



# BIG PINEY CREEK FARM

An Agricultural and Recreational Investment Opportunity

630± Total Acres | \$4,095,000.00

Lee County, Arkansas



**PRICE IMPROVEMENT**

**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# BIG PINEY CREEK FARM

## QUICK FACTS

### Acreage

- 630± total acres
- 518.05± tillable acres

### Location

Monroe, Arkansas

### Irrigation

Fully irrigated, except for 13.38± acres

### Recreation

Deer and waterfowl hunting opportunities exist

### Access

Arkansas State Highway 79 and Lee Road 152

### Farming Contract

Leased through December 31, 2026

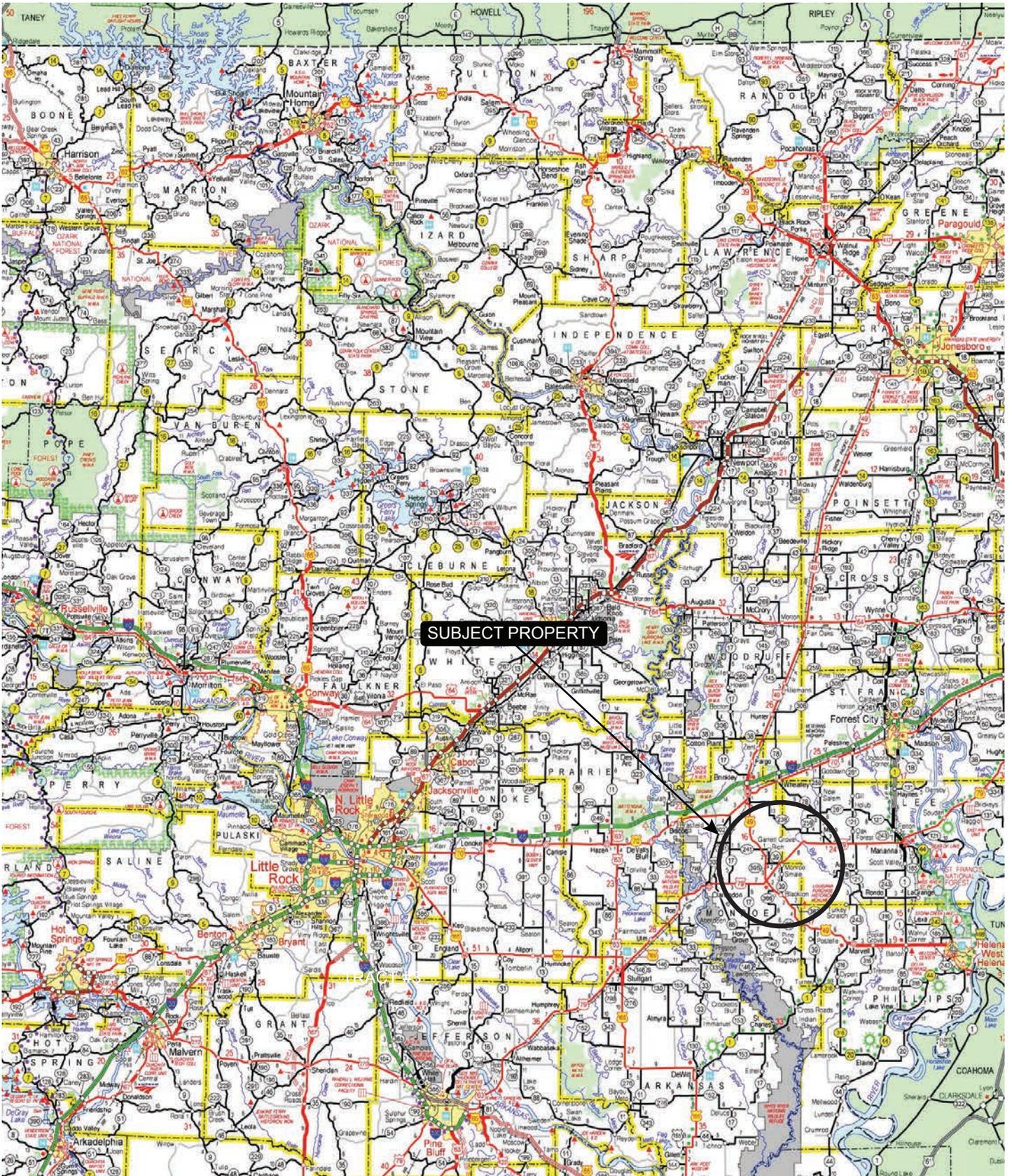
### Offering Price

\$4,095,000.00 (*originally*  
*\$4,504,500.00*)





