



OFFERED FOR SALE

RUSS FARM

An Agricultural Investment Opportunity

103.41± Surveyed Acres • Drew County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

WILLE

REAL ESTATE

DISCLOSURE STATEMENT

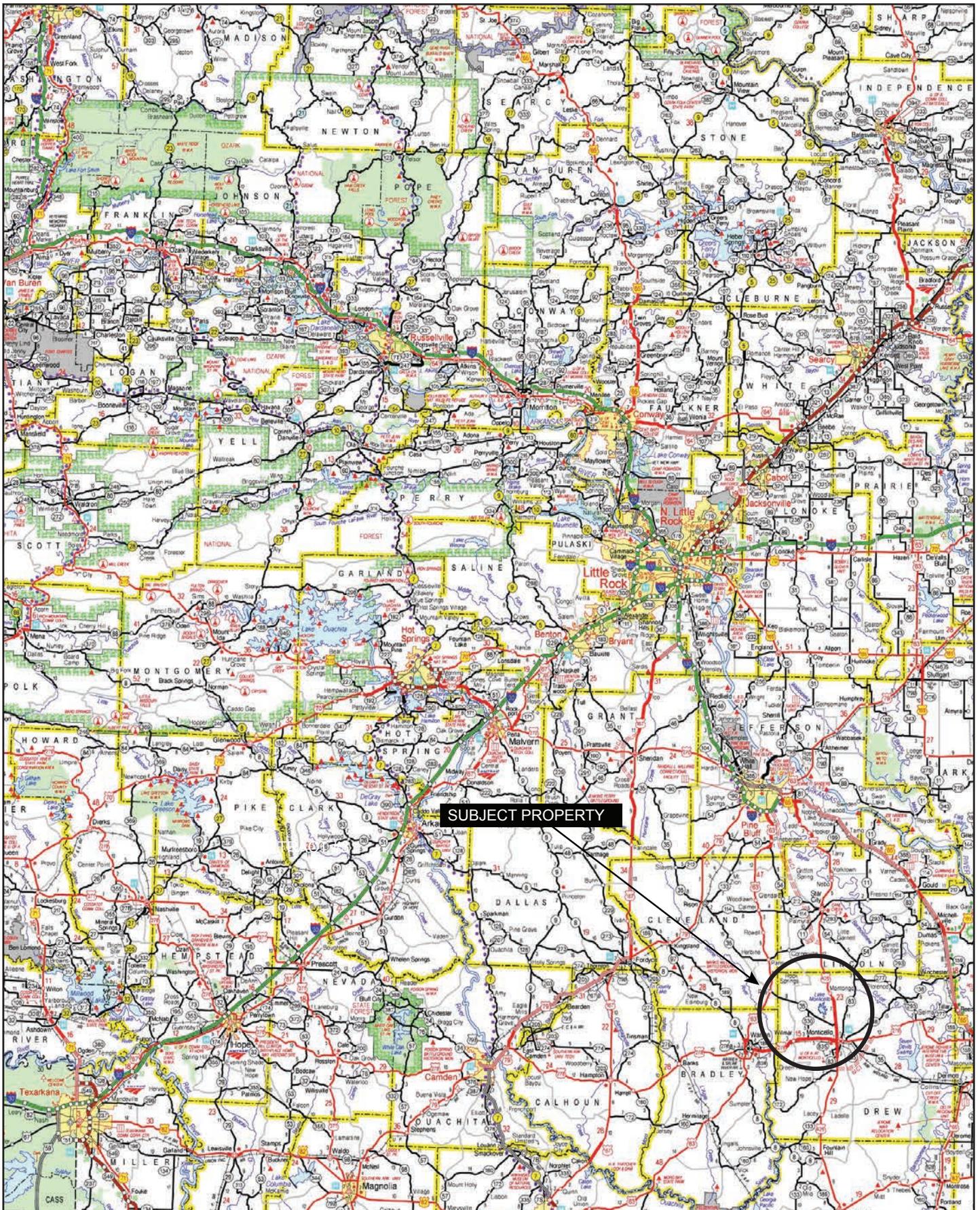
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. Pursuant to Ark. Code. Ann. § 17-42-110(d), a broker price opinion or market analysis issued by a real estate licensee shall not contain the terms "market value", "appraised value", or "appraisal".

Any reference in the report to a specific marketing time period is for illustrative purposes only and does not obligate the licensee or broker to sell the property within the stated time frame or act as a representation or guarantee that the property will be sold within such time frame.

Unless otherwise indicated, the broker price opinion assumes without investigation a fee simple title ownership interest without any reservation of minerals, subsurface rights, or otherwise.

This broker price opinion report is to be used solely for purposes allowed by state and federal law. If the report is to be used for any purpose not specifically allowed by state and federal law, legal counsel should be consulted.

VICINITY MAP



PROPERTY SUMMARY

Description: The Russ Farm is 103.41± surveyed acres located in Drew County, Arkansas near the community of Tillar. The property presents the opportunity to purchase an irrigated, light soil complex farm that is located in a great farming area. The Farm Service Agency reports a total of 103.05 cropland acres with a historical crop mix of soybeans and cotton. The area offers easy access to two (2) cotton gins and multiple grain elevators.

Access is provided via an improved field road from U.S. Highway 278. A copy of the survey can be found in this brochure.

Location: Tillar, Arkansas; Drew County; Southeastern Region of Arkansas

Mileage Chart

Monticello, AR	17 Miles
Greenville, MS	55 Miles
Pine Bluff, AR	56 Miles
Monroe, LA	118 Miles

Acreage: 103.41± surveyed acres

Access: Accessible via an improved field road.

Soils: Class II: 93%
Class III: 6%
Class IV: 1%

Irrigation: One (1) 8-inch discharge gearhead well

Farm Bases: See attached Farm Service Agency (FSA) 156EZ in this brochure.

Farming Lease: Open for 2024

Real Estate Taxes:

Parcel Number	Acreage	Estimated Tax
001-01885-000	103.41	\$942.59

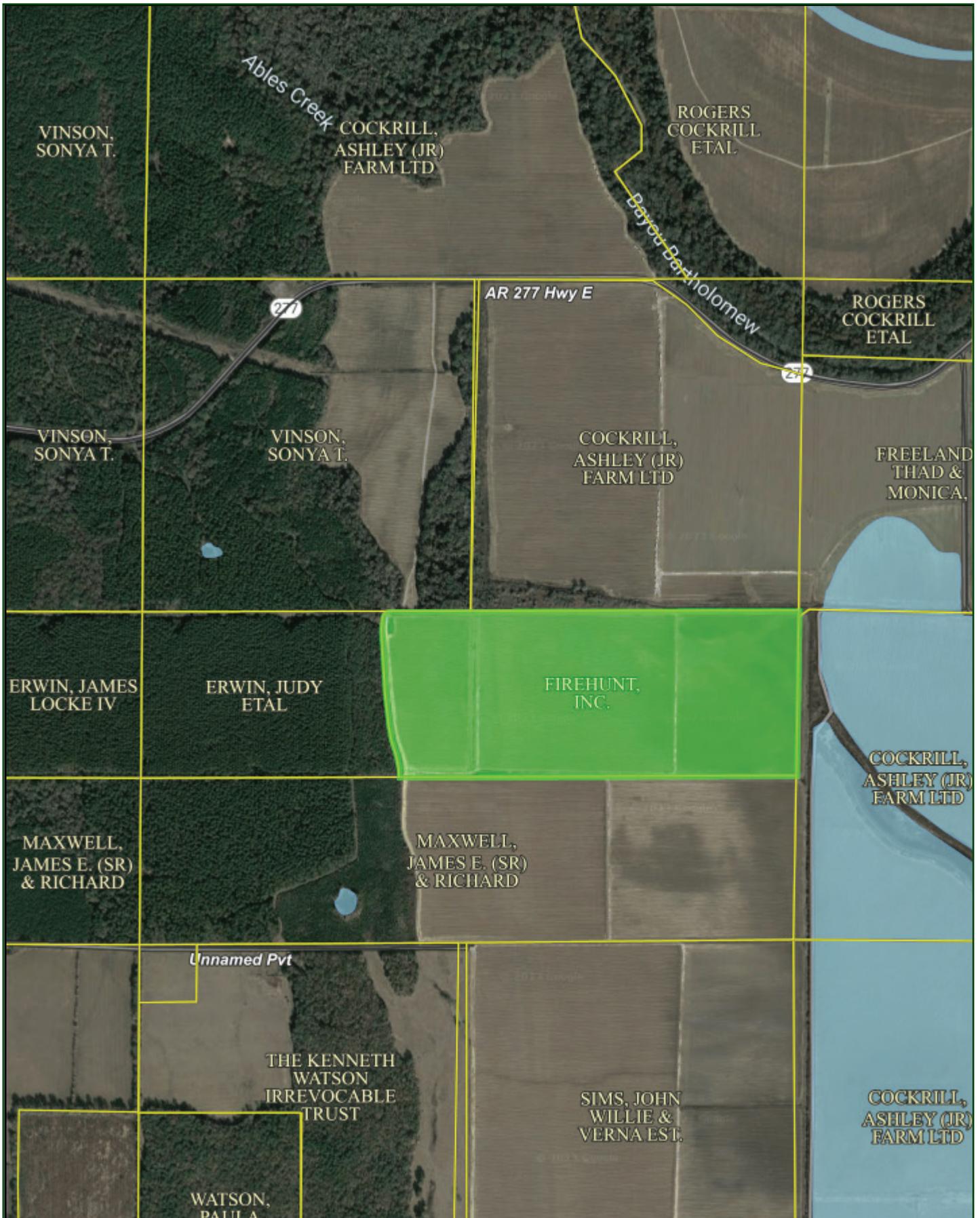
Mineral Rights: All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Offering Price: \$675,000.00

To find out more about Russ Farm or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

501-416-9748 (m) | bstafford@lilerealestate.com

OWNERSHIP MAP



LOCATION MAP



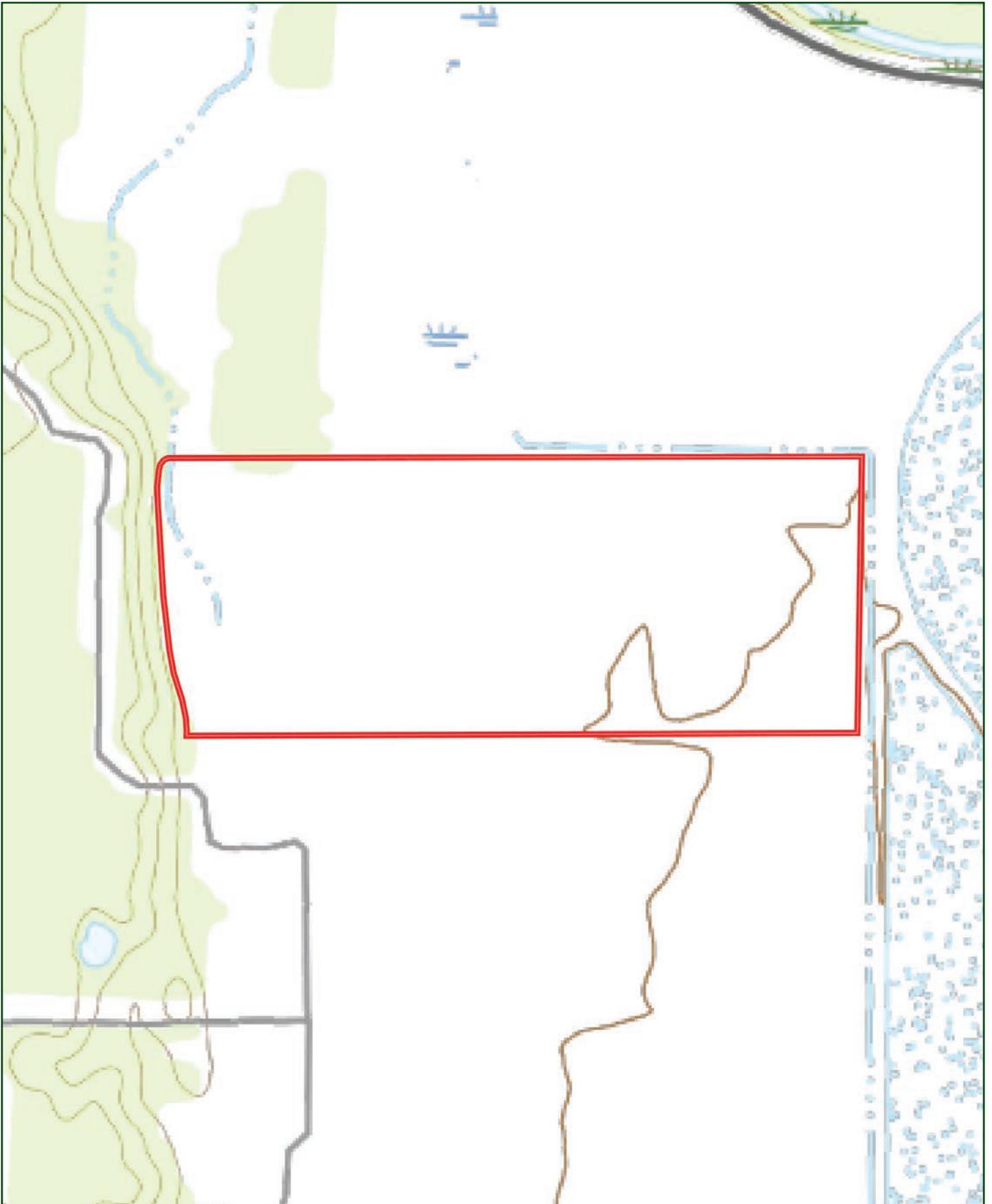
AERIAL MAP



IRRIGATION MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ha	Hebert silt loam, 0 to 1 percent slopes	66.01	65.39	0	86	2w
RaA	Rilla silt loam, 0 to 1 percent slopes	27.56	27.3	0	85	2e
Pr	Portland clay, 0 to 1 percent slopes	5.94	5.88	0	56	3w
GaD	Grenada silt loam, 8 to 12 percent slopes	1.44	1.43	0	62	4e
TOTALS		100.95(*)	100%	-	83.62	2.09

(*) 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
DREW
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 3089
Prepared : 1/10/24 8:25 AM CST
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : M & M FARMING COMPANY
CRP Contract Number(s) : None
Recon ID : 05-043-2024-2
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
161.16	103.05	161.16	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	161.16	0.00		0.00	0.00	58.11	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	SOYBN, SUP

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Soybeans	24.40	0.00	34	100
Seed Cotton	59.30	0.00	2314	
TOTAL	83.70	0.00		

NOTES

Tract Number : 5602

Description :
FSA Physical Location : ARKANSAS/DREW
ANSI Physical Location : ARKANSAS/DREW
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : FIREHUNT INC
Other Producers : None
Recon ID : 05-043-2024-1

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
161.16	103.05	161.16	0.00	0.00	0.00	0.00	0.0

FARM SERVICE AGENCY

ARKANSAS
DREW
Form: FSA-156EZ



United States Department of Agriculture
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Abbreviated 156 Farm Record

FARM : 3089
Prepared : 1/10/24 8:25 AM CST
Crop Year : 2024

Tract 5602 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	161.16	0.00	0.00	0.00	58.11	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	24.40	0.00	34
Seed Cotton	59.30	0.00	2314
TOTAL	83.70	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

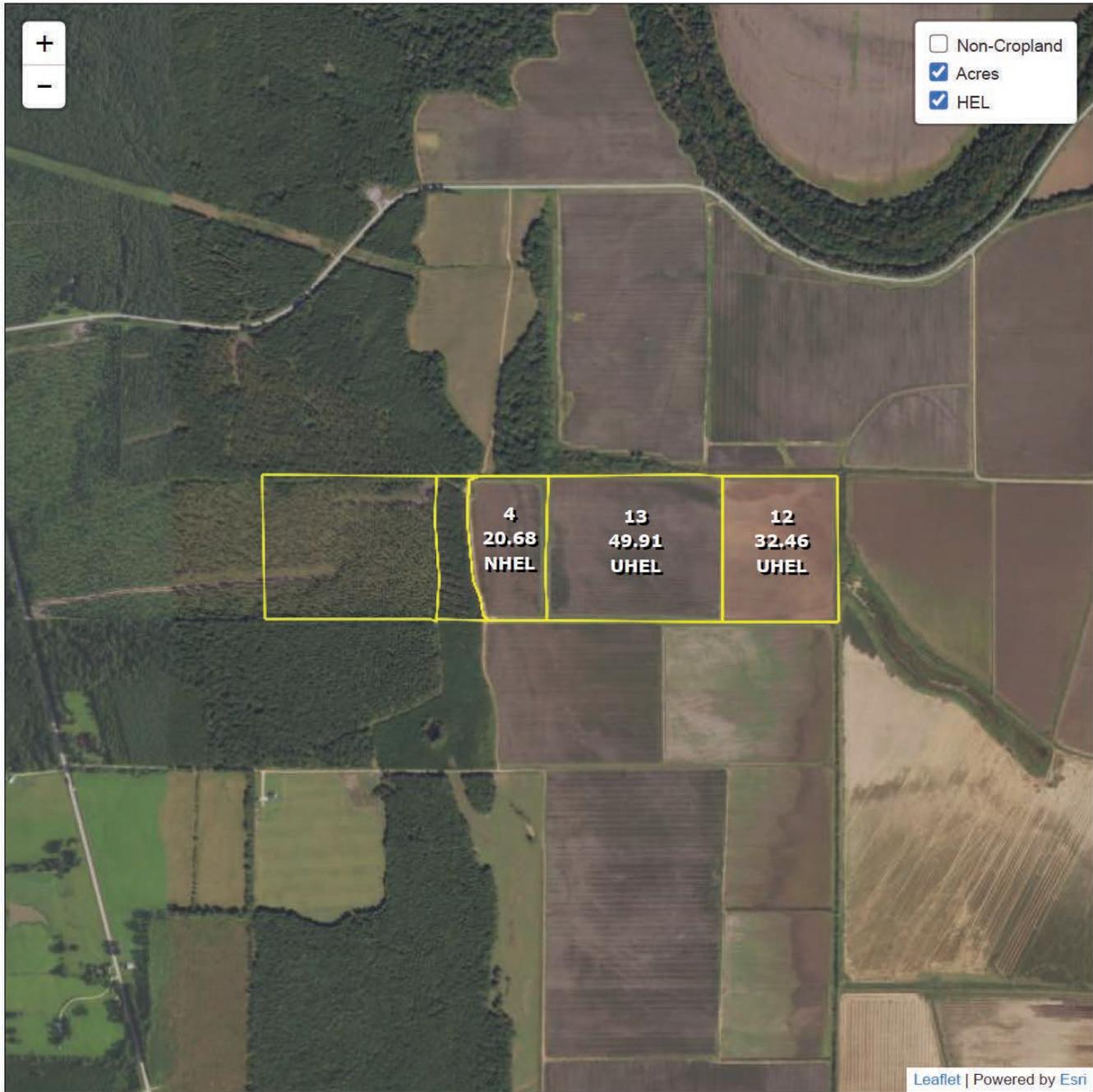
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FARM SERVICE AGENCY



Drew County, Arkansas



- Non-Cropland
- Acres
- HEL

Leaflet | Powered by Esri

Common Land Unit

- Cropland
- Non-cropland
- CRP

Wetland Determination Identifiers

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

Farm **3089**
Tract **5602**

2024 Crop Year



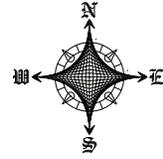
Tract 1 of 1

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).

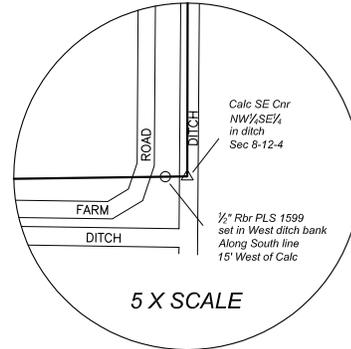
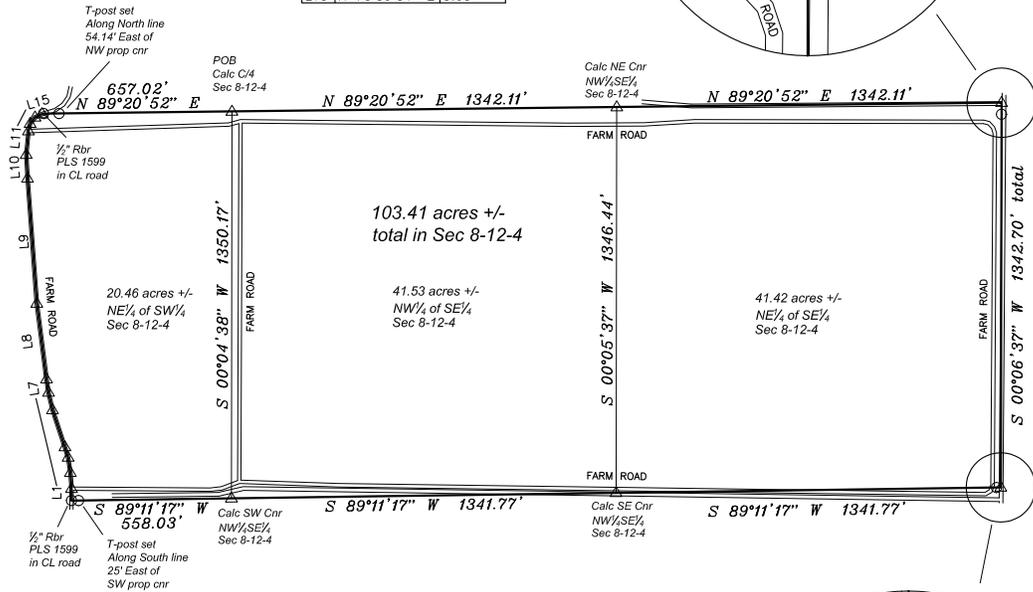
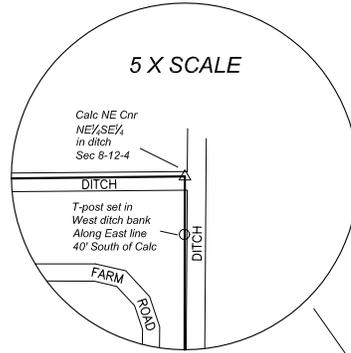
SURVEY

Basis for Bearings
Grid North as determined
from GPS observation

PLAT OF SURVEY



LINE	BEARING	DISTANCE
L1	N 00°34'09" E	41.30'
L2	N 04°03'59" W	56.34'
L3	N 08°42'40" W	53.71'
L4	N 17°05'11" W	37.74'
L5	N 18°22'01" W	136.53'
L6	N 12°58'26" W	62.52'
L7	N 08°40'35" W	47.11'
L8	N 07°16'44" W	266.17'
L9	N 04°13'16" W	437.75'
L10	N 03°07'16" W	83.17'
L11	N 05°20'14" E	82.26'
L12	N 12°33'12" E	26.84'
L13	N 37°40'36" E	27.84'
L14	N 64°51'52" E	27.52'
L15	N 73°39'51" E	5.05'



SURVEY DESCRIPTION:

A parcel of land located in Section 8, Township 12 South, Range 4 West, Drew County, Arkansas, more particularly described as follows:

All of the Northeast Quarter of the Southeast Quarter, containing 41.42 acres, more or less.

All of the Northwest Quarter of the Southeast Quarter, containing 41.53 acres, more or less.

A part of the Northeast Quarter of the Southwest Quarter (NE 1/4 of SW 1/4) of said Section 8, more particularly described as follows: BEGINNING at the Northeast corner of said NE 1/4 of SW 1/4, run South 00°04'38" West along the East boundary of said NE 1/4 of SW 1/4 for a distance of 1350.17 feet to the Southeast corner of said NE 1/4 of SW 1/4; thence run South 89°11'17" West along the South boundary of said NE 1/4 of SW 1/4 for a distance of 558.03 feet to a point intersecting the centerline of a farm road; thence, leaving said South boundary, run Northerly along the centerline of said farm road for the following courses and distances:

- North 00°34'09" East a distance of 41.30 feet; North 04°03'59" West a distance of 56.34 feet;
 - North 08°42'40" West a distance of 53.71 feet; North 17°05'11" West a distance of 37.74 feet;
 - North 18°22'01" West a distance of 136.53 feet; North 12°58'26" West a distance of 62.52 feet;
 - North 08°40'35" West a distance of 47.11 feet; North 07°16'44" West a distance of 266.17 feet;
 - North 04°13'16" West a distance of 437.75 feet; North 03°07'16" West a distance of 83.17 feet;
 - North 05°20'14" East a distance of 82.26 feet; North 12°33'12" East a distance of 26.84 feet;
 - North 37°40'36" East a distance of 27.84 feet; North 64°51'52" East a distance of 27.52 feet;
 - North 73°39'51" East a distance of 5.05 feet to a point intersecting the North boundary of said NE 1/4 of SW 1/4;
- thence, leaving said centerline, run North 89°20'52" East along said North boundary a distance of 657.02 feet to the point of BEGINNING, containing 20.46 acres of land, more or less.

This property as surveyed contains a total of 103.41 acres of land, more or less.

Referenced Survey for Frank Tillar by Y.R. Royal dated 8/20/1903
Survey Book B, pg 410

<p>Legend</p> <p>Monument Found: ●</p> <p>Monument Set: ○</p> <p>Calculated Position: △</p> <p>All Monuments Set during this survey are 1/2" Rebar W/ Cap PLS 1599 unless specified otherwise above.</p>	<p style="text-align: center;">Graphic Scale</p> <p style="text-align: center;">0' 400' 800'</p> <p style="text-align: center;">1" Inch = 400 Feet</p>	<p><i>I, Josh Martin, Professional Land Surveyor, do hereby certify that the plat shown hereon is a true and accurate representation of a survey made under my direction and supervision.</i></p> <p style="text-align: center;"><i>Josh Martin</i></p> <p style="text-align: center;">Josh Martin PLS# 1599</p>										
		<p style="text-align: center;">ALL OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 08, TOWNSHIP 12 SOUTH, RANGE 4 WEST, DREW COUNTY, ARKANSAS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: right;">Date: February 10, 2021</td> </tr> <tr> <td style="text-align: right;">Drawing: Firehunt 8-12-4.dwg</td> <td style="text-align: right;">Drawn by: RMB/II</td> </tr> <tr> <td colspan="2" style="text-align: center;">Revisions</td> </tr> <tr> <td colspan="2" style="text-align: center;">Arkansas Plat Code</td> </tr> <tr> <td colspan="2" style="text-align: center;">500-12S-04W-0-08-203-22-1599</td> </tr> </table>	Date: February 10, 2021		Drawing: Firehunt 8-12-4.dwg	Drawn by: RMB/II	Revisions		Arkansas Plat Code		500-12S-04W-0-08-203-22-1599	
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Revisions												
Arkansas Plat Code												
500-12S-04W-0-08-203-22-1599												
Surveyed for: Firehunt Inc.		<p>Landmark Surveying of South Arkansas Inc.</p> <p>P.O. Box 26 Monticello, Arkansas 71657 Office: (870) 367-2200</p>										



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info@lilerealestate.com | www.lilerealestate.com



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