



OFFERED FOR SALE

BURROW FARM

Agriculture and timberland income with duck and deer hunting.

266.66 +/- Acres ▪ Monroe County, Arkansas

ALLUVIAL
LAND COMPANY

AGRICULTURAL AND RECREATIONAL PROPERTIES



ATTENTION

Farmland, Timberland, and Recreational Land Investors

An improved property bordering the Cache River NWR offering farm and timber income, duck hunting, and trophy deer hunting.

OFFERED FOR SALE

The Burrow Farm

266.66 +/- Surveyed Acres

▪ Monroe County, Arkansas ▪

\$1,250,000.00
(\$4,687.62 per acre)



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US Bank Building - Eighth Floor
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England, AR 72046

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WWW.ALLUVIALLAND.COM

Contact:

SCOTT HILBURN

Principal Broker/Licensed Attorney

M: 501-519-3336

E: scott@alluvialland.com

NOTICE: Scott Hilburn holds an ownership position and is the listing agent in the property delineated within this offering prospectus.

Dedicated to Land and Land Ownership: Alluvial Land Company is a leading land brokerage, development, and consulting firm specializing in agricultural and recreational properties. Our land offerings include investment-grade farmland and hunting properties primarily located in the Mid-South Region. We attribute our success to being experts in our field, client-focused, and results-oriented.

Disclaimer: Alluvial Land Company is the Exclusive Agent for the property described herein. This offering prospectus and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy. Prospective buyers are urged to inspect the property and perform their own independent due diligence. Alluvial Land Company and its agents assume no liability as to errors, omissions, or investment results. All information is approximate.

PROPERTY DESCRIPTION

The Burrow Farm is a diverse property located in Monroe County, Arkansas, just southwest of Brinkley. The land comprises 266.66+/- acres (surveyed) and offers an agricultural, timberland, and outdoor recreation investment opportunity.

The property provides 191.81+/- FSA tillable acres, 46.07+/- FSA pine timber acres, and 26.9+/- FSA acres in fish ponds. The balance of the acreage is in roads, well stations, and ditches.

Access to the property is excellent via Cane Ridge Road on the south boundary and Arkansas Highway 302 on the east border. The land is within nine miles from Brinkley, 30 miles from Stuttgart, 70 miles from Little Rock, and 80 miles from Memphis.

The tillable cropland acres are cultivated by an established farmer on a cash-rent basis according to a verbal lease agreement, with a crop rotation of soybeans and rice. The cropland is irrigated via three six-inch, electric, submersible wells. The fish ponds are actively tended by the same farmer as a minnow production operation. The pine timber has been thinned in the past, with the current stand providing merchantable timber that is ready to cut if the new owner desires to generate immediate revenue.

The landscape is positioned in a prominent trophy deer and duck wintering zone. The Cache River National Wildlife Refuge borders the property on the west, offering direct access to 2,033+/- contiguous acres, which is home to big bucks and thousands of ducks during the winter. Additionally, the Sheffield Nelson Dagmar WMA is just one and a half miles north. The electric wells and water-control systems make flooding the crop fields as effortless as flipping a switch. The fish ponds could be efficiently converted to duck food plots and hunted or used as a waterfowl sanctuary.

The Burrow Farm is offered for sale at the price of \$1,250,000 (\$4,687.62 per acre). 100% of the Seller's mineral rights shall be conveyed in the sale. However, the Seller does not warrant or guarantee ownership.

Interested and qualified parties should contact Scott Hilburn (501-519-3336) of Alluvial Land Company, LLC, with any questions or to schedule a property tour.

