



OFFERED FOR SALE

ELM SLOUGH FARM

An Agriculture investment offering duck hunting opportunities.

609.27 +/- Acres ▪ Monroe County, Arkansas

ALLUVIAL
LAND COMPANY

AGRICULTURAL AND RECREATIONAL PROPERTIES



ATTENTION

Farmland Investors and Duck Hunters

OFFERED FOR SALE

Elm Slough Farm

609.27 +/- Total Acres

(85% Tillable Cropland)

▪ Monroe County, Arkansas ▪

OFFERING PRICE

\$3,950,000.00



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Principal/Principal Broker

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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

Elm Slough Farm is a 609.27-acre agricultural and recreational property located in Monroe County, Arkansas, just south of Roe. The farm comprises two separate tracts, located within 1.5 miles of each other, with a combined 516.56 acres of tillable cropland.

Tract 1 encompasses 488.80 acres and includes 402.65 acres of tillable land, 31.5 acres in reservoir and tailwater recovery pits, 42 acres of woods and wetland, 5.5 acres for shop and staging areas, and 7.65 acres in roads and ditches. Tract 2 covers 120.47 acres, with 113.91 acres of tillable land and 6.56 acres allocated for roads and ditches.

Both tracts have good road access, with Tract 1 accessible from US Highway 79 and Arkansas Highway 33 via Elm Street, and Tract 2 accessed through Arkansas Highway 33 and Monroe County Road 366. The farm is located 14 miles from Stuttgart, 8 miles from Clarendon, 66 miles from Little Rock, and 97 miles from Memphis.

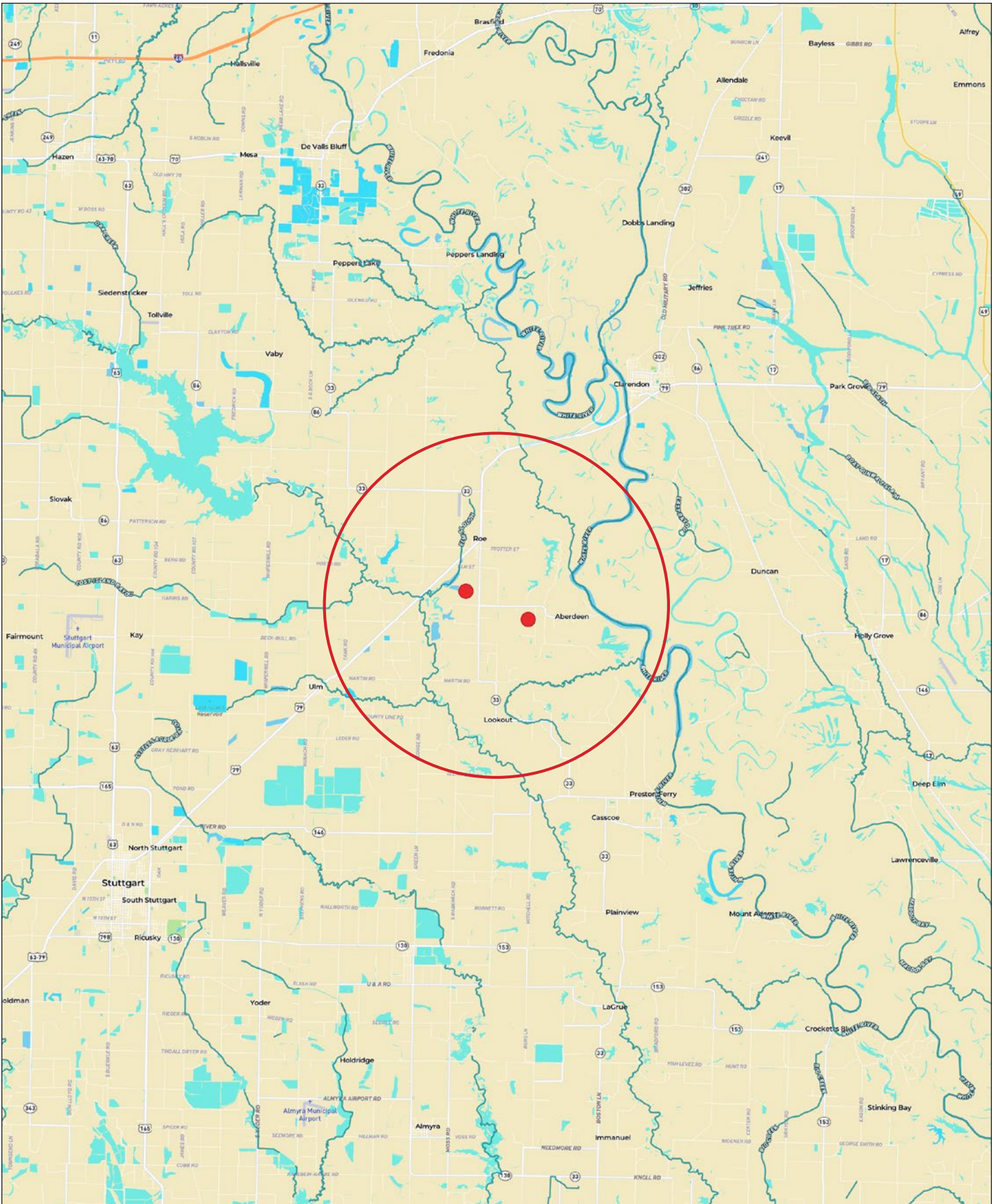
Agricultural production operates under an annual verbal lease agreement with crop-sharing arrangements - rice production follows a 50/50 split with shared expenses (Landlord pays 50%). Soybeans operate on a 66/33 arrangement (Landlord pays 33% expenses). Rice yields an average of 200 bushels per acre, and soybeans average 65 bushels per acre.

