



OFFERED FOR SALE

CROOKED CREEK FARM

An Agricultural Investment Opportunity

248.02 (+/-) Surveyed Acres • Lonoke County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



DISCLOSURE STATEMENT

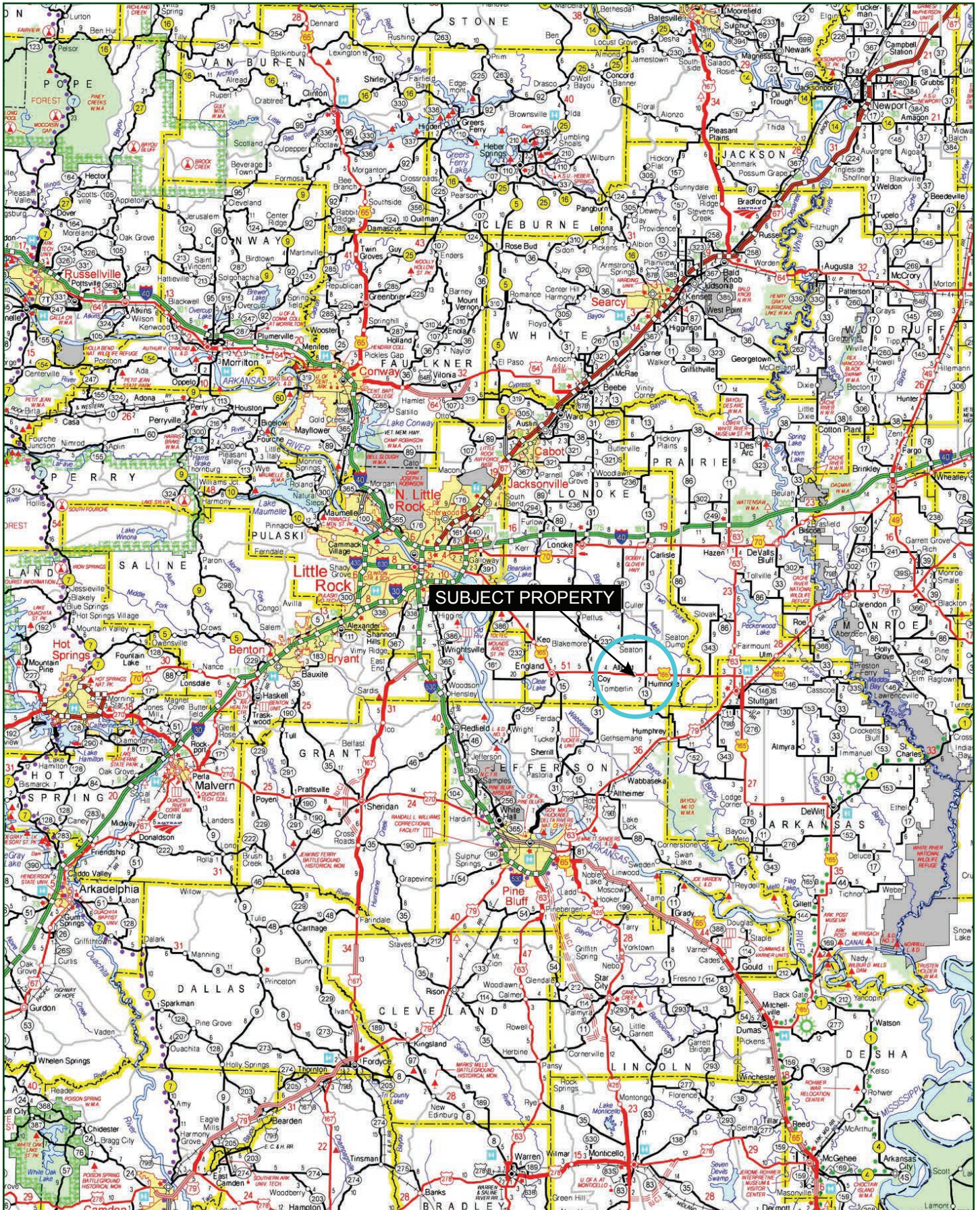
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Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

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 Crooked Creek Farm consists of 248.02 (+/-) surveyed acres located near the community of Allport in Lonoke County, Arkansas. This farm provides the opportunity to have an agricultural investment that offers some of the most sought-after characteristics an investor seeks, such as great soils and highway frontage in a small amount of acreage. The tillable acreage is irrigated, and historically planted in a soybean and rice rotation. With the predominant class of soil being a Class II soil, you could easily plant corn on the property, as well. Another great characteristic is that the acreage enrolled in the Conservation Reserve Program (CRP) also provides good annual income. Waterfowl hunting opportunities exist through a floating blind in Crooked Creek, and there are two new 16-foot pits in two fields on the farm. Any questions concerning this offering or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

Location: Allport, Arkansas; Lonoke County, Southeastern Region of Arkansas

Mileage Chart

England, AR	10 miles
Stuttgart, AR	16 miles
Little Rock, AR	40 miles

Acreage: 248.02 +/- surveyed acres

- 197.46 tillable acres (FSA Tract #4833 and #4834)
- 27.38 acres enrolled in the Conservation Reserve Program
- 23.18 acres in woods, bayou, roads, etc.

Access: Frontage along U.S. Highway 165

Irrigation: Two (2) 6 inch electric submersible wells
One (1) 8 inch diesel turbine well

Soils: Class II: 88%
Class III: 7%
Other: 5%

Farm Bases: Please see attached Farm Service Agency (FSA) 156EZ within this brochure.

CRP Info:

Tract Number	Contract #	Exp. Date	Field #	Acreage	Rental Rate	Payment
4833	11108A	9/30/2032	6	9.43	\$98.50	\$929.00
4834	11109A	9/30/2032	20	17.95	\$97.59	\$1,752.00
Total				27.38		\$2,681.00

PROPERTY SUMMARY

Farming Contract: Cash rent for 2022 crop year

Real Estate Taxes:	Parcel Number	Acreage	Est. Taxes
	001-00906-000	30.00	\$195.00
	001-00919-000	36.05	\$377.00
	001-00923-000	9.00	\$90.00
	001-00924-000	40.00	\$394.00
	001-00925-000	40.00	\$365.00
	001-00927-000	18.77	\$99.00
	001-00929-000	16.69	\$186.00
	001-00933-000	40.00	\$393.00
	001-00935-000	16.00	\$17.00
	Total	246.51	\$2,116.00

Recreation: Waterfowl hunting opportunities exist through a floating blind in Crooked Creek, and there are two new 16-foot pits in two fields on the farm.

Mineral Rights: All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Offering Price: \$1,190,496.00 (\$4,800.00 per acre)

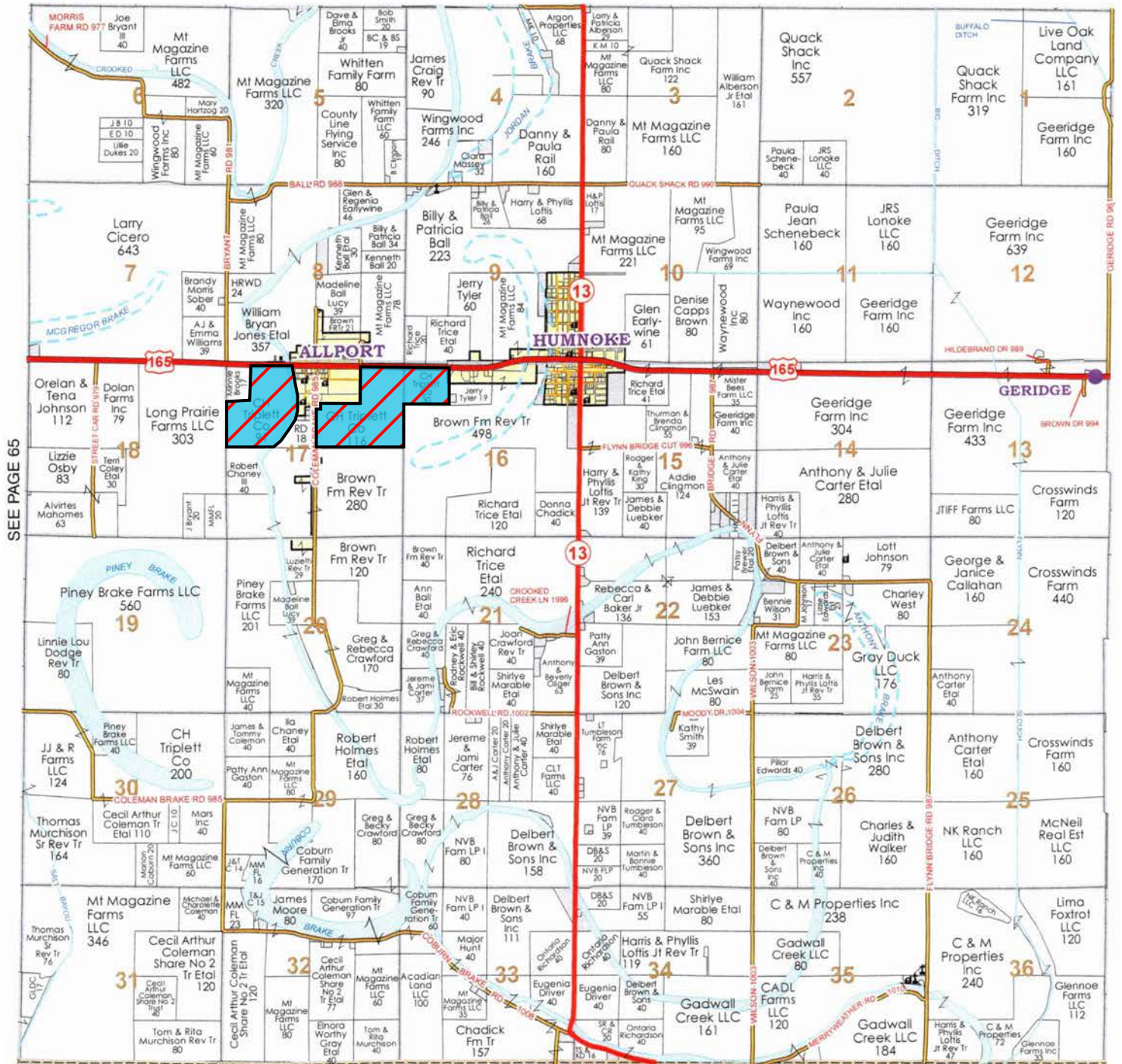
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OWNERSHIP MAP

Township 2S - Range 7W

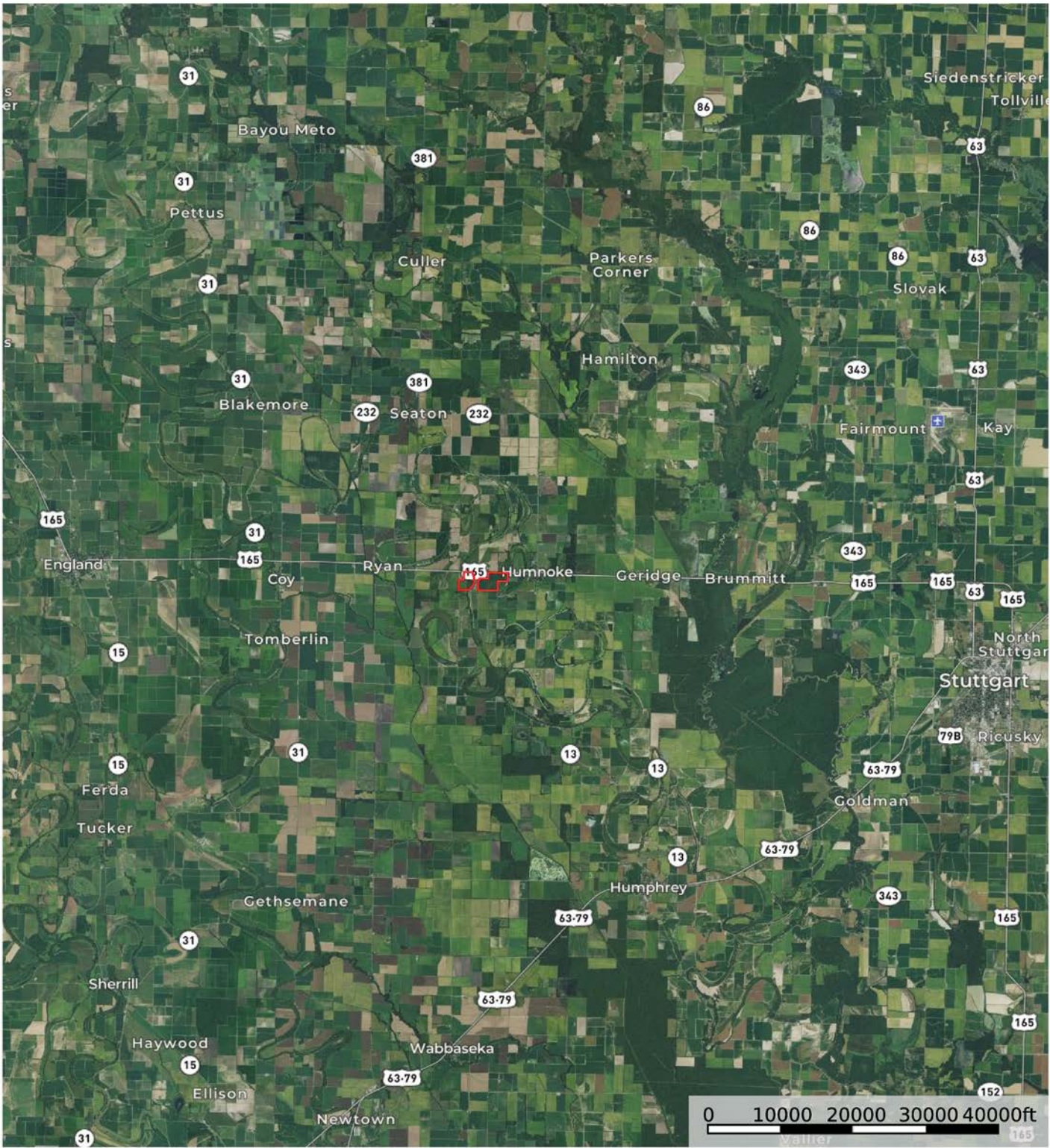
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SEE PAGE 59



JEFFERSON COUNTY

AERIAL MAP I

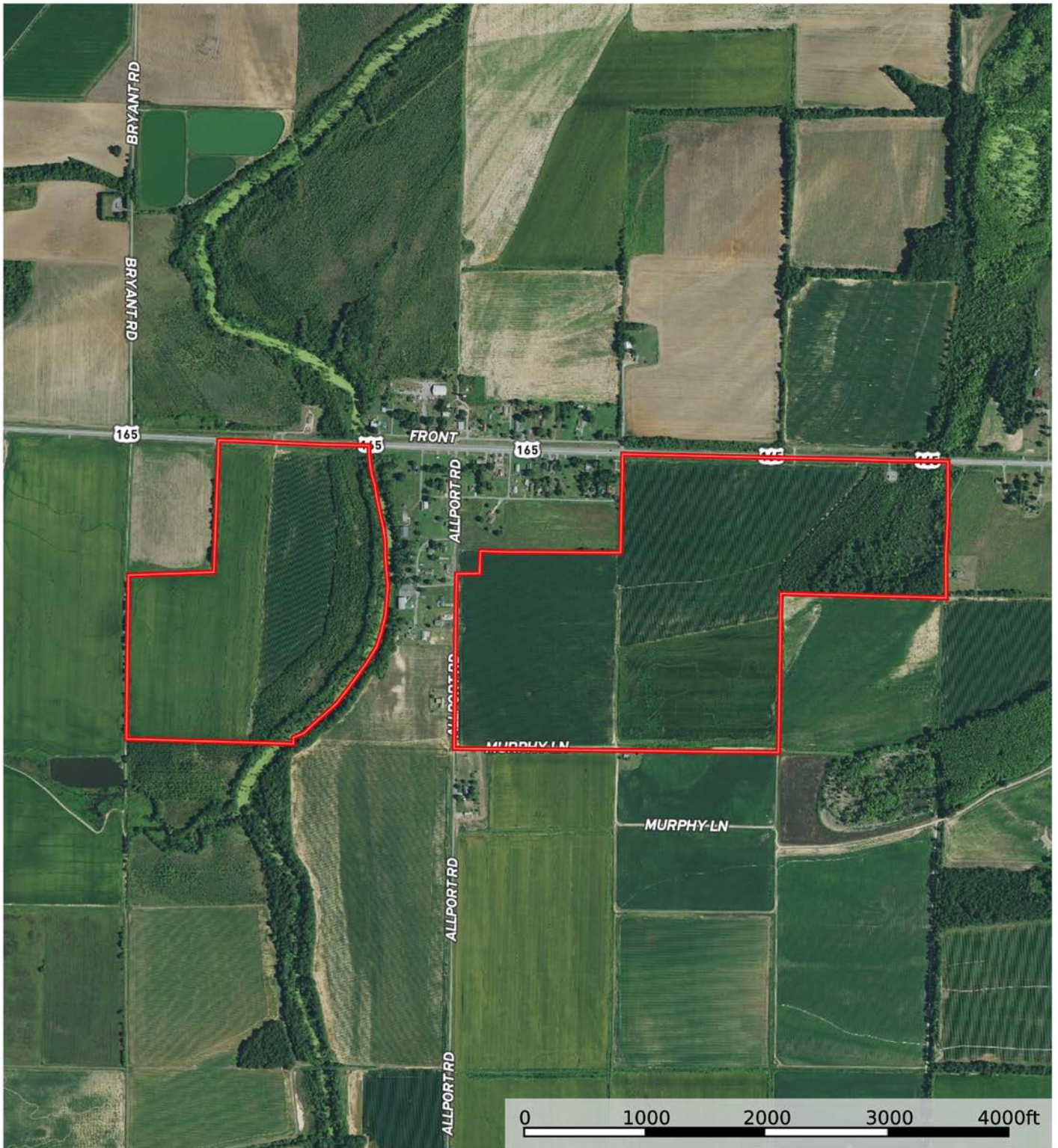


Boundary

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

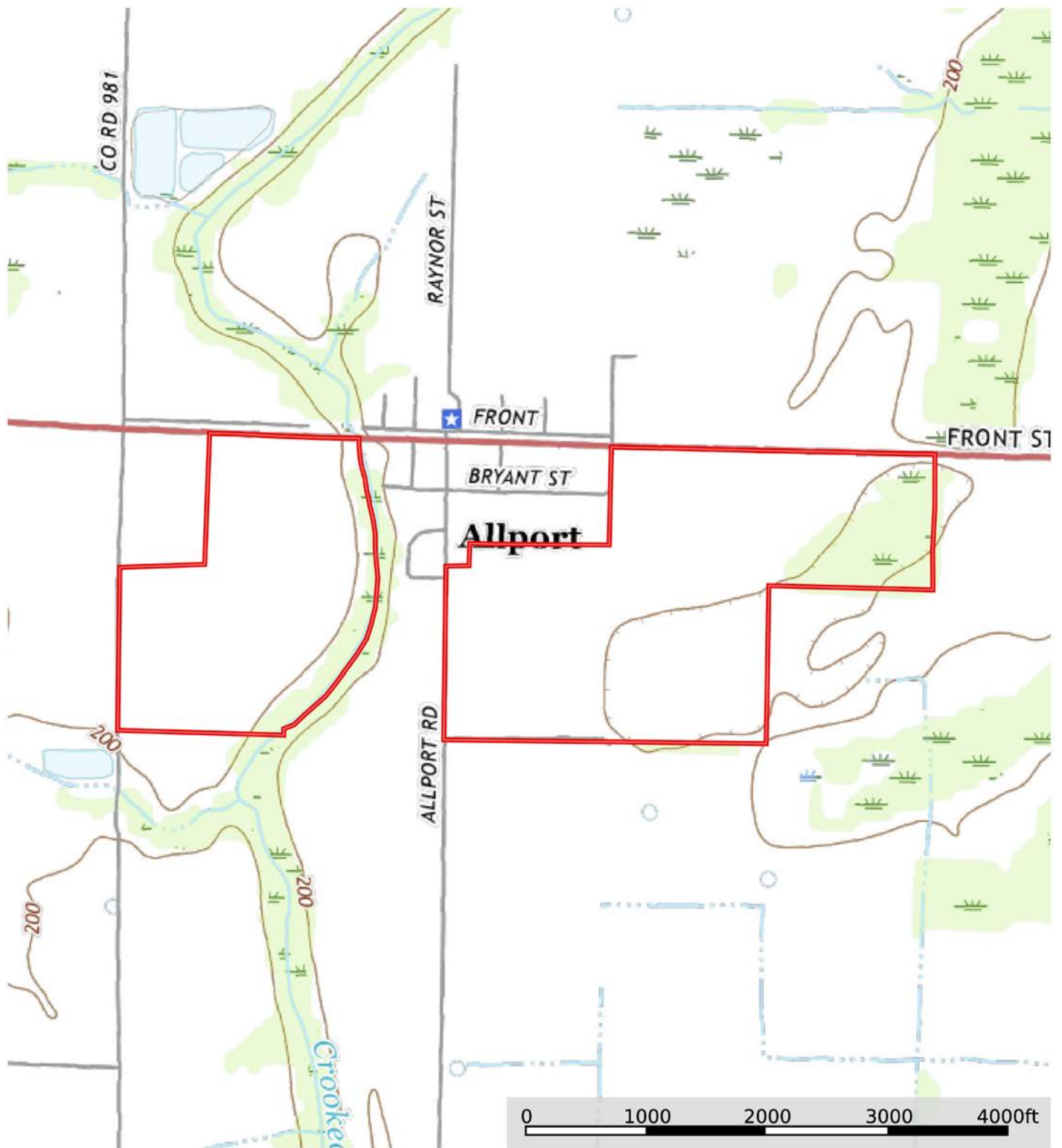


 Boundary

Sindy Cruthis

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TOPOGRAPHY MAP



 Boundary

SOIL MAP



 Boundary

Sindy Cruthis

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SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
11	Hebert silt loam, 0 to 1 percent slopes	141.84	55.89	0	86	2w
31	Rilla silt loam, 1 to 3 percent slopes	52.83	20.82	0	86	2e
30	Rilla silt loam, 0 to 1 percent slopes	27.27	10.74	0	85	2e
27	Perry silty clay, 0 to 1 percent slopes	18.88	7.44	0	48	3w
39	Yorktown silty clay, 0 to 1 percent slopes, frequently flooded, frequently ponded	6.84	2.7	0	10	7w
42	Water	6.15	2.42	0	-	-
TOTALS		253.8(*)	100%	-	78.94	2.21

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



'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
LONOKE**

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



**United States Department of Agriculture
Farm Service Agency**

Abbreviated 156 Farm Record

FARM : 5292

Prepared : 11/18/21 1:00 PM

Crop Year : 2022

Operator Name : HELMS FAMILY FARM PARTNERSHIP
Farms Associated with Operator : 05-001-2478, 05-001-3797, 05-001-3798, 05-001-3815, 05-085-5292, 05-085-5293
CRP Contract Number(s) : 11108A
Recon ID : None
Transferred From : 2018-05-069-0003525
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
156.20	139.80	139.80	0.00	0.00	9.43	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	130.37	4.30		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, SORGH, SOYBN	RICE-LGR, RICE-MGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	9.20	0.00	38	
Grain Sorghum	4.70	0.00	55	
Soybeans	73.07	0.00	31	100
Rice-Long Grain	43.40	0.00	5987	
Rice-Medium Grain	4.30	0.00	4519	

TOTAL **134.67** **0.00**

NOTES

Tract Number : 4833

Description :
FSA Physical Location : ARKANSAS/LONOKE
ANSI Physical Location : ARKANSAS/LONOKE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BUCK BRUSH FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.20	139.80	139.80	0.00	0.00	9.43	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	130.37	4.30	0.00	0.00	0.00	0.00

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United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5292
Prepared : 11/18/21 1:00 PM
Crop Year : 2022

Tract 4833 Continued ...

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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Grain Sorghum	4.70	0.00	55
Soybeans	73.07	0.00	31
Rice-Long Grain	43.40	0.00	5987
Rice-Medium Grain	4.30	0.00	4519
TOTAL	134.67	0.00	

NOTES

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FARM SERVICE AGENCY

ARKANSAS

LONOKE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

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Prepared : 11/18/21 1:01 PM

Crop Year : 2022

Operator Name : HELMS FAMILY FARM PARTNERSHIP
Farms Associated with Operator : 05-001-2478, 05-001-3797, 05-001-3798, 05-001-3815, 05-085-5292, 05-085-5293
CRP Contract Number(s) : 11109A
Recon ID : None
Transferred From : 2018-05-069-0003524
ARCPLC G/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
93.44	85.04	85.04	0.00	0.00	17.95	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	67.09	8.25		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	RICE-LGR, RICE-MGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Soybeans	8.35	0.00	31	100
Rice-Long Grain	62.61	0.00	5987	
Rice-Medium Grain	1.42	0.00	4519	

TOTAL **72.38** **0.00**

NOTES

Tract Number : 4834

Description :
FSA Physical Location : ARKANSAS/LONOKE
ANSI Physical Location : ARKANSAS/LONOKE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BUCK BRUSH FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
93.44	85.04	85.04	0.00	0.00	17.95	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	67.09	8.25	0.00	0.00	0.00	0.00

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DCP Crop Data

Tract 4834 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	8.35	0.00	31
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FARM SERVICE AGENCY



United States
Department of
Agriculture

Lonoke County, Arkansas



Common Land Unit Tract Boundary

- Non-Cropland; Cropland
- CRP

Wetland Determination Identifiers

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

Imagery Year: 2019

2021 Program Year

Map Created October 23, 2020

Farm 5292
Tract 4833

Tract Cropland Total: 139.80 acres

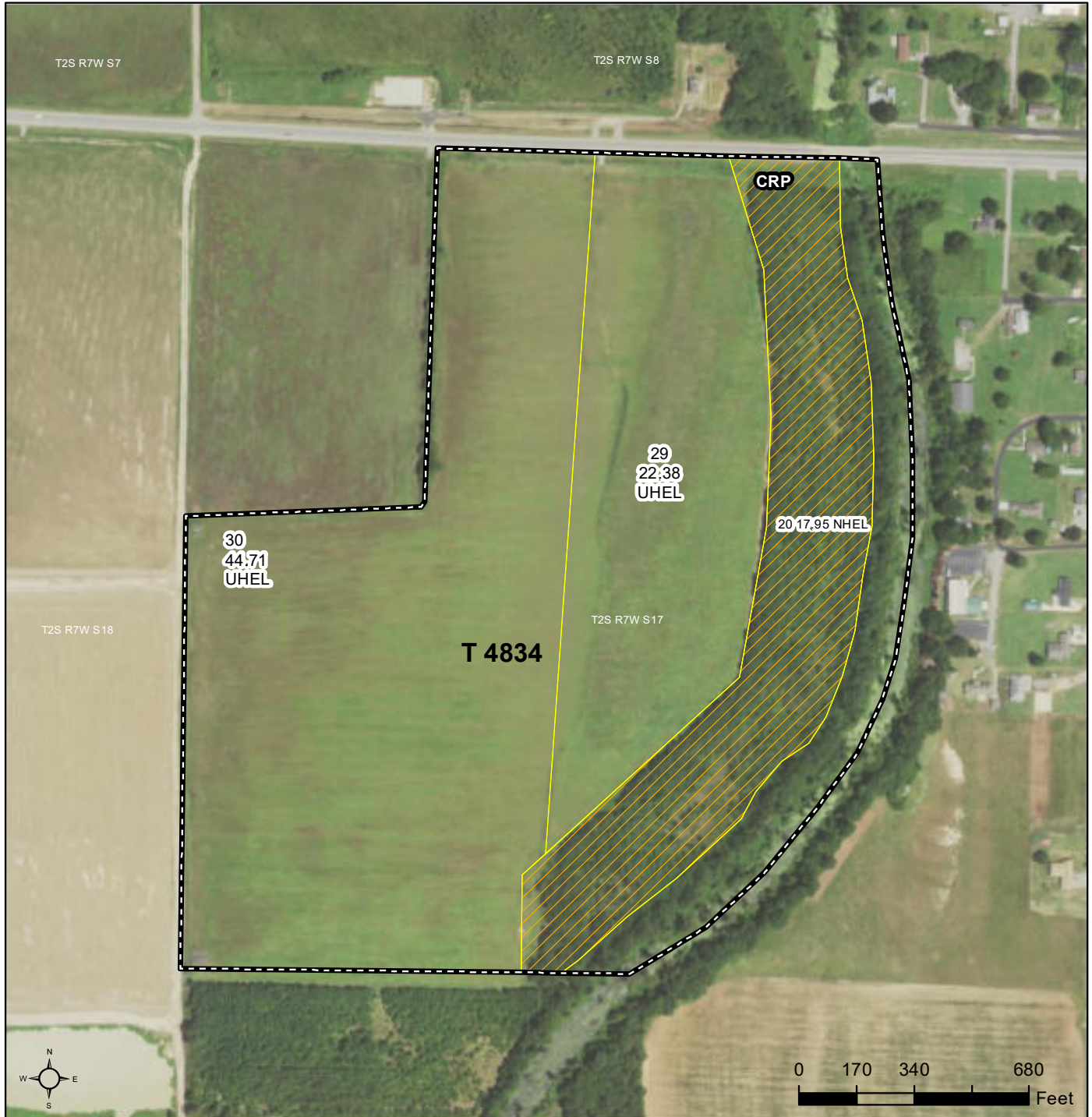
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United States
Department of
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Lonoke County, Arkansas



Common Land Unit Tract Boundary

- Non-Cropland; Cropland
- CRP

Wetland Determination Identifiers

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

Imagery Year: 2019

2021 Program Year

Map Created October 23, 2020

Farm 5293

Tract 4834

Tract Cropland Total: 85.04 acres

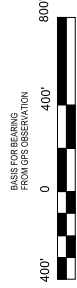
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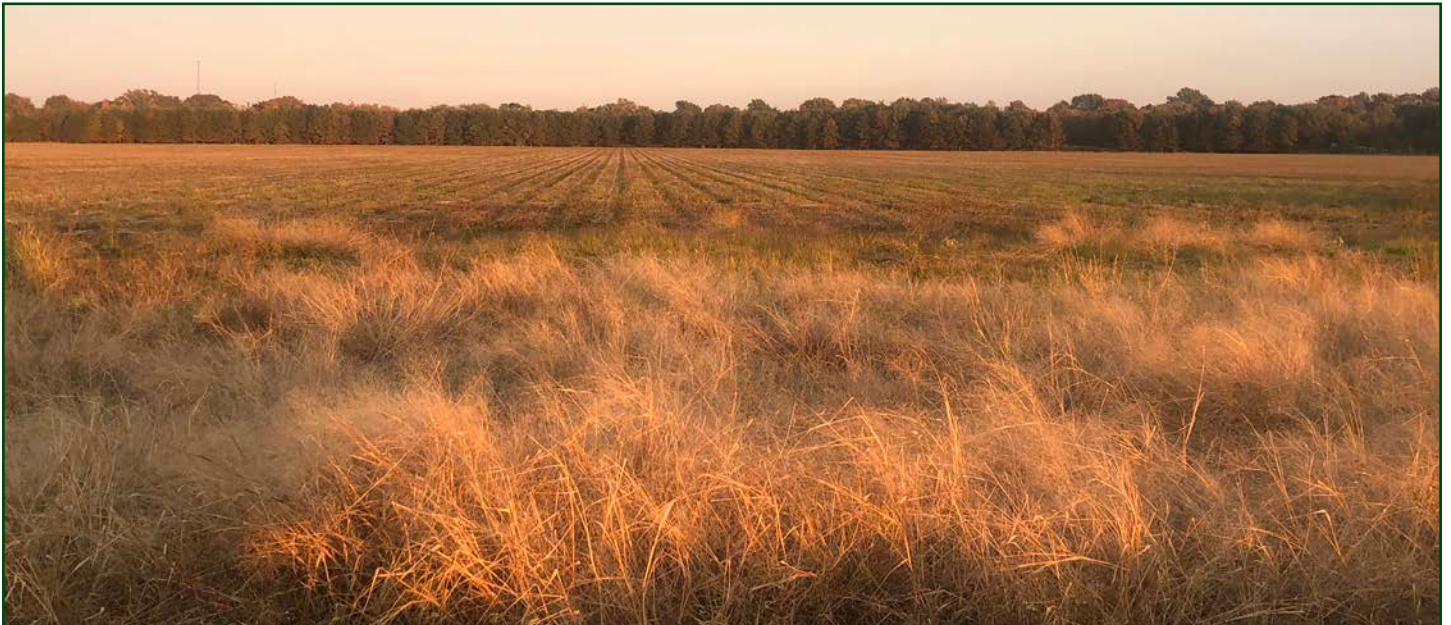
- | LEGEND | |
|--------|-------------------------|
| | Section Corner |
| | Transmission Tower |
| | CALC CORNER |
| | SET 1/2" REBAR WITH CAP |
| | EXISTING MONUMENT |
| | CENTER LINE OF ROADS |
| | Tree Line |
| | POSSSESSION LINE |
| | SECTION 1/4-1/16TH LINE |
| | LINE NOT TO SCALE |
| | CENTER OF CROOKED CREEK |













NOTES

[illegible]



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