



OFFERED FOR SALE

# OVERFLOW CREEK FARM

An Agricultural and Recreational Investment Opportunity

120 (+/-) Acres • Ashley County, AR

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.

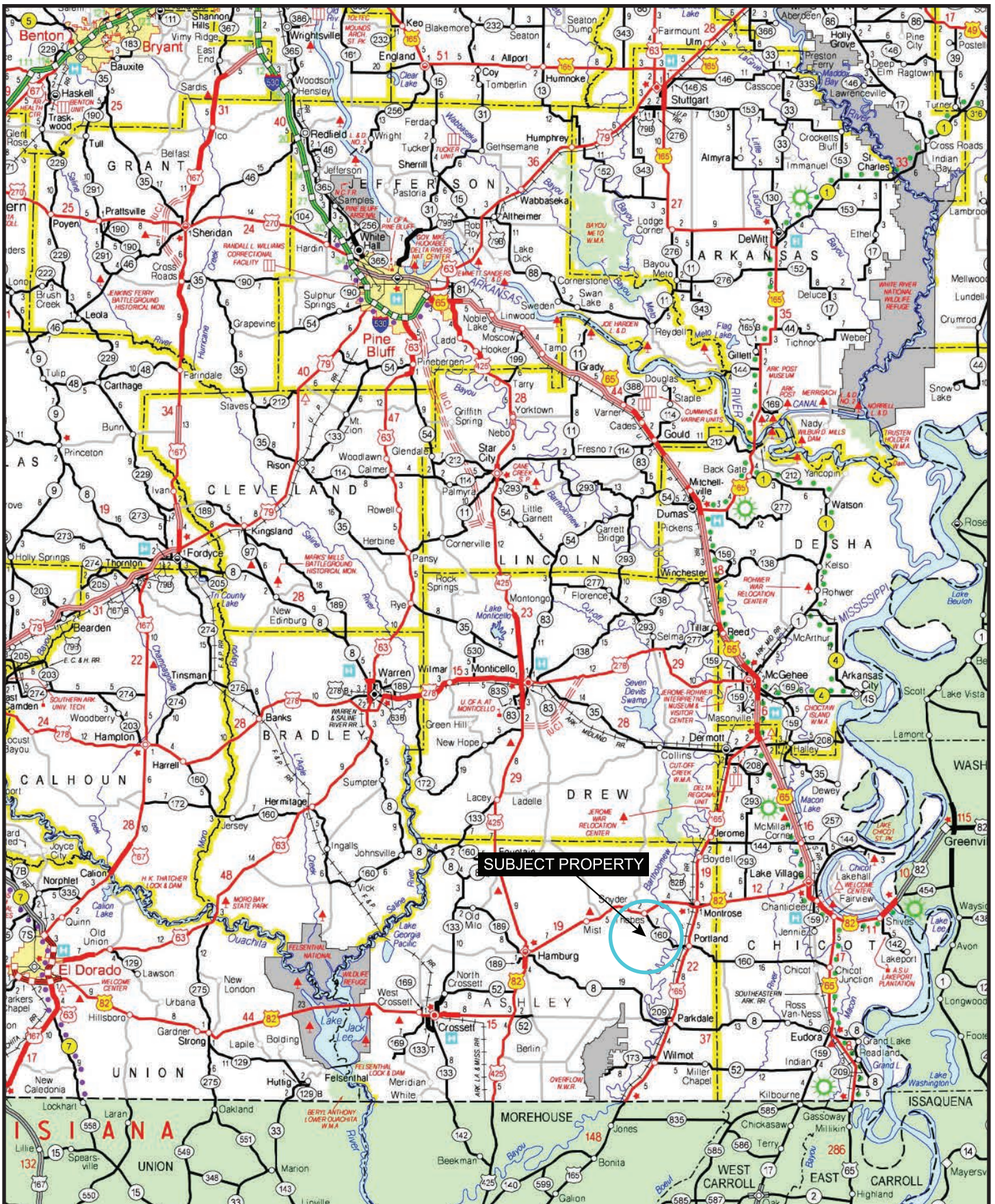
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for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

<b>Description:</b>	The Overflow Creek Farm consists of 120 (+/-) total acres offering a true multi-use property with two (2) camp locations that front along an improved paved county road. The property consists of 93.97 cultivated acres, which are irrigated by an electric well with the crop rotation being soybeans and corn. The southeastern corner of the property is enrolled in the Conservation Reserve Program (CRP). The property's close proximity to the Overflow National Wildlife Reserve (NWR) provides additional recreational opportunities. For more information about the property, or to schedule a property tour, contact Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc.										
<b>Location:</b>	Montrose, Arkansas; Ashley County; Southeast Region of Arkansas  <div>Mileage Chart<hr/></div> <table><tr><td>Portland, AR</td><td>7 miles</td></tr><tr><td>Hamburg, AR</td><td>17 miles</td></tr><tr><td>Lake Village, AR</td><td>21 miles</td></tr><tr><td>Monticello, AR</td><td>35 miles</td></tr><tr><td>Greenville, MS</td><td>36 miles</td></tr></table>	Portland, AR	7 miles	Hamburg, AR	17 miles	Lake Village, AR	21 miles	Monticello, AR	35 miles	Greenville, MS	36 miles
Portland, AR	7 miles										
Hamburg, AR	17 miles										
Lake Village, AR	21 miles										
Monticello, AR	35 miles										
Greenville, MS	36 miles										
<b>Acreage:</b>	120 (+/-) total acres										
<b>Farm Service Agency:</b>	123.6 total acres <ul style="list-style-type: none"><li>· 93.97 cultivated acres</li><li>· 15.41 acres enrolled in CRP</li><li>· 14.22 acres in home sites, wood lots, and drainage ditches</li></ul>										
<b>Access:</b>	Ashley County Road 189 / Mt. Pleasant Road										
<b>Real Estate Taxes:</b>	\$767.77 (Estimated)										
<b>CRP Contract:</b>	15.41 acres; \$724.00 annually; enrolled 10-01-2018 to 9-30-2033.										
<b>Farm Lease:</b>	Annual 80/20% crop share										
<b>Recreation:</b>	Deer and waterfowl hunting										
<b>Utilities:</b>	Electricity										
<b>Irrigation:</b>	One (1) electric submersible well, underground pipeline, multiple riser locations										
<b>Notes:</b>	All of the irrigation equipment was installed/owned by the farm tenant. It has been conveyed to the listing firm that these improvements shall transfer with the sale.										

## PROPERTY SUMMARY

<b>Notable Features:</b>	Four (4) miles from the Overflow National Wildlife Reserve (NWR)
<b>Mineral Rights:</b>	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
<b>Offering Price:</b>	\$504,000.00 (\$4,200.00 per acre)
<b>Contact:</b>	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.

## OWNERSHIP MAP



Date Created: 10/18/2022

Created By: DataScoutPro

 via DataScout OneMap

1 inch = 638 feet

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.

# FARM SERVICE AGENCY

Arkansas

Ashley

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

**FARM: 312**

Prepared: 9/23/22 9:03 AM

Crop Year: 2022

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

LAND, SAM S III

Farms Associated with Operator:

None

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): 11049A, 11049B

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
123.6	109.38	109.38	0.0	0.0	0.0	15.41	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	93.97	0.0	0.0					

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
NONE	SOYBN	NONE	NONE	NONE	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
SOYBEANS	83.7	20	0.00	100
<b>Total Base Acres:</b>	83.7			

Tract Number: 1091 Description R-7

FSA Physical Location : Ashley, AR

ANSI Physical Location: Ashley, AR

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
123.6	109.38	109.38	0.0	0.0	0.0	15.41	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	93.97	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	83.7	20	0.00
<b>Total Base Acres:</b>	83.7		

Owners: LAND, JAMES L

LAND, SAM S III

Other Producers: JOHNSON, BRUCE

LAND, SAM JR



# FARM SERVICE AGENCY



United States  
Department of  
Agriculture

Ashley County, Arkansas



**Common Land Unit** Tract Boundary

Non-Cropland; Cropland  
 CRP

## Wetland Determination

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

Imagery Year: 2021

Tract Cropland Total: 109.38 acres

2022 Program Year

Map Created February 16, 2022

**Farm 312**  
**Tract 1091**

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# CONSERVATION RESERVE PROGRAM

