

MOUNT JOY FARM

An Agricultural and Recreational Investment Opportunity

3,459.94± Total Acres • \$22,900,000.00 • Morehouse Parish, LA and Ashley County, AR



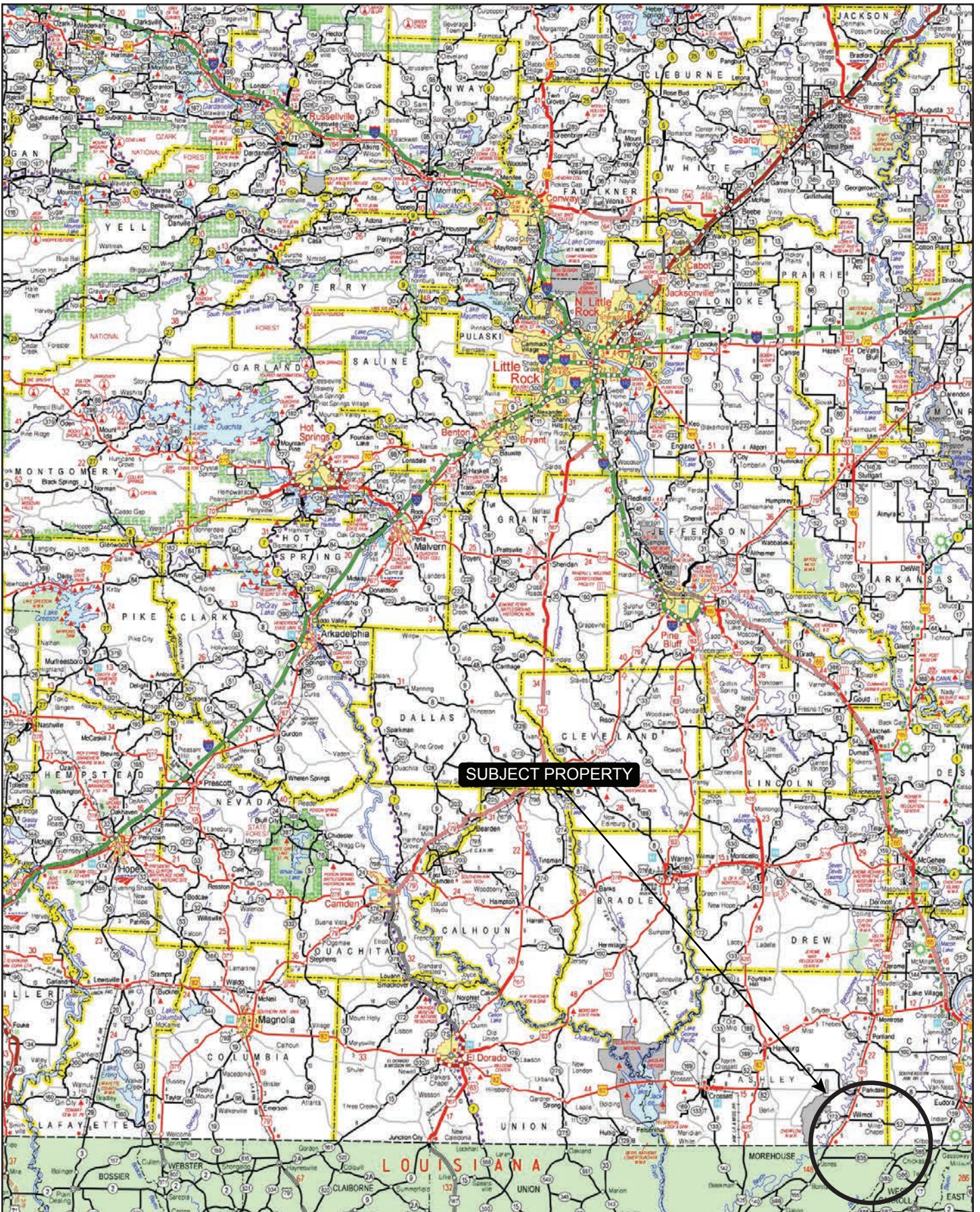
LILE
REAL ESTATE

AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

VICINITY MAP



PROPERTY SUMMARY

Description:

The Mount Joy Farm offers an excellent agricultural and recreational investment opportunity located in Morehouse Parish, Louisiana and Ashley County, Arkansas. Access is considered excellent from Louisiana State Highway 835 and the property offers a good internal road system.

The Mount Joy Farm offers 3,459.94± contiguous acres, of which 3,029.72± acres are tillable and have historically been planted in rice, soybeans, and corn. The farm has an extensive irrigation system in place with twenty-one (21) wells. Of the 3,029.72 tillable acres, 2,823.72± acres are irrigated with the wells. The farm has recently had significant improvements made to the drainage system to improve drainage across the farm. Most of the tillable acreage has been precision leveled in the past and is considered improved. There is currently work being done to further improve the farm by precision leveling an additional 60± acres. A shed and headquarters site are located on the property at the entrance along Louisiana State Highway 835 allowing for easy equipment staging.

In addition to Mount Joy's agricultural potential, it also offers waterfowl hunting opportunities in the fields and brakes. Historically the hunting rights have been leased to generate significant additional income, but could be retained for personal use by a new owner.

Location:

Morehouse Parish, Louisiana and Ashley County, Arkansas

Mileage Chart

| | |
|-----------------|-----------|
| Wilmot, AR | 11 Miles |
| Greenville, MS | 49 Miles |
| Monroe, LA | 56 Miles |
| Little Rock, AR | 158 Miles |

Acreage:

3,459.94± total acres

Access:

Access is considered excellent from LA 835 and the internal road system is considered good.

Irrigation:

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

Irrigation Easement:

There is an irrigation easement in place that provides surface water to the farm from the Boeuf River. The approximate location of the easement is depicted on the irrigation map within this offering brochure. A copy of the irrigation agreement can be provided upon request.

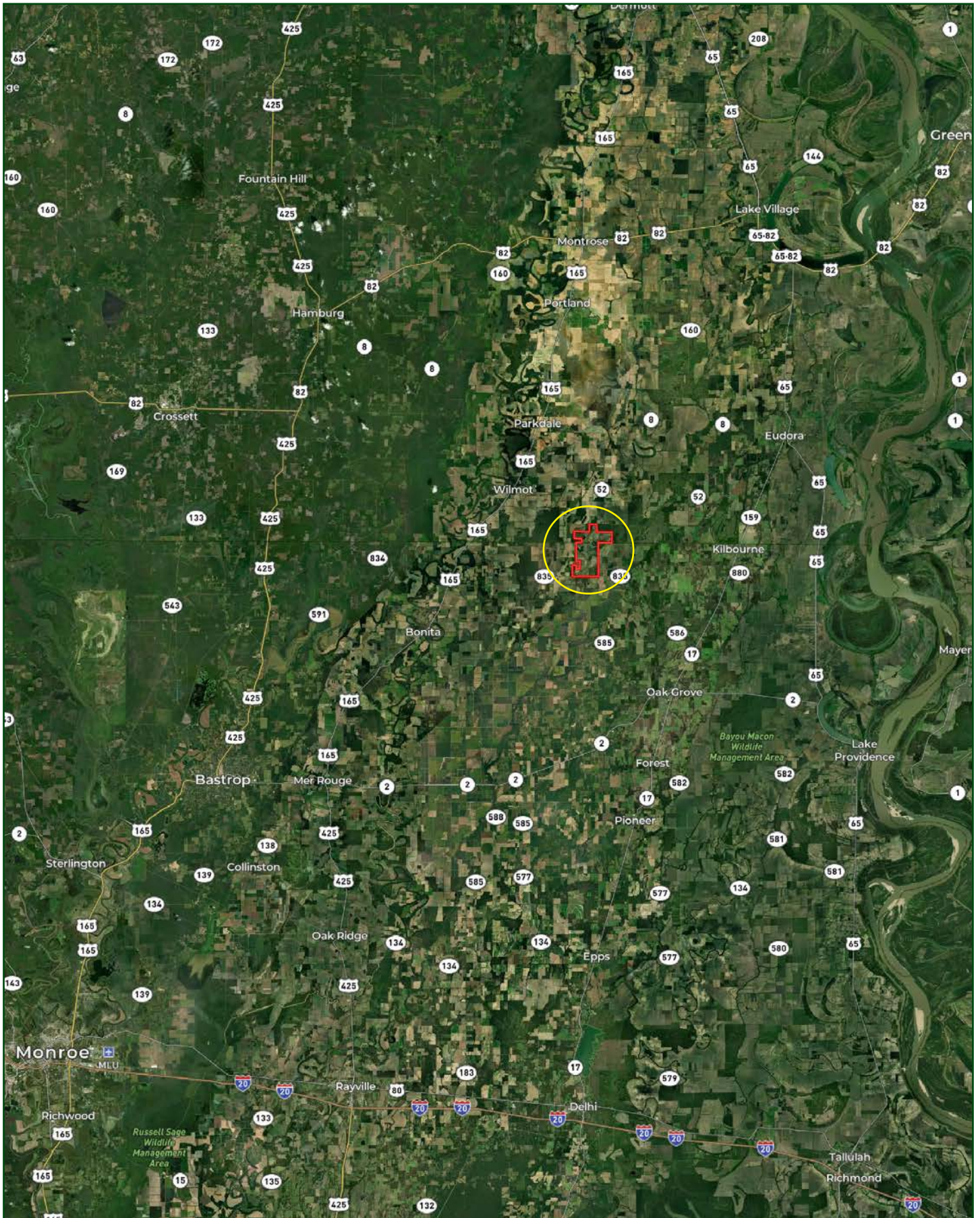
PROPERTY SUMMARY

| | |
|---------------------------|--|
| Farming Contract: | The farm is currently in a multi-year cash rent and a copy of the lease can be provided to qualified buyers. |
| Wind Lease: | A 30 year wind lease was signed in 2022, and a copy can be provided to qualified buyers. |
| Real Estate Taxes: | \$14,815.07 (estimated, based on 2023 taxes) |
| Mineral Rights: | All mineral rights owned by the Seller, if any, shall transfer to the Buyer. |
| Offering Price: | \$22,900,000.00 |

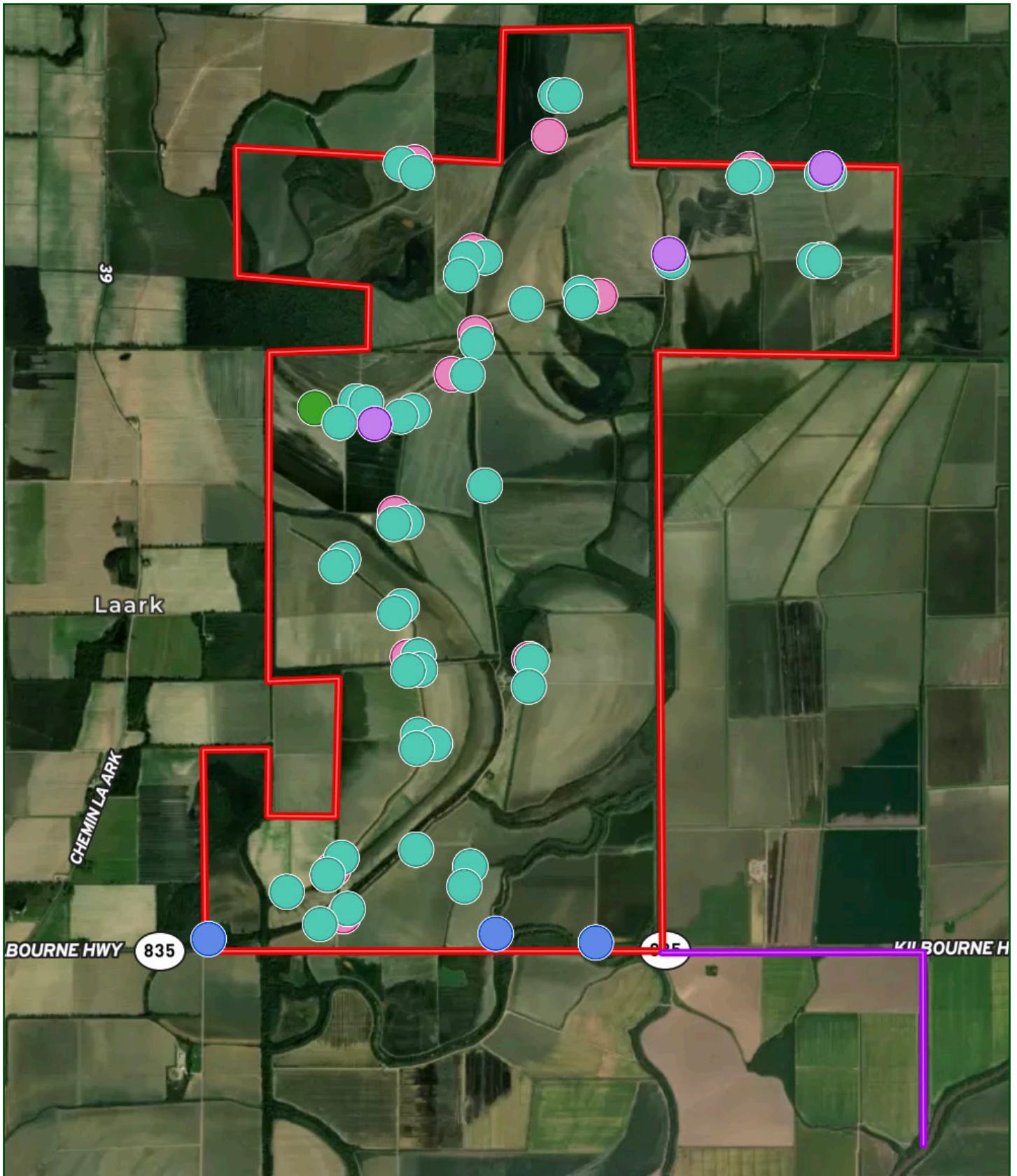
To learn more about the Mount Joy Farm or to schedule a property tour, contact Gardner Lile of Lile Real Estate, Inc.

Gardner Lile
501-658-9275 (m) | gardner@lilerealestate.com

LOCATION MAP



IRRIGATION MAP



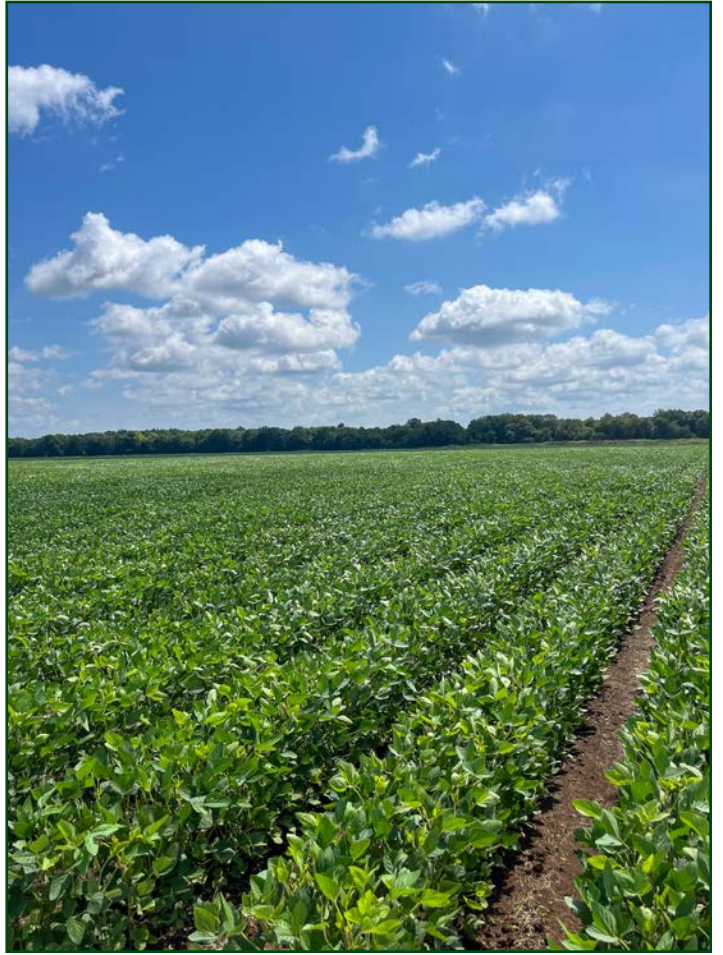
- 8" Turbine
- 6" Electric Submersible
- 8" Diesel Turbine
- Riser
- 8" Propane Turbine
- Irrigation Easement























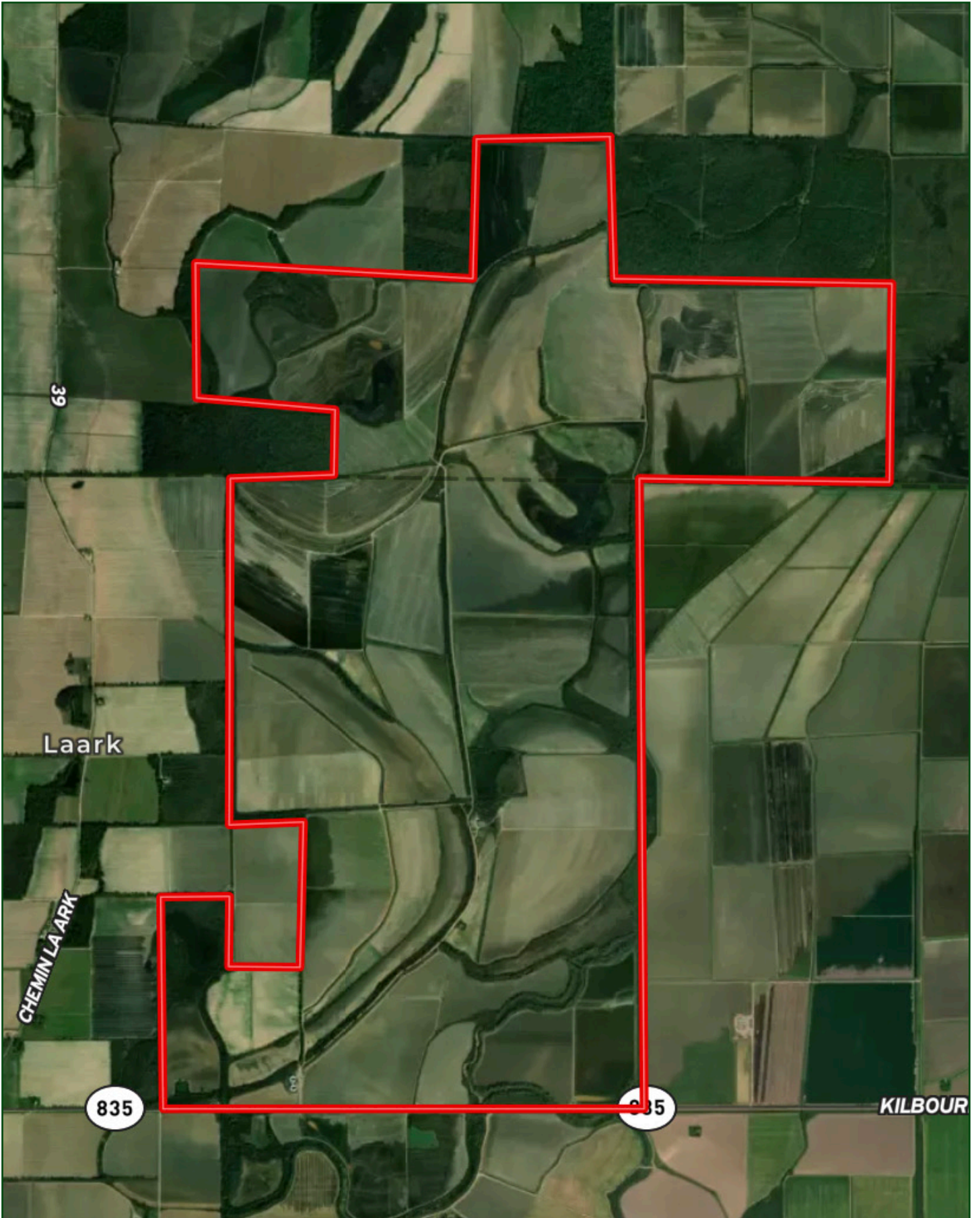




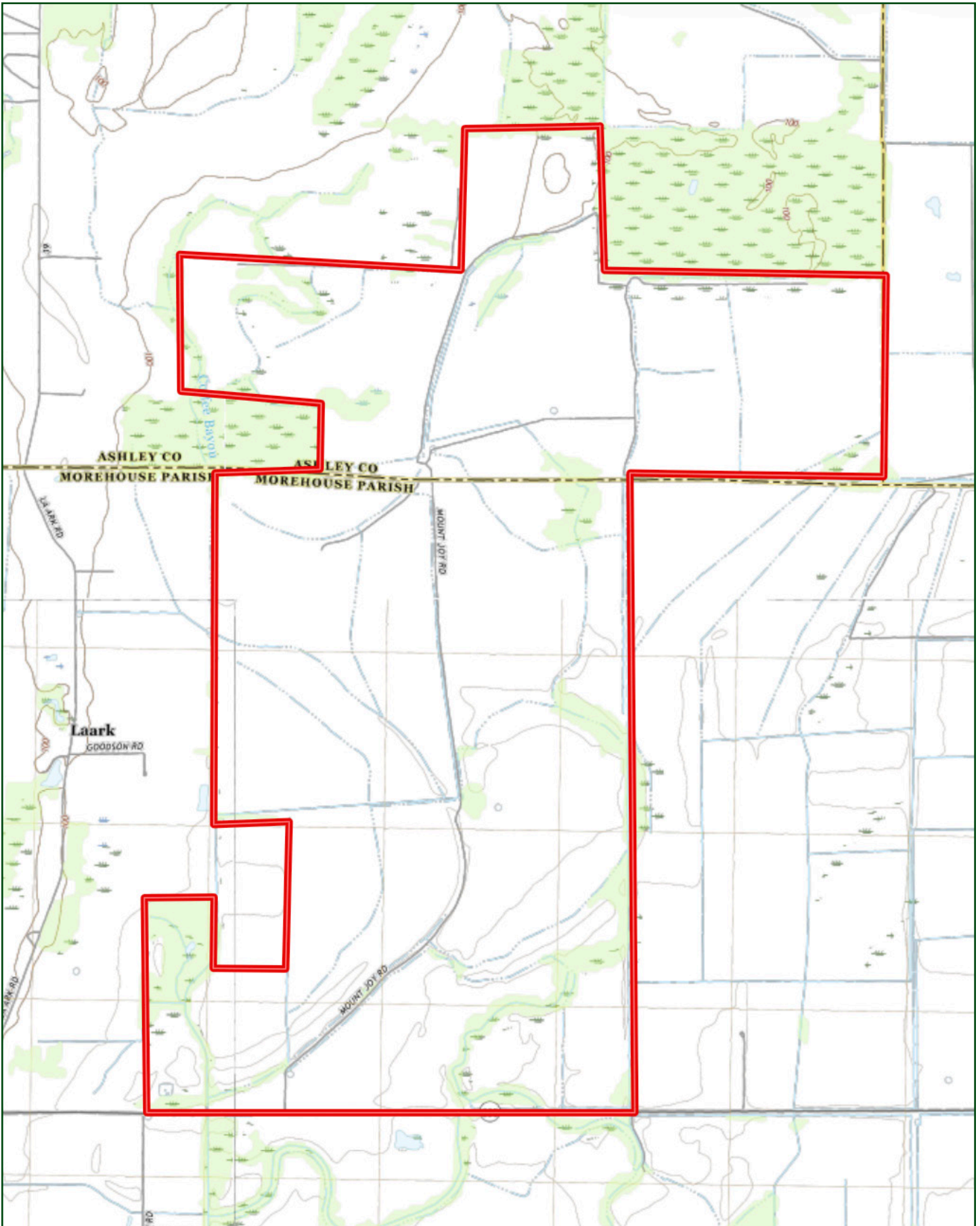




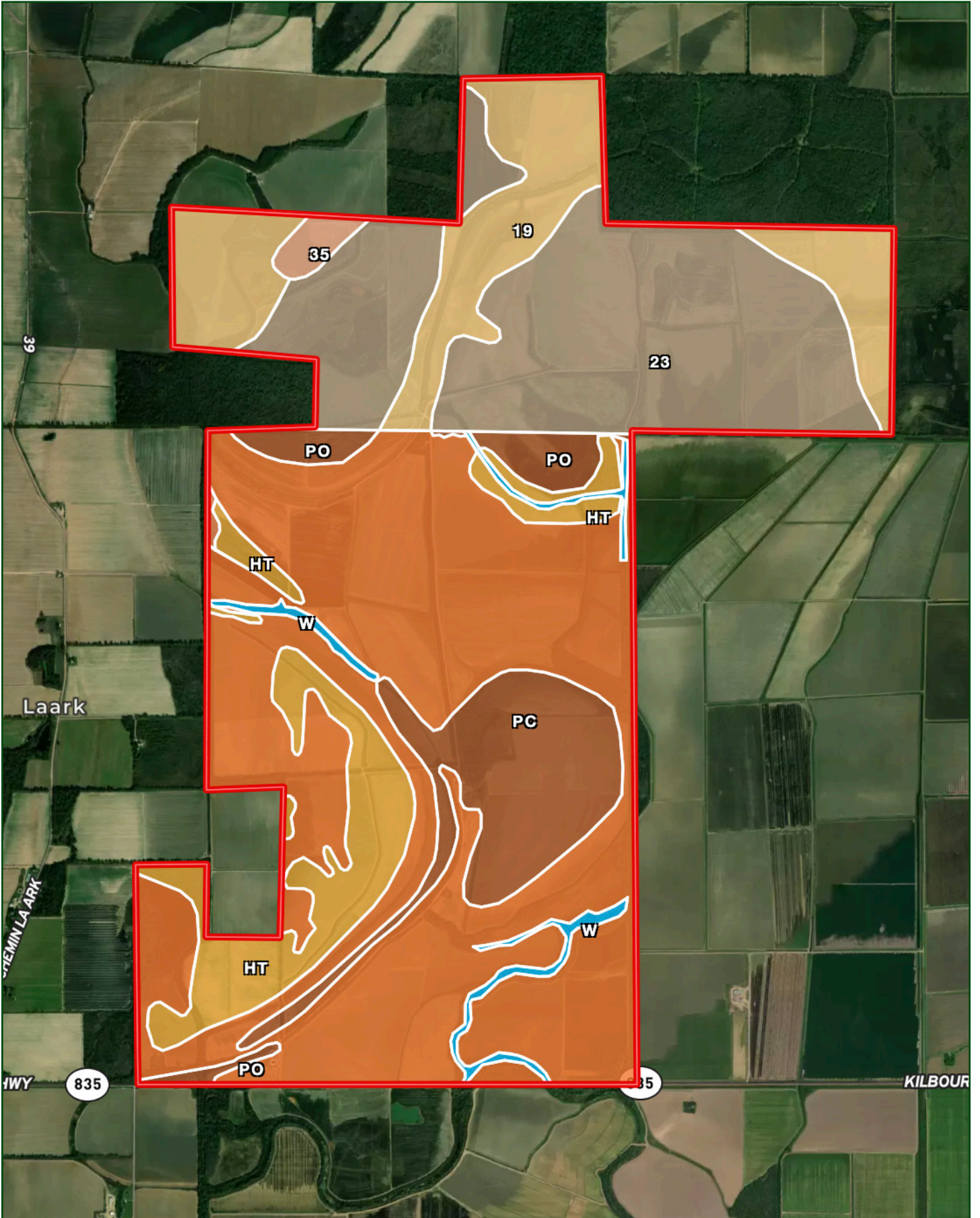
AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|------------|-------|-----|-------|------|
| Pc | Perry clay, 0 to 1 percent slopes | 1470.1 | 42.94 | 0 | 48 | 3w |
| 23 | Portland silty clay, 0 to 1 percent slopes | 794.27 | 23.2 | 0 | 56 | 3w |
| 19 | Perry clay, 0 to 1 percent slopes | 421.29 | 12.31 | 0 | 48 | 3w |
| Po | Portland clay | 365.82 | 10.69 | 0 | 53 | 3w |
| Ht | Hebert silty clay loam, 0 to 1 percent slopes | 295.29 | 8.63 | 0 | 86 | 2w |
| W | Water | 46.75 | 1.37 | 0 | - | 8 |
| 35 | Yorktown silty clay, 0 to 1 percent slopes, frequently flooded, frequently ponded | 26.01 | 0.76 | 0 | 10 | 7w |
| Hr | Hebert silt loam, 0 to 1 percent slopes | 3.78 | 0.11 | 0 | 86 | 2w |
| PeA | Perry clay, 0 to 1 percent slopes | 0.23 | 0.01 | 0 | 48 | 3w |
| TOTALS | | 3423.54(*) | 100% | - | 52.77 | 3.01 |

(*) 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

LILE REAL ESTATE

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.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.



401 Autumn Road | Little Rock, AR 72211
501.374.3411 (office) | 501.421.0031 (fax)

info@lilerealestate.com | www.lilerealestate.com



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE