



OFFERED FOR SALE

# SWEDEN FARM

**An Agricultural and Recreational Investment Opportunity**

5,931.28 (+/-) Total Acres • Jefferson County, Arkansas

OFFERED BY



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



#### **DISCLOSURE STATEMENT**

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

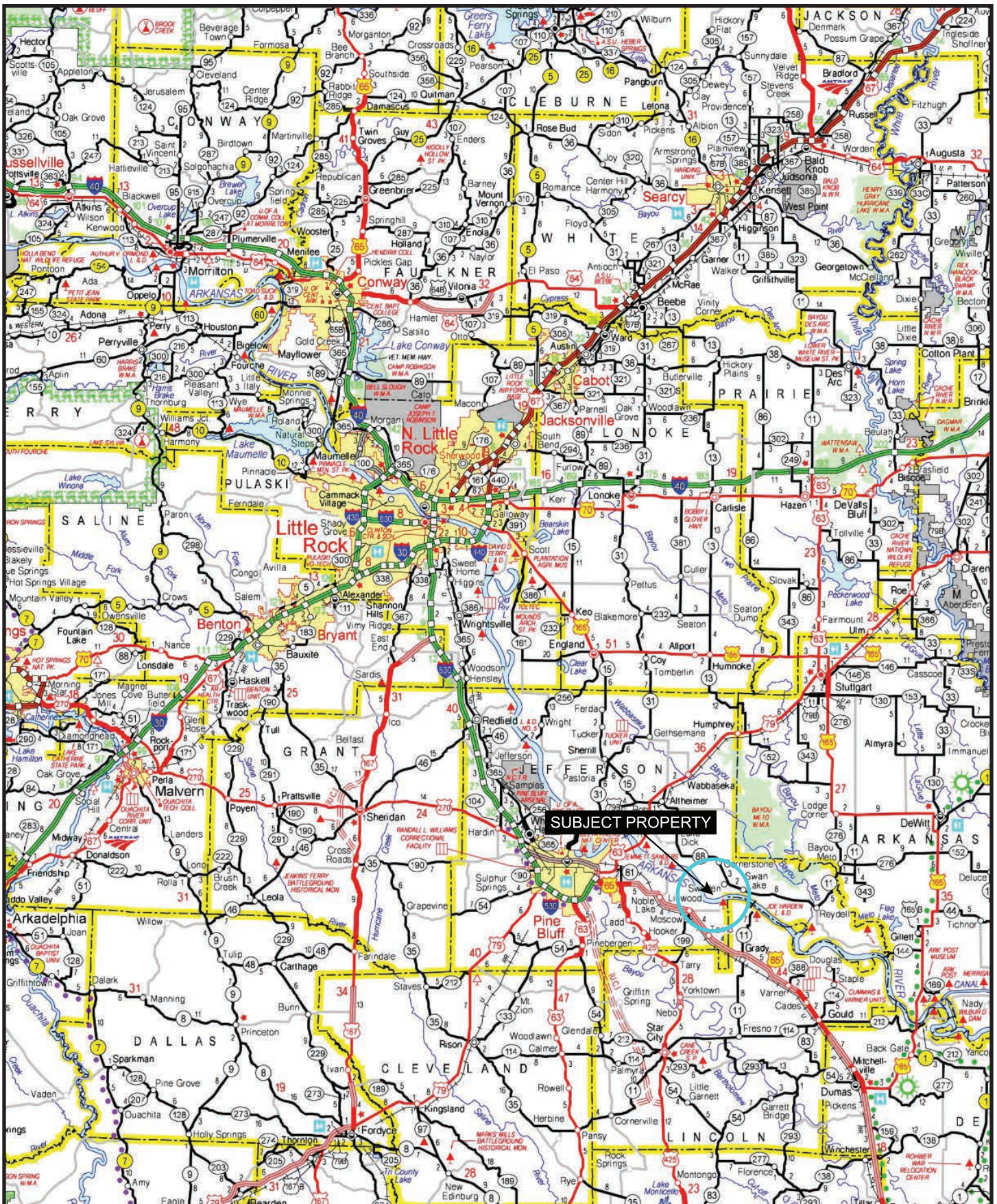
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for 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 Sweden Farm consists of approximately 5,931.28 (+/-) total acres, according to the Jefferson County Assessor, resting along the Arkansas River in Jefferson County, Arkansas, southeast of the community of Altheimer. The ownership consists of two blocks with the primary tract being a contiguous 5,738.28 (+/-) acres and the smaller tract being 193 (+/-) acres less than a mile to the east. The farm has great soils, irrigation, strong efficiency, and is located in a great tenant pool, all of which make it an investment grade farm. According to the Farm Service Agency office, there are a total of 5,472.31 tillable acres, all of which are irrigated with the exception of 20 acres on the far eastern side of the farm, and the acreage outside of the pivot circles inside the levee. The tillable acreage consists of a good mix of soils, which allows for a diverse planting mix including corn, rice, and soybeans. The irrigation system in place provides more than ample water with 28 wells, 15 pivots (each pivot has a well), and three re-lifts on the farm. The farm is rented on a cash rent to three local tenants who are strong, high-quality producers. Located in the central portion of the farm is a nice headquarters that includes a 2,000 square foot shop, 39,600 square foot warehouse, and 450,000-bushel grain bin storage, in addition to a 40,000-bushel wet storage tank, a 3,000-bushel loadout hopper, and a dryer.

