

The L'Anguille 454 Farm

454.12 +/- Acres • St. Francis County, Arkansas

AVAILABLE FOR ACQUISITION: The L'Anguille 454 Farm is an outstanding agricultural and recreational investment property located adjacent to the L'Anguille River. The land offers farm income and green-timber and field duck hunting, along with deer, dove, and turkey hunting opportunities.



MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



ATTENTION: Myers Cobb Realtors is the Exclusive Agent for the property described herein. This property brochure and all information contained herein are believed to be correct; however, no guarantee is made as to its certainty. Prospective buyers are urged to inspect the property and perform independent due diligence. Myers Cobb Realtors and its agents assume no liability as to errors, omissions, or investment results. All information is approximate. Some images shown within this property brochure are used for representative purposes and may not have been taken on location at the subject property. A representative of Myers Cobb Realtors must be present to conduct a tour of the property. We respectfully request that interested parties contact us in advance to schedule a proper showing and not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

PROPERTY SUMMARY

Broker Comments – The L'Anguille 454 Farm offers an opportunity to acquire income-producing farmland with green-timber and field duck hunting, along with whitetail deer, dove, and turkey hunting.

Acreage – The L'Anguille 454 Farm consists of 454.12 +/- total acres

- 206.20 +/- acres Income-producing tillable farmland
- 151.01 +/- acres Bottomland hardwood timberland adjacent to the L'Anguille River bottoms
- 83.44 +/- acres Reforested upland enrolled in the Conservation Reserve Program
- 13.47 +/- acres Upland consisting of mixed-age and species trees

Location – The property is located in the Delta Region, just west of Forrest City, Arkansas in St. Francis County.

- Coordinates: 34.96589° N, 90.84691° W

Palestine, AR: 5 +/- miles

Brinkley, AR: 25 +/- miles

Memphis, TN: 45 +/- miles

Forrest City, AR: 5 +/- miles

Wynne, AR: 25 +/- miles

Little Rock, AR: 85 +/- miles

Access – The land has excellent access via Beckspur Road (St. Francis County Road 805), a county-maintained gravel road) and established interior farm roads. A road system is in place throughout the timberland as well.

The Landscape – The property offers 206.20 +/- acres in tillable and irrigated farmland producing rice and row crops. There is 151.01 +/- acres of bottomland hardwood timber, and remaining acreage is comprised 17 year-old CRP and mixed species and various age trees.

Wildlife and Hunting – The bottomland timber is adjacent to the L'Anguille River and when the river floods authentic green-timber duck hunting is available. There are several field locations, which can be flooded for duck hunting as well. Certain areas of the property could be enhanced to improve the duck hunting opportunities offered on the landscape. The woodlands, field edges, and food plots provide outstanding whitetail deer hunting and wild turkeys often frequent the property. The farm fields also offer a great dove hunting venue. In addition, the L'Anguille Hunting Club borders the land on the south and several notable hunting clubs are within close proximity, which enhance the abundant wildlife within the area.

Water Resources – The property has 4 irrigation wells for irrigating the cropland and flooding duck hunting areas.

Income Streams – There is a reliable farm producer in place to continue the current farming program. Additional income could also be generated from a yearly hunting lease.

