



OFFERED FOR SALE

FIREHUNT HUMPHREY FARM

An Agricultural and Recreational Investment Opportunity

2,580.59± Surveyed Contiguous Acres • Jefferson County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

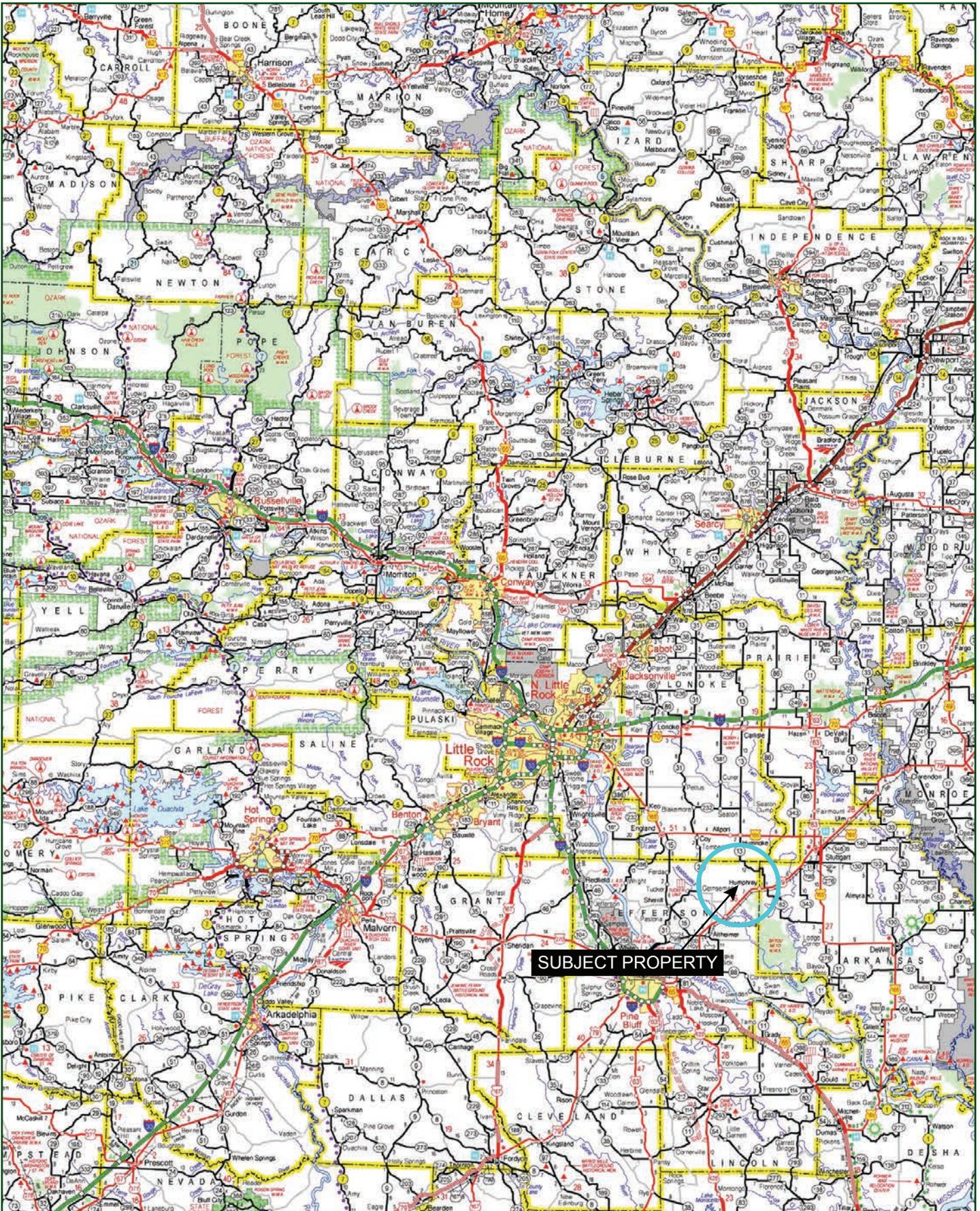
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 Firehunt Humphrey Farm consists of 2,580.59± total surveyed and contiguous acres in Jefferson County, Arkansas. The property is located just west of the town of Humphrey and offers an excellent agricultural investment grade opportunity. The Farm Service Agency office reports a total of 2,412.55± tillable acres, all of which are irrigated. Of the tillable acreage field numbers 9 and 10, on the FSA field map, consist of 24.08 "new" field acres expected to be in crop 2024. The property is accessed from E. Clint Henderson Road and N. Gilliland Road.