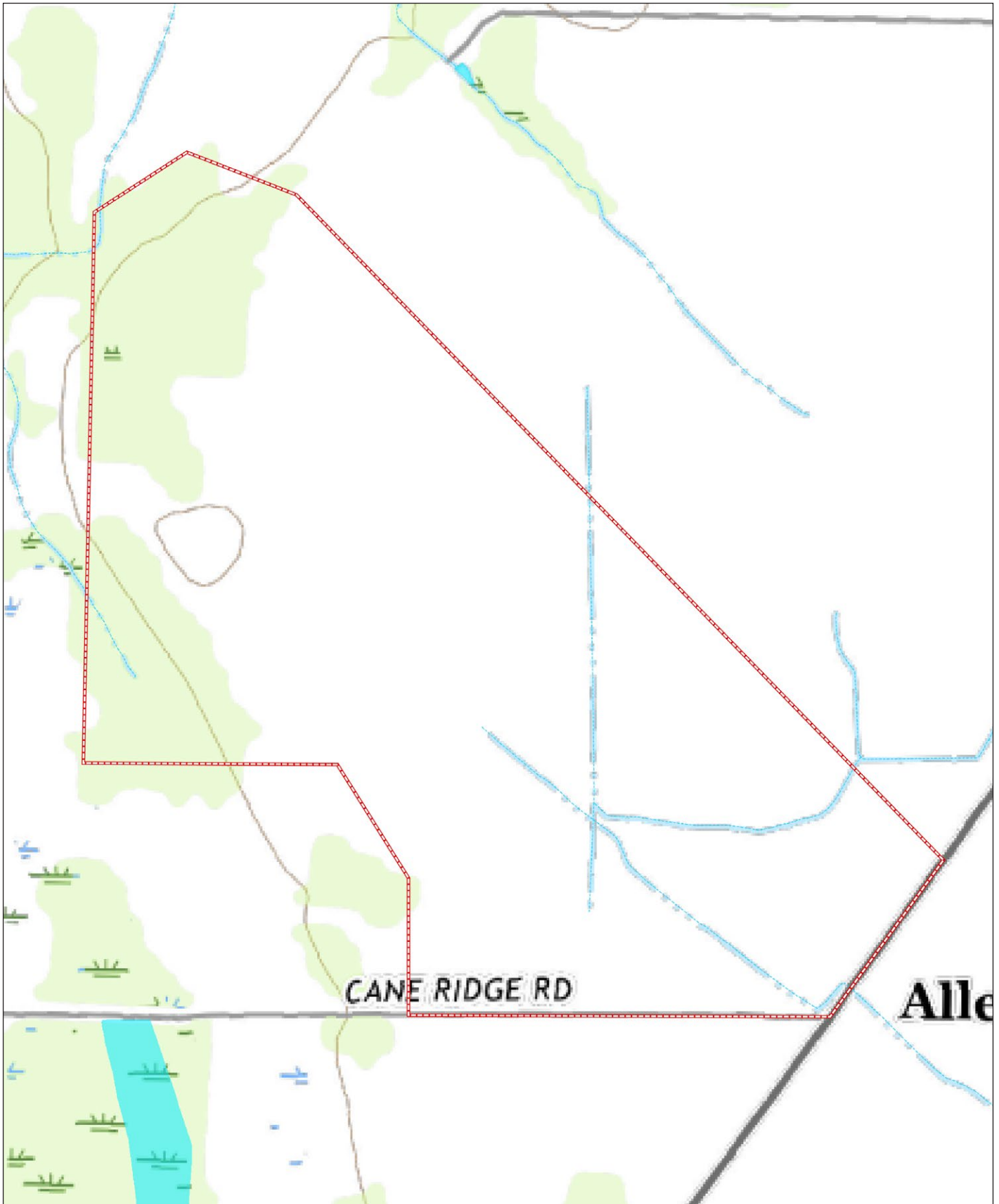
PROPERTY LOCATION



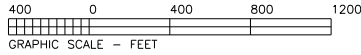
SUBJECT PROPERTY MAP



TOPOGRAPHIC PROPERTY MAP

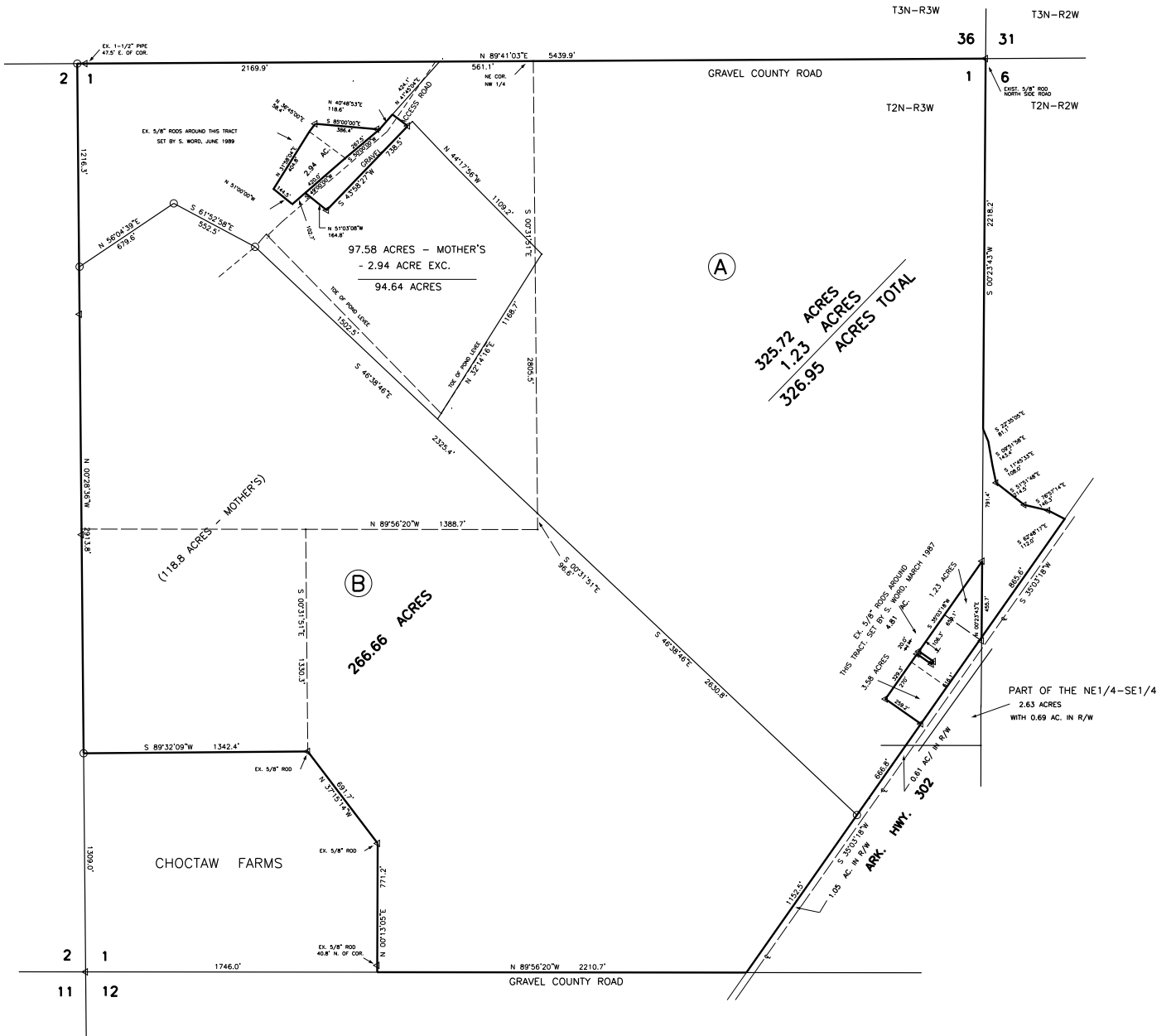


PROPERTY SURVEY



LEGEND

- ◁ = EXIST. 1/2" ROD, OR AS NOTED
- = SET 1/2" ROD



PROPERTY SURVEY

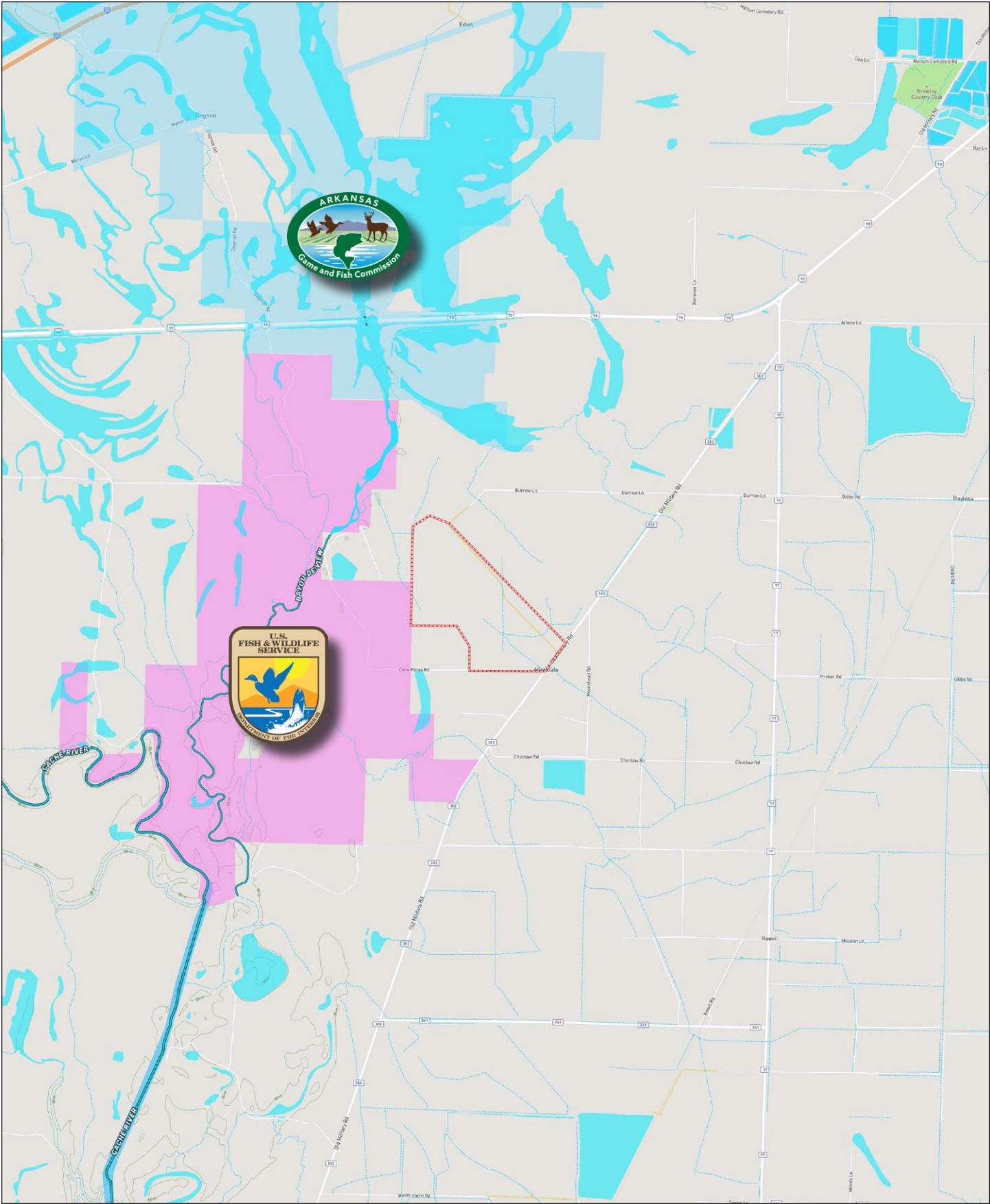
PART OF THE NORTH HALF (N1/2), SECTION ONE (1), TOWNSHIP TWO NORTH, RANGE THREE WEST (T2N-R3W), MONROE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE SOUTH 00° 28' 36" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 1216.3 FEET; THENCE NORTH 56° 04' 39" EAST A DISTANCE OF 679.6 FEET; THENCE SOUTH 61° 52' 58" EAST A DISTANCE OF 552.5 FEET; THENCE SOUTH 46° 38' 46" EAST A DISTANCE OF 1502.5 FEET; THENCE NORTH 32° 14' 16" EAST A DISTANCE OF 1168.7 FEET; THENCE NORTH 44° 17' 56" WEST A DISTANCE OF 1109.2 FEET; THENCE SOUTH 48° 58' 27" WEST A DISTANCE OF 738.5 FEET; THENCE NORTH 51° 03' 08" WEST A DISTANCE OF 164.8 FEET; THENCE SOUTH 49° 00' 00" WEST A DISTANCE OF 102.7 FEET; THENCE NORTH 51° 00' 00" WEST A DISTANCE OF 144.5 FEET; THENCE NORTH 31° 58' 04" EAST A DISTANCE OF 404.8 FEET; THENCE NORTH 36° 45' 00" EAST A DISTANCE OF 58.4 FEET; THENCE SOUTH 85° 00' 00" EAST A DISTANCE OF 386.4 FEET; THENCE NORTH 40° 48' 53" EAST A DISTANCE OF 118.6 FEET; THENCE NORTH 41° 45' 04" EAST A DISTANCE OF 424.1 FEET TO THE NORTH LINE OF SAID SECTION 1; THENCE SOUTH 89° 41' 03" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 2169.9 FEET TO THE POINT OF BEGINNING, CONTAINING 70.18 ACRES.

I, DONALD E. SHEFFER, R.L.S., ARK. REG. 993, HEREBY CERTIFY THIS AS BEING THE RESULTS OF A FIELD SURVEY PERFORMED BY ME, OR UNDER MY SUPERVISION, ON MARCH 27, 2020, AND IS SUBJECT TO UNNOTED EASEMENTS OF RECORD, OR NOT OF RECORD, PUBLIC UTILITY EASEMENTS, PRIVATE EASEMENTS AND MISCELLANEOUS EASEMENTS.

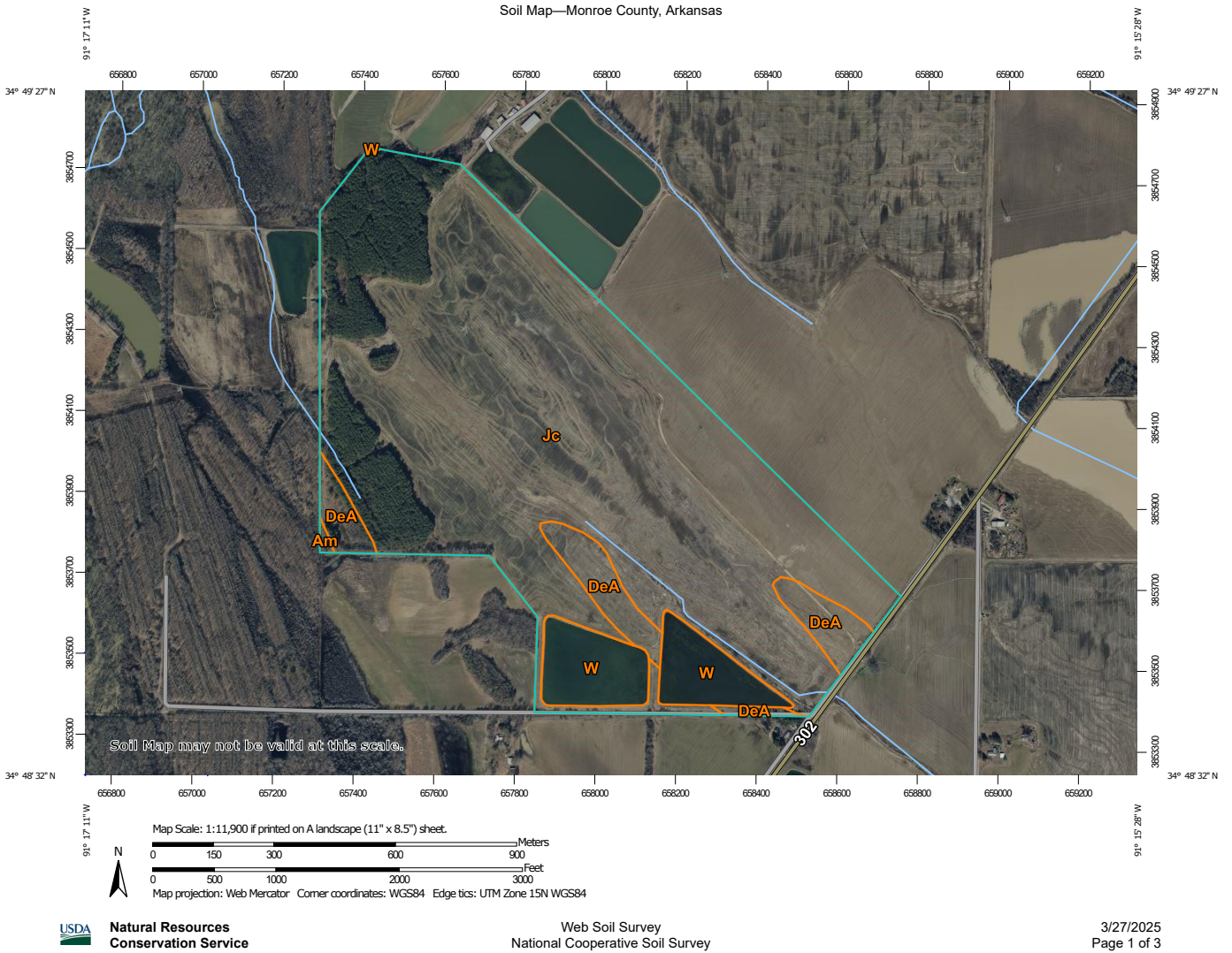
DONALD E. SHEFFER, R.L.S., ARK. REG. 993
DATE: MARCH 27, 2020

DELTA SURVEY COMPANY, INC.			
226 WEST CEDAR		BRINKLEY, ARKANSAS	
BASIS OF BEARING:	ASSUMED	SCALE:	1" = 400'
DRAWN BY:		DES	
PREPARED FOR:			
BURROW FARMS			
52 BURROW LANE		BRINKLEY, ARKANSAS	
DESCR:			
PART OF SECTION 1, T2N-R3W, MONROE COUNTY, ARKANSAS.			
DATE:		REVISED:	
22 NOV 10		14 MAR 11 27 OCT 11 27 MAR 20	
FILE NO.:			
500-02N-03W-0-01-000-48-0993			
BB1110CRD./PL.			

STATE & FEDERAL LAND PROXIMITY



USDA SOIL DATA



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Jc	Jackport silty clay loam, 0 to 1 percent slopes	224.37	84.33	0	61	3w
W	Water	22.44	8.43	0	-	-
DeA	Dundee silt loam, 0 to 1 percent slopes	19.01	7.14	0	85	2w
Am	Amagon silt loam, 0 to 1 percent slopes	0.25	0.09	0	69	3w
TOTALS		266.07(*)	100%	-	57.58	2.92

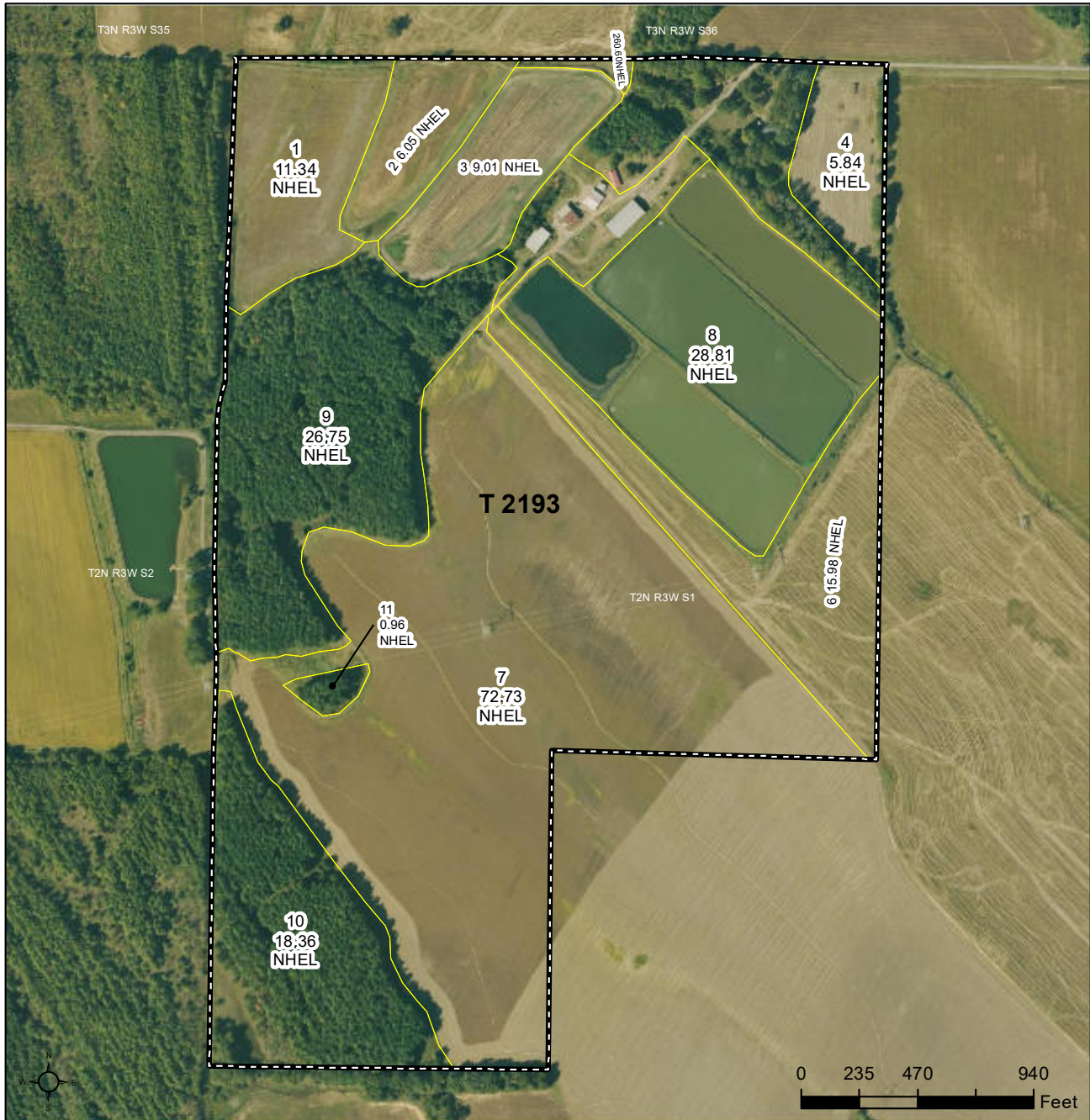
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

USDA FARM DATA



United States
Department of
Agriculture

Monroe 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

2024 Program Year

Map Created April 18, 2024

Farm **2878**

Tract **2193**

Tract Cropland Total: 196.43 acres

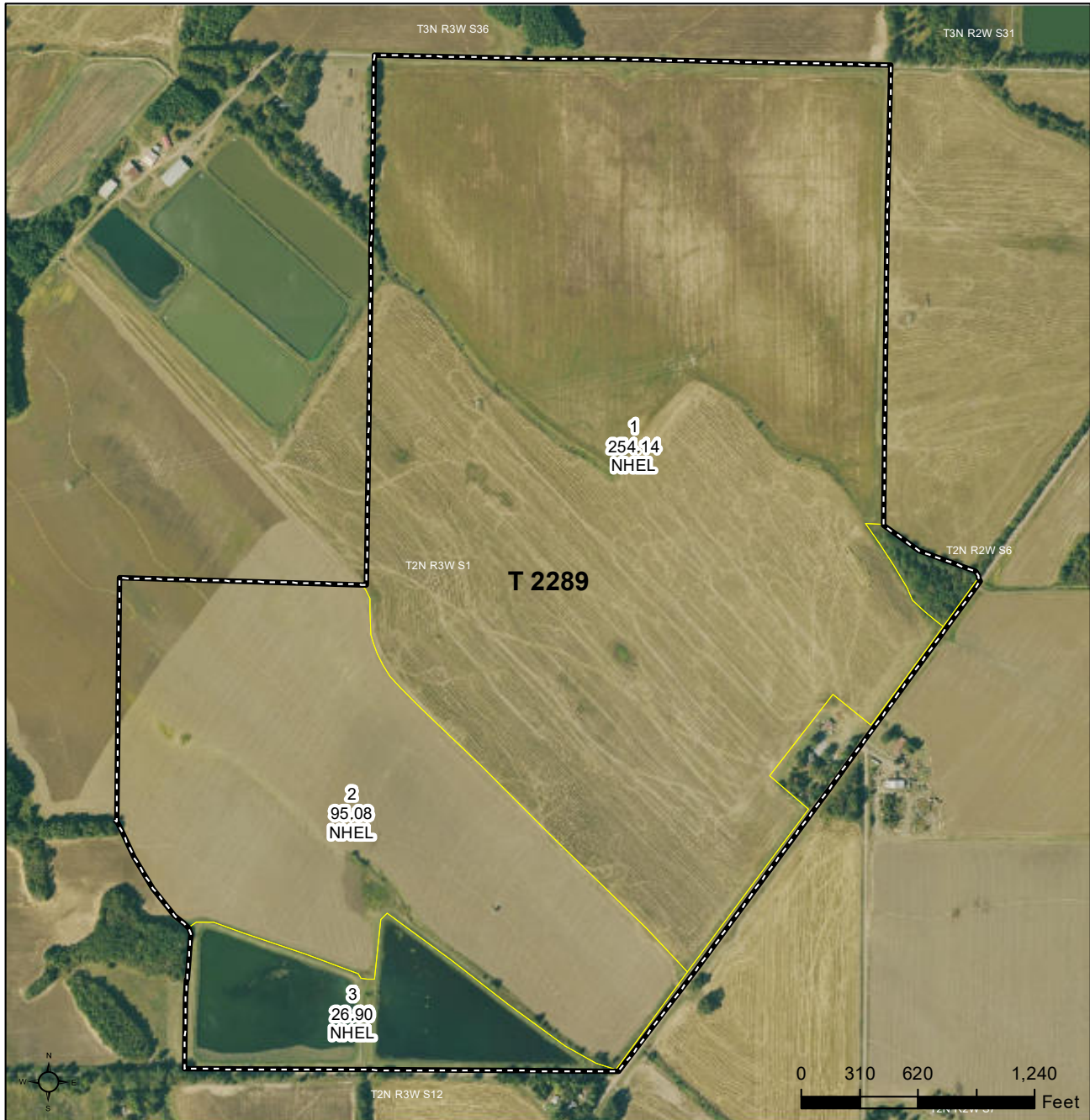
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

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United States
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Common Land Unit

- Non-Cropland; Cropland
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Wetland Determination Identifiers

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

Imagery Year: 2023

2024 Program Year

Map Created April 18, 2024

Farm **2878**

Tract **2289**

Tract Cropland Total: 376.12 acres

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AERIAL PROPERTY VIEW



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PROPERTY VIEW



PROPERTY VIEW



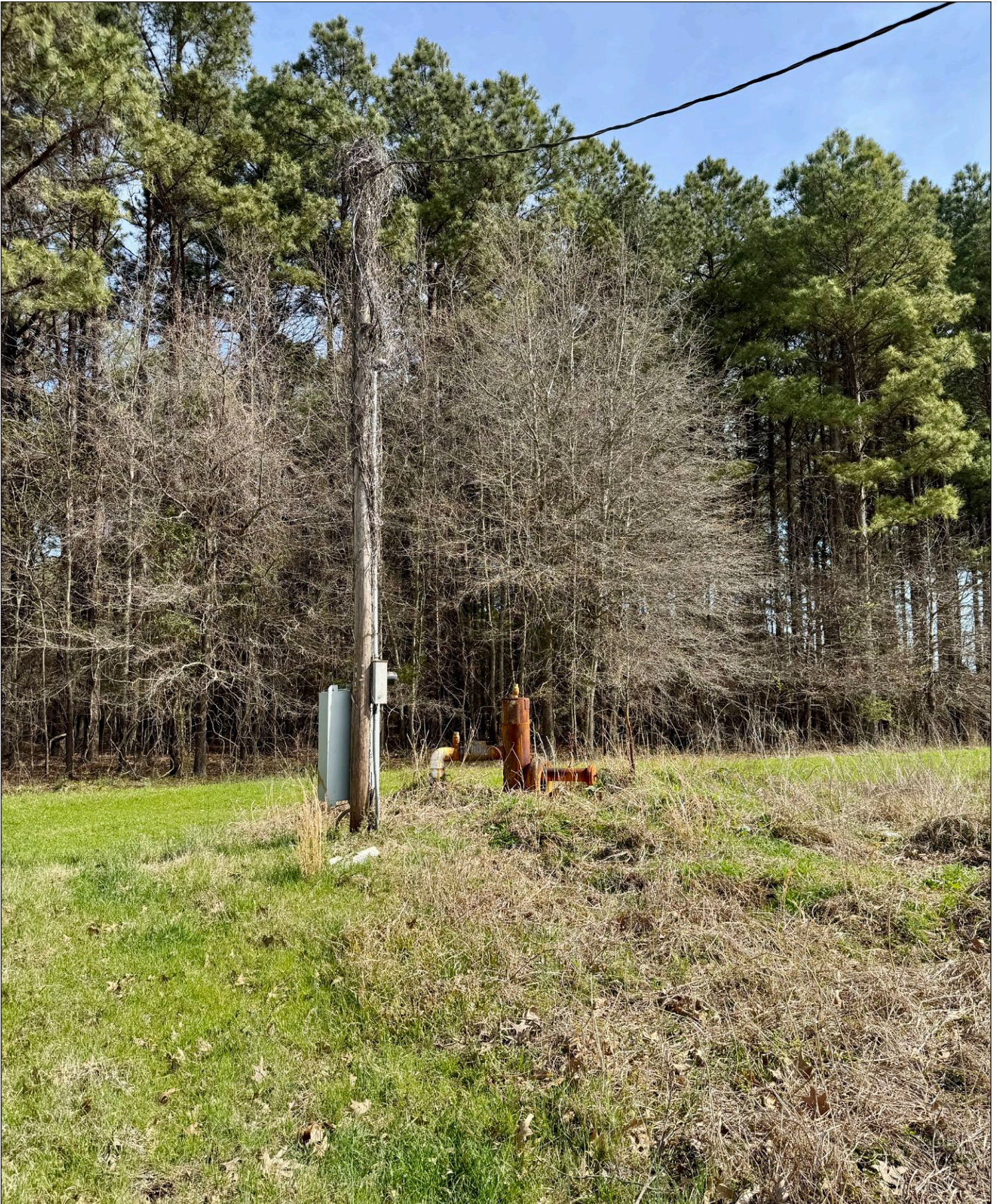
PROPERTY VIEW



PROPERTY VIEW



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PROPERTY VIEW





ALLUVIAL LAND COMPANY

AGRICULTURAL  RECREATIONAL PROPERTIES

FIELD EXPERTS • CLIENT FOCUSED • RESULTS ORIENTED

ALLUVIALLAND.COM

Alluvial Land Company, LLC • Offices in North Little Rock and England, Arkansas