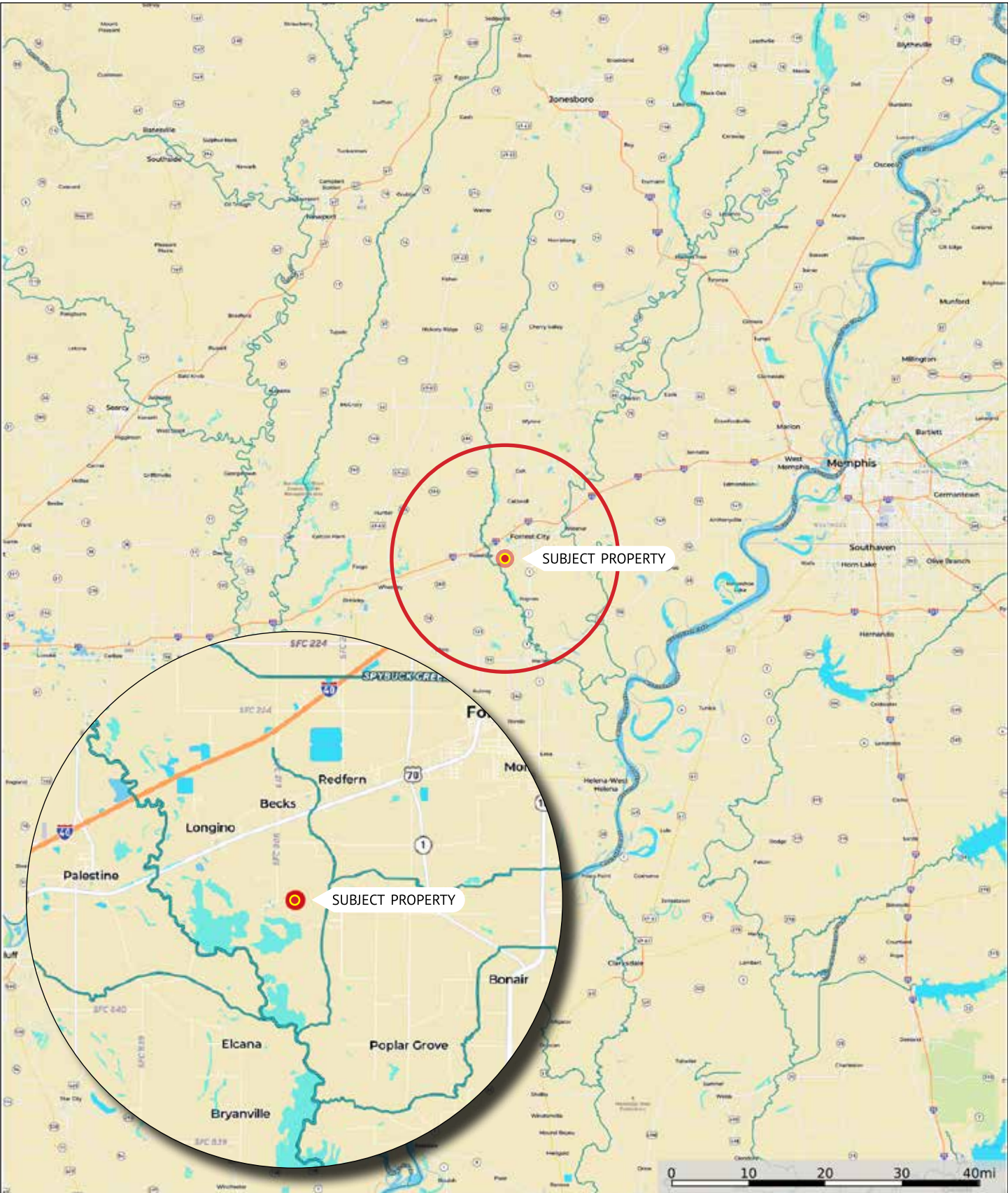
Mineral Rights – All Seller-owned mineral rights shall convey to a Buyer without reservation.

Real Estate Taxes – \$2,143.30 (source: Crittenden County Assessor)

Offering Price – \$2,499,000.00 (\$5,503.00 per acre)

Contact – Qualified buyers should contact Chuck Myers of Myers Cobb Realtors at **901-830-5836** regarding questions or schedule a property tour.