The farm is located in a major waterfowl flyway and is situated just northwest of the Bayou Meto Wildlife Management Area (WMA). The farm has an excellent reputation for being a major hub for winter migrating waterfowl with multiple blinds and locations to hunt.

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.

Location: Humphrey, Arkansas; Jefferson County; Eastern Region of Arkansas

Mileage Chart

Stuttgart, AR	16 miles
Pine Bluff, AR	27 miles
Little Rock, AR	48 miles

Acreage: 2,580.59± total surveyed acres

- 2,412.55± acres in cultivation
- 29.13 acres CRP
- 138.9 acres in roads, ditches, and improvement sites with shops and sheds.

Efficiency: 93.4%

Access: Access is via E. Clint Henderson Road and N. Gilliland Road.

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

Irrigation: Seventeen (17) 8 inch gearhead wells
Four (4) 6 inch electric submersible wells
One (1) pivot
One (1) 8 inch electric motor well

Utilities: Electricity, rural water, and natural gas.

PROPERTY SUMMARY

Improvements: Multiple enclosed shops and open sided equipment sheds providing excellent storage for farm equipment. Headquarters location with year round access from an improved county road.

Real Estate Taxes:	Parcel Number	Acreage	Estimated Tax
	001-00425-000	640	\$7,592.15
	001-00529-000	640	\$10,369.74
	001-00193-000	40	\$442.92
	001-00197-000	596.74	\$6,886.90
	001-00198-000	640	\$7,043.85
		2,556.74	\$32,335.56

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

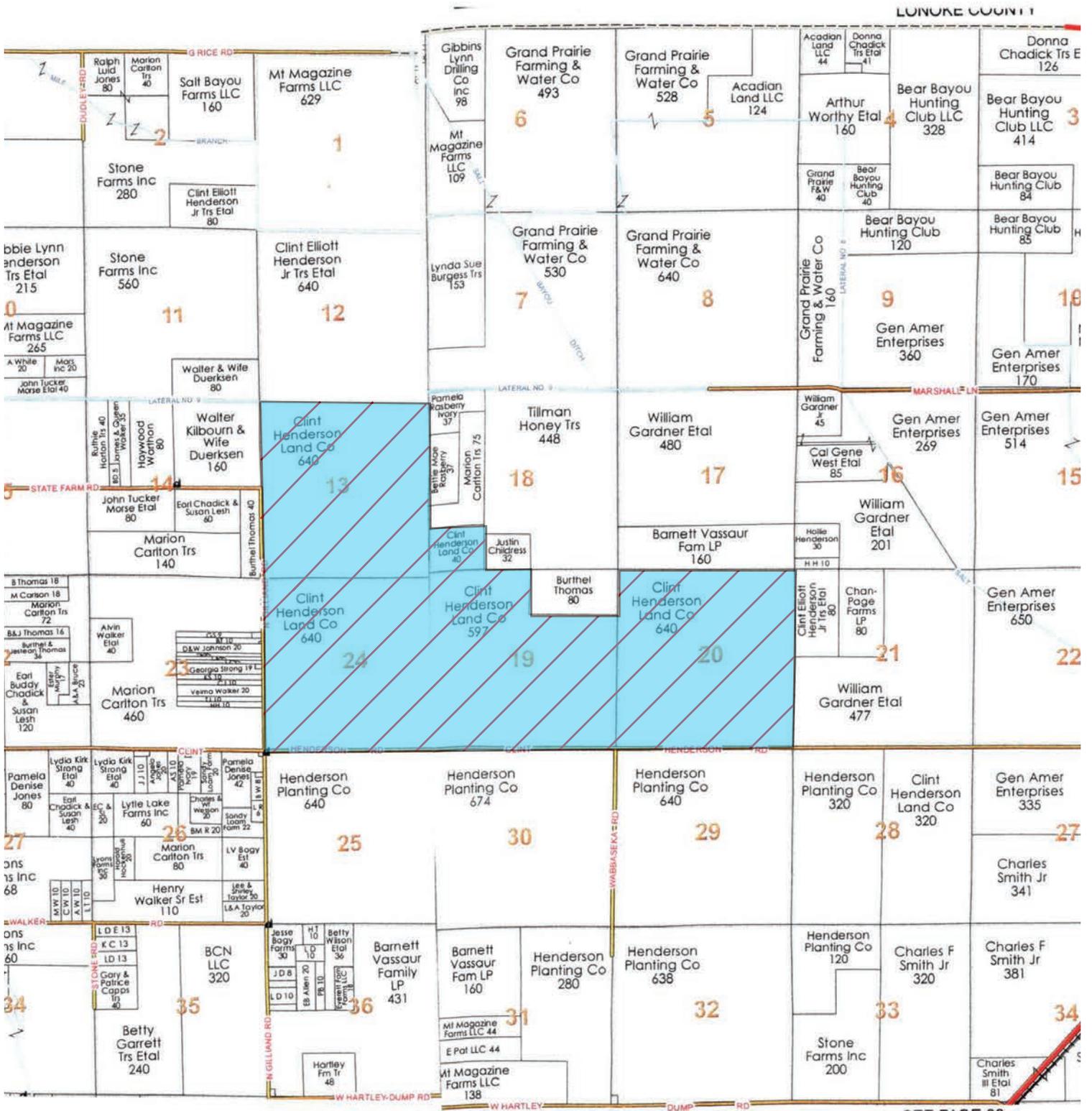
Recreation: The farm is located in an excellent waterfowl neighborhood, and deer hunting opportunities exist as well.

Farming Contract: Annual crop share lease with excellent tenants

Offering Price: \$19,096,366 (\$7,400.00 per acre)

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.

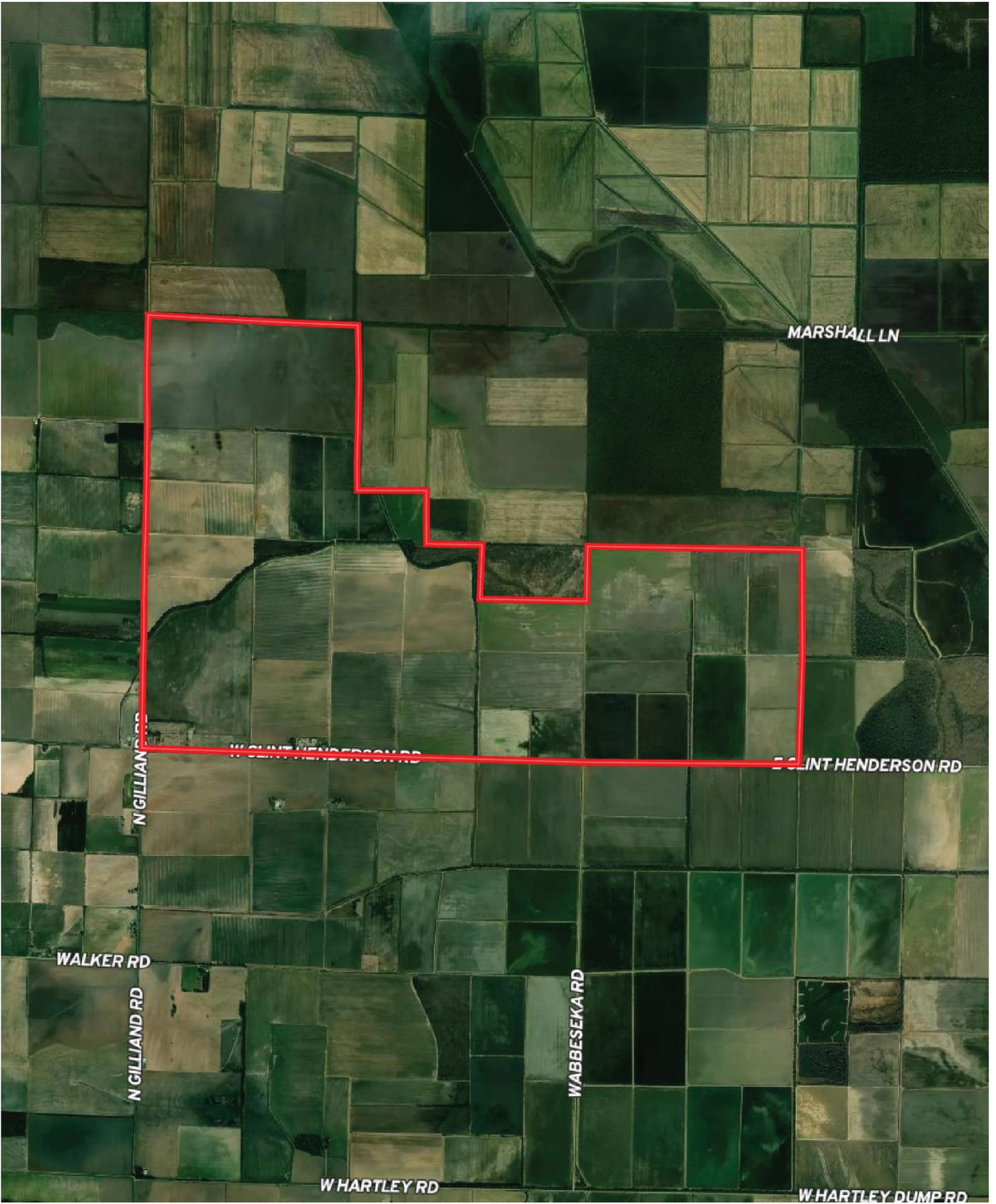
OWNERSHIP MAP



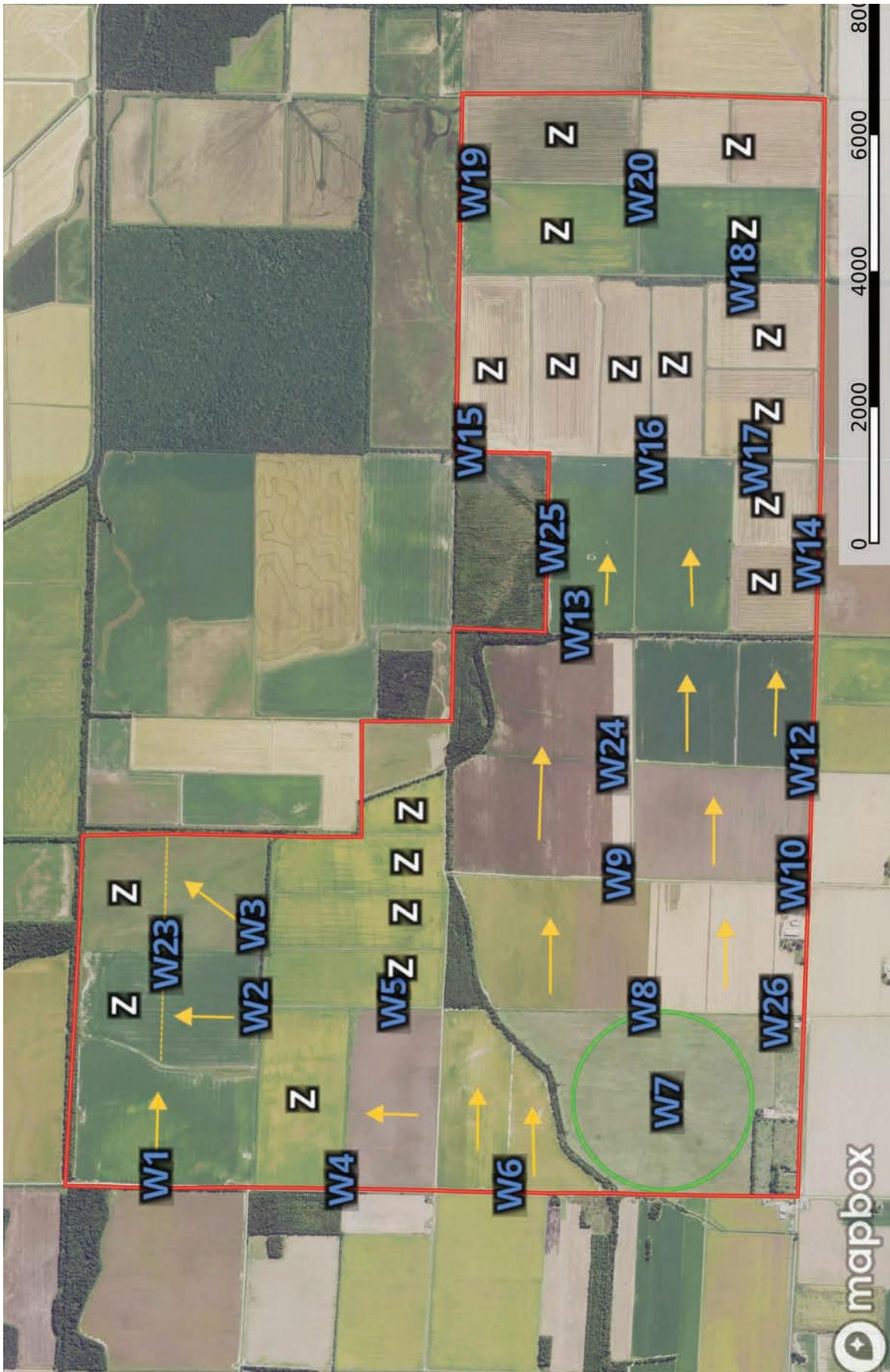
LOCATION MAP



AERIAL MAP

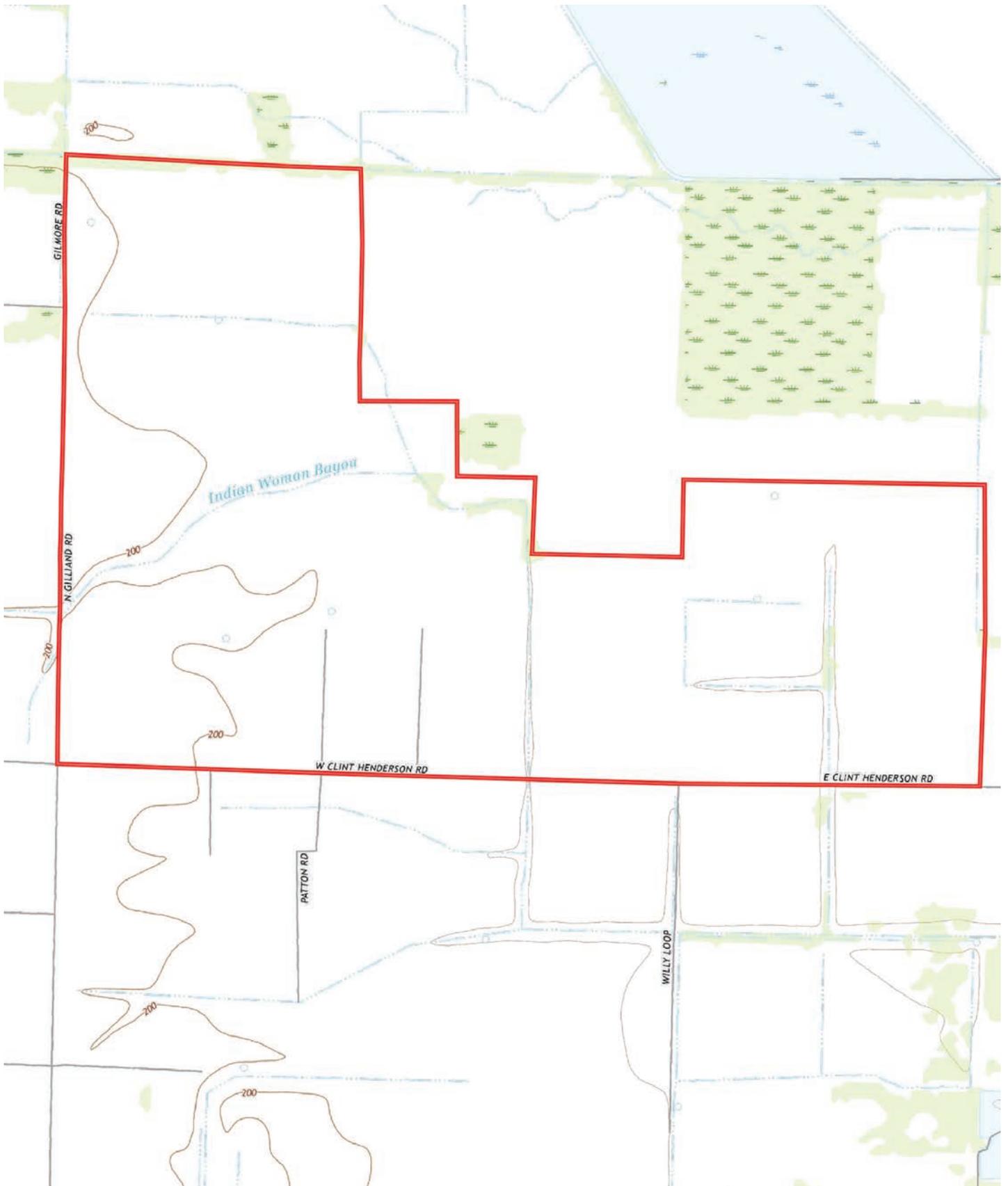


IRRIGATION MAP

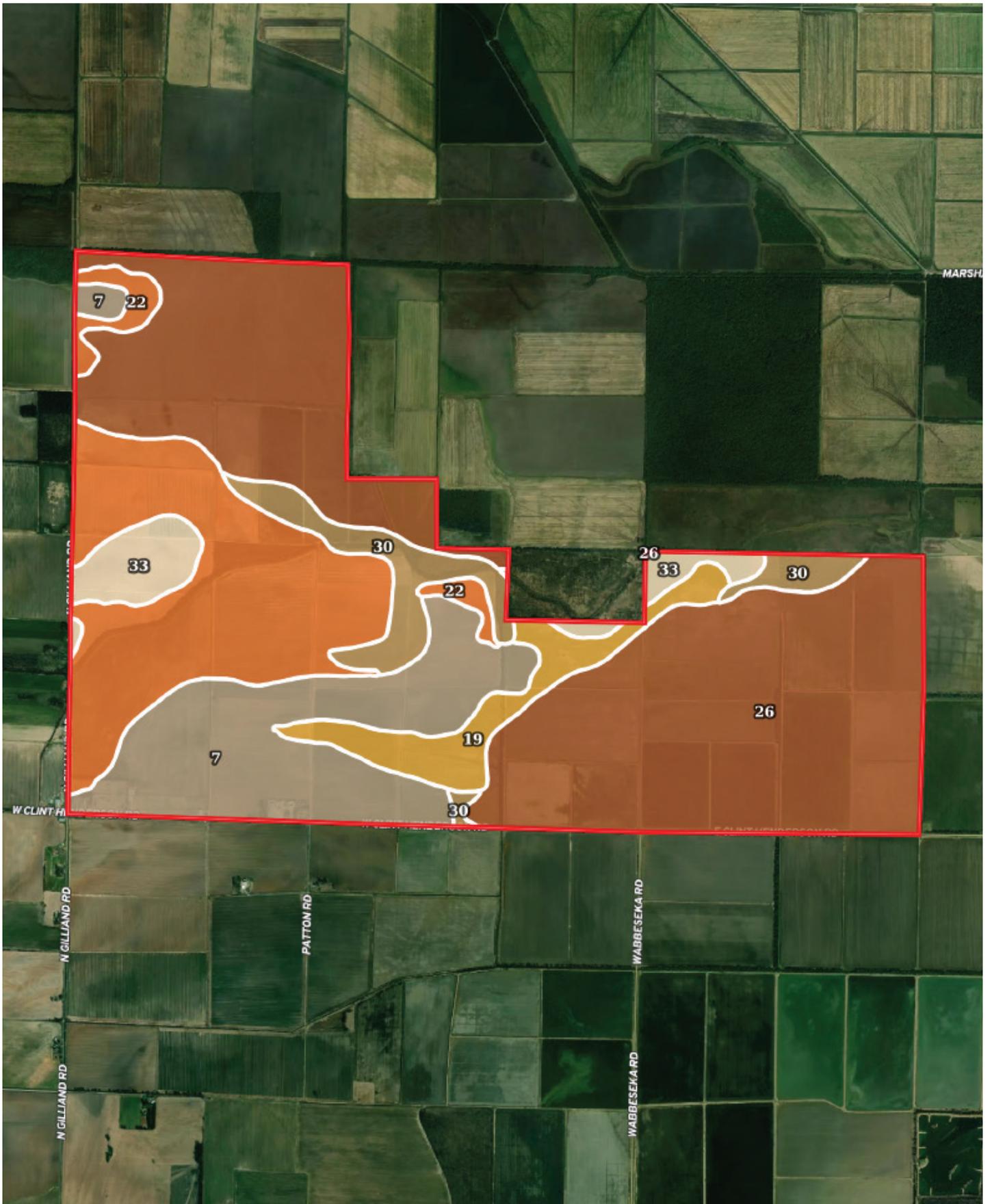


Field Divider Direction Boundary Pivot

TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
26	Perry clay, 0 to 1 percent slopes	1233.89	47.89	0	48	3w