# VICINITY MAP



# PROPERTY DESCRIPTION

## BIG PINEY CREEK FARM

The Big Piney Creek Farm consists of approximately 630± acres located in Lee County, Arkansas just east of the community of Monroe. The Farm Service Agency office reports a total of 518.05± cropland acres that are all irrigated except for 13.38± acres. The irrigation infrastructure consists of five (5) wells, two (2) re-lifts, and a network of underground pipe. The west re-lift can pump on, or off and the re-lift in the northeast portion of the farm is a pump-off re-lift. The tillable acreage has a historical crop rotation of rice and soybeans and is leased to J and B Farms Partnership on a crop share through a written lease that expires on December 31st, 2026. The crop share is 75 / 25 with the landowner being responsible for 25% of the fertilizer expense.

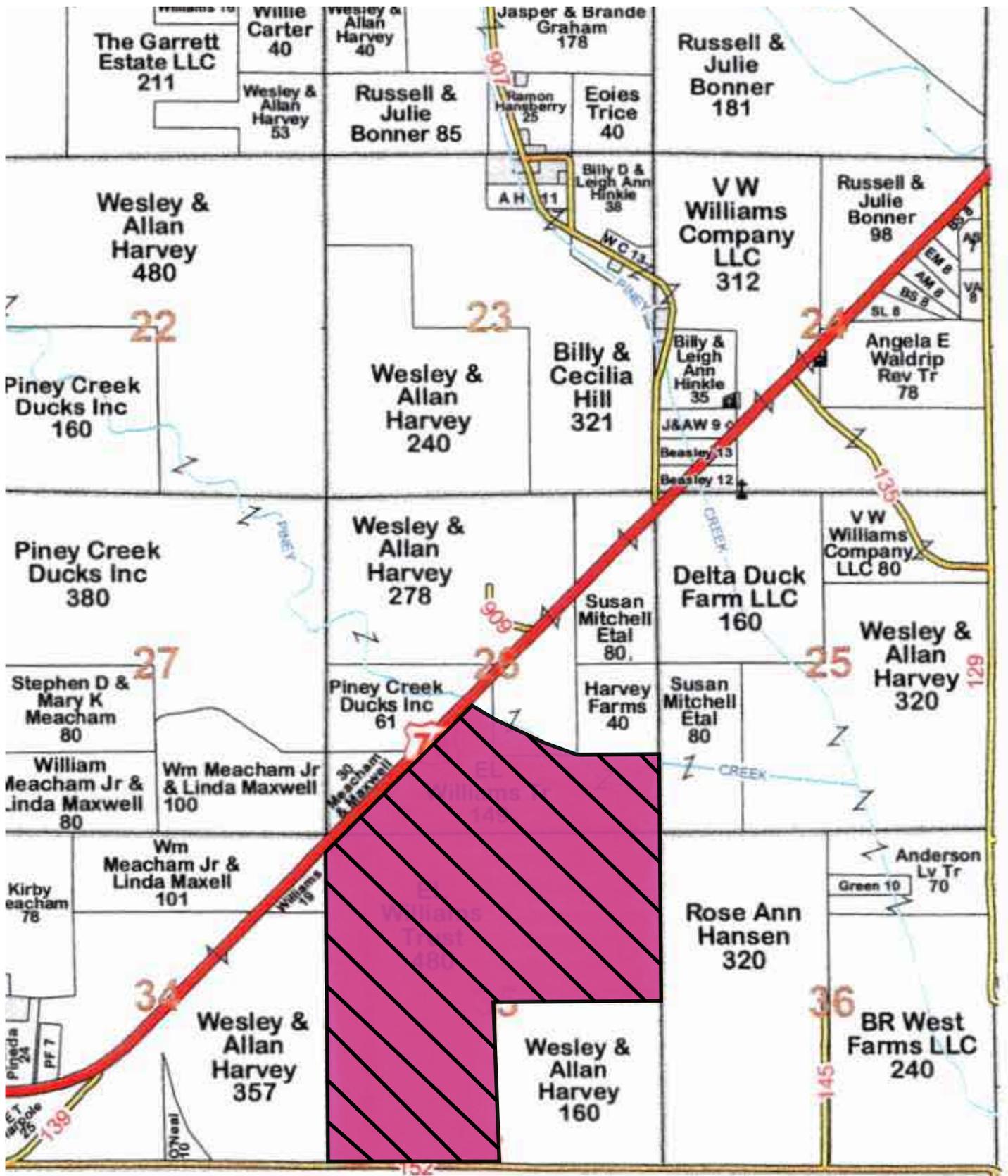
The farm has great access from both Arkansas

State Highway 79 and Lee Road 152. There is a headquarters site on the southeast corner of the farm that has three (3) 20k bushel grain bins that the farm tenant leases as well.

The farm is situated along the southern side of Big Piney Creek which is a known waterfowl flyway and there are numerous pits on the farm that offer waterfowl hunting opportunities. There are 40± acres of bottomland hardwoods that will flood when the creek is up that offers green timber duck hunting. Deer hunting opportunities exist in the hardwoods and along the creek. There is potential to build a camp at the headquarters site.

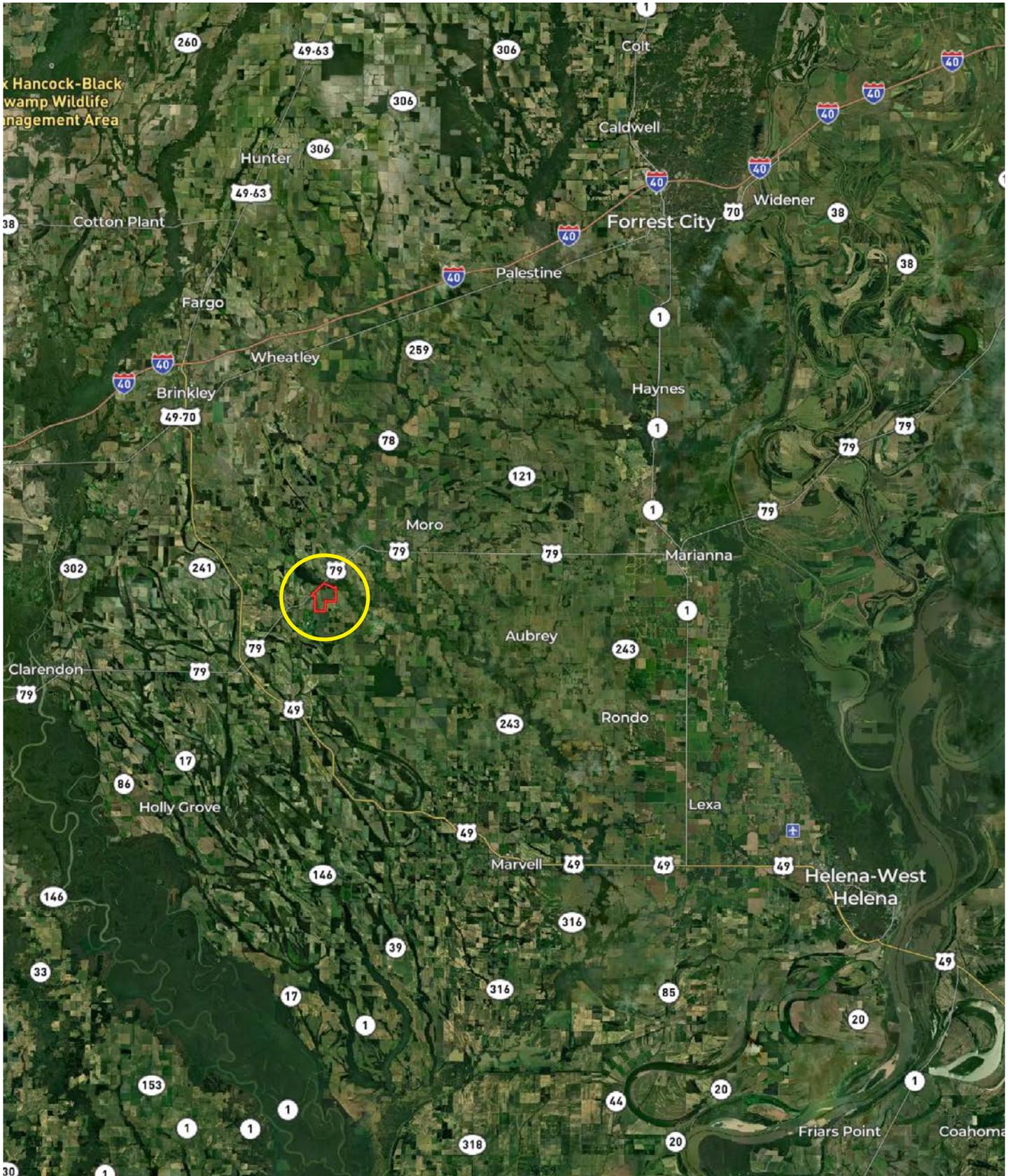


# OWNERSHIP MAP

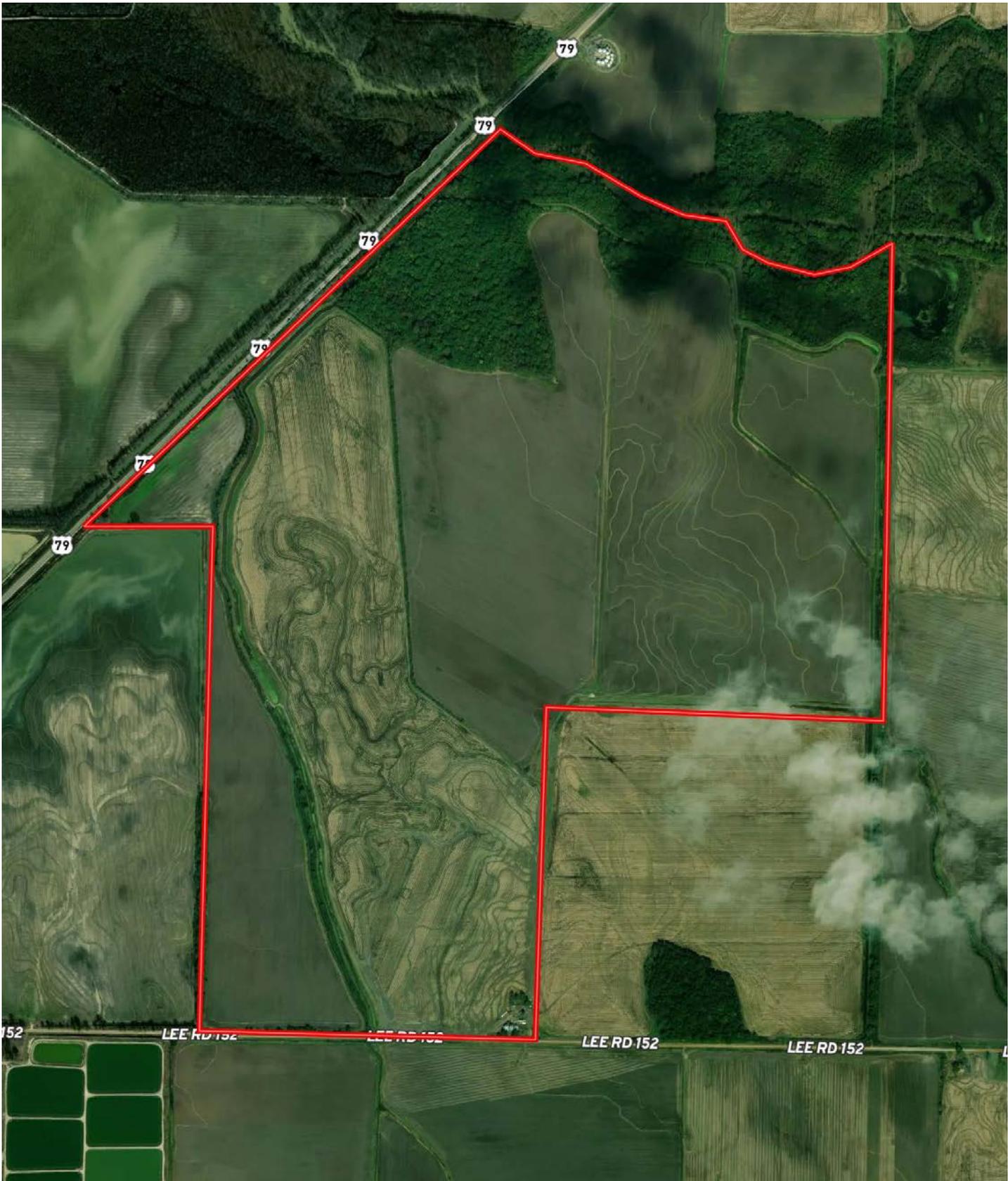




# LOCATION MAP



# AERIAL MAP







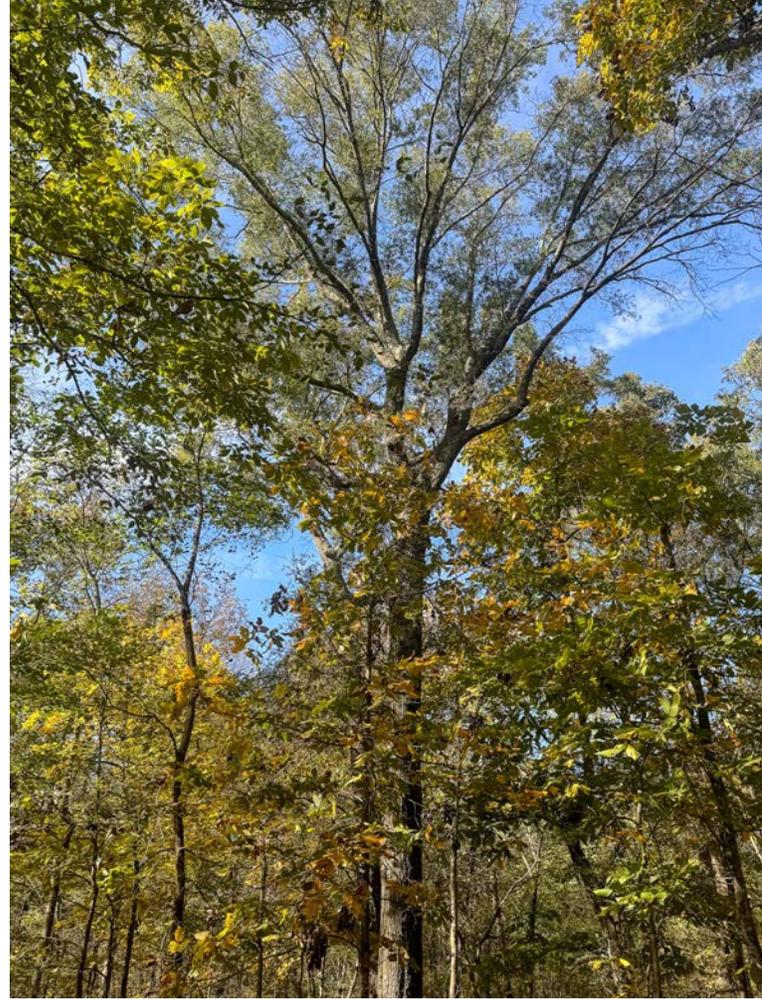
# LOCATION & ACCESS

Monroe, Arkansas; Lee County; Eastern Region of Arkansas

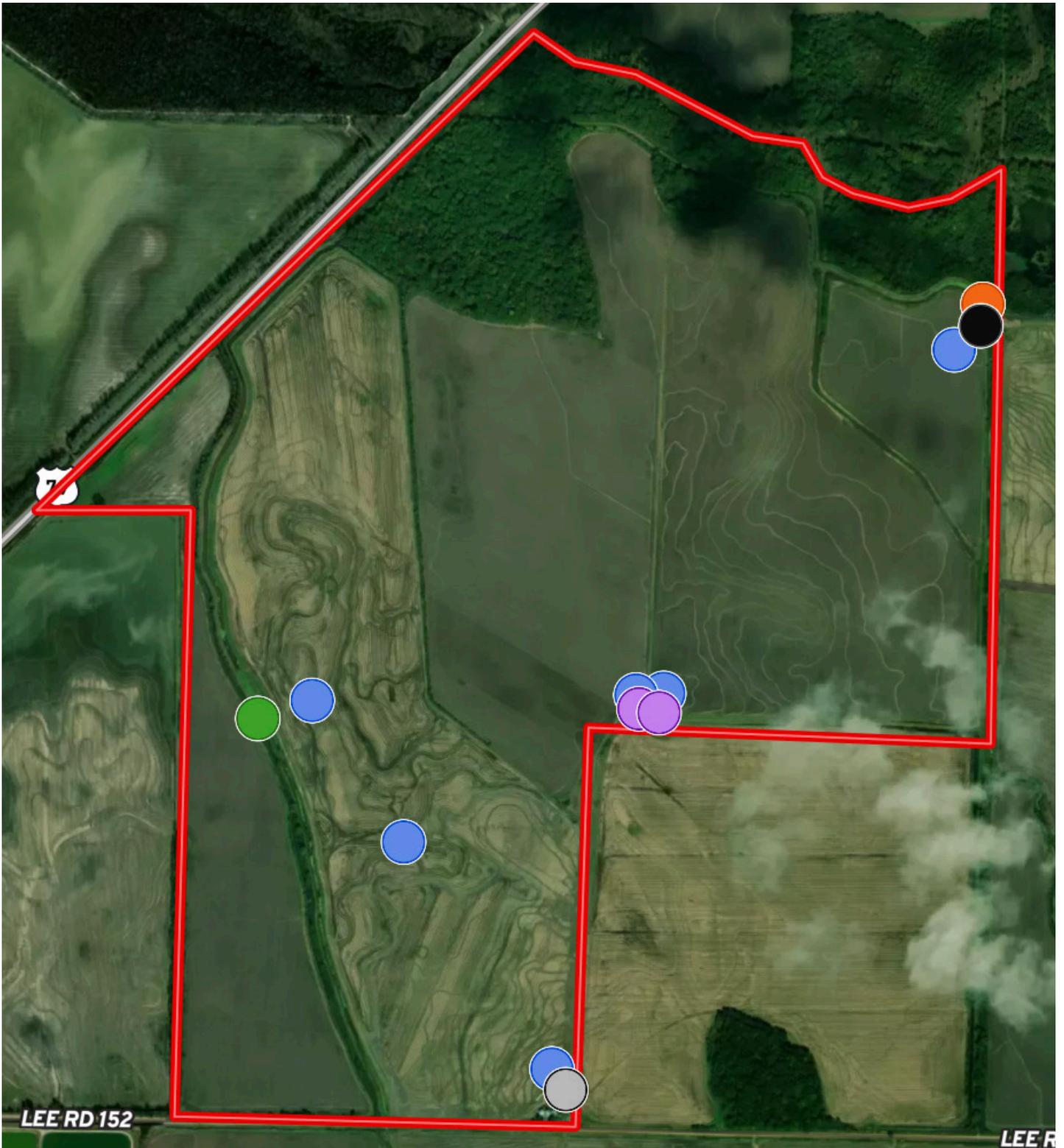
## Mileage Chart

Brinkley, AR	15 Mile
Marianna, AR	20 Miles
Stuttgart, AR	34 Miles
Helena, AR	40 Miles
Searcy, AR	71 Miles
Memphis, TN	79 Miles
Little Rock, AR	80 Miles

Good access from Arkansas State Highway 79 and Lee Road 152.



# IRRIGATION MAP



- 16 " Diesel Turbine Relift
- 6 " Diesel Turbine Well
- 14 " Diesel Turbine Re-lift
- 8 " Diesel Turbine Well
- Risers



# FARM INFORMATION

## Soils

Class II: 2%

Class III: 85%

Class V: 13%

## Irrigation

All of the tillable acreage is irrigated except for 13.38 acres±. The irrigation system consists of five (5) wells, two (2) re-lifts, and a network of underground pipe. See the irrigation map in this offering brochure for more details.

## Farming Contract

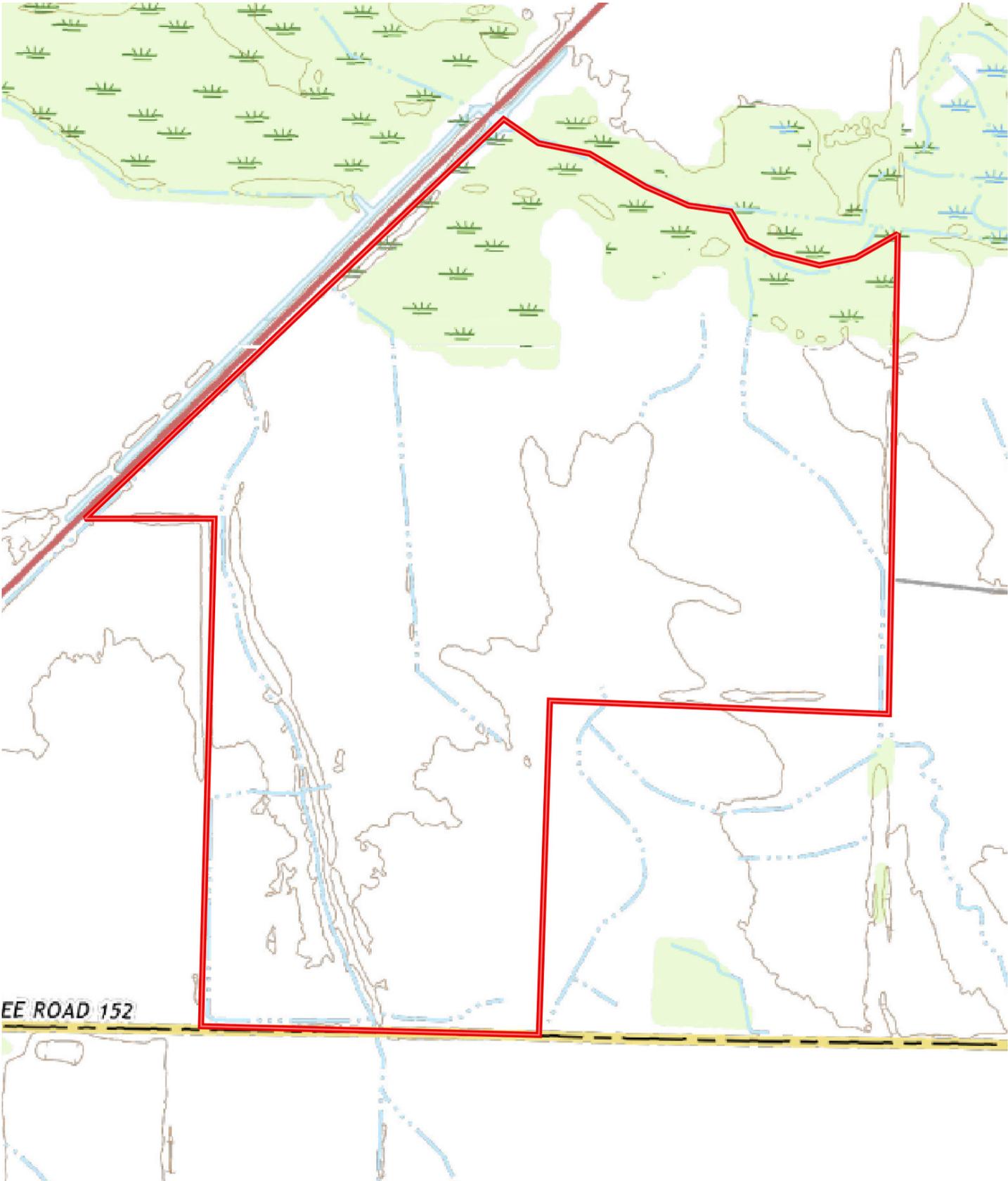
The tillable acreage is leased to J and B Farms Partnership on a crop share through a written lease that expires on December 31st, 2026. The crop share is 75 / 25 with the landowner being responsible for 25% of the fertilizer expense. A copy of the lease can be provided to qualified buyers.

## Farm Bases

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



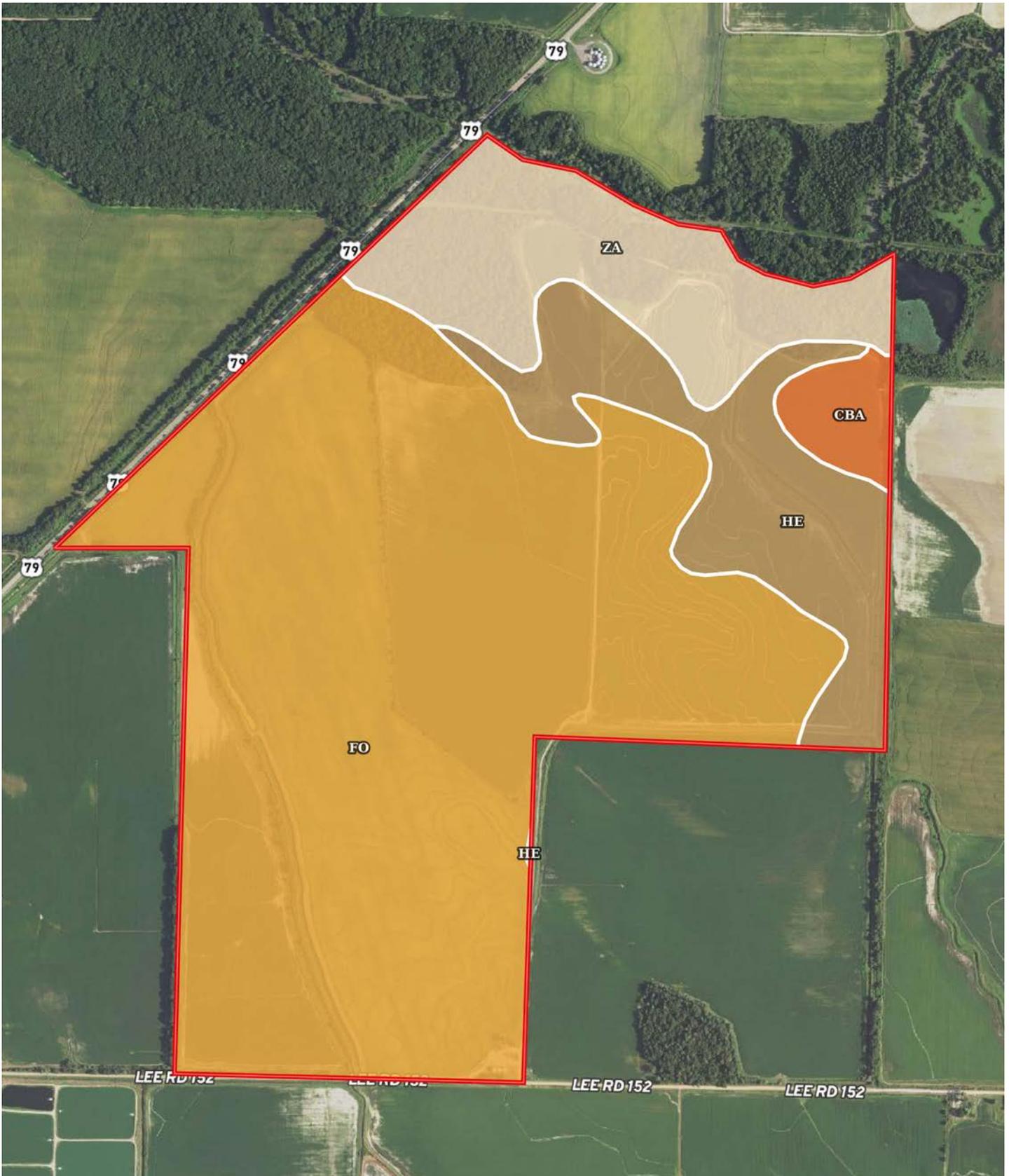
# TOPOGRAPHY MAP







# SOIL MAP



# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Fo	Foley-Bonn complex	439.4	70.55	0	74	3w
Za	Zachary soils, frequently flooded	85.5	13.73	0	23	5w
He	Henry silt loam, 0 to 1 percent slopes	82.88	13.31	0	57	3w
CbA	Calloway silt loam, 0 to 1 percent slopes	15.08	2.42	0	58	2w
TOTALS		622.8 6(*)	100%	-	64.35	3.25

(\*) 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.





# RESOURCES & PRICE

## Mineral Rights

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

## Offering Price

\$\$4,095,000.00 (*originally \$4,504,500.00*)

To learn more about the Big Piney Creek Farm or to schedule a property tour, contact Gar Lile or Gardner Lile of Lile Real Estate, Inc.

## Gar Lile

501-920-7015 (m)

glile@lilerealestate.com

## Gardner Lile

501-658-9275 (m)

gardner@lilerealestate.com

## Estimated Real Estate Taxes

Parcel Number	Acreage	Estimated Tax
01-02272	148.70	\$441.64
01-02306MC	480.00	\$4,912.02
<b>Total</b>	<b>628.70</b>	<b>\$5,353.66</b>



# FARM SERVICE AGENCY

ARKANSAS  
MONROE



United States Department of Agriculture  
Farm Service Agency

FARM : 3747

Prepared : 11/12/24 10:53 AM CST

Form: FSA-156EZ

Crop Year : 2025

See Page 3 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name : J & B FARMS PARTNERSHIP  
CRP Contract Number(s) : None  
Recon ID : 05-095-2023-15  
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
709.23	591.88	591.88	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	591.88		34.20		0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT, CORN, SUP, RICE-LGR

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	13.42	0.00	38	
Corn	17.05	0.00	106	
Soybeans	362.43	0.00	35	100
Rice-Long Grain	195.44	0.00	6119	
<b>TOTAL</b>	<b>588.34</b>	<b>0.00</b>		

NOTES

Tract Number : 2894

Description : LEE COUNTY

FSA Physical Location : ARKANSAS/LEE

ANSI Physical Location : ARKANSAS/LEE

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : E L WILLIAMS TRUST

Other Producers : None

Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
626.40	518.05	518.05	0.00	0.00	0.00	0.00	0.0

# FARM SERVICE AGENCY

ARKANSAS  
MONROE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 3747**  
Prepared : 11/12/24 10:53 AM CST  
Crop Year : 2025

**Tract 2894 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	518.05	30.20	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	11.75	0.00	38
Corn	14.93	0.00	106
Soybeans	317.41	0.00	35
Rice-Long Grain	171.16	0.00	6119
<b>TOTAL</b>	<b>515.25</b>	<b>0.00</b>	

**NOTES**

--

# FARM SERVICE AGENCY



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

2024 Program Year

Map Created April 18, 2024

**Farm 3747**  
**Tract 2894**

Tract Cropland Total: 518.05 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).



**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.

# CONNECTING LAND BUYERS AND SELLERS SINCE 1993.

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. In the last five years alone, we surpassed **\$500 million in sales**. You can be a part of that success story.



For more information or to  
schedule a property tour, contact:

**GAR LILE**

501.920.7015 (m)  
glile@lilerealestate.com

**GARDNER LILE**

501.658.9275 (m)  
gardner@lilerealestate.com

Scan for  
more info





1 Allied Drive, Suite 2220  
Little Rock, Arkansas 72202

[WWW.LILEREALSTATE.COM](http://WWW.LILEREALSTATE.COM)



501.374.3411 (Office)  
501.421.0031 (Fax)

[INFO@LILEREALSTATE.COM](mailto:INFO@LILEREALSTATE.COM)