

Scarlet Elm, LLC - Keo

Lonoke County, AR

576 +/- Acres



Offered By



1114 Halle Park Circle
Collierville, TN 38017

Steve Brunson II, AFM
Real Estate Broker in AR, LA, MS, TN
Office: 901-850-5305
Mobile: 901-277-3426
Email: sbrunson@imgfarm.com

Ag Land Management Group, LLC is the Exclusive Agent for the property described herein.
This brochure and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy.

Prospective buyers are encouraged to inspect the property and perform their own independent due diligence. Ag Land Management Group, LLC and its agents assume no liability as to errors, omissions, or investment results.
Broker: Steve Brunson - Ag Land Management Group, LLC – (901)850-5303 – 1114 Halle Park Circle, Collierville, TN

Scarlet Elm, LLC - Keo

Description: Scarlet Elm, LLC - Keo is a premium agricultural property in Lonoke County, AR consisting of 523.83 acres of tillable cropland. The soils on the farm are highly productive and allow for a diverse crop mix. Corn, cotton, rice, and soybeans have good history on the farm. There are five irrigation wells and two relifts that irrigate the entire farm. The tailwater recovery system (TWRS) maximizes both on-farm and neighboring properties' drainage to minimize water loss and reduce irrigation costs. The TWRS supplies the irrigation reservoir that gravity feeds the two, 50 +/- acre zero-grade fields.

Location: The farm is in Lonoke County, AR, nineteen miles southwest of Little Rock, AR and four miles northwest of England, AR. Use the link provided below to easily locate the subject property.

[Scarlet Elm, Keo Locator Map](#)

Access: Highway 165 divides the property into two tracts. Access is excellent via Hwy 165.

Acres: There are 576.48 +/- tax acres associated with the farm. The Farm Service Agency (FSA) states 523.83 acres of tillable cropland and an 18.03-acre reservoir. The remaining acres are roads, TWRS, drainage ditches, and an abandoned railroad.