22	McGehee silt loam, 0 to 1 percent slopes	529.82	20.56	0	72	2w
7	Caspiana silt loam, 0 to 1 percent slopes	428.29	16.62	0	86	1
30	Portland clay, 0 to 1 percent slopes	144.68	5.62	0	56	3w
19	Hebert silt loam, 0 to 1 percent slopes	135.16	5.25	0	86	2w
33	Rilla silt loam, 0 to 1 percent slopes	104.77	4.07	0	85	2e
TOTALS		2576.61(*)	100%	-	63.2	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.



FARM SERVICE AGENCY

ARKANSAS
JEFFERSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 3230
Prepared : 1/6/21 10:18 AM
Crop Year : 2021

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Tract Number : 214

Description : N/3, O/3, P/3

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 does not contain a wetland

WL Violations : None

Owners :

Other Producers :

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
2,592.26	2,441.68	2,441.68	0.00	0.00	29.13	0.00	0.00

ARKANSAS
JEFFERSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 3230
Prepared : 1/6/21 10:18 AM
Crop Year : 2021

Abbreviated 156 Farm Record

Tract 214 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	2,412.55	72.20	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	200.00	0.00	75
Oats	11.30	0.00	63
Grain Sorghum	6.00	0.00	59
Soybeans	1,027.00	0.00	31
Seed Cotton	363.92	0.00	1738
Unassigned Generic Base	90.98	0.00	0
Rice-Long Grain	709.30	0.00	5810

TOTAL **2408.50** **0.00**

NOTES

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 3230
Tract 214

Tract Cropland Total: 2441.68 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).

FIELD MAP REVIEW

Farm #	Tract #	Field #	Field Acres	CRP Acres
3230	214	1	110.95	
		71	93.93	
		72	110.68	
		61	80.94	
		60	80.14	
		65	50.94	
		70	50.10	
		67	50.81	
		69	20.74	
		6	26.38	
		63	61.92	
		62	33.81	
		58	68.58	
		57	114.02	
		30	206.69	
		15	106.18	
		18	83.84	
		20	73.03	
		24	118.28	
		26	75.59	
		27	71.78	
		16	99.68	
		47	57.61	
		46	56.59	
		21	78.57	
		50	35.41	
		51	34.60	
		23	85.21	
		25	99.15	
		28	76.48	
		29	75.84	
New	**	9	13.08	
New	**	10	11.00	
		17	0.00	16.12
		11	0.00	13.01
Total Tillable Acres			2,412.55	29.13
Total Surveyed Acres			2,580.59	









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

info@lilerealestate.com | www.lilerealestate.com



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE