



CHAMBLISS FARM

An Agricultural and Recreational Investment Opportunity

550± Total Acres | \$2,035,000.00

Jefferson County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



CHAMBLISS FARM

QUICK FACTS

Acreage

550± total acres

Farmland

371.44± tillable acres

Location

Jefferson County, Arkansas

Irrigation

Four wells

Recreation

Deer, squirrel, and rabbit hunting with the potential for waterfowl hunting.

Access

County Line Road, McEntire Road, and Wheeler Chapel Road

Offering Price

\$2,035,000.00





VICINITY MAP



PROPERTY DESCRIPTION

CHAMBLISS FARM

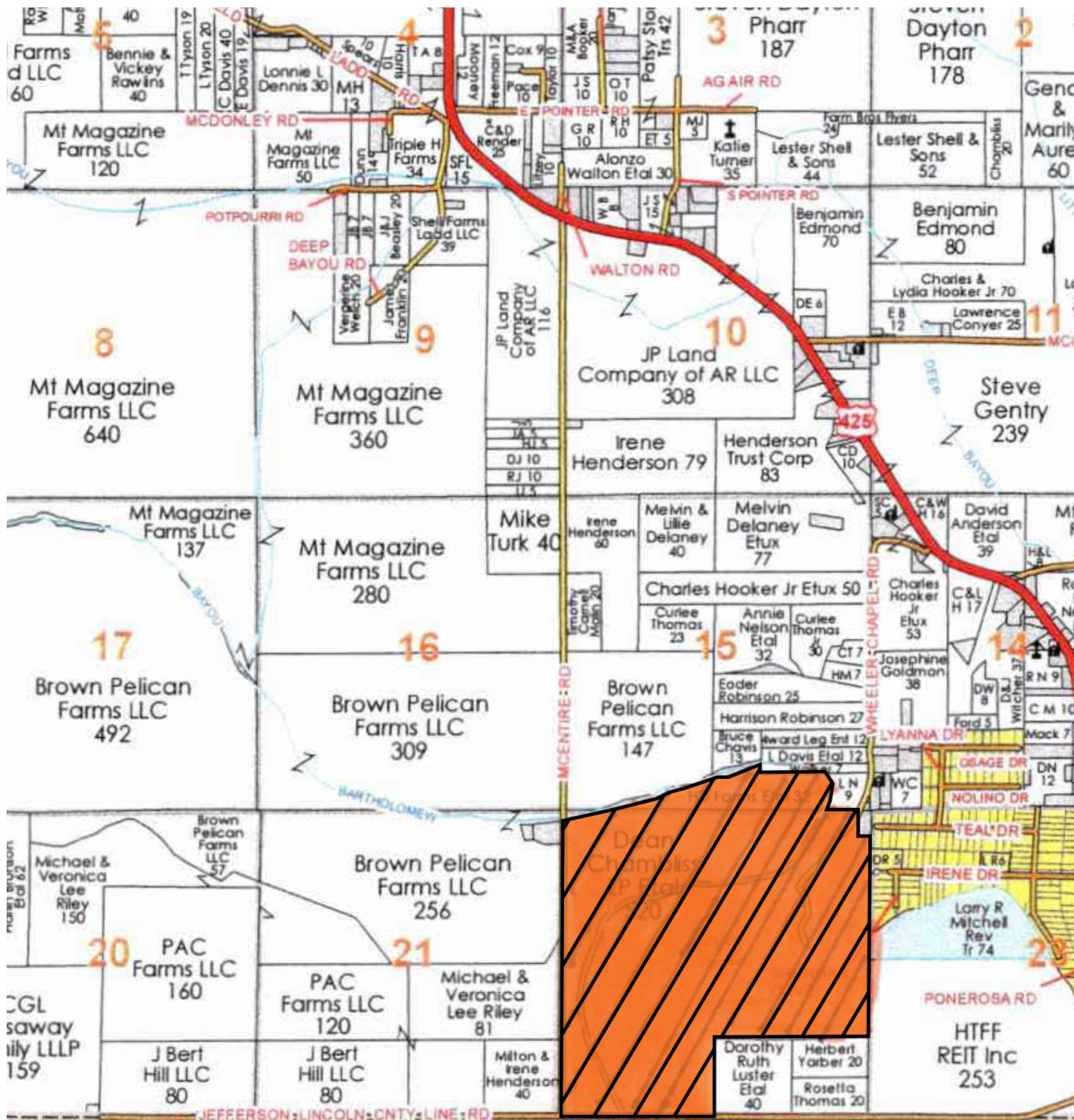
The Chambliss Farm consists of approximately 550± acres located in Jefferson County, Arkansas southeast of the town of Pine Bluff. The Farm Service Agency office reports a total of 371.44± cropland acres that are all irrigated except for 61.98± acres. The irrigation infrastructure consists of four diesel turbine wells, and Bayou Bartholomew bisects the farm which provides surface water opportunities. The tillable acreage has a historical crop rotation of corn, rice, and soybeans, and is leased to M & D Farm Partnership. The crop share is 80 / 20 with the landowner having no expense in the crop

and the contract expires December 31, 2026. There are also 20.83± acres enrolled in the Conservation Reserve Program that provides additional annual income to the landowner.

The farm has great access from County Line Road, McEntire Road and Wheeler Chapel Road. With just over 175± acres in hardwoods, bayou, and CRP the property offers good deer, squirrel, and rabbit hunting. Additionally, the fields could be improved to offer waterfowl hunting.



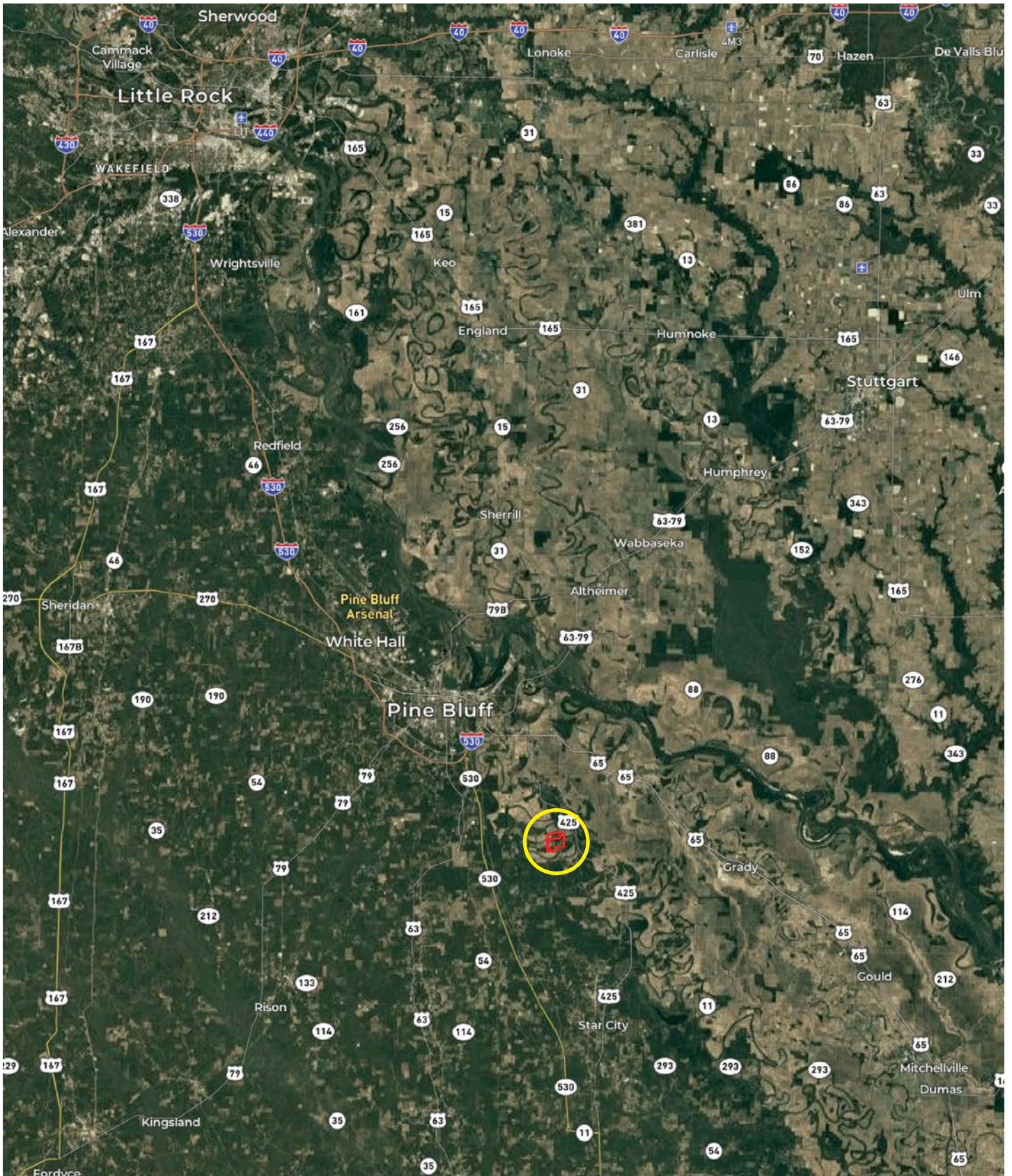
OWNERSHIP MAP



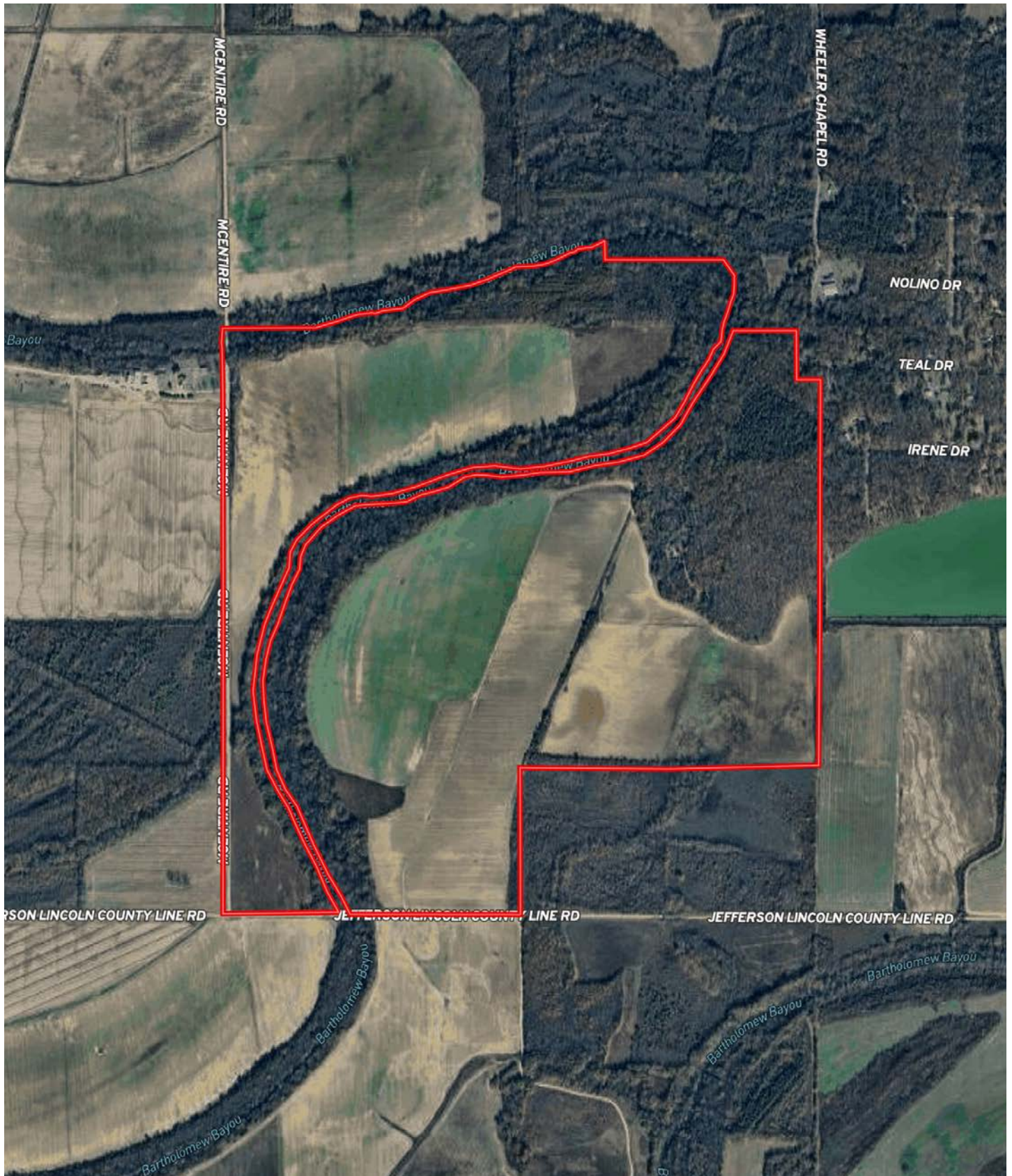
LINCOLN COUNTY



LOCATION MAP



AERIAL MAP





LOCATION & ACCESS

Pine Bluff, Arkansas; Jefferson County; Eastern Region of Arkansas

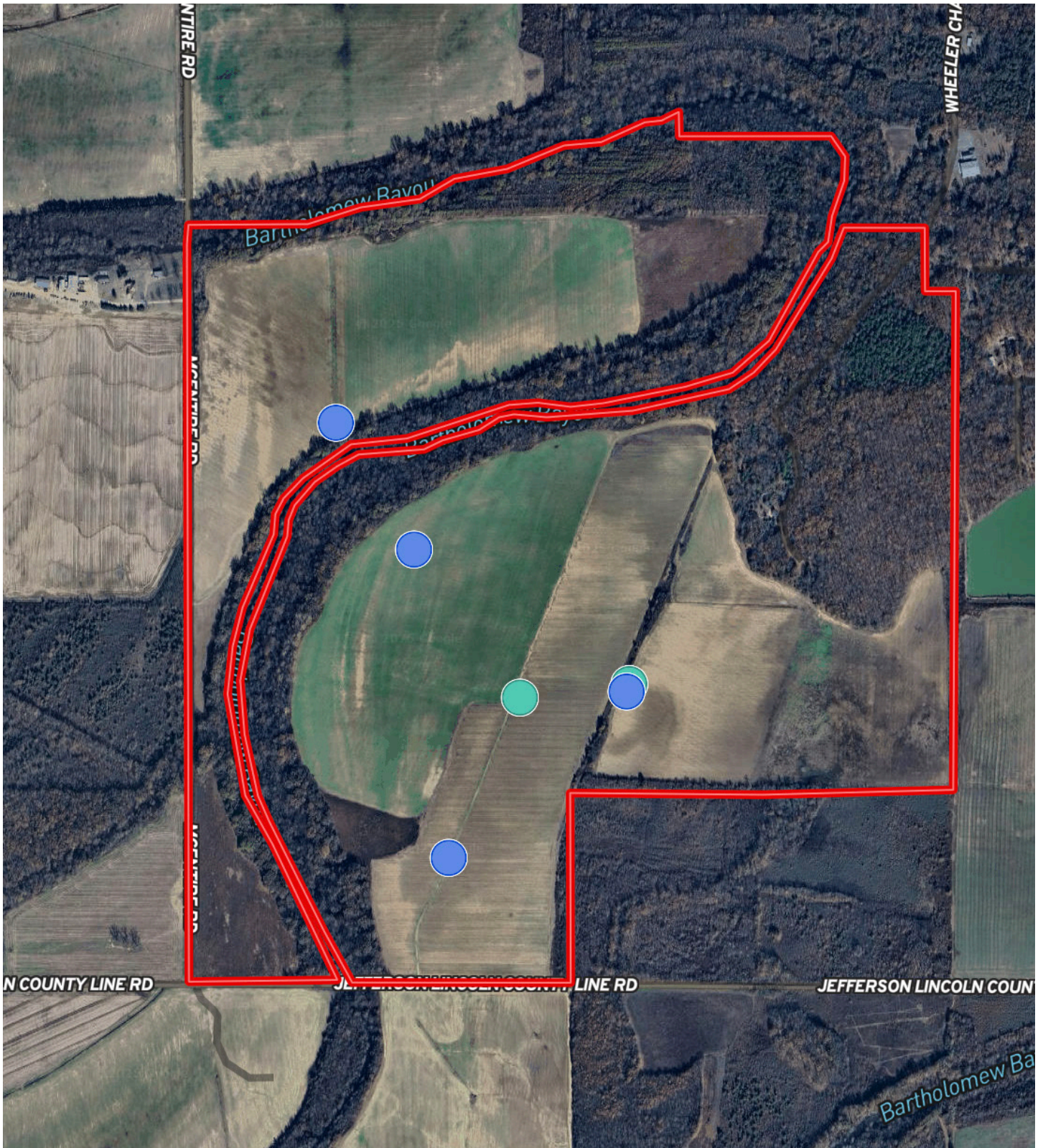
Mileage Chart

Pine Bluff	13 miles
Star City	15 miles
Stuttgart	40 miles
DeWitt	57 miles
Little Rock	60 miles

The farm has great access from County Line Road, McEntire Road, and Wheeler Chapel Road.



IRRIGATION MAP



Riser



Diesel Turbine Well



FARM INFORMATION

Irrigation

The tillable acreage is irrigated by four wells, with the exception of 61.98± acres. See irrigation map within this offering brochure for more details.

Soils

Class II: 61%

Class III: 39%

Farm Bases

Please see attached Farm Service Agency (FSA) 156EZ within this brochure.

Farming Contract

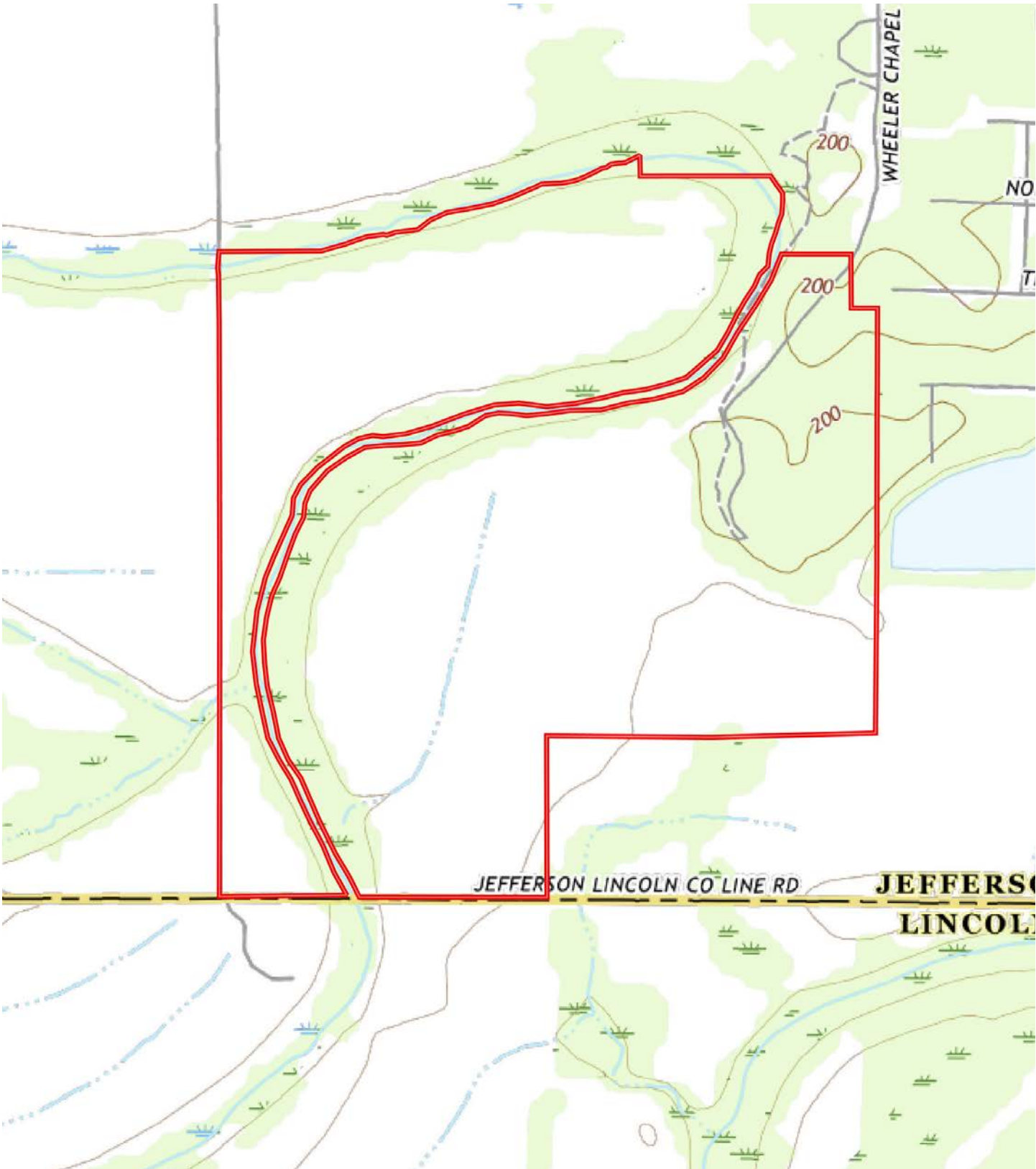
The tillable acreage is leased to M & D Farm Partnership on a crop share through a written lease that terminates on December 31st, 2026. The crop share is 80 / 20 with the landowner having no expense in the crop. A copy of the lease can be provided to qualified buyers.

