

OFFERED FOR SALE

BALL ROAD FARM

An Agricultural Investment Opportunity

161.03 (+/-) Acres • Chicot County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



DISCLOSURE STATEMENT

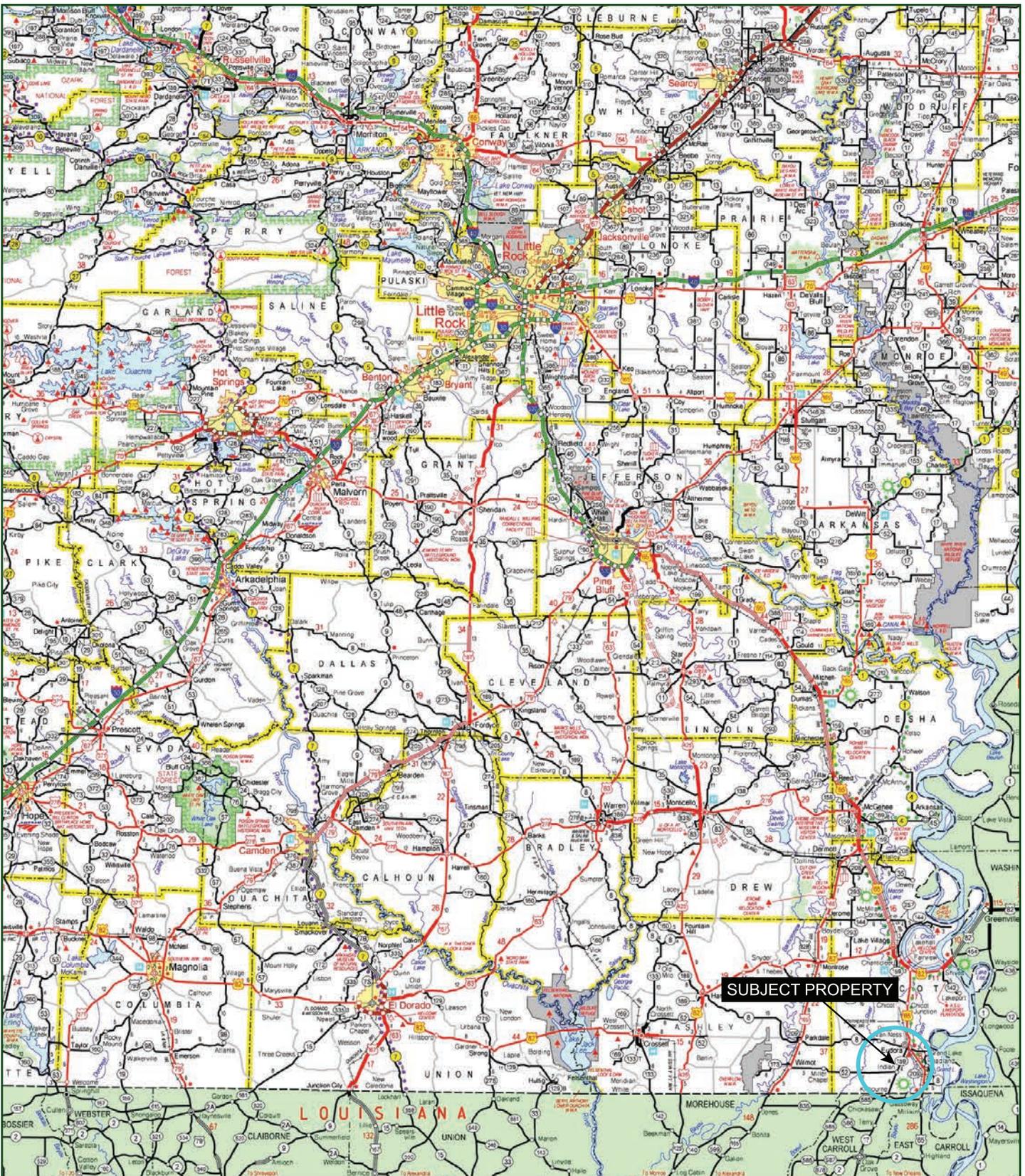
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

