



OFFERED FOR SALE

NACHO 72

An Agricultural and Recreational Investment Opportunity

71.9 (+/-) Surveyed Acres • Desha County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



DISCLOSURE STATEMENT

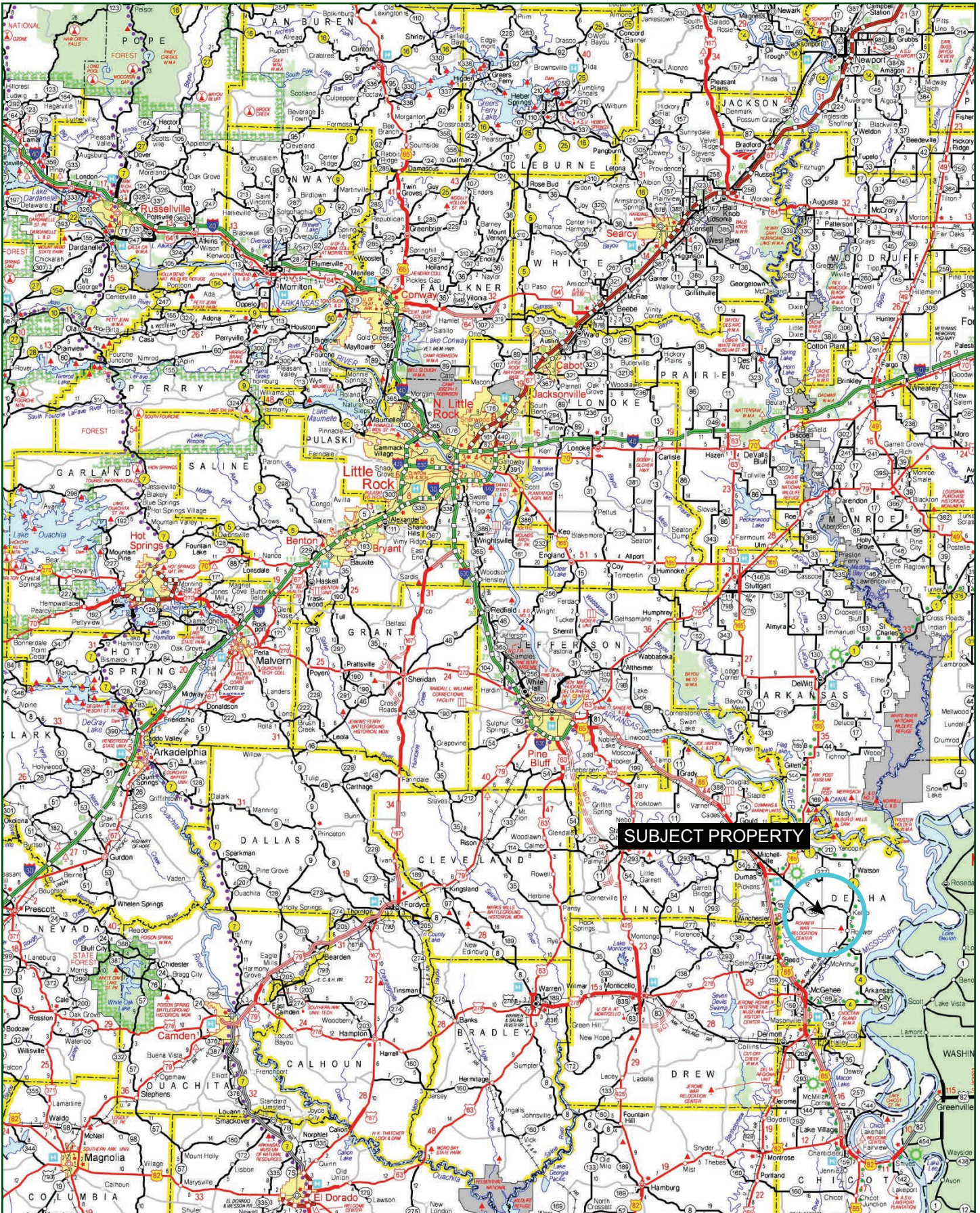
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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:	The property offers an opportunity to acquire a unique mixed use ownership located in Desha County, Arkansas. The farm has a 23 acre field that is precision leveled with steel pipes and matching flashboard riser boxes. This field is irrigated by a newer electric submersible well. These improvements make holding water for waterfowl hunting incredibly easy and very low maintenance. There is a 2 ½ acre food plot within the woods that would work well for deer or duck hunting. The balance of the property is mixed age bottomland hardwood timber that can be flooded to offer "green timber" duck hunting. Access is via a gated private entrance from Hilburn Lane.	
Location:	Desha County, Arkansas	
	Mileage Chart	
	Dumas, AR	15 miles
	Pine Bluff, AR	55 miles
	Stuttgart, AR	65 miles
GPS Coordinates:	33.7951 / 91.3371	
Acreage:	71.9 +/- surveyed acres	
Access:	Via a gated private entrance from Hilburn Lane	
Irrigation:	Electric submersible well (6 inch discharge)	
Improvements:	Irrigated, land leveled, steel drain pipes and boxes	
Farm Lease:	Cash rent, annual	
Farm Bases:	Please see Farm Service Agency (FSA) 156EZ within this brochure.	
Survey:	Please see survey within this brochure.	
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.	
Recreation:	Deer hunting and green timber duck hunting, as well as waterfowl field hunting opportunities exist on the farm.	
Offering Price:	\$325,000.00	
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.	