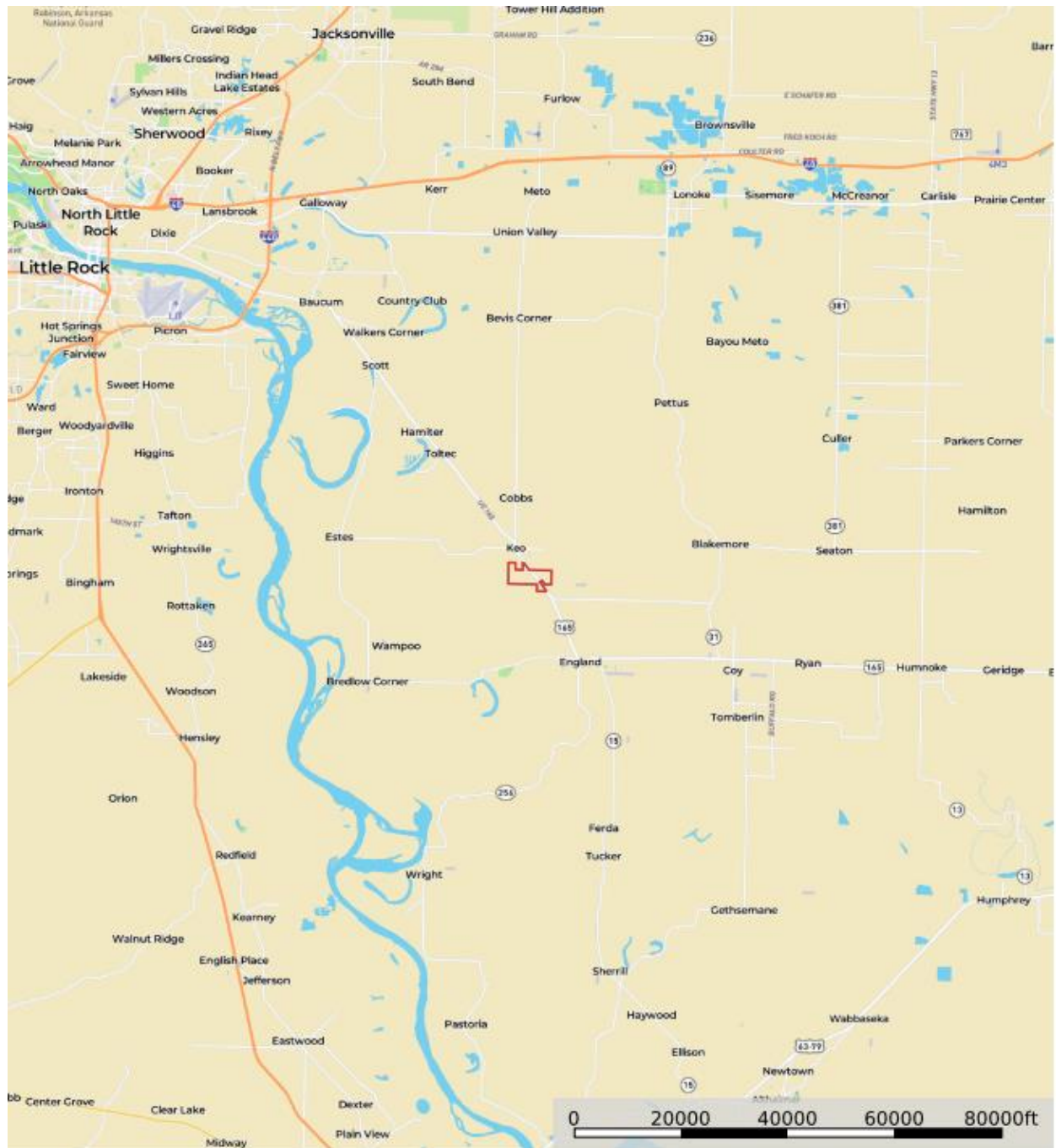
List Price: **\$4,300,000**

Showing: By appointment only. For appointment please contact:
Steve Brunson
Ag Land Management Group, LLC
1114 Halle Park Circle
Collierville, TN 38017
901-850-5303

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LOCATION MAP



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AERIAL MAP



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SCARLET ELM, LLC - KEO

Cropland Info: Scarlet Elm, LLC - Keo is divided by Hwy 165 into two tracts containing 523.83 acres of cropland and one 18.03-acre reservoir. Approximately 472.69 cropland acres have been precision leveled and the remaining 51.14 acres were landformed to enable irrigation and enhance drainage.

Improvements: There are no building structures on the farm. The property has one large TWRS, one 18.03 reservoir, five irrigation wells, and two relifts. Recent work was completed in 2023 to improve the water holding capacity of the TWRS by removing sediment via trackhoe.

Soils: Approximately 75.4% of the farm consists of Herbert Silt Loam Class II soils with Class III soils making up the remaining 24.6%. The overall NCCPI rating is a 76.7. These soils are highly productive and allow for a versatile crop mix.

Yield History: Below is a table of yield history from 2017-2023:

	Rice	Corn	Soybeans
2017	195.00 bu/acre	233.00 bu/acre	66.00 bu/acre
2018	220.00 bu/acre	197.00 bu/acre	67.00 bu/acre
2019	182.00 bu/acre	182.00 bu/acre	64.00 bu/acre
2020	166.00 bu/acre	196.50 bu/acre	63.00 bu/acre
2021	N/A	191.20 bu/acre	62.00 bu/acre
2022	N/A	191.41 bu/acre	54.15 bu/acre
2023	186.24 bu/acre	186.14 bu/acre	82.05 bu/acre
Average	189.85 bu/acre	196.75 bu/acre	65.46 bu/acre

Lease Info: The farm is leased through December 31, 2024. Lease information will be shared upon request.

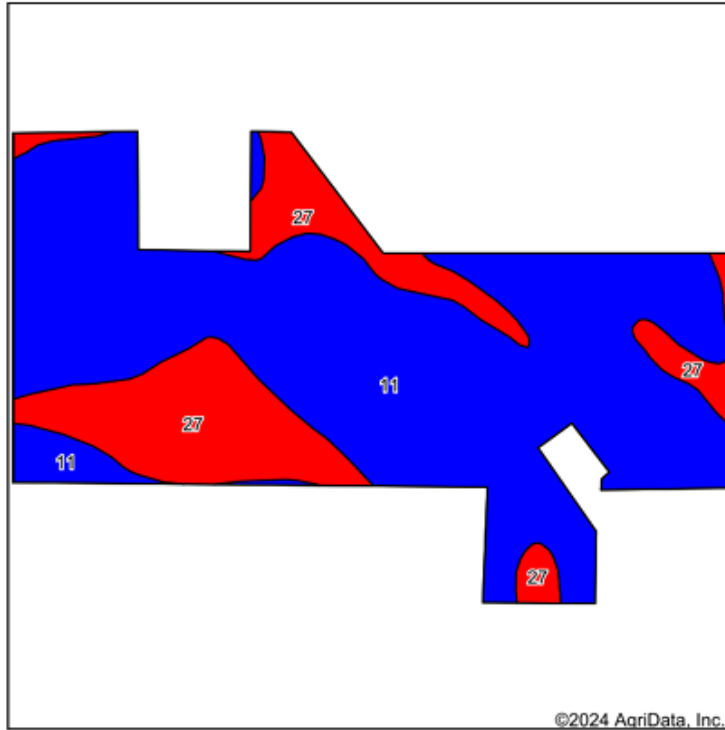
Taxes: 2022 Property Taxes were \$7,053.17.

Price: **\$4,300,000**

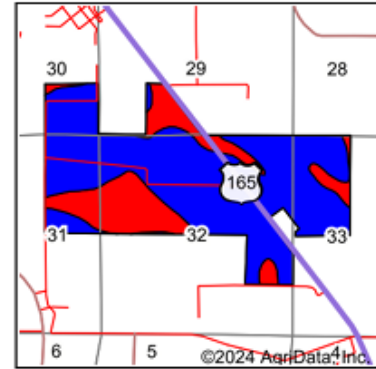
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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Lonoke**
 Location: **32-1S-9W**
 Township: **Lafayette**
 Acres: **589.51**
 Date: **5/2/2024**



Maps Provided by:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: AR680, Soil Area Version: 21											
Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Corn Bu	Cotton lint Lbs	Grain sorghum Bu	Rice Irrigated Bu	Soybeans Bu	*n NCCPI Overall
11	Hebert silt loam, 0 to 1 percent slopes	444.63	75.4%		Illw	75	682			31	86
27	Perry silty clay, 0 to 1 percent slopes	144.88	24.6%		Illw		428	59	117	27	48
Weighted Average					2.25	56.6	619.6	14.5	28.8	30	*n 76.7

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Arkansas

Lonoke

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3796

Prepared: 2/17/23 2:22 PM

Crop Year: 2023

Page: 1 of 3

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name

TLH FARMS

Farm Identifier

COMB OF 3130 3131

Farms Associated with Operator:

970, 1382, 1483, 1485, 1500, 1502, 1653, 2545, 2584, 2595, 2670, 2971, 3397, 3756, 3998, 4004, 4074, 4105, 4109, 4752, 4754, 4755, 4788, 4932, 4953,

ARC/PLC G/WF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
601.24	541.86	541.86	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	541.86	22.3	0.0					

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
RICE-LGR, RICE-MGR, SUP	WHEAT, SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	119.1	38	0.00	
SOYBEANS	138.4	44	0.00	100
RICE-LONG GRAIN	145.7	6753	0.00	
RICE-MED GRAIN	13.9	5869	0.00	
SEED COTTON	67.12	2016	0.00	
UNA GENERIC	16.78	0	0.00	
Total Base Acres:	501.0			

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Tract Number: 3601 Description D17

FSA Physical Location : Lonoke, AR

ANSI Physical Location: Lonoke, AR

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
250.36	219.13	219.13	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	219.13	9.5	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	129.4	44	0.00
SEED COTTON	67.12	2016	0.00
UNA GENERIC	16.78	0	0.00
Total Base Acres:	213.3		

Owners: SCARLET ELM LLC

Other Producers: None

Tract Number: 3602 Description D17

FSA Physical Location : Lonoke, AR

ANSI Physical Location: Lonoke, AR

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
350.88	322.73	322.73	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	322.73	12.8	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	119.1	38	0.00
RICE-LONG GRAIN	145.7	6753	0.00
RICE-MED GRAIN	13.9	5869	0.00