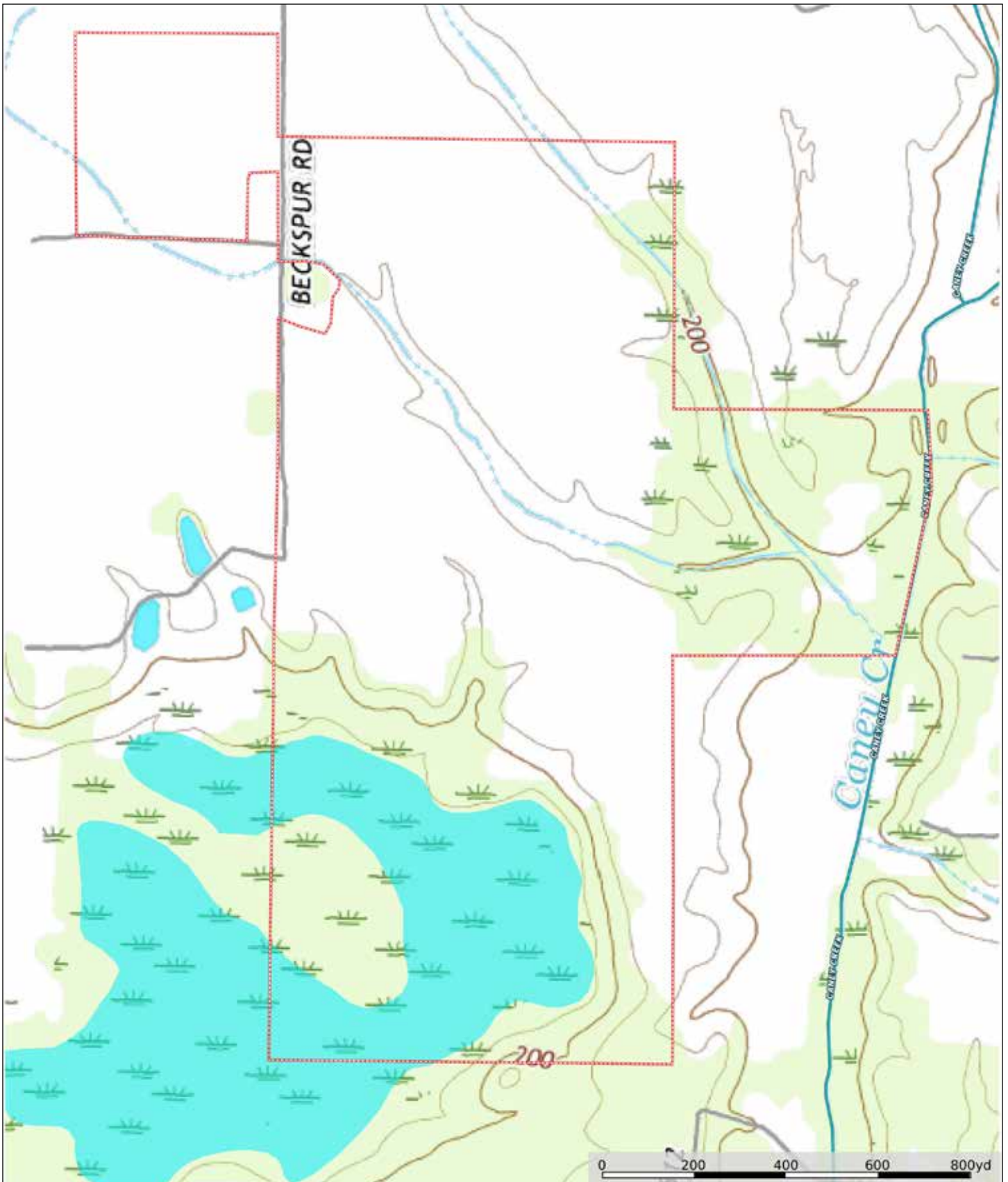
LOCATION



SUBJECT PROPERTY



TOPOGRAPHY

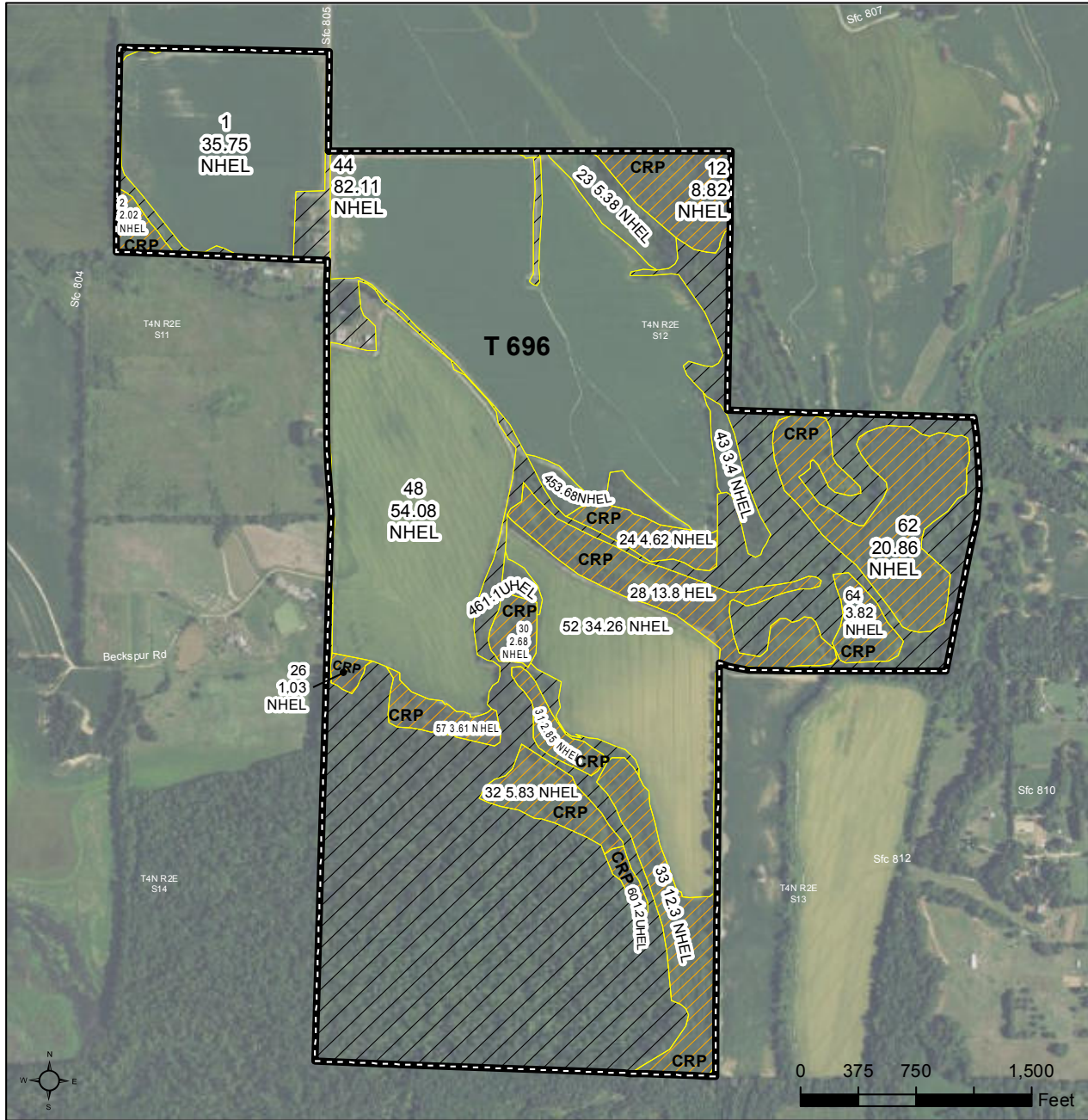


FSA INFORMATION



United States
Department of
Agriculture

St. Francis County, Arkansas



Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 303.20 acres

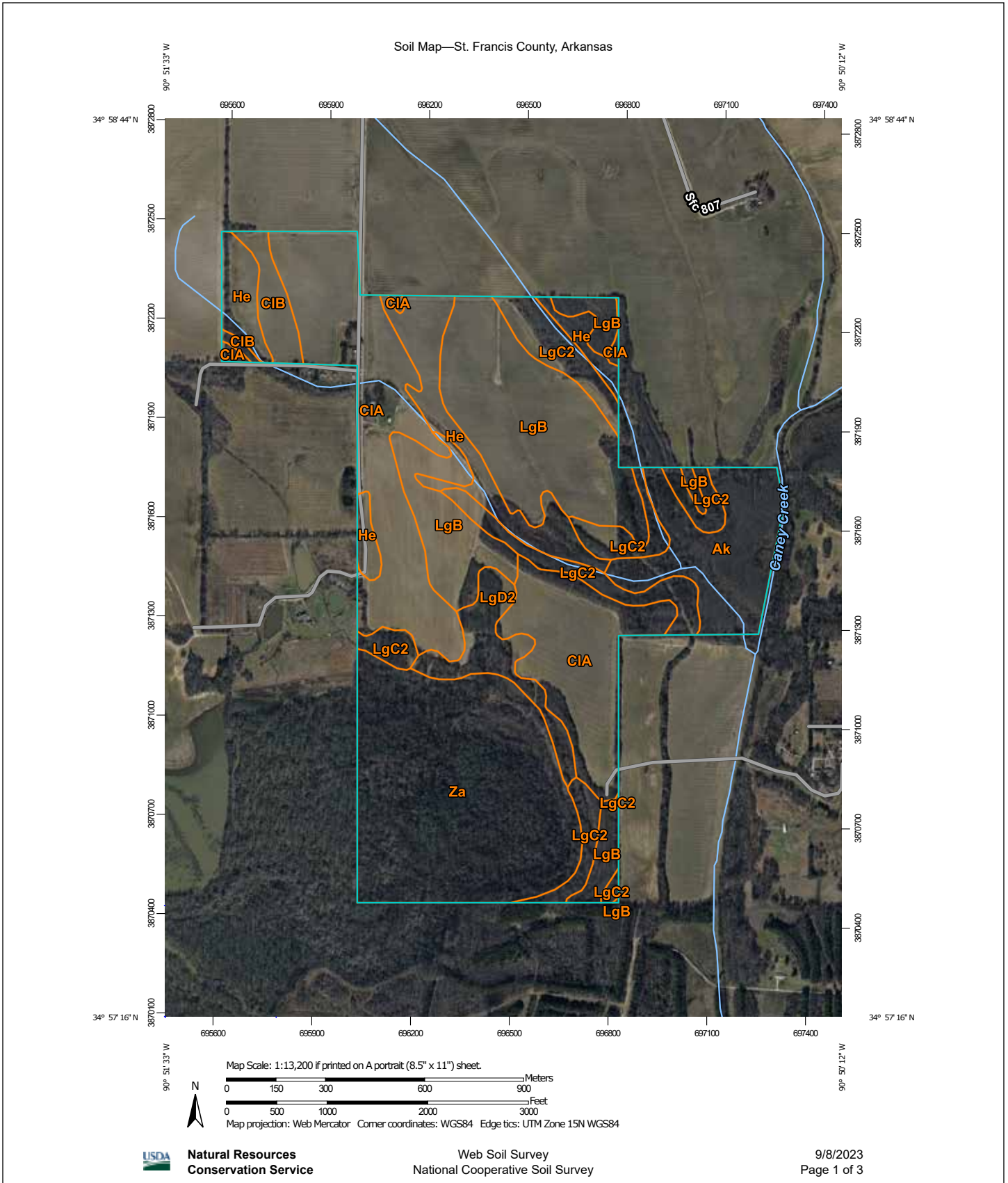
2018 Program Year

Map Created August 30, 2017

Farm **2152**
Tract **696**

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).

NRCS SOIL DATA







































NRCS SOIL DATA

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ak	Arkabutla silt loam	36.9	8.0%
CIA	Calloway silt loam, 0 to 1 percent slopes	110.4	24.0%
CIB	Calloway silt loam, 1 to 3 percent slopes	9.6	2.1%
He	Henry silt loam, 0 to 1 percent slopes	40.5	8.8%
LgB	Loring silt loam, 1 to 3 percent slopes, west	94.6	20.5%
LgC2	Loring silt loam, 3 to 8 percent slopes, eroded	45.6	9.9%
LgD2	Loring silt loam, 8 to 12 percent slopes, eroded, west	17.4	3.8%
Za	Zachary silt loam	105.8	23.0%
Totals for Area of Interest		460.7	100.0%

MAP LEGEND

Area of Interest (AOI)	 Area of Interest (AOI)	 Spoil Area
Soils	 Soil Map Unit Polygons	 Stony Spot
 Soil Map Unit Lines	 Very Stony Spot	 Wet Spot
 Soil Map Unit Points	 Other	 Special Line Features
Special Point Features	 Blowout	Water Features
 Borrow Pit	 Streams and Canals	Transportation
 Clay Spot	 Rails	 Interstate Highways
 Closed Depression	 US Routes	 Major Roads
 Gravel Pit	 Local Roads	Background
 Gravelly Spot	 Aerial Photography	
 Landfill		
 Lava Flow		
 Marsh or swamp		
 Mine or Quarry		
 Miscellaneous Water		
 Perennial Water		
 Rock Outcrop		
 Saline Spot		
 Sandy Spot		
 Severely Eroded Spot		
 Sinkhole		
 Slide or Slip		
 Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Francis County, Arkansas
Survey Area Data: Version 20, Sep 12, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 27, 2023—Mar 15, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

PROPERTY VIEWS





PROPERTY VIEWS





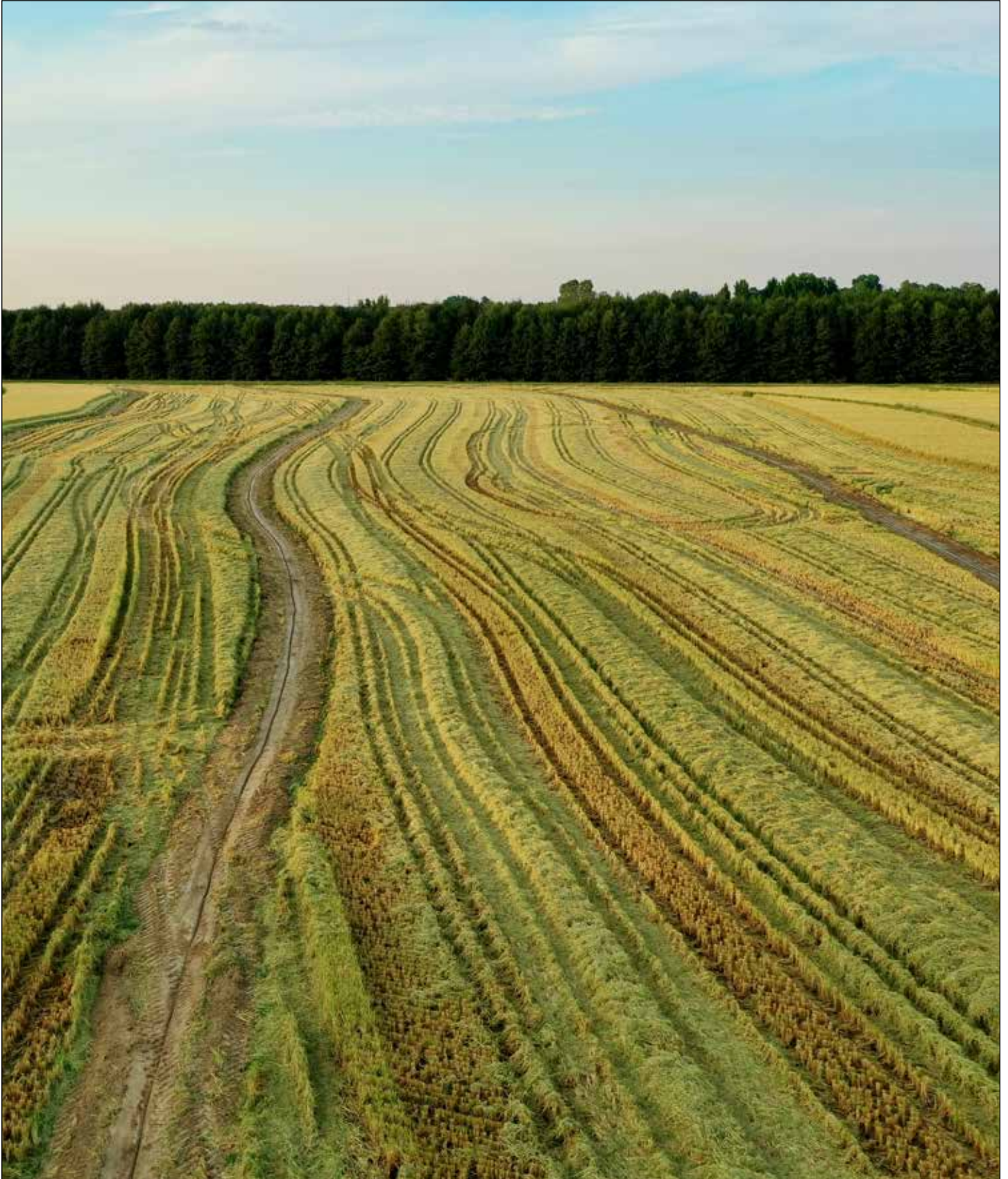
PROPERTY VIEWS





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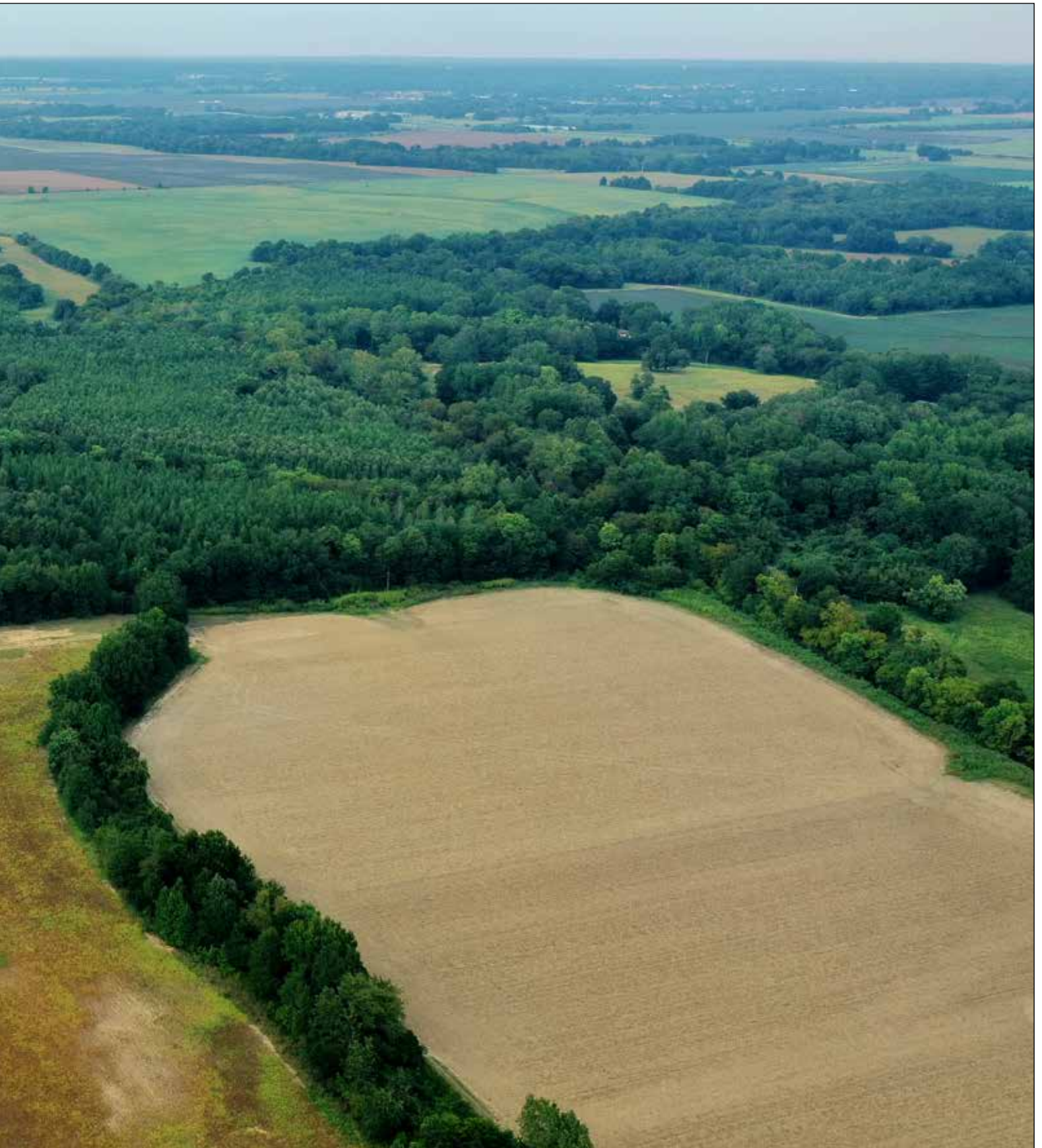