FARM SERVICE AGENCY

FARM: 865

Arkansas

U.S. Department of Agriculture

Prepared: 1/28/21 9:36 AM

Desha

Farm Service Agency

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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
PALSA FARMS

Farm Identifier
A

Farms Associated with Operator:
794, 1825, 2602, 2811

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
68.84	29.84	29.84	0.0	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	29.84	0.0	0.0					
ARC/PLC									
PLC		ARC-CO	ARC-IC	PLC-Default		ARC-CO-Default		ARC-IC-Default	
WHEAT, SOYBN, SUP		NONE	NONE	NONE		NONE		NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	0.07	41	0.00
SOYBEANS	0.13	32	0.00
SEED COTTON	21.52	1178	0.00
UNA GENERIC	5.38	0	0.00
Total Base Acres:	27.1		

Tract Number: 725 **Description** D-9, Sec. 31

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: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
68.84	29.84	29.84	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	29.84	0.0	0.0			
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
WHEAT	0.07	41	0.00				
SOYBEANS	0.13	32	0.00				

FARM SERVICE AGENCY

FARM: 865

Arkansas

U.S. Department of Agriculture

Prepared: 1/28/21 9:36 AM

Desha

Farm Service Agency

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 2 of 2

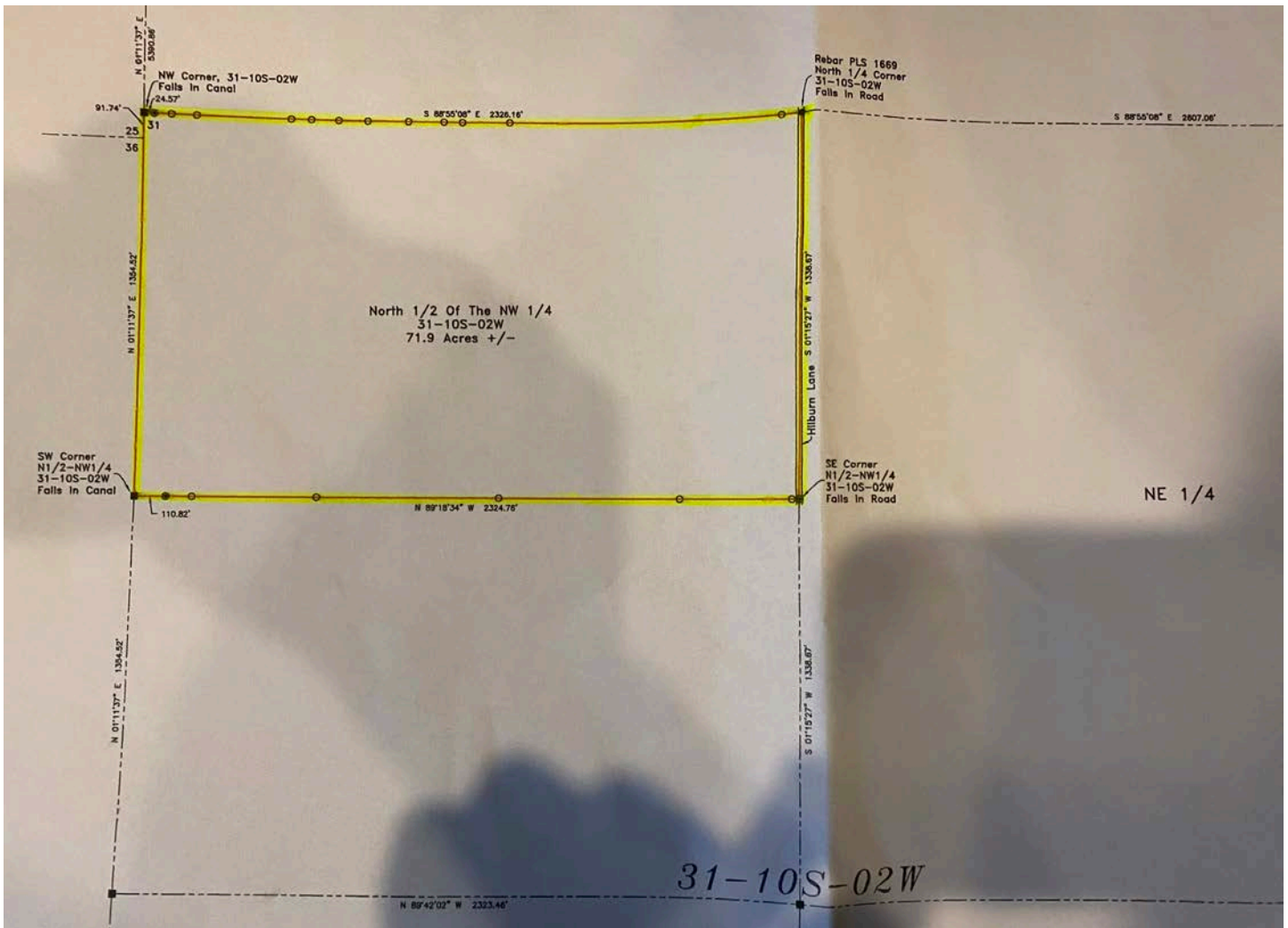
DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SEED COTTON	21.52	1178	0.00
UNA GENERIC	5.38	0	0.00
Total Base Acres:	27.1		

Owners: FIREHUNT INC

Other Producers: None

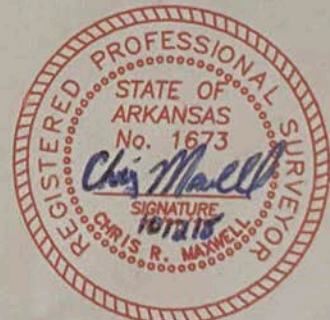
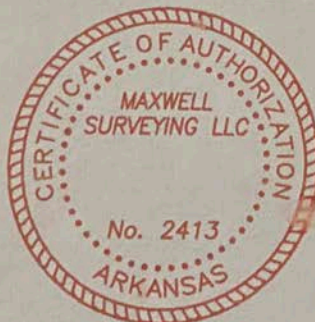
SURVEY