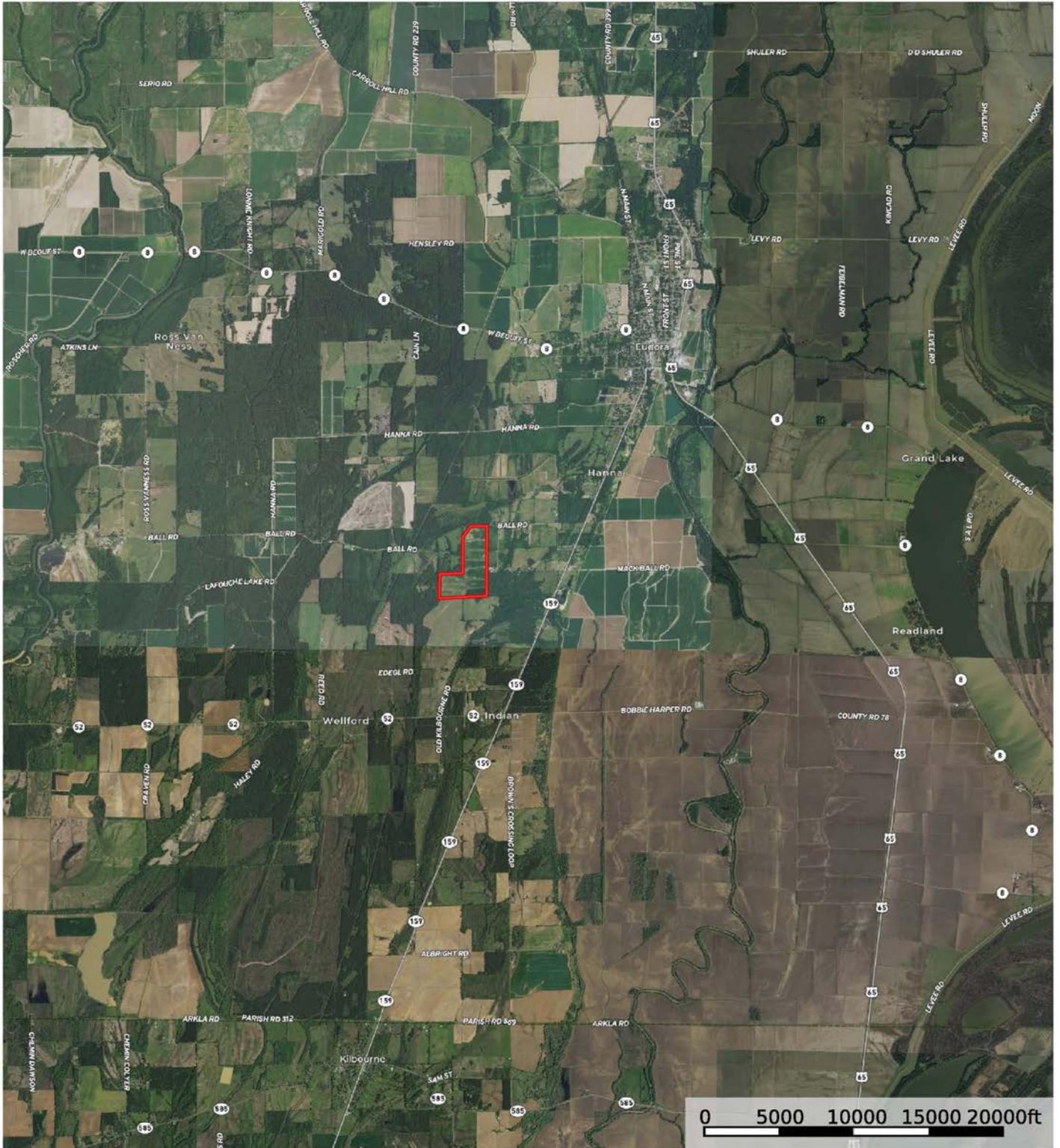
VICINITY MAP



PROPERTY SUMMARY

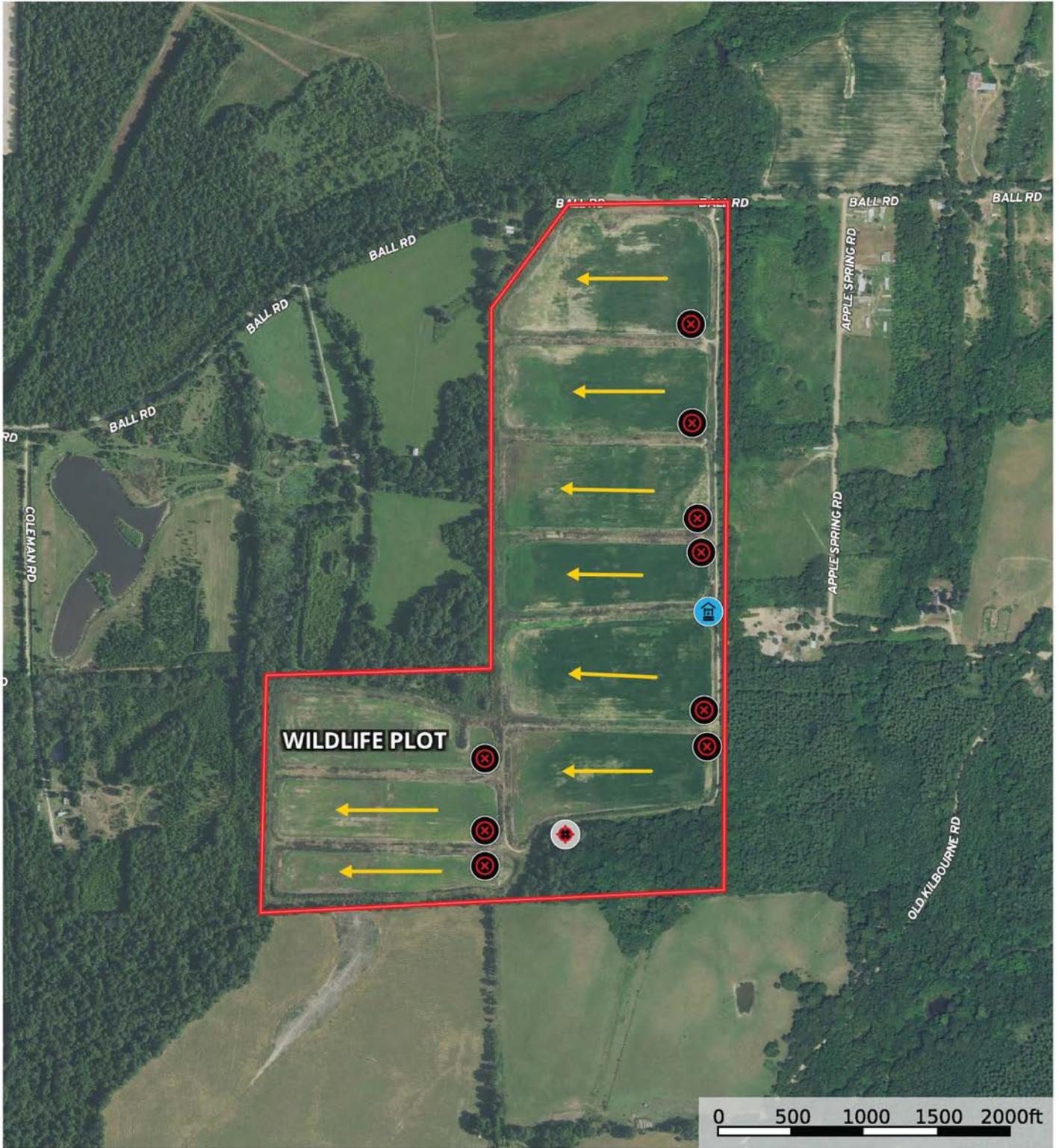
Description:	This offering consists of converted aquaculture ponds that are now being farmed in row crop production. All of the tillable acreage is able to be drained and irrigated via an extensive underground pipeline system. Waterfowl hunting opportunities exist with one pond being a dedicated duck food plot. Deer hunting is also an option if so desired. Access is considered excellent via Ball Road.		
Location:	Eudora, Arkansas; Chicot County		
	Mileage Chart		
	Lake Village, AR	20 miles	
	Dermott, AR	39 miles	
	Monroe, LA	74 miles	
	Pine Bluff, AR	102 miles	
Acreage:	161.03 +/- acres (Source: Farm Service Agency) <ul style="list-style-type: none">• 145.09 cropland acres		
Access:	Access is via Ball Road from State Highway 159.		
Irrigation:	One 8 inch discharge electric well; underground pipeline		
Soils:	Mixed soils (see attached soil map)		
Farm Lease:	Open for the 2022 crop year		
Real Estate Taxes:	Parcel Number	Acreage	Est. Real Estate Tax
	010-3795001	157	\$1,260.21
Offering Price:	\$750,000.00		
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.		

AERIAL MAP I



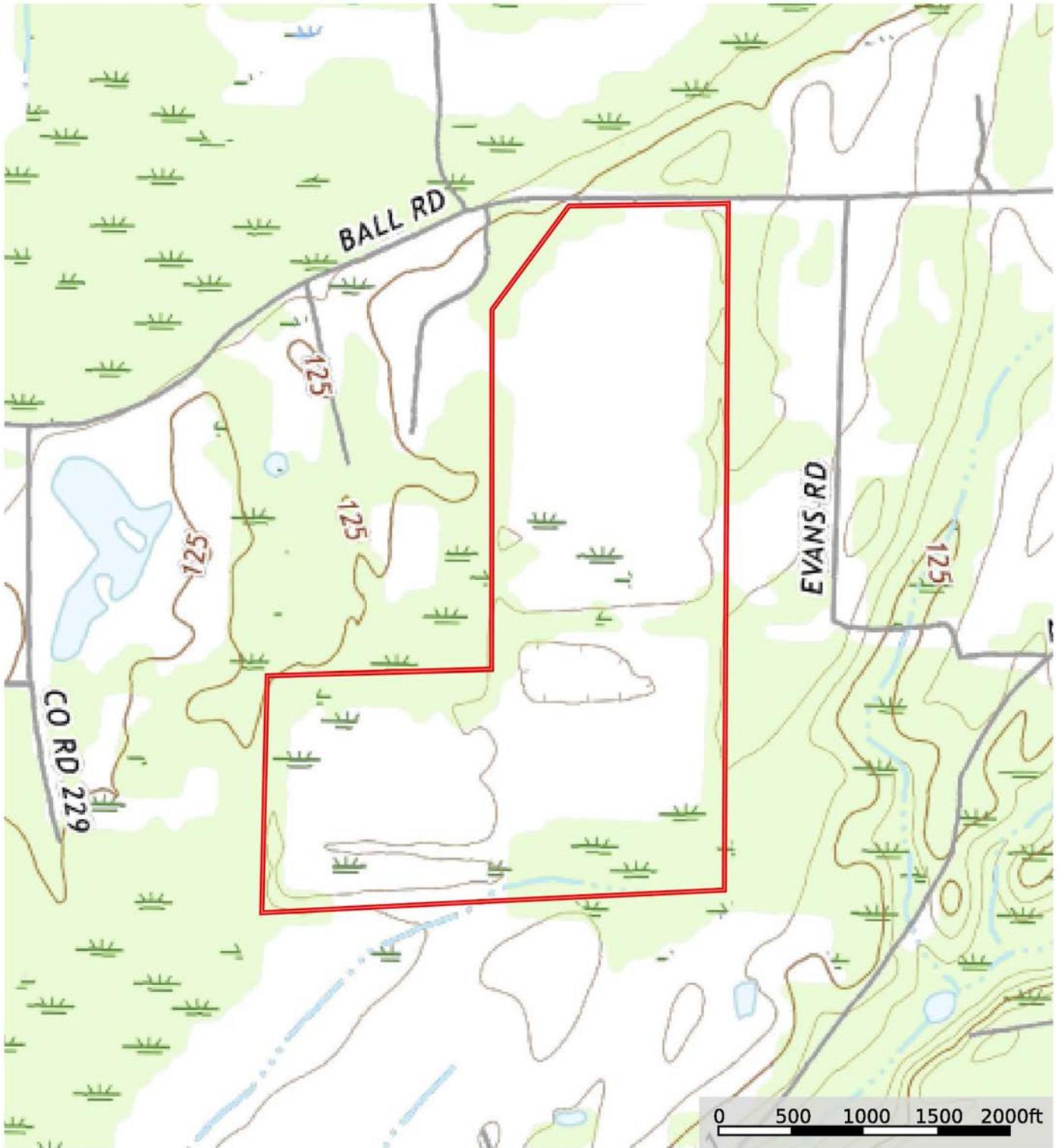
 Boundary

AERIAL MAP II



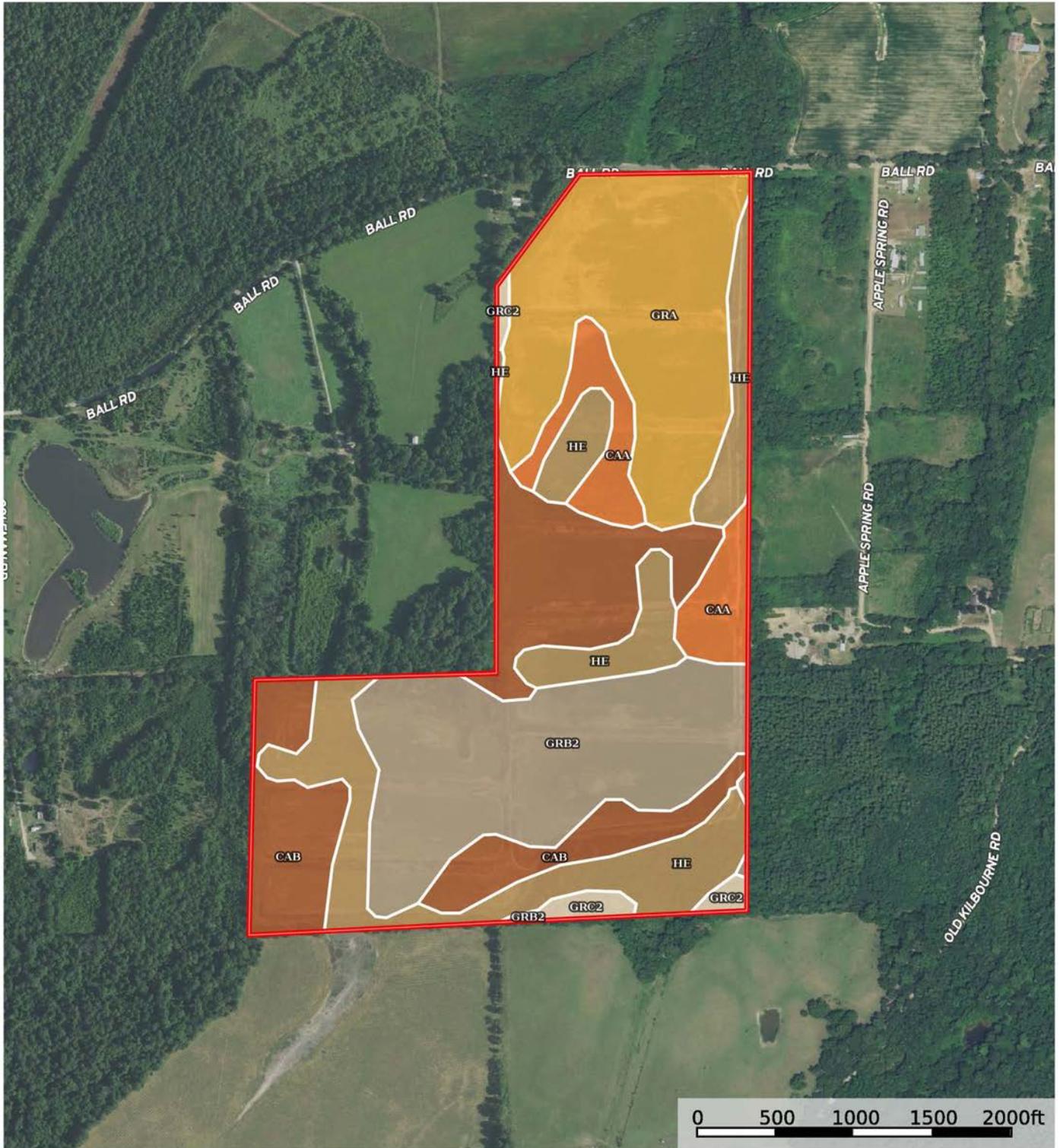
- Deer Stand
- Well
- Fiser
- Boundary
- Direction

TOPOGRAPHY MAP



□ Boundary

SOIL MAP



□ Boundary

Sindy Cruthis

M 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
He	Henry silt loam	32.3	20.13	3w
CaA	Calloway silt loam, 0 to 1 percent slopes	11.6	7.22	2w
GrC2	Grenada silt loam, 3 to 8 percent slopes, eroded	2.8	1.77	3e
GrA	Grenada silt loam, 0 to 1 percent slopes	37.4	23.32	2w
CaB	Calloway silt loam, 1 to 3 percent slopes	36.8	22.93	2e
GrB2	Grenada silt loam, 1 to 3 percent slopes, eroded	39.6	24.63	2e
TOTALS		160.6	100%	2.22

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

(a) climatic limitations (c) susceptibility to erosion

FARM SERVICE AGENCY

FARM: 2933

Arkansas

U.S. Department of Agriculture

Prepared: 7/20/21 1:35 PM

Chicot

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	Farm Identifier	Recon Number
LOEWEN, DAVID DOERKSEN		2008 - 2

Farms Associated with Operator:
696, 1103

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
161.03	145.09	145.09	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	145.09	0.0	0.0					

Tract Number: 2334 **Description:** D13

FSA Physical Location : Chicot, AR **ANSI Physical Location:** Chicot, 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
161.03	145.09	145.09	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	145.09	0.0	0.0			

Owners: MYERS, MICHAEL

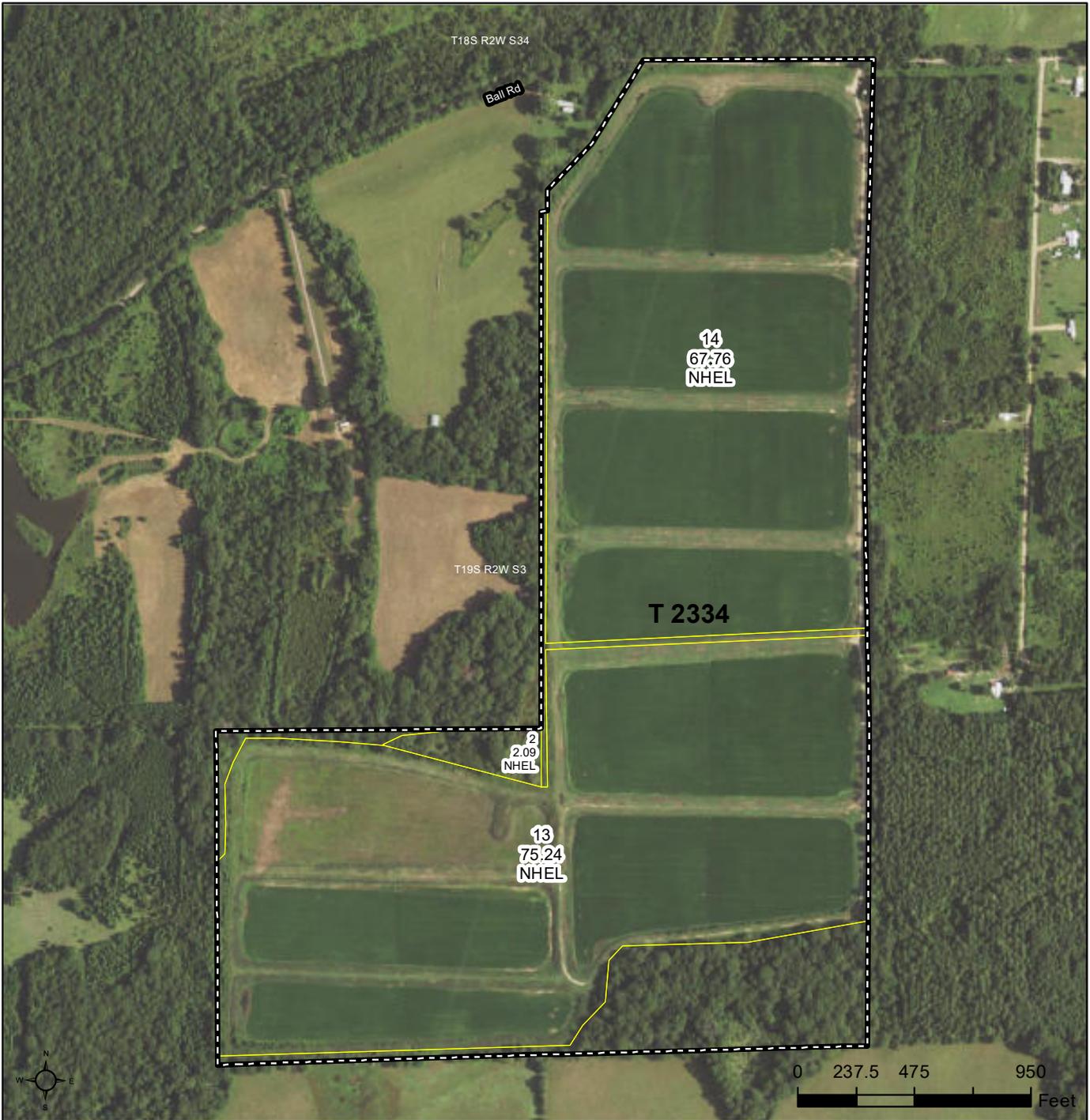
MYERS, MYRA DARLENE

Other Producers: MYERS FARMS

FARM SERVICE AGENCY



Chicot 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

2021 Program Year

Map Created October 07, 2020

Farm 2933
Tract 2334

Tract Cropland Total: 145.09 acres

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).







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