



OFFERED FOR SALE

IMBEAU BAYOU FARM

An Agricultural and Recreational Investment Opportunity

596.25 (+/-) Surveyed Acres • Jefferson County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



DISCLOSURE STATEMENT

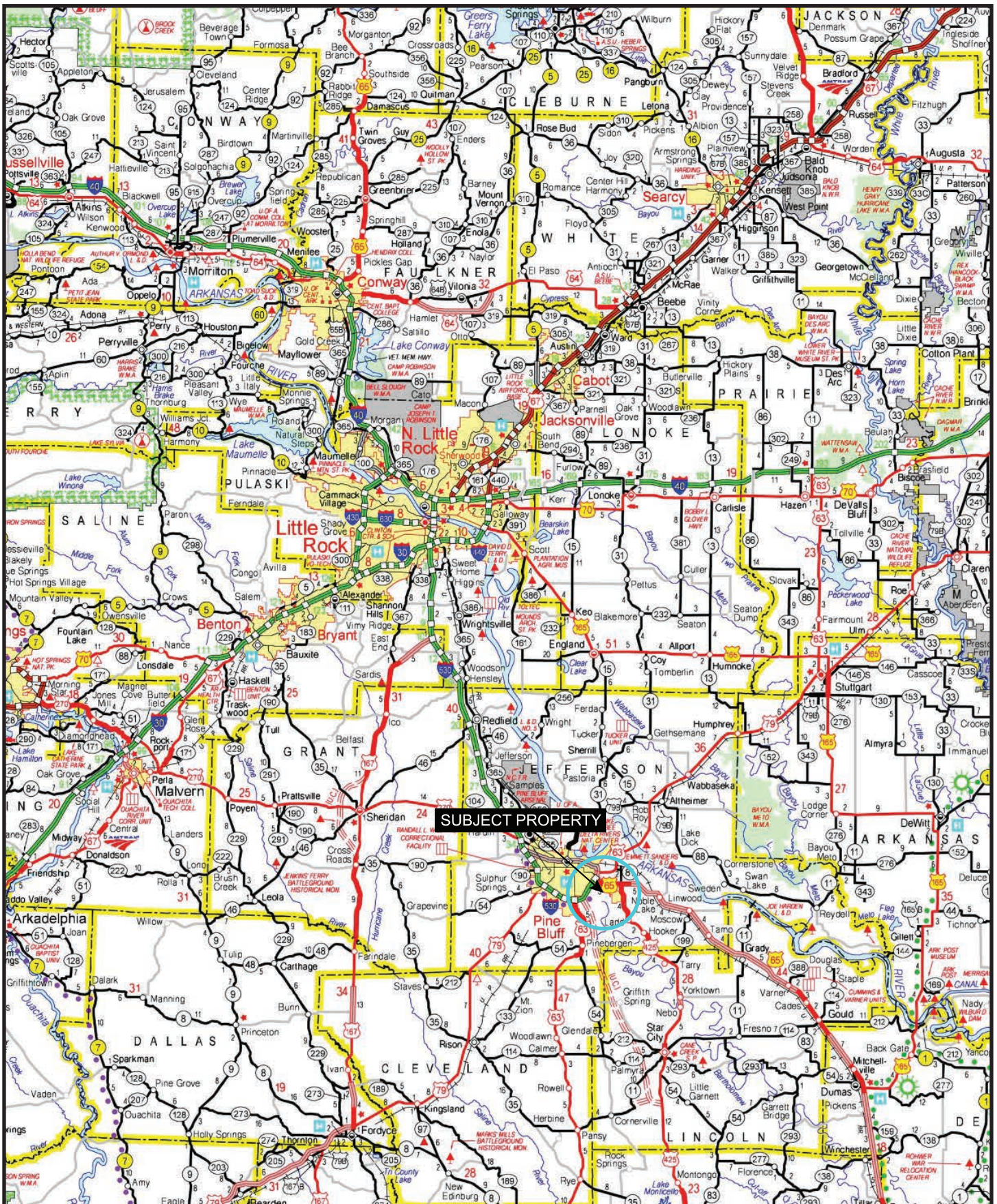
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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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:	<p>The Imbeau Bayou Farm consists of approximately 596.25 +/- surveyed acres located in Jefferson County, Arkansas, just east of the town of Pine Bluff. The farm offers a great agricultural investment opportunity due to it having predominately lighter soils, good water table, strong tenant base, close proximity to grain elevators, and highway frontage.</p> <p>The Farm Service Agency office reports a total of 473.90 +/- cropland acres that are all irrigated by eight (8) wells. The northeastern 91.46 +/- tillable acres were precision leveled in the late spring of 2022 and three (3) new wells have just been drilled. The balance of the tillable acreage has had dirt work completed in the past for the fields to row water. Another 44.50 +/- acres are enrolled in the Conservation Reserve Program (CRP) which provides additional annual income. The farm also offers deer and duck hunting opportunities. Arkansas State Highway 65 and Grider Field Ladd Road provide great access to the farm. Any questions concerning this offering or to schedule a property tour should be directed to Gar Lile, Brandon Stafford, or Gardner Lile of Lile Real Estate, Inc. (office: 501-374-3411).</p>								
Location:	<p>Pine Bluff, Arkansas; Jefferson County; Central Region of Arkansas</p> <p>Mileage Chart</p> <table><tr><td>Pine Bluff, AR</td><td>5 miles</td></tr><tr><td>Star City, AR</td><td>23 miles</td></tr><tr><td>Stuttgart, AR</td><td>35 miles</td></tr><tr><td>Little Rock, AR</td><td>51 miles</td></tr></table>	Pine Bluff, AR	5 miles	Star City, AR	23 miles	Stuttgart, AR	35 miles	Little Rock, AR	51 miles
Pine Bluff, AR	5 miles								
Star City, AR	23 miles								
Stuttgart, AR	35 miles								
Little Rock, AR	51 miles								
Acreage:	<p>596.25 Total Surveyed Acres (FSA Farm #: 1238, Tract #: 1011)</p> <ul style="list-style-type: none">• 473.90 acres in cropland<ul style="list-style-type: none">◦ Rent paid on 461.90 acres for the 2022 crop year.• 77.60 acres in woods, bayou, roads, ditches, etc.• 44.50 acres enrolled in the Conservation Reserve Program								
Access:	<p>Great access is provided via Arkansas State Highway 65 and Grider Field Ladd Road.</p>								
Irrigation:	<p>All of the tillable acreage is irrigated by eight (8) wells.</p>								
Soils:	<p>Class I: 5% Class II: 50% Class III: 45%</p>								

PROPERTY SUMMARY

Farm Bases:

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

Conservation Reserve Program:

Farm #	Tract #	Contract #	Exp. Date	Field #	Acreage	Rental Rate	Payment
1238	1011	11201A	9/30/32	5	2.67	\$134.36	\$359
1238	1011	11201A	9/30/32	11	9.23	\$134.36	\$1,240
1238	1011	11201A	9/30/32	12	8.60	\$134.36	\$1,156
1238	1011	11201A	9/30/32	13	5.20	\$134.36	\$699
1238	1011	11201A	9/30/32	14	13.20	\$134.36	\$1,774
1238	1011	11201A	9/30/32	16	2.18	\$134.36	\$293
1238	1011	11201A	9/30/32	17	3.42	\$134.36	\$460
Total					44.50		\$5,979

Est. Real Estate Taxes:

Parcel Number	Acreage	Est. Real Estate Tax
931-93541-000	120.78	\$1,190.72
931-93534-000	31.07	\$363.28
931-77452-000	31.00	\$265.93
001-08500-000	72.95	\$487.21
001-08946-000	361.81	\$3,099.56
Total	617.61	\$5,406.70

Recreation:

Duck and deer hunting along with fishing opportunities exist on the farm.

Mineral Rights:

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

Farming Contract:

The tillable acreage, as well as the hunting rights, are leased for the 2022 crop year and the 2022-2023 waterfowl hunting season on a cash rent.

Offering Price:

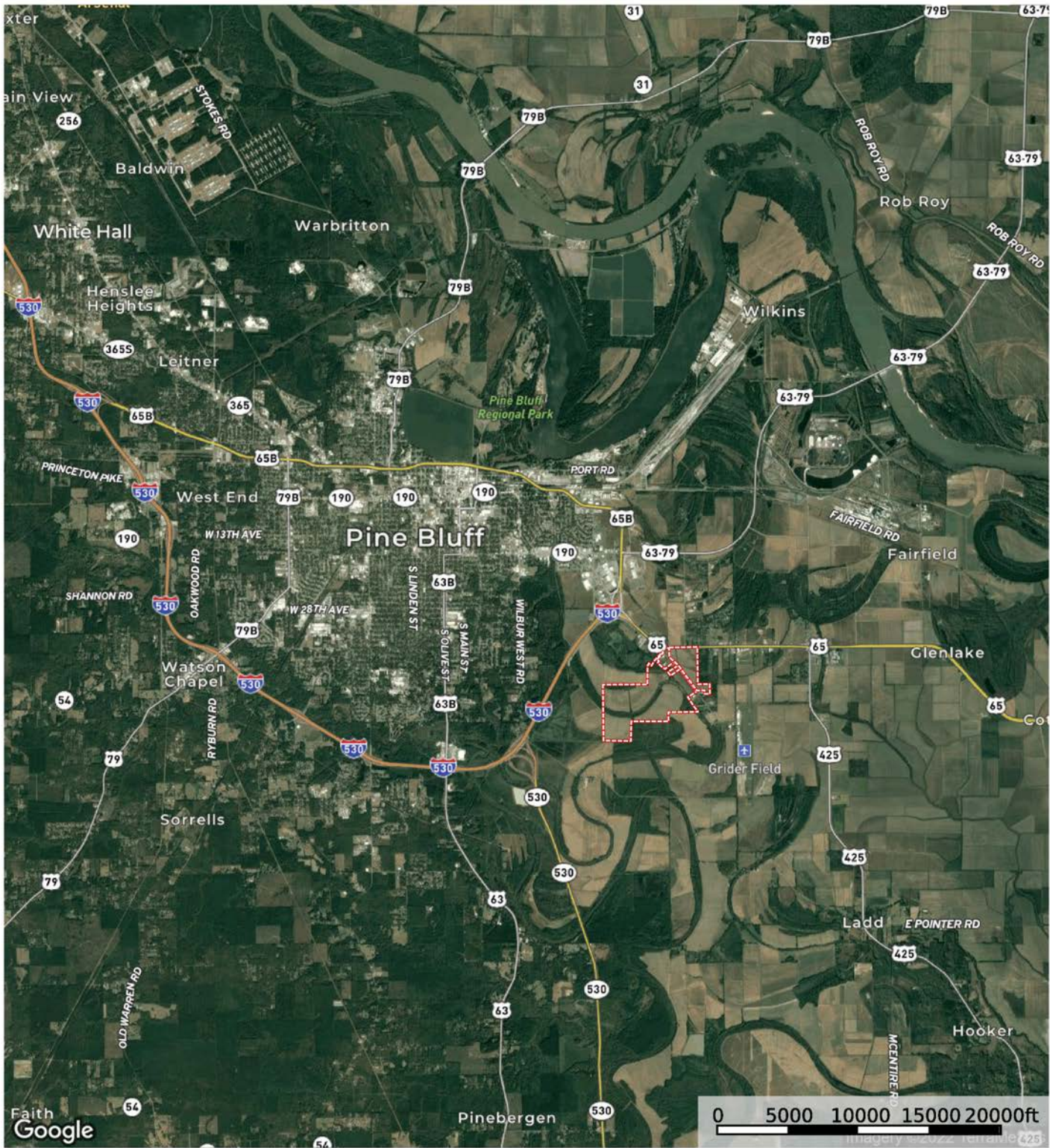
\$3,150,000.00

Contact:

Any questions concerning this offering or to schedule a property tour should be directed to Gar Lile, Brandon Stafford, or Gardner Lile of Lile Real Estate, Inc. (office: 501-374-3411).