Surveyor's Certificate

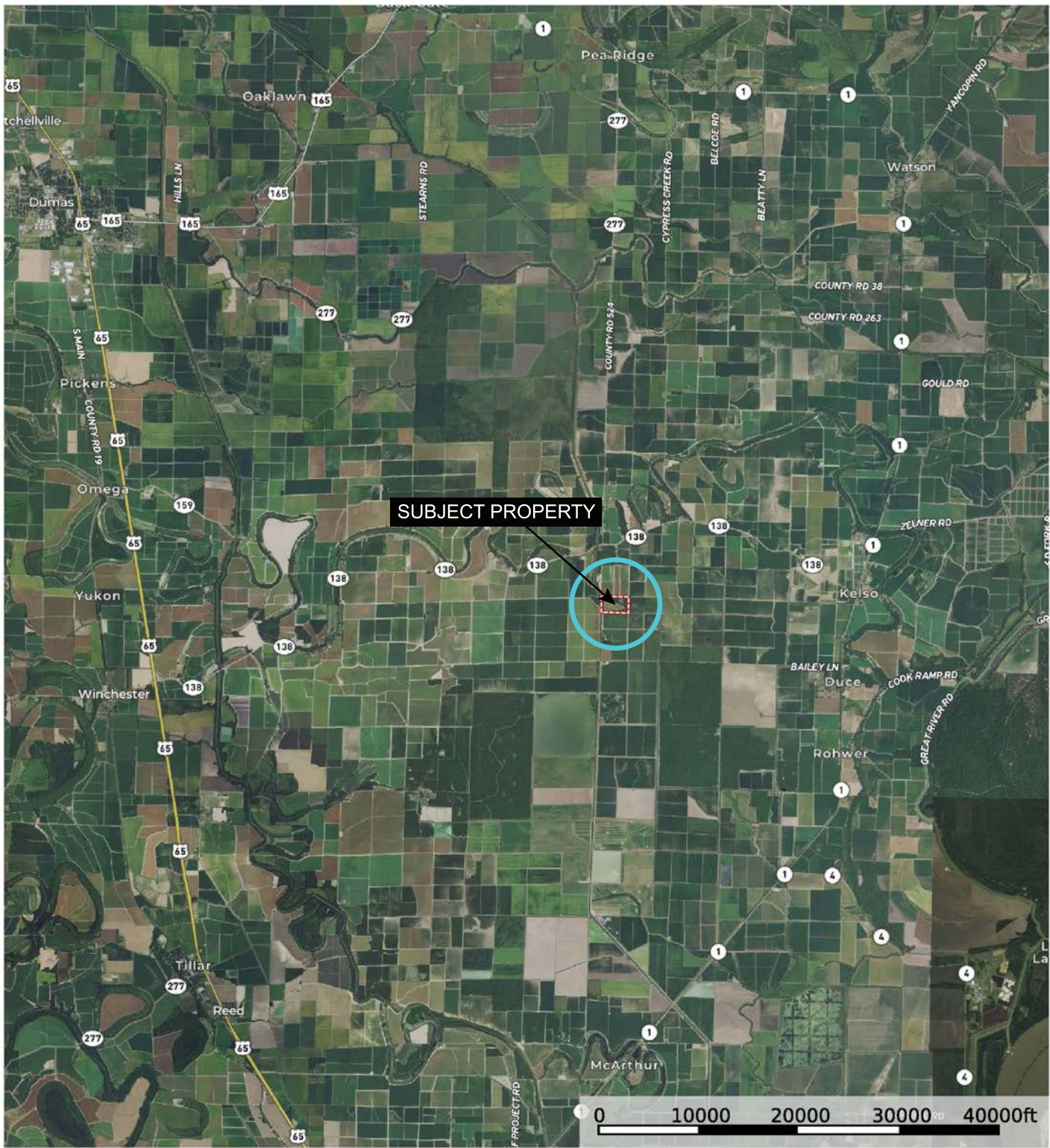
I Chris Maxwell, Professional Land Surveyor No. 1673, do hereby certify that this plat is an accurate representation of a survey made by me or under my supervision. This survey and plat meet the current minimum standards, as stated in the STANDARDS OF PRACTICE FOR ARKANSAS BOUNDARY SURVEYS AND PLATS. This certification is for the parties shown hereon.

