



OFFERED FOR SALE

WELLS BAYOU 40

A Recreational Investment Opportunity

40± Acres • Desha County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

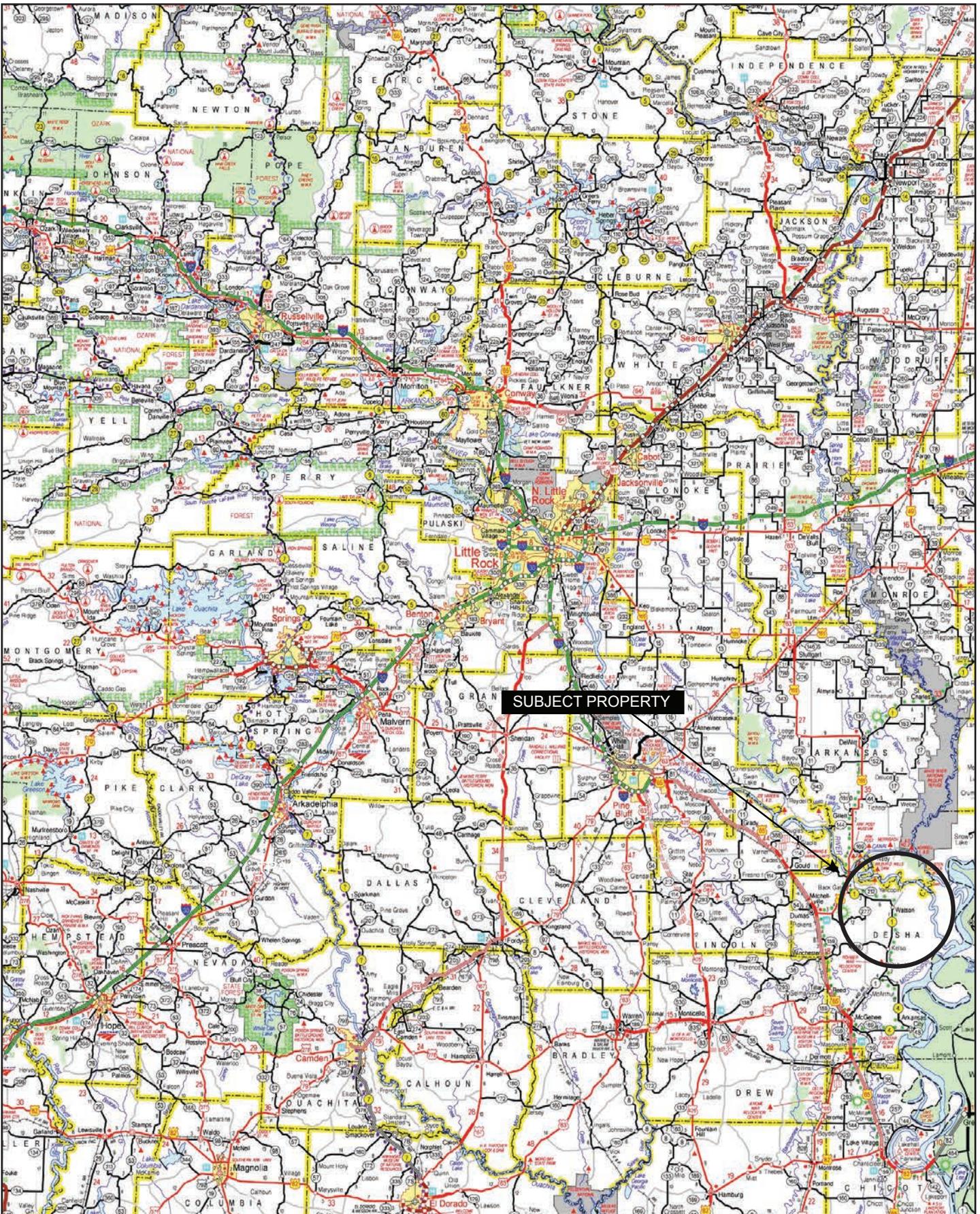
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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:

Wells Bayou 40 consists of 40 acres in Desha County, Arkansas near the community of Watson. The tract offers a good recreational investment opportunity that is also income producing. The current owners have primarily used the property for hunting purposes and have developed the property for both waterfowl and deer hunting.

Of the 40 acres, 34 is enrolled in the Conservation Reserve Program (CRP) which acts as a source of additional income providing \$2,550.00 annually until 2034. Enrollment in the program also boosts the tract's wildlife habitat and hunting opportunities.

Location:

Watson, Arkansas; Desha County; Southeastern Region of Arkansas

Mileage Chart

Monticello, AR	39 Miles
Pine Bluff, AR	55 Miles
Greenville, MS	69 Miles
Monroe, LA	122 Miles

Acreage:

40± total acres

Access:

Farm turn row access from the north west corner.

Real Estate Taxes:

Parcel Number	Acreage	Estimated Tax
001-02341-000	40	\$121.51

Mineral Rights:

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

Offering Price:

\$168,000.00 (\$4,200 per acre)

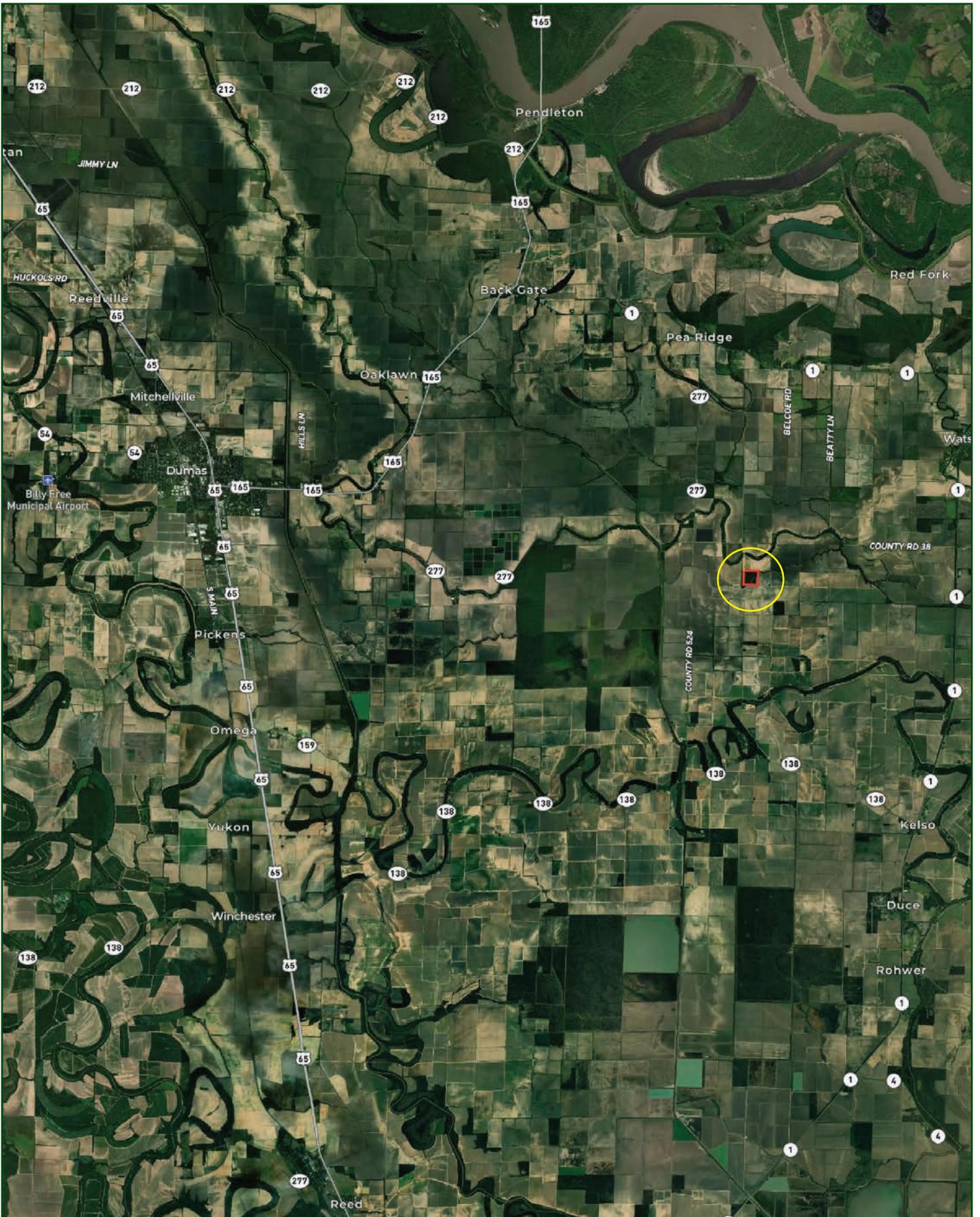
To find out more about Wells Bayou 40 or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

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

OWNERSHIP MAP



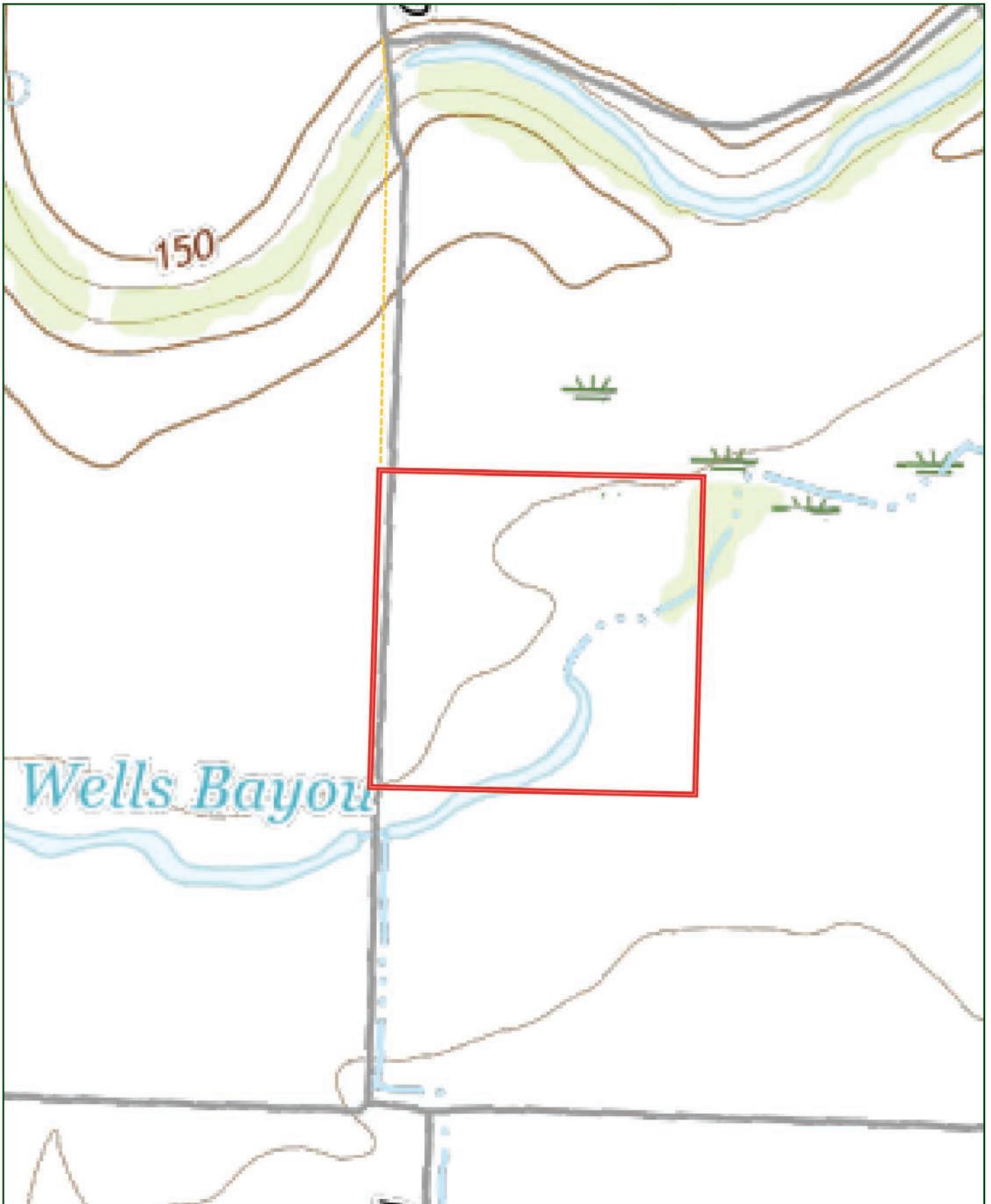
LOCATION MAP



AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
NeA	Newellton clay, 0 to 1 percent slopes	28.09	71.79	0	85	3w
SsA	Sharkey and Desha clays, 0 to 1 percent slopes	4.55	11.63	0	57	3w
W	Water	3.99	10.2	0	-	-
Dh	Desha clay, 0 to 1 percent slopes, rarely flooded	2.21	5.65	0	56	3w
Sh	Sharkey clay, 0 to 1 percent slopes, rarely flooded, south	0.3	0.77	0	38	3w
TOTALS		39.14(*)	100%	-	71.1	3.0

(*) 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.



FIELD SERVICE AGENCY



Common Land Unit Tract Boundary

- Non-Cropland; Cropland
- CRP

Wetland Determination Identifiers

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

Imagery Year: 2021

2023 Program Year

Map Created January 31, 2023

Farm 3167
Tract 1300

Tract Cropland Total: 34.00 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).

CONSERVATION RESERVE PROGRAM

CRP-1 (01-08-24) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation <h3 style="text-align: center;">CONSERVATION RESERVE PROGRAM CONTRACT</h3>	1. ST. & CO. CODE & ADMIN. LOCATION <p style="text-align: center;">05 041</p>	2. SIGN-UP NUMBER <p style="text-align: center;">52</p>
	3. CONTRACT NUMBER <p style="text-align: center;">11109A</p>	4. ACRES FOR ENROLLMENT <p style="text-align: center;">34.00</p>
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) DESHA COUNTY FARM SERVICE AGENCY 3303 HIGHWAY 65 NORTH MCGEHEE, AR71654-0000	6. TRACT NUMBER <p style="text-align: center;">1300</p>	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) <p style="text-align: center;">10-01-2019 09-30-2034</p>
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (870)222-4867 x2	8. SIGNUP TYPE: Continuous	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant".) The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 75.00	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 2,550.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	1300	1	CP23	27.40	\$ 0.00
(Item 9C is applicable only when the first year payment is prorated.)		1300	2	CP23	6.60	\$ 0.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)				
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) AL FRAZER HOLDING COMPANY, LLC PO BOX 1047 MCGEHEE, AR71654-1047	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, 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) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.







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