



OFFERED FOR SALE

ANDERSON ROAD FARM

- Income-producing farmland and timber with duck and deer hunting ▪
470.0 +/- Acres ▪ Lonoke County, Arkansas

ALLUVIAL
LAND COMPANY

AGRICULTURAL AND RECREATIONAL PROPERTIES



ATTENTION
Farmland Investors and Hunters

OFFERED FOR SALE
Anderson Road Farm
470.0 +/- Acre Contiguous Tract
▪ Lonoke County, Arkansas ▪

OFFERING PRICE
\$2,600,000.00

The Anderson Road Farm consists of 470 +/- contiguous acres offering cropland and timber. The landholding is located approximately five miles south of the City of Lonoke, and is accessed via Tomlinson Road, then Anderson Road (a county-maintained all-weather road). The property is bordered on the east by Anderson Road and Bayou Meto.

Of the 470 +/- total acres, approximately 289.33 acres offer income-producing cropland, which is currently in production. The soil types for the row crop acres are primarily Herbert and Rila Silt Loams, with 0-1% slopes. The topography of the property is level to grade. Based on a four-year crop history, the tract is regularly planted in soybeans, rice, corn, and winter wheat, and there is an existing farm lease in place, which is paid on a cash rent basis. The cropland acres are irrigated by two wells along the east side of the tract and one well on the north boundary.

The land has three large timber tracts along the western border that offer deer and small game hunting. Duck hunting opportunities are available on the crop fields, and the timber tracts could be improved for green-timber duck hunting by installing water control structures, pipes, and levees.

The Anderson Road Farm is listed for sale by Alluvial Land Company. Qualified buyers should contact Joel Whicker or Scott Hilburn regarding questions and to schedule a property tour.



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Principal/Principal Broker
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Dedicated to Land and Land Ownership: Alluvial Land Company is a leading land brokerage, development, and consulting firm specializing in agricultural and recreational properties. Our land offerings include investment-grade farmland and hunting properties primarily located in the Mid-South Region. We attribute our success to being experts in our field, client-focused, and results-oriented.

Disclaimer: Alluvial Land Company is the Exclusive Agent for the property described herein. This offering prospectus and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy. Prospective buyers are urged to inspect the property and perform their own independent due diligence. Alluvial Land Company and its agents assume no liability as to errors, omissions, or investment results. All information is approximate.

LOCATION



BROKER SUMMARY

Acreage

470.0 +/- total acres

- 289.33 +/- acres in tillable cropland
- 174.36 +/- acres in hardwood timber (3 tracts)
- 6.31 +/- acres in ditches and roads

Location

East Central Arkansas (Lonoke County, Arkansas)

- Lonoke, AR - 5 miles
- Carlisle, AR - 13 miles
- Little Rock, AR - 32 miles
- Memphis, TN - 117 miles

Access

The property has excellent access via Tomlinson Road then Anderson Road from the north or Bob Long Lane and Anderson Road from the south.

Farming Operation

Cultivated acres are 0-1% slopes

3 wells (two on the east and one on the north, all are 8" diesel-powered)

Cash rent agreement in place with a local farmer (this lease can be assumed or terminated upon the sale of the property)

Recreation

Duck, deer, and dove hunting

- Duck hunting is available via the agricultural fields
- Green-timber duck hunting is available when water levels permit (improvements could be made to hold water consistently for green-timber duck hunting)
- Deer hunting is available via the 3 timber tracts and along the agricultural field edges

Property Tax

- \$3,768.86 (2022 - Lonoke County Assessor)

001-05149-000, 23.0 acres, \$267.82	001-05150-000, 70.0 acres, \$662.03
001-05143-000, 57.0 acres, \$584.16	001-05130-000, 80.0 acres, \$406.65
001-05145-000, 80.0 acres, \$283.54	001-05144-000, 160.0 acres, \$1,564.66

Mineral Rights

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

Property Showings

Please contact us regarding questions concerning this offering or to schedule a property tour

- Joel Whicker: 501-658-0658 (mobile), joel@alluvialland.com (email)
- Scott Hilburn: 501-519-3336 (mobile), scott@alluvialland.com (email)

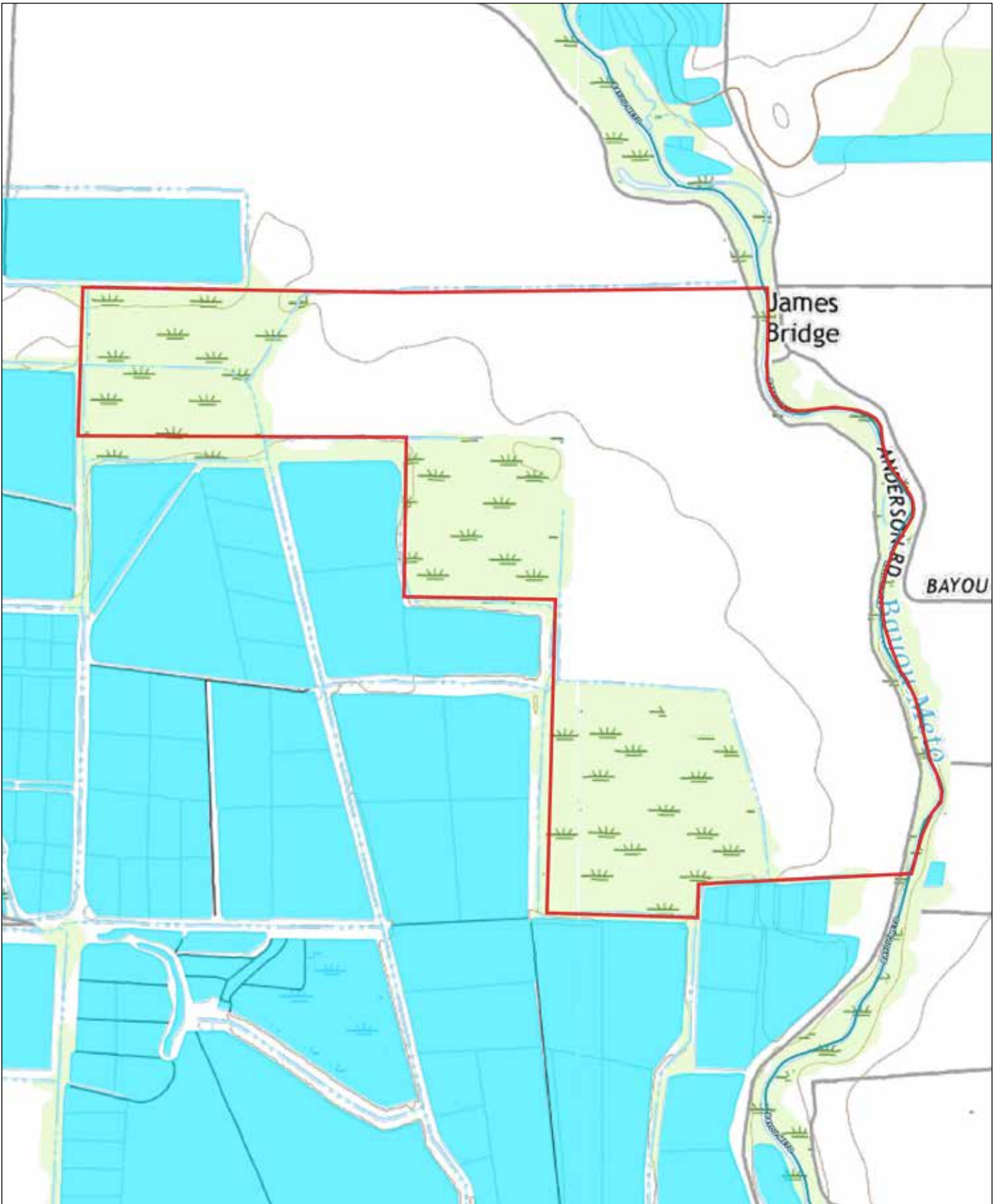
Offering Price

\$2,600,000.00

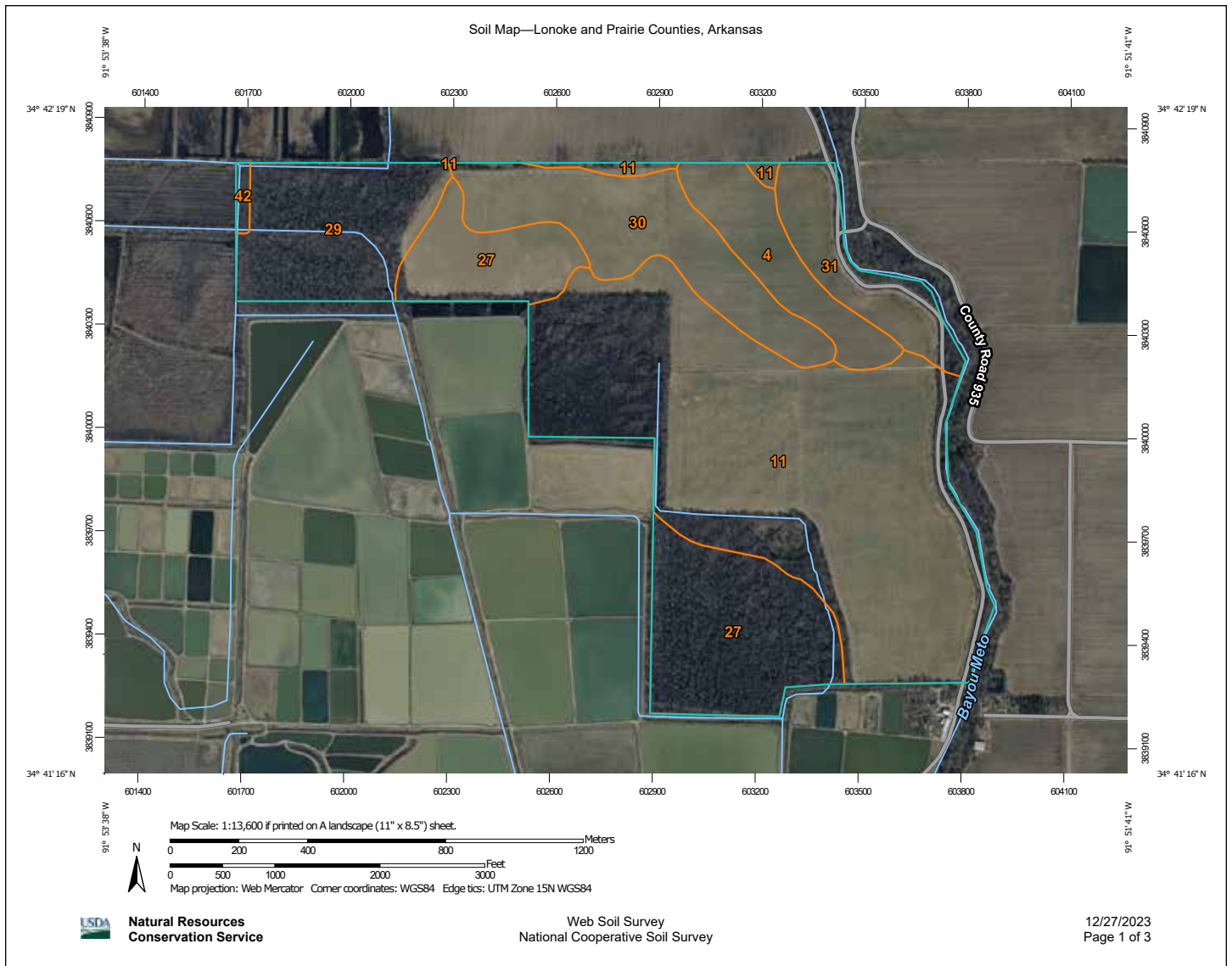
Special Notice: Any offers will have to be approved by the City Counsel of Brinkley, Arkansas before a contract can be executed. Any buyer's agent commission will be paid by the buyer



TOPOGRAPHICAL MAP



NRCS SOILS DATA



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Caspiana silt loam, 0 to 1 percent slopes	29.0	6.1%
11	Hebert silt loam, 0 to 1 percent slopes	221.7	46.6%
27	Perry silty clay, 0 to 1 percent slopes	87.0	18.3%
29	Portland silty clay, 0 to 1 percent slopes	51.8	10.9%
30	Rilla silt loam, 0 to 1 percent slopes	56.1	11.8%
31	Rilla silt loam, 1 to 3 percent slopes	28.3	5.9%
42	Water	2.1	0.4%
Totals for Area of Interest		476.1	100.0%

FSA FARM DATA

ARKANSAS
LONOKE



United States Department of Agriculture
Farm Service Agency

FARM: 3215

Prepared: 3/13/23 7:53 AM CST

Form: FSA-158EZ

Crop Year: 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : MR DANIEL LEE STATON
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/MF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
408.93	289.33	289.33	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	WPL	DCP Ag.Rat. Activity	SOD	
0.00	0.00	289.33	176.80		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	73.10	0.00	63	
Soybeans	173.10	0.00	31	100
Seed Cotton	57.52	0.00	1670	
Unassigned Generic Base	14.38	0.00	0	
Rice-Long Grain	139.80	0.00	4758	
Rice-Medium Grain	3.10	0.00	4758	
TOTAL	461.00	0.00		

NOTES

Tract Number : 1859

Description : H14
FSA Physical Location : ARKANSAS/LONOKE
ANSI Physical Location : ARKANSAS/LONOKE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : CITY OF BRINKLEY
Other Producers : None
Recon ID : None

AERIAL VIEW



AERIAL VIEW



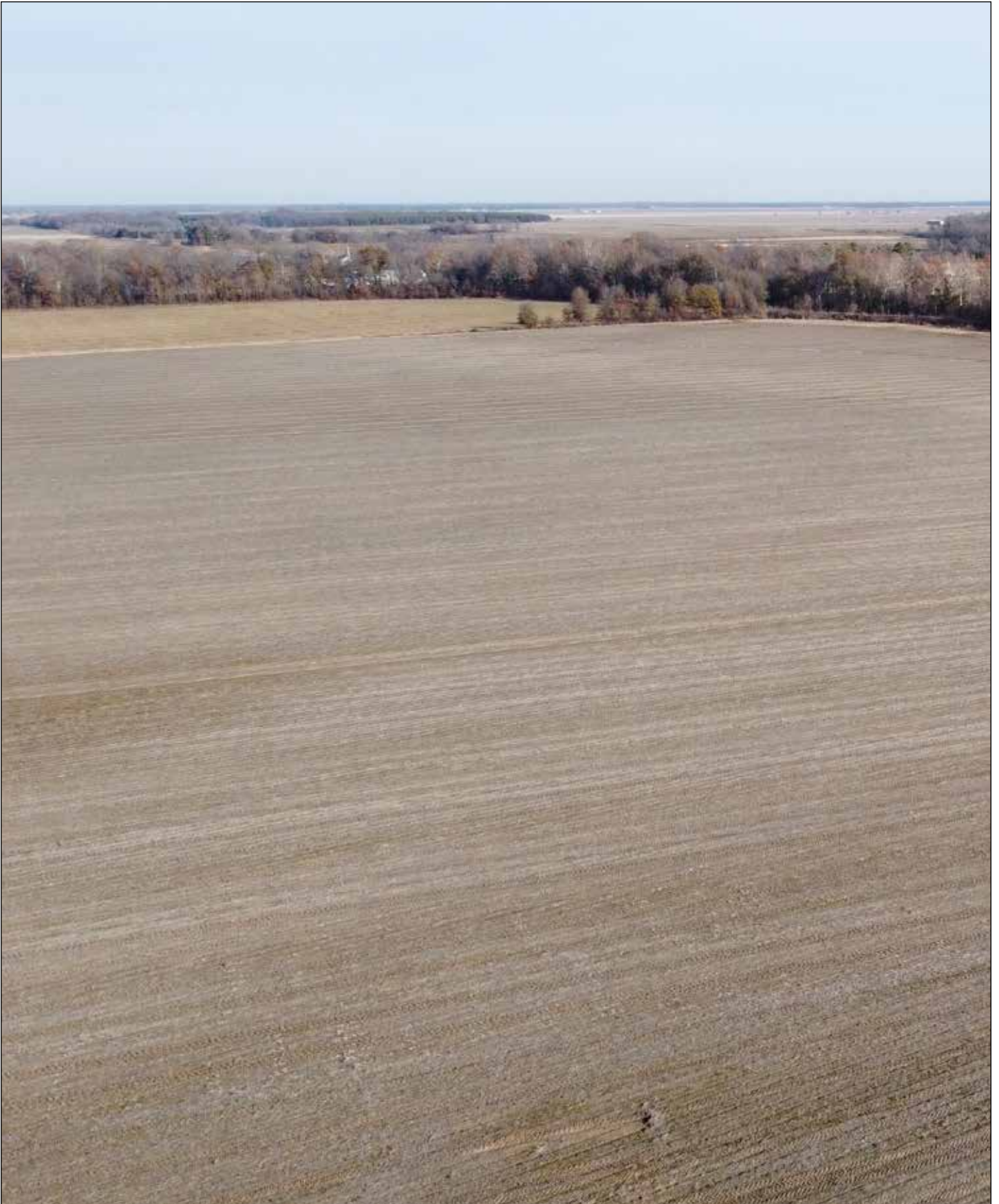
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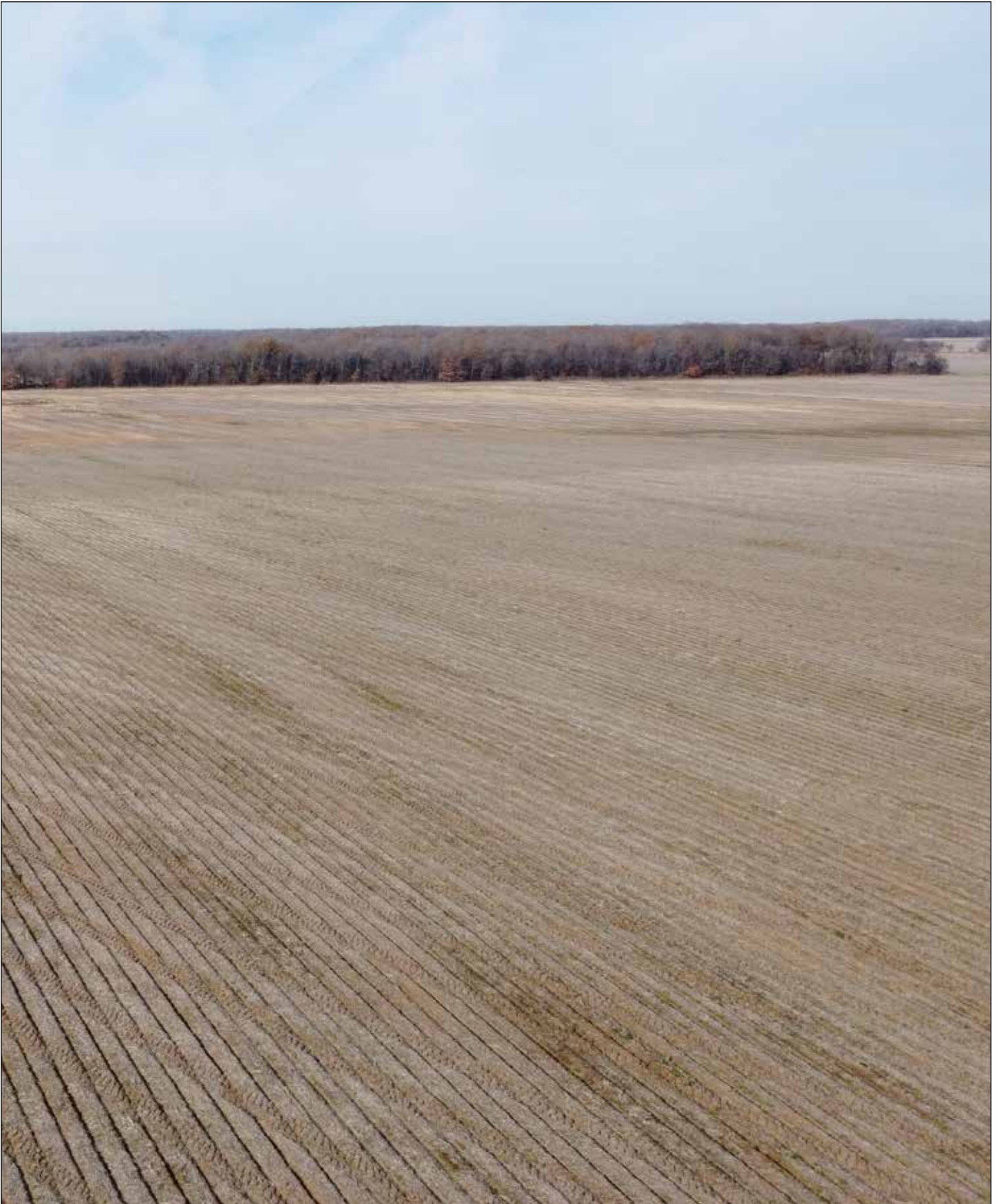
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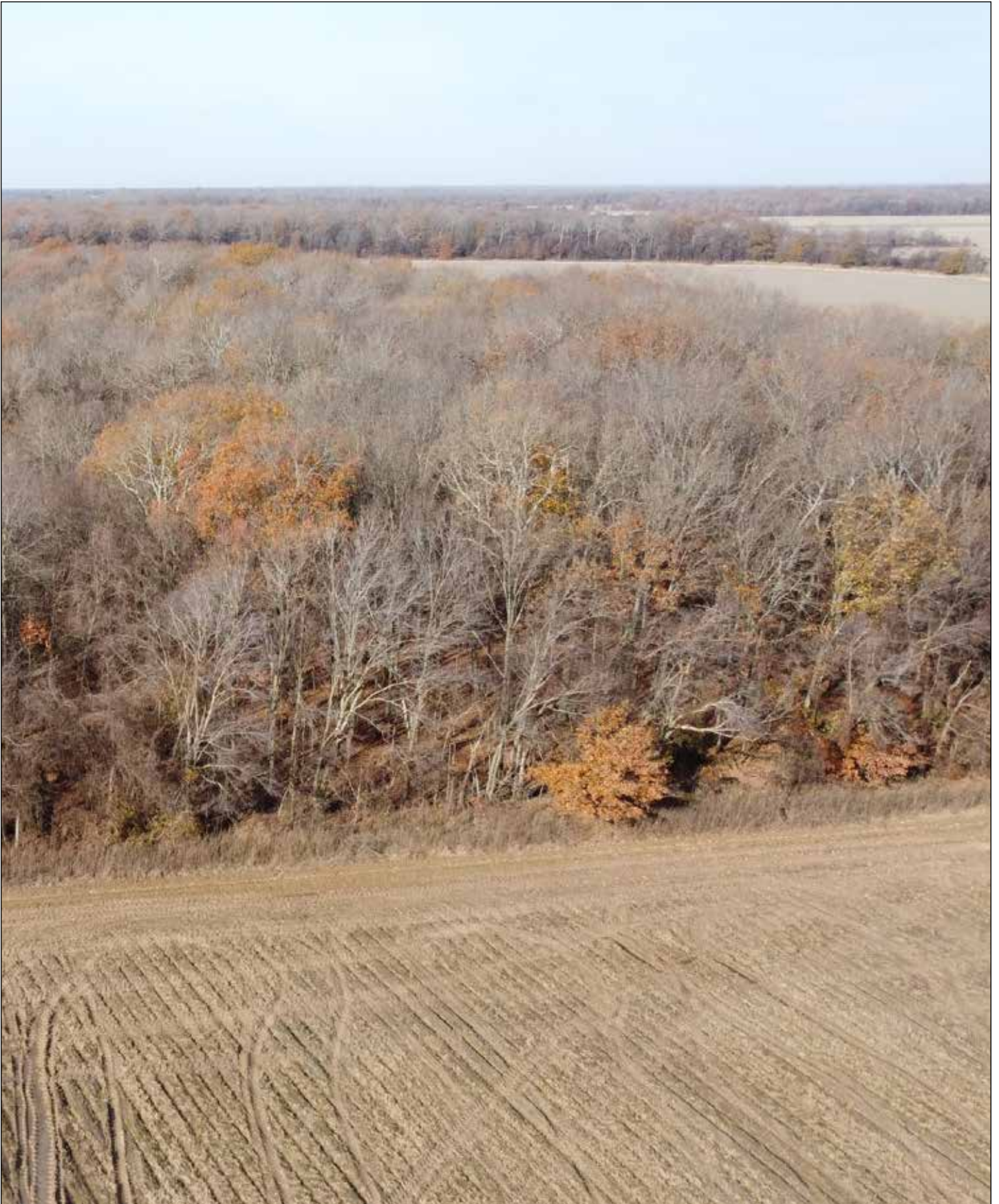
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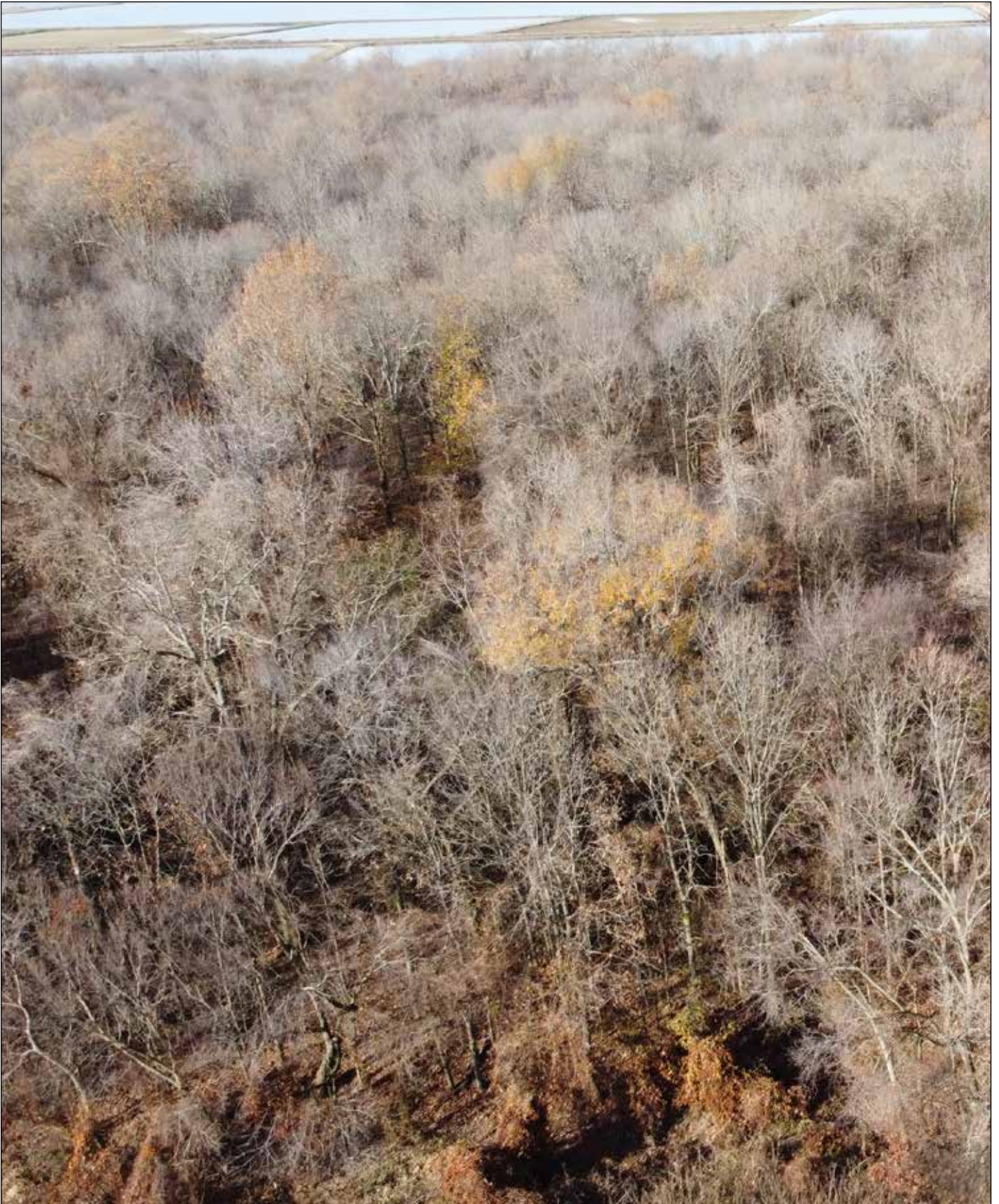
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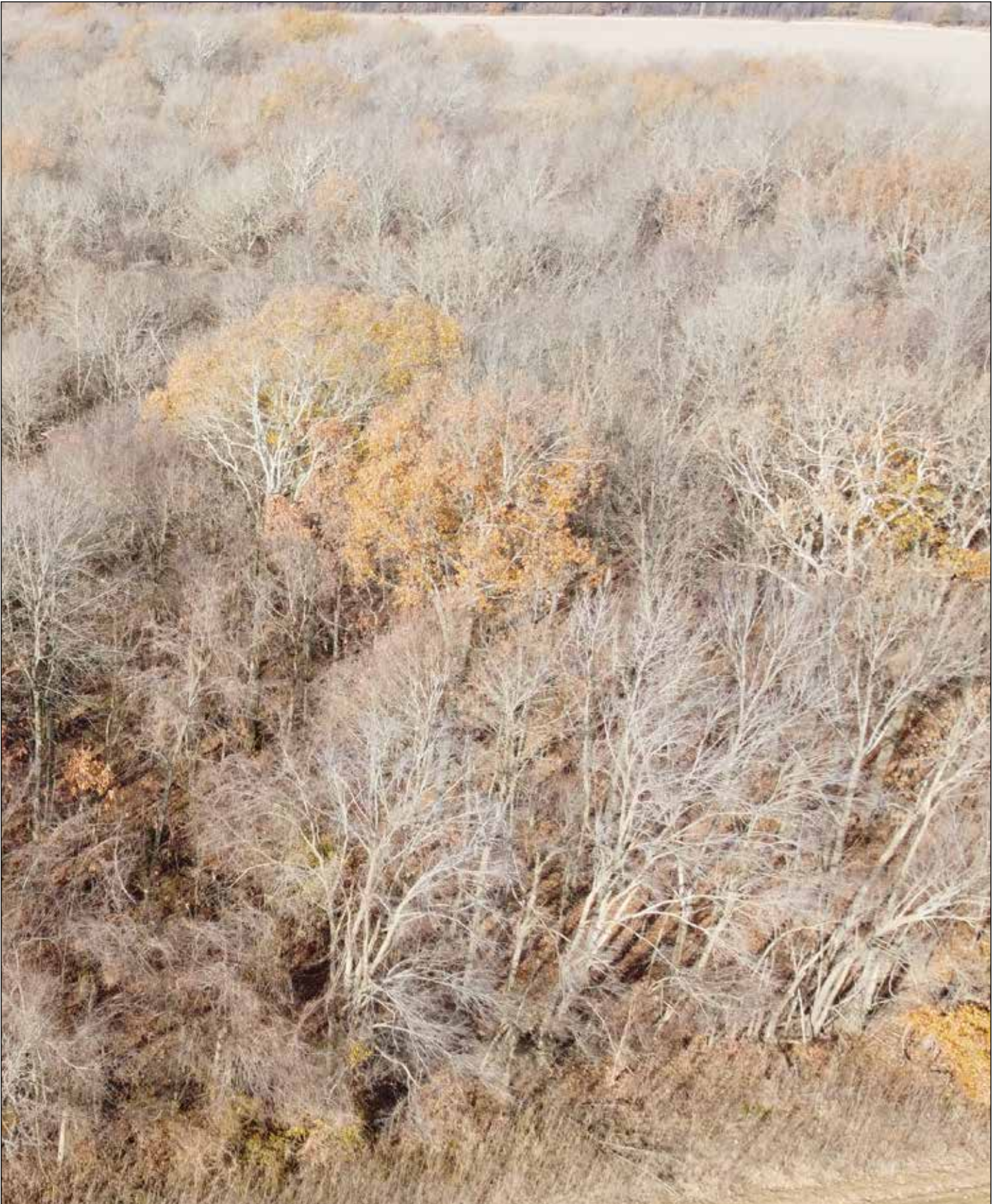
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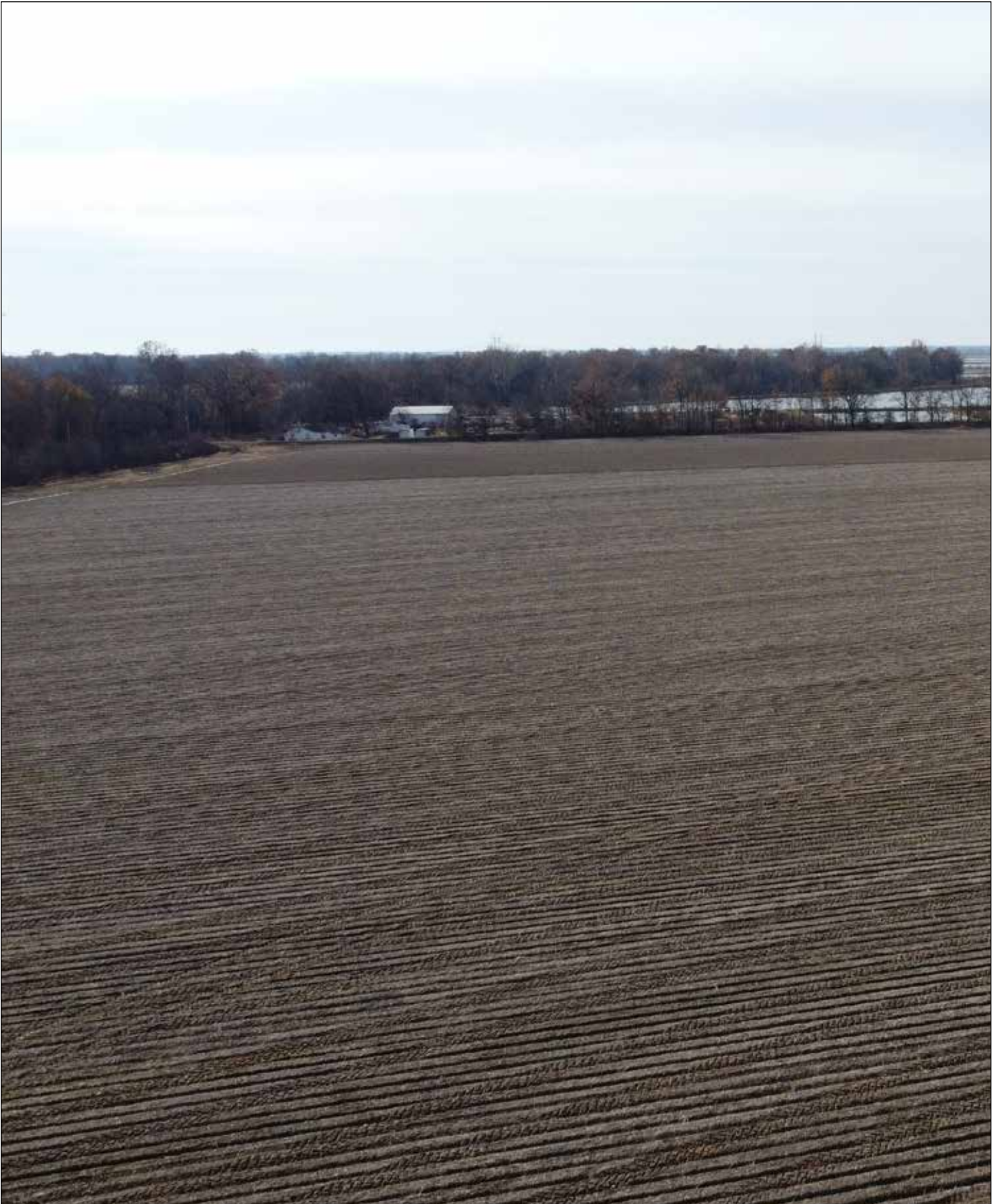
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AGRICULTURAL  RECREATIONAL PROPERTIES

FIELD EXPERTS • CLIENT FOCUSED • RESULTS ORIENTED

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Alluvial Land Company, LLC • Offices in North Little Rock and England, Arkansas