



BAYOU MACON FARM

An Agricultural and Recreational Investment Opportunity

79.01± Total Acres | \$615,000.00

Desha County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



BAYOU MACON FARM

QUICK FACTS

Acreage

79.01± total acres

Location

Desha County, Arkansas

Access

Desha County Road 8 via a
deeded easement

Crop Rotation

Cotton, soybeans, and corn

Soils

Class III: 95%

Class I: 3%

Class II: 2%

Efficiency

99%

Improvements

- Precision leveled
- Underground pipeline
- Steel drain pipes

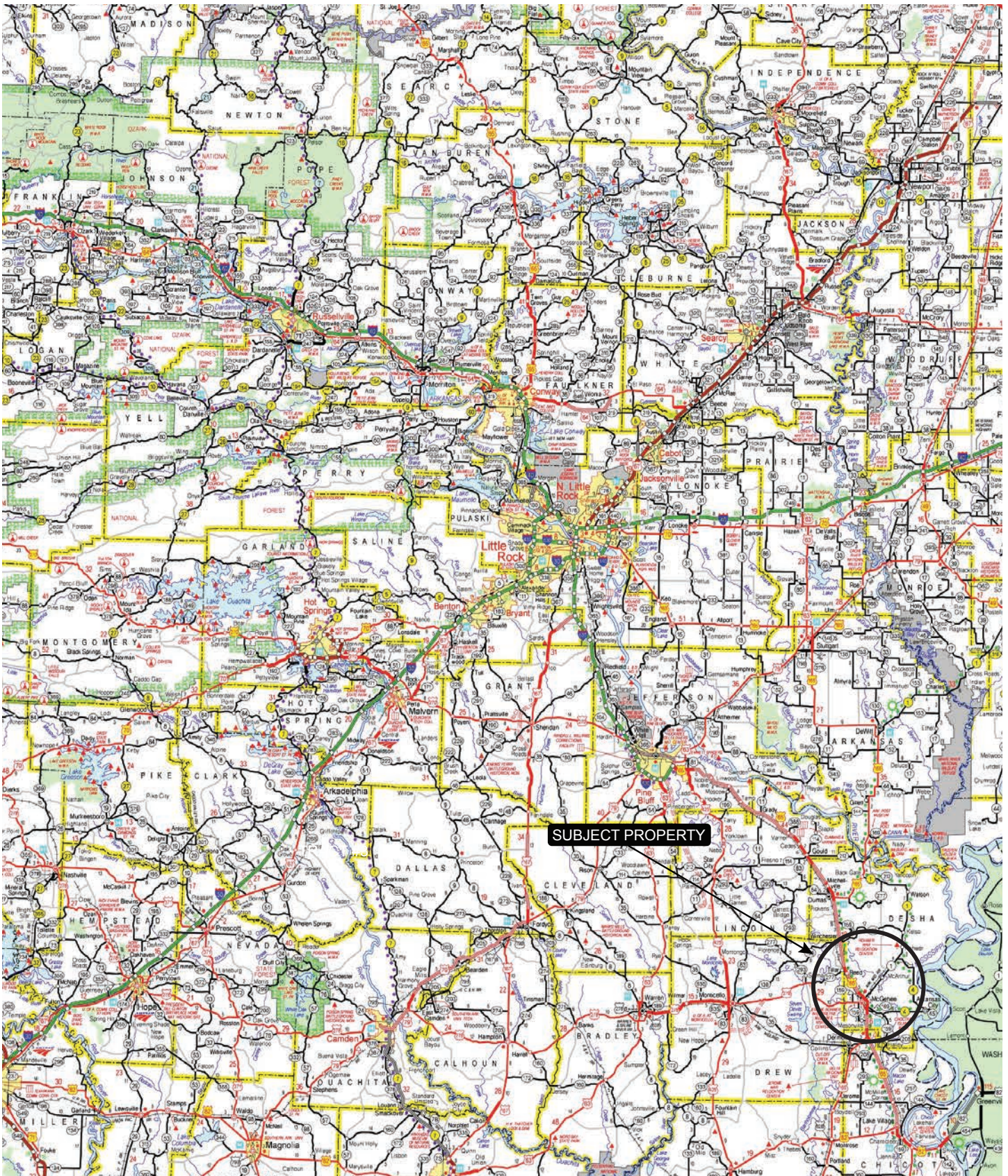
Recreation

Waterfowl hunting opportunities

Offering Price

\$615,000.00

VICINITY MAP



PROPERTY DESCRIPTION

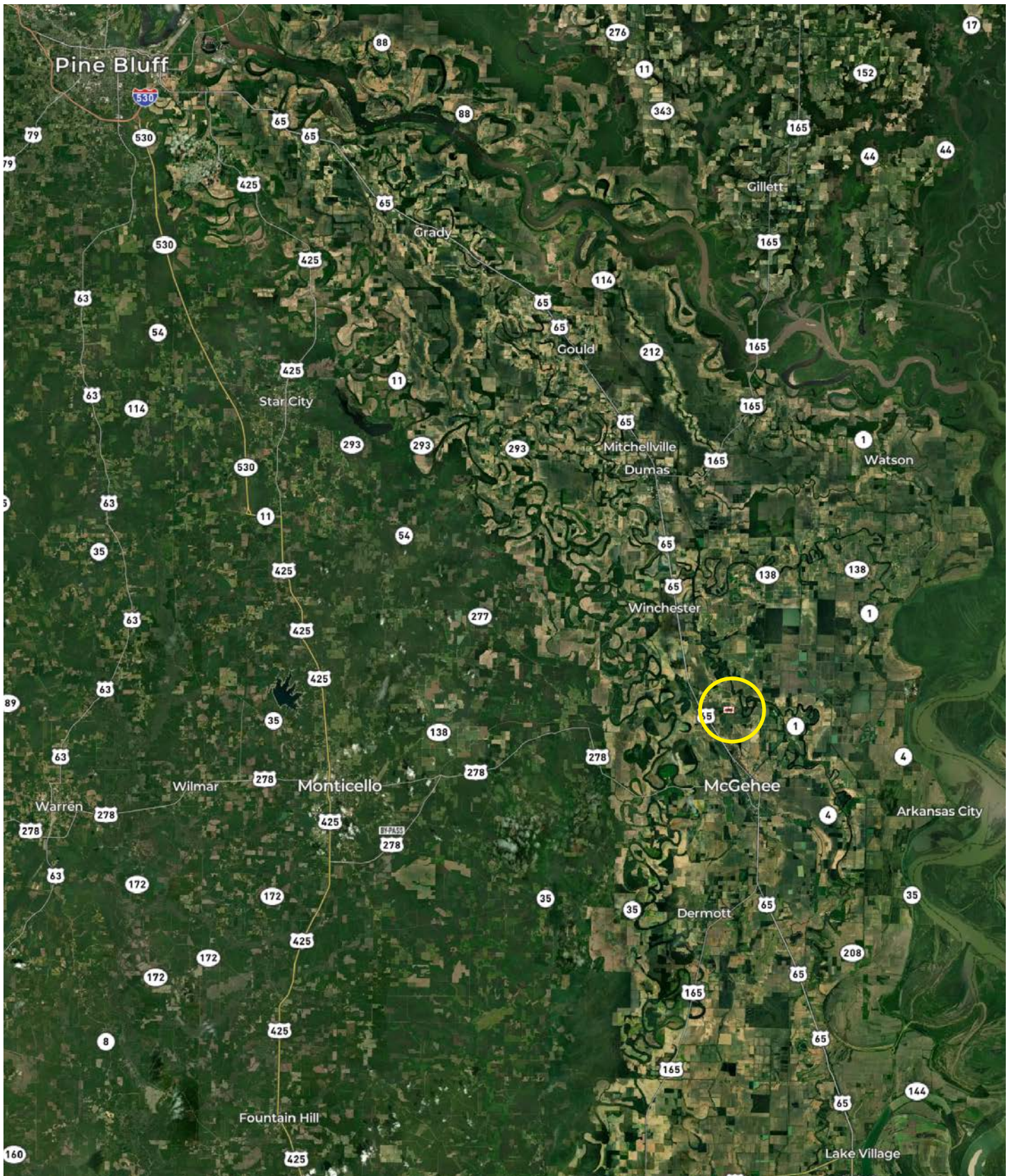
BAYOU MACON FARM

Located in the heart of the Arkansas Delta, Bayou Macon Farm offers an incredible opportunity to acquire a highly improved row crop farm. The farm is approximately three miles southeast of Tillar, east of U.S. Highway 65, and consists of 79.01± acres; all of which are tillable per the Farm Service Agency. The tillable acreage has a historical crop rotation of cotton, soybeans, and corn. Additionally, the acreage has also been

precision leveled by the current owner. Other extensive improvements have been made to the farm, including adding underground irrigation, steel irrigation pipes, and an irrigation well. An added benefit is the farm's close proximity to equipment dealerships, local grain elevators, river terminals, and chemical or seed suppliers. Recreational opportunities exist and primarily consists of waterfowl hunting in the fields.



LOCATION MAP





LOCATION & ACCESS

Tillar, Desha County, Arkansas
Southeastern Region of Arkansas

Mileage Chart

McGehee, AR	5 Miles
Dumas, AR	12 Miles
Monticello, AR	22 Miles
Greenville, MS	50 Miles
Pine Bluff, AR	53 Miles
Monroe, LA	104 Miles

The property is accessible through a deeded easement via Desha County Road 8.







FARM INFORMATION

Irrigation

The tillable acreage is irrigated by a network of underground pipe and a well located on the southeast corner of the farm.

See irrigation map where the irrigation infrastructure is detailed within this brochure.

