

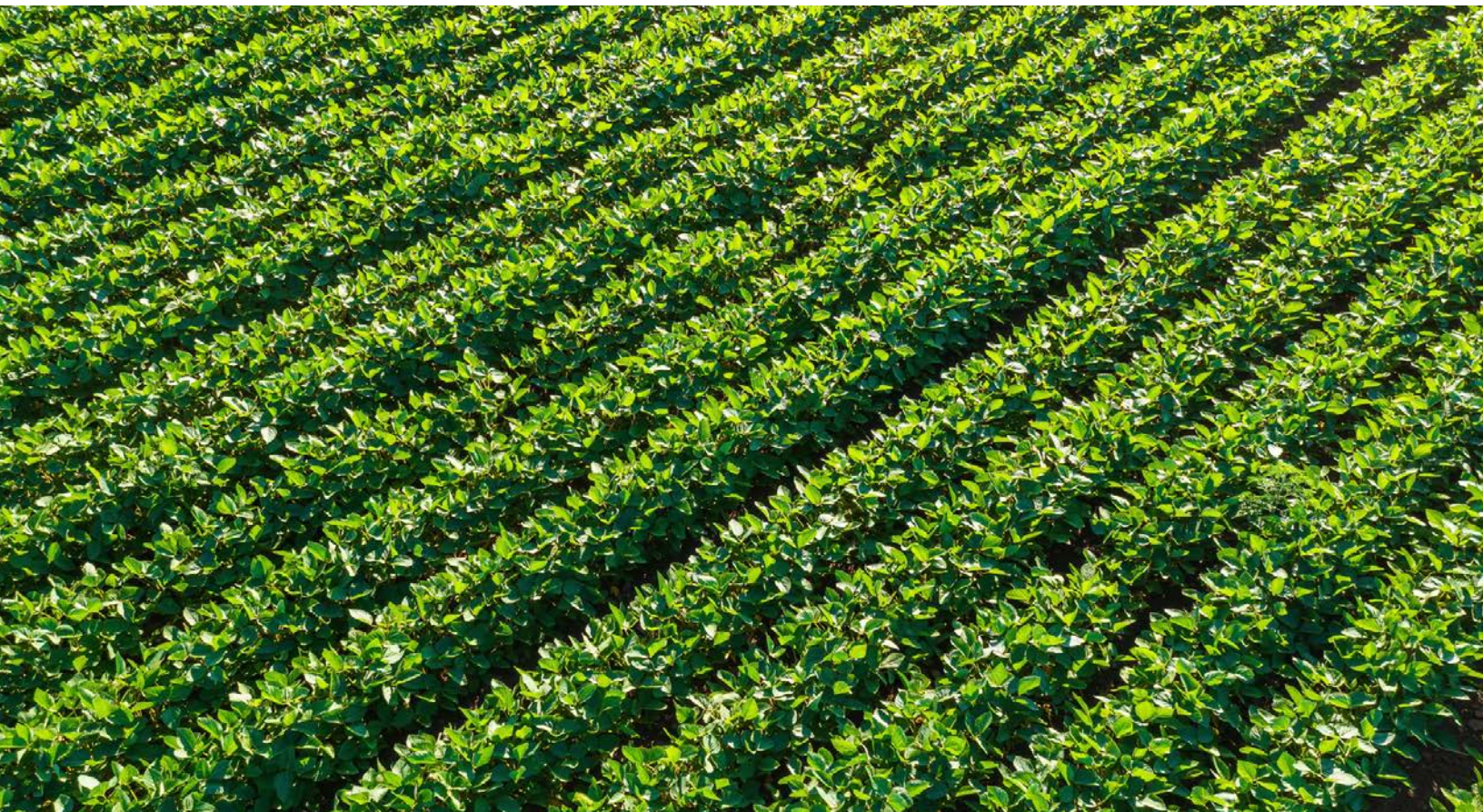


SHERMAN 23

An Agricultural Investment Opportunity

23± Total Acres | \$155,250.00

Arkansas County, AR



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



SHERMAN 23

QUICK FACTS

Acreage

23± total acres

Location

Arkansas County, Arkansas

Access

Alcorn Gill Road

Crop Rotation

Rice and soybeans

Irrigation

Fully irrigated via six-inch submersible well

Soils

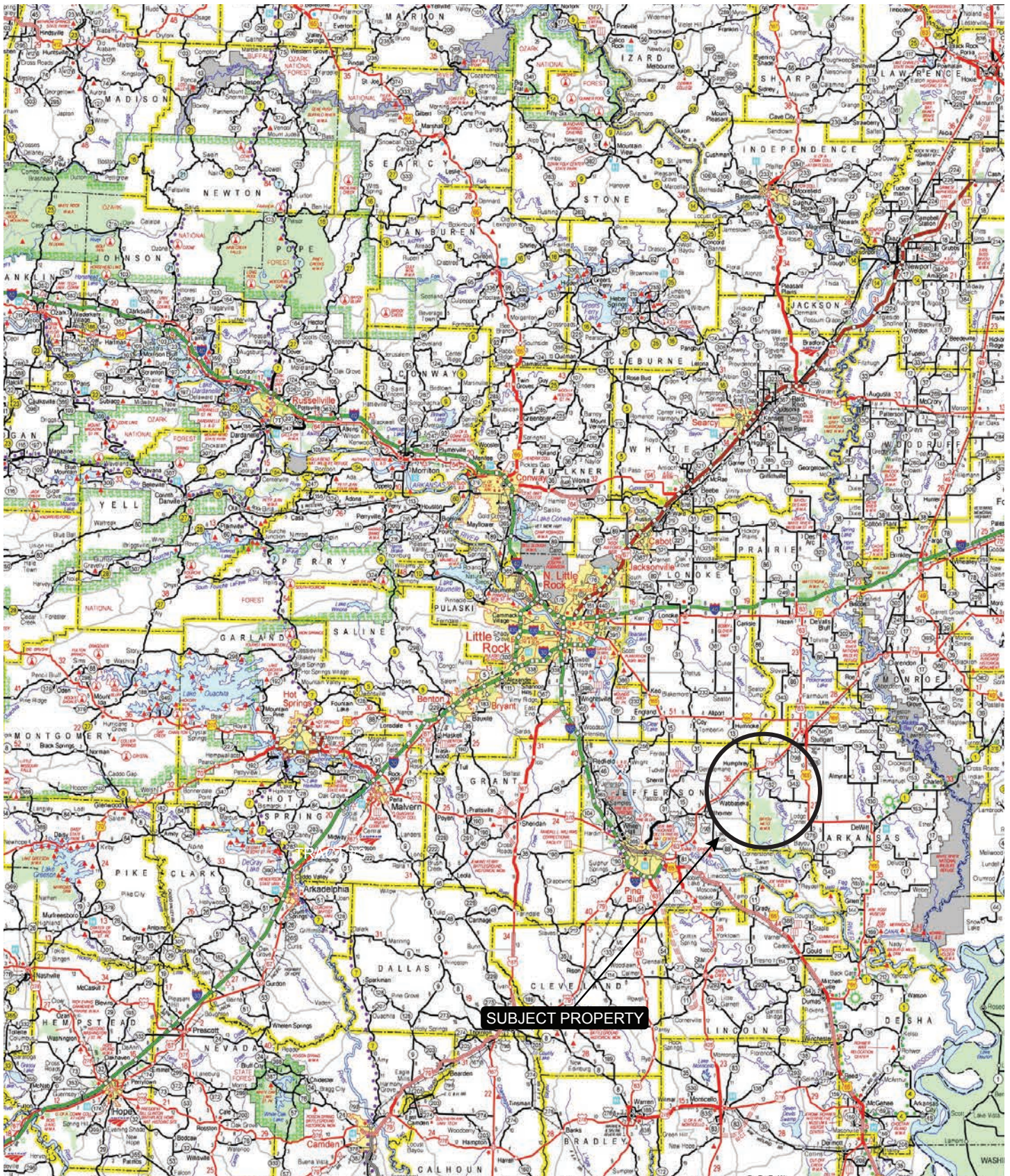
Class II: 100%

Offering Price

\$155,250.00 (\$6,750 per acre)



VICINITY MAP



This is a detailed cadastral map of land parcels located within the Bayou Meto Wildlife Management Area. The map shows numerous landowners and their respective acreages. Key features include:

- Water Bodies:** Bayou Meto, Salt Lake, and several smaller creeks and rivers are depicted in blue.
- Roads:** Various roads are shown, including MFR T&CS, Moore Rd, Stratford Properties, Wingwood Farms, and others.
- Landowners and Acreage:** Owners listed include AR Game & Fish Commission (multiple parcels), Hixson Lumber Sales Inc, Dunklin & Dunklin Farms, and many private individuals and LLCs such as McEntire Place LLC, Alcorn Gill Land Company LLC, and others.
- Map Details:** The map includes parcel boundaries, owner names, acreage figures, and road names. Some areas are highlighted in yellow or pink.

PROPERTY DESCRIPTION

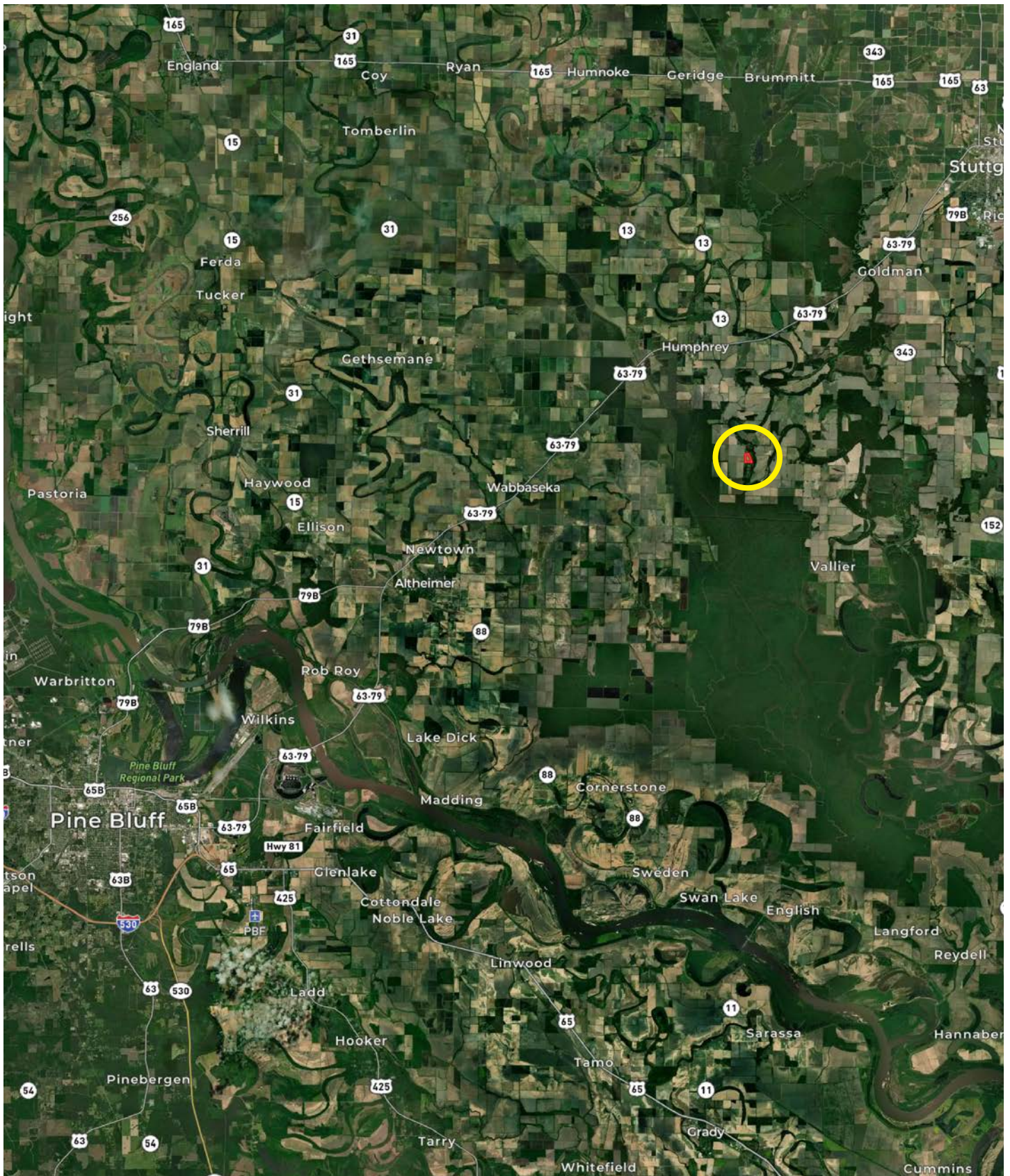
SHERMAN 23

The Sherman 23 provides an excellent agricultural and development opportunity and is located just south of the community of Humphrey, Arkansas. The property is comprised of 23± acres which is all tillable per the Farm Service Agency. The tillable acreage is fully irrigated by a six-inch electric submersible well. The property's close proximity to the Bayou Meto Wildlife Management Area provides an excellent oppor-

tunity to subdivide the property and create a small community of camps and retreats.



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

The property is easily accessible from Alcorn
Gill Road.



FARM INFORMATION

Soils

Class II: 100%

Crop Rotation

Rice and soybeans

Irrigation

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

Farming Contract

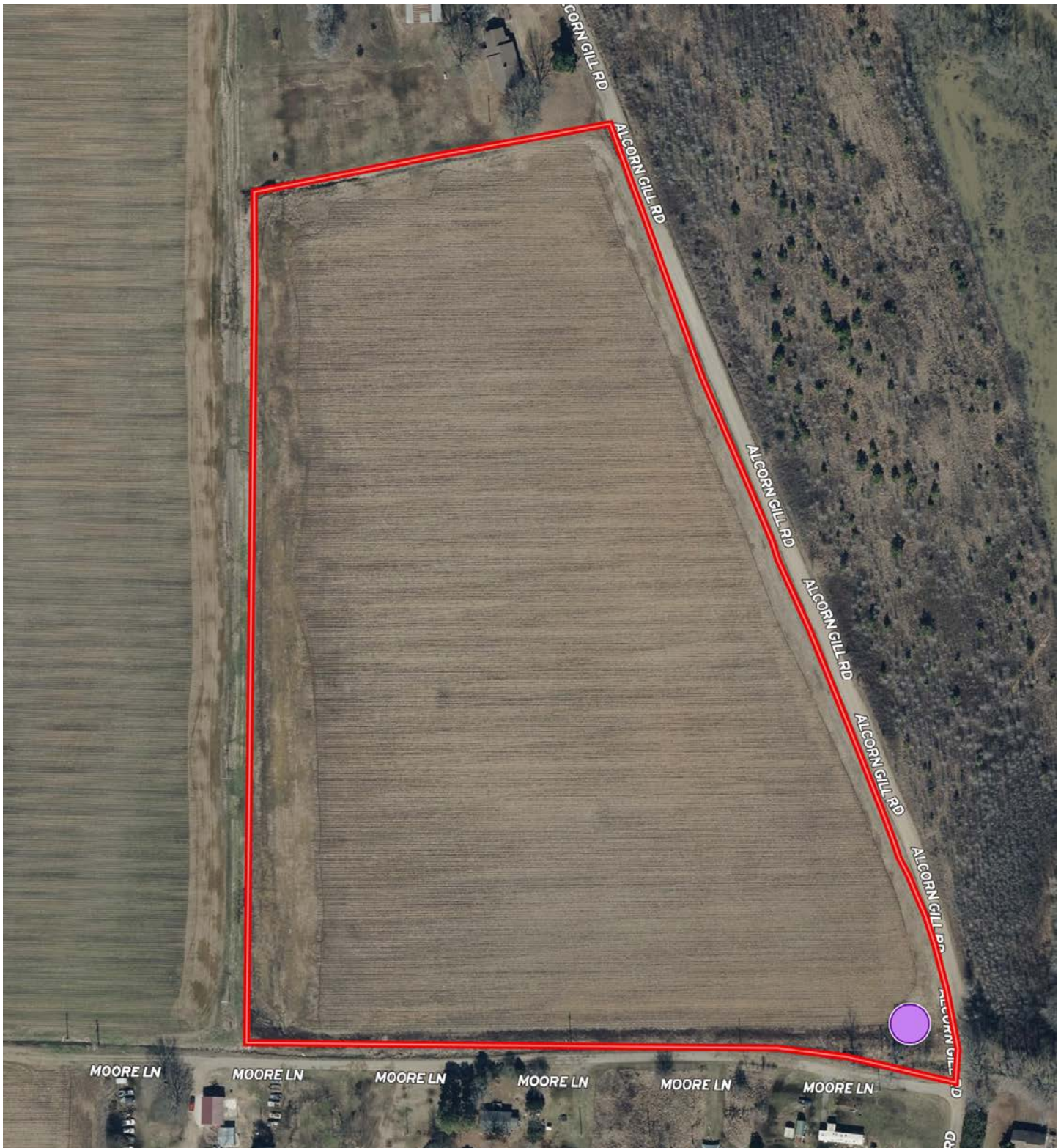
The farm is leased for the 2025 crop season on a cash rent.

Farm Bases

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

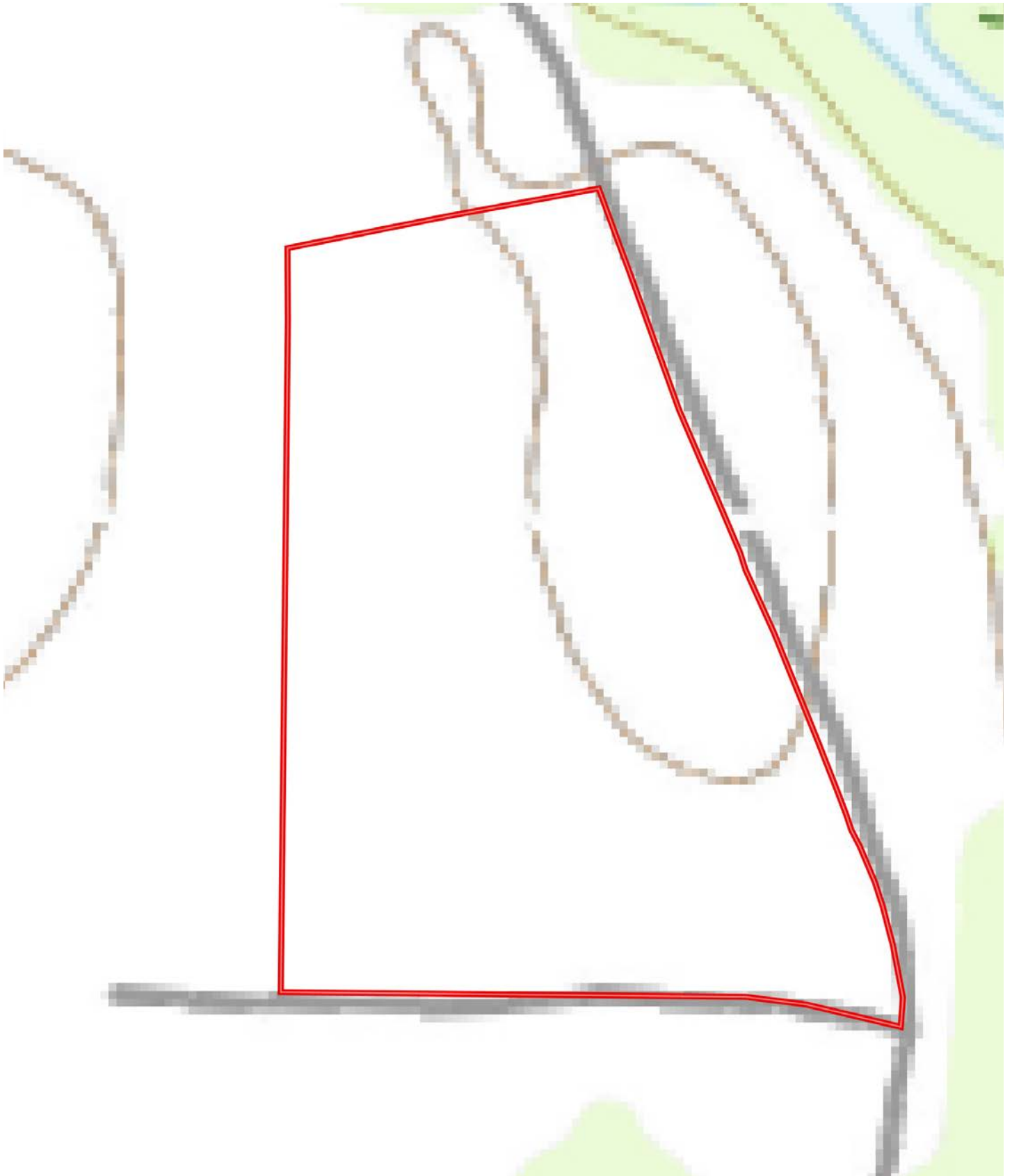


IRRIGATION MAP



6 " Electric
Submersible

TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
21A	Rilla silt loam, 0 to 1 percent slopes	22.52	100	0	85	2e
TOTALS		22.52(*)	100%	-	85.0	2

(*) 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

\$277 (estimated based on acreage and tax rate)

Offering Price

\$155,250.00 (\$6,750 per acre)

To learn more about the Sherman 23 or to schedule a property tour, contact Gar Lile or Gardner Lile of Lile Real Estate, Inc.

Gar Lile

501-920-7015 (m)

glile@lilerealestate.com

Gardner Lile

501-658-9275 (m)

gardner@lilerealestate.com





DISCLOSURE STATEMENT: Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure. A representative of Lile Real Estate, Inc. must be present to conduct a showing.

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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CONNECTING LAND BUYERS AND SELLERS SINCE 1993.

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:

GAR LILE

501.920.7015 (m)
glile@lilerealestate.com

GARDNER LILE

501.658.9275 (m)
gardner@lilerealestate.com

Scan for
more info





1 Allied Drive, Suite 2220
Little Rock, Arkansas 72202

WWW.LILEREALESTATE.COM



501.374.3411 (Office)
501.421.0031 (Fax)

INFO@LILEREALESTATE.COM