



OFFERED FOR SALE

GORDON FARM

An Agricultural and Recreational Investment Opportunity

510 (+/-) 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

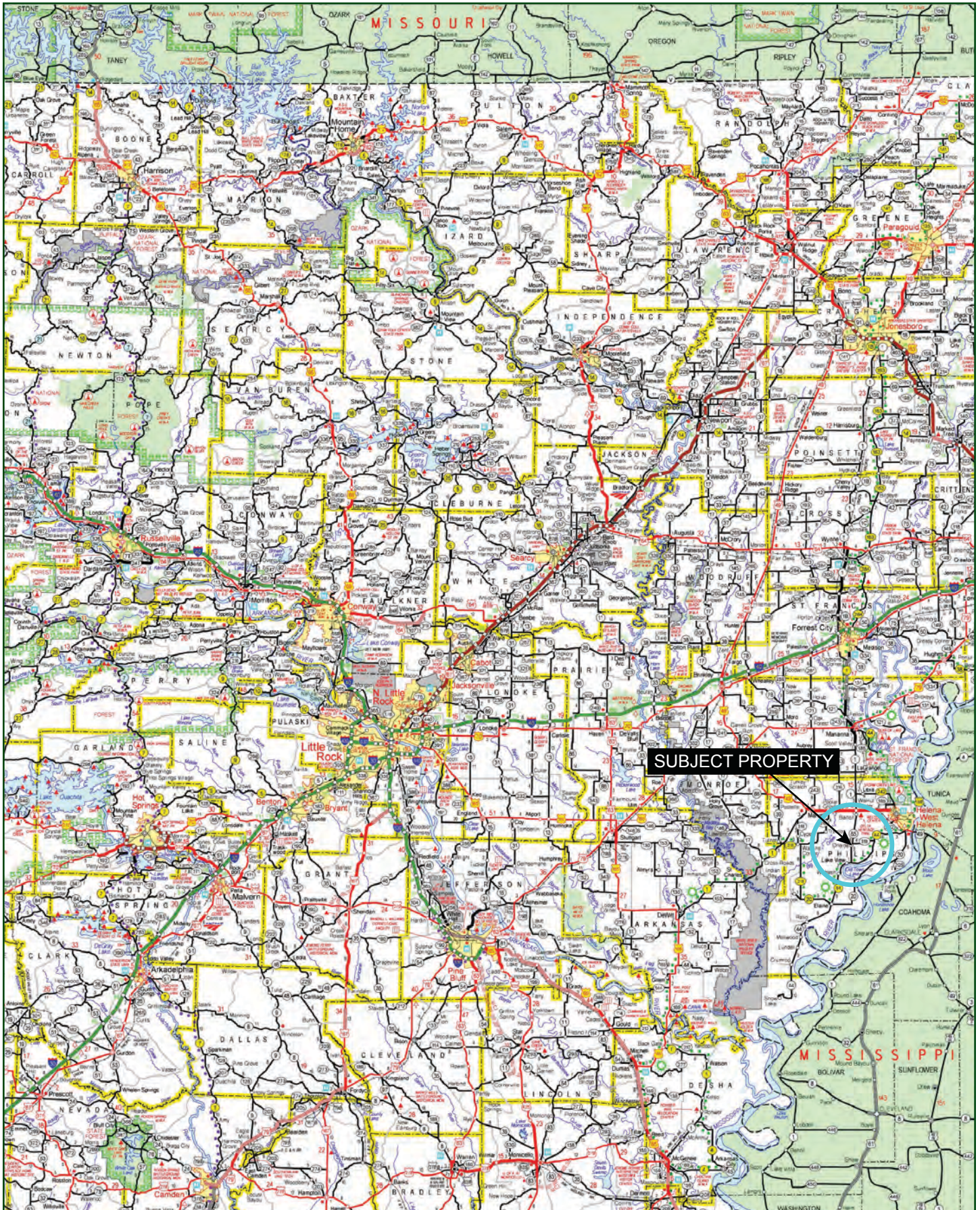
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 Gordon Farm consists of approximately 510 +/- acres located in Phillips County, Arkansas just south of the town of Barton. The farm has excellent access from Highway 318 and consists of 480 +/- tillable acres, 60 +/- of which have been precision-leveled. Row water irrigation exists on 150 +/- acres of the farm by one electric well and one diesel turbine well. There is additional access to irrigation on other areas of the farm through a shared agreement with a neighboring landowner. Four relifts exist on the western side of the property, allowing for efficient water removal after major rain events. The tillable acreage consists of a mix of silt loam and clay soil, which allows for a diverse crop mix. The tract is also in close proximity to river grain facilities, equipment dealers, and chemical/seed suppliers.								
Location:	Phillips County, Arkansas; East Central Region of Arkansas Mileage Chart <table><tr><td>Helena, AR</td><td>13 miles</td></tr><tr><td>Memphis, TN</td><td>80 miles</td></tr><tr><td>Jonesboro, AR</td><td>102 miles</td></tr><tr><td>Little Rock, AR</td><td>115 miles</td></tr></table>	Helena, AR	13 miles	Memphis, TN	80 miles	Jonesboro, AR	102 miles	Little Rock, AR	115 miles
Helena, AR	13 miles								
Memphis, TN	80 miles								
Jonesboro, AR	102 miles								
Little Rock, AR	115 miles								
Acreage:	510 +/- total acres								
Access:	Highway 318								
Farm Service Agency:	Farm #3514; Tracts 1439, 7133, and 7135 Farmland: 518.47 * Cropland: 456.25 * WRP/CRP: 0								
Irrigation:	150 +/- acres of the tillable acreage is row water irrigated by one ten (10) inch electric submersible well and one ten (10) inch diesel turbine well. There is additional access to irrigation on other areas of the farm through a shared agreement with a neighboring landowner.								
Soils:	Class II: 95.56 % Class III: 3.84 %								
Farm Lease:	The tillable acreage is leased on cash rent.								
Farm Bases:	Please see Farm Service Agency (FSA) 156EZ within this brochure.								

