br><div style="text-align: center;">0003000</div>                                                                     | 2. SIGN-UP NUMBER<br><div style="text-align: center;">48</div>                      |
| 6. TRACT NUMBER(S)<br><div style="text-align: center;">0000431</div>                                                                 | 4. ACRES FOR ENROLLMENT<br><div style="text-align: center;">8.96</div>              |
| 8. OFFER (Select one)<br>GENERAL <input type="checkbox"/><br>ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>              | 9. CONTRACT PERIOD<br>FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY)                           |

**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 \$ 110.16                                                      | 11. Identification of CRP Land (See Page 2 for additional space) |              |                 |          |                               |
| 10B. Annual Contract Payment \$ 987                                                      | A. Tract No.                                                     | B. Field No. | C. Practice No. | D. Acres | E. Total Estimated Cost-Share |
| 10C. First Year Payment \$                                                               | 0000431                                                          | 0009         | CP23A           | 3.72     | 0                             |
| (Item 10C applicable only to continuous signup when the first year payment is prorated.) | 0000431                                                          | 0010         | CP23A           | 5.24     | 0                             |

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

**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](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9892 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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider and employer.

☐ Original -- County Office Copy

☐ Owner's Copy

☐ Operator's Copy

















NOTES

[illegible]



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