The property features a sophisticated and efficient irrigation infrastructure. Tract 1 includes three electric submersible 6-inch wells, one 8-inch electric submersible well, and two 8-inch relifts (one diesel and one electric). Water conservation is enhanced on Tract 1 by two tailwater recovery pits, from which the relifts pump water to the surface of a 20-acre irrigation reservoir. The reservoir was constructed with dirt pans, creating a depth of 12-15 feet on the west end. Only during extreme dry years is water used from the reservoir. Tract 2 offers one 8-inch electric submersible well and one diesel well. Two diesel power units convey with the sale. All of the wells and relifts are connected to a network of underground piping (12-15") with risers delivering water to all areas of the farm. The acreage has no groundwater issues and is within the White River Irrigation Project service area (pumps are located at DeValls Bluff with water provided via a canal system), giving access to water on a pay-per-use basis if desired.

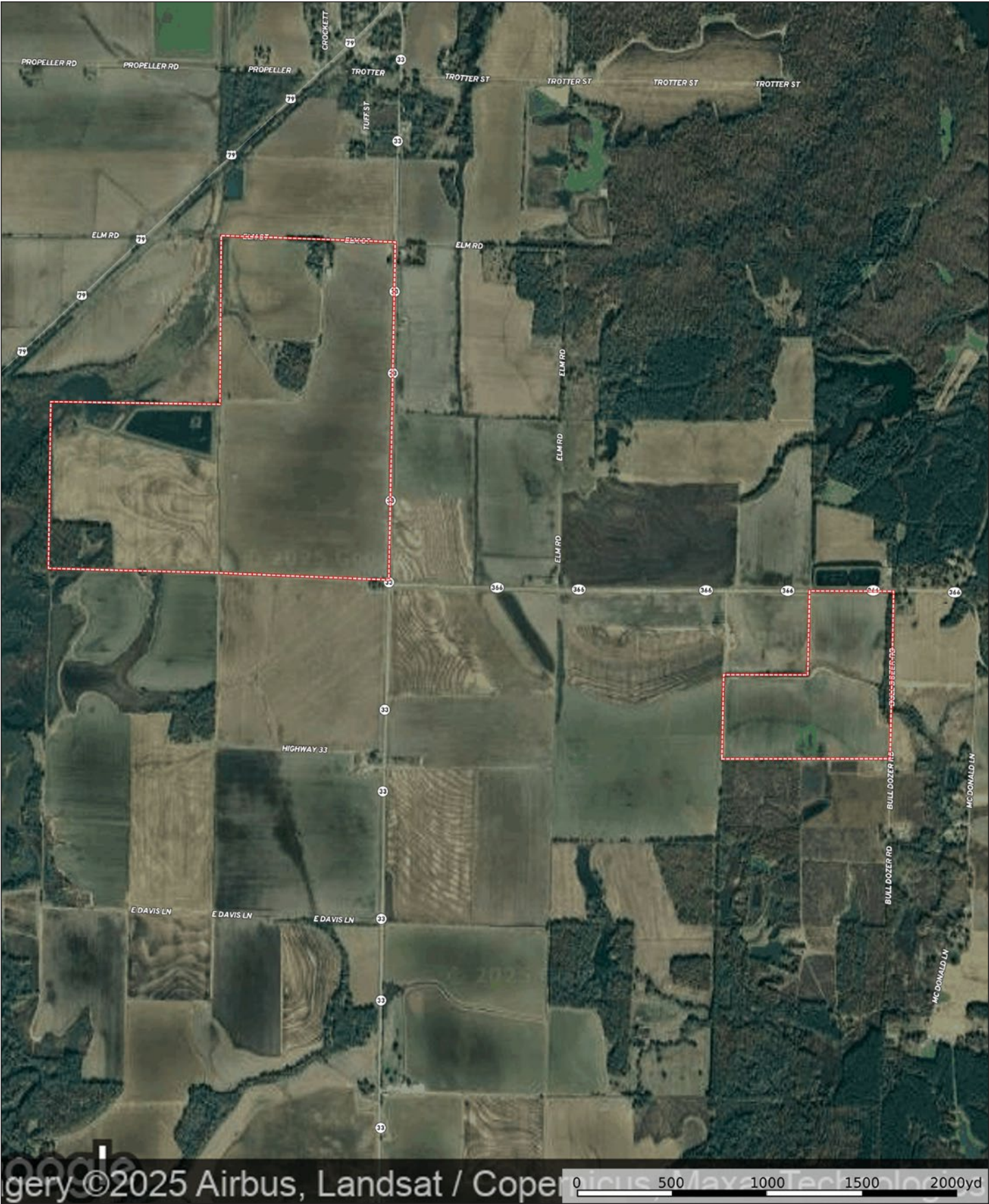
Positioned in a central duck wintering zone approximately three miles from the White River National Wildlife Refuge, the land offers excellent duck hunting opportunities. The hunting rights are currently leased on a verbal year-to-year basis at \$10 per acre for the entire farm (\$6,480 total lease payment). Deer hunting is also available at specific locations on the property.

Elm Slough Farm is priced for sale at \$3,950,000 (\$6,483.00 per acre). Interested and qualified parties should contact Scott Hilburn (501-519-3336) or Joel Whicker (501-658-0658) of Alluvial Land Company, LLC, with any questions or to schedule a property tour.

PROPERTY LOCATION



SUBJECT AERIAL MAP



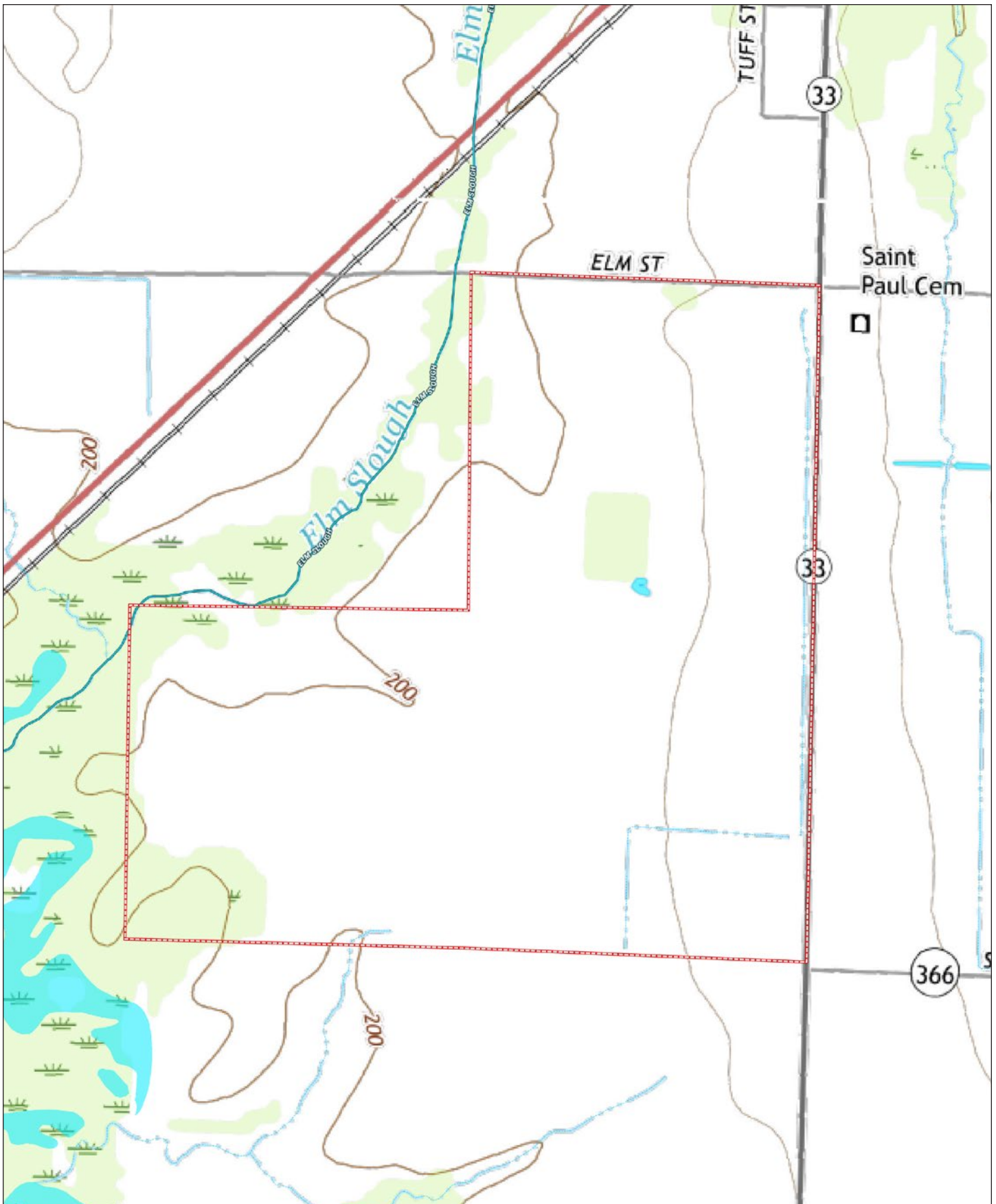
TRACT 1 AERIAL MAP



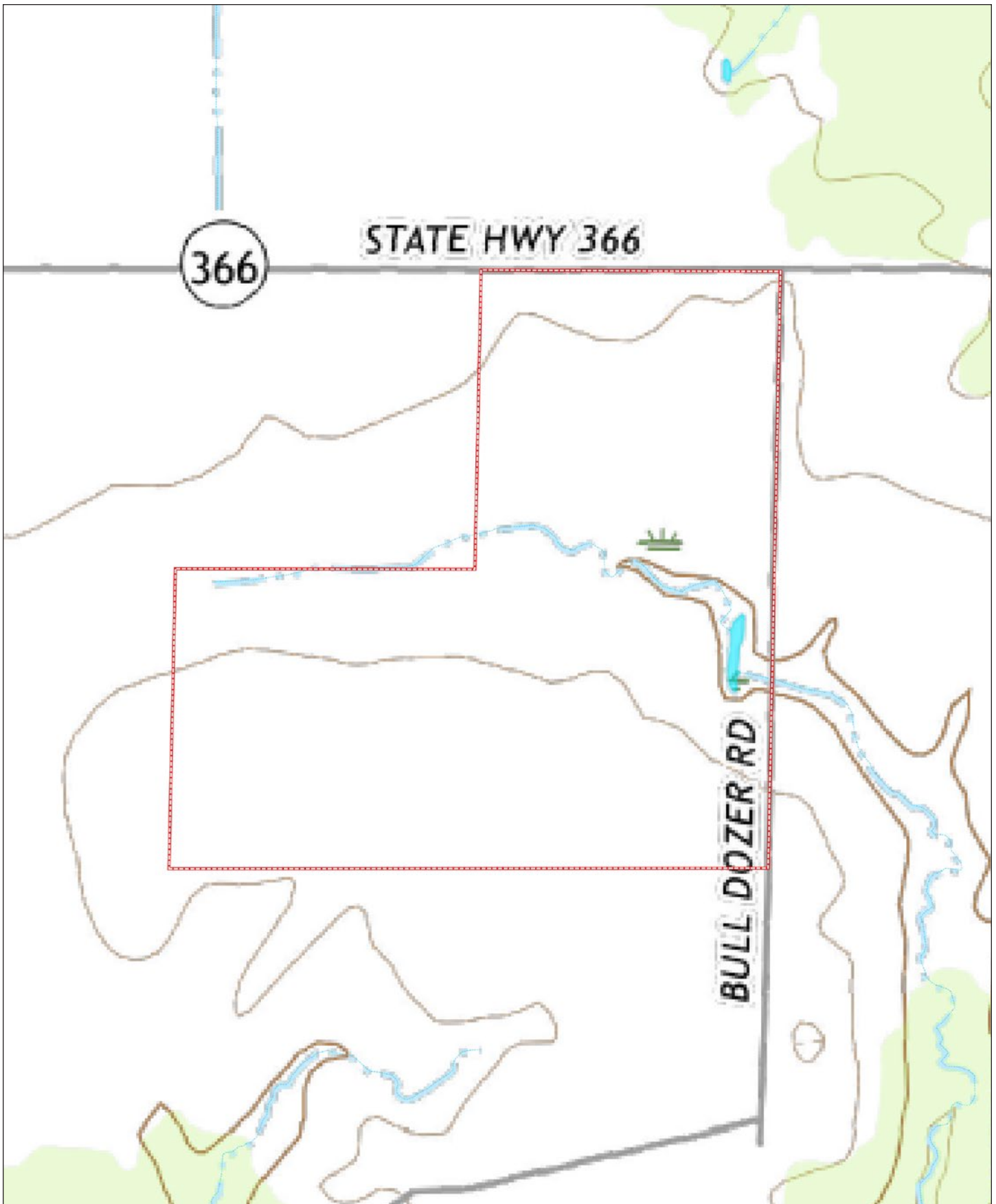
TRACT 2 AERIAL MAP



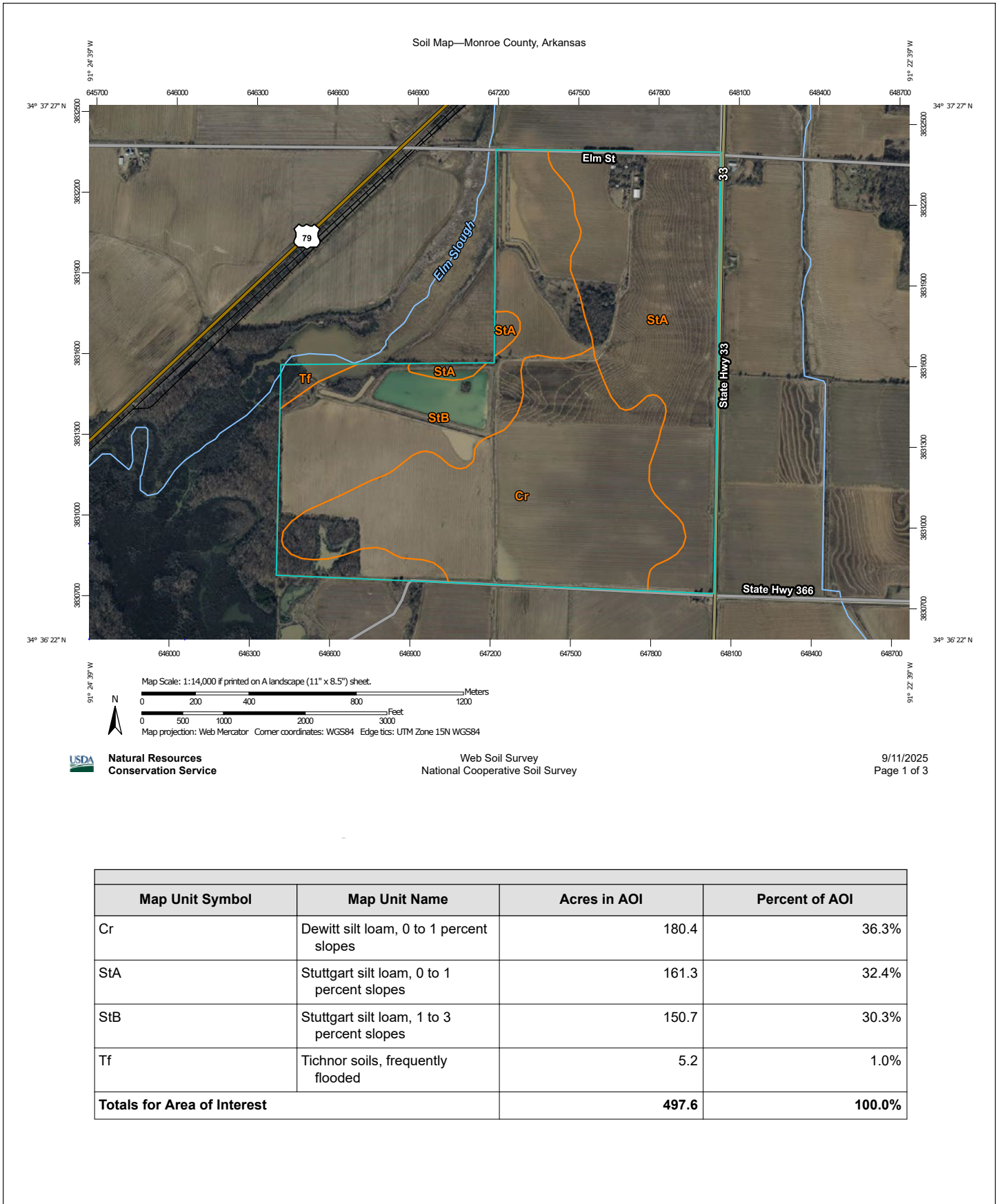
TRACT 1 TOPOGRAPHY MAP



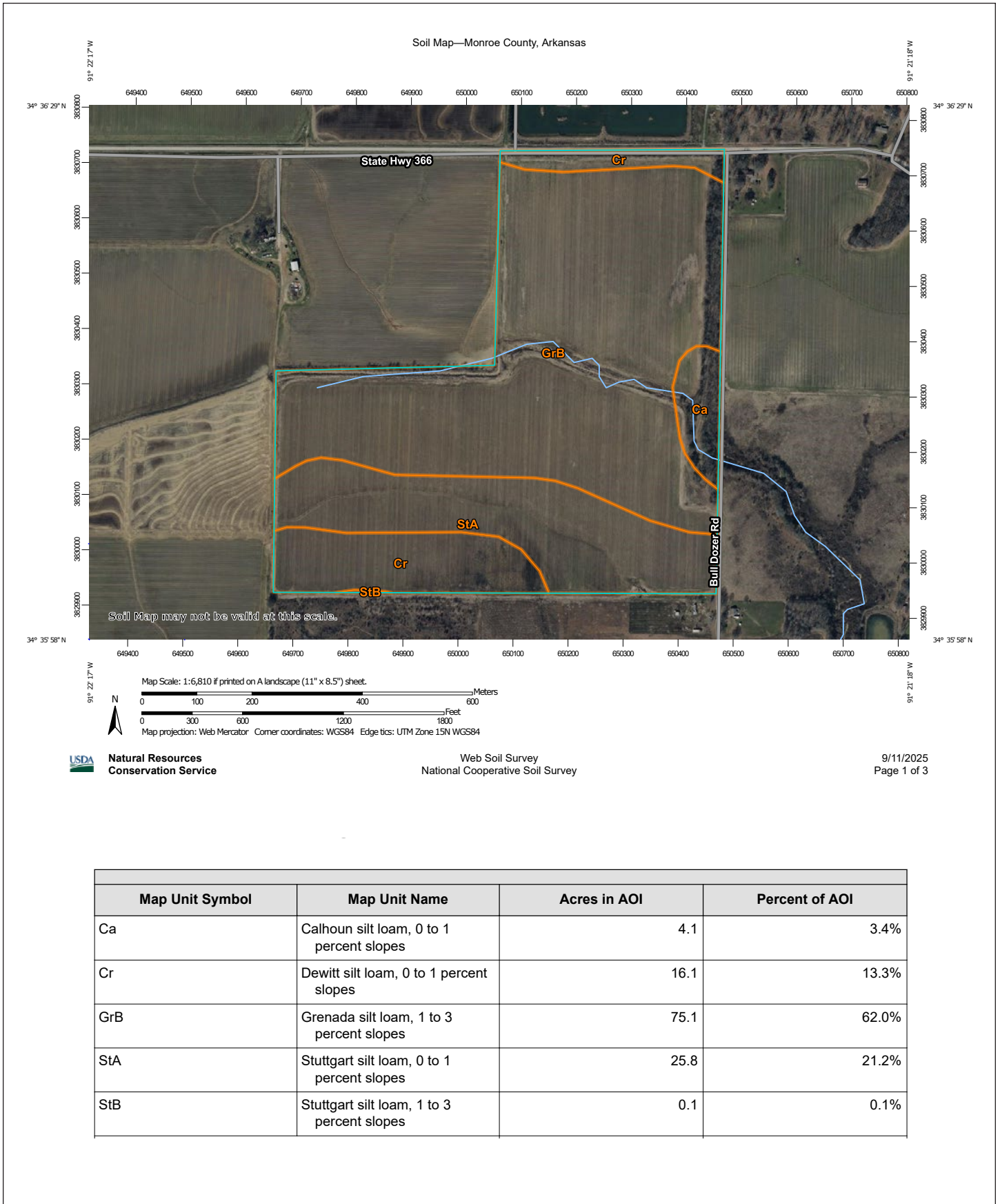
TRACT 2 TOPOGRAPHY MAP



TRACT 1 USDA SOIL DATA



TRACT 2 USDA SOIL DATA



USDA FARM DATA

ARKANSAS
MONROE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2733

Prepared : 7/2/25 11:39 AM CST

Crop Year : 2025

Tract Land Data

Tract 38 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
488.80	435.84	435.84	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	435.84	69.10	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	78.50	0.00	61
Oats	10.60	0.00	117
Soybeans	246.50	0.00	47
Rice-Long Grain	157.80	0.00	6877
Rice-Medium Grain	3.50	0.00	6410
TOTAL	496.90	0.00	

NOTES

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Tract Number : 79
Description : C15-1A
FSA Physical Location : ARKANSAS/MONROE
ANSI Physical Location : ARKANSAS/MONROE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : SCHEIDERER FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
120.47	113.91	113.91	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	113.91	17.70	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

USDA FARM DATA

ARKANSAS
MONROE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2733

Prepared : 7/2/25 11:39 AM CST

Crop Year : 2025

Tract 79 Continued ...

Wheat	20.20	0.00	61
Oats	2.70	0.00	117
Soybeans	63.20	0.00	47
Rice-Long Grain	40.50	0.00	6877
Rice-Medium Grain	0.90	0.00	6410

TOTAL	127.50	0.00	
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NOTES

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TRACT 1 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

2025 Program Year

Map Created December 17, 2024

Farm 2733

Tract 38

Tract Cropland Total: 435.84 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).

TRACT 2 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

2025 Program Year

Map Created December 17, 2024

Farm 2733

Tract 79

Tract Cropland Total: 113.91 acres

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TRACT 1 AND 2 WELL MAP



AERIAL PROPERTY VIEW



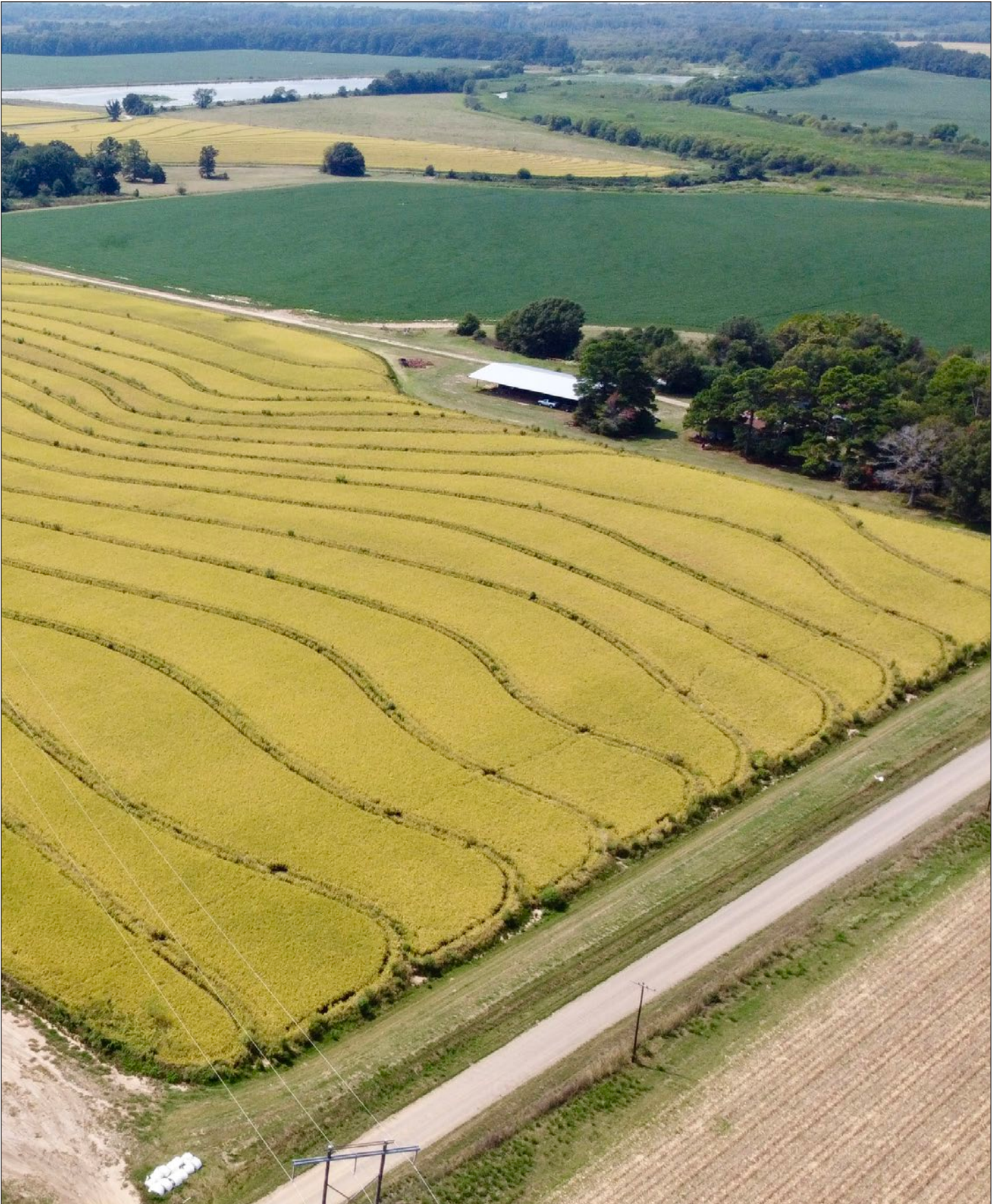
AERIAL PROPERTY VIEW



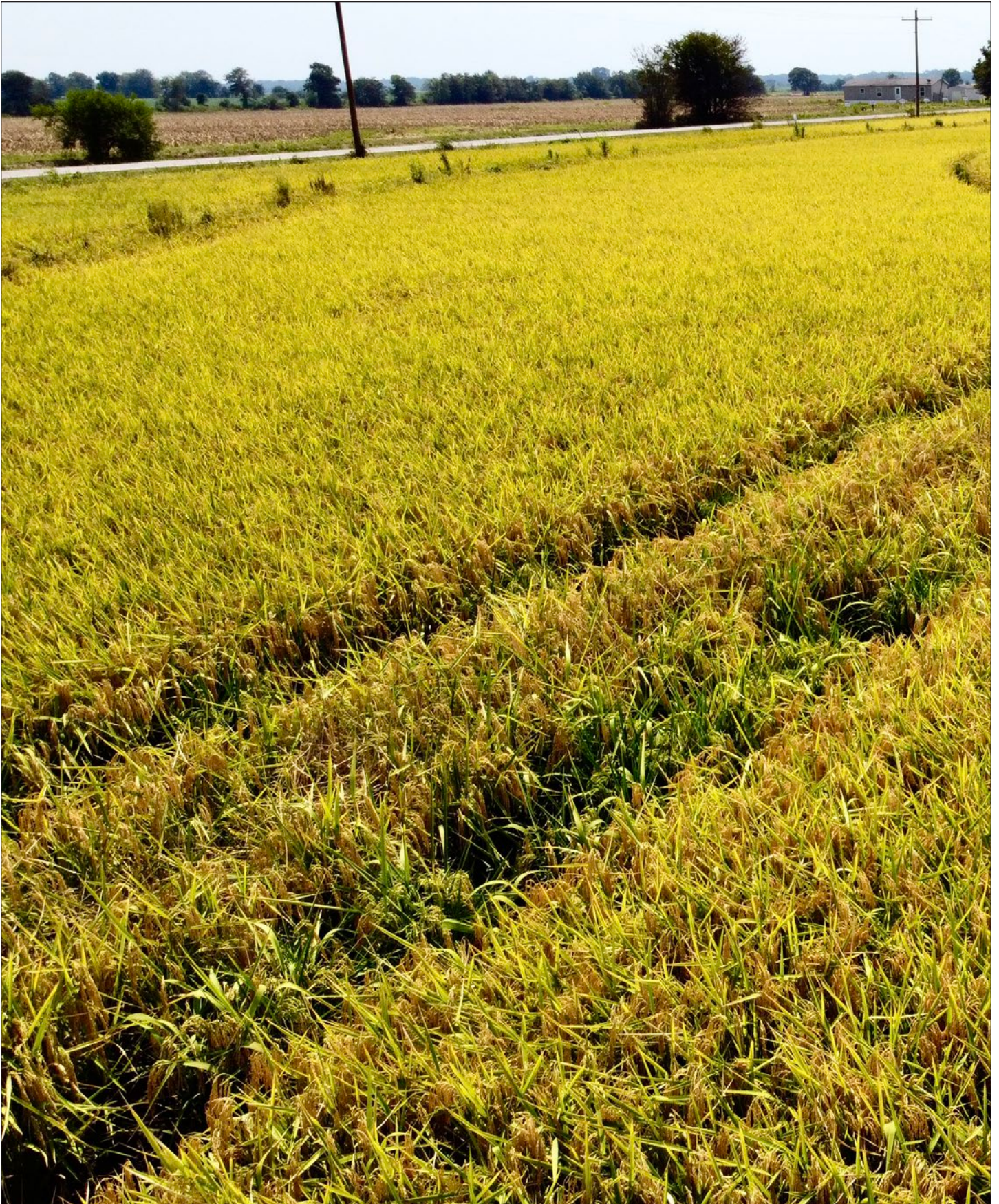
AERIAL PROPERTY VIEW



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AERIAL 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