

# BEEDEVILLE FARM

An Agricultural and Recreational Investment Opportunity

720± Total Acres • \$4,860,000.00 • Jackson County, Arkansas



**LILE**  
REAL ESTATE

**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

# LILE REAL ESTATE

## **DISCLOSURE STATEMENT**

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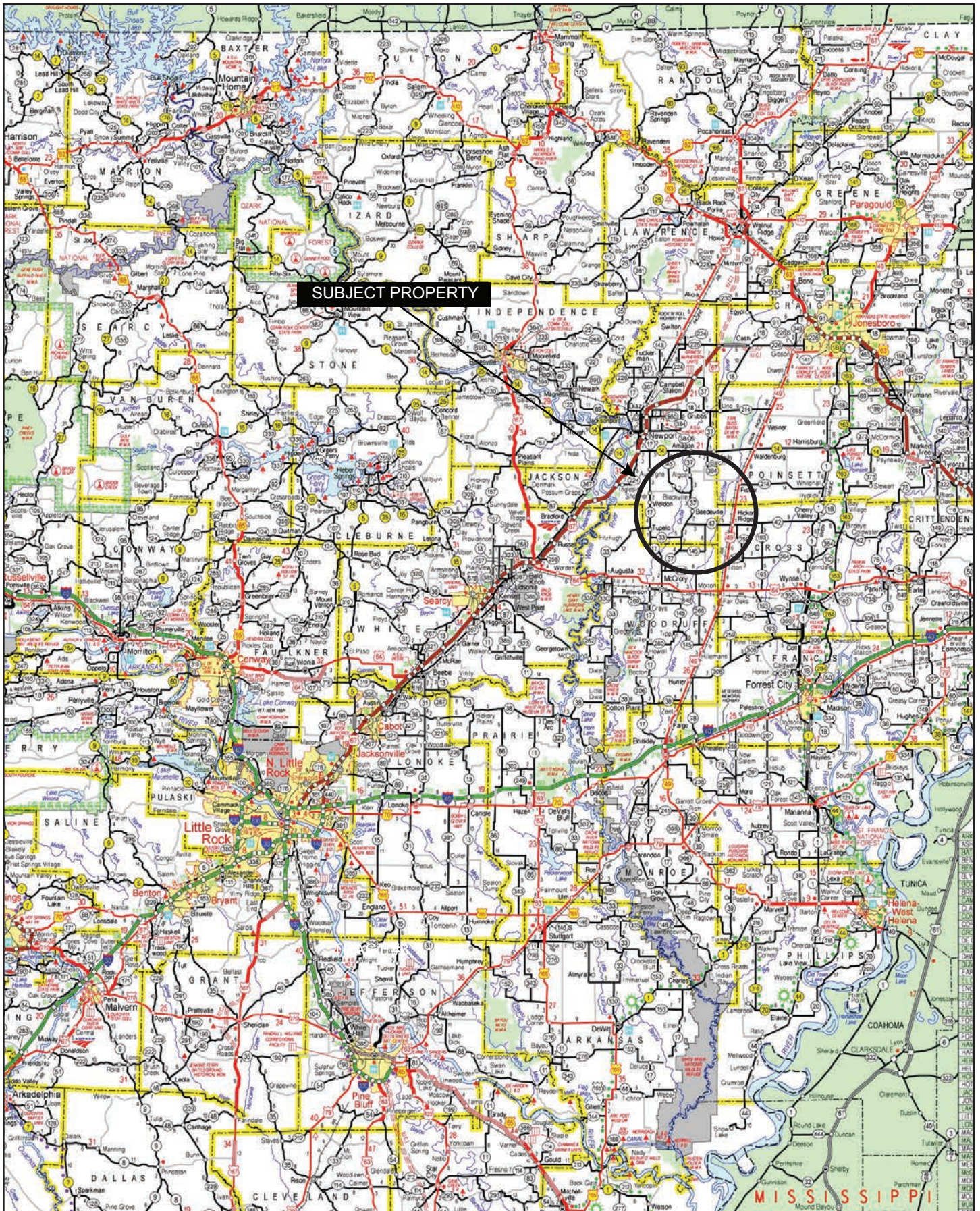
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for 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.



# VICINITY MAP





## PROPERTY SUMMARY

### **Description:**

The Beedeville Farm consists of approximately 720± acres in one contiguous tract located in Jackson County, Arkansas just east of the town of Beedeville. The farm has excellent access from Arkansas State Highways 37 and 42. The Farm Service Agency office reports a total of 576.95± cropland acres that are all irrigated by a total of five (5) wells and two (2) portable re-lifts in the slough. Portions of the farm have been leveled in the past and are considered improved. The farm has a crop historical crop rotation of rice, and soybeans. The tillable acreage is leased to Shawn Powell on a crop share for the 2024 and 2025 crop years. Additional annual income is produced by the 44.4± acres enrolled in the Conservation Reserve Program.

The farm is located between the Cache River and Bayou DeView which are both famous waterfowl flyways. Waterfowl hunting opportunities exist on the farm in both the agricultural fields and the 36± acre slough that runs through the farm. Historically the hunting rights have been leased out for additional annual income but could be retained for a new owner to enjoy.

For more information, or to schedule a property contact Gardner Lile (mobile: 501-658-9275), or Robert Moery (mobile: 501-516-5067) of Lile Real Estate, Inc.

### **Location:**

Beedeville, Arkansas; Jackson County; Northeastern Region of Arkansas

#### Mileage Chart

Newport, AR	19 Miles
Bald Knob, AR	35 Miles
Brinkley, AR	45 Miles
Jonesboro, AR	45 Miles
Searcy, AR	48 Miles
Memphis, TN	80 Miles
Little Rock, AR	97 Miles

### **Acreage:**

720± total acres

### **Access:**

Arkansas State Highway 42 and Jackson Road 148

### **Irrigation:**

All of the tillable acreage is irrigated by six wells. An irrigation map can be found in this brochure.

### **Soils:**

Class II: 4%  
Class III: 96%

### **Farm Bases:**

Farm Service Agency (FSA) 156EZ documents can be found in this brochure.



## PROPERTY SUMMARY

<b>Farming Contract:</b>	The tillable acreage is leased to Shawn Powell for the 2024 and 2025 crop year on a crop share.
<b>Real Estate Taxes:</b>	More information can be provided upon request.
<b>Mineral Rights:</b>	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
<b>Offering Price:</b>	\$4,860,000.00 (\$6,750.00 per surveyed acre)

