

Plum Bayou Farms

508.18 +/- Acres ♦ Jefferson County, AR

AVAILABLE FOR ACQUISITION: *Plum Bayou Farms is located just southwest of Altheimer, Arkansas, in an excellent duck and deer area between the Arkansas River and Plum Bayou. The property offers a proven and diverse hunting habitat, annual farm and CRP income, and buildings for a hunting cabin and equipment storage.*



MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE

Plum Bayou Farms

PROPERTY SUMMARY

Plum Bayou Farms offers an opportunity to own a large, contiguous tract of high-quality farmland and excellent duck and deer hunting habitat. The property comprises 508.18 +/- deeded acres in Jefferson County, southwest of Altheimer, Arkansas.

The land is easily accessible via US Highway 79 and maintained county roads. Forty-seven percent of the property is income-producing, tillable cropland, which has been precision-formed. The cultivated acres are 100% irrigated via four electric wells connected to underground pipes leading to field risers. An excellent system of levees, water-control pipes, and roads are in place. The remaining acreage offers middle-age and mature hardwood timber, wetlands, and native grasses, providing an outstanding duck and deer hunting landscape.

The land is well-regarded for its exceptional duck and deer hunting opportunities. Located in a prime wintering region for waterfowl, the property benefits from its proximity to Stuttgart, Arkansas (to the northeast), the Arkansas River (less than a mile to the southwest), Bayou Meto WMA (approximately 10 miles to the east), and Plum Bayou, which borders the property to the north. Surrounding lands support high-quality duck habitat, with several renowned duck clubs nearby.

Hunters will find diverse waterfowl settings, including flooded timber, CRP land, crop field treelines, and the bayou. A 37-acre field in the southwest portion is ideal for planting duck food crops and setting up blinds along natural treelines. The tract includes 118 acres of floodable timber with 33 acres of adjoining CRP ground, known for consistently productive duck hunts. Additional areas on the property offer potential for waterfowl hunting or could be developed as sanctuary areas.

Deer hunting is equally impressive, with a strong track record of harvesting trophy bucks. Several established stand sites exist, and other parts of the property can be developed to enhance whitetail opportunities. The farm also features a field well-suited for dove hunting development. Existing structures on-site provide convenient options for a hunting cabin and equipment storage.

The property generates an annual income in the amount of \$64,163.00 from cash rent on the agricultural operation and a CRP contract.

For a private showing or more details, contact Chuck Myers at 901-830-5836.



PROPERTY SUMMARY

Acreage – 508.18 +/- total “deeded” contiguous acres

- 237.39 +/- acres (47%) in tillable farmland (irrigated and formed)
 - Field 1: 200.2 +/- acres in agriculture production
 - Field 2: 37.19 +/- acres in agriculture production with excellent duck hunting history
- 118.7 +/- acres (23%) in mixed-age hardwood timber
- 130.63 +/- acres (26%) in Conservation Reserve Program (CRP)
 - 33.37 +/- acres in planted hardwoods with excellent duck hunting history
 - 75.62 +/- acres in older hardwoods
 - 21.64 +/- acres in native grasses (4.0 acres planted in sunflowers for dove hunting)
- 16.46 +/- acres (4%) in roads, ditches, and levees
- 5.0 +/- acres in building and grain bin site
- 1.0 +/- miles of frontage along Plum Bayou

Location – Jefferson County (Southeast Arkansas)

- Address: 3300 Sheppard Island Road, Altheimer, AR 72004 | Coordinates: 34.27028° N, -91.88472° W
- Distance to Regional Towns/Cities:
 - Pine Bluff, AR: 10 +/- miles
 - Stuttgart, AR: 28 +/- miles
 - Little Rock, AR: 50 +/- miles

Access

Access to the property is considered to be excellent via US Highway 79 and county maintained roads. From US Highway 79 turn onto Lovelace Road and travel .25 miles to Shepards Island Road. Turning left or right onto Shepard's Island Road allows access to the interior of the land from various points. The property's interior roads system is outstanding and access is available throughout.

Improvements

- 40' x 60' (2,400 square feet) general purpose storage/utility building on concrete slab
- 40' x 30' 1,200 square feet) general purpose storage/utility building on concrete slab
- 8' x 12' (96 square feet) general purpose storage/utility building on concrete slab
- 4 grain bins (3 build in 2014 and 1 build in 2012)
- 564' of 6' tall chain-link fencing
- All tillable cropland has been precision formed to 10.5' angle for proper irrigation and drainage

Water Resources and Management

The property offers ample water for crop irrigation and flooding duck hunting locations.

- 4 electric-powered wells with underground piping to risers
- 1.0 +/- mile of Plum Bayou frontage
- System of levees and water control pipes in place

Landscape Description

The property is managed for agriculture production and recreational hunting. The contiguous acreage is comprised of tillable farmland (237.39 +/- acres), mixed-age hardwood timber (118.7 +/- acres), and Conservation Reserve Program (CRP) land (130.63 +/- acres). The remaining acres consist of roads, ditches, levees, and a site offering buildings and grain bins. The land is bound by Plum Bayou on the north providing 1.0 +/- mile of frontage. The cropland is 100% irrigated and currently in agricultural production. The tillable land has been precision formed to allow for efficient irrigation and drainage. The CRP land consists of planted hardwoods with areas of large mature stands, wetlands, and native grasses. The timber, wetlands, and crops offers a mixture of outstanding wildlife habitat and a strong history of ducks, whitetail deer, doves, and other wildlife. The Arkansas River is only three-quarters of a mile southwest and the adjacent CRP and agricultural land further supports the property's waterfowl and deer resources.

Hunting Opportunities

Plum Bayou Farms has a proven history of outstanding duck and deer hunting. The land is positioned in an excellent waterfowl wintering area. Stuttgart, Arkansas is just northeast, the Arkansas River less than a mile southwest, Bayou Meto WMA is 10.0 +/- miles east, and Plum Bayou forms the north property boundary. The adjacent land offers high-quality duck wintering habitat with many notable ducks clubs in the immediate area. The property offers a variety of duck hunting options from flooded woods and CRP to crop field treelines and Plum Bayou. A 37-acre field on the southwest is ideal for leaving duck food crops and constructing blinds along several treeline points. There is 118-acres of timber and 33-acres of adjoining CRP, which flood and offer proven duck hunting success. Along with these areas there are additional field locations, which offer duck hunting or can be developed as waterfowl sanctuary. The property has a proven history of great deer hunting with trophy bucks harvested consistently over the years. There are several established locations and other areas, which can be developed for deer hunting. Finally, there is an ideal field for the development of dove hunting, and buildings, which can be used for as a hunting cabin and equipment storage.

Annual Income

\$64,163.00 is currently generated in annual income via the agriculture operation and the CRP contract

- Agricultural: \$48,060.00 (267 acres x \$180.00 per acre cash rent)
- CRP Contract: \$16,103.00

Estimated Real Estate Taxes

\$3,586.509 (source: Jefferson County Assessor data, 2024)

Offering Price

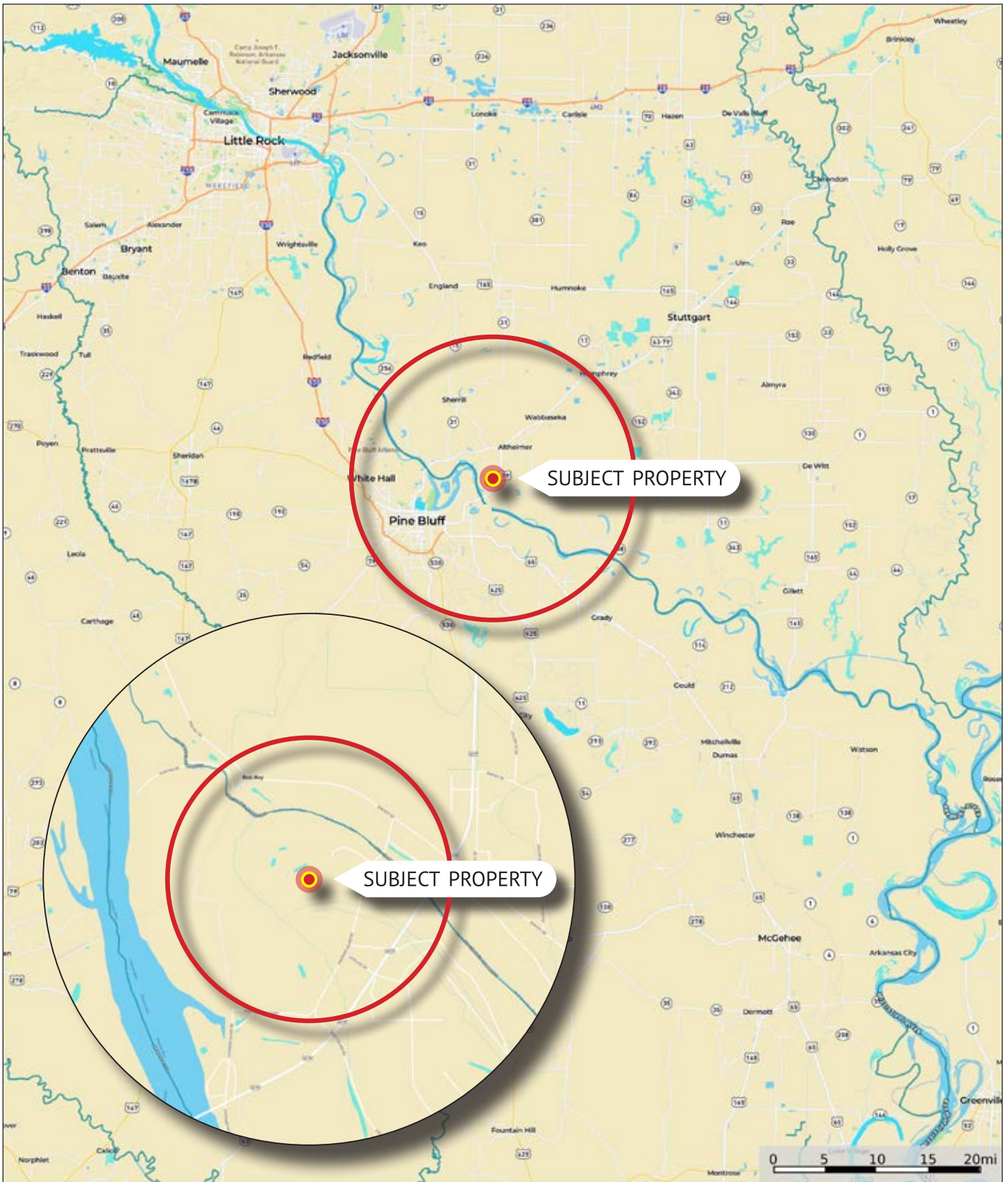
\$3,303,170.00

Contact

Qualified and interested parties should contact Chuck Myers at 901-830-5836 regarding questions or 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 offering brochure are used for representative purposes and may not have been taken on location at the subject property. A Land Agent 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 do not attempt to tour or trespass on the property. Thank you for your interest and cooperation.

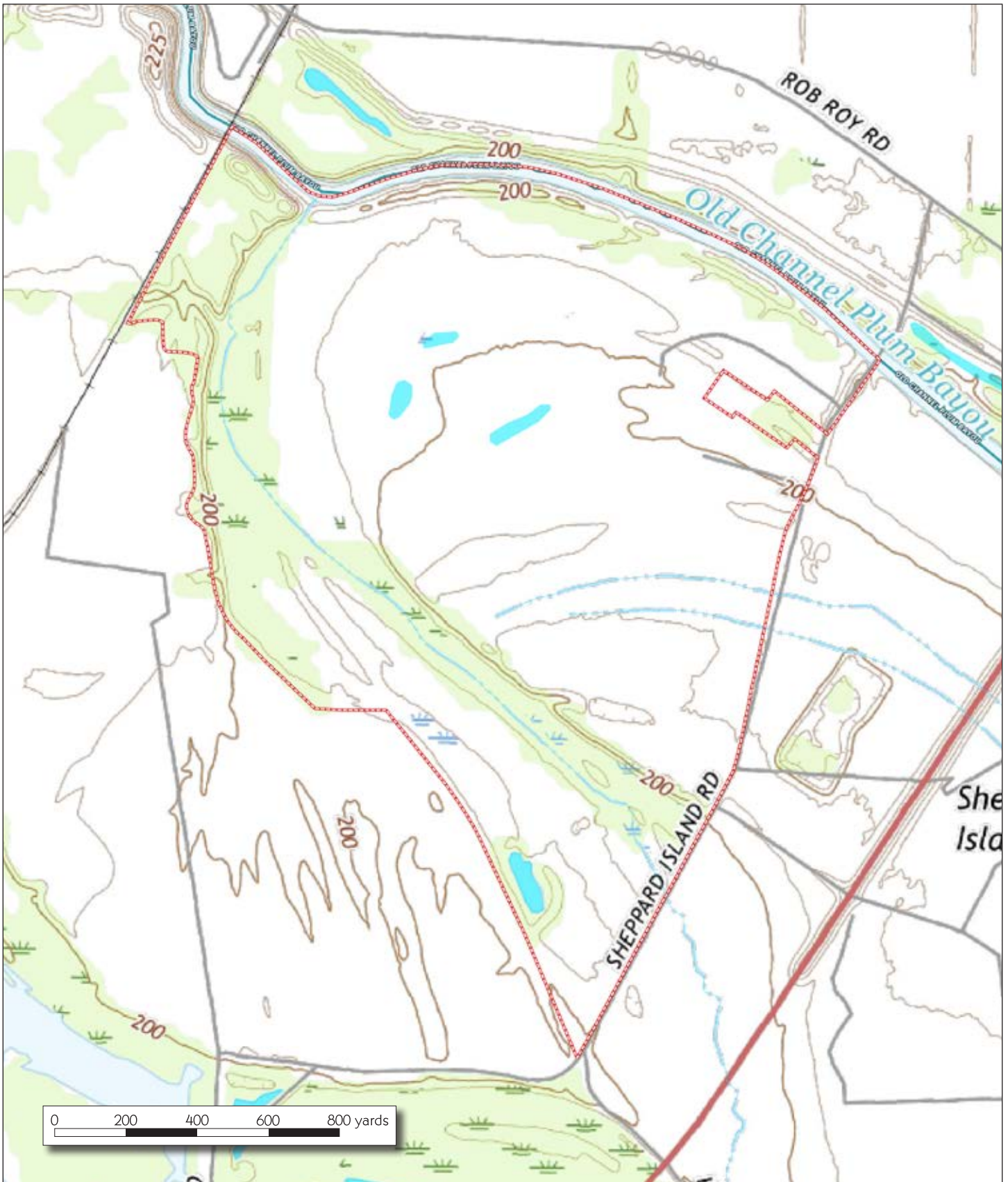
LOCATION



AERIAL VIEW



TOPOGRAPHY

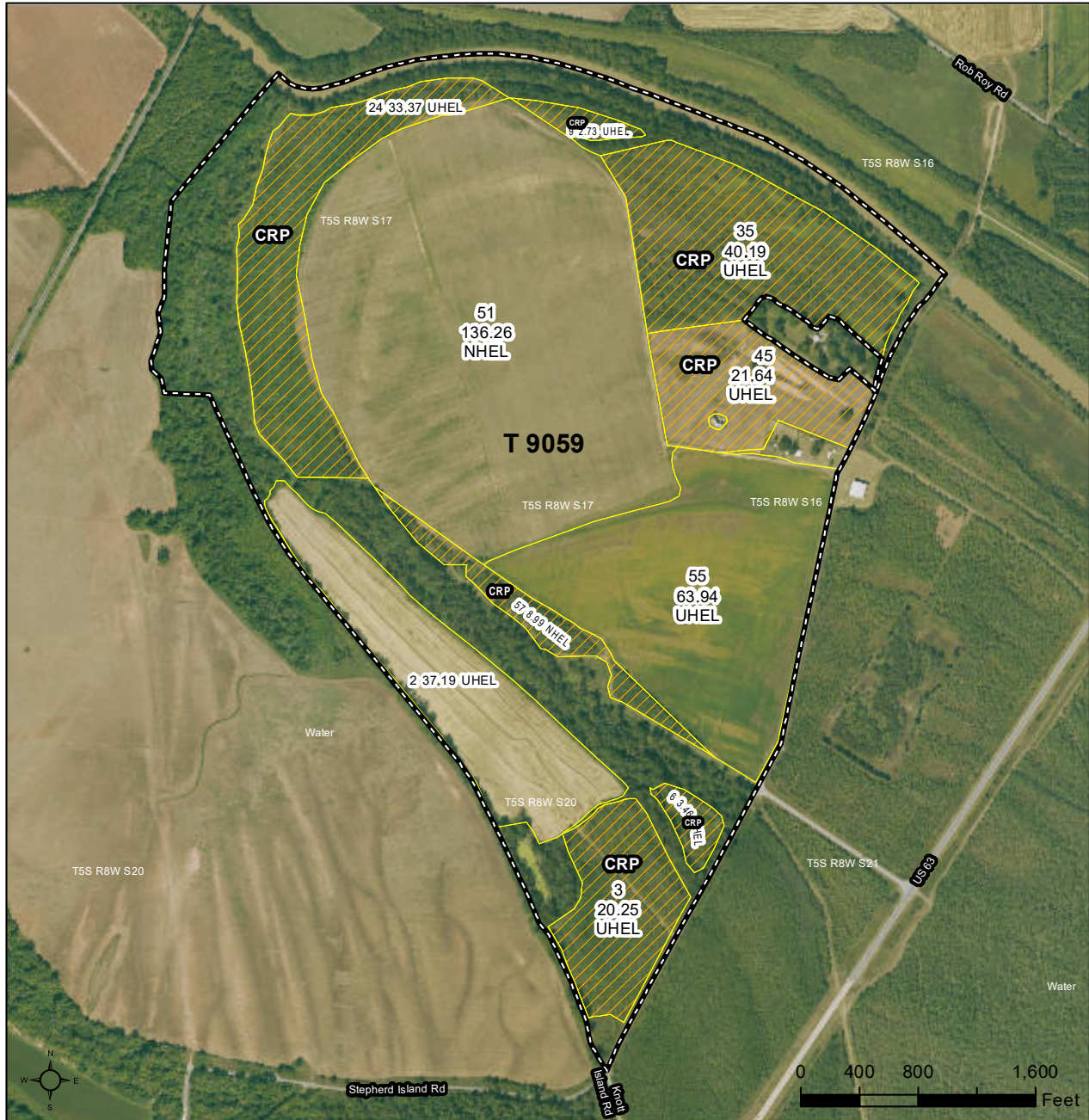


USDA FSA - FARM MAP



United States
Department of
Agriculture

Jefferson County, Arkansas



Common Land Unit Tract Boundary

Non-Cropland; Cropland
 CRP

Wetland Determination Identifiers

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

Imagery Year: 2023

2025 Program Year

Map Created December 06, 2024

Farm 3919
Tract 9059

Tract Cropland Total: 368.02 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).

USDA FSA - FARM INFORMATION

ARKANSAS
JEFFERSON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3919

Prepared : 12/6/24 1:19 PM CST

Crop Year : 2025

Operator Name : BEAVERHEAD LAND COMPANY
CRP Contract Number(s) : 11206B, 11410A
Recon ID : 05-069-2022-36
Transferred From : None
ARCPLC G/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
467.48	368.02	368.02	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	237.39		21.24		130.63	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	90.19	0.00	37	
Corn	24.53	0.00	113	
Soybeans	48.82	110.83	29	0
Seed Cotton	92.32	0.00	1738	
Unassigned Generic Base	1.29	21.79	0	

TOTAL 257.15 132.62

NOTES

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Tract Number : 9059

Description :
FSA Physical Location : ARKANSAS/JEFFERSON
ANSI Physical Location : ARKANSAS/JEFFERSON
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BEAVERHEAD LAND COMPANY
Other Producers : LAS ESPOSAS LAND OWNERS, PALMERIN FARMING LLC.
Recon ID : 05-069-2023-60

USDA FSA - FARM INFORMATION

ARKANSAS
JEFFERSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3919
Prepared : 12/6/24 1:19 PM CST
Crop Year : 2025

Tract Land Data

Tract 9059 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
467.48	368.02	368.02	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	237.39	21.24	130.63	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	90.19	0.00	37
Corn	24.53	0.00	113
Soybeans	48.82	110.83	29
Seed Cotton	92.32	0.00	1738
Unassigned Generic Base	1.29	21.79	0

TOTAL **257.15** **132.62**

NOTES

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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.

USDA FSA - SOIL DATA



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/16/2025
Page 1 of 3

MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com

USDA FSA - SOIL DATA

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
9	Coushatta soils, occasionally flooded	248.0	47.8%
12	Crevasse soils, frequently flooded	1.2	0.2%
27	Perry clay, 0 to 1 percent slopes, occasionally flooded, Arkansas River	1.4	0.3%
31	Portland clay, 0 to 1 percent slopes, occasionally flooded	256.7	49.4%
52	Water	12.0	2.3%
Totals for Area of Interest		519.2	100.0%

MAP LEGEND

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

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: Jefferson and Lincoln Counties, Arkansas
Survey Area Data: Version 23, Sep 10, 2024

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.

USDA - CRP CONTRACT

Page 1 of 1

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 05 069	2. SIGN-UP NUMBER 57
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11410A	4. ACRES FOR ENROLLMENT 21.64
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) JEFFERSON COUNTY FARM SERVICE AGENCY 100 E 8TH ROOM 2603 PINE BLUFF, AR71601-5073				6. TRACT NUMBER 9059	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2022 TO: (MM-DD-YYYY) 09-30-2037
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (870) 534-3200 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	\$ 185.56	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 4,016.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	9059	45	CP23A	21.64	\$ 2,662.00
(Item 9C is applicable only when the first year payment is prorated.)						

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) SAR EPPSON 1200 OAKDALE CATHARTHE C BRANT DEN FTR 1418 E WAGON RD ALBANY, AR72004-8579	(2) SHARE 100.00 %	(3) SIGNATURE (By) <i>Catherine Smart, Gen. Partner</i>	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY) 7/6/23
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BEAVERDALE LAND COMPANY FELIX G EPPSON V DEN FTR 1418 E WAGON RD ALBANY, AR72004-8579	(2) SHARE 0.00 %	(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) and 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.**

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.

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Date Printed: 06/29/2023

MYERS COBB
REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE

USDA - CRP CONTRACT

New Gascony Farming Co. 3537 8681

CRP CP23 - Field 41,46 - 21.77 acres



USDA - CRP CONTRACT

Page 1 of 2

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 05 069	2. SIGN-UP NUMBER 50
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11206B	4. ACRES FOR ENROLLMENT 108.99
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) JEFFERSON COUNTY FARM SERVICE AGENCY 100 E 8TH ROOM 2603 PINE BLUFF, AR71601-5073		6. TRACT NUMBER 9059	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 12-01-2017 09-30-2032		
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (870) 534-3200 x2		8. SIGNUP TYPE: Continuous			

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9A. Rental Rate Per Acre	\$ 110.90	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 12,087.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	9059	3	CP31	20.25	\$ 0.00
(Item 9C is applicable only when the first year payment is prorated.)		9059	6	CP31	3.46	\$ 0.00
		9059	9	CP31	2.73	\$ 0.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) LAS ESPINOSE LAND OWNERS CATHERINE G. SMART, GEE PER 1618 E. MORGAN RD ALTIMIERA, AR72004-9579	(2) SHARE 100.00 %	(3) SIGNATURE (By) <i>Catherine Smart, Gen. Partner</i>	(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) BEVERLY J. LAS ESPINOSE PELEX G. SMART V. GEE PER 1618 E. MORGAN RD ALTIMIERA, AR72004-9579	(2) SHARE 0.00 %	(3) SIGNATURE (By) <i>Beverly J. Smart</i>	(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)

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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) and 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. 3845(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.**

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) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

7/7/23 Emailed to SP/faw

Date Printed: 06/29/2023

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USDA - CRP CONTRACT

CRP-1 (07-06-20)

Page 2 of 2

CONTINUATION OF ITEM 10 – Identification of CRP Land

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated C/S
9059	24	CP31	33.37	\$ 0.00
9059	35	CP31	40.19	\$ 0.00
9059	57	CP31	8.99	\$ 0.00

This form is available electronically
FSA-848B
(09-10-2015)

LAKE DICK FARMING COMPANY

Form Approved - OMB No. 0560-0062

U.S. DEPARTMENT OF AGRICULTURE
Farm Service Agency

COST-SHARE PERFORMANCE CERTIFICATION AND PAYMENT

(See Page 3 for Privacy Act and Burden Statements.)

THIS CERTIFICATION AND REQUEST FOR PAYMENT is submitted by the undersigned owners, operators, tenants, and/or producers (who individually will herein be referred to as "the Participant"). By signing this form, the Participant agrees to the following: 1) the Participant requested cost-share assistance to perform practice(s) designed to meet the objectives of the program referenced on FSA-848; 2) the Participant agrees that this practice(s) would not be performed without Federal cost-sharing; and, 3) for the practice(s) approved, the Participant agrees to refund all or part of the funds paid to him/her, as determined appropriate by the Approving Official, if, before expiration of the lifespan of the specified practice(s), the Participant (a) destroys the approved practice(s), or (b) voluntarily relinquishes control of or title to, the land on which the approved practice(s) has been established, and the new owner and/or operator of the land does not agree in writing to properly maintain the practice(s) for the remainder of its life span. The Participant further agrees that if he or she began the practice(s) before receiving written approval, he or she may be denied cost-share funding. Further, the Participant hereby authorizes a representative of USDA to have access to the practice site area(s). Further, the participant understands that form FSA-848B-1 is by reference incorporated herein. BY SIGNING THIS CERTIFICATION, THE PARTICIPANT ACKNOWLEDGES RECEIPT OF THE FOLLOWING FORMS: FSA-848B AND ANY ADDENDUM THERETO.

NOTE: To receive payment or credit for any cost-shares earned on these practice(s), report performance below, by completing Items 9 and 10, and file with the issuing FSA county office by the practice expiration date(s) listed on the FSA-848B.

9. PRACTICES PERFORMED

A. Farm No.	B. Tract No.	C. Field No.	D. Practice Control No.	E. Practice Units	F. Practice Extent Approved	G. Is the Practice Complete? (YES or NO)	H. Acres Served	I. Approved Cost-Share	J. Total Installation Cost	K. If practice is not complete and cost-share is still requested for this practice, list codes for completed components.
1101	865	22	05-069-2023-0131-01-CP33	Acre	8.41	YES	8.41	\$0.00	\$300.00	
L TOTALS:								\$0.00		

INSTRUCTIONS TO PARTICIPANT To receive payment or credit for any cost-shares earned on this agreement, report performance on page 1, and file with the issuing FSA county office by the practice expiration date(s).

10. CERTIFICATION BY PARTICIPANT. I certify that the above information is true and correct. I further certify that the entries in Item 9G show that the practice(s) was performed in accordance with the practice specifications and other requirements. If Item 9G indicates that the practice is not complete, I request cost-share for the completed components shown in Item 9K. I agree to complete the remaining components approved on the FSA-848B, for this practice(s), by the practice expiration date, regardless of whether or not cost-share assistance is approved. I agree to refund any cost-share assistance paid to me under this practice(s), if I fail to complete it. I hereby apply for payment to the extent that the Approving Official has determined that the practice has been performed and further certify that this payment is not a duplicate of any other earned by me. I agree to maintain and use the practice(s) for the minimum maintenance period established for the practice(s). I agree to refund all or part of the cost-share assistance paid to me, as determined by the Approving Official, if before expiration of the practice lifespan specified above, (a) I destroy the practice installed, or (b) voluntarily relinquish control or title to the land on which the installed practice(s) have been established and the new owner and/or operator of the land does not agree in writing to properly maintain the practice(s) for the remainder of these lifespan. I understand that FSA-848B and FSA-848B-1 and any addendum thereto are by reference incorporated herein and with this form constitutes the entire agreement between the parties.

A(1) Did you and the other participants on this agreement bear all the expense (except for program cost sharing) for performing this practice?

☒ YES

☐ NO

A(2) If "NO", report name(s) and addresses of other person(s) or agency who bore any part of the expenses. Also, show kind, extent and value of their contribution.

B(1) During the current fiscal year Oct. 1 - Sep. 30, have you received or will you or any participant on this agreement receive a cost-share payment under the same program on this or any other farm other than through this FSA-848B?

☐ YES

☒ NO

B(2) If "YES", report State, County, and amount by farm.

C. Participant Signature (By)

** John A. Smith*

D. Title/Relationship of the Individual if Signing in a Representative Capacity

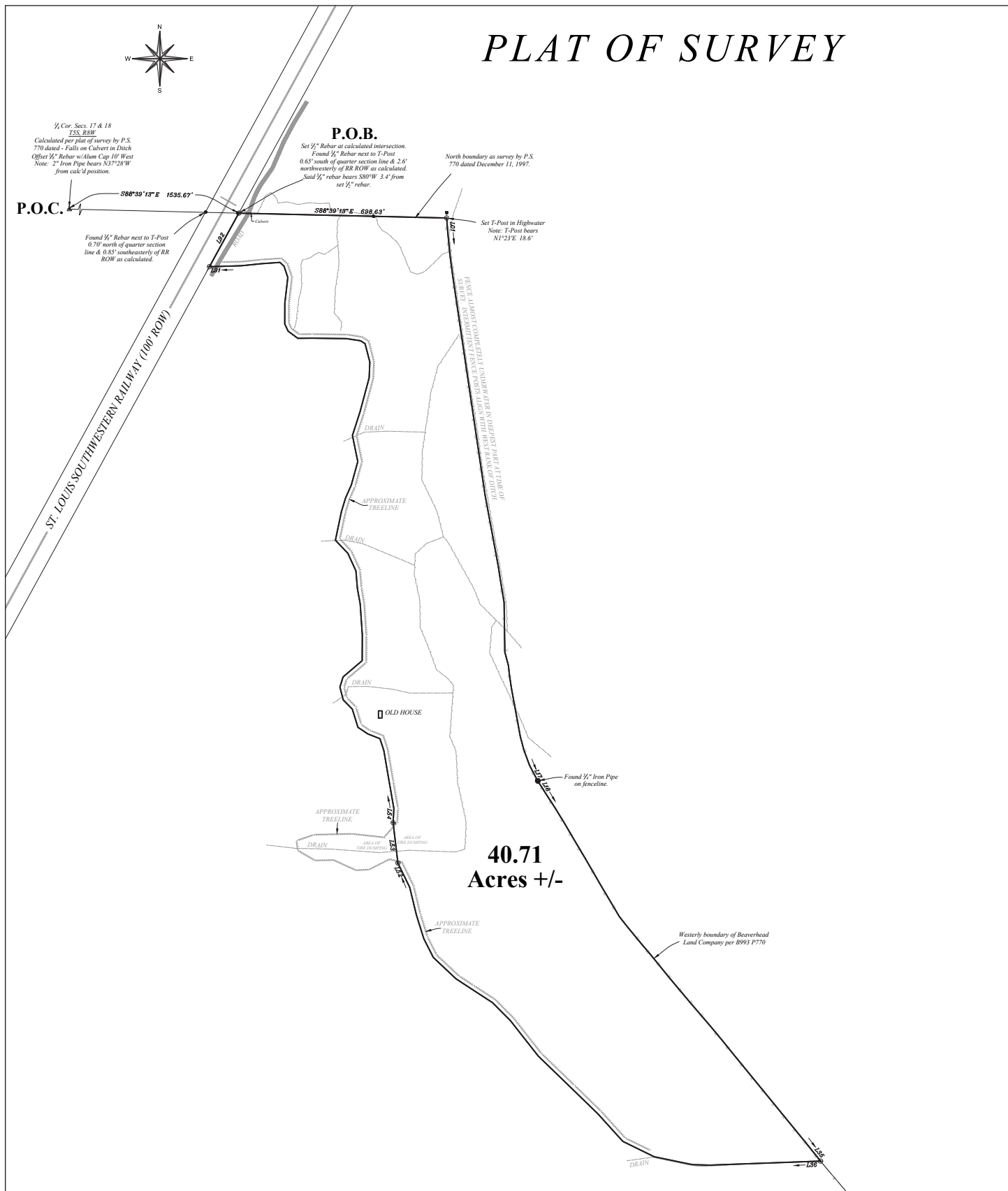
** Partner*

E. Date (MM-DD-YYYY)

12-04-2024

The U.S. Department of Agriculture (USDA) prohibits discrimination in all of its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, political beliefs, genetic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Assistant Secretary for Civil Rights, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410, or call toll-free at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 945-6136 (Spanish Federal-relay). USDA is an equal opportunity provider, employer, and lender.

WEST TIMBER SURVEY



Parts of the South Half of the Fractional Section 17 and the North Half of the Fractional Section 20; Township 5 South, Range 8 West; Jefferson County, Arkansas being more particularly as follows:

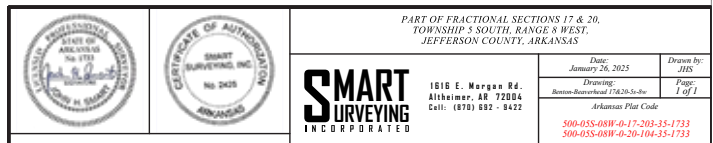
L36	S87 54'10" W	371.48
L37	N88 30'07" W	371.78
L38	N87 14'11" W	374.14
L39	N76 51'00" W	107.70
L40	N78 10'11" W	107.72
L41	N42 10'35" W	124.20
L42	N42 10'35" W	124.20
L43	N45 01'31" W	125.37
L44	N38 08'58" W	150.93
L45	N44 45'21" W	85.97
L46	N45 01'31" W	125.37
L47	N56 44'58" W	103.67
L48	N45 43'08" W	63.63
L49	N26 50'20" W	70.55
L50	N26 50'20" W	70.55
L51	N13 35'17" W	96.83
L52	N25 52'28" W	90.43
J REBAR		
L53	N06 41'12" W	136.52
L54	N06 41'12" W	136.52
L55	N05 56'28" W	116.81
L56	N05 46'54" W	116.41
L57	N18 05'01" W	40.62
L58	N18 05'01" W	40.62
L59	N55 58'31" W	60.11
L60	N12 50'55" W	44.06
L61	N44 16'52" W	35.48
L62	N44 16'52" W	35.48
L63	N17 33'35" W	43.79
L64	N49 24'03" S	84.41
L65	N00 17'19" E	85.92
L66	N03 54'12" W	60.20
L67	N04 50'10" W	61.72
L68	N24 43'32" S	65.04
L69	N43 41'32" W	50.68
L70	N43 41'32" W	50.68
L71	N18 39'47" E	47.85
L72	N23 52'53" E	48.03
L73	N19 29'53" E	81.88
L74	N19 29'53" E	81.88
L75	N17 54'56" E	82.58
L76	N14 58'02" E	119.34
L77	N02 30'49" E	53.05
L78	N02 30'49" E	53.05
L79	N57 12'45" W	18.00
L80	N81 07'46" W	47.86
L81	N89 12'67" W	45.40
L82	S89 30'29" W	116.46
L83	S89 30'29" W	116.46
L84	N24 32'40" E	26.69
L85	N00 06'42" E	69.62
L86	N08 38'30" E	87.01
L87	N08 38'30" E	87.01
L88	N46 22'12" W	181.46
L89	S86 11'10" W	61.50
L90	S84 09'32" W	68.89
RAILROAD RIGHT-OF-WAY		
L91	N26 43'25" W	205.39

1. Bearings based on Grid North for Arkansas Coordinate System, South Zone, NAD83(2011).
2. *Latitude = 34°16'14.80091", Longitude = 90°53'03.12104", Convergence Angle = 0°03'55.32"
3. Distances shown above are Grid - Combined Scale Factor (Grid to Ground) = 1.00007867
4. This survey does not guarantee title or ownership.
5. No guarantees are made or implied that all servitudes of record (grants) shown on this survey. A comprehensive title search was not performed in compiling the data for this survey.
6. No statement is made or implied concerning FEMA flood zones unless specifically mentioned hereon.
7. Reference documents used for this survey:
 - a. Warranty Deed filed for record at Book 993, Page 770
 - b. Warranty Deed filed for record at Book 2022, Page 7315.
 - c. Plat of Survey by P.S. 770 dated December 12, 1979
 - d. Plat of Survey by P.S. 770 dated December 11, 1997.
 - e. Plat of Survey by P.S. 1180 dated July 20, 1992.
 - f. R/R ROW Plans
8. All monuments set are 2½" rebar with plastic caps stamped Smart PSH 1733, unless otherwise noted.



I, John H. Smart, Arkansas Registered Professional Surveyor No. 1733, do hereby certify that a boundary survey was performed under my direct supervision and this drawing accurately reflects monuments, both found and set, during the course of the survey to

John H. Smart 1/26/2025
Date





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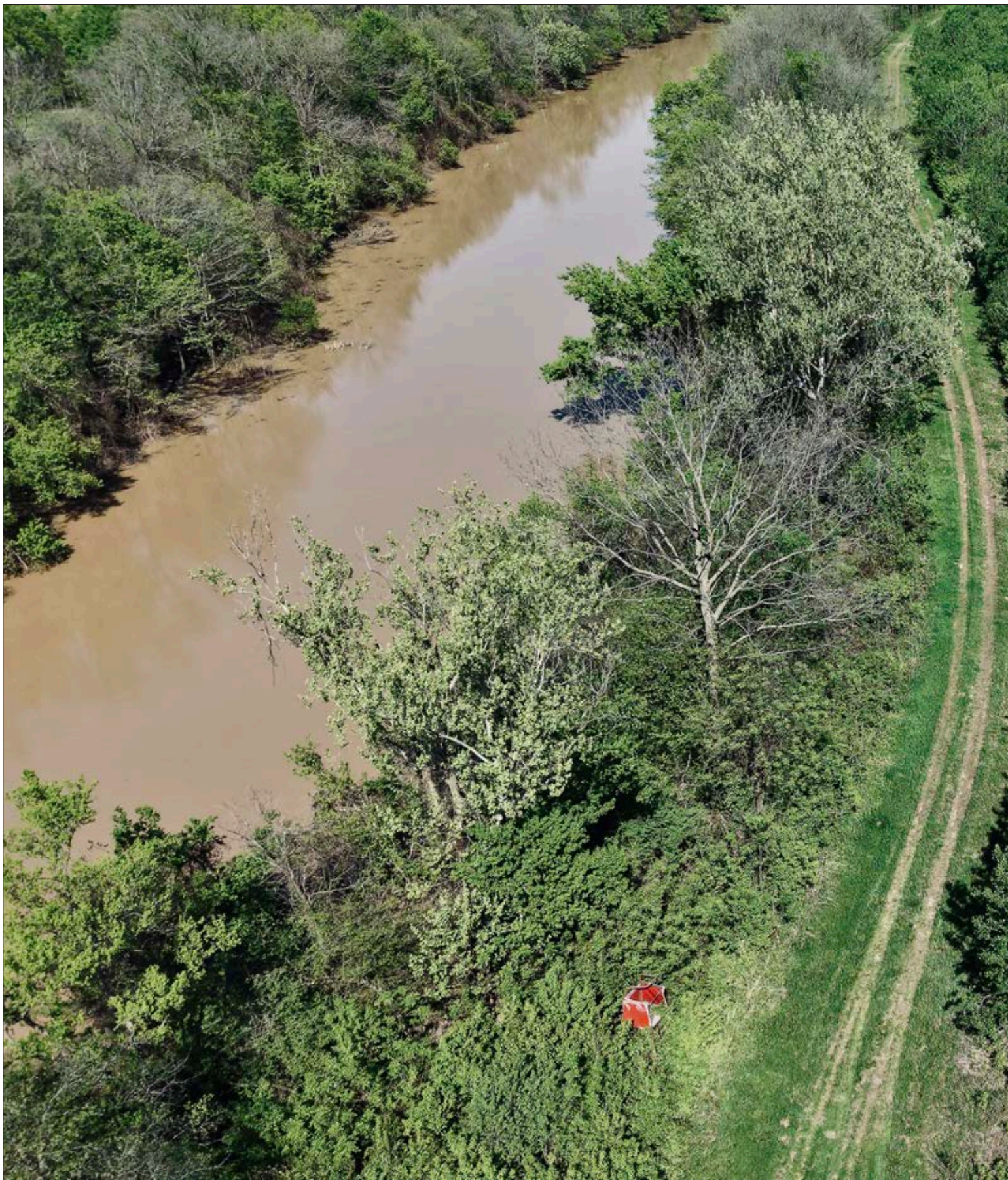




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Chuck Myers

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, Greentree, 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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