



OFFERED FOR SALE

PLAFCAN SOUTH FARM

An Agricultural and Recreational Investment Opportunity

80.0 (+/-) Acres • Lonoke County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



DISCLOSURE STATEMENT

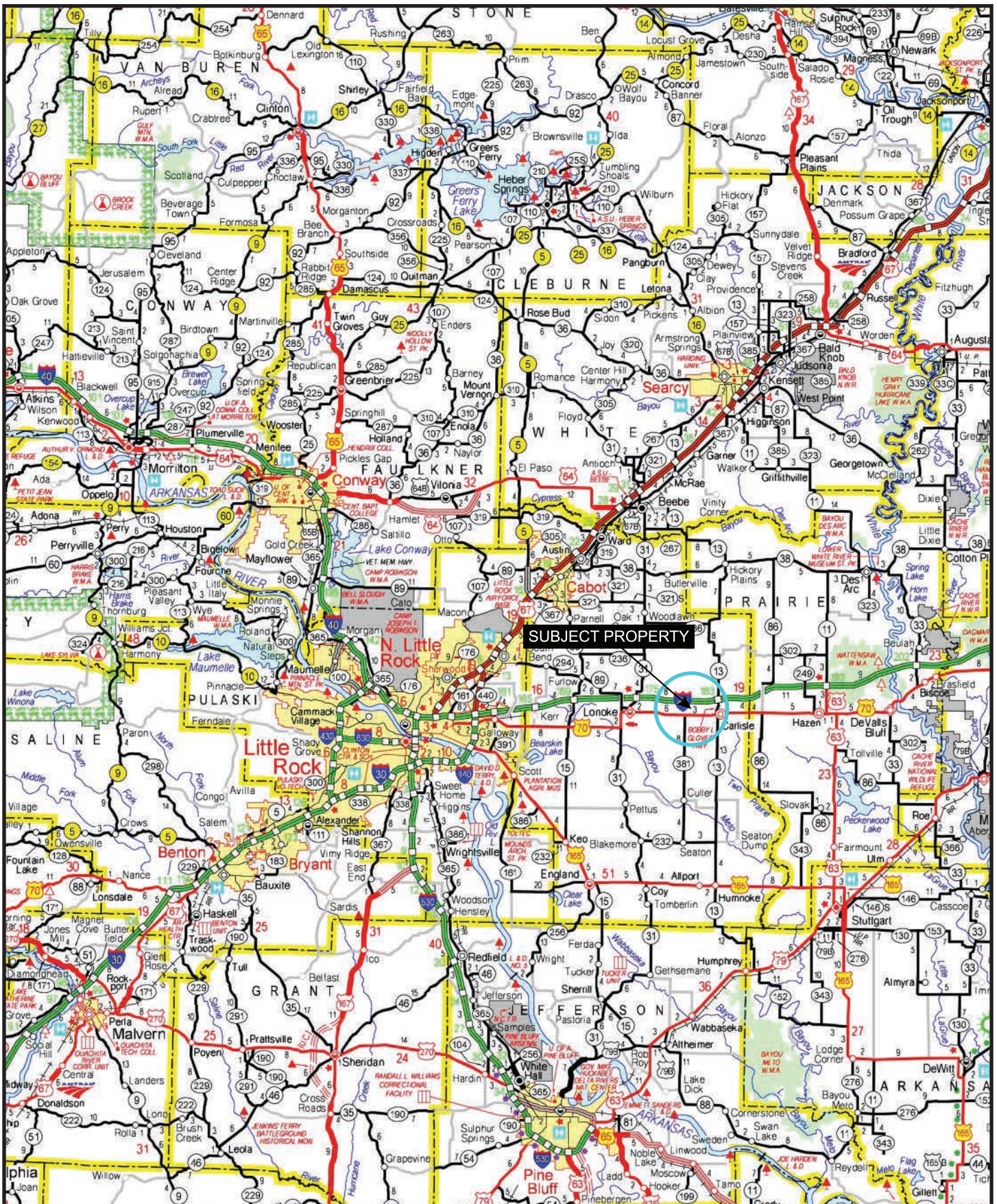
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A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or 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.

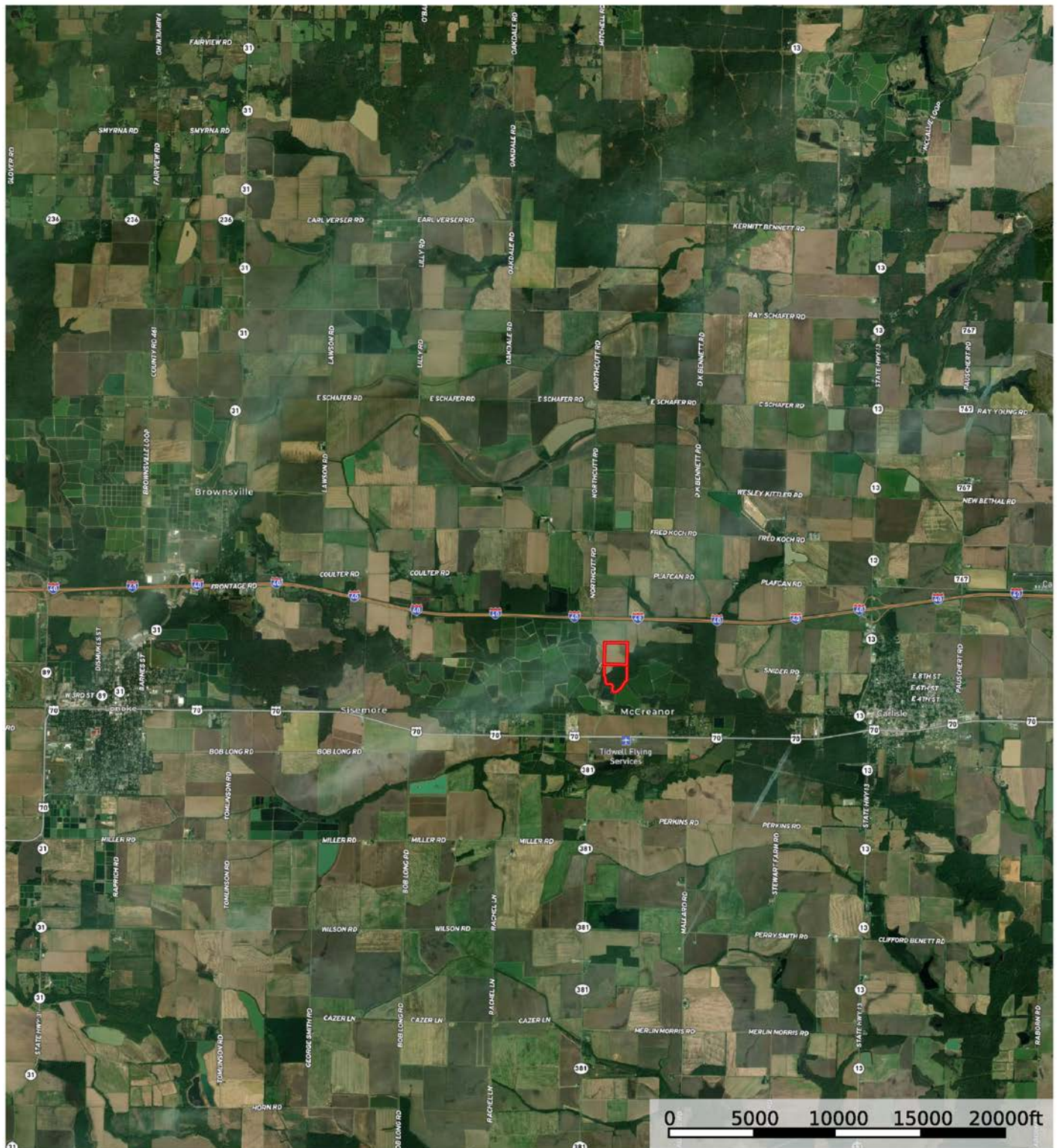
VICINITY MAP



PROPERTY SUMMARY

Description:	<p>The Plafcan South Farm consists of approximately 80.0 +/- acres located in Lonoke County, Arkansas just west of the town of Carlisle. The Farm Service Agency office reports a total of 44.23 +/- cropland acres, of which 39.56 +/- acres are irrigated by an eight (8) inch re-lift situated along Northcutt Road in Bayou Two Prairie, which forms the southern property boundary. The northeastern field could be planted as a dove field, or enrolled in the Conservation Reserve Program (CRP) to still generate annual income, but also improve the wildlife habitat. The tillable acreage is leased to Don Kittler Farms on a 75 / 25 net crop share. There are approximately 37 +/- acres of woods that offer deer hunting and other small game opportunities. The farm has great access from Northcutt Road, which is a county-maintained road.</p> <p>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.</p>										
Location:	<p>Carlisle, Arkansas; Lonoke County; Central Region of Arkansas</p> <table><tr><td colspan="2">Mileage Chart</td></tr><tr><td>Carlisle, AR</td><td>4 miles</td></tr><tr><td>Lonoke, AR</td><td>6 miles</td></tr><tr><td>Little Rock, AR</td><td>33 miles</td></tr><tr><td>Stuttgart, AR</td><td>35 miles</td></tr></table>	Mileage Chart		Carlisle, AR	4 miles	Lonoke, AR	6 miles	Little Rock, AR	33 miles	Stuttgart, AR	35 miles
Mileage Chart											
Carlisle, AR	4 miles										
Lonoke, AR	6 miles										
Little Rock, AR	33 miles										
Stuttgart, AR	35 miles										
FSA Acreage:	<p>80.0 +/- Total Acres (FSA Farm #: 4720, Tract #: 1117)</p> <ul style="list-style-type: none">• 44.23 +/- acres in cropland• 4 +/- acres in woodlot										
Irrigation:	<p>The tillable acreage is irrigated by an eight (8) inch re-lift located in Bayou Two Prairie. The re-lift is owned by the tenant.</p>										
Farm Bases:	<p>Please see attached Farm Service Agency (FSA) 156EZ within this brochure.</p>										
Est. Real Estate Taxes:	<p>\$524.43 (estimated)</p>										
Mineral Rights:	<p>All mineral rights owned by the Seller, if any, shall transfer to the Buyer.</p>										
Farming Contract:	<p>The tillable acreage is leased for the 2022 crop season on a 75 / 25 net crop share to Don Kittler Farms.</p>										
Offering Price:	<p>\$325,000.00</p>										
Contact:	<p>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.</p>										

LOCATION MAP

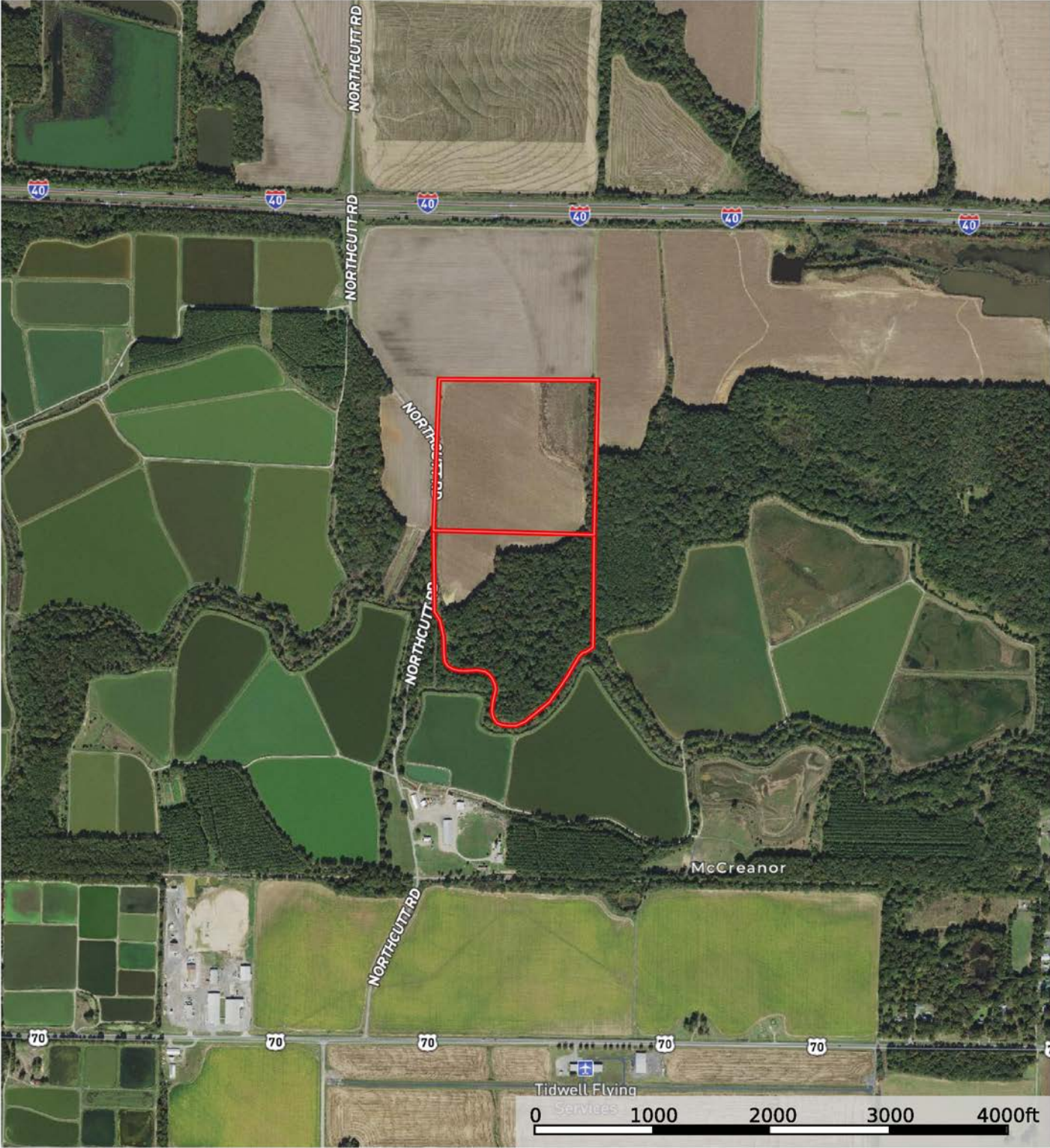


Boundary

Sindy Cruthis

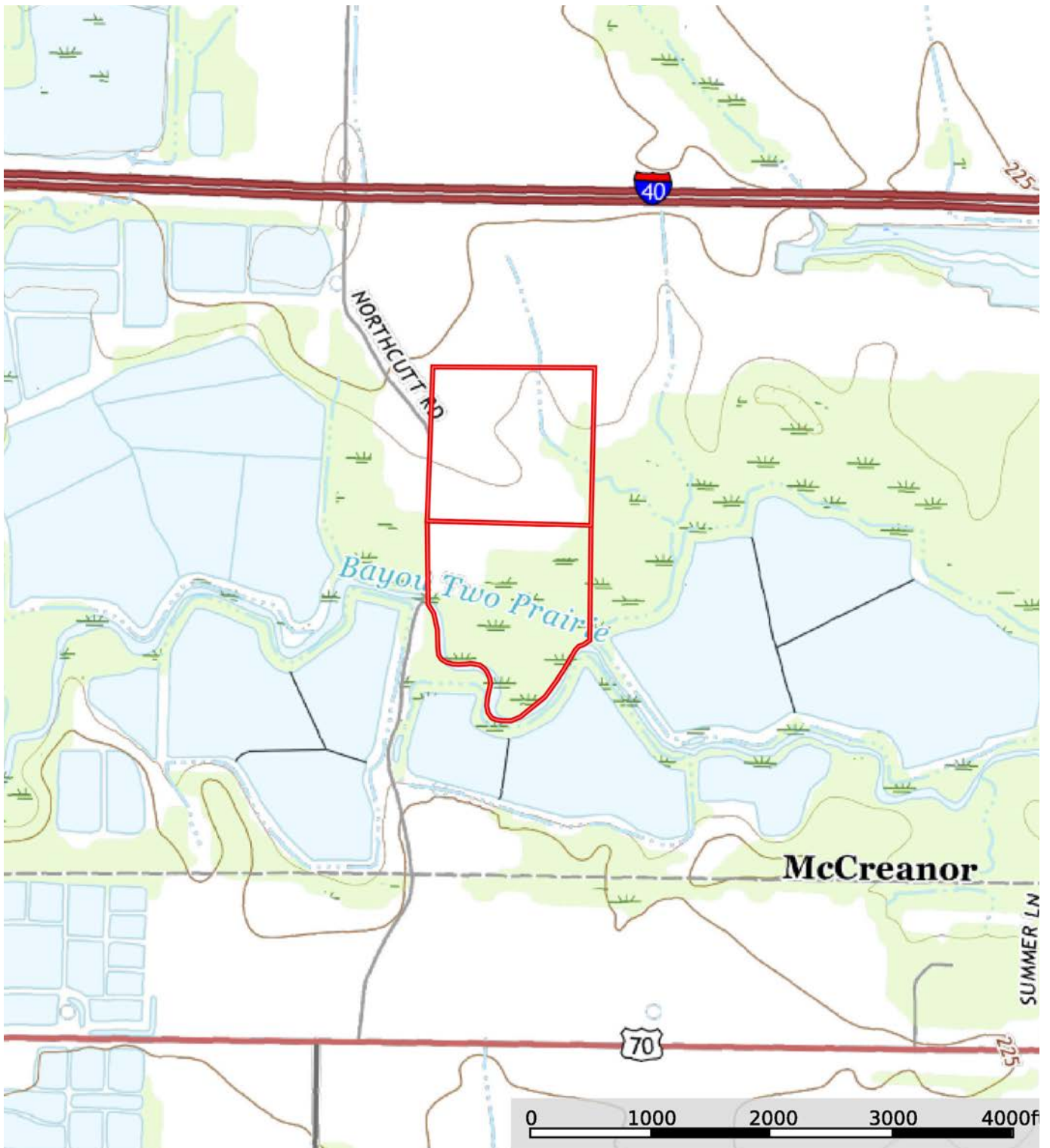
The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

AERIAL MAP



 Boundary

TOPOGRAPHY MAP



Boundary

ndy Cruthis

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SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
38	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	29.95	37.28	0	52	4w
21	Immanuel silt loam, 1 to 3 percent slopes	17.9	22.28	0	65	2e
3	Calloway silt loam, 0 to 1 percent slopes	12.26	15.26	0	58	2w
35	Stuttgart silt loam, 0 to 1 percent slopes	11.5	14.31	0	67	2w
36	Stuttgart silt loam, 1 to 3 percent slopes	8.73	10.87	0	66	2e
TOTALS		80.34(*)	100%	-	59.48	2.75

(*) 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

FARM: 4720

Arkansas

U.S. Department of Agriculture

Prepared: 3/11/22 12:47 PM

Lonoke

Farm Service Agency

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 3

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	Recon Number
DON KITTLER FARMS	Division of FSN 3400	2012 - 7

Farms Associated with Operator:

376, 532, 698, 714, 734, 747, 793, 817, 839, 845, 940, 950, 1042, 1049, 1050, 1055, 1074, 1110, 2678, 2889, 3048, 3273, 4387, 4388, 4599, 4721, 4722,

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
158.58	124.27	124.27	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	124.27	73.6	0.0					

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, OATS , RICE-LGR RICE-MGR	SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	47.2	36	0.00	
OATS	3.6	51	0.00	
SOYBEANS	87.4	32	0.00	100
RICE-LONG GRAIN	52.8	6140	0.00	
RICE-MED GRAIN	5.0	4910	0.00	
Total Base Acres:	196.0			

FARM SERVICE AGENCY

Arkansas

Lonoke

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

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FARM: 4720

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Page: 2 of 3

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Tract Number: 1117 **Description** K-11

FSA Physical Location : Lonoke, AR

ANSI Physical Location: Lonoke, AR

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
75.81	44.23	44.23	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	44.23	31.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	19.9	36	0.00
RICE-LONG GRAIN	22.3	6140	0.00
RICE-MED GRAIN	2.1	4910	0.00
SOYBEANS	30.9	32	0.00
Total Base Acres:	75.2		

Owners: PLAFCAN, GERALD W
PLAFCAN, CAROLE

PLAFCAN, BRIAN
UPTON-SILVESTRE, MARILYN

Other Producers: None

FARM SERVICE AGENCY



United States
Department of
Agriculture

Lonoke County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination

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

Imagery Year: 2021

2022 Program Year

Map Created February 15, 2022

Farm 4720

Tract 1117

Tract Cropland Total: 44.23 acres

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