



TIPTON FARM

An Agricultural and Recreational Investment Opportunity

80± Total Acres | \$588,000.00

Arkansas County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



TIPTON FARM

QUICK FACTS

Acreage

80± total acres
74± tillable acres

Location

Arkansas County, Arkansas

Access

Browder Road

Crop Rotation

Rice and soybeans

Irrigation

Fully irrigated with one six-inch electric submersible well

Soils

Class II: 20%
Class III: 48%
Class V: 32%

Recreation

Excellent waterfowl hunting opportunities

Notable Features

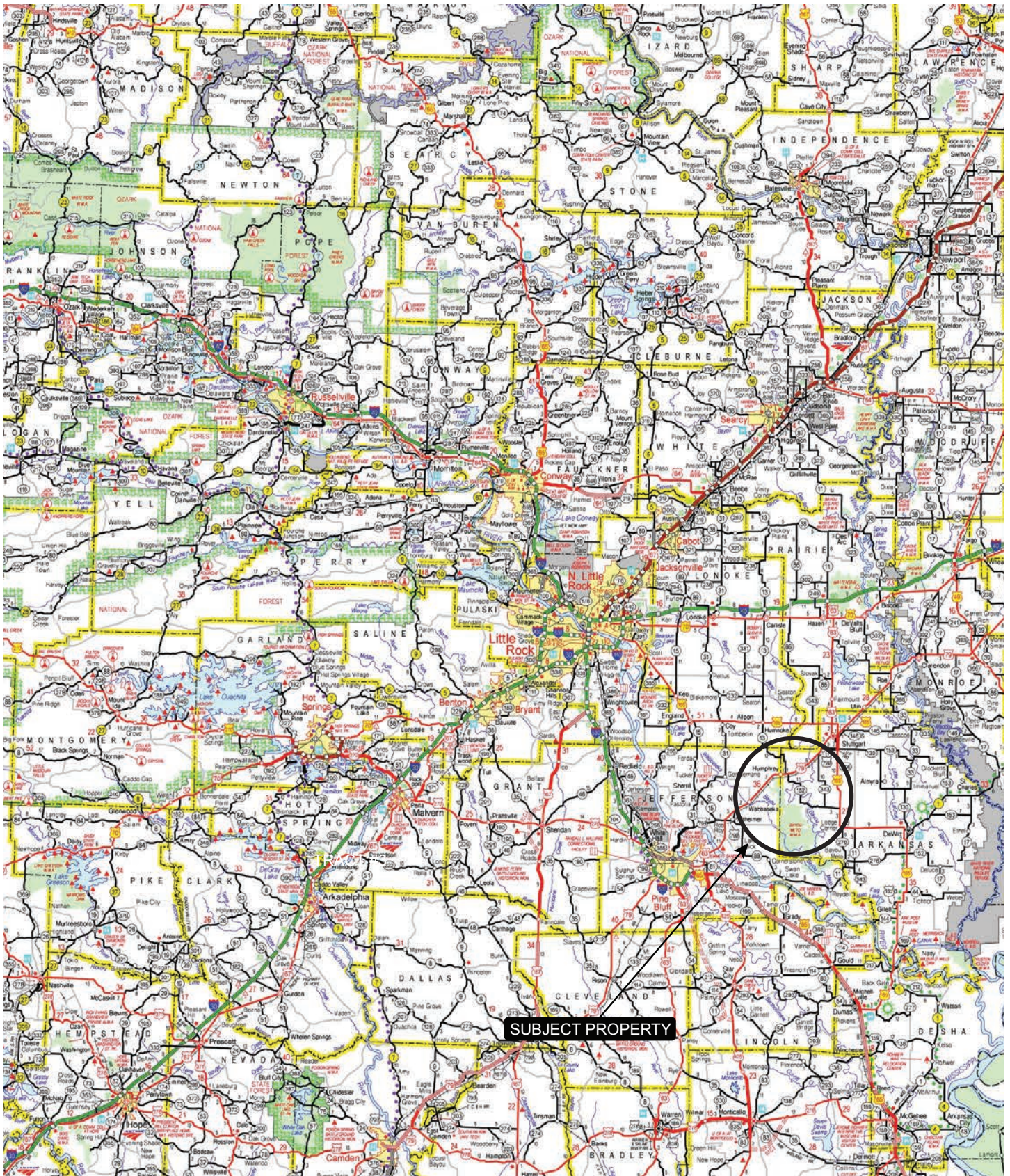