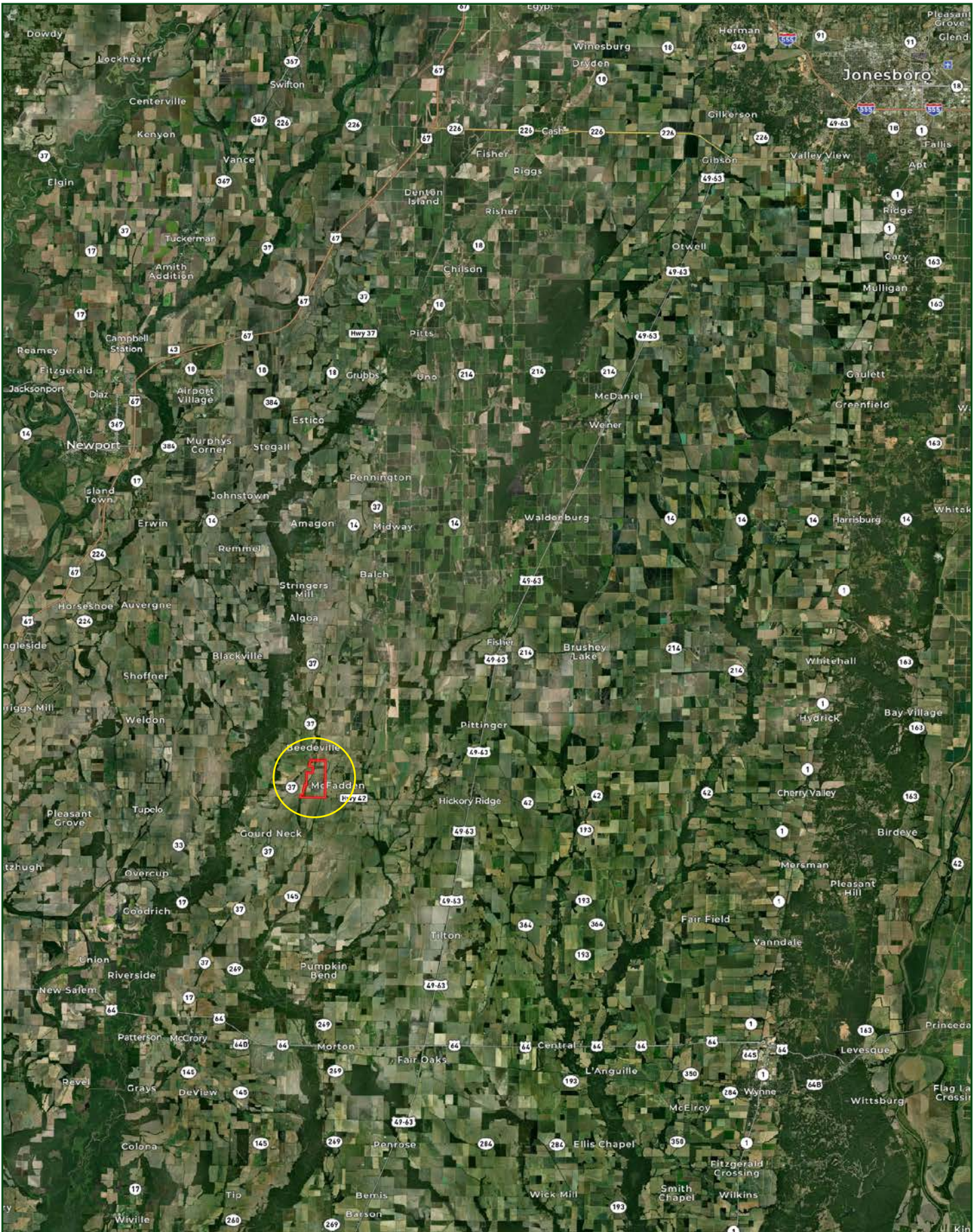
Questions concerning this offering or to schedule a property tour should be directed to Gardner Lile or Robert Moery of Lile Real Estate, Inc.

**Gardner Lile**  
501-658-9275 (m) | [gardner@lilerealestate.com](mailto:gardner@lilerealestate.com)

**Robert Moery**  
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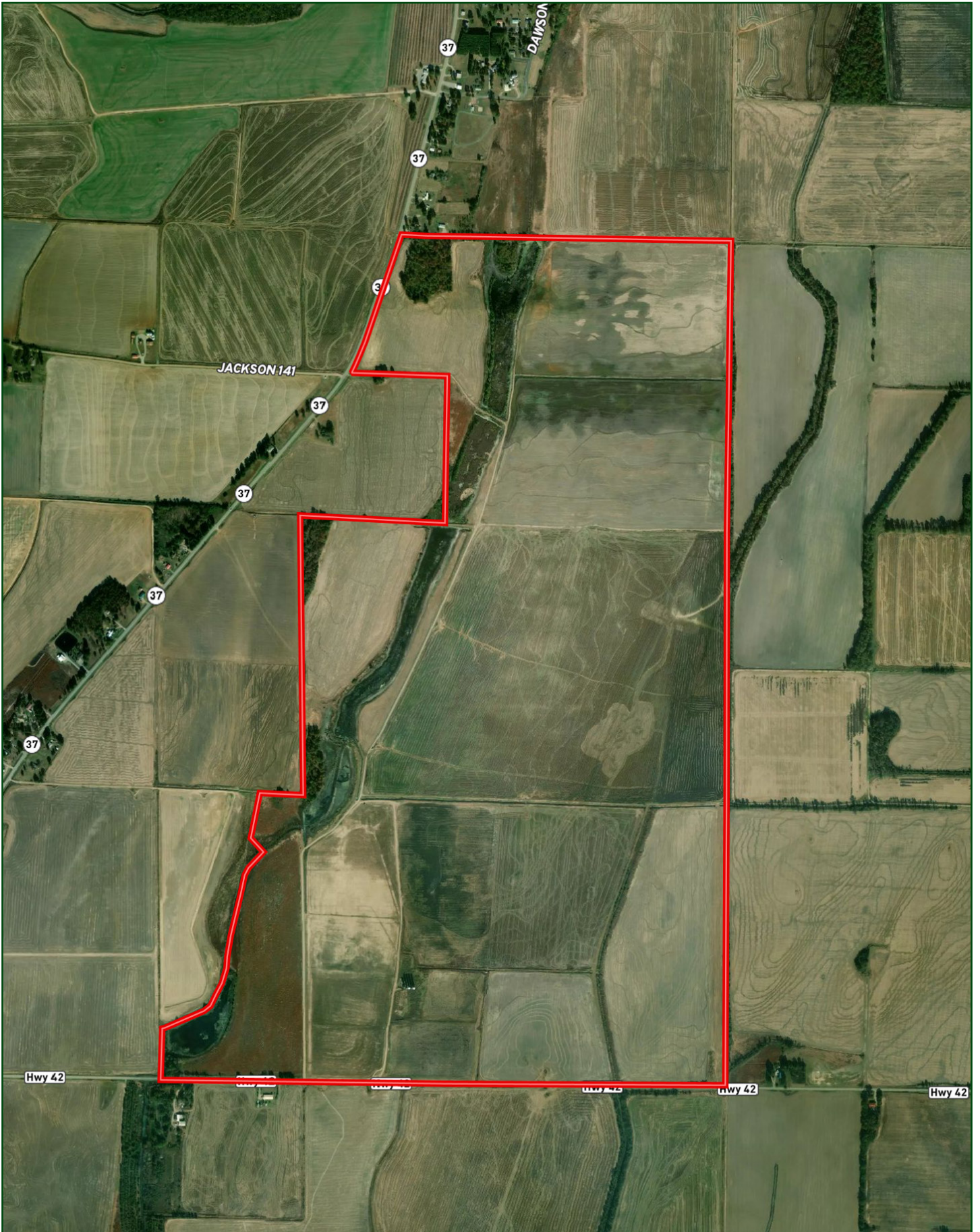


# LOCATION MAP



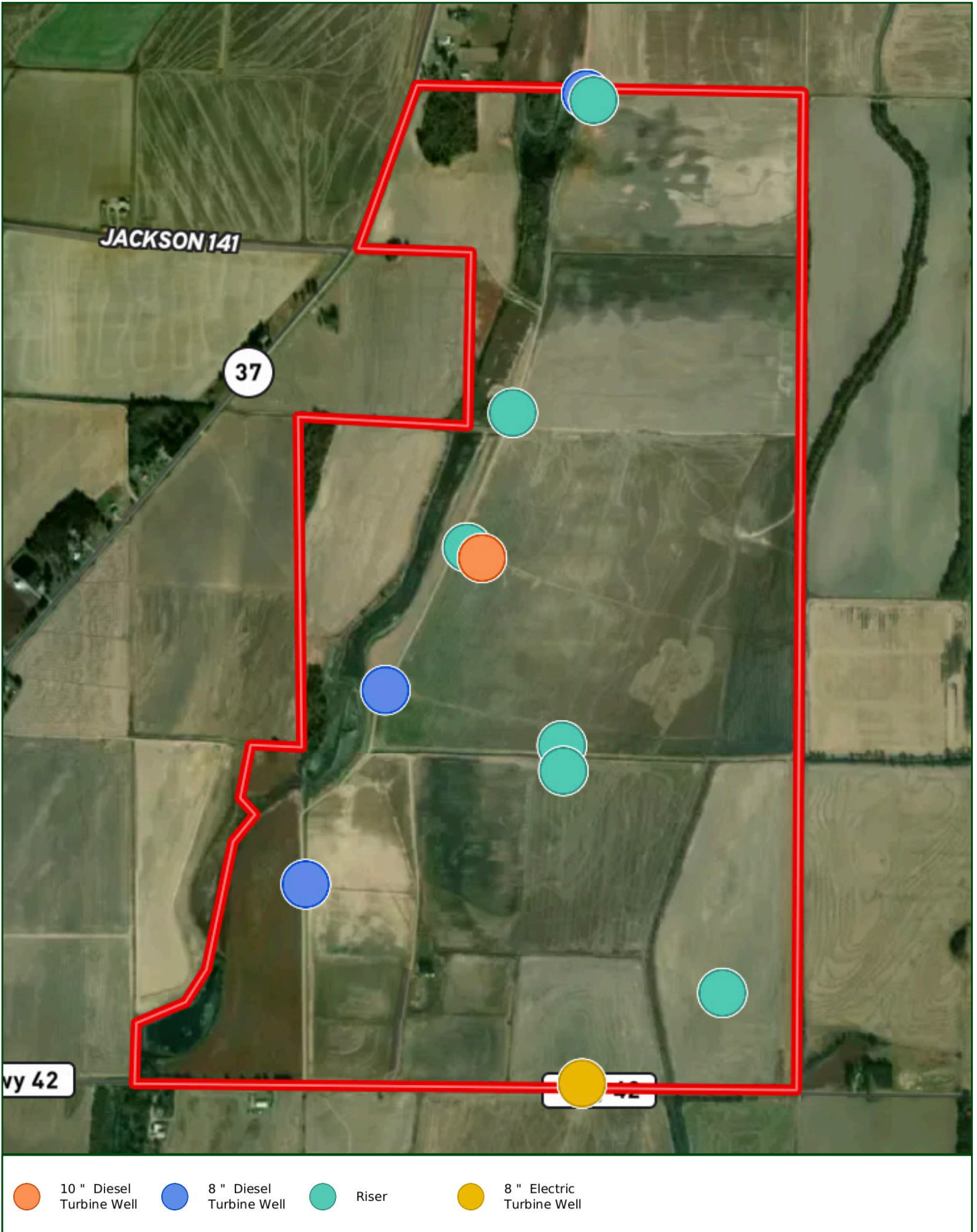


# AERIAL MAP



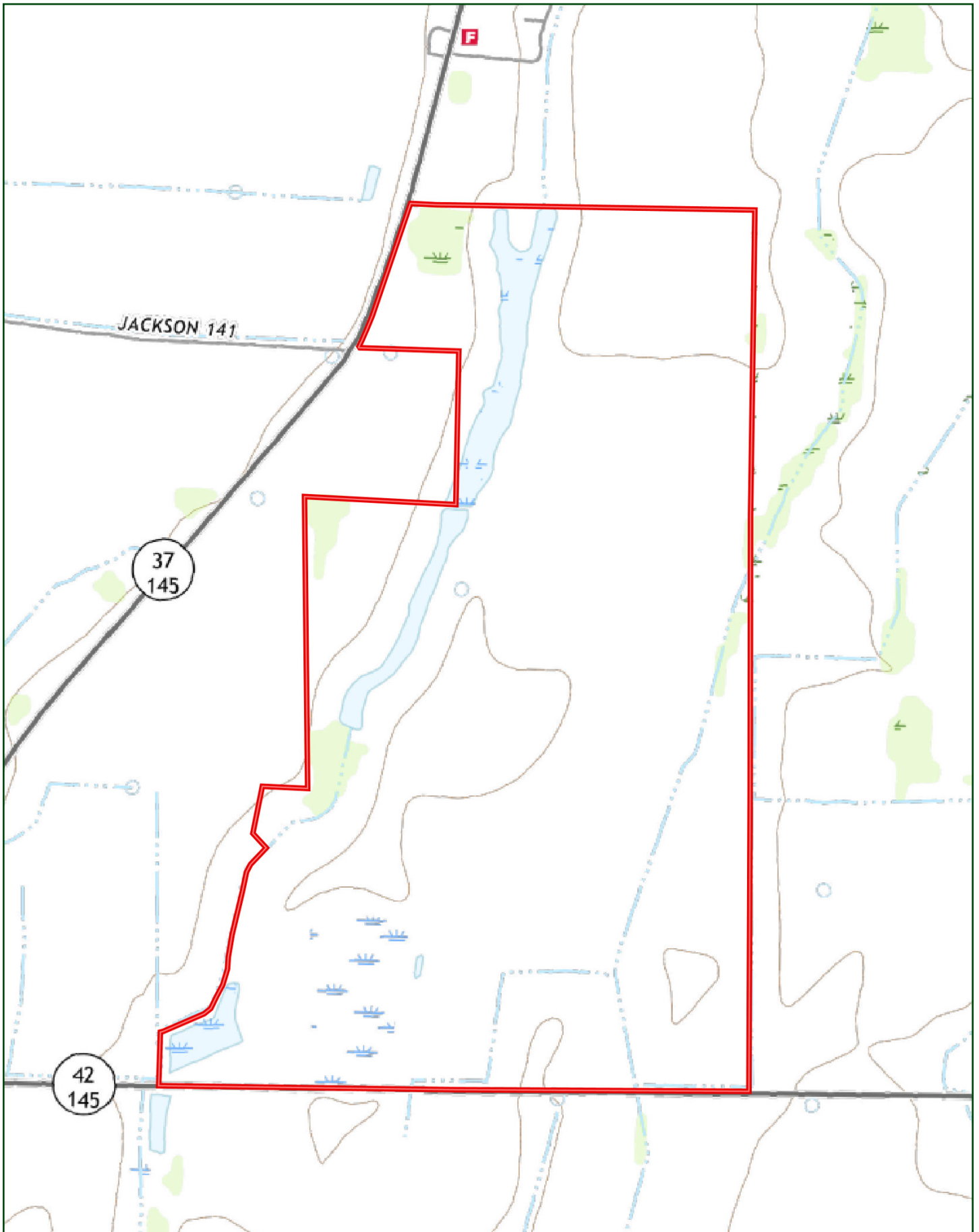


# IRRIGATION MAP

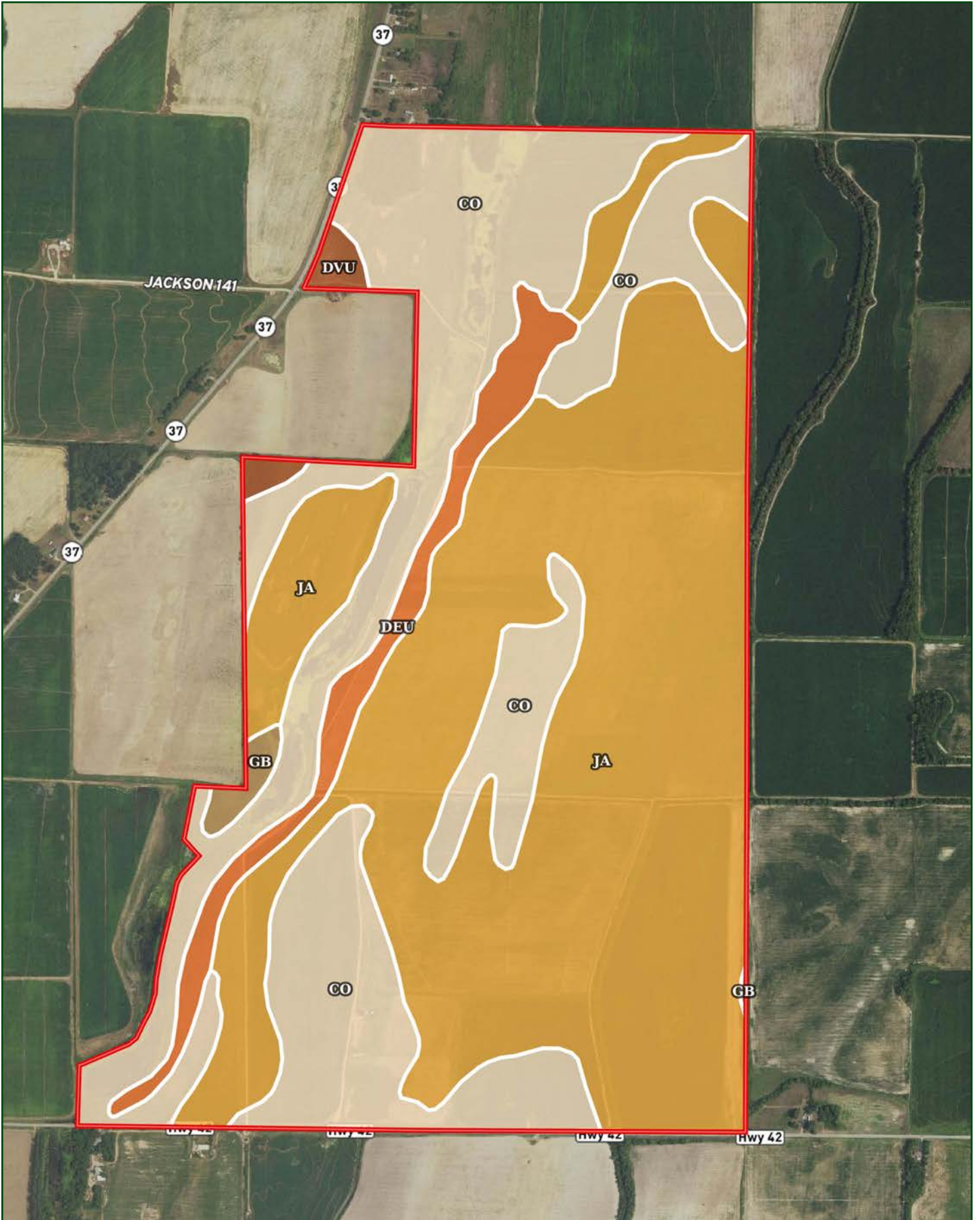




TOPOGRAPHY MAP



# SOIL MAP





## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ja	Jackport silty clay loam, 0 to 1 percent slopes	410.03	56.66	0	61	3w
Co	Crowley silt loam	265.51	36.69	0	72	3w
DeU	Dexter silt loam, undulating	36.03	4.98	0	84	2e
DvU	Dundee silt loam, undulating	6.73	0.93	0	85	2w
Gb	Grubbs silt loam	5.35	0.74	0	80	3w
TOTALS		723.65(*)	100%	-	66.54	2.94

(\*) 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

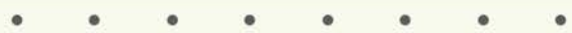
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

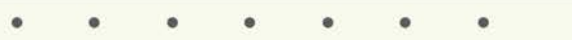
Land, Capability



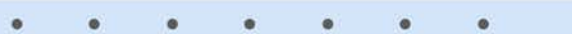
'Wild Life'



Forestry



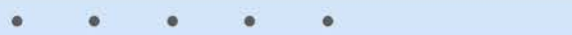
Limited



Moderate



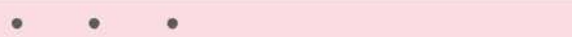
Intense



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

# FARM SERVICE AGENCY

ARKANSAS

JACKSON

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

**FARM : 4789**

Prepared : 2/5/24 2:39 PM CST

Crop Year : 2024

**Operator Name** : SHAWN POWELL  
**CRP Contract Number(s)** : 406C, 407B  
**Recon ID** : 05-067-2020-9  
**Transferred From** : None  
**ARCPLC G/WF Eligibility** : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
915.14	857.91	857.91	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	776.91	75.94		81.00	0.00	0.00	0.00	

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	SORGH, SNFLR, RICE-LGR, RICE-MGR

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Grain Sorghum	27.21	0.00	55	
Sunflowers	7.94	0.00	576	
Soybeans	388.62	0.00	21	100
Rice-Long Grain	410.02	0.00	4805	
Rice-Medium Grain	19.01	0.00	4680	
<b>TOTAL</b>	<b>852.80</b>	<b>0.00</b>		

### NOTES

**Tract Number** : 3835

**Description** : P17/2A Sec 9/16 T 10N  
**FSA Physical Location** : ARKANSAS/JACKSON  
**ANSI Physical Location** : ARKANSAS/JACKSON  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : PEACOCK FARM TRUST  
**Other Producers** : THERESA POWELL  
**Recon ID** : 05-067-2007-18



# FARM SERVICE AGENCY

ARKANSAS  
JACKSON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

**FARM : 4789**  
Prepared : 2/5/24 2:39 PM CST  
Crop Year : 2024

### Tract Land Data

Tract 3835 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
730.17	685.74	685.74	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	641.34	63.50	44.40	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Grain Sorghum	22.49	0.00	55
Sunflowers	6.56	0.00	576
Soybeans	321.17	0.00	21
Rice-Long Grain	338.86	0.00	4805
Rice-Medium Grain	15.71	0.00	4680

**TOTAL** **704.79** **0.00**

### NOTES

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# FARM SERVICE AGENCY



## Jackson County, Arkansas



**Common Land Unit** Tract Boundary

- Non-Cropland; Cropland
- CRP

**Wetland Determination Identifiers**

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

Imagery Year: 2023

2024 Program Year

Map Created April 18, 2024

**Farm 4789**  
**Tract 3835**

Tract Cropland Total: 685.74 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).





















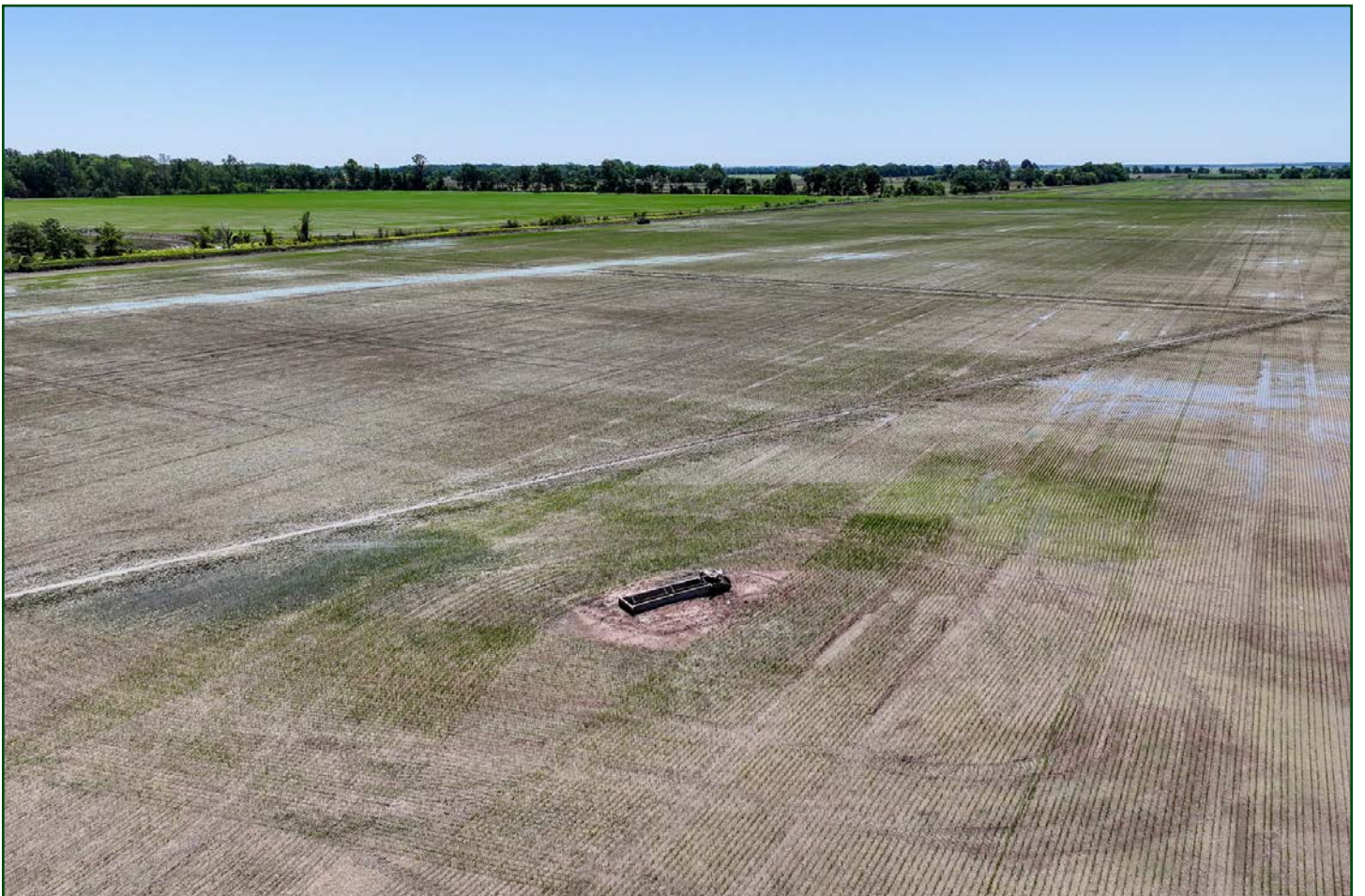
























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