

# Curtis Farms

392.4 +/- Acres • Lee County, AR

AVAILABLE FOR ACQUISITION: Curtis Farms is a contiguous tract offering an excellent agricultural investment opportunity. 95 percent of the acreage is tillable cropland, which is irrigated via seven wells. The farm is located three miles northeast of Marianna, Arkansas, has excellent access, and provides deer hunting with potential duck hunting opportunities.



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REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE

# Curtis Farms

## PROPERTY SUMMARY

**C**urtis Farms, in the heart of Lee County, Arkansas, between Marianna and Brickeys, consists of 392.4 +/- contiguous acres. The property is just three miles from Marianna, 20 miles from Forrest City, and 55 miles from Memphis, Tennessee.

The property is a productive and efficient agriculture operation producing corn and soybeans recently. 375.86 +/- acres (95% of the total acres) are currently in cultivation. All of the tillable acres are irrigated via seven wells strategically positioned to ensure efficient water delivery and management. The land is easily accessed from Arkansas Highway 79 and Lee County Road 713, providing a direct route to the farm. A network of maintained interior roads provides ideal access for farm management operations.

5.0 +/- acres serve as the headquarters and staging area for the farming operation. This area includes a shop building with ample space for equipment parking and preparation for the planting and harvesting seasons.

While Curtis Farms is primarily managed for agricultural production, it also offers recreational opportunities. Deer hunting is available at specific locations, and the northwest and north fields show potential for duck hunting if appropriately developed.

Curtis Farms represents a unique opportunity to acquire an income-producing, investment-grade agricultural property. The property is offered for sale at \$2,235,680.00, equating to \$5,700.00 per acre. Interested and qualified parties are should to contact Chuck Myers of Myers Cobb Realtors at 901-830-5836 for further information or to schedule a property tour.

**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

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**Acreage** – Curtis Farms consists of 392.4 +/- total contiguous acres

- 375.86 +/- acres      Tillable farmland (95%)
- 5.0 +/- acres      Shops and staging area site
- 8.54 +/- acres      Well sites, ditches, roads, and non-productive land
- 3.0 +/- acres      Woods lot

**Location** – Brickeys, Arkansas (Lee County | Coordinates: 34.80758° N, 90.69920° W)

- Address: County Road 713, Brickeys, AR 72320 (3.0 +/- miles northeast of Marianna, AR)
- North and south of Arkansas Highway 79 with frontage along Lee County Road 713

**Legal Description** – Parcel 01-04132: Frl E1/2 Ne1/4 & Frl S1/2 (Less 42 At Hwy)

**Surrounding Towns and Cities** – Estimated distance from the subject property

- Marianna: 3 +/- miles
- Helena AR: 30 +/- miles
- Forrest City, AR: 20 +/- miles
- Memphis, TN: 55 +/- miles

**Access** – The land offers excellent access direct from Arkansas Highway 79 and Lee County Road 713. The interior farm roads are also considered to be excellent and provide access to all points of the property.

**Farming Operation** – The farm is 95% tillable cropland with corn and soybeans being produced recently.

**Irrigation** – The cropland is 100% irrigated via 7 wells

**Soil** – Predominantly heavy and silty clay with a NCCPI rating of 48.7

**Structural Improvements** – The property includes a large shop and staging area serving as the farm headquarters.

**Recreation** – The land is primarily managed for agricultural efficiency, however there is deer hunting at certain locations. Some of the fields on the northwest and north show potential for duck hunting if developed properly.