The farm is in good condition to manage river overflow and excessive rainfall, if properly managed. On the south side of Field 20, inside the levee, is a 34" re-lift with a 120 HP electric motor for pump off, and the Corps of Engineers has a large water control structure with electric gate controls located within the primary levee to release water from the protected side, managed by the farm tenants. There is another smaller pump off re-lift located on the north end of Field 60 inside the levee. This re-lift is noted and listed, but reported to be not needed if the larger unit on the east is properly managed.

The farm is located in an area known for excellent deer genetics and good waterfowl hunting being situated just south of the famous Bayou Meto Wildlife Management Area (WMA). Field hunting opportunities already exist on the farm, and additional revenue could be generated through hunting leases. Arkansas State Highway 88 provides excellent access to the large tract, and the smaller tract has good access from Swan Lake Road, a private gravel road.

The Sweden Farm is a great opportunity to acquire a large investment grade farm with a superb irrigation system and soils. Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.



## PROPERTY SUMMARY

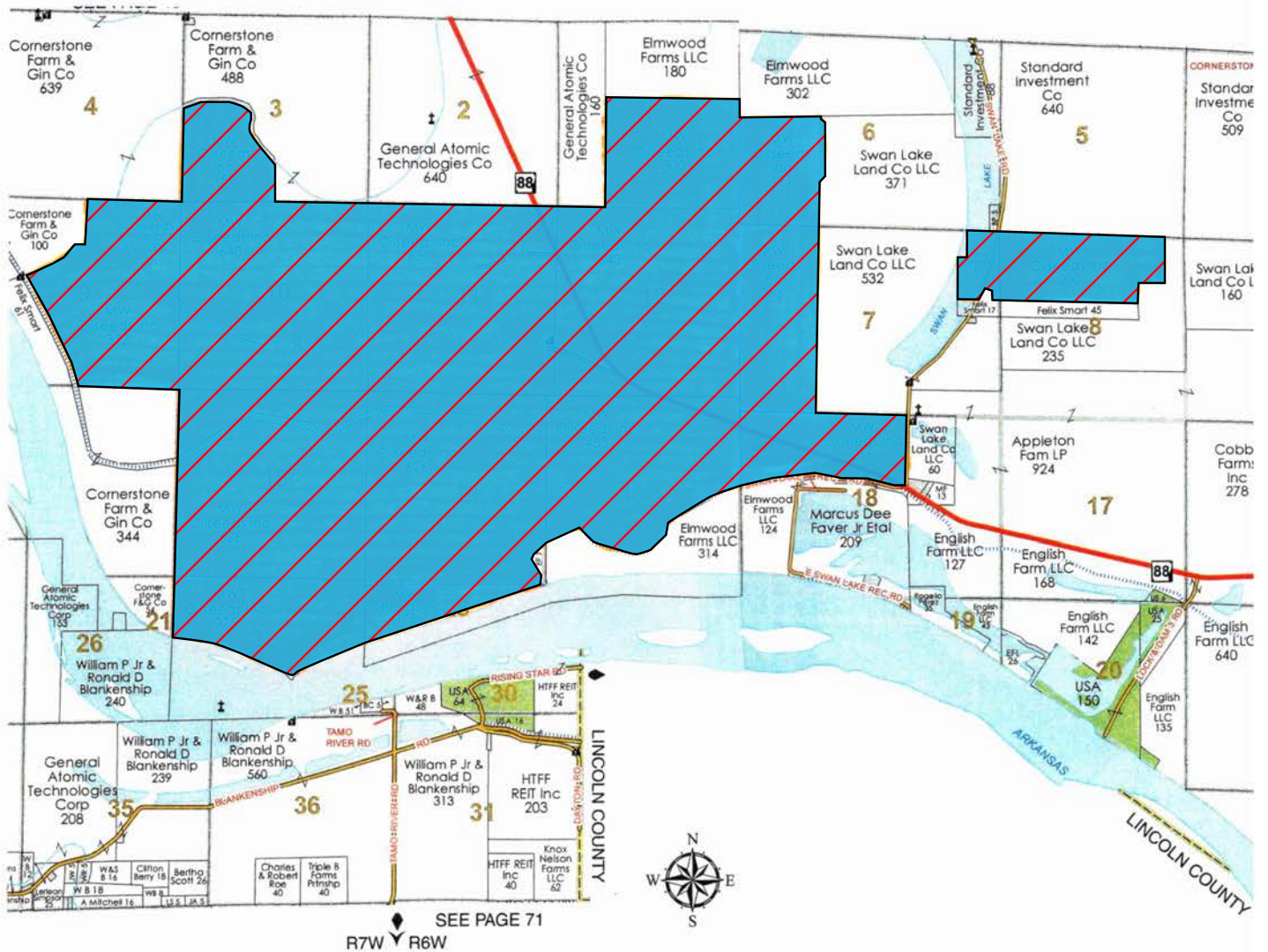
<b>Location:</b>	Altheimer, Arkansas; Jefferson County; Eastern Region of Arkansas  <div>Mileage Chart<hr/></div> <table><tr><td>Altheimer, AR</td><td>12 miles</td></tr><tr><td>Pine Bluff, AR</td><td>20 miles</td></tr><tr><td>Stuttgart, AR</td><td>34 miles</td></tr><tr><td>Little Rock, AR</td><td>61 miles</td></tr></table>	Altheimer, AR	12 miles	Pine Bluff, AR	20 miles	Stuttgart, AR	34 miles	Little Rock, AR	61 miles
Altheimer, AR	12 miles								
Pine Bluff, AR	20 miles								
Stuttgart, AR	34 miles								
Little Rock, AR	61 miles								
<b>Acreage:</b>	5,931.28 (+/-) total acres per assessor - Inside levee: 1,450 (+/-) acres  • 5,472.31 (+/-) acres in cropland - Inside levee: 1,352 (+/-) cropland acres • 379.97 (+/-) acres in river levee, roads, ditches, etc. • 39 (+/-) acres in woods • 22 (+/-) acres in river accretion • 18 (+/-) acres in headquarters site								
<b>Access:</b>	Arkansas State Highway 88 provides excellent access to the large tract, and the smaller tract has good access from Swan Lake Road.								
<b>Irrigation:</b>	Please see the irrigation map within this brochure. Further details can be provided upon request.								
<b>Soils:</b>	Class I: 29% Class II: 10% Class III: 46% Class IV: 15%								
<b>Farm Bases:</b>	Please see attached Farm Service Agency (FSA) 156EZ within this brochure.								
<b>Est. Real Estate Taxes:</b>	\$65,579.81 (estimated)								
<b>Recreation:</b>	The farm is located in a known area for excellent deer genetics and waterfowl hunting. The Bayou Meto Wildlife Management Area is located just north of the farm. Hunting opportunities exist on the farm that could be leased out for additional revenue.								
<b>Mineral Rights:</b>	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.								
<b>Farming Contract:</b>	The tillable acreage and improvements are leased for the 2022 crop year on a cash rent.								
<b>Offering Price:</b>	\$43,298,344.00								
<b>Contact:</b>	Any questions concerning this offering or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Gardner Lile (501-658-9275) of Lile Real Estate, Inc.								

