



BLUE GOOSE FARM

An Agricultural Investment Opportunity

297± Total Acres | \$1,470,150.00

Woodruff County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



BLUE GOOSE FARM

QUICK FACTS

Acreage

297± total acres

294± tillable acres

Location

Woodruff County, Arkansas

Access

Woodruff County Road 730
and 745

Irrigation

One eight inch diesel turbine
well with a ten span pivot

Soils

Class I: 16%

Class II: 79%

Class III: 5%

Crop Rotation

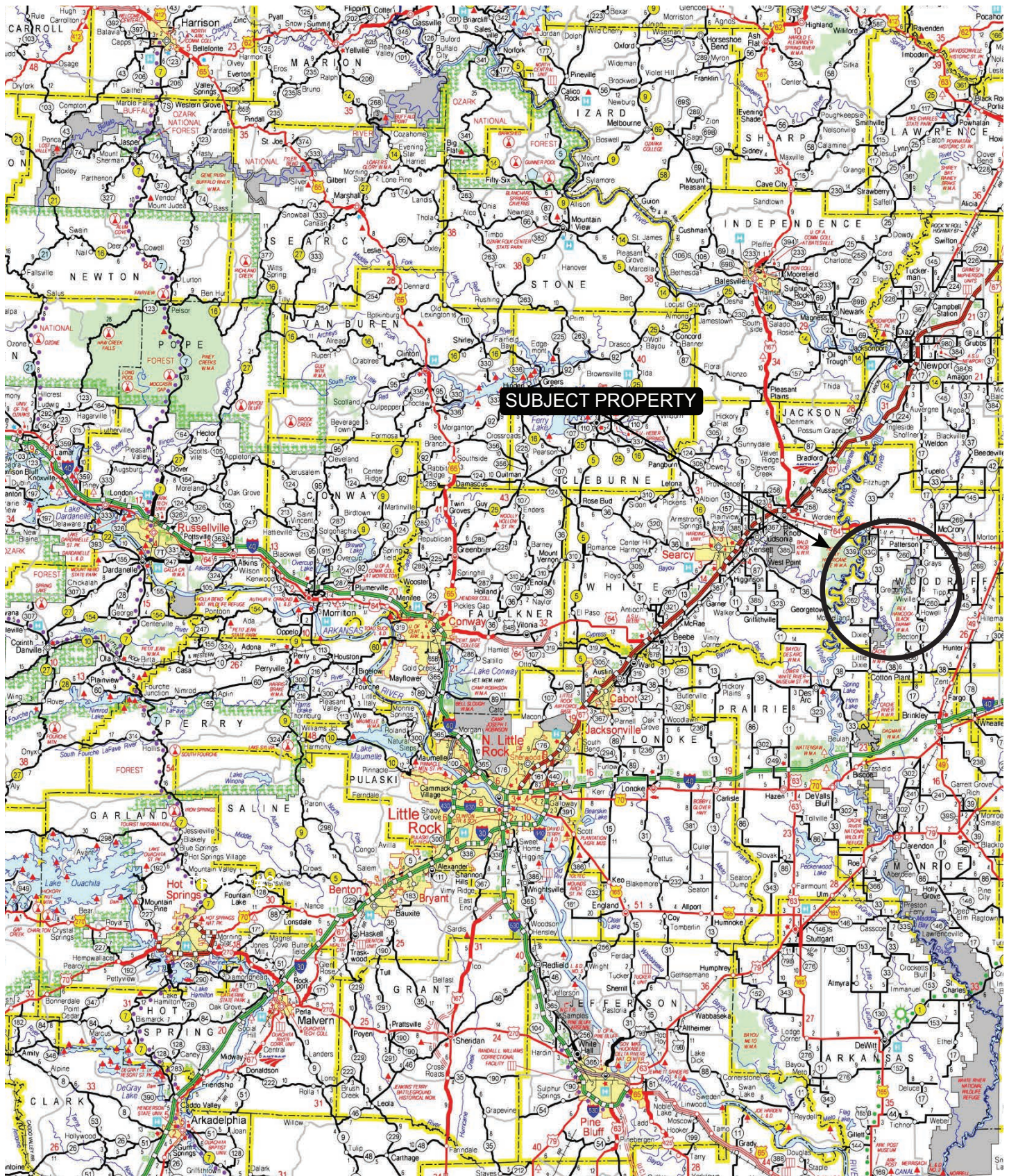
Corn, soybeans, and wheat

Offering Price

\$1,470,150.00



VICINITY MAP



PROPERTY DESCRIPTION

BLUE GOOSE FARM

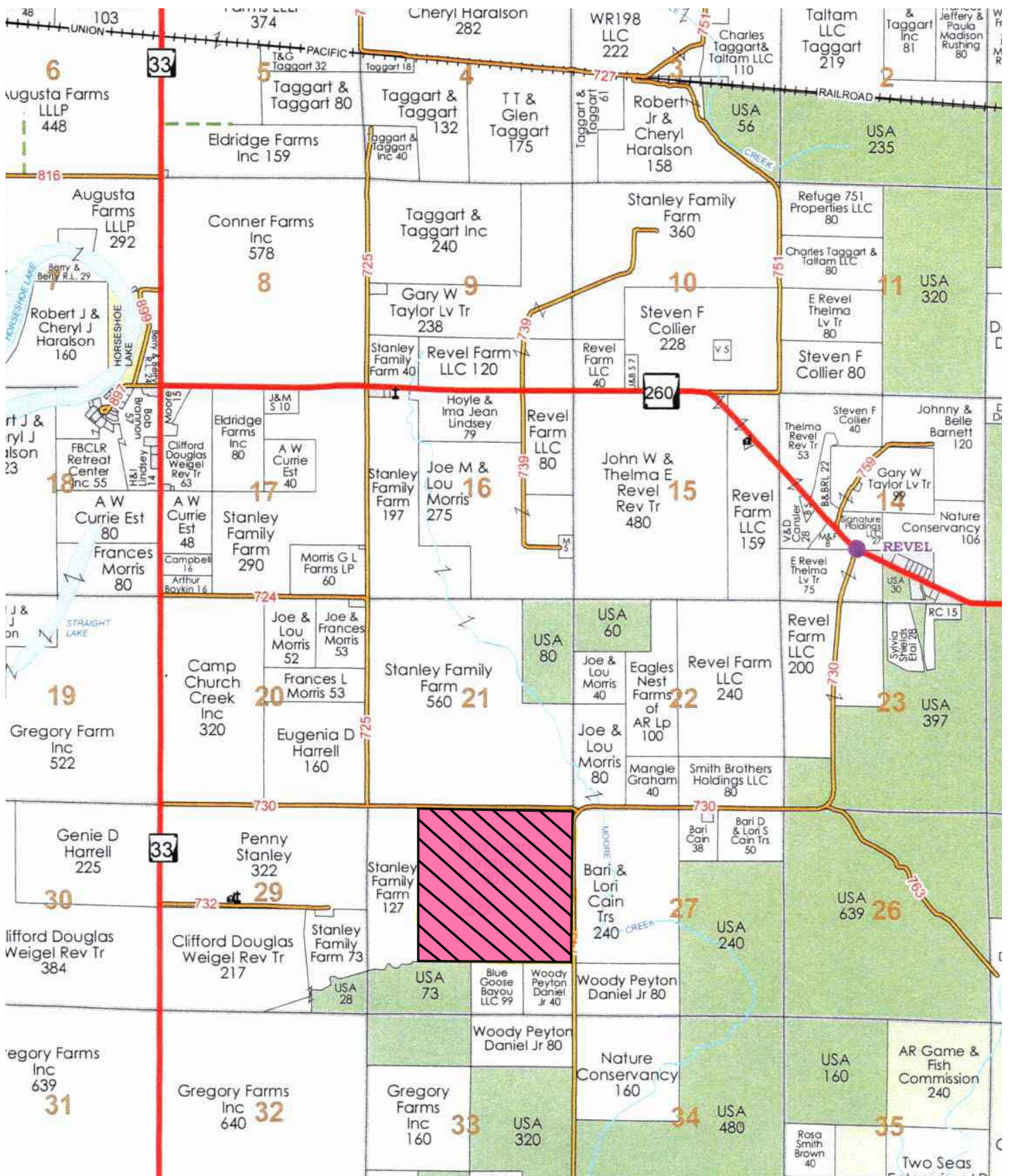
The Blue Goose Farm consists of 297± acres located in Woodruff County, Arkansas and offers an excellent agricultural investment opportunity. The property is comprised of 294± tillable acres, of which 212± are irrigated by an eight (8) inch diesel turbine well, with a ten (10) span pivot that is owned by the tenant. The irrigated ground has historically been planted in corn or soybeans, and the remaining non-irrigated acreage is planted in wheat in the fall. Wood-

ruff County Road 730 runs along the north boundary and offers excellent paved access to the property; there is also paved access on the east side from Woodruff County Road 745. The property is currently operating on a 25% crop share lease with the owner being responsible for ¼ cost of the fertilizer.