Located near the famous Bayou Meto WMA

Offering Price

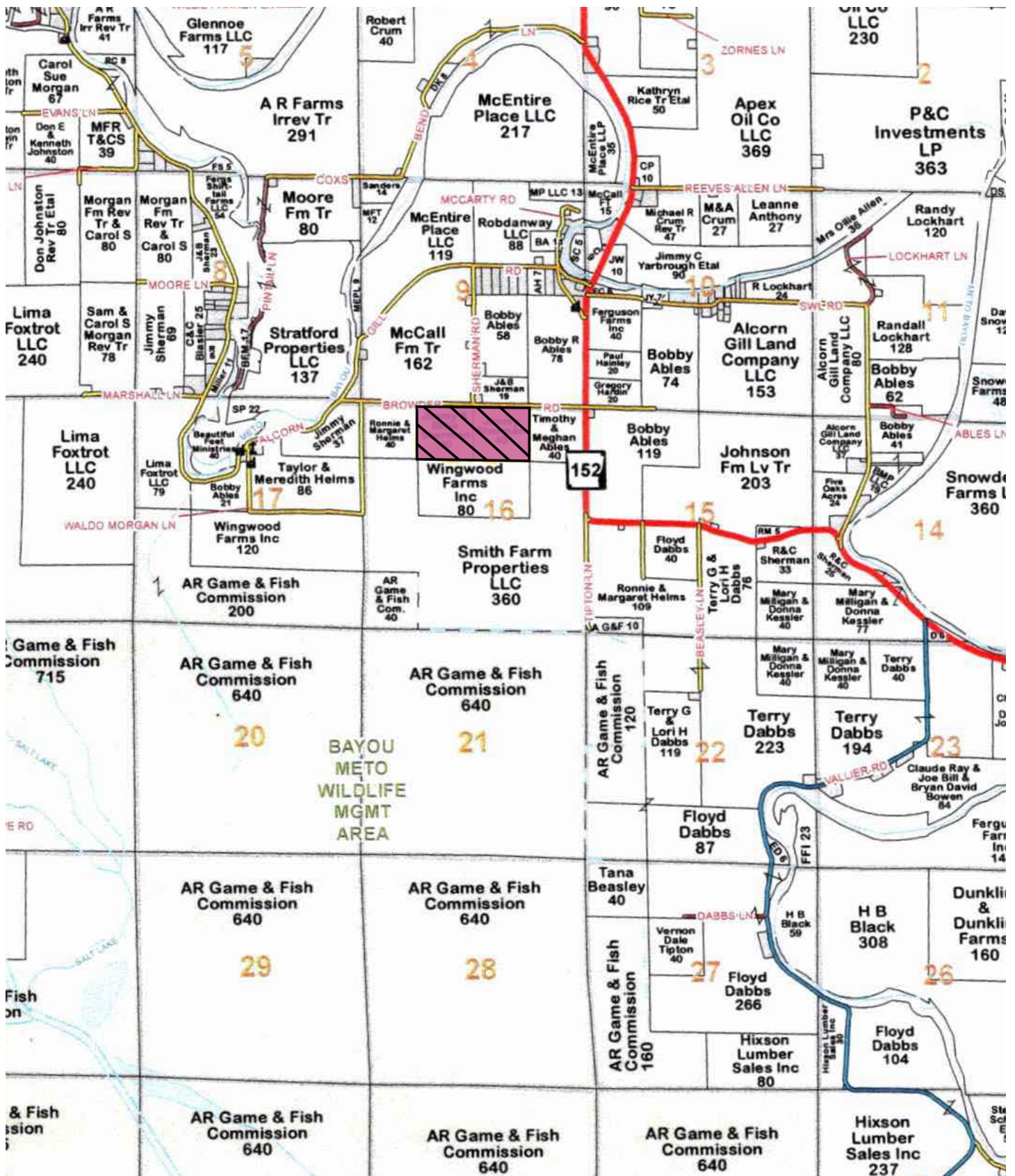
\$588,000.00 (\$7,350.00 per acre)



VICINITY MAP



OWNERSHIP MAP



PROPERTY DESCRIPTION

TIPTON FARM

The Tipton Farm is an excellent agricultural and recreational investment opportunity located in Arkansas County southeast of Humphrey. The farm is comprised of 80 ± acres, of which 74 ± are considered tillable. All the tillable acreage is irrigated by a six (6) inch electric submersible well and has historic crop rotation of soybeans and rice.