## LIST OF IMPROVEMENTS

<b>Grain Bins:</b>	450,000 total capacity Rebuilt in 2012; refurbished in 2020. Four (4) large bins totalling 450,000-bushel storage capacity; a 40,000 bushel wet storage tank; a 3,000 bushel loadout hopper; and a X-Stream 1226 continuous flow dryer.
<b>Truck Scale:</b>	100,000 pound capacity
<b>Warehouse:</b>	39,600 SF (120' x 330'), 16' eave height
<b>Shop/Equipment Shed:</b>	2,000 SF shop with concrete floor; 5,250 SF in sheds with dirt floors; 16' eave height, bathroom, main roll-up door access 24' width x 16' height
<b>Manager's Residence:</b>	4,660 SF, 2-story Main living area is over 4,000 SF with 4 bedrooms and 3 bathrooms. Living area above garage is approximately 950 SF with 2 bedrooms, bathroom and separate entry. Built on block and pier, wood frame, vinyl siding and central heat and air.
<b>Mobile Home:</b>	Double wide; 1,344 SF
<b>Cotton Gin Building:</b>	Excess/miscellaneous storage
<b>Bryant Residence:</b>	1,530 SF

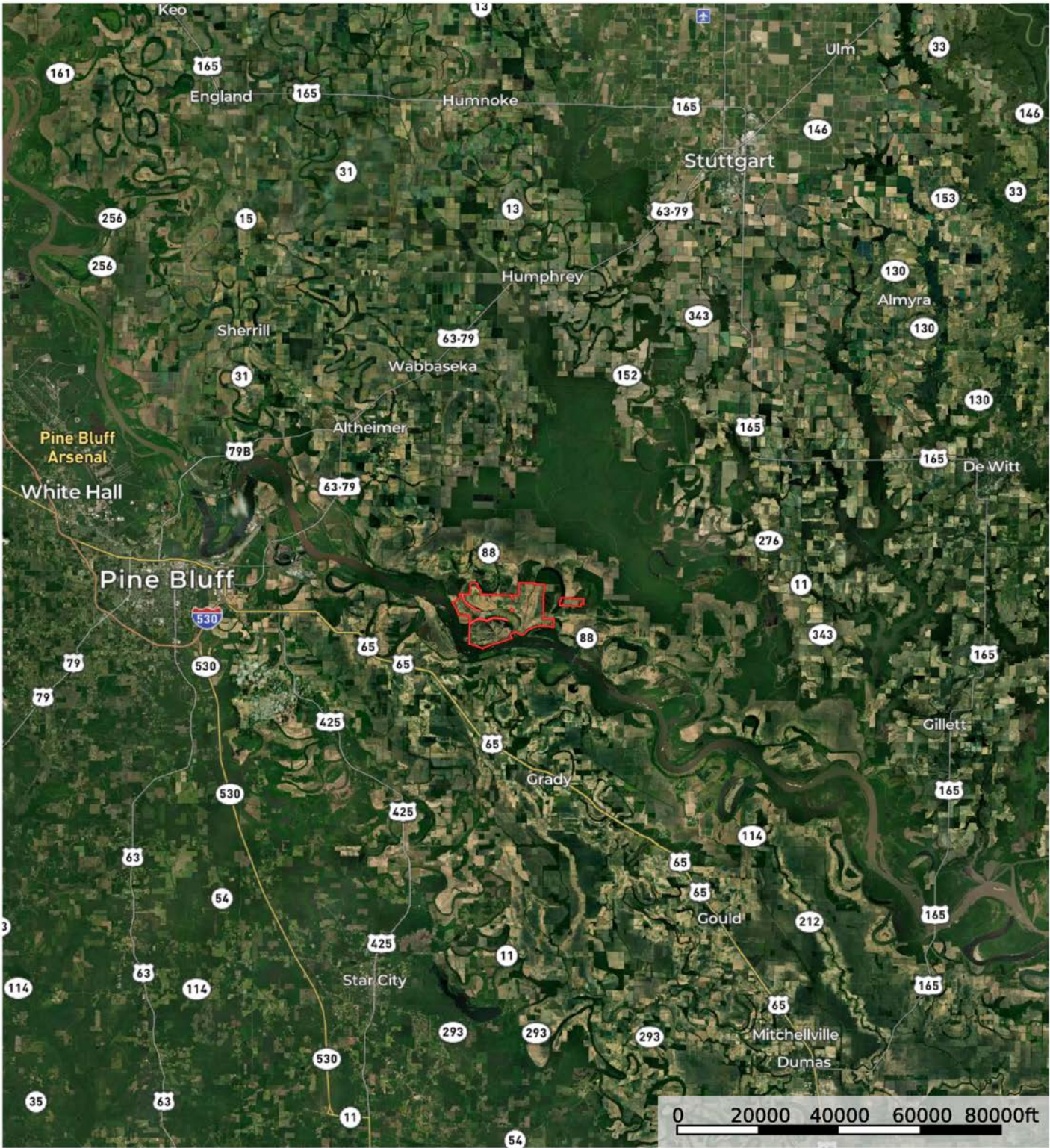


# OWNERSHIP MAP






AERIAL MAP I



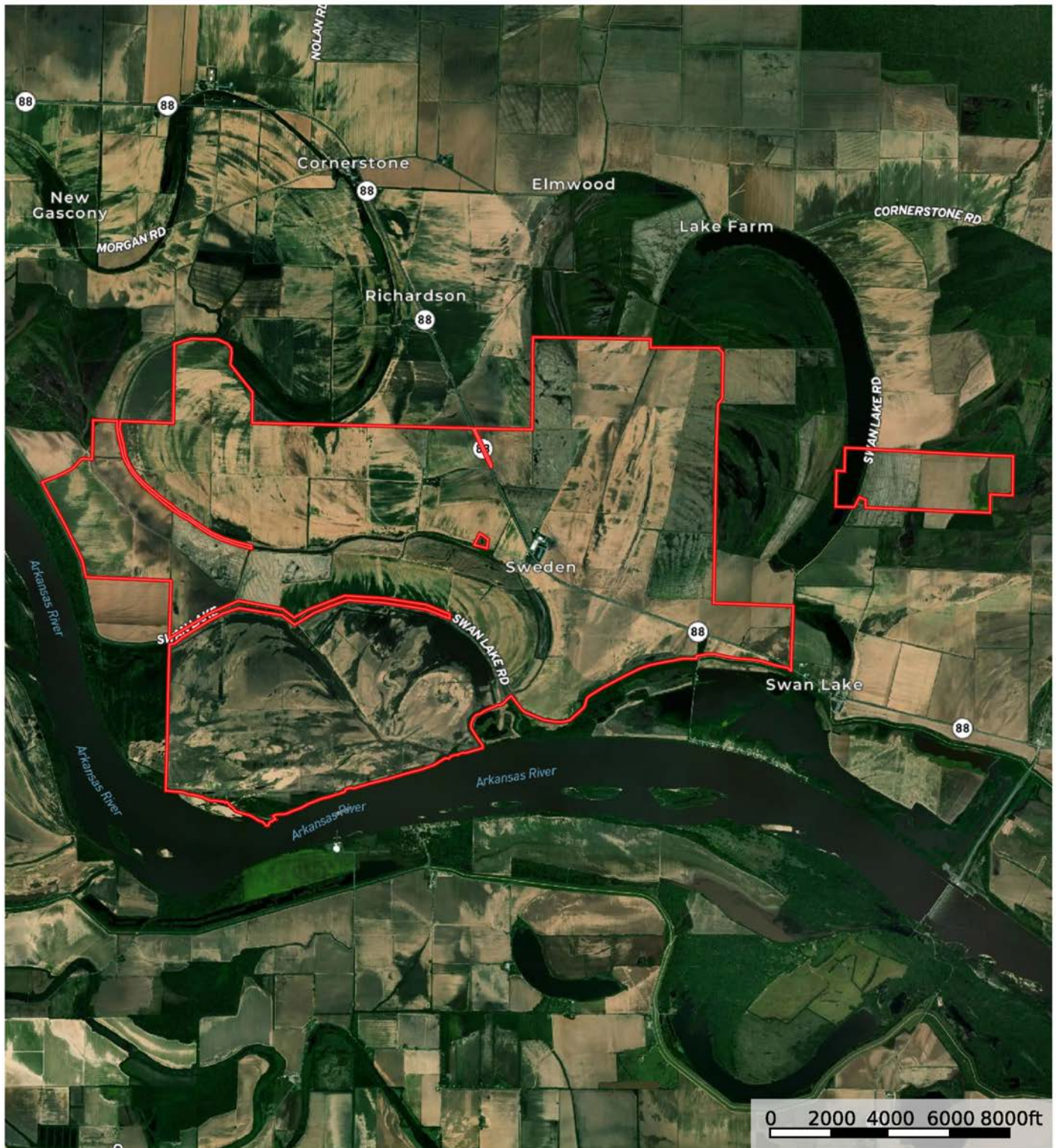
 Boundary

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



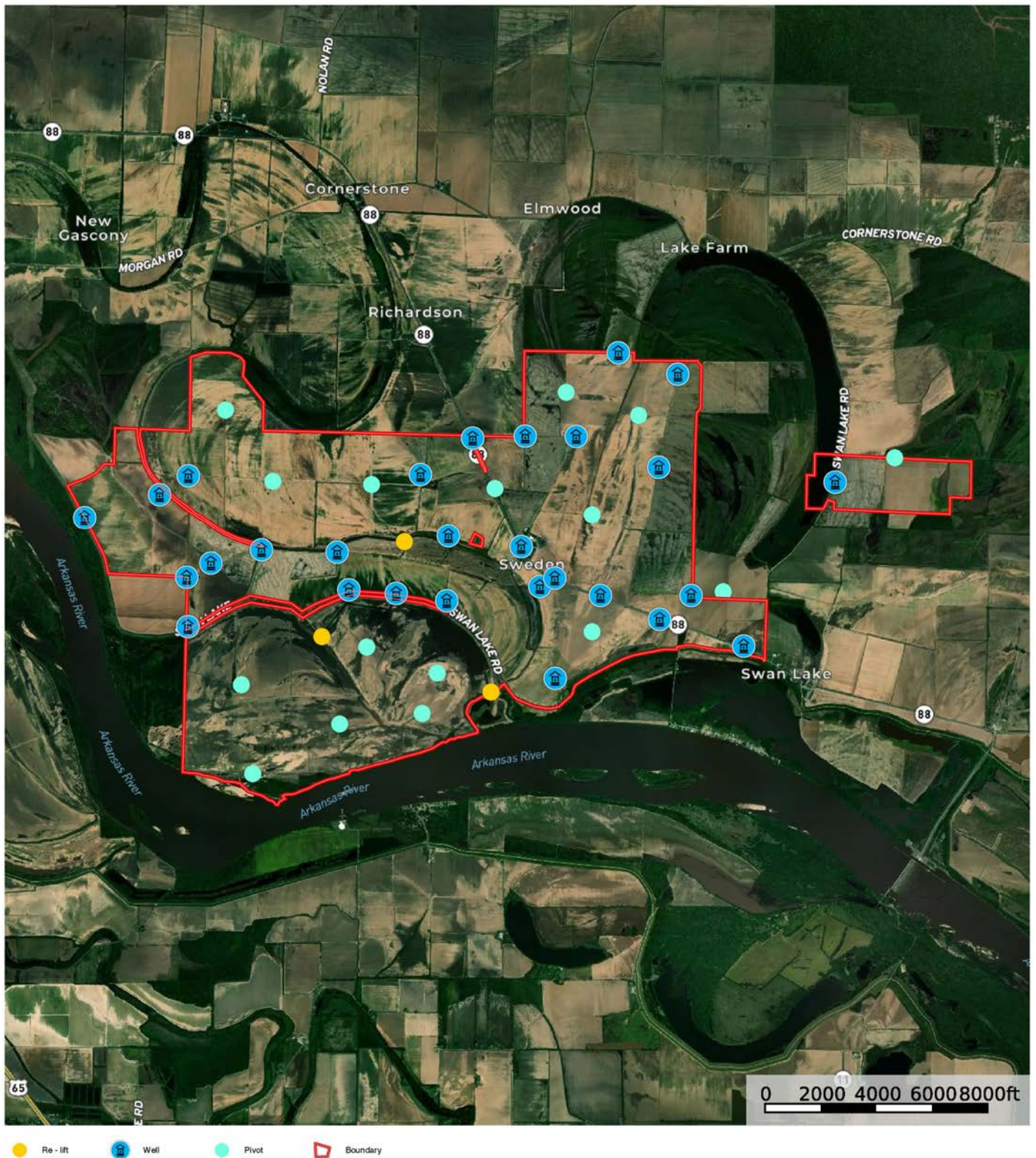
 Boundary

Sindy Cruthis

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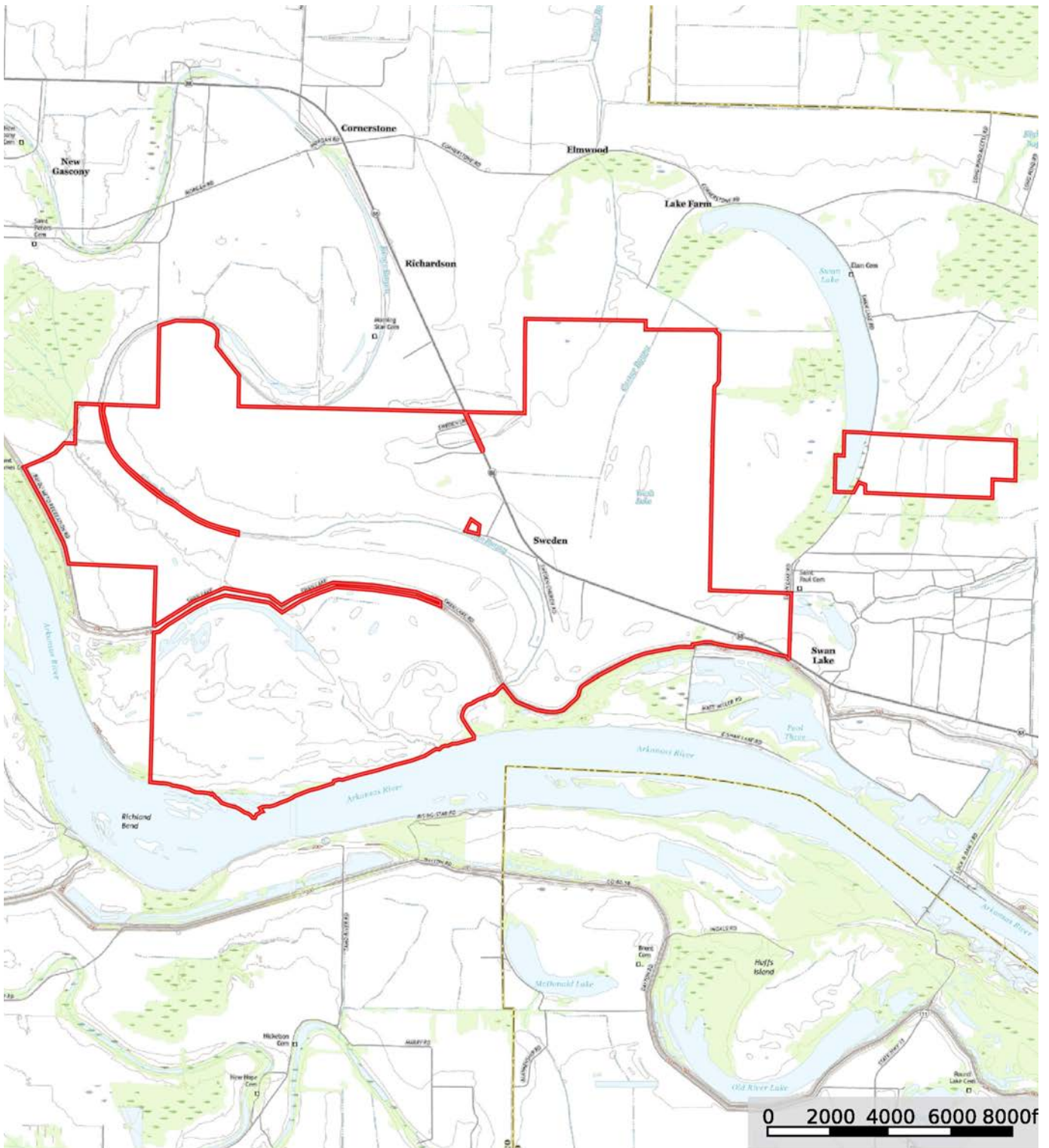


# IRRIGATION MAP





# TOPOGRAPHY MAP



7 Boundary

ndy Cruthis

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# SOIL MAP



7 Boundary

ndy Cruthis

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## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
35	Roxana silt loam, 0 to 1 percent slopes	1382.5	23.99	0	85	1
49	Wabbaseka-Latanier complex, undulating	1017.81	17.66	0	74	3w