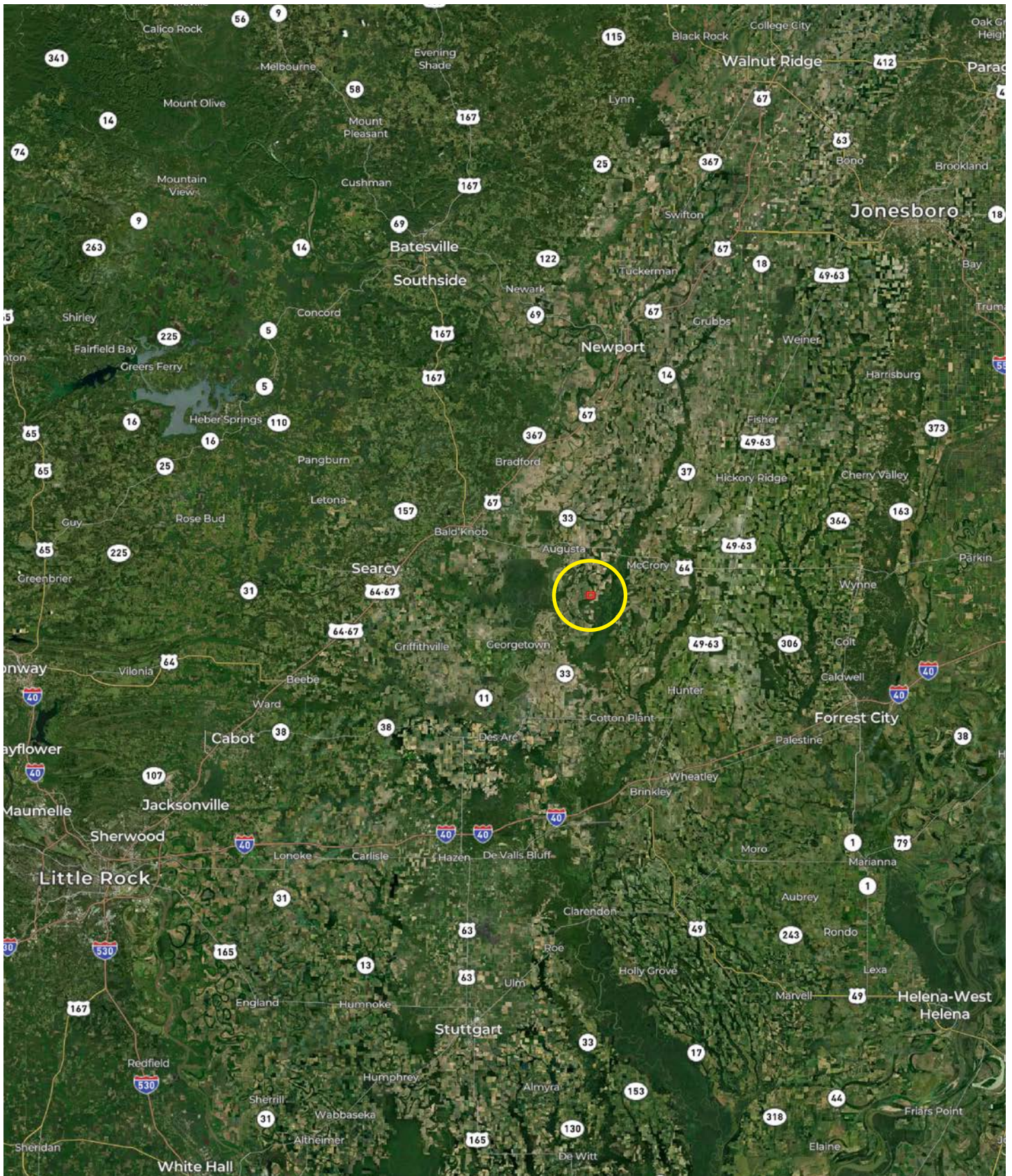
The final acreage, legal description, and sales price will be determined by a new survey.



OWNERSHIP MAP



LOCATION MAP



LOCATION & ACCESS

Gregory, Woodruff County, Arkansas
Eastern Region of Arkansas

Mileage Chart

Searcy, AR	35 Miles
Stuttgart, AR	58 Miles
Jonesboro, AR	78 Miles
Little Rock, AR	80 Miles
Memphis, TN	89 Miles

There is paved access to the property from both Woodruff County Road 730 and 745.







FARM INFORMATION

Irrigation

The 212± tillable acres are irrigated by an eight (8) inch diesel turbine well, with a ten (10) span pivot. The pivot is owned by the tenant farmer.

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

Soils

Class I: 16%
Class II: 79%
Class III: 5%

Farming Contract

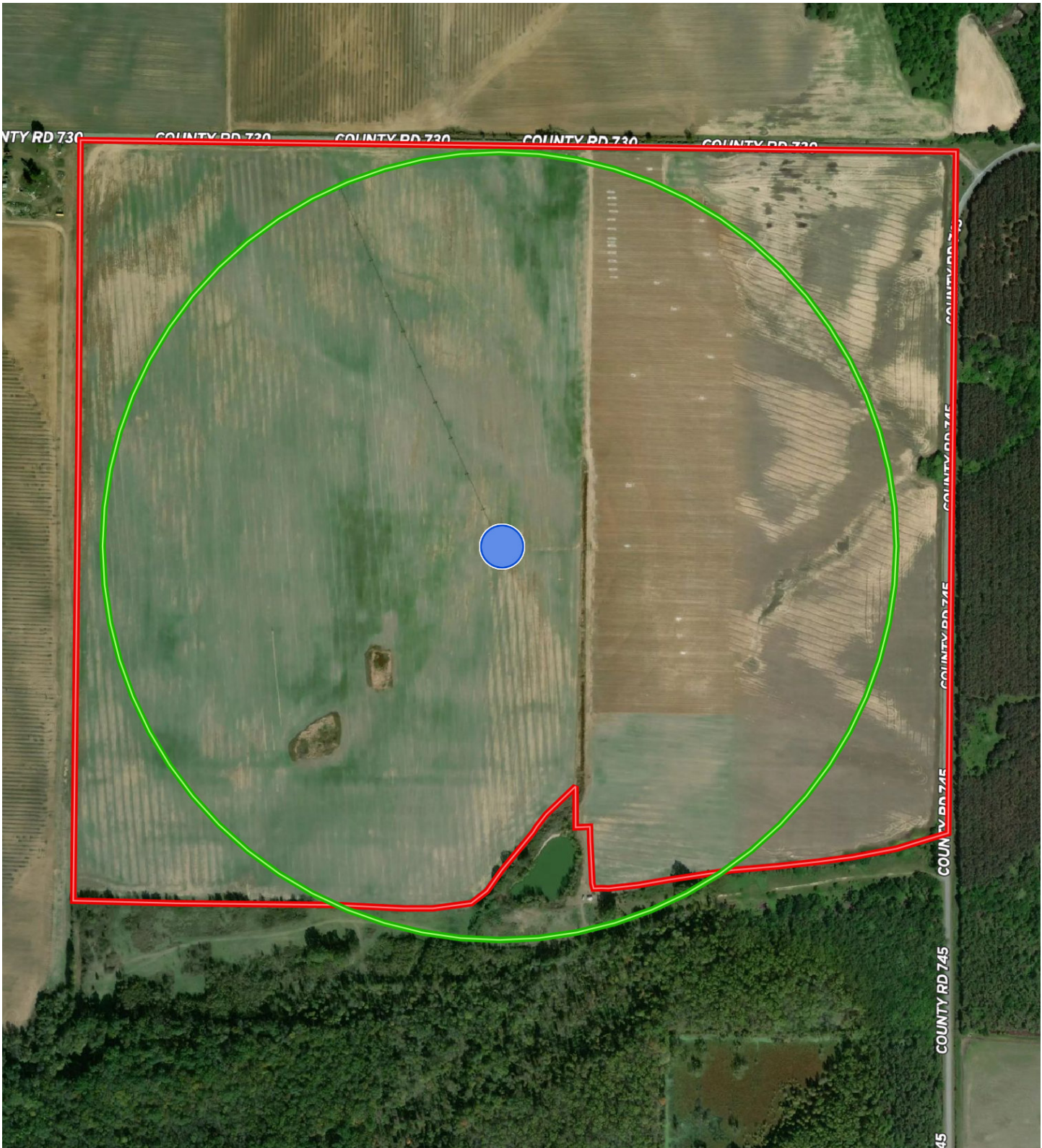
The property is currently operating on a 25% crop share lease with the owner being responsible for ¼ cost of the fertilizer.

Crop Rotation

Corn, soybeans, and wheat



IRRIGATION MAP



-  8 " Diesel Turbine Well
-  Boundary
-  Pivot



An aerial photograph of a large agricultural field, likely a rice paddy, with a red boundary line and yellow contour lines. The field is surrounded by County RD 730 to the north and County RD 745 to the east. A small pond is visible in the bottom right corner of the field. The field is divided into several sections by a central vertical road or canal. The top left corner shows a road labeled 'COUNTY RD 730'. The bottom left corner shows a road labeled 'COUNTY RD 745'. The right side of the field is labeled 'COUNTY RD 745'. The bottom right corner shows a road labeled 'COUNTY RD 745'. The field is surrounded by a dense forest of trees. The field is mostly green, indicating it is being used for agriculture. The red boundary line follows the outer edge of the field. The yellow contour lines show the elevation of the field. The small pond in the bottom right corner is a natural feature of the landscape. The central vertical road or canal is a man-made feature that divides the field into two main sections. The overall scene is a typical rural landscape in a developing country.

SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WvB	Wiville fine sandy loam, 1 to 3 percent slopes	208.24	70.46	0	76	2e
WvA	Wiville fine sandy loam, 0 to 1 percent slopes	45.87	15.52	0	76	1
GuB	Grubbs silt loam, 1 to 3 percent slopes	18.76	6.35	0	70	2e
JpA	Jackport silty clay loam, 0 to 1 percent slopes	8.62	2.92	0	61	3w
PaB	Patterson fine sandy loam, 0 to 2 percent slopes	6.83	2.31	0	68	2w
WvC	Wiville fine sandy loam, 3 to 8 percent slopes	6.45	2.18	0	75	3e
GuC	Grubbs silt loam, 3 to 8 percent slopes, eroded	0.8	0.27	0	65	3e
TOTALS		295.57(*)	100%	-	74.95	1.9

(*) 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

\$2,647 (estimated)

Offering Price

\$1,470,150.00

To learn more about the Blue Goose Farm or to schedule a property tour, contact Gardner Lile of Lile Real Estate, Inc.

Gardner Lile

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gardner@lilerealestate.com



FARM SERVICE AGENCY

ARKANSAS
WOODRUFF

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3251

Prepared : 6/4/25 9:08 AM CST

Crop Year : 2025

Operator Name : G C FARMS PARTNERSHIP
CRP Contract Number(s) : None
Recon ID : 05-147-2019-1
Transferred From : None
ARCPLC G/WF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
405.67	320.98	320.98	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	320.98	114.70		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	221.80	0.00	50	
Corn	74.00	0.00	132	
Grain Sorghum	29.80	0.00	46	
Soybeans	110.08	0.00	24	91
TOTAL	435.68	0.00		

NOTES

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Tract Number : 369

Description : R3W T7N SEC 28
FSA Physical Location : ARKANSAS/WOODRUFF
ANSI Physical Location : ARKANSAS/WOODRUFF
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : BLUE GOOSE BAYOU LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
405.67	320.98	320.98	0.00	0.00	0.00	0.00	0.0

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ARKANSAS
WOODRUFF
Form: FSA-156EZ



United States Department of Agriculture
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Abbreviated 156 Farm Record

FARM : 3251
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Crop Year : 2025

Tract 369 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	320.98	114.70	0.00	0.00	0.00	0.00

DCP Crop Data

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NOTES

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FARM SERVICE AGENCY



United States
Department of
Agriculture

Woodruff County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2023

2025 Program Year

Map Created October 22, 2024

Farm 3251

Tract 369

Tract Cropland Total: 320.98 acres

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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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