



CUNNINGHAM FAMILY FARM

An Agricultural and Recreational Investment Opportunity

255± Total Acres | \$892,500.00

Conway County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



CUNNINGHAM FAMILY FARM

QUICK FACTS

Acreage

255± total acres

- 224.62± acres in cropland
- 30.38± acres in woods, roads, ditches, etc.

Location

Conway County, Arkansas

Access

A private gated road off Parrette Lake Road

Recreation

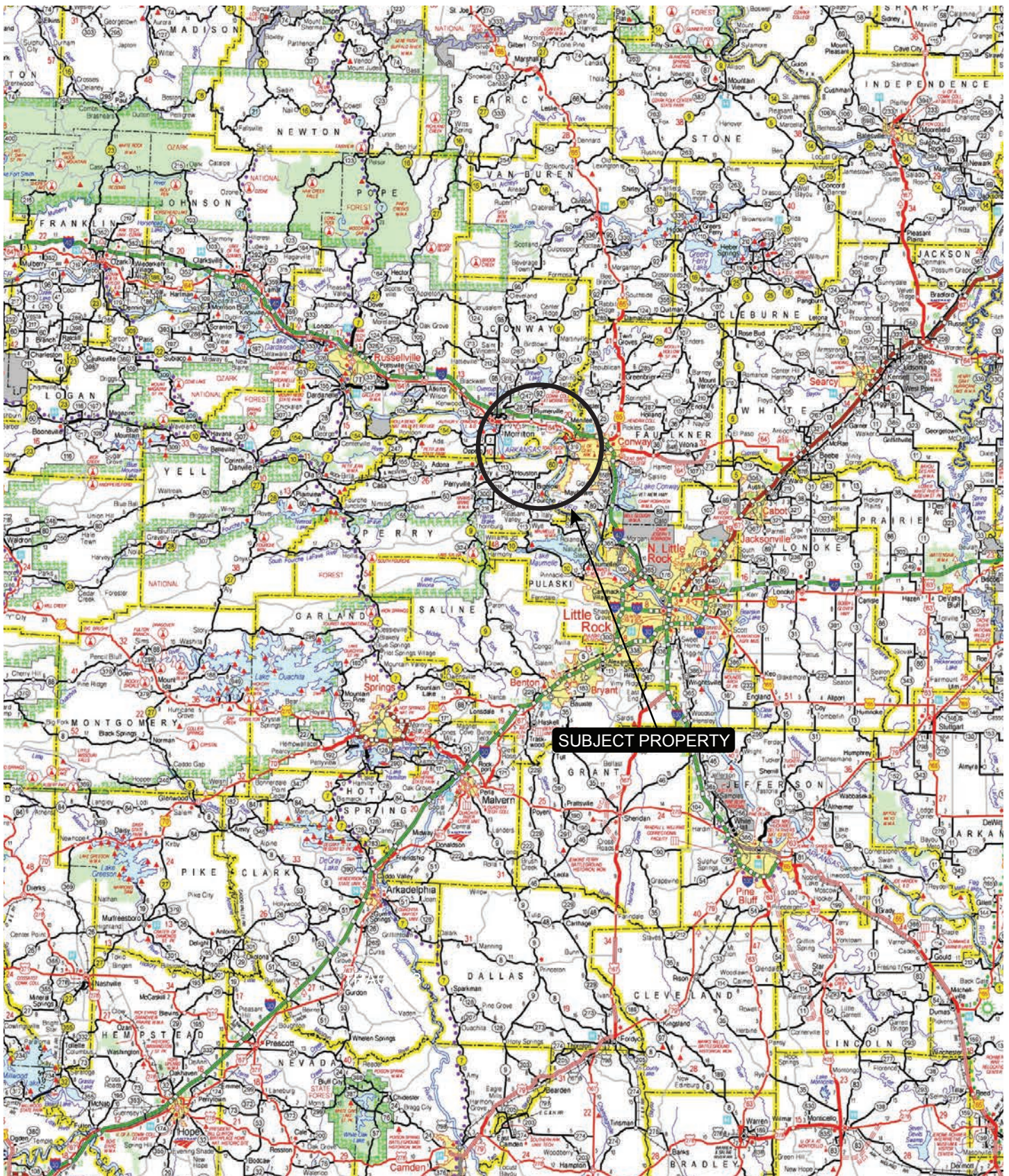
Whitetail deer hunting opportunities with waterfowl hunting potential

Offering Price

\$892,500.00 (\$3,500.00 per acre)



VICINITY MAP



PROPERTY DESCRIPTION

CUNNINGHAM FAMILY FARM

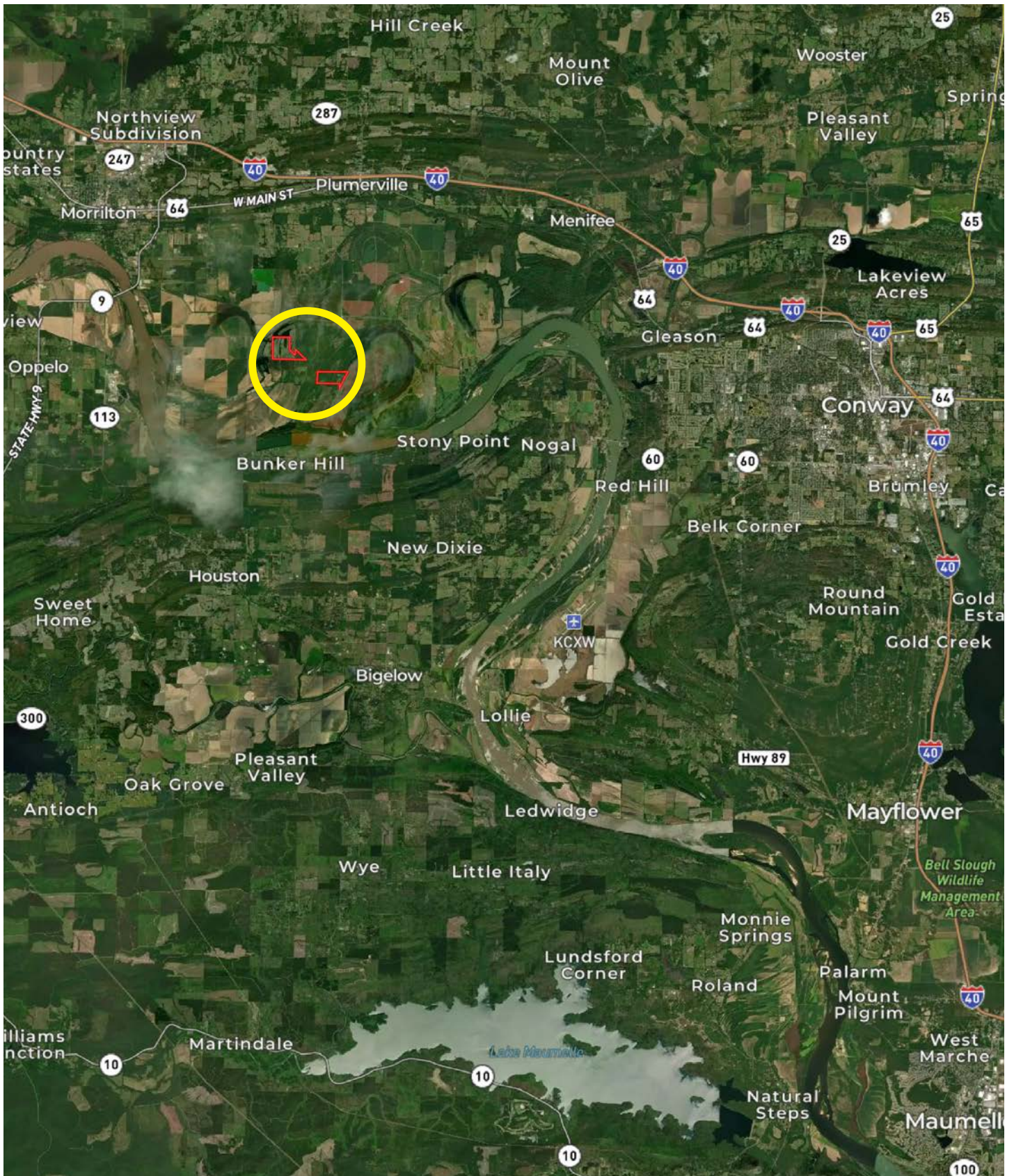
The Cunningham Family Farm is located in Conway County, Arkansas and offers an agricultural and recreational investment opportunity. The property consists of two tracts that total 255± acres located inside the Arkansas River levee. The Farm Service Agency reports a total of 224.62± cropland acres, all of which are non-irrigated. Access is via a private gated road that is accessed from Parette Lake Road. The property is currently leased for agricultural production

but would be a great candidate to be enrolled in the Conservation Reserve Program. Enrollment would further enhance recreational opportunities while also providing annual income for the landowner. The property features excellent whitetail deer hunting and could easily be improved for waterfowl hunting.

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



LOCATION MAP





AERIAL MAP





LOCATION & ACCESS

Conway County, Arkansas
Southeastern Region of Arkansas

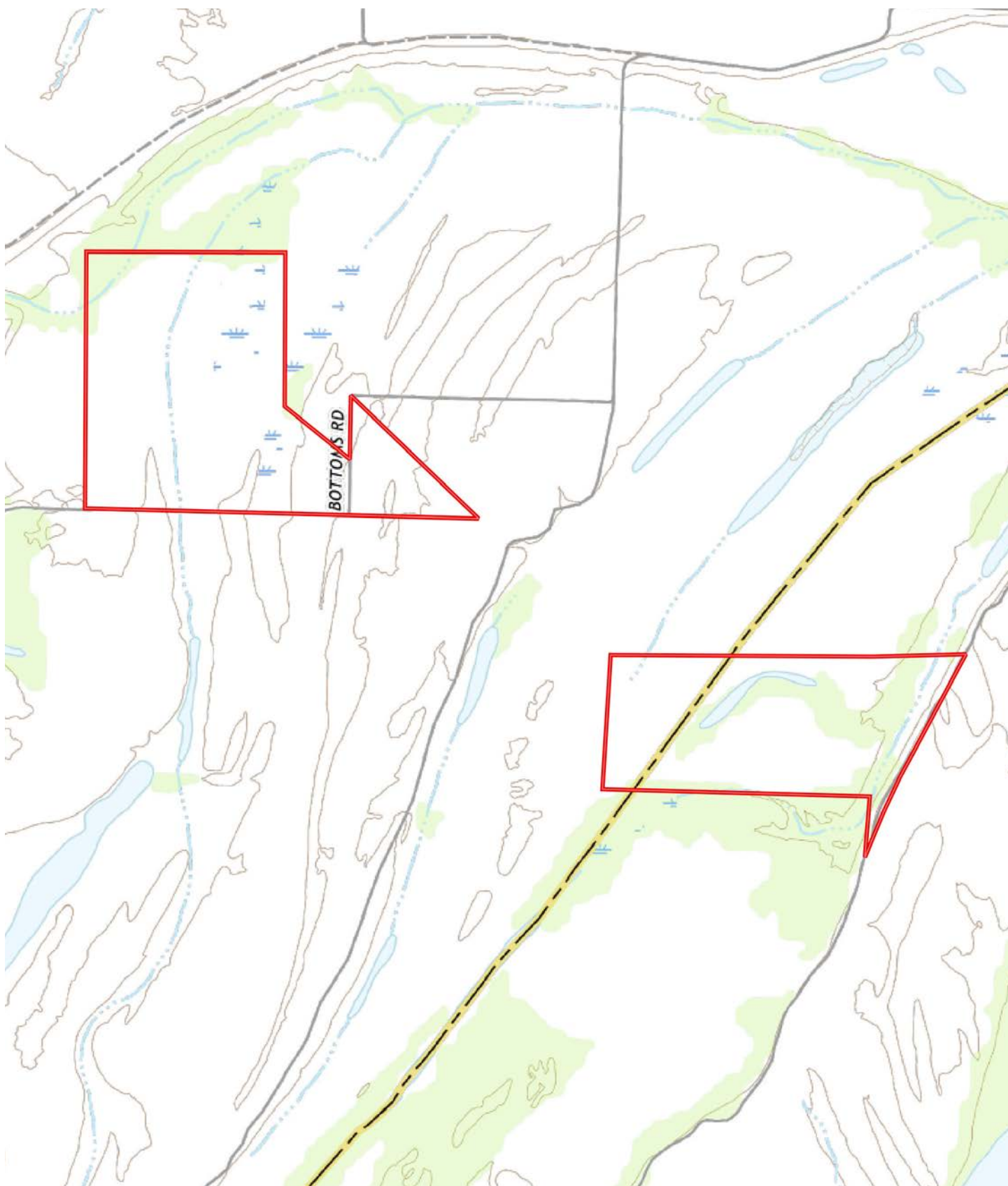
Mileage Chart

Conway, AR	15 Miles
Greenbrier, AR	26 Miles
Little Rock, AR	45 Miles
Russellville, AR	54 Miles

Access is via a private gated road that is accessed from Parette Lake Road.



TOPOGRAPHY MAP







FARM INFORMATION

Soils

Class I: 27%

Class II: 47%

Class IV: 26%

Irrigation

All of the cropland acres are non-irrigated.

Farm Bases

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

Farming Contract

The farm is currently leased on a verbal 75 / 25 crop share.



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
30	Roxana very fine sandy loam, occasionally flooded	86.99	34.13	0	82	2w
11	Gallion silt loam	64.51	25.31	0	87	1
25	Perry clay, occasionally flooded	61.96	24.31	0	41	4w
27	Roxana very fine sandy loam, 1 to 3 percent slopes	33.88	13.29	0	84	2e
14	Gallion silt loam, 0 to 1 percent slopes	4.71	1.85	0	83	1
33	Water	2.81	1.1	0	-	8
TOTALS		254.86(*)	100%	-	72.68	2.28

(*) 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.

Offering Price

\$892,500.00 (\$3,500.00 per acre)

To learn more about Cunningham Family Farm or to schedule a property tour, contact Gar Lile, Gardner Lile, or Collier Watkins of Lile Real Estate, Inc.

Gar Lile

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Collier Watkins

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Gardner Lile

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FARM SERVICE AGENCY

ARKANSAS
CONWAY

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 822

Prepared : 7/29/25 8:56 AM CST

Crop Year : 2025

Operator Name : GREGORY BROTHERS FARMS LLC
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
239.67	224.62	224.62	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	224.62		8.10		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	WHEAT

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	8.10	0.00	41	
Corn	4.00	0.00	100	0
Soybeans	192.60	0.00	31	0
TOTAL	204.70	0.00		

NOTES

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Tract Number : 1249

Description : Sec 1 & 2 5N-16W
FSA Physical Location : ARKANSAS/CONWAY
ANSI Physical Location : ARKANSAS/CONWAY
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : EMILY J ASHWORTH, VICKI ROBISON, ANN SHELBY TRIPP, JUDITH L GREEN
Other Producers : CUNNINGHAM FARM
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
147.08	142.33	142.33	0.00	0.00	0.00	0.00	0.0

FARM SERVICE AGENCY

ARKANSAS
CONWAY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 822
Prepared : 7/29/25 8:56 AM CST
Crop Year : 2025

Tract 1249 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	142.33	8.10	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	8.10	0.00	41
Corn	4.00	0.00	100
Soybeans	137.00	0.00	31

TOTAL **149.10** **0.00**

NOTES

Tract Number : 13696

Description :
FSA Physical Location : ARKANSAS/PERRY
ANSI Physical Location : ARKANSAS/PERRY
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JUDITH L GREEN, VICKI ROBISON, EMILY J ASHWORTH, ANN SHELBY TRIPP
Other Producers : CUNNINGHAM FARM
Recon ID : 05-029-2019-62

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
25.36	25.36	25.36	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	25.36	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	17.13	0.00	31

TOTAL **17.13** **0.00**

NOTES

FARM SERVICE AGENCY

ARKANSAS
CONWAY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 822
Prepared : 7/29/25 8:56 AM CST
Crop Year : 2025

Tract Number : 13697

Description :
FSA Physical Location : ARKANSAS/PERRY
ANSI Physical Location : ARKANSAS/PERRY
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JUDITH L GREEN, VICKI ROBISON, EMILY J ASHWORTH, ANN SHELBY TRIPP
Other Producers : CUNNINGHAM FARM
Recon ID : 05-029-2019-62

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
67.23	56.93	56.93	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	56.93	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	38.47	0.00	31

TOTAL 38.47 0.00

NOTES

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Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

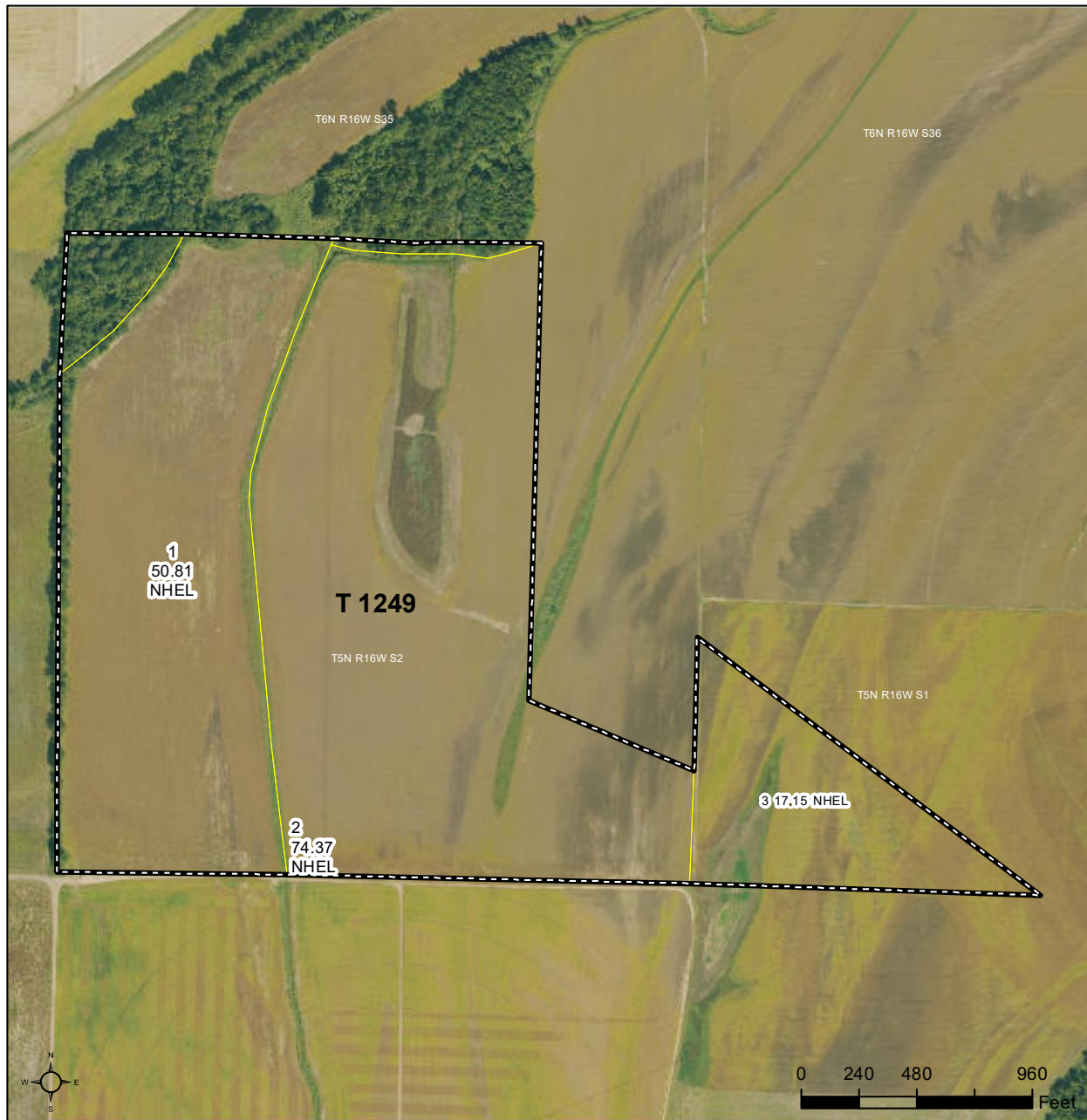
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FARM SERVICE AGENCY



United States
Department of
Agriculture

Conway County, Arkansas



Common Land Unit

Non-Cropland; Cropland

Wetland Determination Identifiers

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

Imagery Year: 2023

2025 Program Year

Map Created October 31, 2024

Farm 822

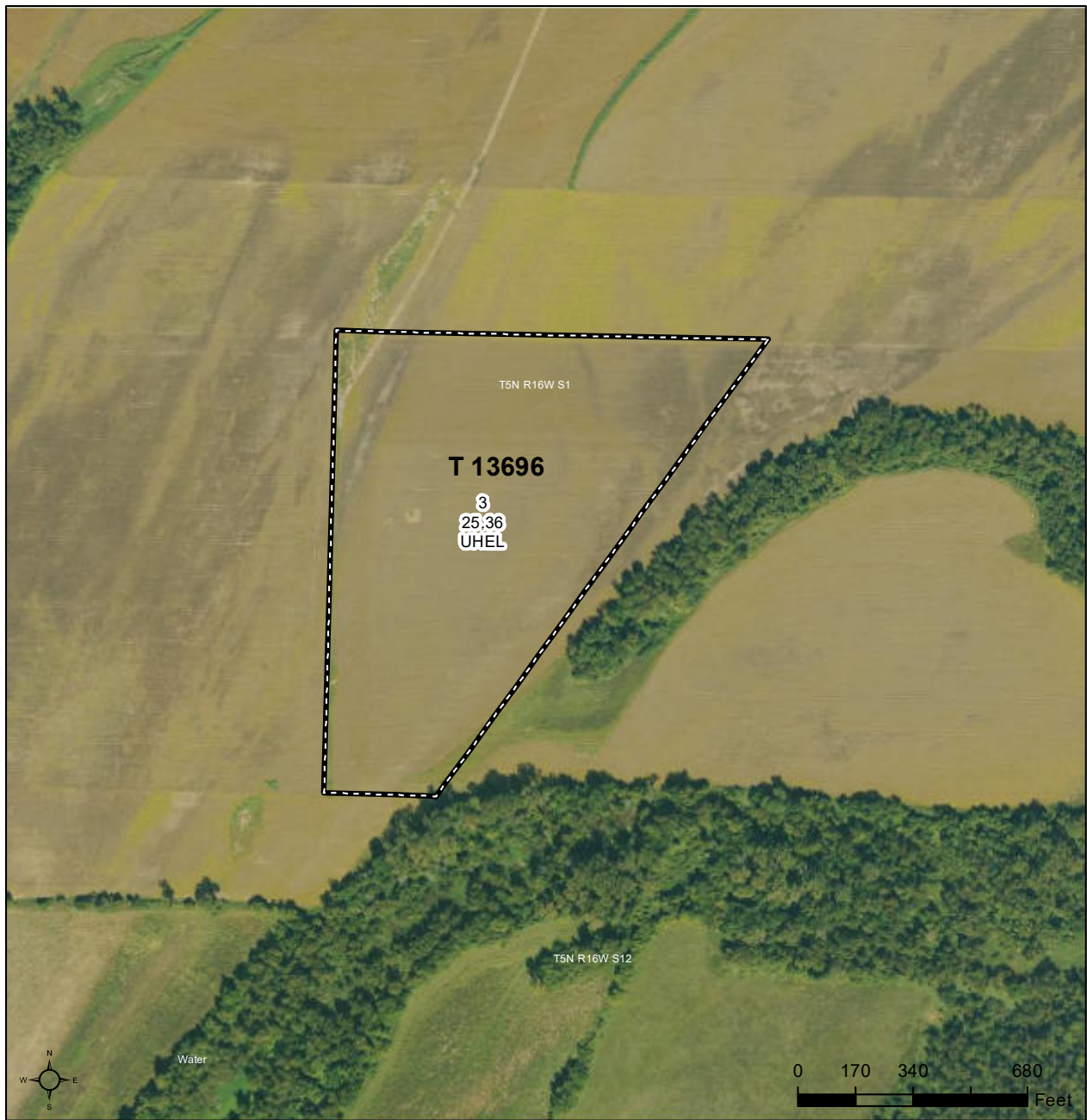
Tract 1249

Tract Cropland Total: 142.33 acres

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FARM SERVICE AGENCY

USDA United States
Department of
Agriculture **Conway 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 31, 2024

Farm **822**
Tract **13696**

Tract Cropland Total: 25.36 acres

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FARM SERVICE AGENCY



United States
Department of
Agriculture

Conway 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 31, 2024

Farm 822

Tract 13697

Tract Cropland Total: 56.93 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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