30	Portland clay, 0 to 1 percent slopes	668.67	11.6	0	56	3w
50	Wabbaseka-Latanier complex, occasionally flooded	568.67	9.87	0	72	3w
12	Crevasse soils, frequently flooded	462.9	8.03	0	32	5w
26	Perry clay, 0 to 1 percent slopes	423.35	7.34	0	48	3w
36	Roxana silt loam, occasionally flooded	322.81	5.6	0	82	2w
8	Coushatta silt loam	265.28	4.6	0	86	1
27	Perry clay, 0 to 1 percent slopes, occasionally flooded	247.83	4.3	0	39	4w
22	McGehee silt loam, 0 to 1 percent slopes	128.42	2.23	0	72	2w
34	Rilla silt loam, 1 to 3 percent slopes	73.53	1.28	0	86	2e
31	Portland clay, 0 to 1 percent slopes, occasionally flooded	63.98	1.11	0	49	4w
52	Water	43.0	0.75	0	-	-
33	Rilla silt loam, 0 to 1 percent slopes	40.89	0.71	0	85	2e
53	Levee	29.79	0.52	0	-	-
19	Hebert silt loam, 0 to 1 percent slopes	12.75	0.22	0	86	2w
7	Caspiana silt loam, 0 to 1 percent slopes	11.73	0.2	0	86	1
TOTALS		5763.94(*)	100%	-	67.59	2.53

(\*) 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.

# FARM SERVICE AGENCY

**ARKANSAS**

**JEFFERSON**

**Form: FSA-156EZ**

*See Page 3 for non-discriminatory Statements.*



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

**FARM : 3932**

**Prepared : 6/22/22 3:41 PM**

**Crop Year : 2022**

**Operator Name** : MIDWEST OILSEEDS INC  
**Farms Associated with Operator** : 18-003-2628, 05-069-3932  
**CRP Contract Number(s)** : None  
**Recon ID** : 05-069-2022-47  
**Transferred From** : None  
**ARCPLC G//F Eligibility** : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
5,878.65	5,469.45	5,469.45	0.00	0.00	0.00	0.00	0.00	Active	2
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	5,469.45	882.87		0.00		0.00	0.00	0.00

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	244.54	0.00	39	
Corn	133.40	0.00	113	
Grain Sorghum	23.90	0.00	48	
Soybeans	1985.32	0.00	26	94
Seed Cotton	2684.55	0.00	1738	
Unassigned Generic Base	671.14	0.00	0	
Rice-Long Grain	546.10	0.00	4570	
Rice-Medium Grain	52.80	0.00	4601	

**TOTAL** **6341.75** **0.00**

### NOTES

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**Tract Number** : 8583

**Description** :  
**FSA Physical Location** : ARKANSAS/JEFFERSON  
**ANSI Physical Location** : ARKANSAS/JEFFERSON  
**BIA Unit Range Number** :  
**HEL Status** : HEL determinations not completed for all fields on the tract  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : MIDWEST OILSEEDS INC  
**Other Producers** : MIRAGE FARMS LLC, K & A SEALY FARMS, BROCATO AND UNGER FARMS, PEAVINE FARMING CO, C & A HEIDELBERGER FARMS, SANDBAR FARMING COMPANY, E & S HEIDELBERGER FARMS  
**Recon ID** : 05-069-2016-45

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
5,647.54	5,256.62	5,256.62	0.00	0.00	0.00	0.00	0.00



# FARM SERVICE AGENCY

ARKANSAS  
JEFFERSON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

**FARM : 3932**  
**Prepared : 6/22/22 3:41 PM**  
**Crop Year : 2022**

### Tract 8583 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	5,256.62	809.46	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	225.50	0.00	39
Corn	133.40	0.00	113
Grain Sorghum	23.90	0.00	48
Soybeans	1,838.11	2.60	26
Seed Cotton	2,588.56	0.00	1738
Unassigned Generic Base	647.14	0.00	0
Rice-Long Grain	546.10	0.00	4570
Rice-Medium Grain	52.80	0.00	4601

**TOTAL** **6055.51** **2.60**

### NOTES

**Tract Number : 8975**

**Description :**  
**FSA Physical Location :** ARKANSAS/JEFFERSON  
**ANSI Physical Location :** ARKANSAS/JEFFERSON  
**BIA Unit Range Number :**  
**HEL Status :** HEL determinations not completed for all fields on the tract  
**Wetland Status :** Wetland determinations not complete  
**WL Violations :** None  
**Owners :** MIDWEST OILSEEDS INC  
**Other Producers :** F G SMART FARMING CO, HERRERA FARMING COMPANY  
**Recon ID :** 05-069-2022-46

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
231.11	212.83	212.83	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	212.83	73.41	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	19.04	0.00	39
Soybeans	147.21	0.00	26
Seed Cotton	95.99	0.00	1738
Unassigned Generic Base	24.00	0.00	0

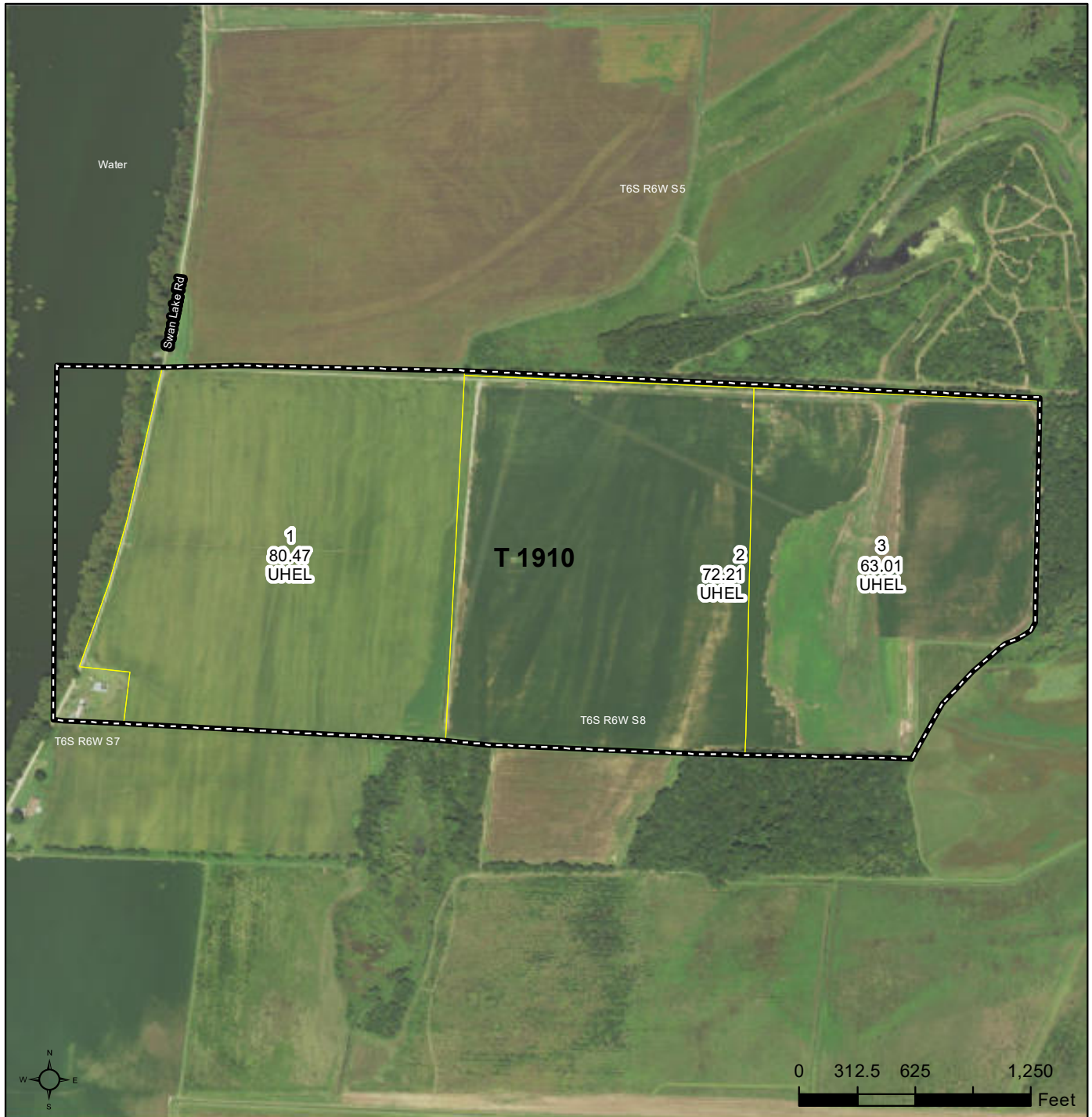
**TOTAL** **286.24** **0.00**

# FARM SERVICE AGENCY



United States  
Department of  
Agriculture

## Jefferson 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 20, 2020

Farm **3414**

Tract **1910**

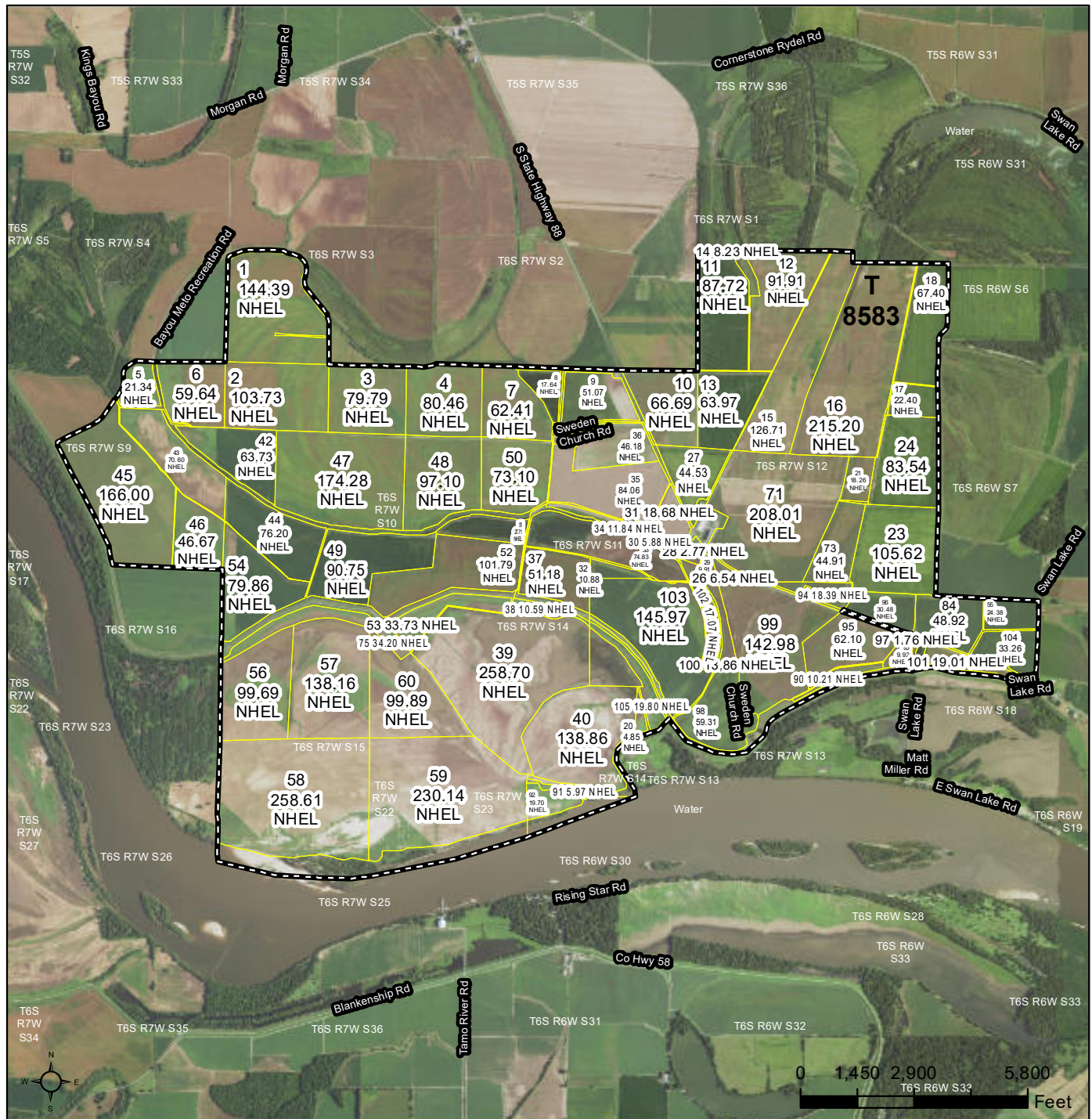
Tract Cropland Total: 215.69 acres

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United States  
Department of  
Agriculture

# Jefferson 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 20, 2020

Farm 3414

Tract 8583

Tract Cropland Total: 5256.62 acres

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