Soils

Class III: 95%

Class I: 3%

Class II: 2%

Efficiency

99%

Crop Rotation

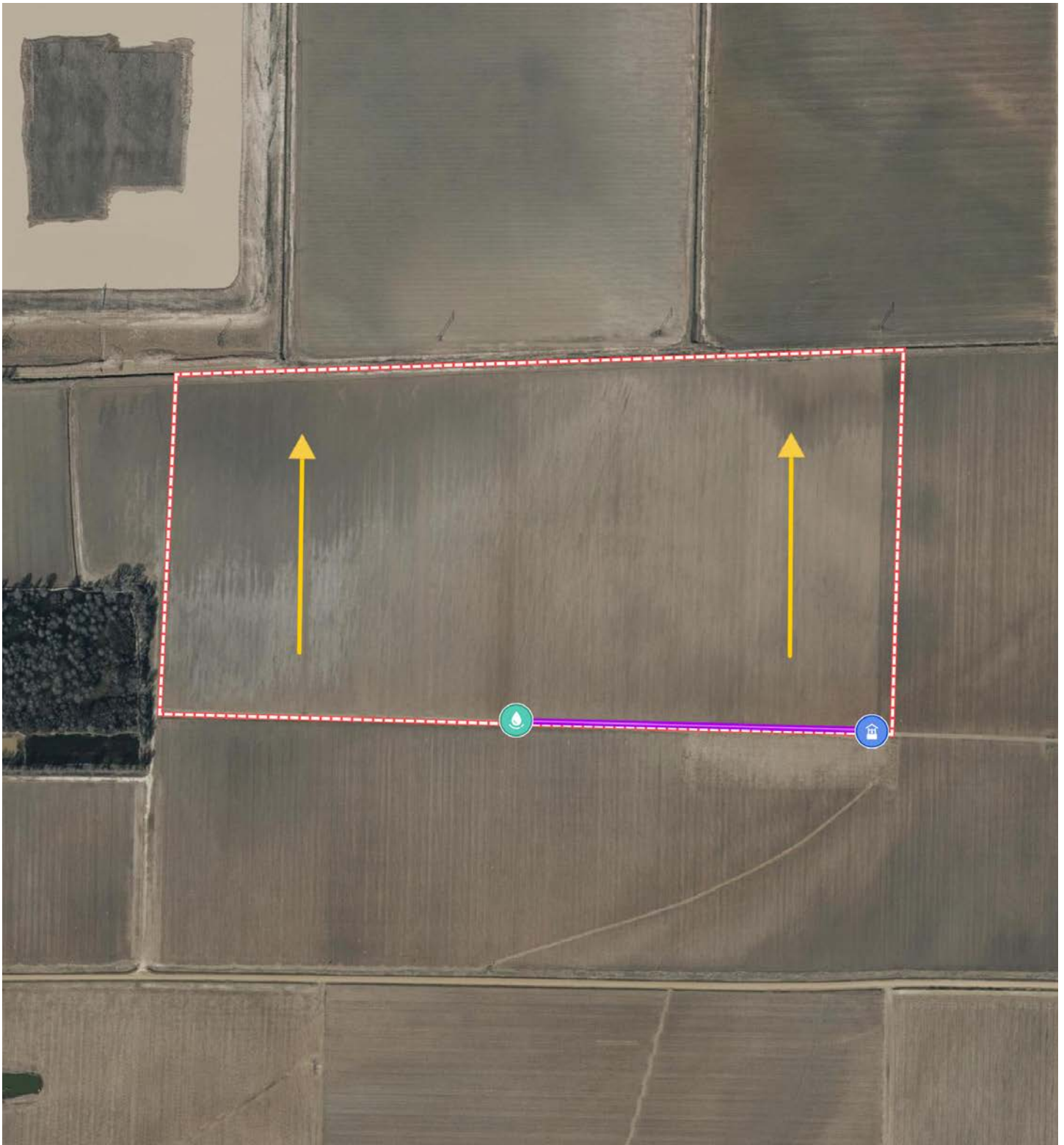
Cotton, soybean, corn, and rice

Farming Contract

The farm is operated by the owner.



IRRIGATION MAP



Riser



Well



Direction



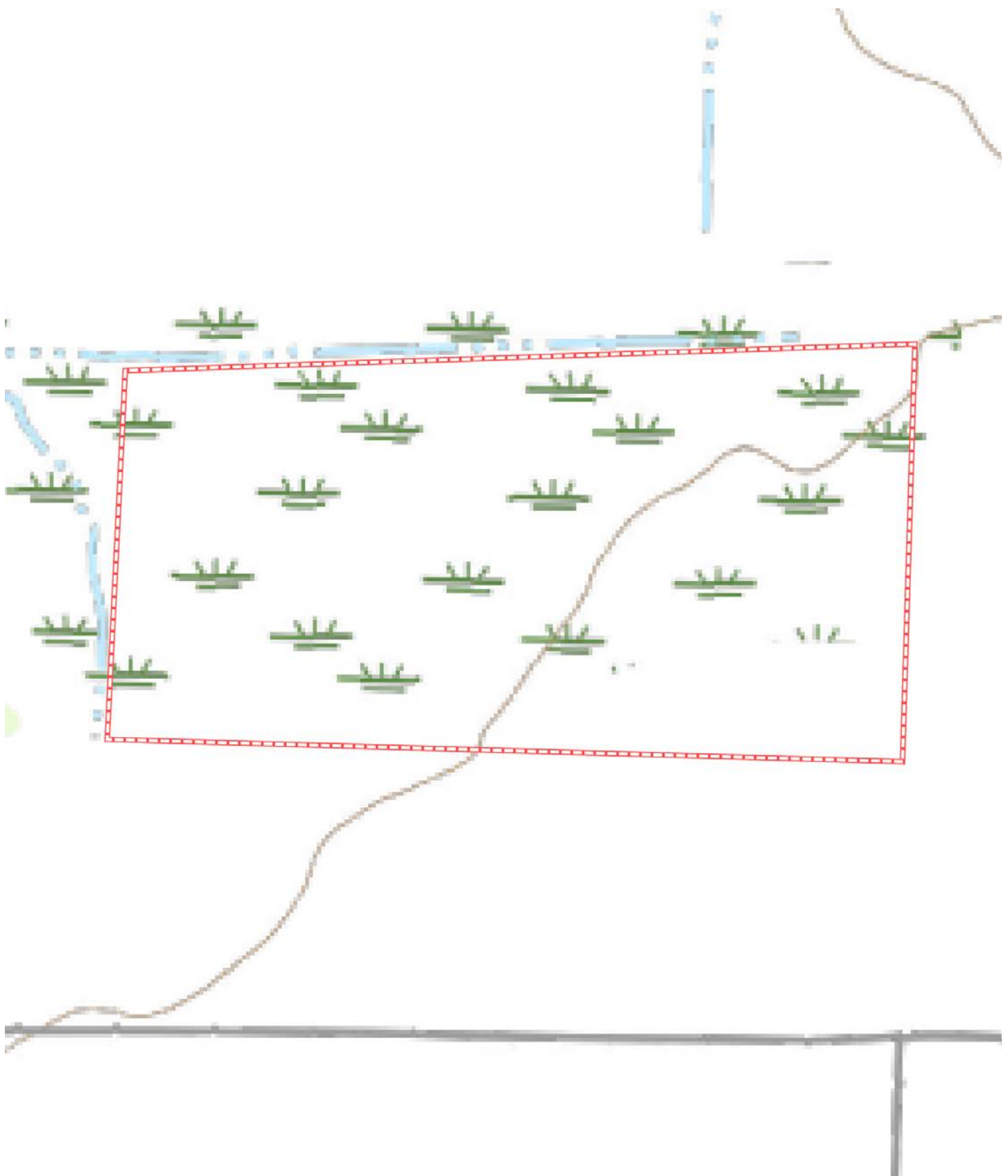
Pipeline







TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Pe	Perry clay, 0 to 1 percent slopes	74.87	94.63	0	48	3w
Tw	Tutwiler silt loam	2.5	3.16	0	79	1
He	Hebert silt loam, 0 to 1 percent slopes	1.75	2.21	0	86	2w
TOTALS		79.12(*)	100%	-	49.82	2.91

(*) 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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



'Wild Life'	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•
Very Intense	•	•	•	•	•	•	•

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

RESOURCES & PRICE

Mineral Rights

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

Real Estate Taxes

\$1,031.85 (estimated)

Offering Price

\$615,000.00

To learn more about the Bayou Macon Farm or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

Brandon Stafford

501-416-9748 (m)

bstafford@lilerealestate.com



FARM SERVICE AGENCY

ARKANSAS
DESHA

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1724

Prepared : 4/24/25 8:32 AM CST

Crop Year : 2025

Operator Name : JAKE JOHNSON
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.01	79.01	79.01	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	79.01		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	SUP, RICE-LGR, RICE-MGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Seed Cotton	47.04	0.00	2520	
Unassigned Generic Base	11.76	0.00	0	
Rice-Long Grain	17.50	0.00	7014	
Rice-Medium Grain	1.70	0.00	4342	
TOTAL	78.00	0.00		

NOTES

Tract Number : 7035

Description : C-11, Sec. 4
FSA Physical Location : ARKANSAS/DESHA
ANSI Physical Location : ARKANSAS/DESHA
BIA Unit Range Number :
HEL Status : NHSL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : DEWEY EMMETT JOHNSON JR, BONITA SUE JOHNSON
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.01	79.01	79.01	0.00	0.00	0.00	0.00	0.0

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ARKANSAS
DESHA
Form: FSA-156EZ



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Tract 7035 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	79.01	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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TOTAL **78.00** **0.00**

NOTES

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FARM SERVICE AGENCY

 **Desha County, Arkansas**



Common Land Unit

 Cropland  Non-cropland  CRP

Farm 1724
Tract 7035

Wetland Determination Identifiers

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

2025 Crop Year



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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.

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For more information or to
schedule a property tour, contact:



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