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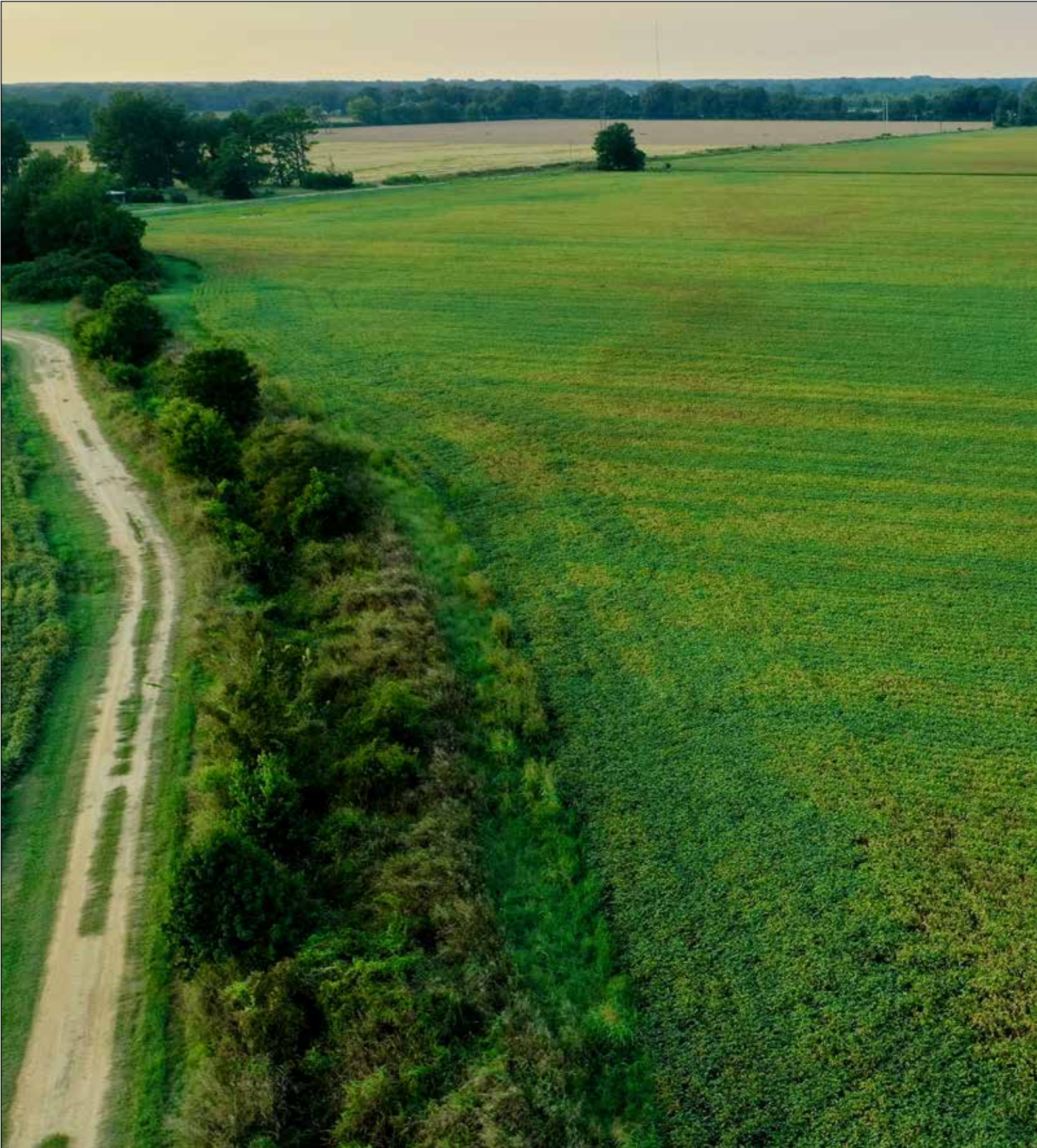
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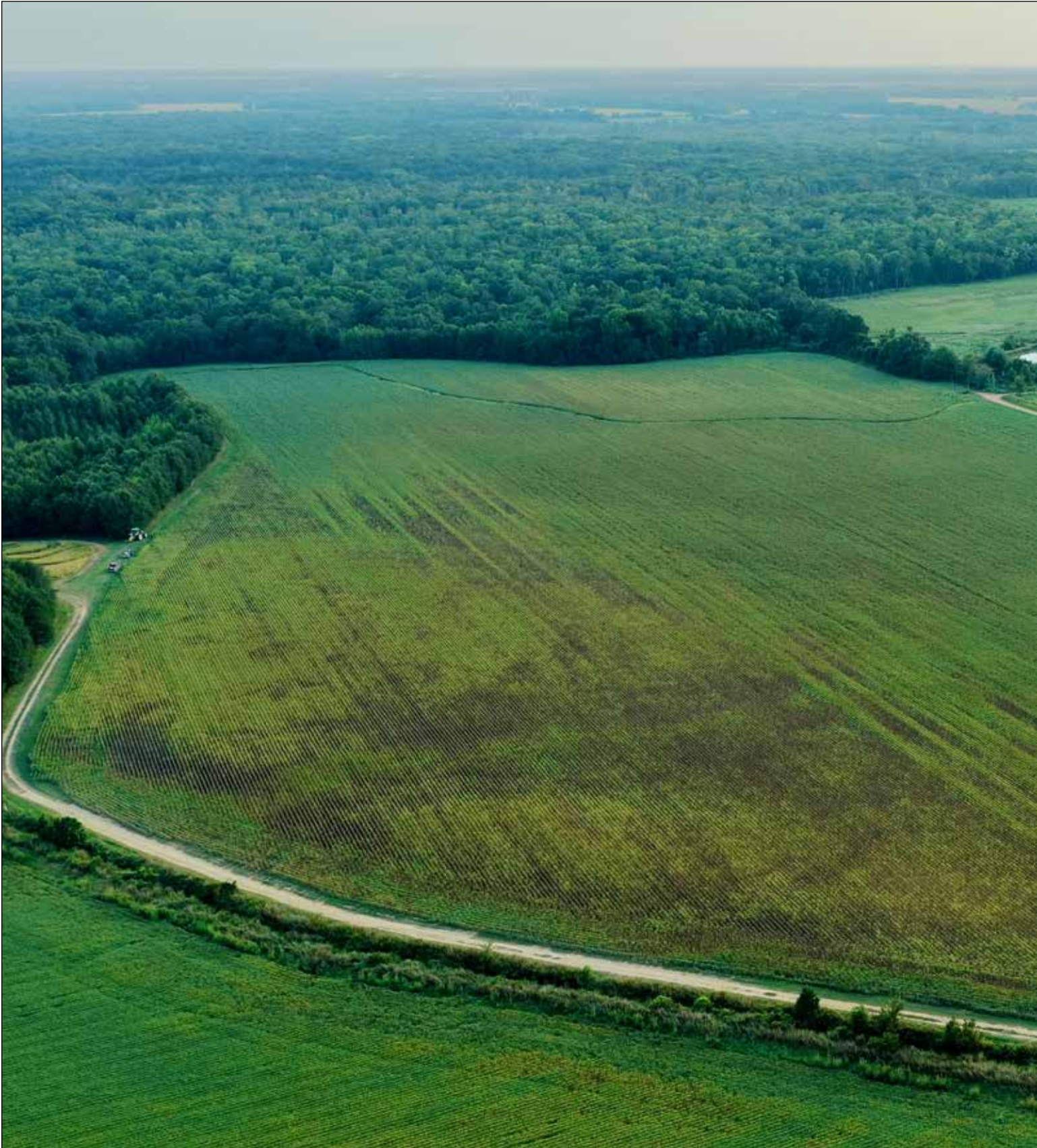


PROPERTY VIEWS





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PROPERTY VIEWS





L'ANGUILLE FOUR-FIFTY-FOUR FARM • ARKANSAS

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PROPERTY VIEWS





PROPERTY VIEWS





Chuck Myers

Chuck Myers is a Partner and Agent with Myers Cobb Realtors, licensed in Arkansas, Mississippi, and Tennessee. After an Agribusiness career as an industry National Sales and Marketing Manager, Chuck entered the real estate market, developing and managing legacy hunting clubs in North America.

Chuck has a proven history of marketing and selling equity in premium hunting properties. He also has many notable real estate sales of premier hunting clubs. Chuck has a 28-year market reputation of assisting clients and partners with the acquisition, development, management, and selling of exclusive recreational estates. Chuck has a comprehensive archive of hunting and farmland involvement achievements. A limited list includes Greenbriar, River Oaks, Wolf Farm, Paradise, Deer Creek, and Delta Duck Farms.

Over the years, Chuck has developed an extensive range of relationships with qualified land investors and professionals within the agriculture and outdoor real estate business. He is a seasoned land specialist and has transacted millions of dollars in Mid-South land sales. A knowledge of land and a passion for the outdoors, Chuck identifies with the client, is direct, and enjoys the agent-client transactional relationship.

He and his wife, Jerri, have three children, seven grandchildren, and currently reside in Memphis, Tennessee.



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