

OFFERED FOR SALE

# NORTH STUTTGART FARM

An Agricultural and Recreational Investment Opportunity

185 (+/-) Acres • Prairie 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.

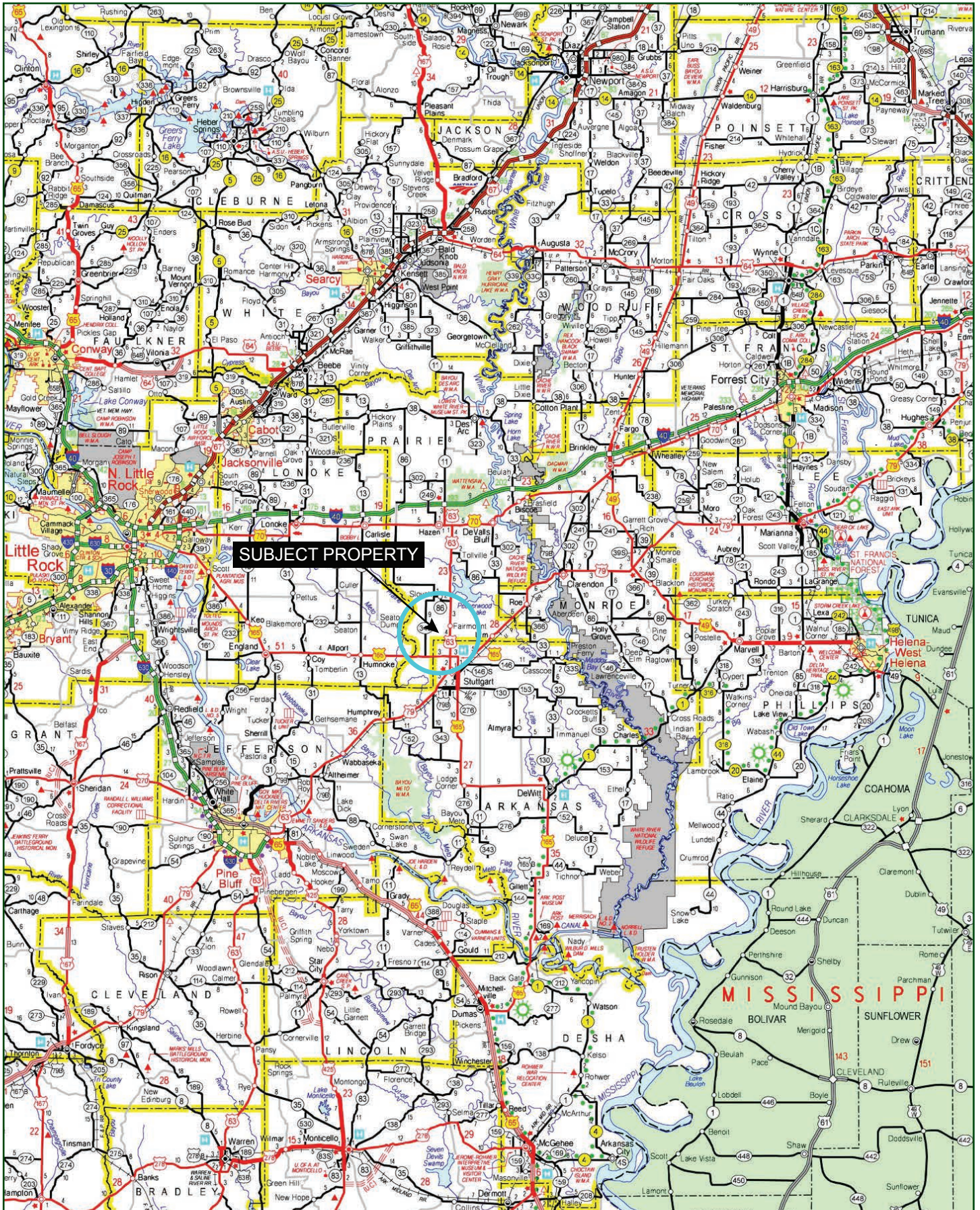
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for 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


<b>Description:</b>	The North Stuttgart Farm consists of approximately 185 +/- farmland acres located in Prairie County, Arkansas in the Grand Prairie region. The farm is located in a highly desired region, which attributes to making this a quality investment grade farm. According to FSA documents, the farm consists of 179.50 +/- tillable acres that are irrigated by two (2) six inch electric turbine wells and a network of underground pipe. There is a third well that is currently not in use and needs minor maintenance to become operable. The farm features an internal farm road system that makes all fields accessible. There is a two-acre shop lot with a 3,600 +/- square foot pole shed. The farm has a strong rice and soybean base. The farm is bordered to the north by the Stuttgart Municipal Airport. The tract is accessible from the south via Strabala Road and from the east/west via Airbase Road. The property is also located in an established waterfowl hunting region and offers duck and goose hunting opportunities.						
<b>Location:</b>	Prairie County, Arkansas; East Central Region of Arkansas  Mileage Chart <hr/> <table><tr><td>Stuttgart, AR</td><td>8 miles</td></tr><tr><td>Little Rock, AR</td><td>50 miles</td></tr><tr><td>Jonesboro, AR</td><td>115 miles</td></tr></table>	Stuttgart, AR	8 miles	Little Rock, AR	50 miles	Jonesboro, AR	115 miles
Stuttgart, AR	8 miles						
Little Rock, AR	50 miles						
Jonesboro, AR	115 miles						
<b>Acreage:</b>	184.46 +/- acres (Source: Farm Service Agency)						
<b>Access:</b>	Highway 63 or Highway 343						
<b>Farm Service Agency:</b>	Please see Farm Service Agency (FSA) 156EZ included within this brochure, which details crop bases and PLC yields.						
<b>Irrigation:</b>	Two (2) six inch electric turbine wells						
<b>Improvements:</b>	Pole shed: 3,600 +/- total square feet						
<b>Recreation:</b>	The farm offers waterfowl hunting opportunities.						
<b>Farm Bases:</b>	Please see FSA 156 provided herein.						
<b>Real Estate Taxes:</b>	\$1,472.00 (Estimated)						
<b>Mineral Rights:</b>	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.						
<b>Offering Price:</b>	\$999,000.00 (\$5,400.00 per surveyed acre)						
<b>Contact:</b>	Any questions concerning this offering, or to schedule a property tour should be directed to Robert Moery (501-516-5067) of Lile Real Estate Inc.						

AERIAL MAP I



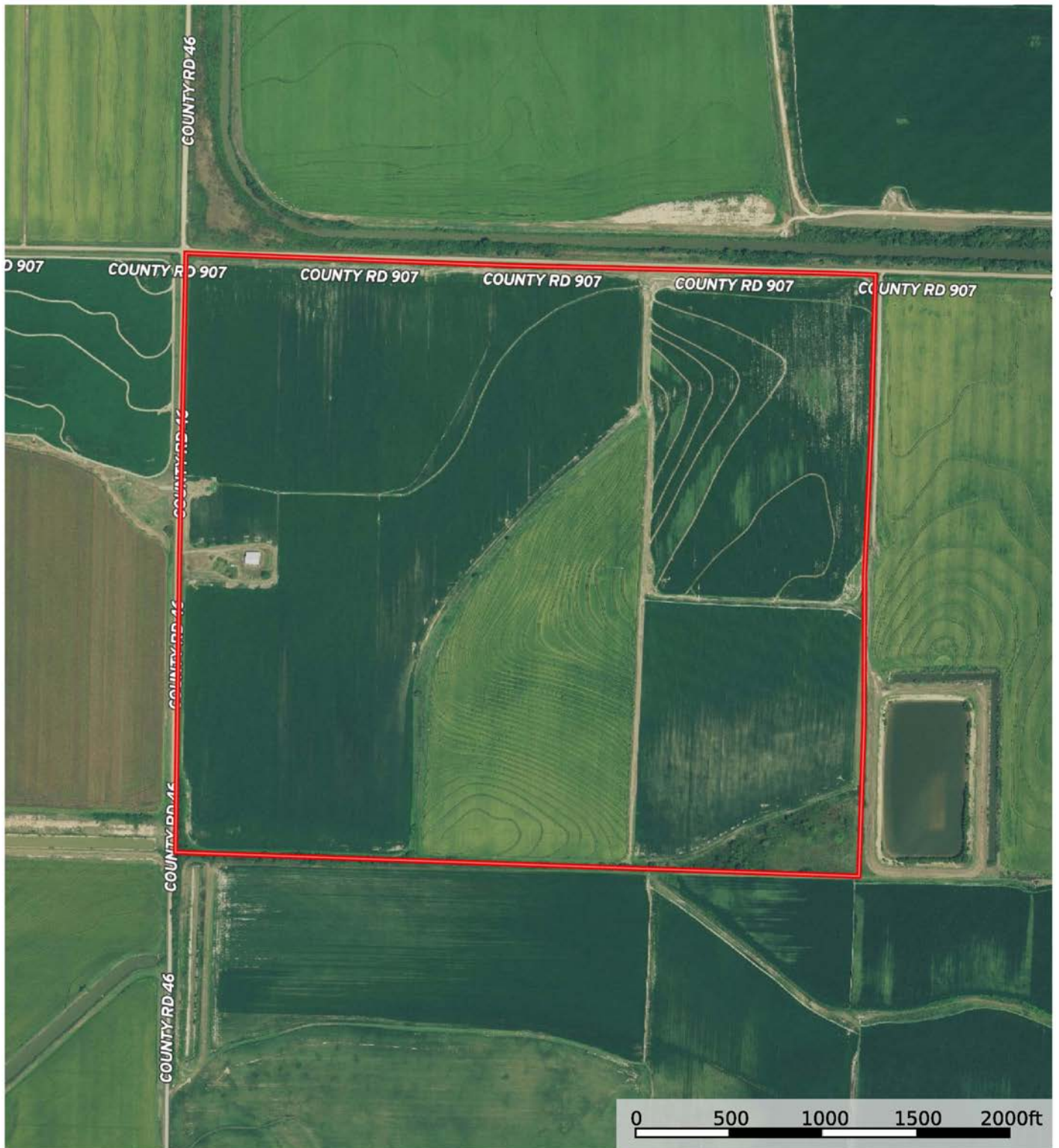
 Boundary

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

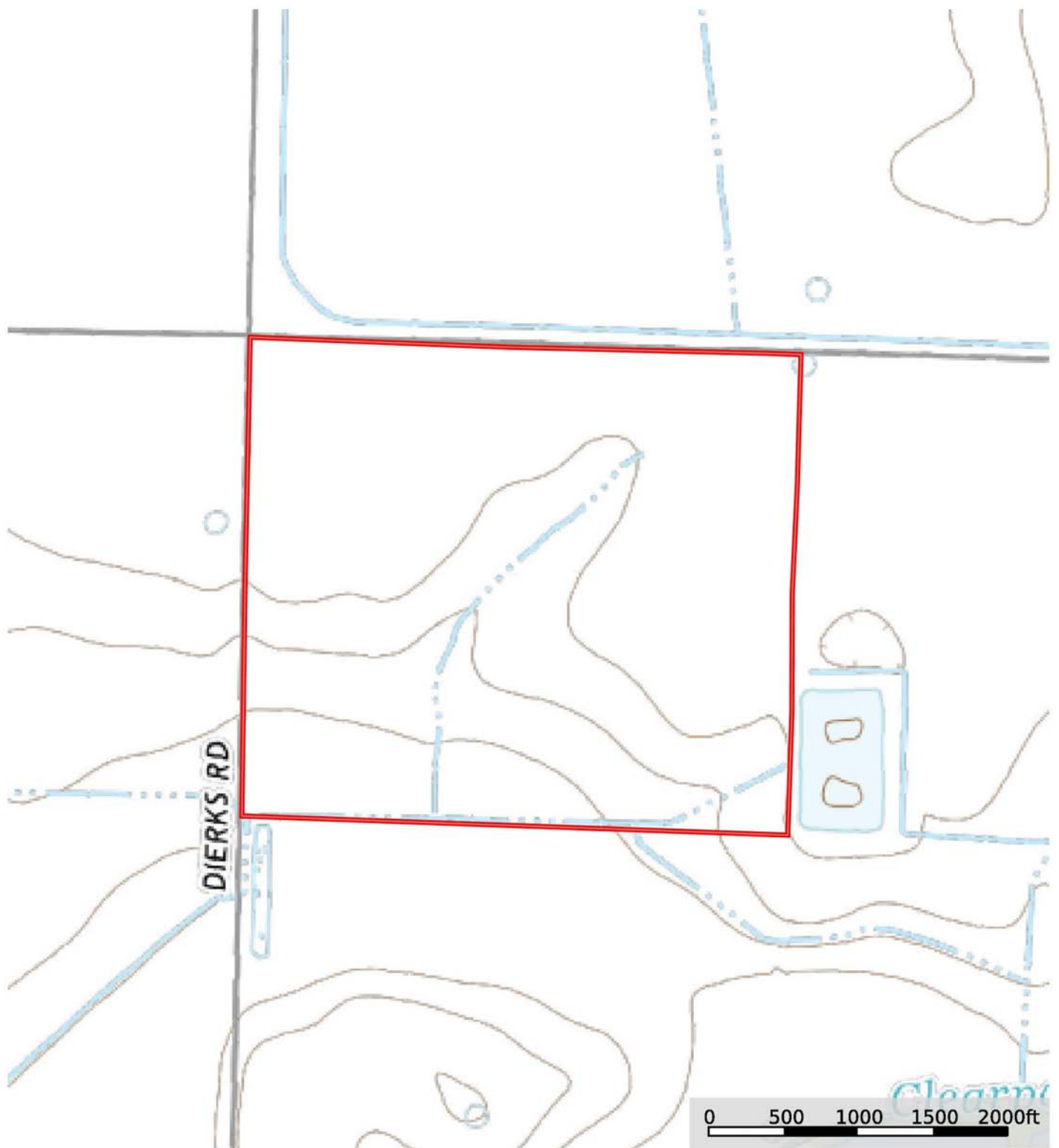


 Boundary

Sindy Cruthis


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# TOPOGRAPHY MAP



 Boundary

Sindy Cruthis


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# SOIL MAP



 Boundary

Sindy Cruthis

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## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
22	Immanuel silt loam, 3 to 8 percent slopes	5.7	3.1	3e
3	Calloway silt loam, 0 to 1 percent slopes	2.6	1.41	2w
7	Dewitt silt loam, 0 to 1 percent slopes	24.0	13.02	3w
36	Stuttgart silt loam, 1 to 3 percent slopes	63.2	34.26	2e
35	Stuttgart silt loam, 0 to 1 percent slopes	80.1	43.43	2w
2	Calhoun silt loam, 0 to 1 percent slopes	8.8	4.78	3w
TOTALS		184.3	100%	2.21

### 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

**Tract Number** : 1371

**Description** : D-13/2B

**FSA Physical Location** : ARKANSAS/PRAIRIE

**ANSI Physical Location** : ARKANSAS/PRAIRIE

**BIA Unit Range Number** :

**HEL Status** : HEL field on tract.Conservation system being actively applied

**Wetland Status** : Wetland determinations not complete

**WL Violations** : None

**Owners** : HARRIS DELTA FARMS INC

**Other Producers** : None

**Recon ID** : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
184.46	182.70	182.70	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	182.70	60.00	0.00	0.00	0.00	0.00

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	60.00	0.00	59
Soybeans	120.30	0.00	35
Rice-Long Grain	54.20	0.00	6576
Rice-Medium Grain	5.10	0.00	7857

**TOTAL** 239.60 0.00

## NOTES

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# FARM SERVICE AGENCY



United States  
Department of  
Agriculture

Prairie County, Arkansas



## Common Land Unit

PLSS

- Non-Cropland; Cropland
- Tract Boundary

## Wetland Determination Identifiers

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

Tract Cropland Total: 182.70 acres

Imagery Year: 2019

2021 Program Year

Map Created October 27, 2020

Farm **2699**

Tract **1371**

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NOTES

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