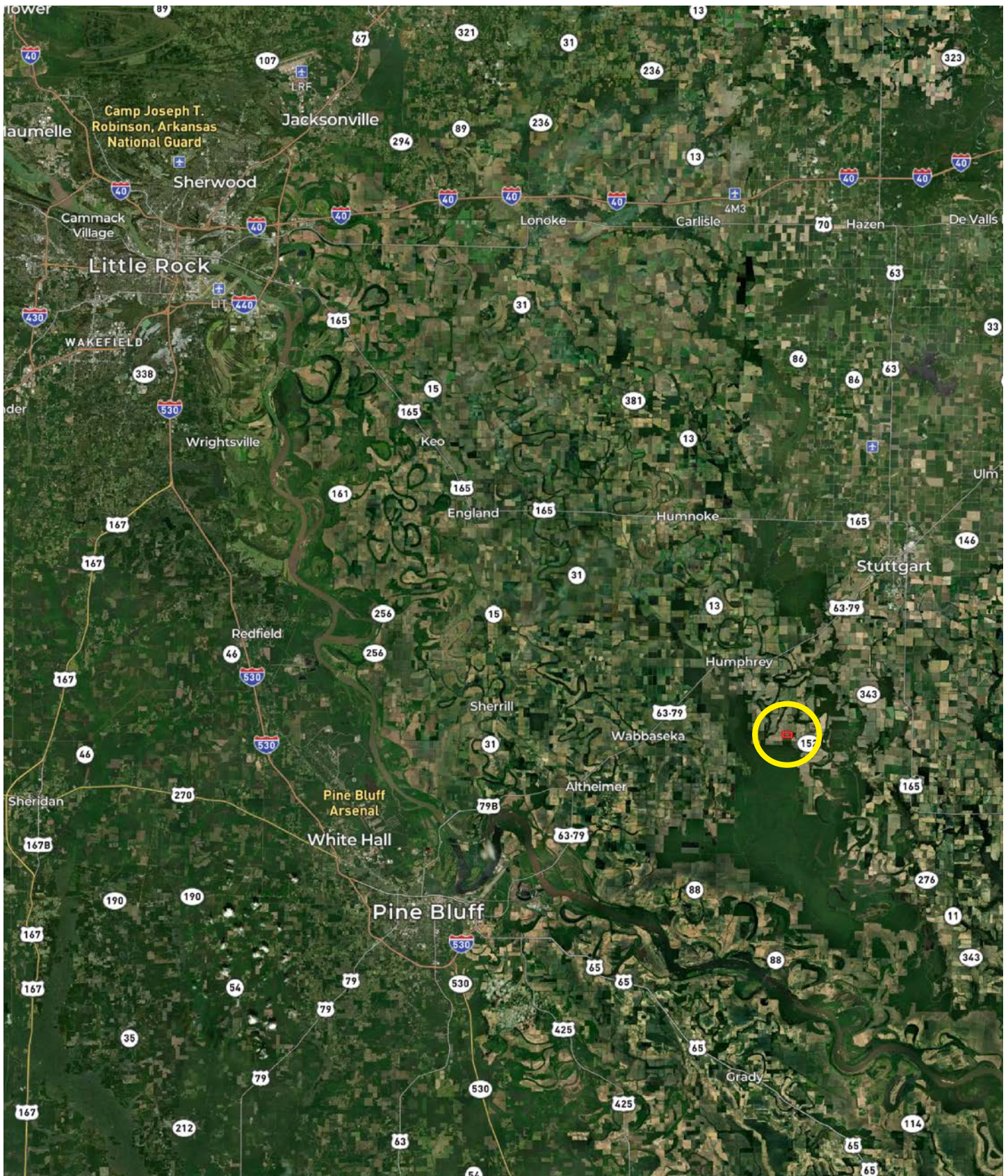
Located just north of the Bayou Meto Wildlife Management Area, the farm has a great history

of waterfowl hunting. A pit blind is located in the center of the farm which only furthers the comforts and ease of hunting. Historically, hunting rights have been leased to generate significant annual income, however they could be retained by a new buyer. Access is considered good from Browder Road, a graveled county maintained road.