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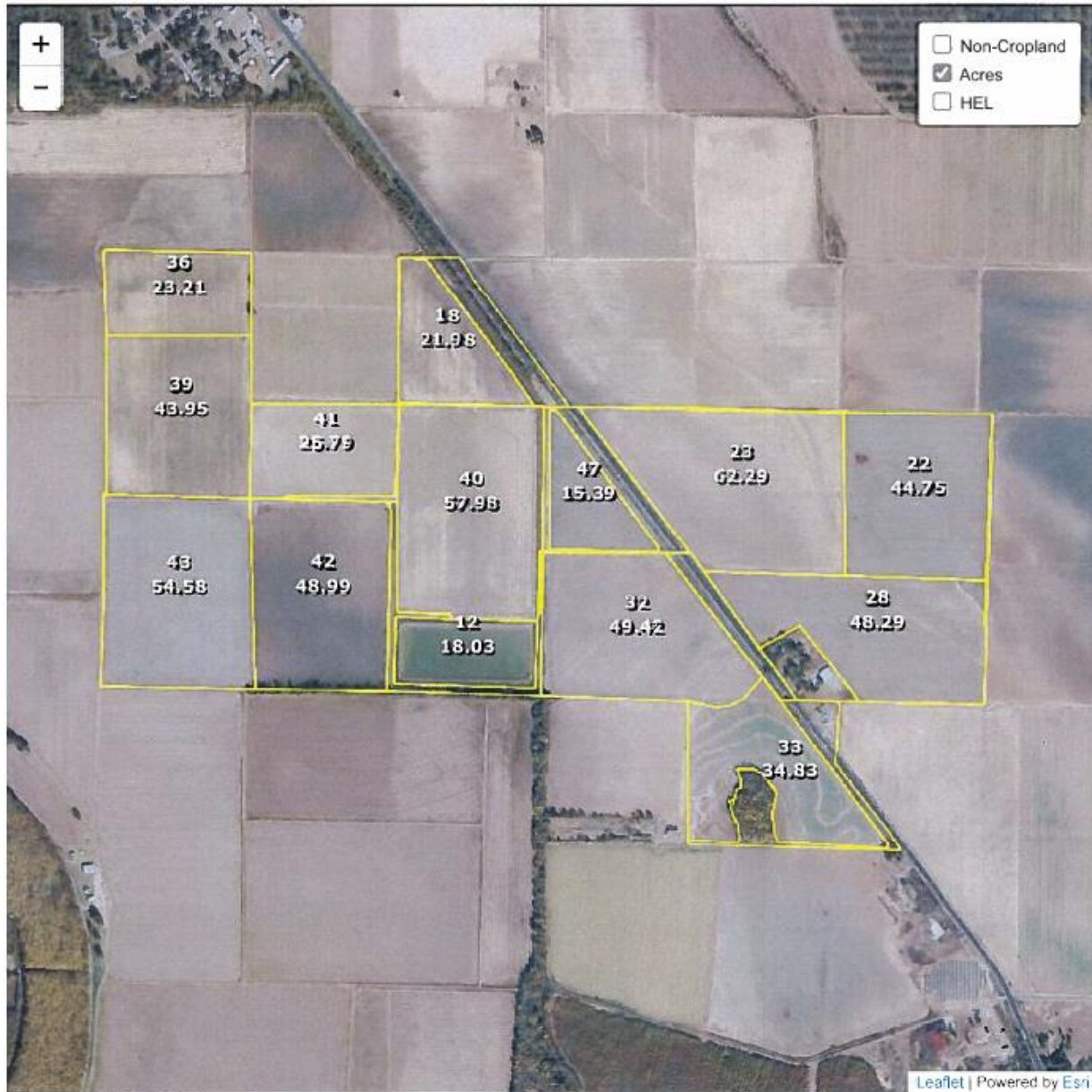
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Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	9.0	44	0.00
Total Base Acres:	287.7		

Owners: SCARLET ELM LLC
Other Producers: None

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Common Land Unit

— Cropland — Non-cropland — CRP

Farm 3795

Tract 5199

Wetland Determination Identifiers

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

2024 Crop Year



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