



CROOKED BAYOU FARM

A Recreational Investment Opportunity

254.06± Total Acres | \$1,473,500.00

Chicot County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



CROOKED BAYOU FARM

QUICK FACTS

Acreage

254.06± total acres
• 220.98± tillable acres

Location

Lake Village, Arkansas

Access

Frontage along Arkansas State Highway 293

Crop Rotation

Rice and soybean

Irrigation

Tillable acreage is fully irrigated via three electric submersible wells

Notable Features

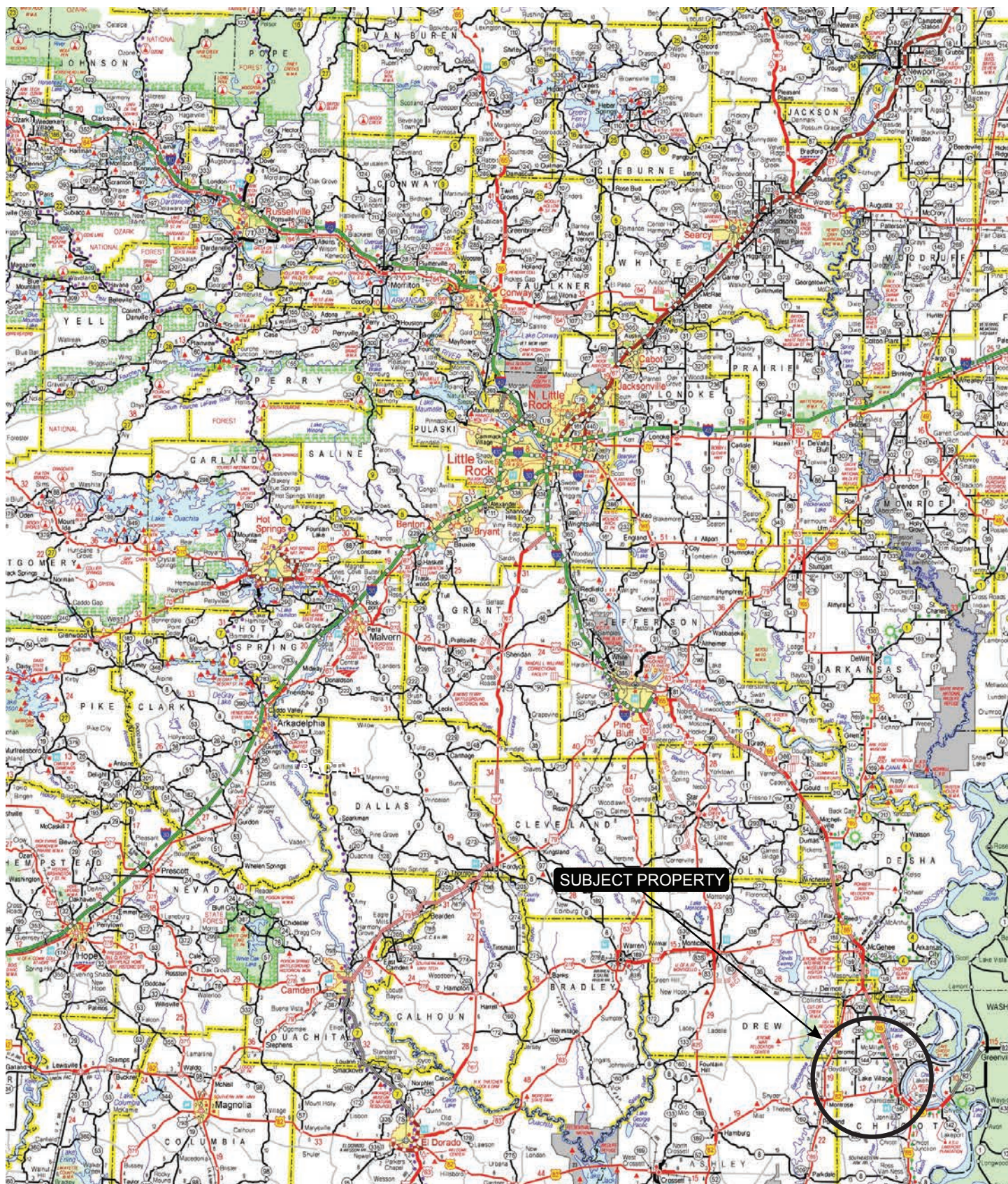
All tillable acres have been either precision leveled or land formed

Offering Price

\$1,473,500.00 (\$5,800 per acre)



VICINITY MAP



PROPERTY DESCRIPTION

CROOKED BAYOU FARM

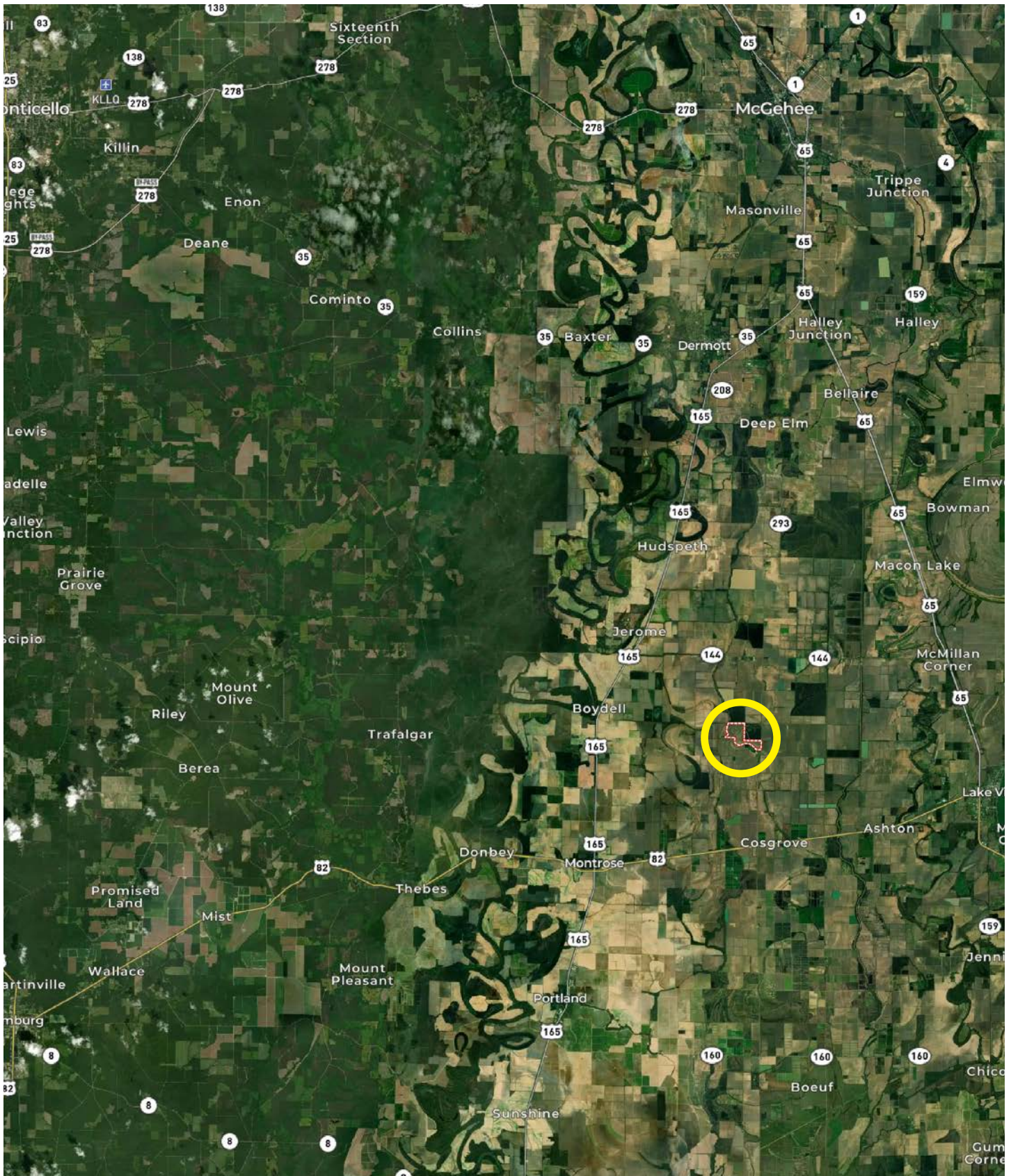
The Crooked Bayou Farm features 254.06± acres of quality farmland located in the heart of the Arkansas Delta. The farm is a great agricultural investment opportunity being located less than 10 miles from Lake Village, which offers a strong farm tenant base plus easy access to equipment stores, seed dealers, chemical suppliers, and grain elevators. Of the 254.06± acres, 220.98± are tillable with a historical crop rotation of rice and soybeans. All of the tillable

acreage is fully irrigated via three electric submersible wells. A notable feature of the farm is that all of the tillable acreage has either been precision leveled or land formed. Access to the farm is considered excellent due to frontage along Arkansas State Highway 293.





LOCATION MAP







LOCATION & ACCESS

Lake Village, Chicot County, Arkansas
Southeastern Region of Arkansas

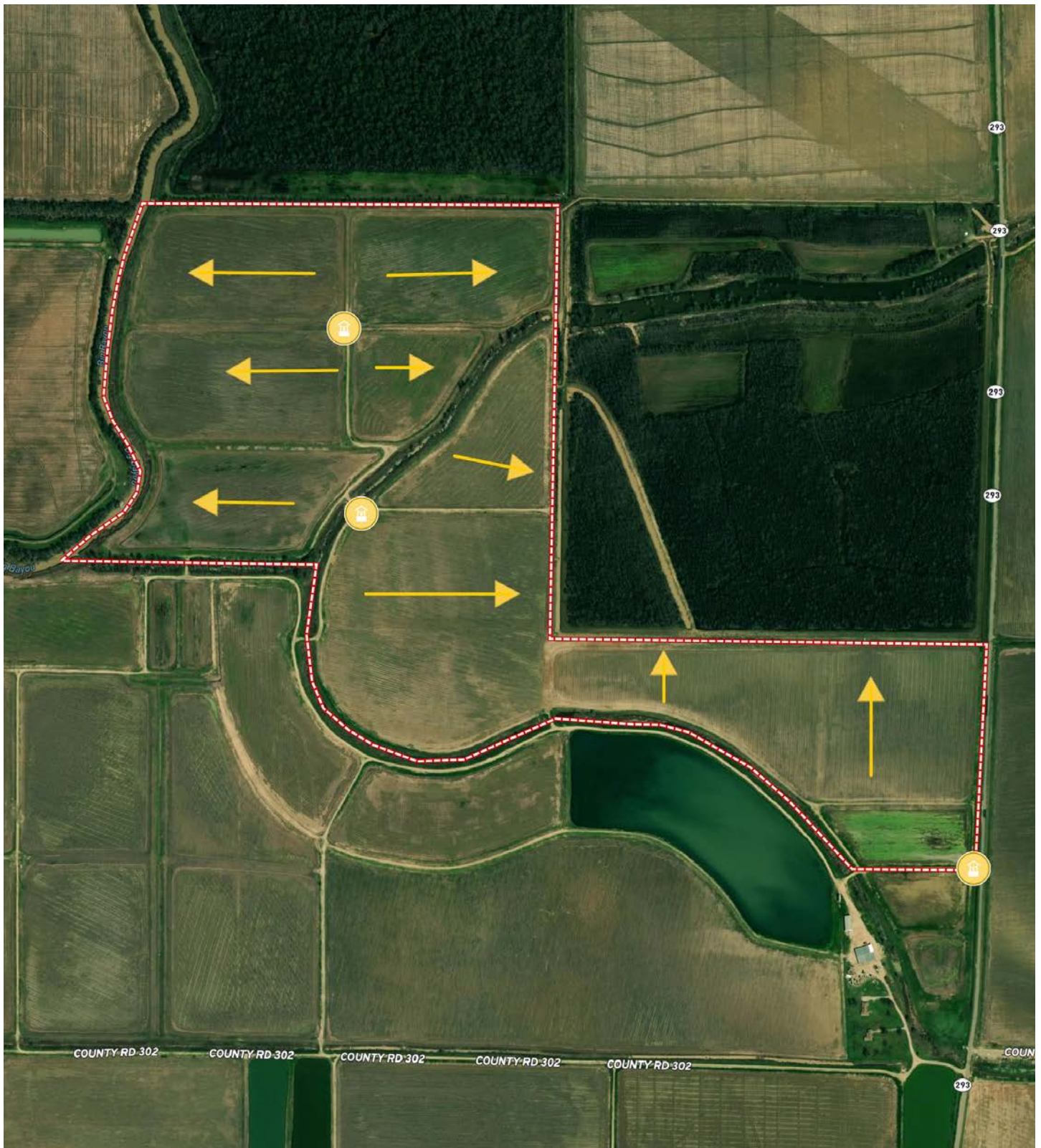
Mileage Chart

Lake Village, AR	9 Miles
Monticello, AR	40 Miles
Monroe, LA	70 Miles
Little Rock, AR	132 Miles

Access is considered excellent with frontage along Arkansas State Highway 293.



IRRIGATION MAP



 Electric Sub 6'  Direction  Boundary

FARM INFORMATION

Tillable Acreage

220.98± tillable acres

Irrigation

Tillable acreage is fully irrigated via three electric submersible wells

Crop Rotation

Rice and soybeans

Farm Contract

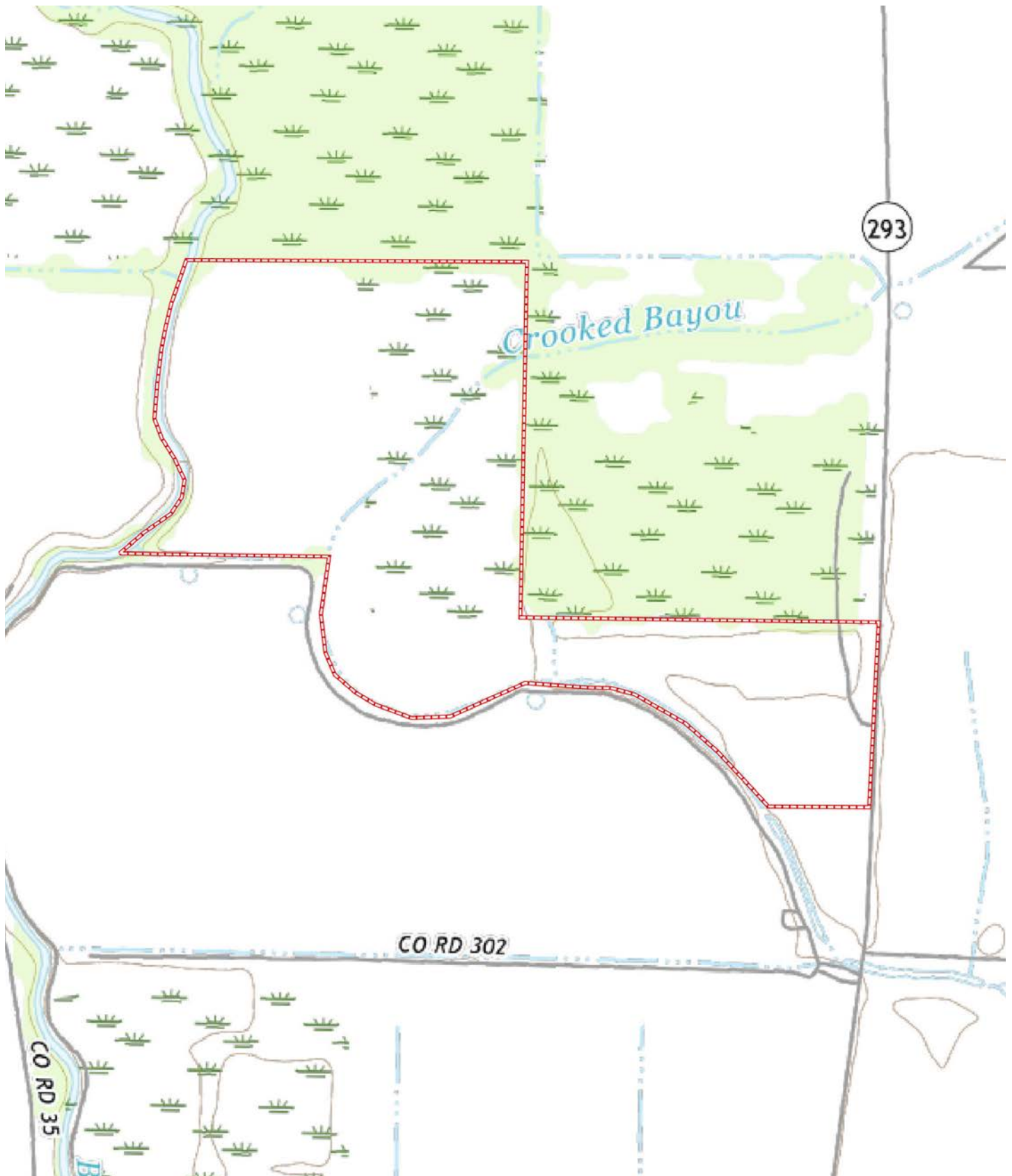
80/20% crop share

Farm Bases

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



TOPOGRAPHY MAP





RESOURCES & PRICE

Mineral Rights

All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Real Estate Taxes

\$4,505.23 (estimated)

Offering Price

\$1,473,500.00 (\$5,800 per acre)

To learn more about Crooked Bayou Farm or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

Brandon Stafford

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FARM SERVICE AGENCY

ARKANSAS

CHICOT

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3429

Prepared : 9/18/25 11:05 AM CST

Crop Year : 2025

Operator Name : ASHTON FARMS

CRP Contract Number(s) : None

Recon ID : 05-017-2018-7

Transferred From : None

ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
245.56	220.98	220.98	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	220.98		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, RICE-LGR, RICE-MGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	13.25	0.00	48	
Rice-Long Grain	83.02	0.00	5609	
Rice-Medium Grain	7.90	0.00	5173	
TOTAL	104.17	0.00		

NOTES

Tract Number : 2998

Description :

FSA Physical Location : ARKANSAS/CHICOT

ANSI Physical Location : ARKANSAS/CHICOT

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : CONNELLEY LAND COMPANY LLC

Other Producers : ASHTON FISH FARM LLC, GREEN LEAF FARMS LLC

Recon ID : 05-017-2018-6

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
245.56	220.98	220.98	0.00	0.00	0.00	0.00	0.0

FARM SERVICE AGENCY

ARKANSAS
CHICOT
Form: FSA-156EZ



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Abbreviated 156 Farm Record

FARM : 3429
Prepared : 9/18/25 11:05 AM CST
Crop Year : 2025

Tract 2998 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	220.98	0.00	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

Chicot 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 25, 2024

Farm **3429**

Tract **2998**

Tract Cropland Total: 220.98 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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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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