**Please note that the listing brokers are partners within the various ownership entities.*

AERIAL MAP I

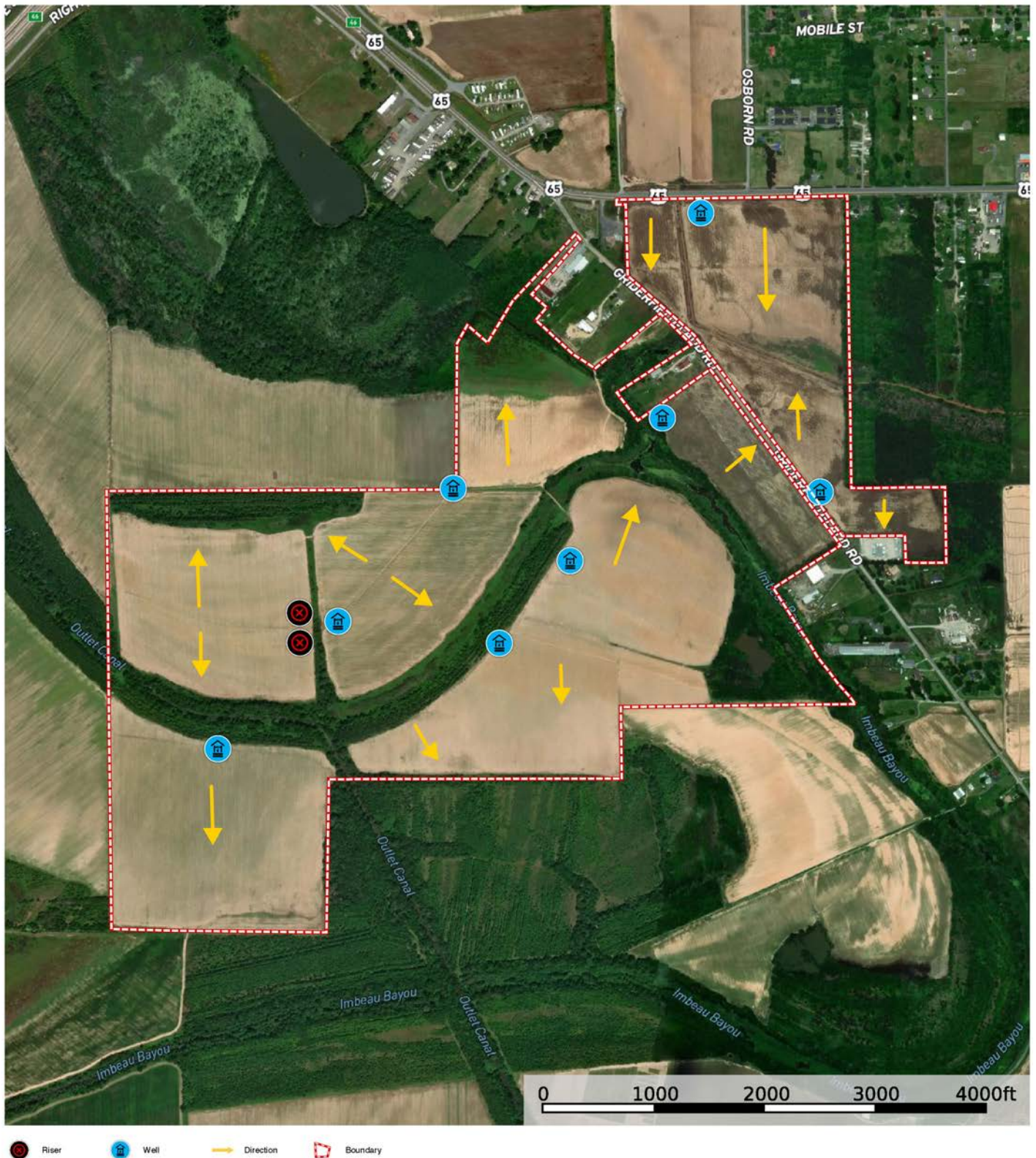


 Boundary

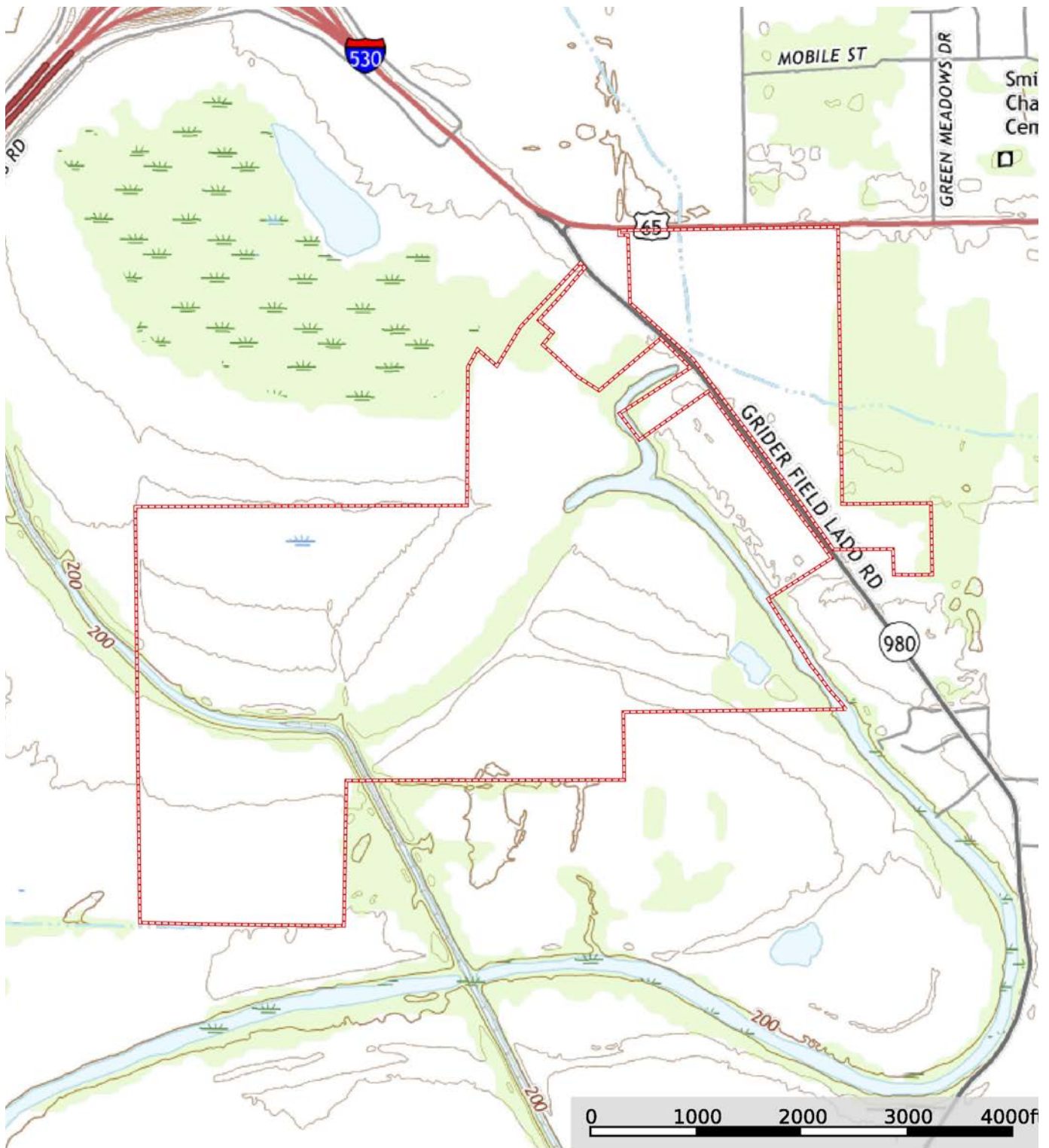
Sindy Cruthis

 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

SOIL MAP



Boundary

SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
26	Perry clay, 0 to 1 percent slopes	130.86	22.17	0	48	3w
33	Rilla silt loam, 0 to 1 percent slopes	108.93	18.46	0	85	2e
34	Rilla silt loam, 1 to 3 percent slopes	93.63	15.86	0	86	2e
19	Hebert silt loam, 0 to 1 percent slopes	90.02	15.25	0	86	2w
30	Portland clay, 0 to 1 percent slopes	59.41	10.07	0	56	3w
13	Desha clay, 0 to 1 percent slopes	41.6	7.05	0	56	3w
52	Water	23.57	3.99	0	-	-
35	Roxana silt loam, 0 to 1 percent slopes	22.56	3.82	0	85	1
8	Coushatta silt loam	10.89	1.85	0	86	1
49	Wabbaseka-Latanier complex, undulating	8.74	1.48	0	74	3w
TOTALS		590.19(*)	100%	-	68.61	2.37

(*) 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



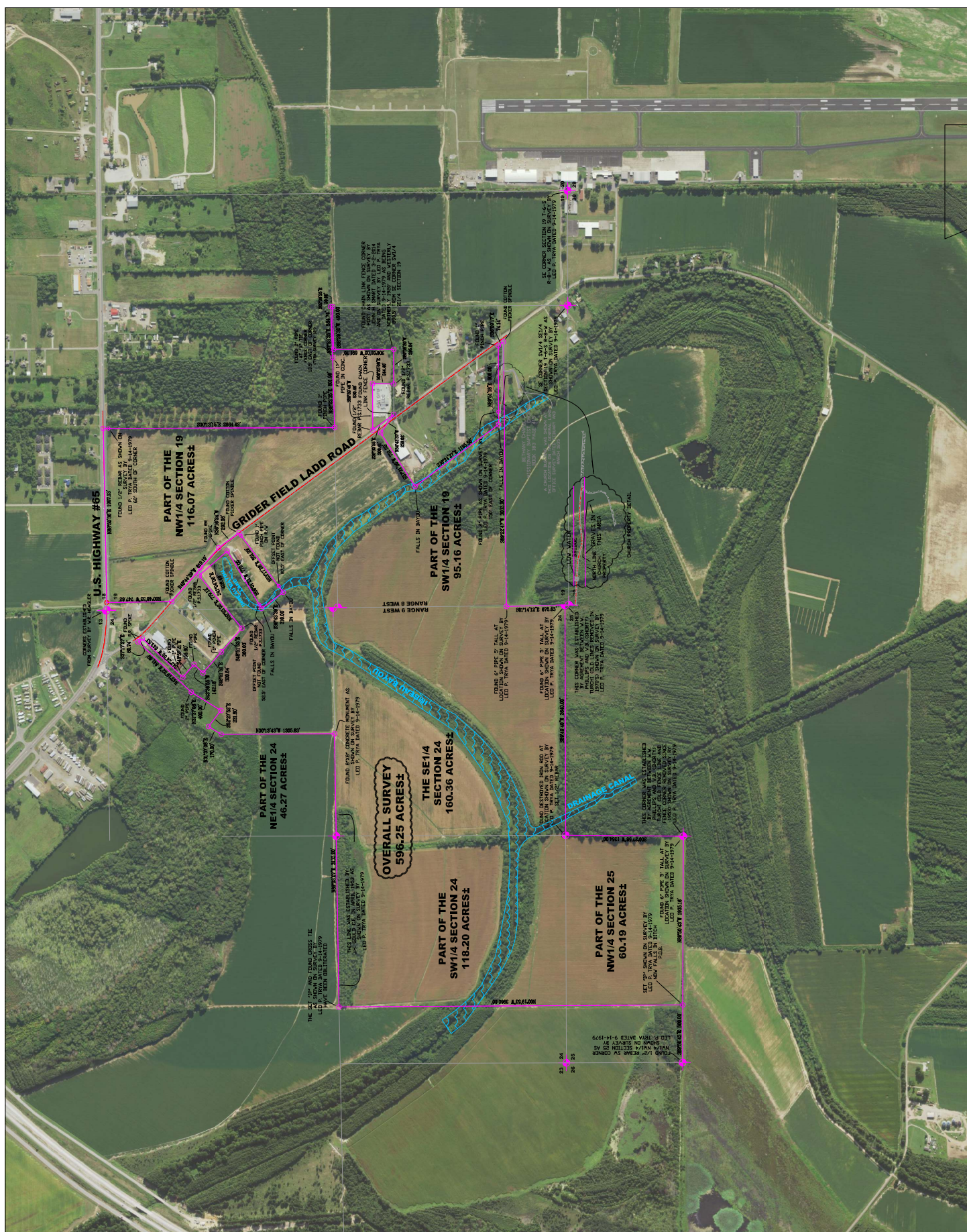
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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



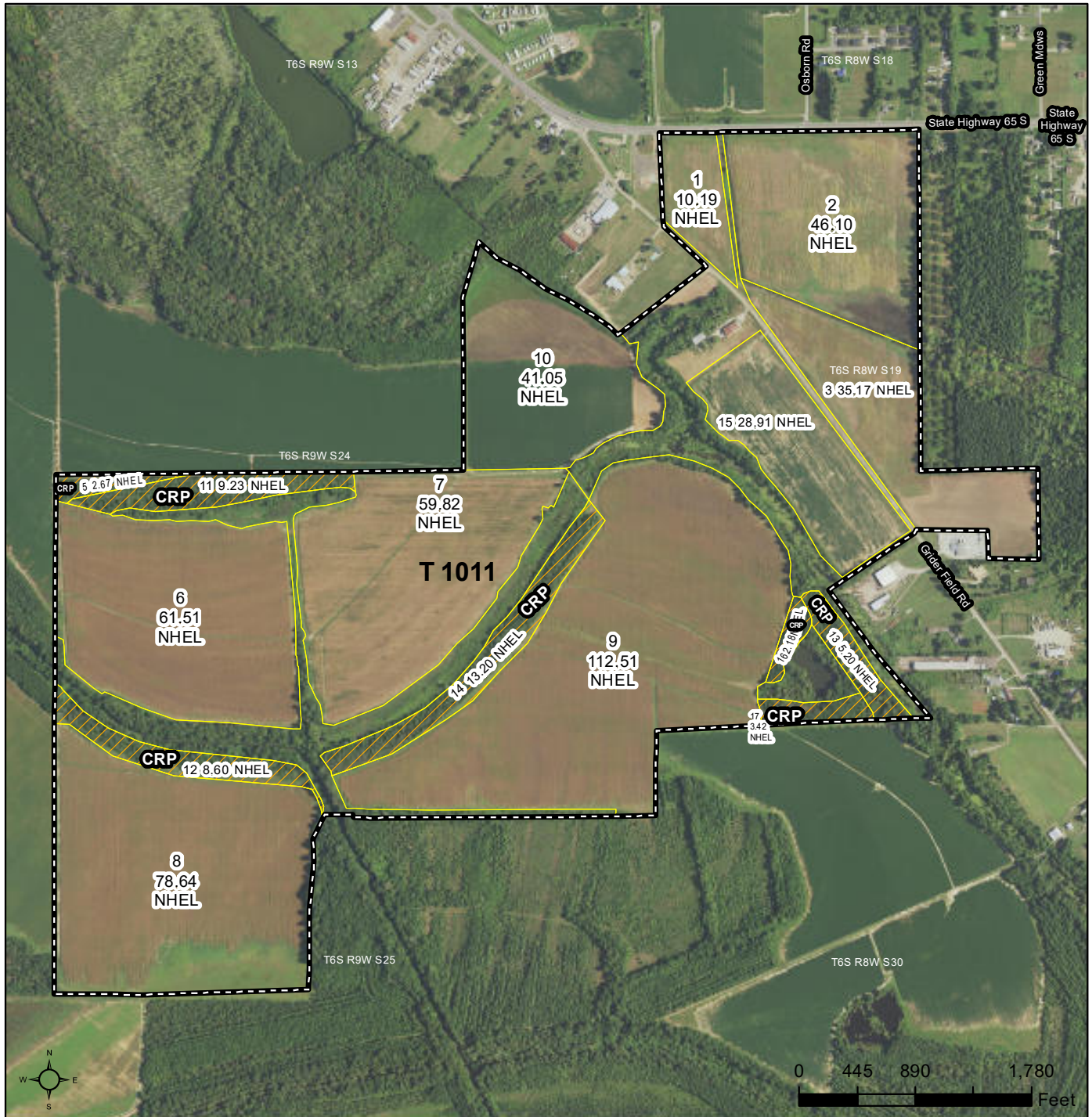


FARM SERVICE AGENCY



United States
Department of
Agriculture

Jefferson 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 20, 2020

Farm 1238
Tract 1011

Tract Cropland Total: 518.40 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).

FARM SERVICE AGENCY

**ARKANSAS
JEFFERSON**

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1238

Prepared : 6/21/22 7:56 AM

Crop Year : 2022

Operator Name : C & M FARMS PTRP
Farms Associated with Operator : 05-069-1238, 05-079-1365, 05-069-3796
CRP Contract Number(s) : 11201
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
596.07	518.40	518.40	0.00	0.00	44.50	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	473.90	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	61.93	0.00	49	
Corn	23.65	0.00	145	100
Grain Sorghum	0.78	0.00	54	
Soybeans	82.39	4.90	36	100
Seed Cotton	236.88	0.00	1826	
Unassigned Generic Base	59.22	0.00	0	
Rice-Long Grain	9.05	0.00	5807	

TOTAL **473.90** **4.90**

NOTES

Tract Number : 1011

Description : J/11
FSA Physical Location : ARKANSAS/JEFFERSON
ANSI Physical Location : ARKANSAS/JEFFERSON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : AG RESOURCES II LLC, HARLEY FARMS LLC, ETERNITY HOLDINGS LLC
Other Producers : JOSHUA RYAN DUTTON
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
596.07	518.40	518.40	0.00	0.00	44.50	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 : 1238
Prepared : 6/21/22 7:56 AM
Crop Year : 2022

Tract 1011 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	473.90	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	61.93	0.00	49
Corn	23.65	0.00	145
Grain Sorghum	0.78	0.00	54
Soybeans	82.39	4.90	36
Seed Cotton	236.88	0.00	1826
Unassigned Generic Base	59.22	0.00	0
Rice-Long Grain	9.05	0.00	5807

TOTAL **473.90** **4.90**

NOTES

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