Page 1 of 1

<b>CRP-1</b> (07-06-20)	<b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>	
<b>5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)</b> ASHLEY COUNTY FARM SERVICE AGENCY 310 N CHERRY ST HAMBURG, AR71646-0000	<b>1. ST. &amp; CO. CODE &amp; ADMIN. LOCATION</b> 05 003  <b>3. CONTRACT NUMBER</b> 11049B
<b>5B. COUNTY FSA OFFICE PHONE NUMBER</b> (Include Area Code): (870) 853-9881 x2	<b>6. TRACT NUMBER</b> 1091  <b>7. CONTRACT PERIOD</b> FROM: (MM-DD-YYYY) 10-01-2018 TO: (MM-DD-YYYY) 09-30-2033  <b>8. SIGNUP TYPE:</b> Continuous

**THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.**

<b>9A. Rental Rate Per Acre</b> \$ 46.98	<b>10. Identification of CRP Land (See Page 2 for additional space)</b>				
<b>9B. Annual Contract Payment</b> \$ 724.00	<b>A. Tract No.</b> 1091	<b>B. Field No.</b> 0006	<b>C. Practice No.</b> CP22	<b>D. Acres</b> 15.41	<b>E. Total Estimated Cost-Share</b> \$ 0.00
<b>9C. First Year Payment</b> \$					
(Item 9C is applicable only when the first year payment is prorated.)					

## 11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

<b>A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</b> SAM S LAND III 1414 HICKORY ST CROSSETT, AR71635-4032	<b>(2) SHARE</b> 50.00 %	<b>(3) SIGNATURE (By)</b> 	<b>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</b>	<b>(5) DATE (MM-DD-YYYY)</b> 3-14-2022
<b>B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</b> JAMES L LAND 181 ASHLEY ROAD 431 CROSSETT, AR71635-9353	<b>(2) SHARE</b> 50.00 %	<b>(3) SIGNATURE (By)</b> 	<b>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</b>	<b>(5) DATE (MM-DD-YYYY)</b> 3-14-2022
<b>C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</b>	<b>(2) SHARE</b> %	<b>(3) SIGNATURE (By)</b> 	<b>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</b>	<b>(5) DATE (MM-DD-YYYY)</b>

<b>12. CCC USE ONLY</b>	<b>A. SIGNATURE OF CCC REPRESENTATIVE</b> 	<b>B. DATE (MM-DD-YYYY)</b> 4-13-22
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**NOTE:** The following statements are made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (16 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

**Paperwork Reduction Act (PRA) Statement:** The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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## RECEIVED

MAR 14 2022 KB

USDA, FSA  
ASHLEY COUNTY

Date Printed: 02/07/2022

# OVERFLOW NATIONAL WILDLIFE REFUGE



"Located in southeast Arkansas in Ashley County, Overflow National Wildlife Refuge was established in 1980 to protect one of the remaining bottomland hardwood forests considered vital for maintaining mallard, wood duck, and other waterfowl populations in the Mississippi Flyway. This 13,000 + acre wetland complex consists of seasonally flooded bottomland hardwood forests, impoundments, and croplands. During the winter, a 4,000- acre greentree reservoir is created when the bottomland hardwood forests are allowed to flood. This seasonally flooded area provides a haven for mallards, wood ducks, and other waterfowl species.

This refuge is a wetland complex within the watershed of Overflow Creek which flows southerly along the length of the refuge. On the west boundary, there are only about 100 acres of uplands found on a narrow strip along the escarpment that separates the Mississippi Alluvial Valley from the Gulf Coastal Plain. The majority of the refuge is bottomland hardwood forest consisting primarily of willow and overcup oaks. Willow oaks, found here in abundance, produce small acorns that are an excellent source of food for the mallards and wood ducks that make their winter home here.

Throughout the refuge are a number of impoundments, where the water and the plants are managed to benefit wildlife living on the refuge, especially waterfowl. These areas, called moist soil units, are very important in insuring that there is enough food for the birds that spend the winter here. Natural foods provide essential nutrients for birds to survive the winter and nest successfully in the spring. These moist soil units, along with the croplands, and bottomland hardwoods forest, provide a mix of habitats that support a variety of wildlife throughout the year."

## Source:

*Overflow National Wildlife Refuge.* (2014, April 10). U.S. Fish & Wildlife Service.  
<https://www.fws.gov/refuge/Overflow/about.html>



AERIAL MAP I



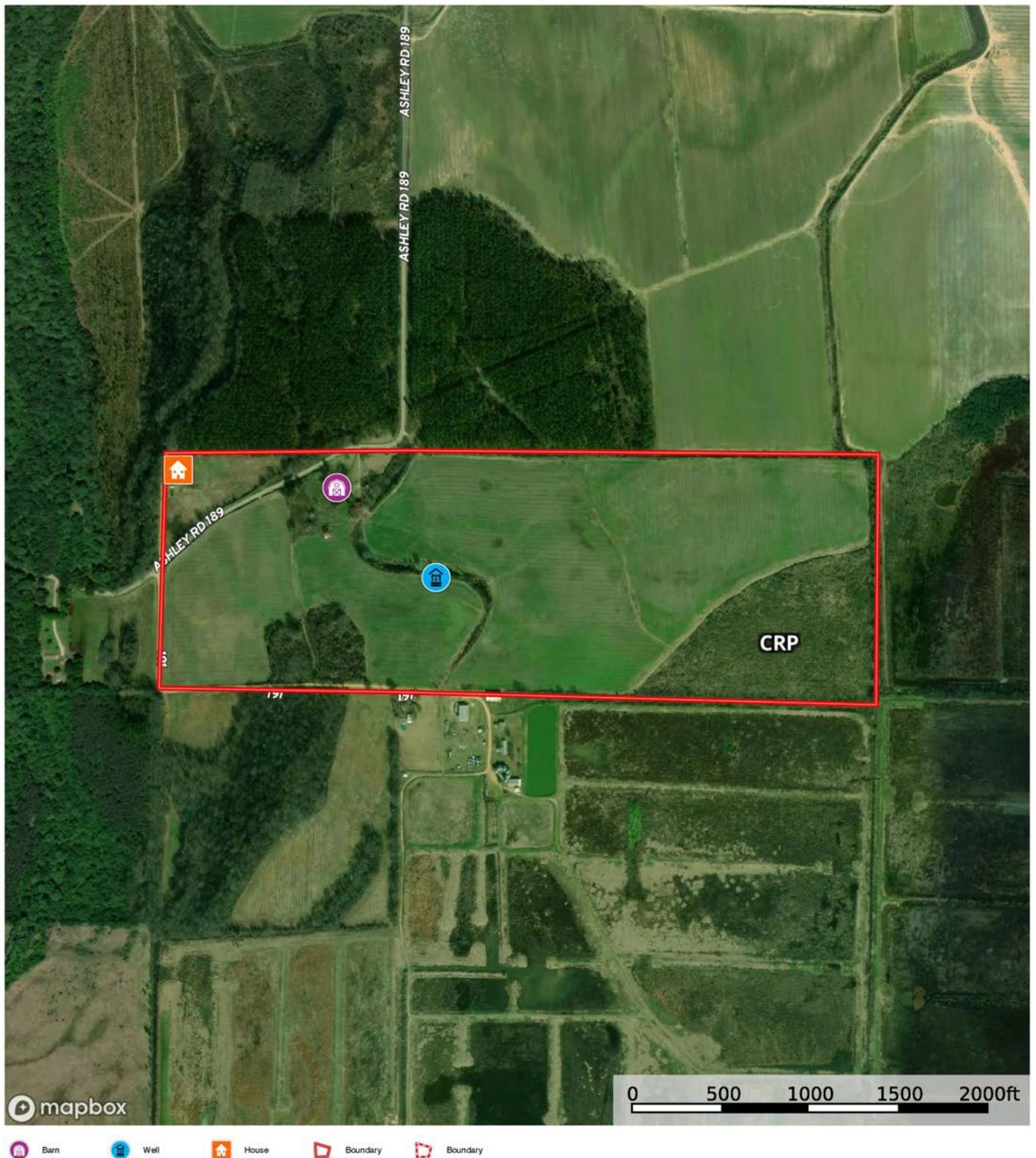
Boundary Boundary

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.

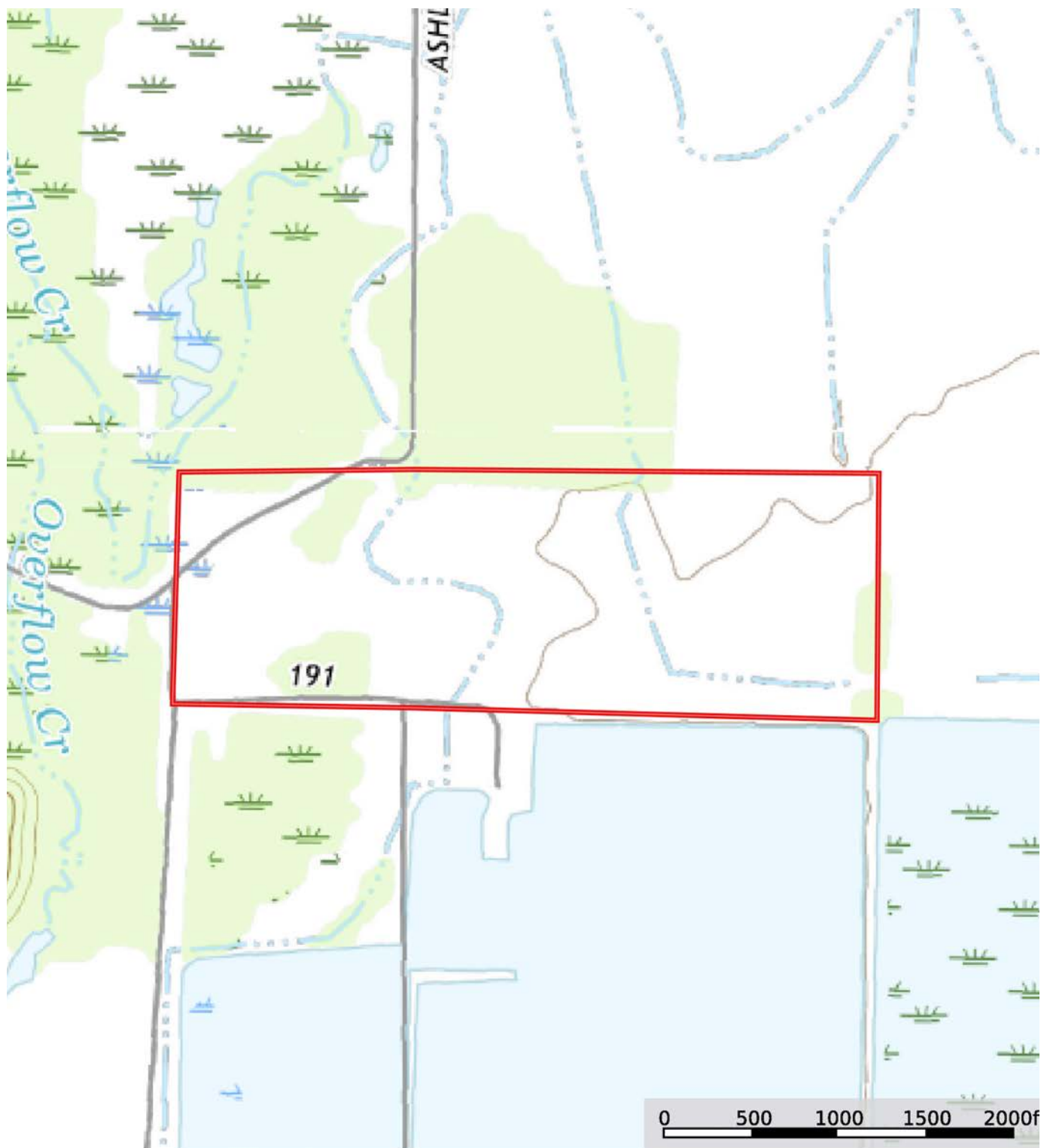


## AERIAL MAP II





# TOPOGRAPHY MAP



Boundary Boundary

# SOIL MAP



Boundary Boundary



## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
15	Hebert silt loam, 0 to 1 percent slopes	57.84	45.45	0	86	2w
25	Rilla silt loam, 0 to 1 percent slopes	54.7	42.98	0	85	2e
19	Perry clay, 0 to 1 percent slopes	13.23	10.4	0	48	3w
36	Water	1.44	1.13	0	-	-
23	Portland silty clay, 0 to 1 percent slopes	0.06	0.05	0	56	3w
TOTALS		127.26(*)	100%	-	80.64	2.11

(\*) 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

	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













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