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



LOCATION MAP



LOCATION & ACCESS

Humphrey, Arkansas County, Arkansas
Eastern Region of Arkansas

Mileage Chart

Stuttgart, AR	16 Miles
DeWitt, AR	23 Miles
England, AR	32 Miles
Pine Bluff, AR	34 Miles
Little Rock, AR	60 Miles

Access is considered good from Browder Road,
a graveled county maintained road.









FARM INFORMATION

Irrigation

All the tillable acreage is irrigated by a six (6) inch electric submersible well. The irrigation infrastructure is detailed in this brochure on the Irrigation Map.

Soils

Class II: 20%

Class III: 48%

Class V: 32%

Crop Rotation

Rice and soybeans

Farming Contract

The farm is leased for the 2025 crop season on a cash rent.

Farm Bases

Copies of the Farm Service Agency (FSA) 156EZ documents can be found in this brochure.



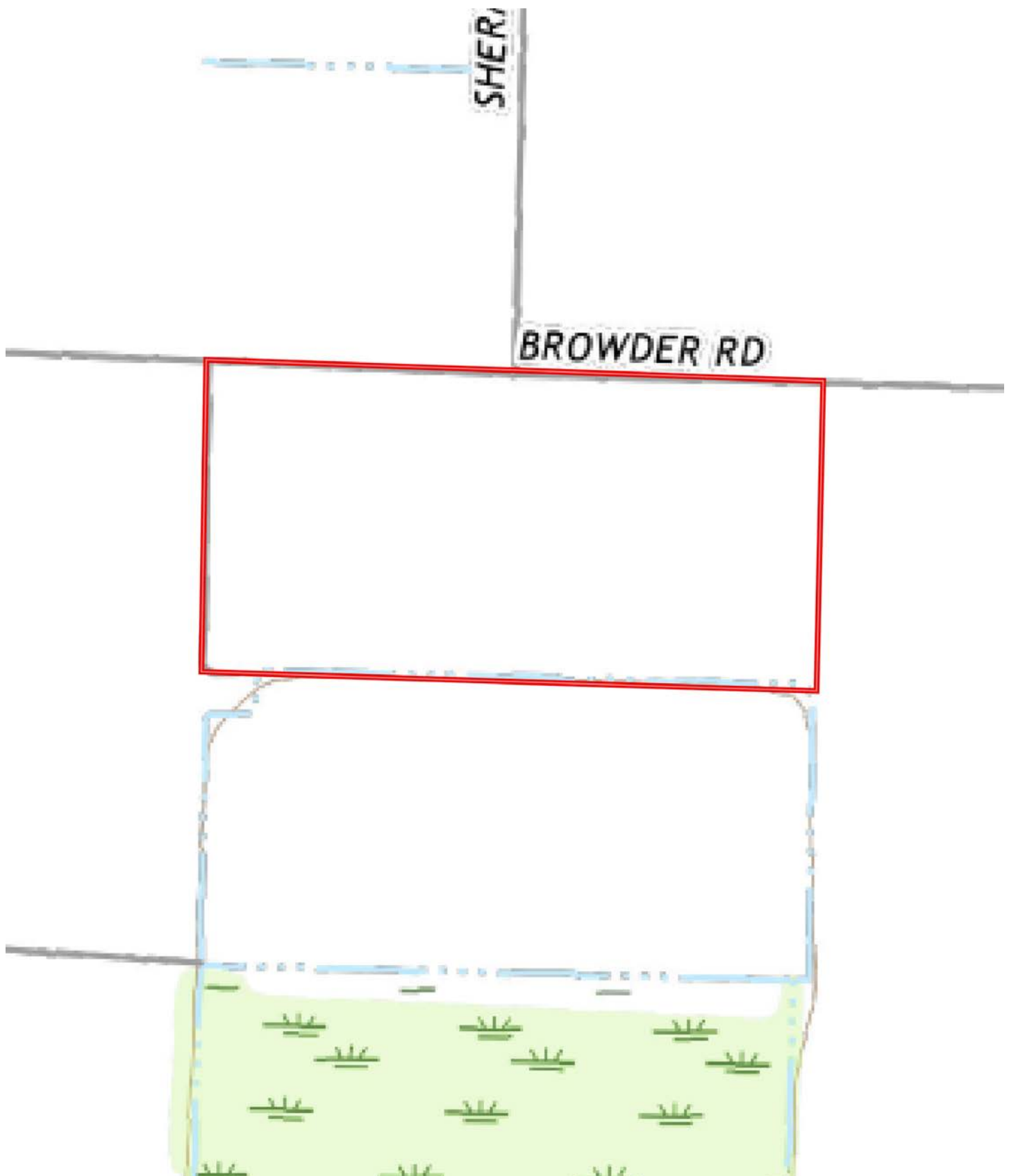
IRRIGATION MAP



● Riser

● 6" Electric Submersible

TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
19A	Portland clay, 0 to 1 percent slopes	38.71	48.13	0	56	3w
18A	Perry clay, 0 to 1 percent slopes, frequently flooded	25.58	31.8	0	38	5w
8A	Hebert silt loam, 0 to 1 percent slopes	10.97	13.64	0	86	2w
21A	Rilla silt loam, 0 to 1 percent slopes	5.18	6.44	0	85	2e
TOTALS		80.44(*)	100%	-	56.24	3.44

(*) 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



1 2 3 4 5 6 7 8

'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

\$707 (estimated, based on acreage and tax rate)

Offering Price

\$588,000.00 (\$7,350.00 per acre)

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

Gar Lile

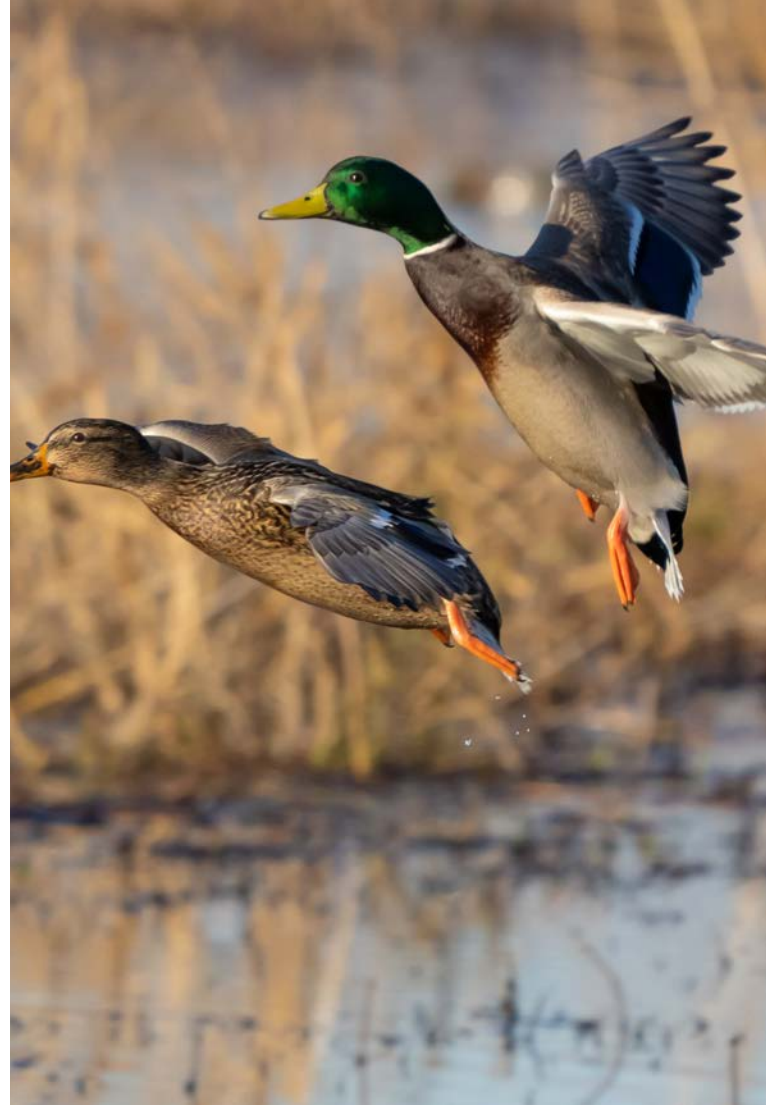
501-920-7015 (m)

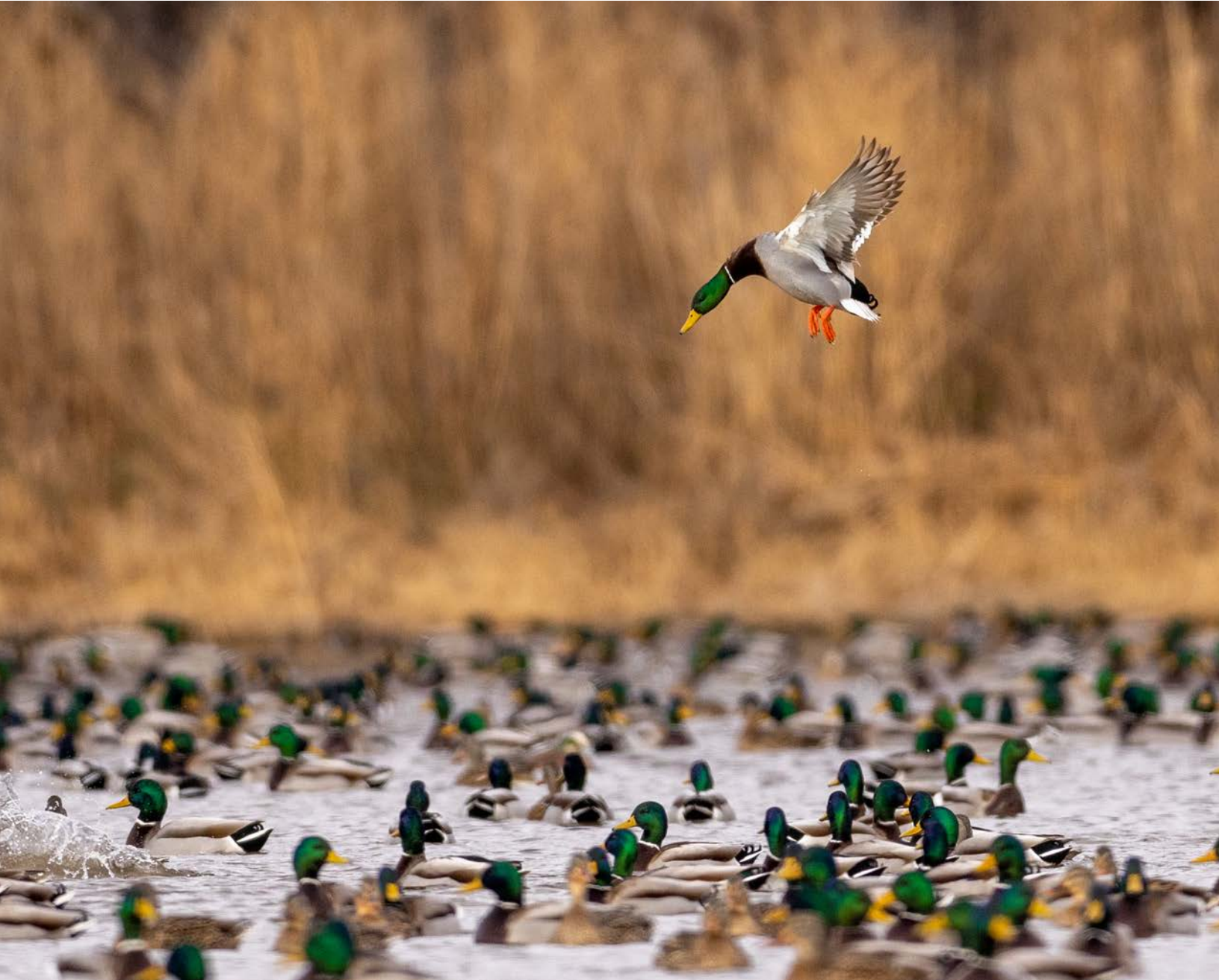
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The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

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Lile Real Estate is a dedicated team of professionals with an in-depth understanding and a network of qualified buyers within the Mid-South and across the country. For over 30 years, we've connected land sellers with buyers in Arkansas, Louisiana, Mississippi, and Tennessee.



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

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