PROPERTY SUMMARY

Real Estate Taxes:

Parcel Number	Acreage	Est. Taxes
001-05236-000	141.9	\$1,184.00
001-05223-000	128.0	\$1,084.00
001-05213-000	126.6	\$1,083.00
001-05153-000	57.0	\$159.98
001-05220-000	40.0	\$339.28
001-05156-000	21.7	\$183.51
001-05238-000	21.0	\$180.49
Total	536.16	\$4,214.26

* The taxes are estimated and final acreage figures will be determined by a survey.

Mineral Rights:

Buyer shall retain half of owned mineral rights.

Offering Price:

\$2,295,000.00 (\$4,500.00 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.

AERIAL MAP I

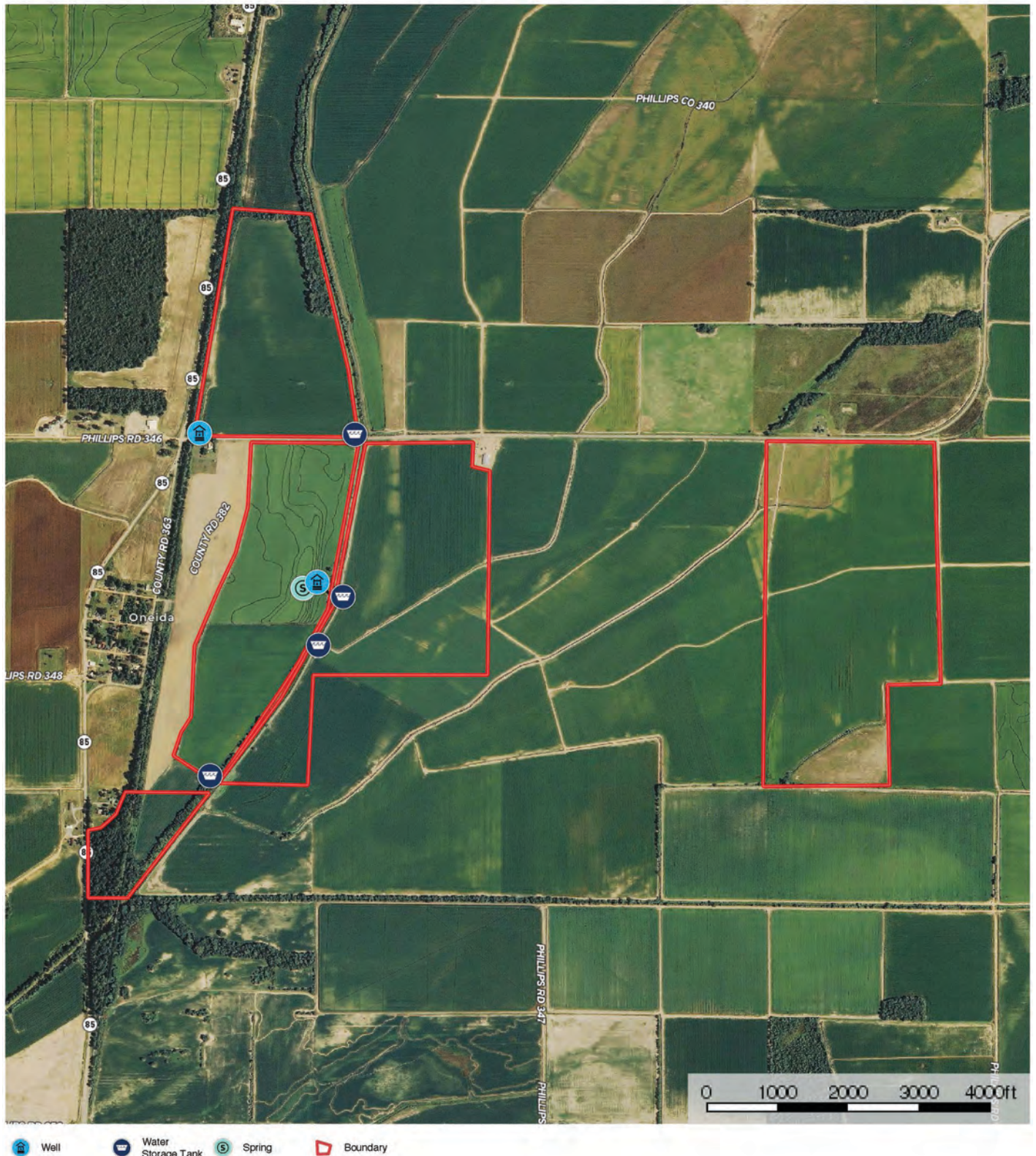


Boundary

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.

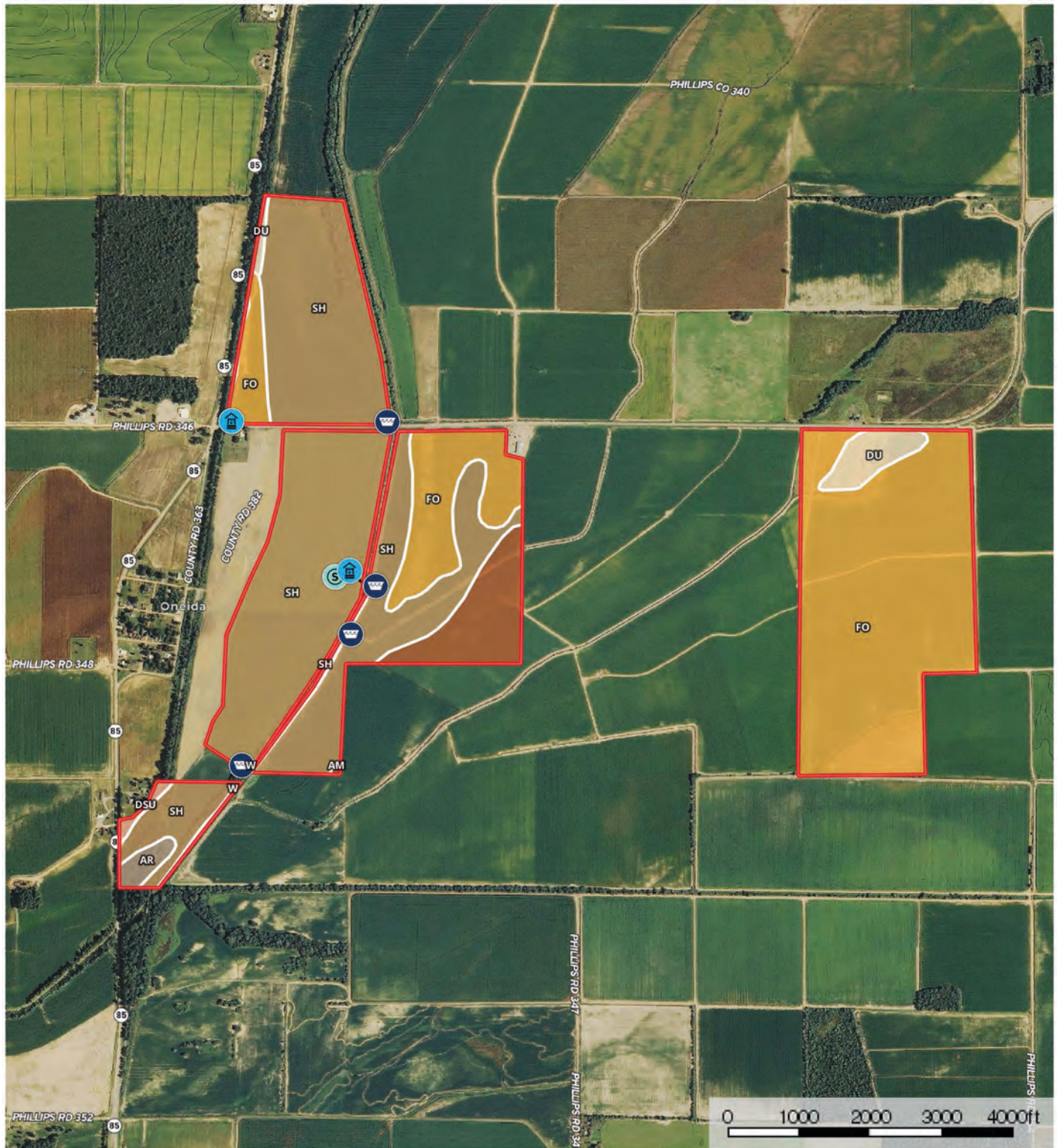
AERIAL MAP II



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Sh	Sharkey silty clay	247.9	48.97	3w
W	Water	3.0	0.59	-
Du	Dundee silt loam, 0 to 1 percent slopes	12.9	2.54	2w
Fo	Foley silt loam	208.1	41.11	3w
Am	Amagon silt loam	27.7	5.48	3w
Ar	Arkabutla silty clay loam	4.7	0.93	2w
DsU	Dubbs silt loam, 0 to 3 percent slopes	1.9	0.37	2e
TOTALS		506.3	100%	2.94

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

FARM: 3514

Arkansas

U.S. Department of Agriculture

Prepared: 4/7/20 1:35 PM

Phillips

Farm Service Agency

Crop Year: 2020

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 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.

Operator Name

Farm Identifier

Farms Associated with Operator:

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
554.47	489.94	489.94	0.0	0.0	0.0	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	489.94	195.7	0.0				

		ARC/PLC			
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, SORGH, RICE-LGR RICE-MGR	SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	199.8	51	0.0
GRAIN SORGHUM	12.6	67	0.0
SOYBEANS	168.8	40	0.0
RICE-LONG GRAIN	225.3	5918	0.0
RICE-MED GRAIN	11.2	4768	0.0
Total Base Acres:	617.7		

FARM SERVICE AGENCY

FARM: 3514

Arkansas

U.S. Department of Agriculture

Prepared: 4/7/20 1:35 PM

Phillips

Farm Service Agency

Crop Year: 2020

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 2 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: 1439 Description S3 & 34 T2S & 3S R3E

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
110.45	89.6	89.6	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	89.6	8.4	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	9.2	51	0.0
RICE-LONG GRAIN	43.6	5918	0.0
RICE-MED GRAIN	4.1	4768	0.0
SOYBEANS	41.1	40	0.0
Total Base Acres:	98.0		

Owners: GORDON, A Y

Other Producers: None

Tract Number: 7133 Description S2 & 3 T3S R3E

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 contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
346.0	302.32	302.32	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	302.32	133.4	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	136.2	51	0.0
RICE-LONG GRAIN	139.5	5918	0.0

FARM SERVICE AGENCY

Arkansas

Phillips

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3514

Prepared: 4/7/20 1:35 PM

Crop Year: 2020

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.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
RICE-MED GRAIN	3.1	4768	0.0
GRAIN SORGHUM	12.6	67	0.0
SOYBEANS	76.4	40	0.0
Total Base Acres:	367.8		

Owners: GORDON, A Y

Other Producers: None

Tract Number: 7135 Description S2 T3S R3E F6/2A

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
98.02	98.02	98.02	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	98.02	53.9	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	54.4	51	0.0
RICE-LONG GRAIN	42.2	5918	0.0
RICE-MED GRAIN	4.0	4768	0.0
SOYBEANS	51.3	40	0.0
Total Base Acres:	151.9		

Owners: GORDON, A Y

Other Producers: None

FARM SERVICE AGENCY



United States
Department of
Agriculture

Phillips County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2019

2020 Program Year

Map Created January 30, 2020

Farm **3514**

Tract **1439**

Tract Cropland Total: 89.60 acres

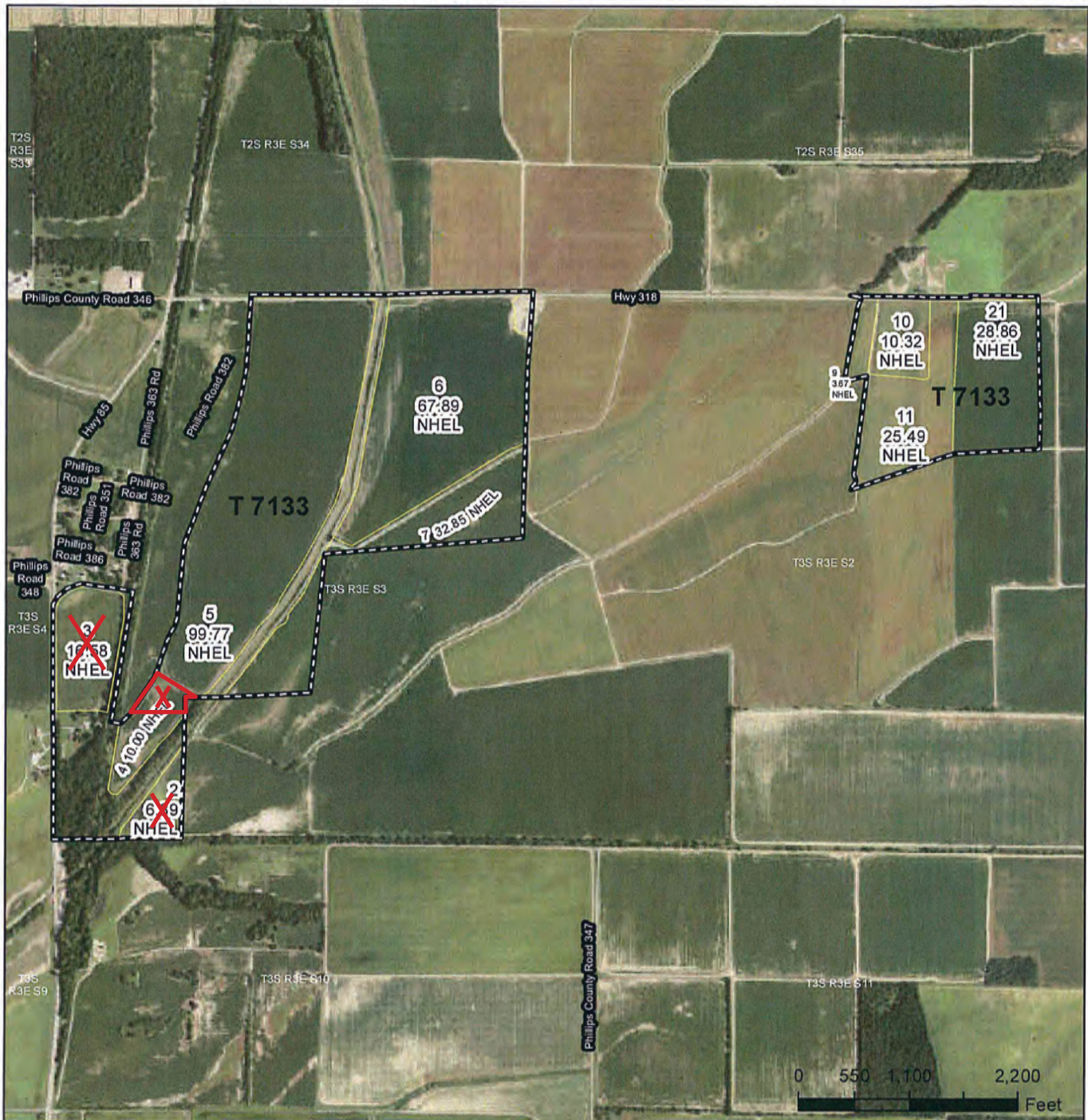
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FARM SERVICE AGENCY



United States
Department of
Agriculture

Phillips County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2019

2020 Program Year

Map Created January 30, 2020

Farm 3514

Tract 7133

Tract Cropland Total: 302.32 acres

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FARM SERVICE AGENCY



United States
Department of
Agriculture

Phillips County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2019

2020 Program Year

Map Created January 30, 2020

Farm **3514**

Tract **7135**

Tract Cropland Total: 98.02 acres

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NOTES

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