Conservation Reserve Program (CRP)

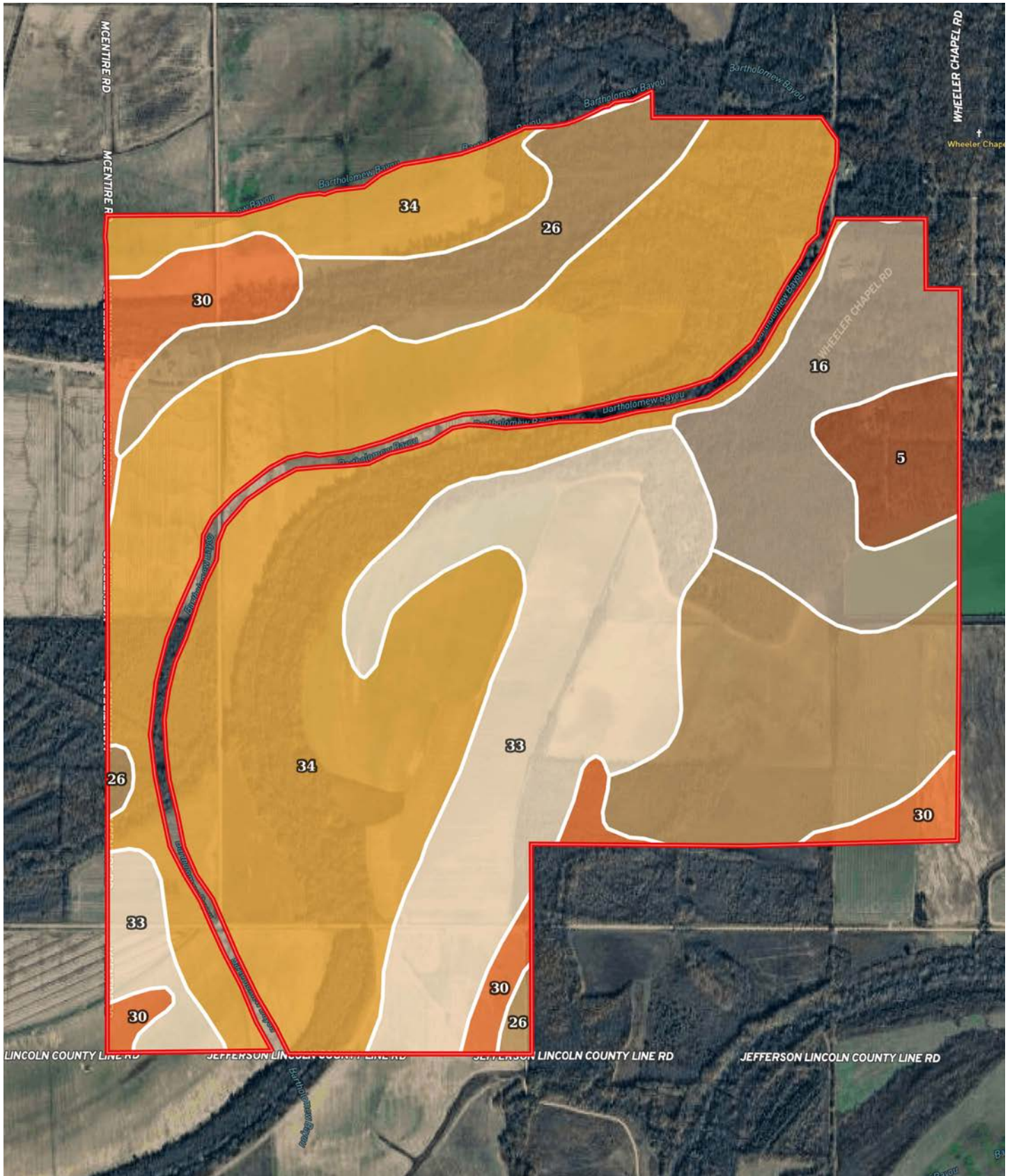
Farm Number	Tract Number	Expiration Date	Field Number	Acreage	Rental Rate	Payment
3097	8280	9/30/31	3	4.33	\$127.98	\$554.15
3097	8280	9/30/31	4	2.22	\$127.98	\$284.12
3097	8280	9/30/31	5	2.50	\$127.98	\$319.95
3097	7988	9/30/33	1	9.06	\$71.00	\$643.26
3097	1430	9/30/34	1	2.72	\$64.00	\$174.08
Total				20.83		\$1,975.56



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
34	Rilla silt loam, 1 to 3 percent slopes	267.28	46.32	0	86	2e
26	Perry clay, 0 to 1 percent slopes	105.01	18.2	0	48	3w
33	Rilla silt loam, 0 to 1 percent slopes	104.16	18.05	0	85	2e
16	Grenada silt loam, 3 to 8 percent slopes	54.02	9.36	0	57	3e
30	Portland clay, 0 to 1 percent slopes	30.74	5.33	0	56	3w
5	Calloway silt loam, 1 to 3 percent slopes	15.77	2.73	0	63	2e
TOTALS		576.98(*)	100%	-	73.96	2.33

(*) 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.

Real Estate Taxes

Parcel Number	Acreage	Est. Real Estate Tax
001-12330-000	519.67	\$4,707.89
001-12260-001	31.85	\$88.27
Total	551.52	\$4,796.16

Offering Price

\$2,035,000.00 (\$3,700.00 / acre)

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

Gar Lile

501.920.7015 (m)

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Gardner Lile

501.658.9275 (m)

gardner@lilerealestate.com





ARKANSAS
JEFFERSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3097
Prepared : 12/3/24 1:32 PM CST
Crop Year : 2025

Tract Number : 8280
Description :
FSA Physical Location : ARKANSAS/JEFFERSON
ANSI Physical Location : ARKANSAS/JEFFERSON
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 : DEAN CHAMBLISS LIMITED PARTNERSHIP
Other Producers : None
Recon ID : 05-069-2011-22

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
12.87	9.05	9.05	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	0.00	0.00	9.05	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

NOTES

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In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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 http://www.ascr.usda.gov/complaint_filing_cust.html 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) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

ARKANSAS
JEFFERSON



United States Department of Agriculture
Farm Service Agency

FARM : 3837

Prepared : 12/3/24 1:32 PM CST

Form: FSA-156EZ

Crop Year : 2025

See Page 4 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : M & D FARMS
 CRP Contract Number(s) : None
 Recon ID : 05-069-2021-52
 Transferred From : None
 ARCPLC G/F Eligibility : Eligible

Tract Number : 1984

Description : L/14
 FSA Physical Location : ARKANSAS/JEFFERSON
 ANSI Physical Location : ARKANSAS/JEFFERSON
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : DEAN CHAMBLISS LIMITED PARTNERSHIP
 Other Producers : None
 Recon ID : None

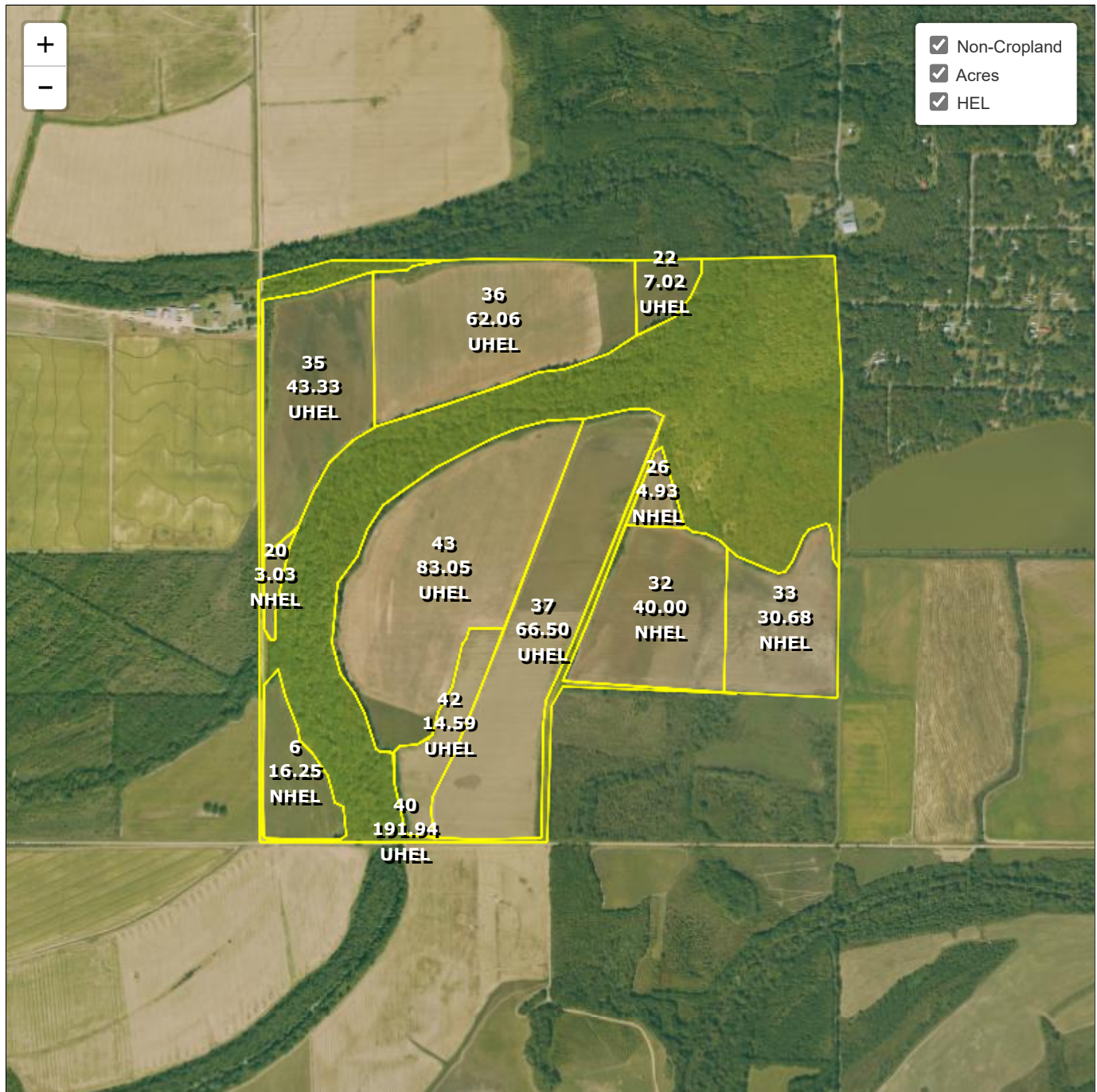
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
563.38	371.44	371.44	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	371.44	5.10	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	26.29	0.00	35
Corn	1.72	0.00	87
Grain Sorghum	2.23	0.00	54
Soybeans	126.99	0.00	26
Rice-Long Grain	186.60	0.00	5706
Rice-Medium Grain	6.71	0.00	4588
TOTAL	350.54	0.00	

NOTES



Common Land Unit
 □ Cropland ■ Non-cropland ■ CRP

2025 Crop Year

Farm **3837**
 Tract **1984**

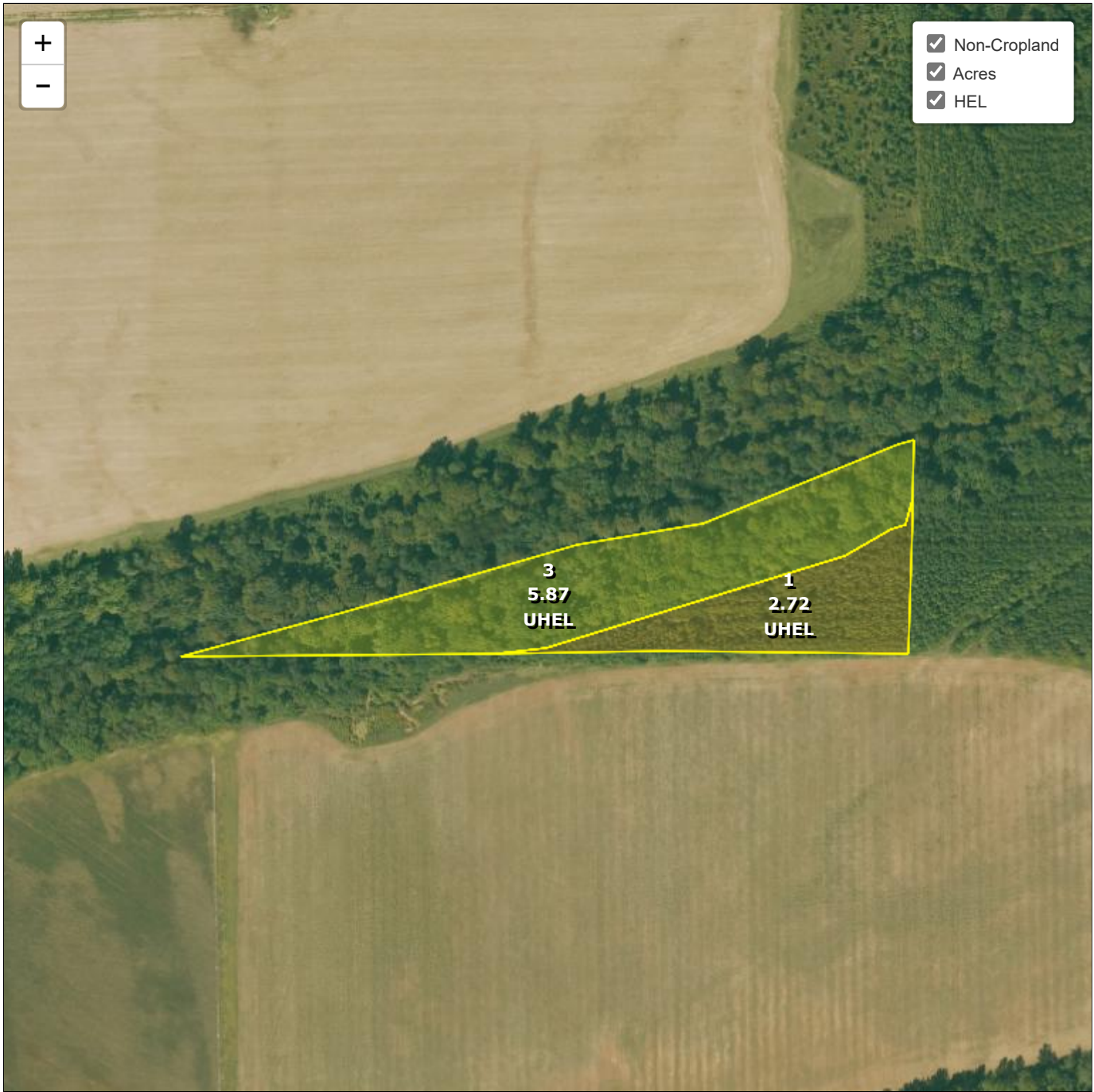
Wetland Determination Identifiers

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



Tract 3 of 4

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).



Common Land Unit

- Cropland
- Non-cropland
- CRP

2025 Crop Year

Farm **3097**
Tract **1430**

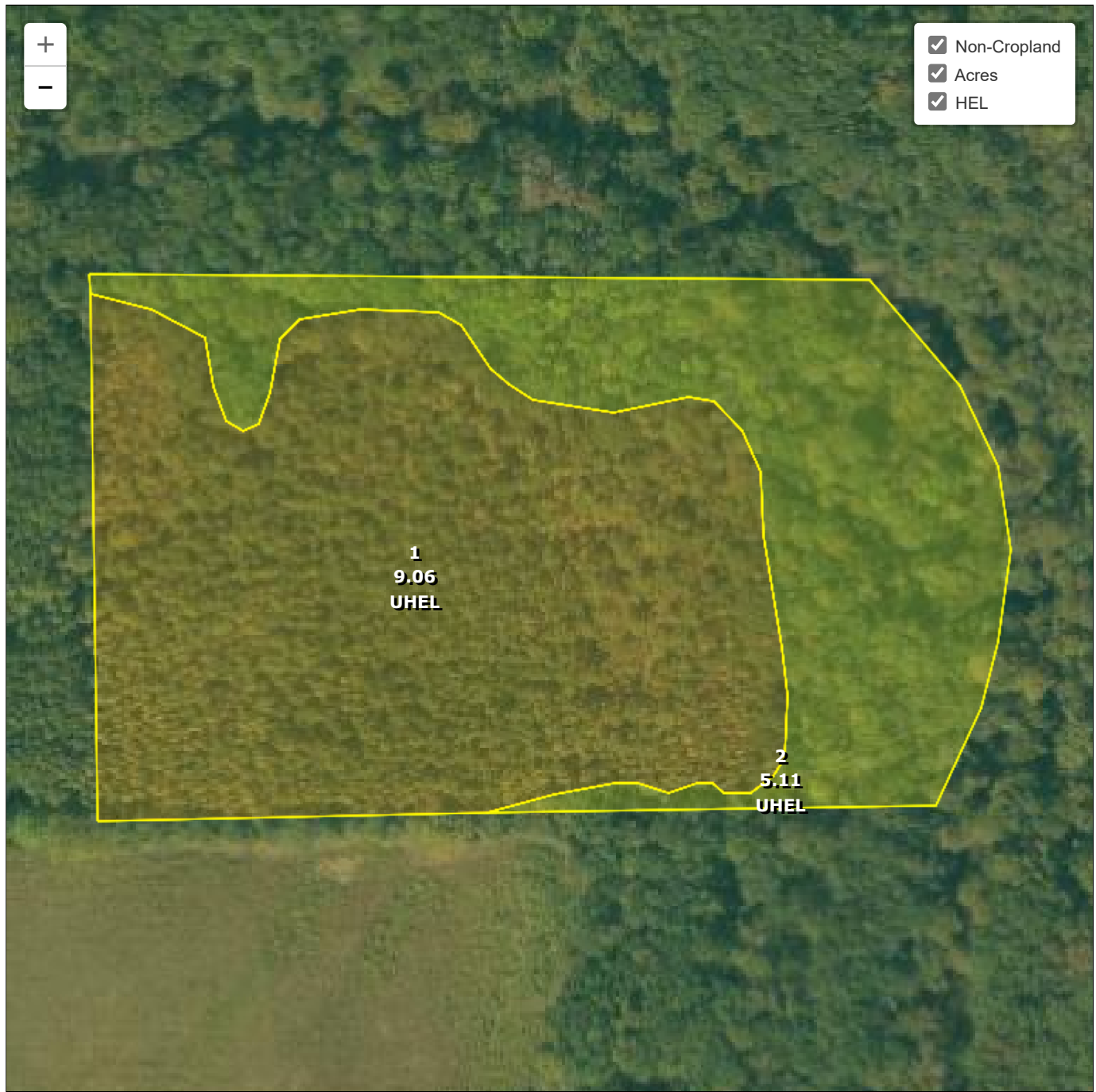
Wetland Determination Identifiers

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



Tract 1 of 3

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Common Land Unit
 □ Cropland □ Non-cropland □ CRP

2025 Crop Year

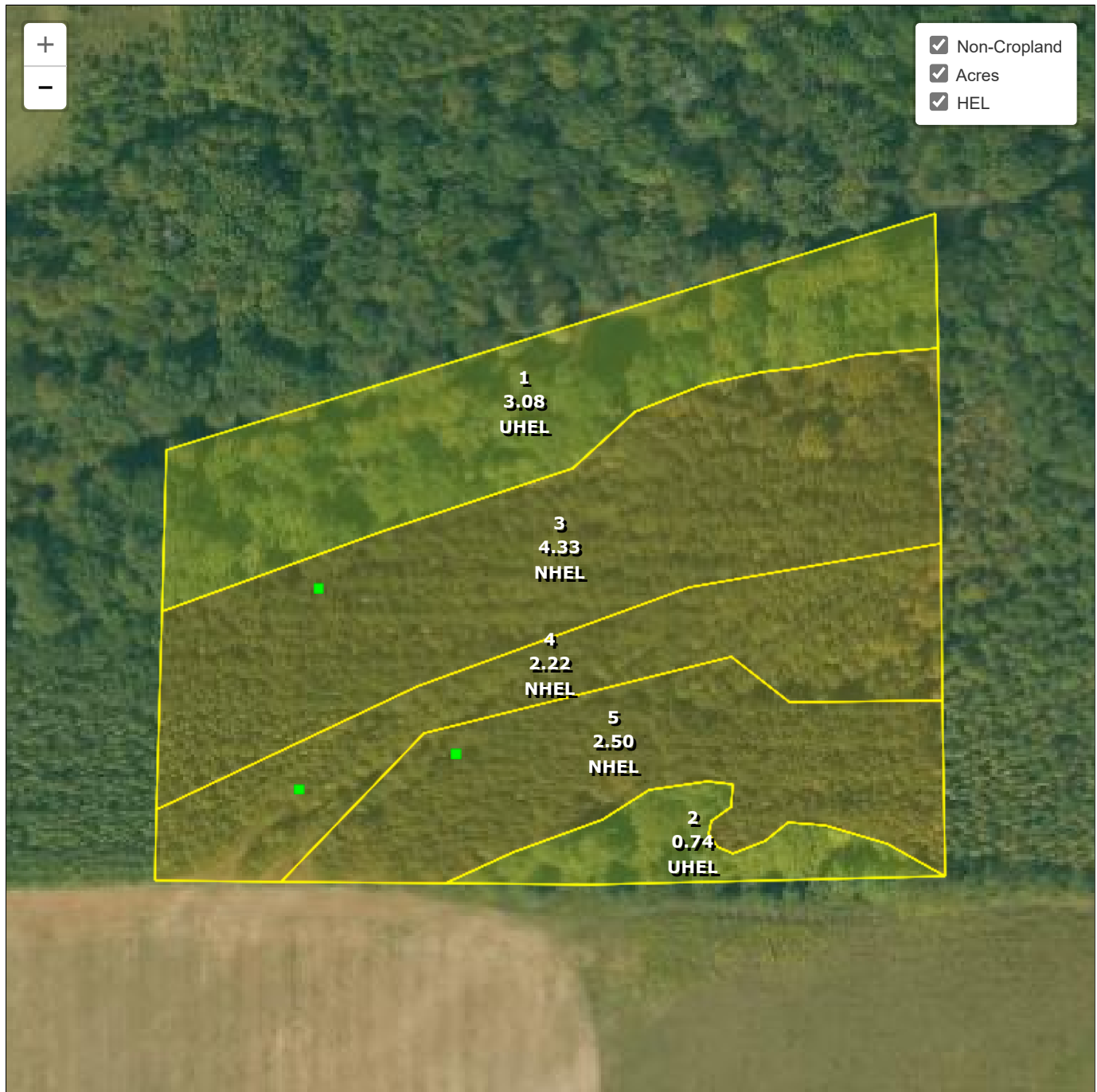
Farm **3097**
 Tract **7988**

Wetland Determination Identifiers

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



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Common Land Unit
 □ Cropland □ Non-cropland □ CRP

2025 Crop Year

Farm **3097**
 Tract **8280**

Wetland Determination Identifiers

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



Tract 3 of 3

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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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For more information or to
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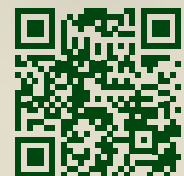
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