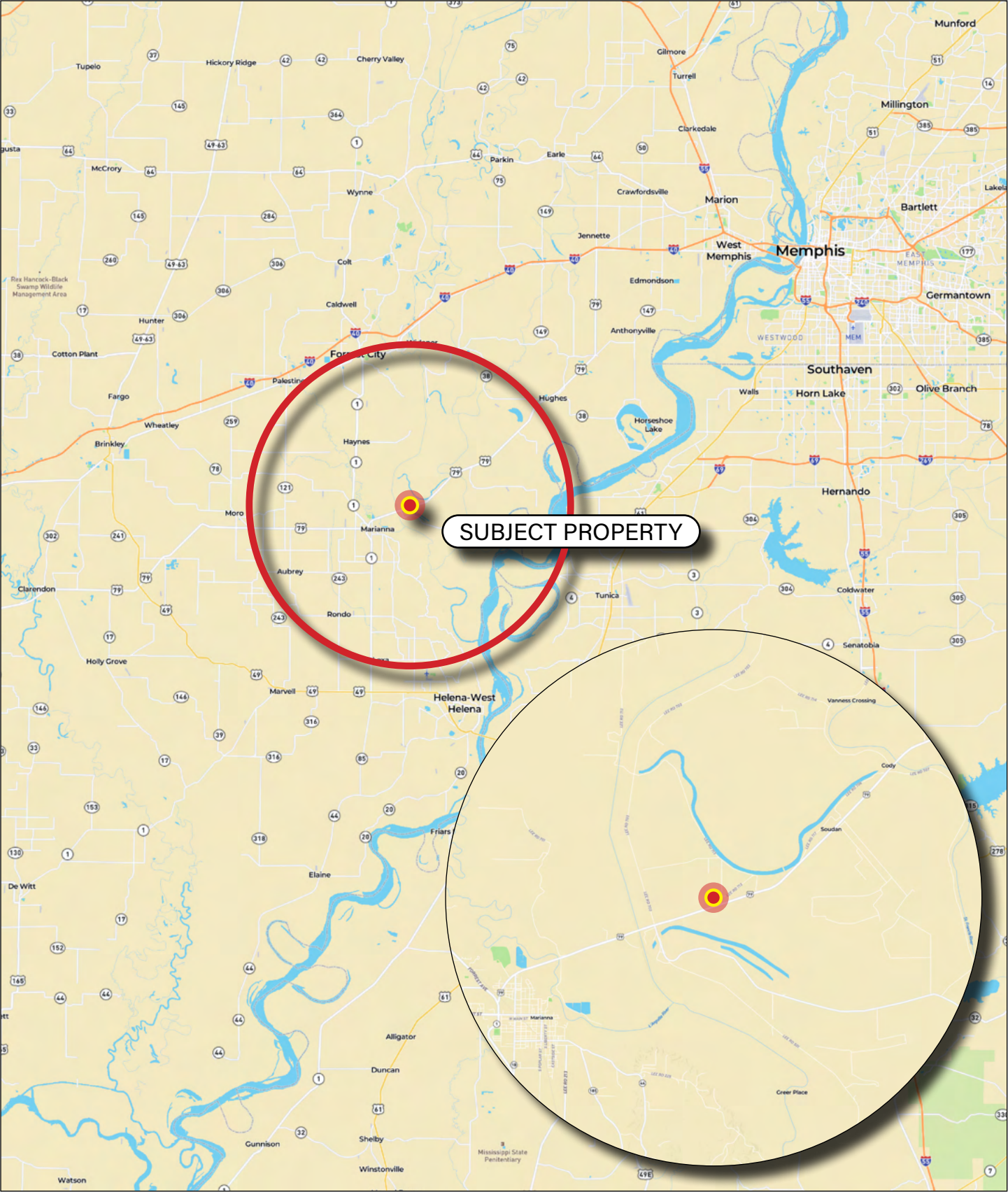
**Real Estate Taxes** – \$3,535.91 (source: Lee County Assessor -2023)

**Offering Price** – \$2,236,680.00 (\$5,700.00 per acre)

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

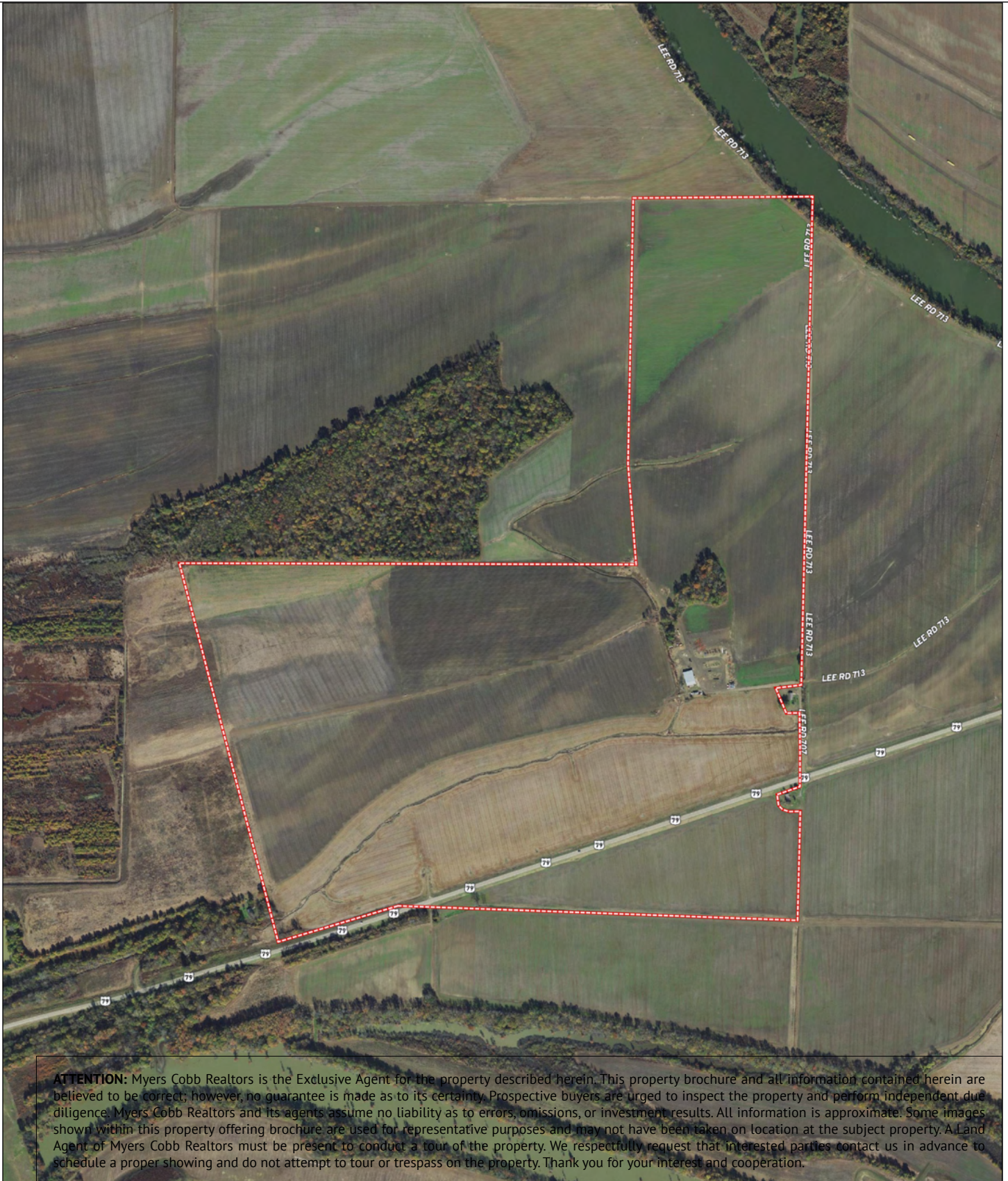


PROPERTY LOCATION





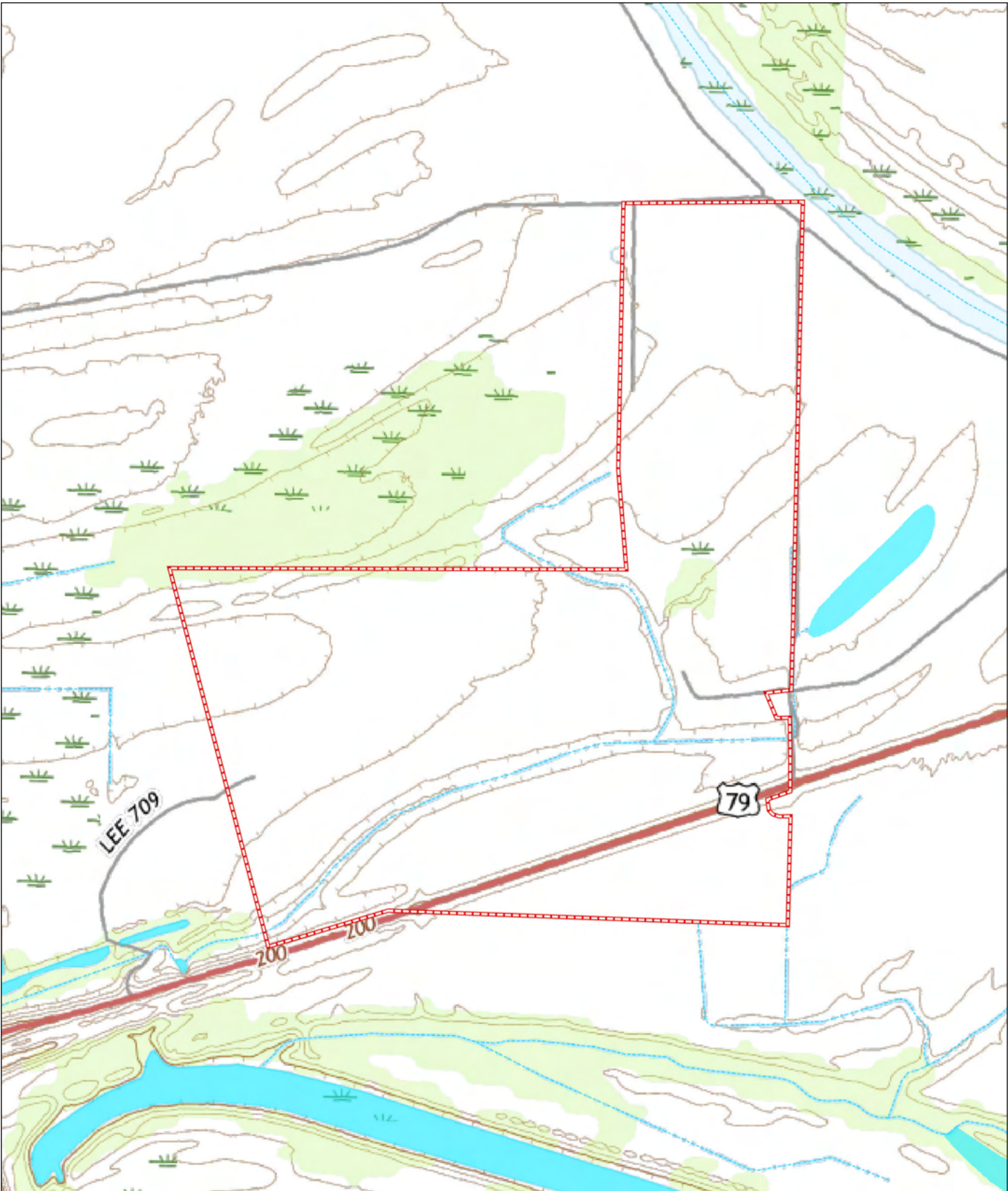
## AERIAL MAP



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TOPOGRAPHIC MAP

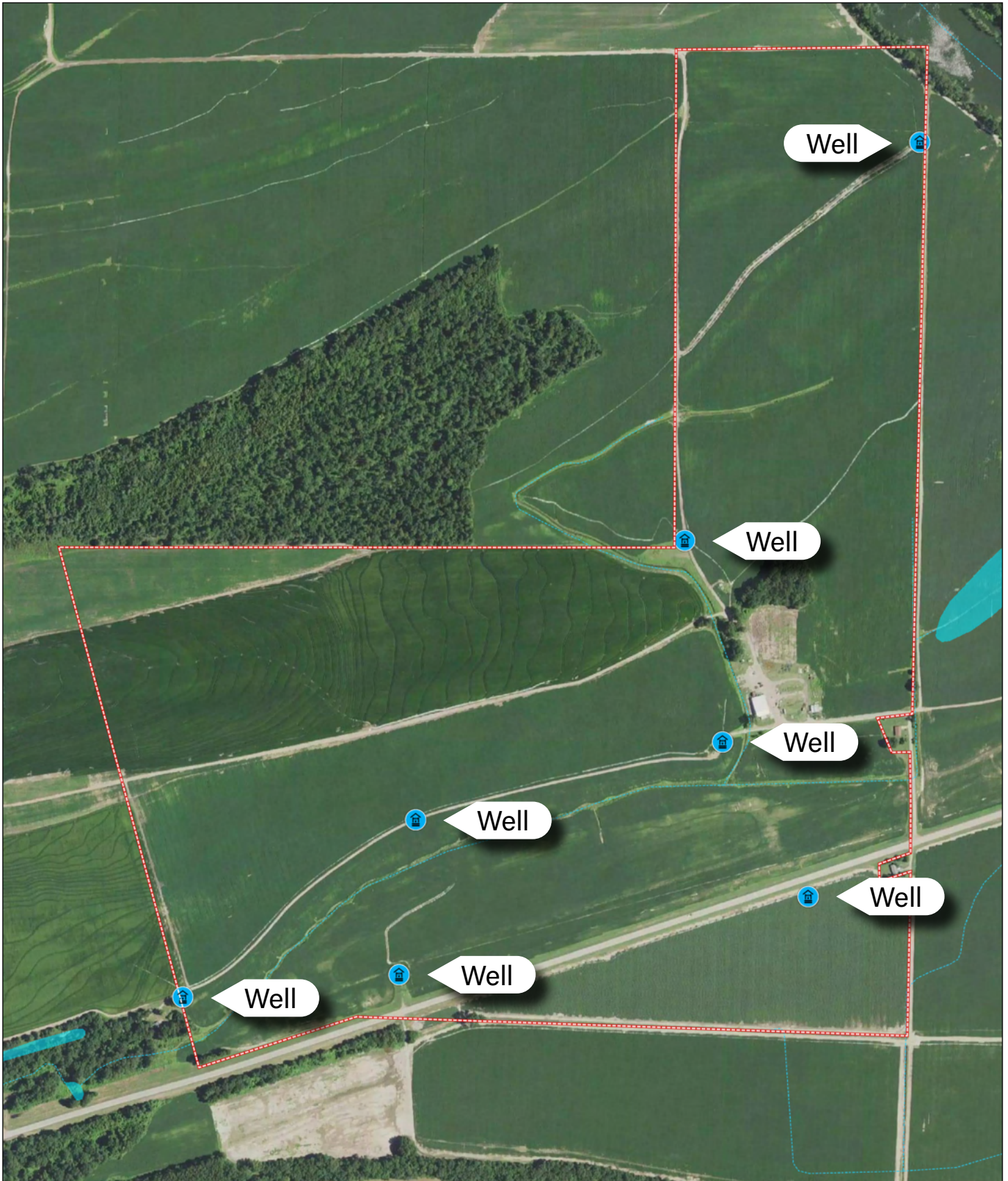


CURTIS FARMS  
ST. FRANCIS AND LEE COUNTIES, ARKANSAS

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## WELL LOCATIONS



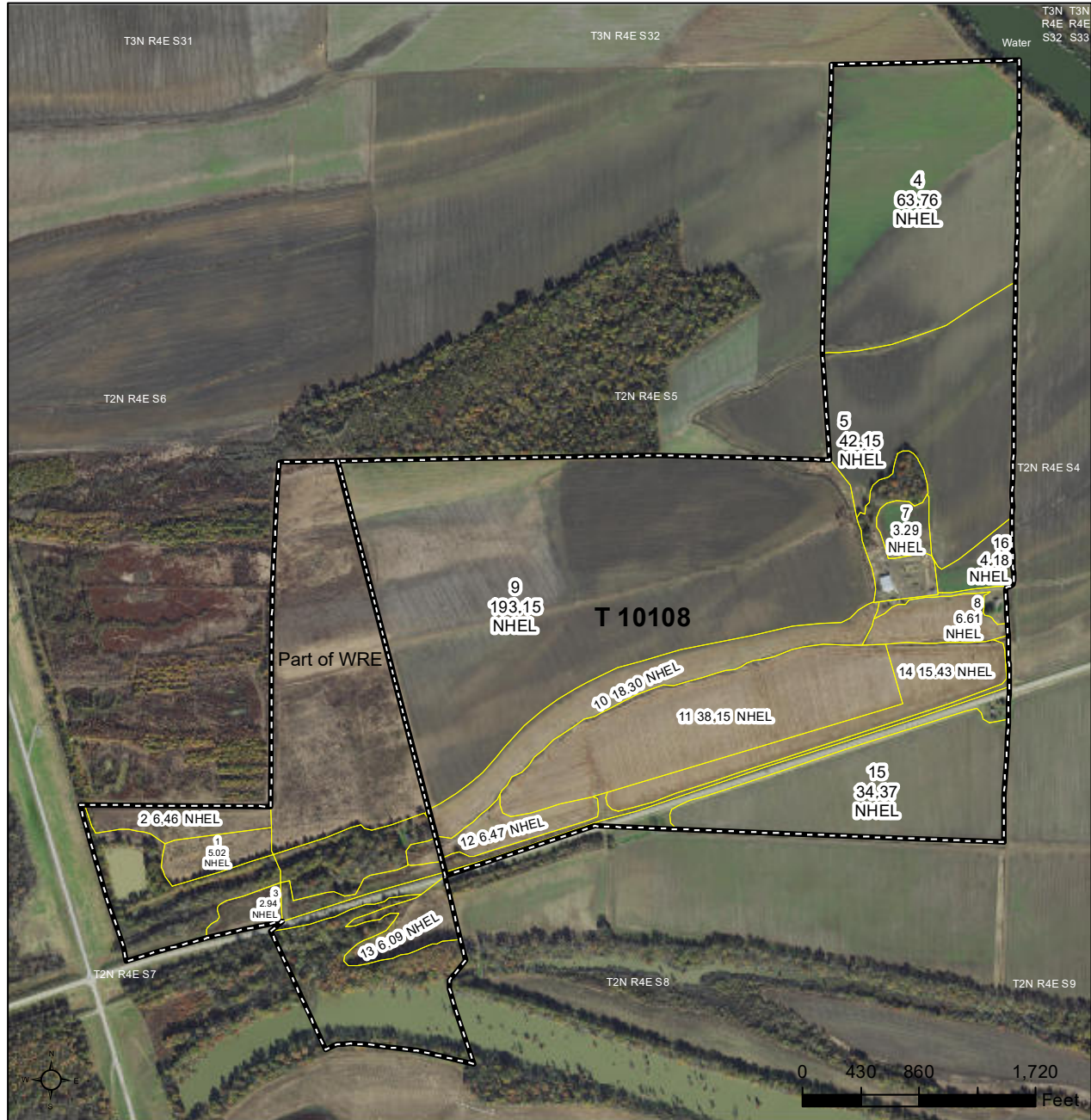


# FSA DATA



United States  
Department of  
Agriculture

Lee County, Arkansas



## Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

## Wetland Determination Identifiers

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

Imagery Year: 2021

2023 Program Year

Map Created June 08, 2023

**Farm 3635**  
**Tract 10108**

Tract Cropland Total: 446.37 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).

# NRCS SOILS DATA





# NRCS SOILS DATA

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ac	Alligator clay, 0 to 1 percent slopes, rarely flooded, west	88.1	22.0%
Du	Dundee silt loam, 0 to 1 percent slopes	43.2	10.8%
NeA	Newellton silty clay loam, 0 to 1 percent slopes	6.0	1.5%
NeB	Newellton silty clay loam, gently undulating	18.4	4.6%
Sh	Sharkey clay, 0 to 1 percent slopes, protected	148.1	37.0%
TnA	Tunica silty clay, 0 to 1 percent slopes	73.7	18.4%
TnB	Tunica silty clay, gently undulating	22.3	5.6%
<b>Totals for Area of Interest</b>		<b>400.0</b>	<b>100.0%</b>

### MAP LEGEND

<b>Area of Interest (AOI)</b>		Spoil Area
Area of Interest (AOI)		Stony Spot
<b>Soils</b>		Very Stony Spot
Soil Map Unit Polygons		Wet Spot
Soil Map Unit Lines		Other
Soil Map Unit Points		Special Line Features
<b>Special Point Features</b>		<b>Water Features</b>
Blowout		Streams and Canals
Borrow Pit		<b>Transportation</b>
Clay Spot		Rails
Closed Depression		Interstate Highways
Gravel Pit		US Routes
Gravelly Spot		Major Roads
Landfill		Local Roads
Lava Flow		<b>Background</b>
Marsh or swamp		Aerial Photography
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.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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: Lee County, Arkansas  
Survey Area Data: Version 23, Sep 8, 2023

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.

## TRACT 1 - PHOTOS





## TRACT 1 - PHOTOS





## TRACT 2 - PHOTOS





## TRACT 1 - PHOTOS





## TRACT 4 - PHOTOS





## TRACT 4 - PHOTOS





## TRACT 3 - PHOTOS





## TRACT 1 - PHOTOS





## TRACT 1 - PHOTOS





## TRACT 3 - PHOTOS





## TRACT 4 - PHOTOS





## TRACT 2 - PHOTOS





## TRACT 4 - PHOTOS





## TRACT 4 - PHOTOS





## TRACT 4 - PHOTOS





## TRACT 4 - PHOTOS





# 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 30 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, and Deer Creek.

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.



## MYERS COBB REALTORS

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### Chuck Myers

PARTNER + AGENT  
LAND + RECREATIONAL PROPERTIES

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