Plat Code: 500-10S-02W-0-31-440-21-1673



Convergence State Plane, South Zone.
Combined Angle: 0.37292500°
All Distances Are Grid.

AERIAL MAP I

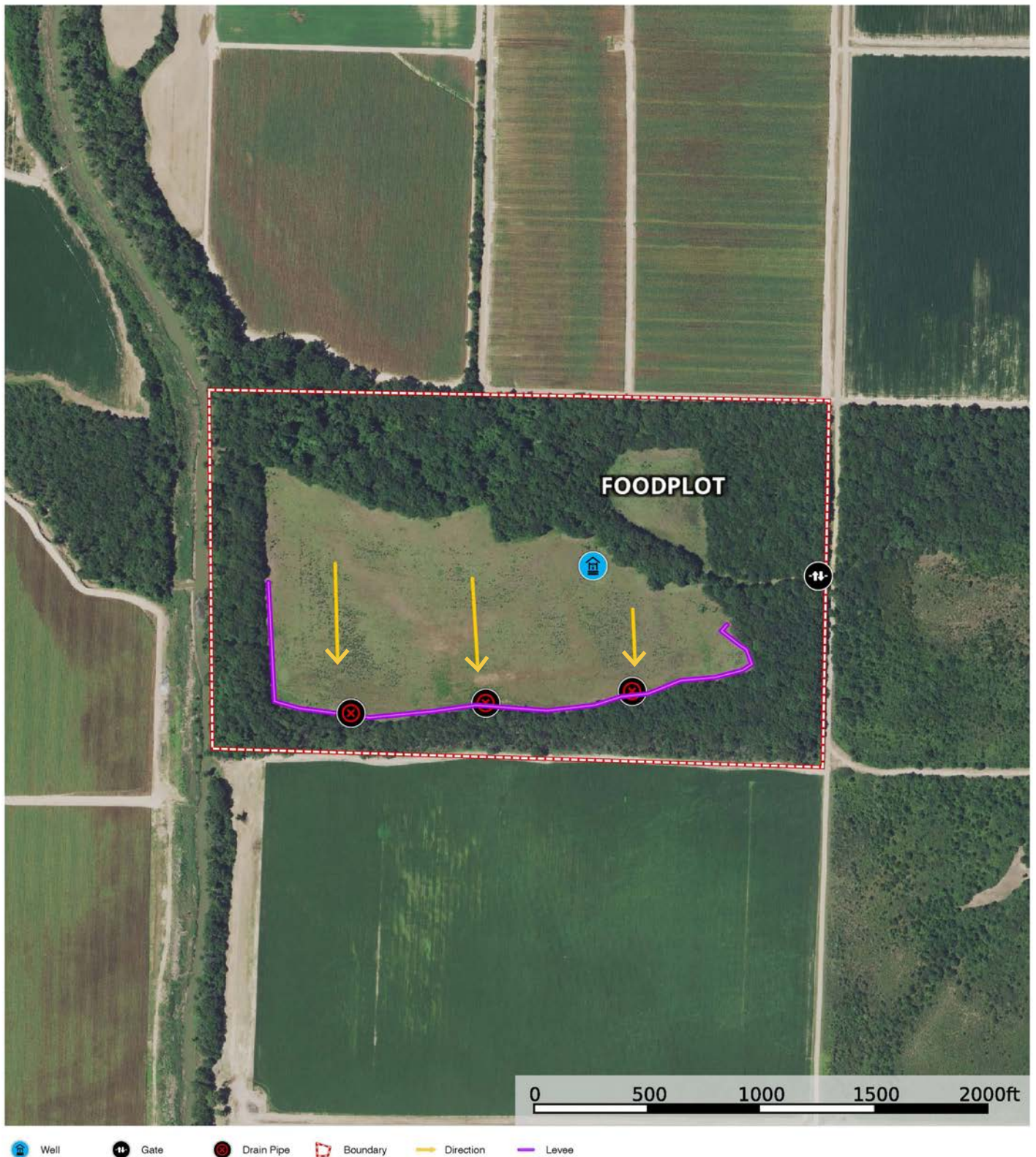


Boundary

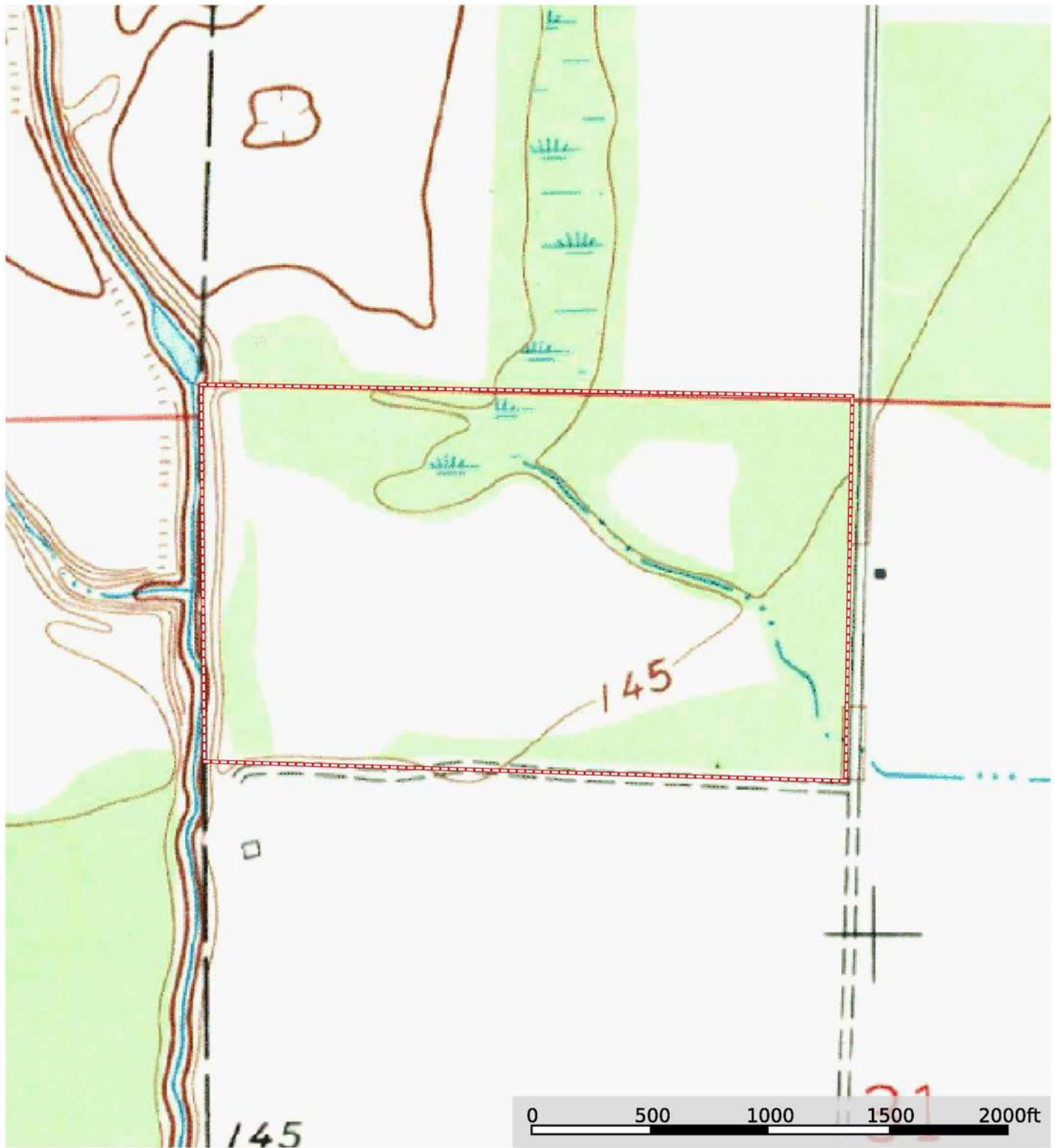
Sindy Cruthis

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



 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



 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

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
W	Water	0.5	0.72	-
Dh	Desha clay, 0 to 1 percent slopes, rarely flooded	1.1	1.56	3w
RsA	Rilla silt loam, 0 to 1 percent slopes	0.1	0.1	2e
He	Hebert silt loam, 0 to 1 percent slopes	42.9	61.81	2w
Sh	Sharkey clay, 0 to 1 percent slopes, rarely flooded, south	3.9	5.64	3w
Sr	Sharkey and Desha silt loams	20.9	30.17	3w
TOTALS		69.4	100%	2.36

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

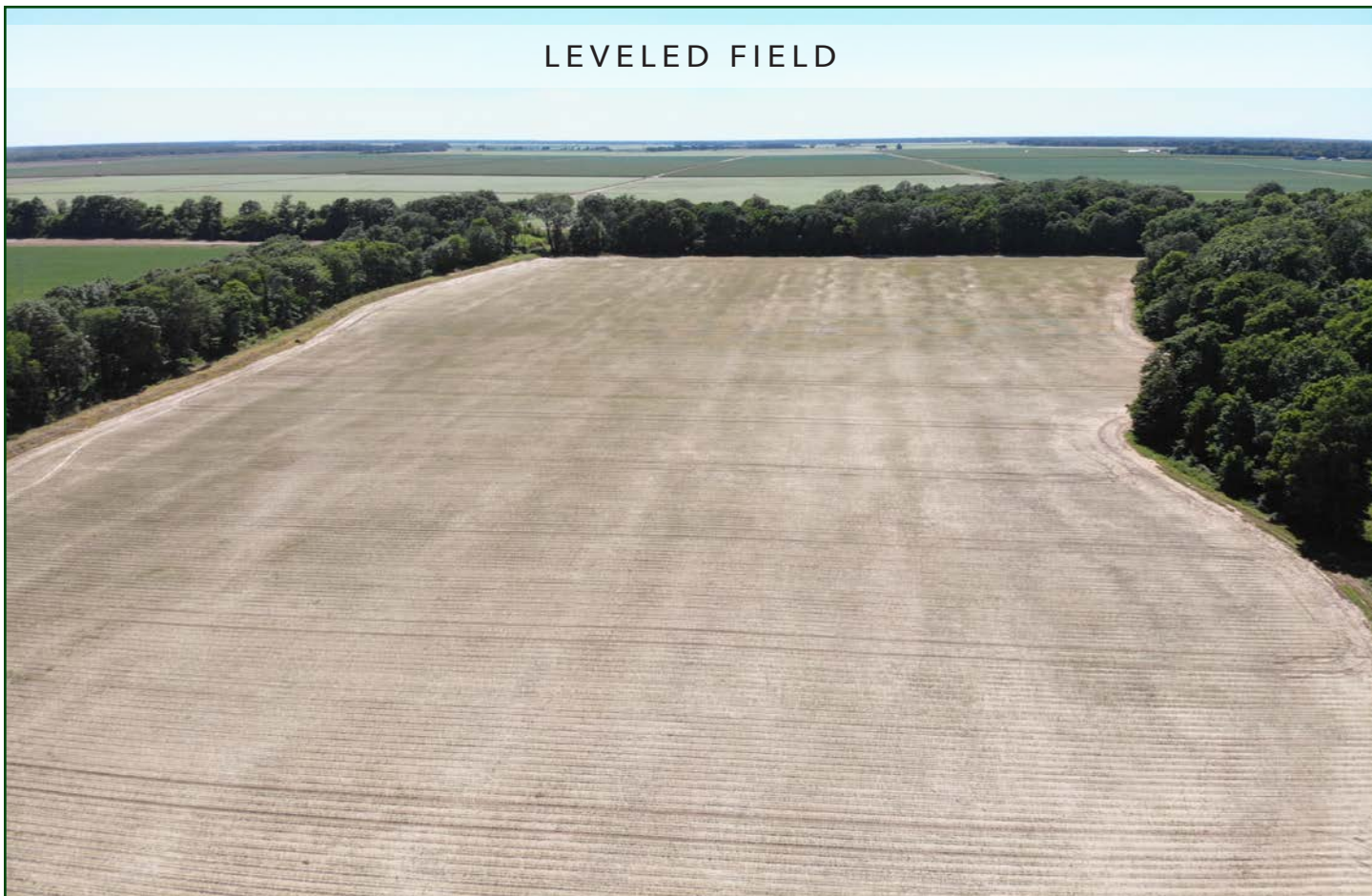
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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

LEVELED FIELD



WEST WOODS



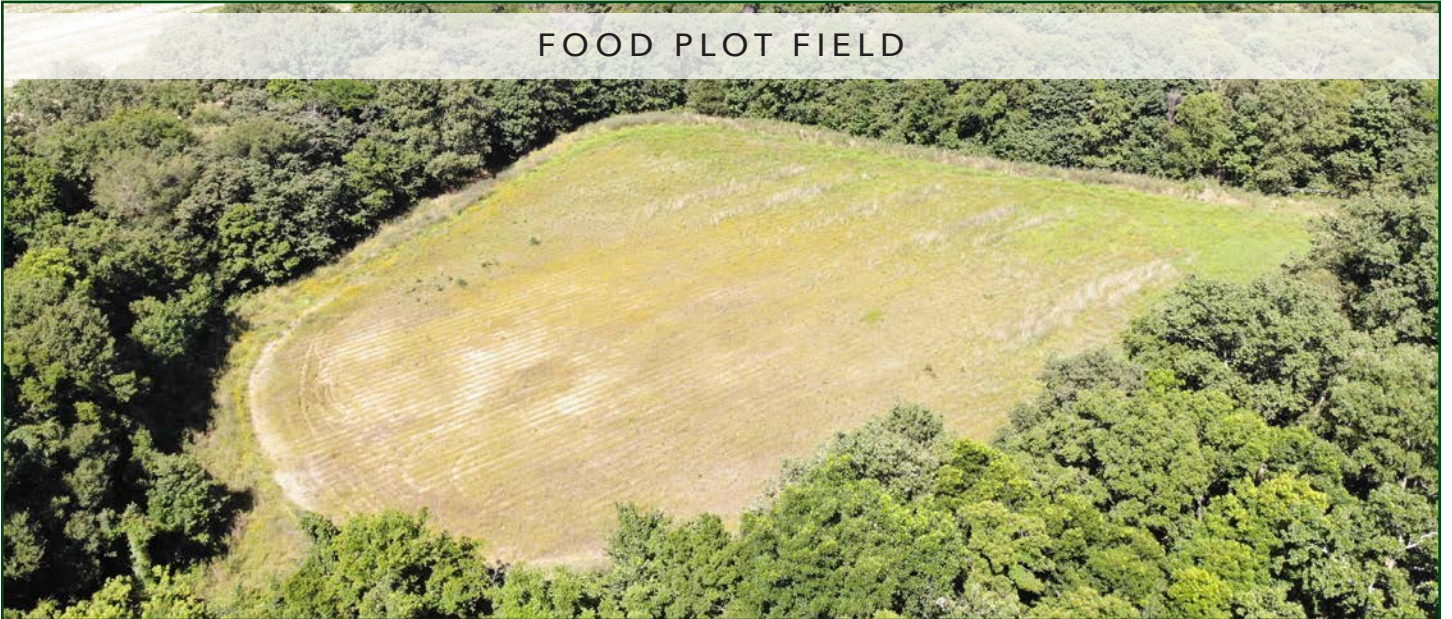
FOOD PLOT FIELD



LEVELED FIELD



FOOD PLOT FIELD



NOTES

[illegible]



401 Autumn Road | Little Rock, AR 72211
501.374.3411 (office) | 501.421.0031 (fax)

info@lilerealestate.com | www.lilerealestate.com



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE