



OFFERED FOR SALE

COLCLASURE FAMILY FARM

An Agricultural and Recreational Investment Opportunity

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

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

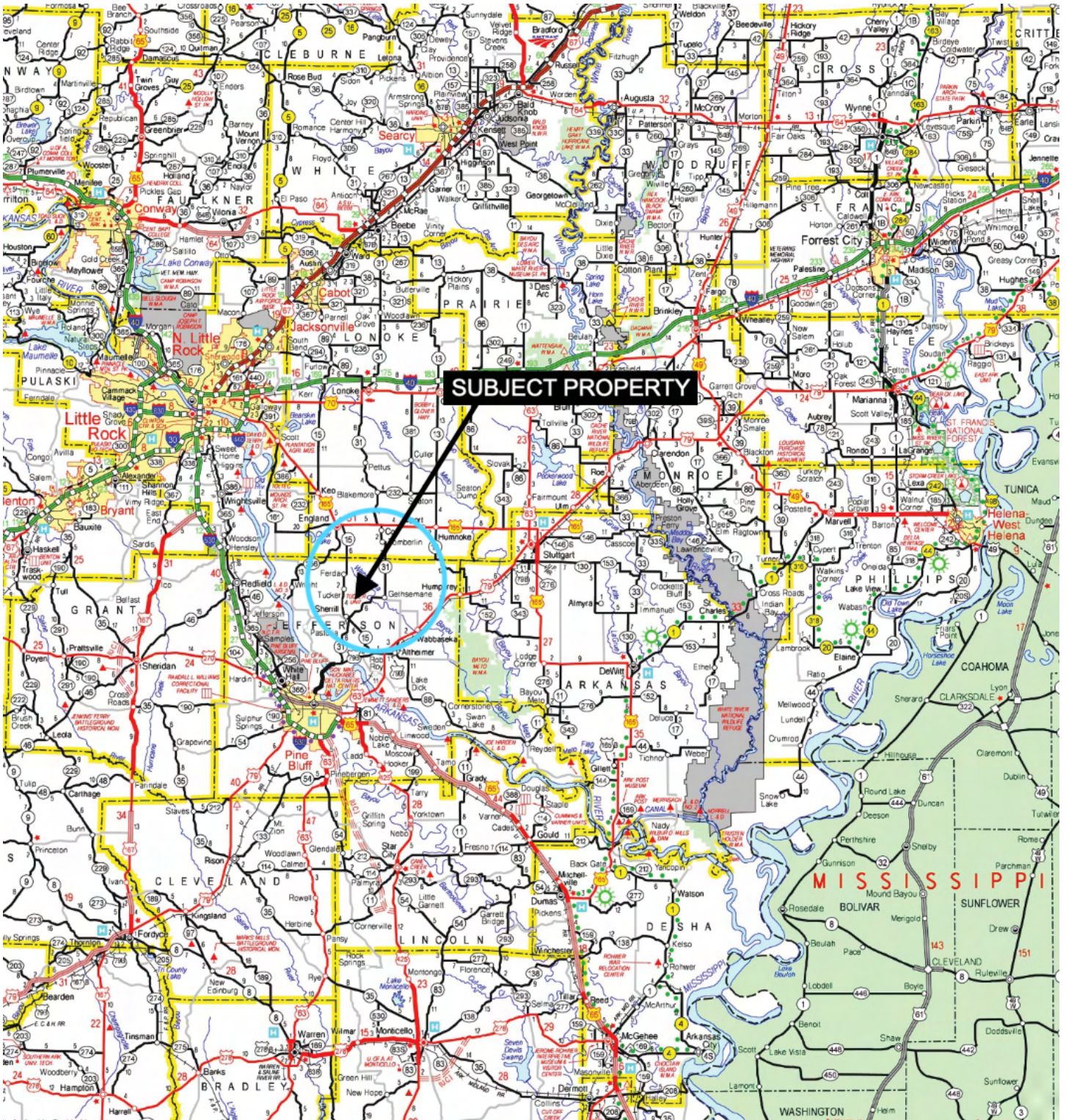
Lile Real Estate, Inc. is the listing agency for the owner of the property described in this offering brochure.

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 in 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 Colclasure Family Farm consists of approximately 342.6 (+/-) acres located in Jefferson County, Arkansas just east of the Sherrill community. The farm consists of two (2) non-contiguous tracts, located in close proximity to each other. In this brochure offering we will refer to the 185.10 (+/-) acres that Patton Lake fronts as the 'west tract' and the 157.50 (+/-) acres along Cantrell Road as the 'east tract'.

The Farm Service Agency office reports a total of 295.67 (+/-) cropland acres with the west tract having 143.54 (+/-) tillable acres and the east tract having 152.13 (+/-) tillable acres. All of the tillable acreage is irrigated by four (4) wells and Patton Lake offers surface water opportunities for the west tract. The soil complex consists of predominately lighter soils and allows for a diverse planting mix. The planting history includes corn, rice, and soybeans.

The west tract offers recreational opportunities including waterfowl hunting in the east field and Patton Lake, in addition to fishing in Patton Lake. 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.

Location:

Sherrill, Arkansas; Jefferson County; Central Region of Arkansas.

Mileage Chart

Pine Bluff, AR	20 miles
Stuttgart, AR	25 miles
England, AR	25 miles
Little Rock, AR	60 miles

Access:

Arkansas State Highway 15 provides easy access to the west tract, while the east tract is quickly accessible from Cantrell Road, a county road.

Acreage:

- 342.60 (+/-), per assessor. FSA Farm #1784, Tracts #456 and #1958.
- 295.67 (+/-) acres in cropland.
 - 32 (+/-) acres in Patton Lake.
 - 15 (+/-) acres in roads, ditches, woods, etc.

Irrigation:

The west tract's tillable acreage is irrigated by an electronic submersible well and an 8-inch diesel turbine well. The east tract's tillable acreage is irrigated by two 8-inch diesel turbine wells.

PROPERTY SUMMARY

Soils:

Class I: 1%
Class II: 85%
Class III: 7%
Water: 7%

Mineral Rights:

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

Recreation:

The west tract offers recreational opportunities including waterfowl hunting in the east field and Patton Lake, in addition to fishing in Patton Lake.

Estimated Taxes:

Tract	Acreage	Estimated Taxes
West Tract	185.10	\$1,964.00
East Tract	157.50	\$1,863.00
Total	342.60	\$3,827.00

**Estimates listed above are estimates from the property assessor and subject to change.*

Farm Bases:

See the Farm Service Agency (FSA) 156EZ included in this brochure.

Farming Contract:

The tillable acreage is leased for the 2023 crop year on an 80/20 crop share with the Lyons Family.

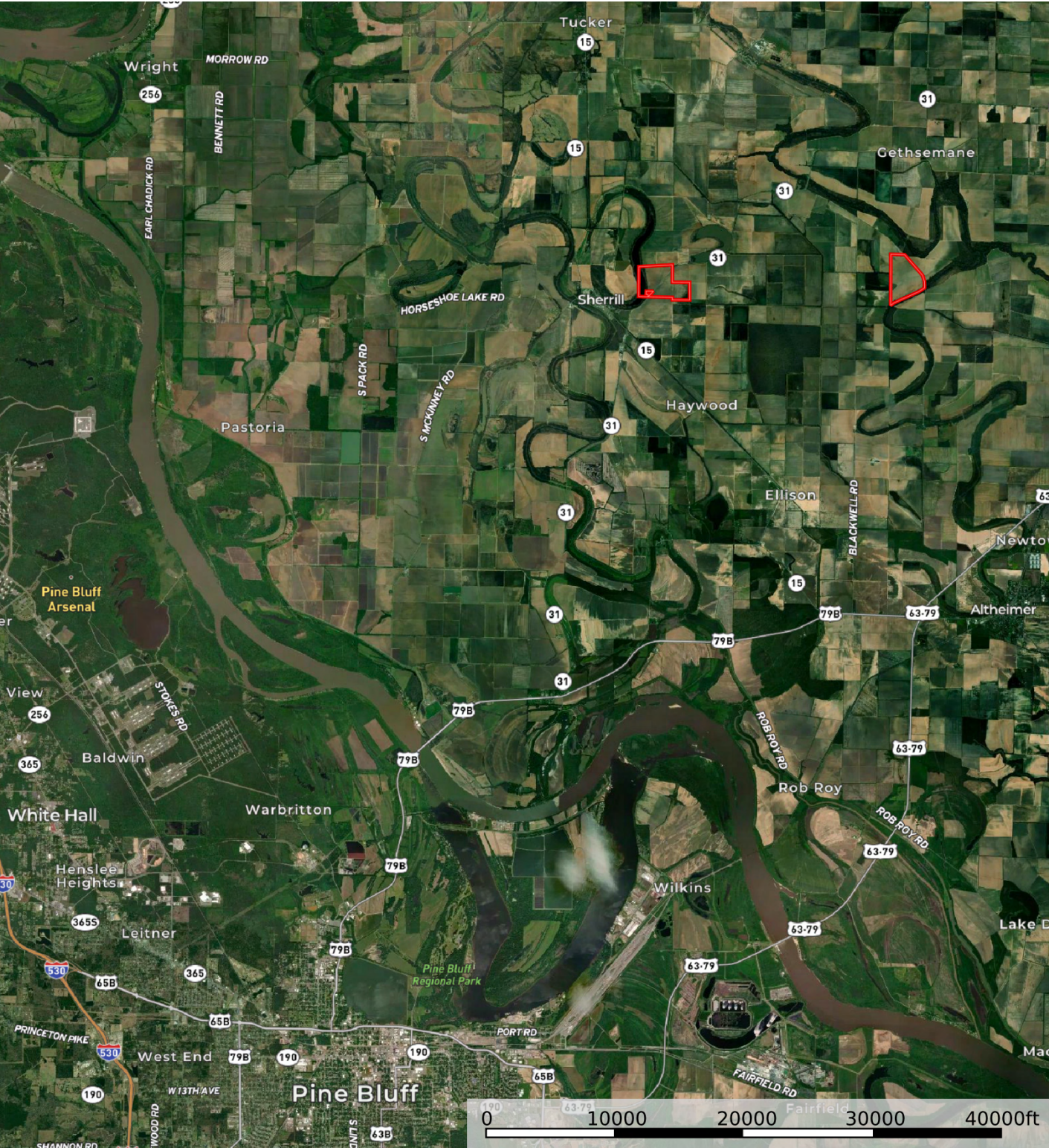
Offering Price:

Tract	Offering Price
West Tract	\$1,100,000.00
East Tract	\$990,000
Total	\$2,090,000.00

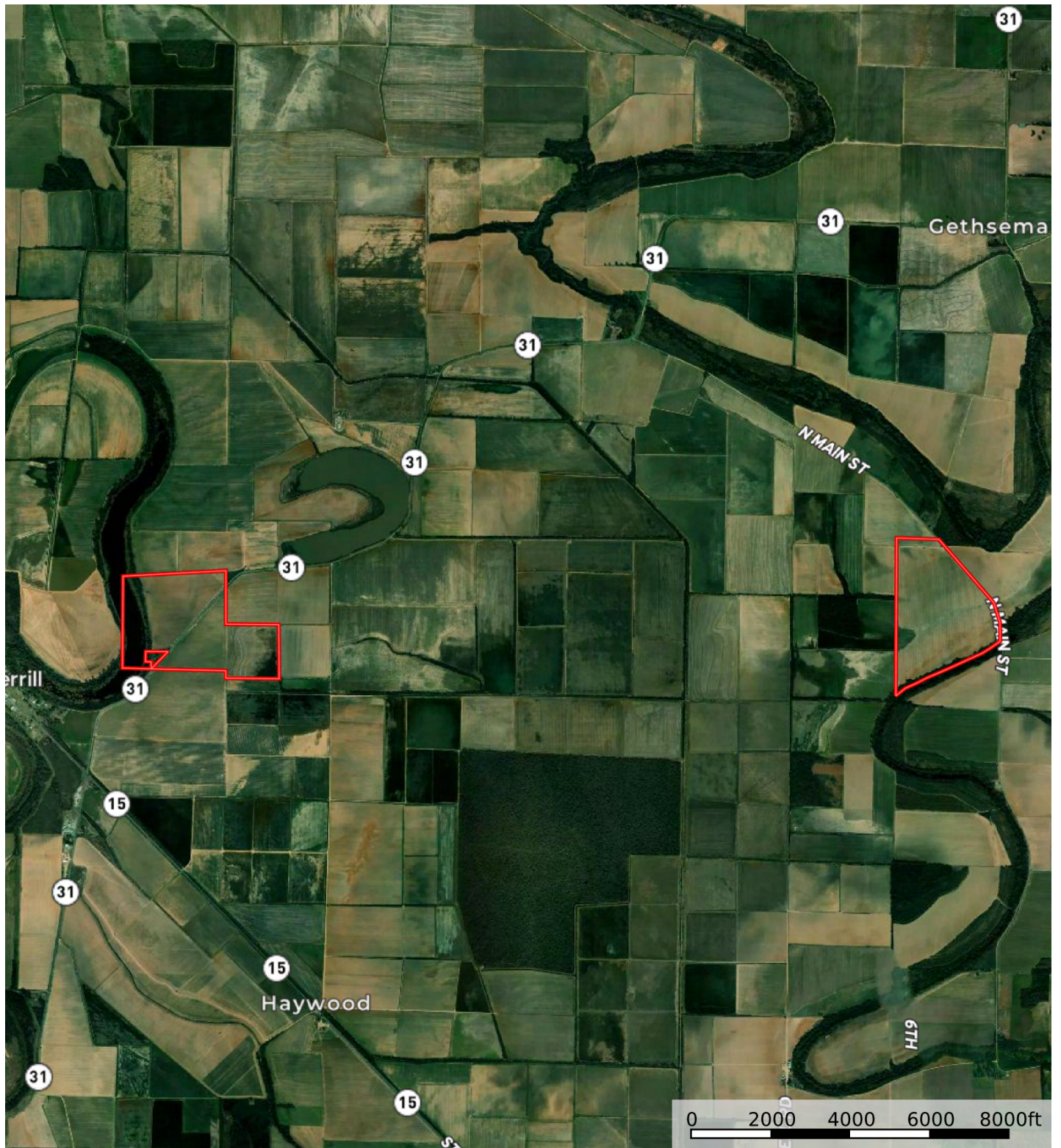
Contact:

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AERIAL MAP I



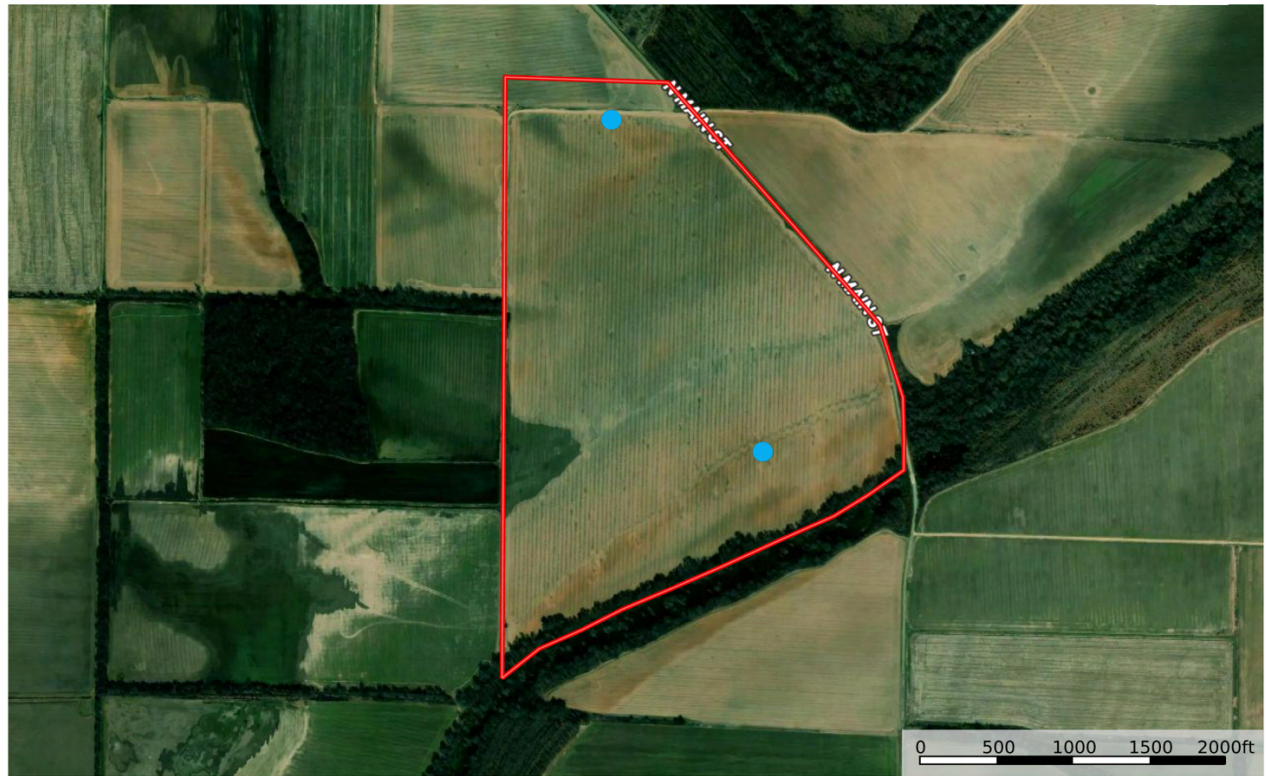
AERIAL MAP II



IRRIGATION MAP

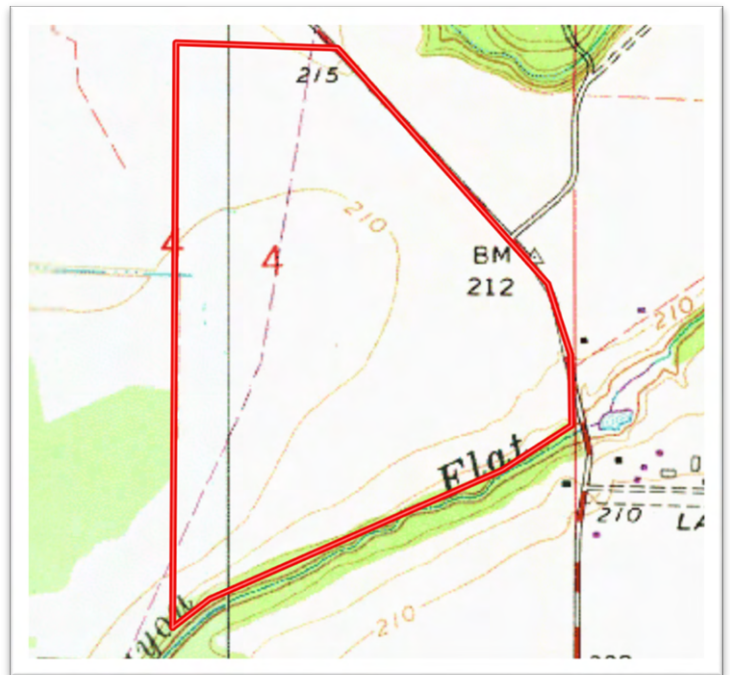
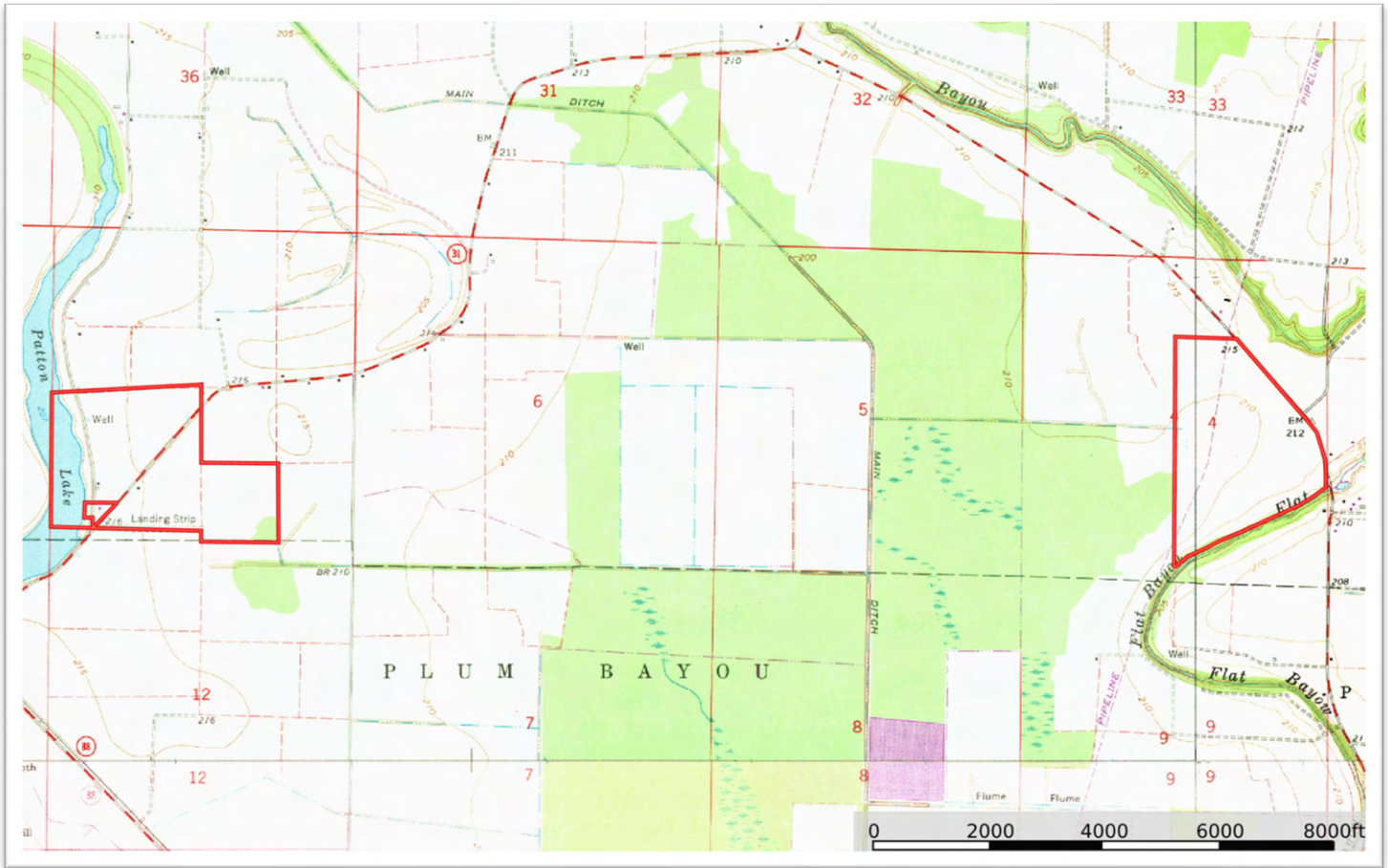


● Diesel Turbine ● Electric Submersible ▢ Boundary



● Diesel Turbine ● Electric Submersible ▢ Boundary

TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
33	Rilla silt loam, 0 to 1 percent slopes	179.4	51.52	0	85	2e
22	McGehee silt loam, 0 to 1 percent slopes	89.11	25.59	0	72	2w
34	Rilla silt loam, 1 to 3 percent slopes	27.1	7.78	0	86	2e
52	Water	24.69	7.09	0	-	-
26	Perry clay, 0 to 1 percent slopes	24.49	7.03	0	48	3w
7	Caspiana silt loam, 0 to 1 percent slopes	3.4	0.98	0	86	1
TOTALS		348.19(*)	100%	-	73.13	2.07

(*) 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

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 : 1784

Prepared : 12/14/22 4:04 PM CST

Crop Year : 2023

Operator Name : LYONS BROTHERS PARTNERSHIP

CRP Contract Number(s) : None

Recon ID : None

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
357.13	315.08	315.08	0.00	0.00	0.00	0.00	0.00	Active	3
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	315.08	4.90		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	21.77	0.00	46	
Corn	73.61	0.00	169	100
Soybeans	158.68	0.00	43	96
Rice-Long Grain	51.24	0.00	6013	
Rice-Medium Grain	2.70	0.00	4247	
TOTAL	308.00	0.00		

NOTES

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Tract Number : 456

Description : J/4

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 : Wetland determinations not complete

WL Violations : None

Owners : COLCLASURE FARMS LLC

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
169.63	143.54	143.54	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	143.54	2.20	0.00	0.00	0.00	0.00

FARM SERVICE AGENCY

ARKANSAS
JEFFERSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 1784
Prepared : 12/14/22 4:04 PM CST
Crop Year : 2023

Abbreviated 156 Farm Record

DCP Crop Data			
Tract 456 Continued ...			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	3.84	0.00	46
Corn	33.51	0.00	169
Soybeans	57.79	0.00	43
Rice-Long Grain	44.06	0.00	6013
Rice-Medium Grain	2.70	0.00	4247
TOTAL	141.90	0.00	
NOTES			

FARM SERVICE AGENCY



United States
Department of
Agriculture

Jefferson 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 1784

Tract 456

Tract Cropland Total: 143.54 acres

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FARM SERVICE AGENCY

ARKANSAS
JEFFERSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1784
Prepared : 12/14/22 4:04 PM CST
Crop Year : 2023

Tract Number : 1958
Description : L/5
FSA Physical Location : ARKANSAS/JEFFERSON
ANSI Physical Location : ARKANSAS/JEFFERSON
BIA Unit Range Number :
HEL Status : NHLE: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : COLCLASURE FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
167.36	152.13	152.13	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	152.13	2.40	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	15.94	0.00	46
Corn	35.71	0.00	169
Soybeans	89.76	0.00	43
Rice-Long Grain	6.39	0.00	6013

TOTAL 147.80 0.00

NOTES

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Department of
Agriculture

FARM SERVICE AGENCY

Jefferson 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 1784
Tract 1958

Tract Cropland Total: 152.13 acres

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401 Autumn Road | Little Rock, AR 72211
501.374.3411 (office) | 501.421.0031 (fax)

info@lilerealestate.com | www.lilerealestate.com



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