



# CYPRESS CREEK FARMS

An Agricultural and Recreational Investment Opportunity

314.88± Total Acres | \$1,950,000.00

Desha County, Arkansas

**PRICE IMPROVEMENT**



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# CYPRESS CREEK FARMS

## QUICK FACTS

### Acreage

314.88± total acres  
298.85± tillable acres

### Location

Watson, Desha County, Arkansas

### Irrigation

Fully irrigated

### Recreation

Waterfowl hunting

### Efficiency

94.91%

### Access

Excellent access from Desha  
County Road 38, 53, and 263

### Farming Contract

Verbal farming agreement with  
Mark Singleton for 2025

### Offering Price

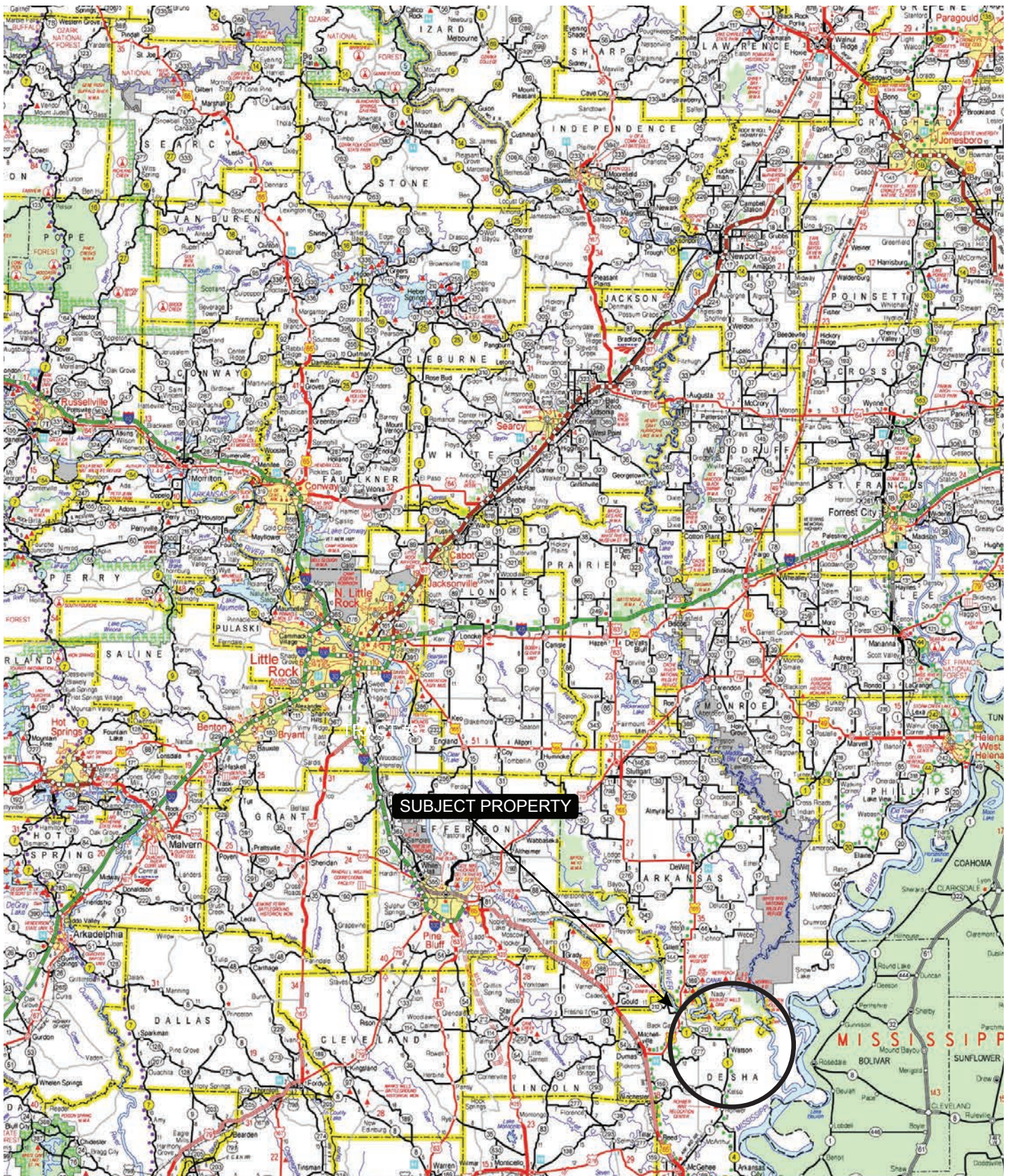
\$1,950,000.00 (originally  
~~\$2,151,720.00~~)







# VICINITY MAP





# PROPERTY DESCRIPTION

## CYPRESS CREEK FARMS

Cypress Creek Farms consists of 314.88± acres across four (4) tracts, all located in Desha County near Watson, Arkansas. The farm offers the opportunity to acquire a row crop farm that has been in the same family ownership for multiple generations. The Farm Service Agency reports a total of 298.85± tillable acres, all of which are irrigated. The farm's crop rotation has primarily been rice, soybeans, and corn. Additionally,

all of the farmland acres have been precision leveled.

The property is easily accessed from Desha County Roads 38, 53, and 263. There is a verbal farming agreement with Mark Singleton for 2025 (80/20% crop share). Recreational waterfowl hunting opportunities exist on the property.







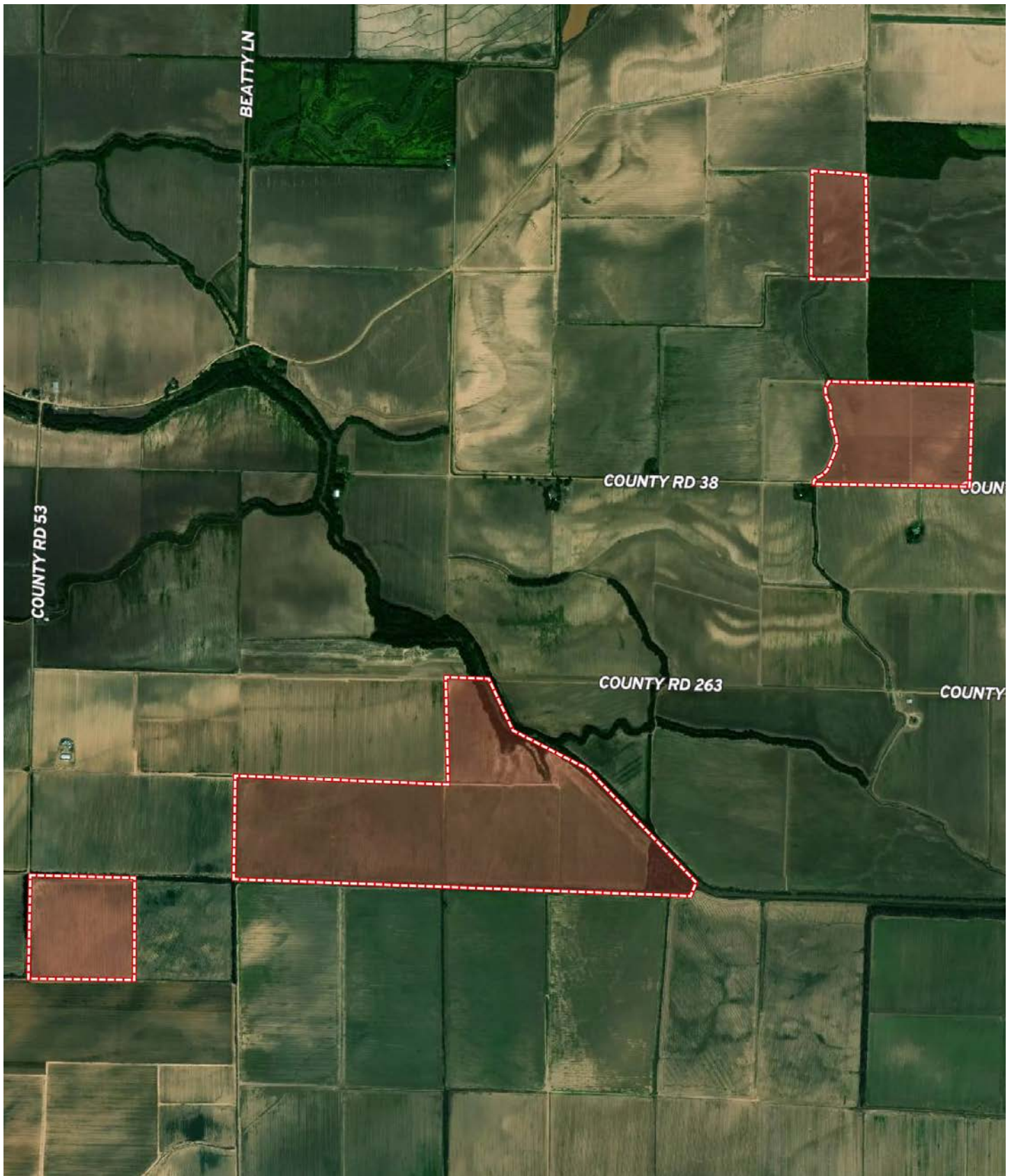


# LOCATION MAP





# AERIAL MAP









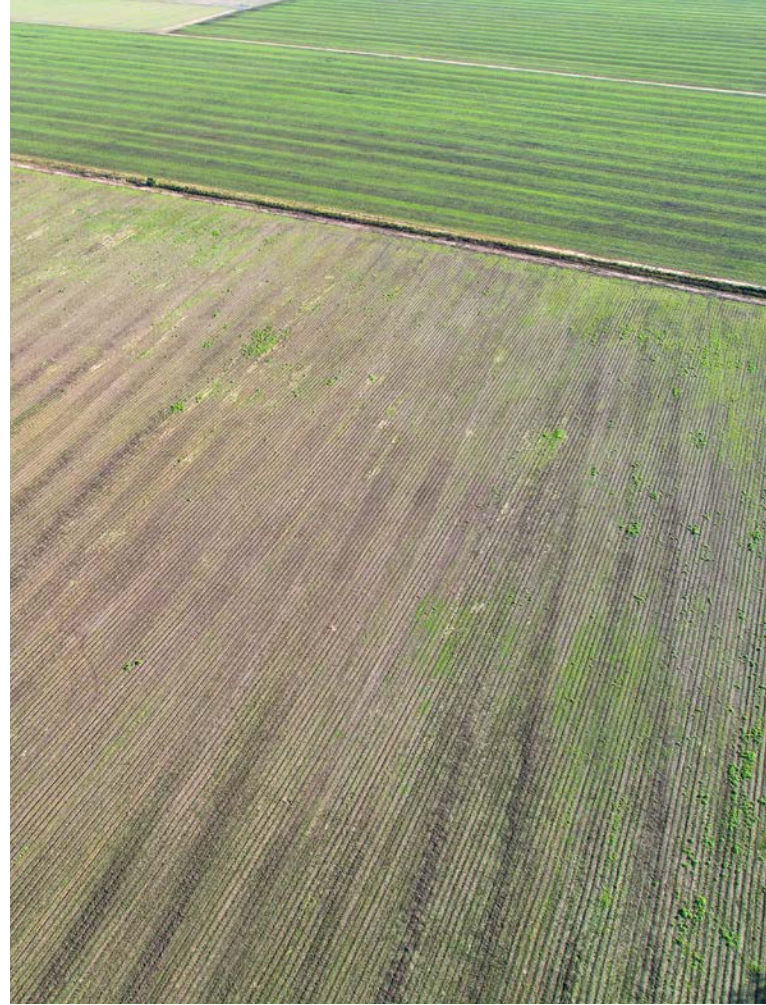
# LOCATION & ACCESS

Watson, Arkansas; Desha County;

## Mileage Chart

Watson, AR	1 Mile
McGehee, AR	12 Miles
Pine Bluff, AR	41 Miles
Monticello, AR	44 Miles
Greenville, MS	45 Miles

Excellent access from Desha County Road 38, 53, and 263.





# IRRIGATION MAP



Riser



Relift



Gearhead Well



Electric Sub

Pipeline



# IRRIGATION MAP



Riser



Relift



Gearhead Well



Electric Sub

 Pipeline





# FARM INFORMATION

## **Soils**

Class III: 98.87%

## **Efficiency**

94.91%

## **Irrigation**

All of the tillable acreage is irrigated. See the irrigation map in this brochure for more information.

## **Farming Contract**

There is a verbal farming agreement for 2025 (80/20% crop share).

## **Farm Bases**

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

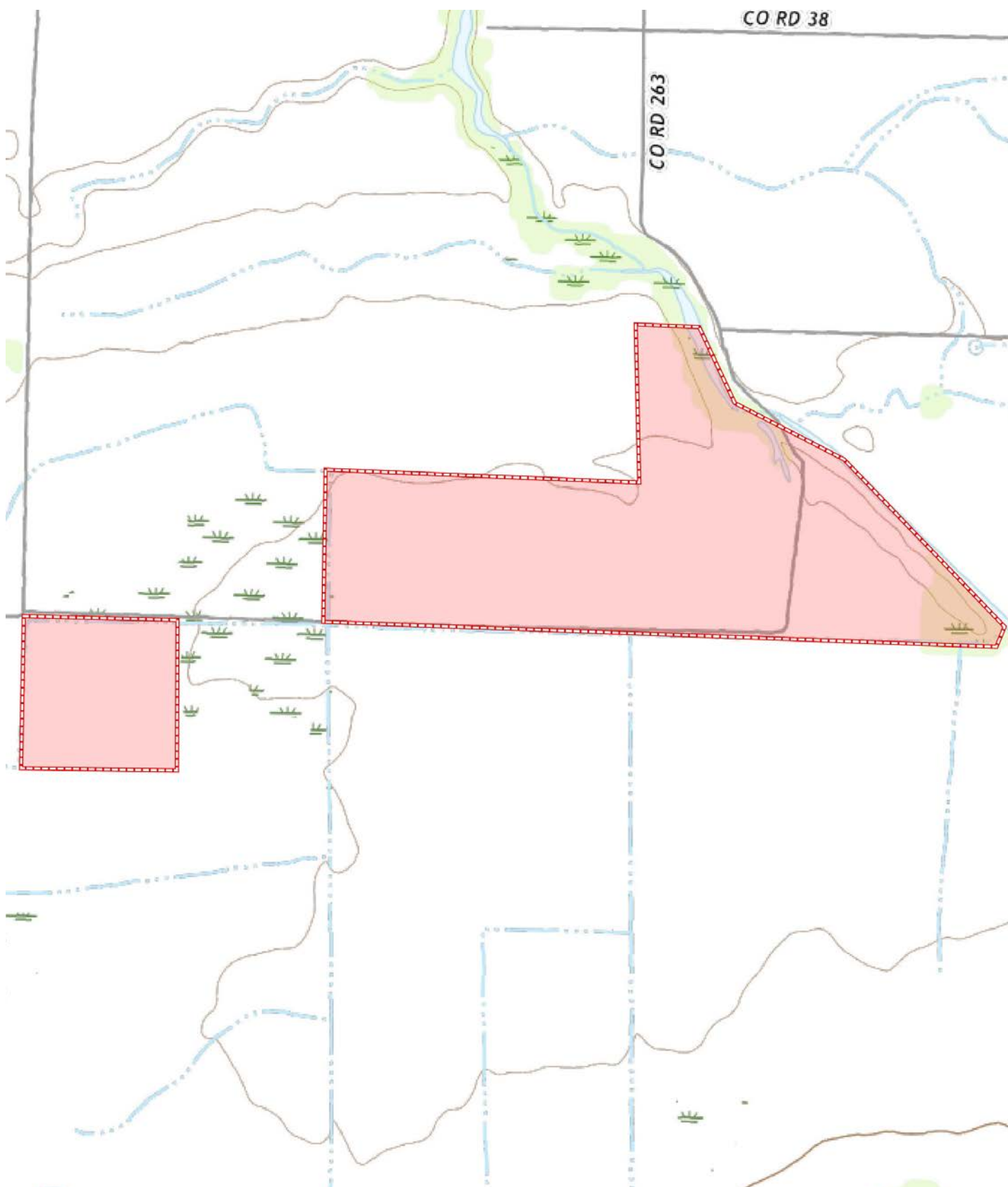
## **Land Level**

All farmland acres have been precision leveled.



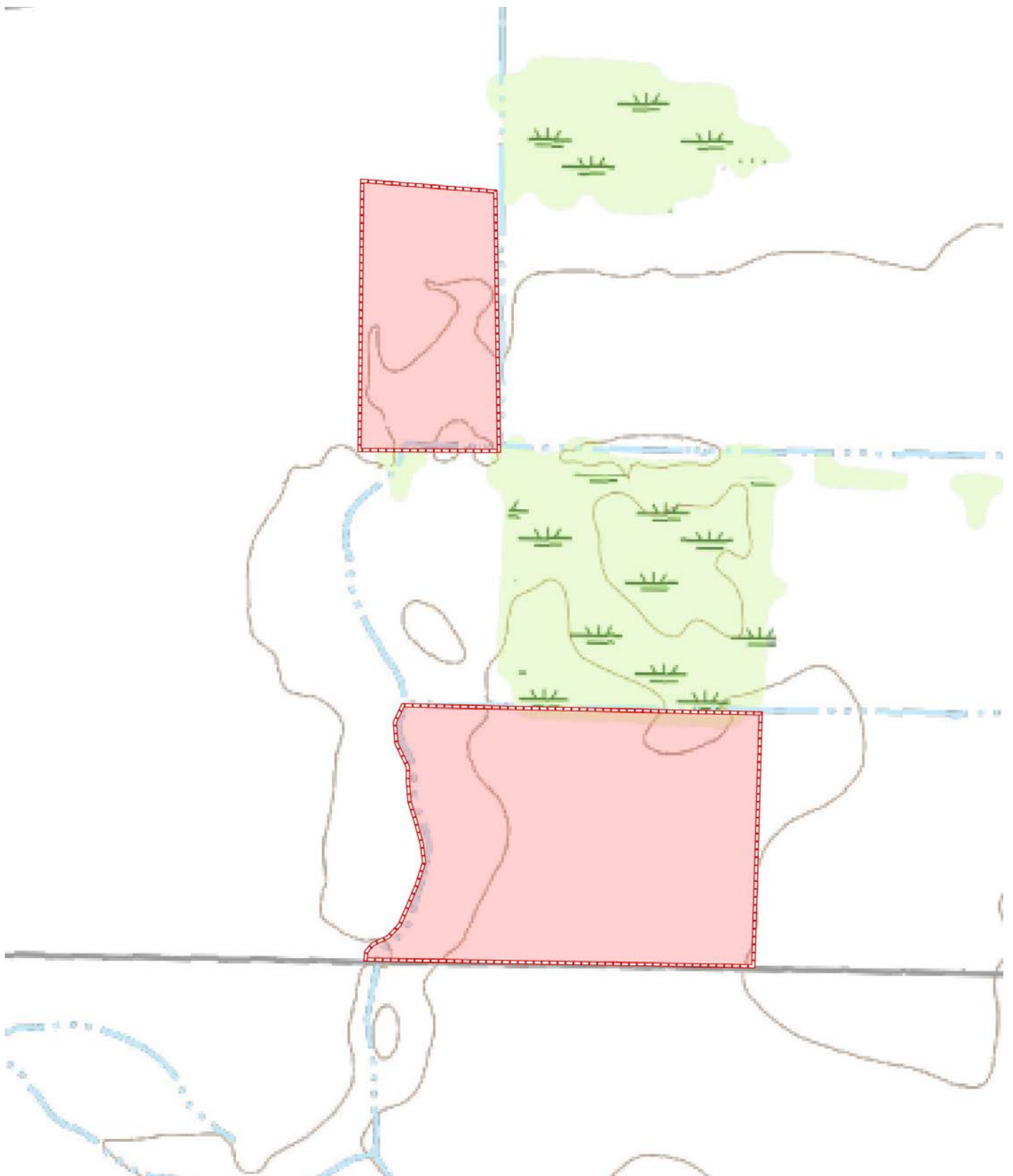


# TOPOGRAPHY MAP

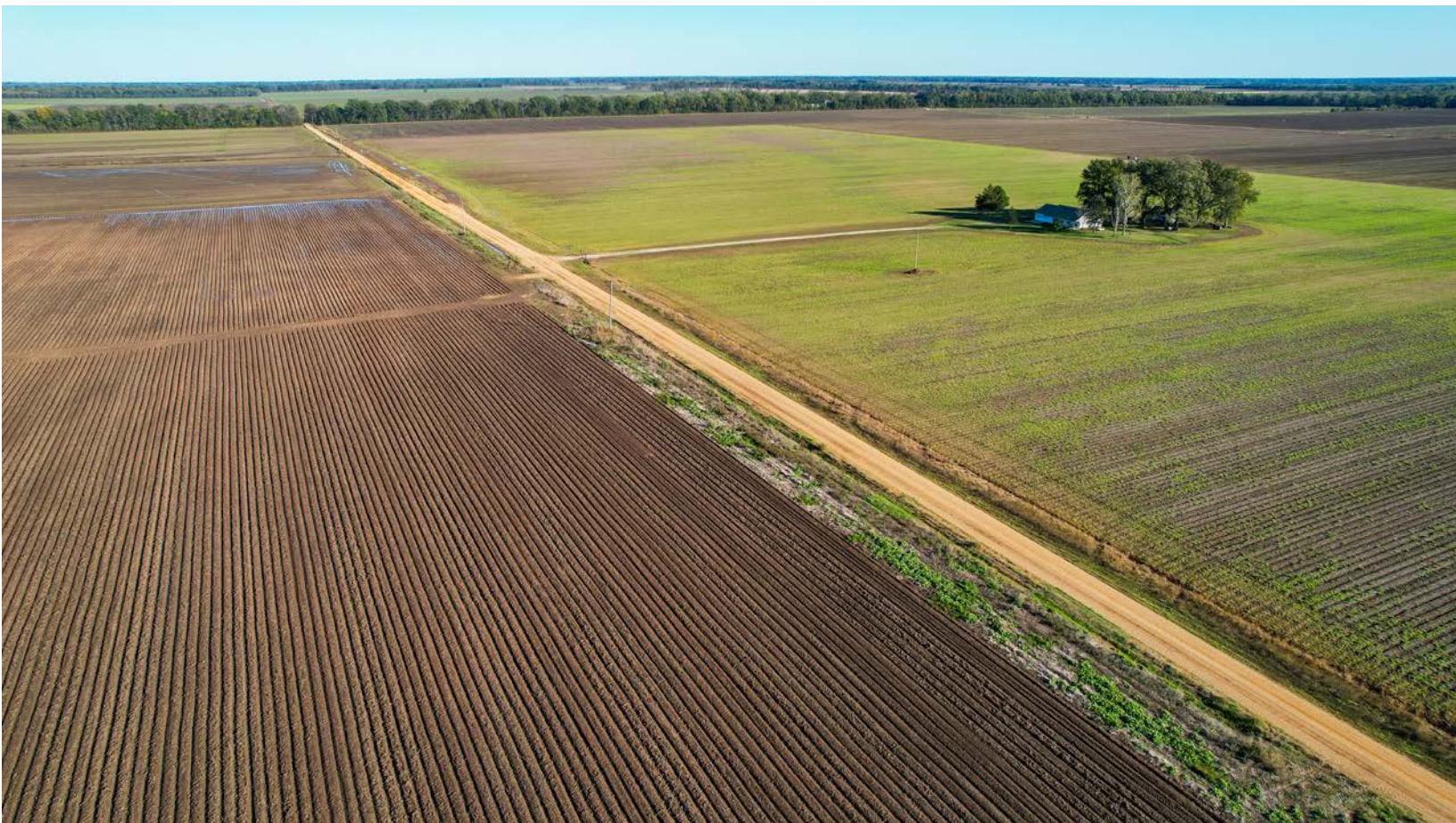




# TOPOGRAPHY MAP

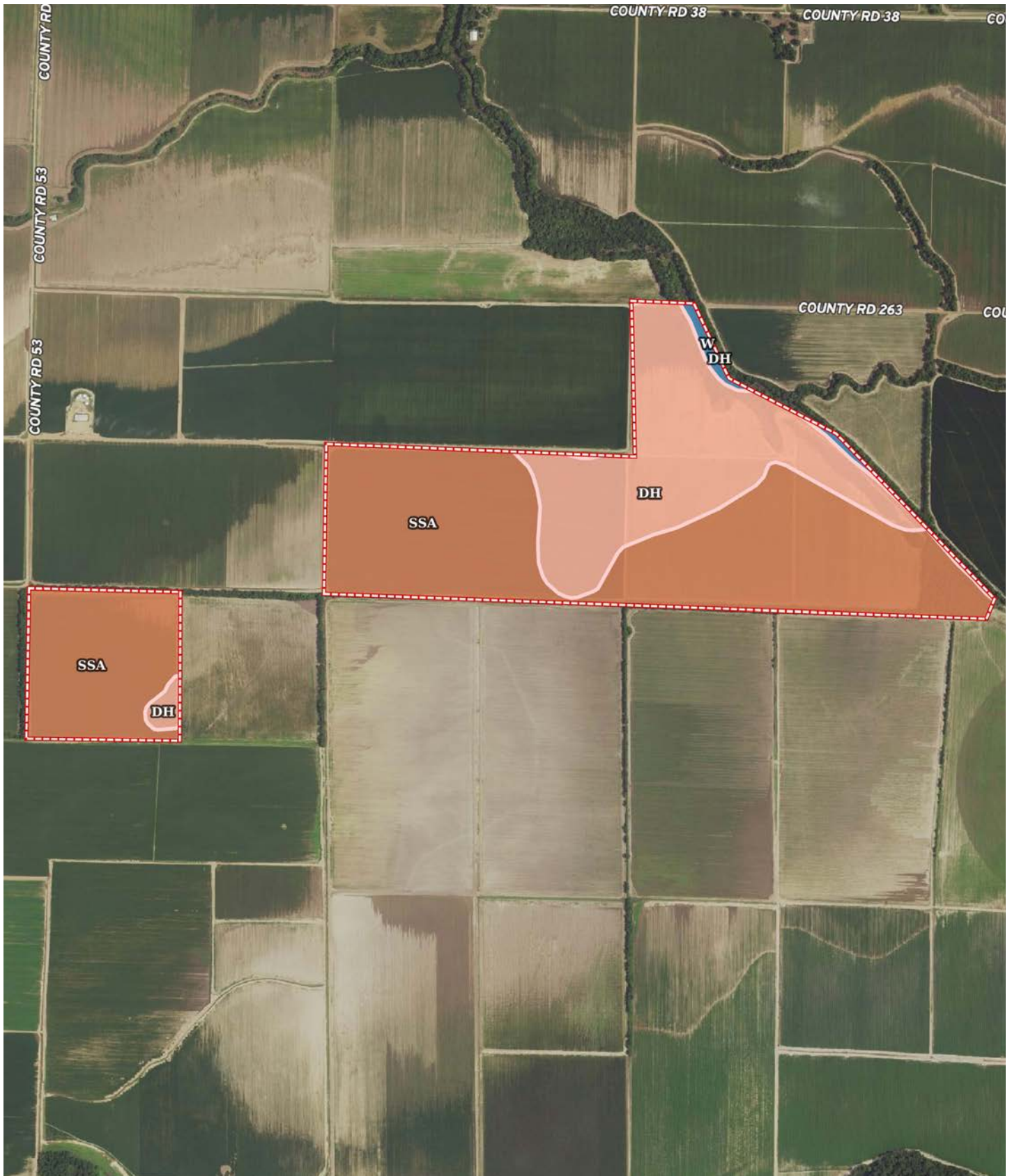








# SOIL MAP





# SOIL MAP





# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SsA	Sharkey and Desha clays, 0 to 1 percent slopes	235.38	73.89	0	57	3w
Dh	Desha clay, 0 to 1 percent slopes, rarely flooded	79.56	24.98	0	56	3w
W	Water	3.61	1.13	0	-	-
TOTALS		318.55(*)	100%	-	56.11	3.0

(\*) 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

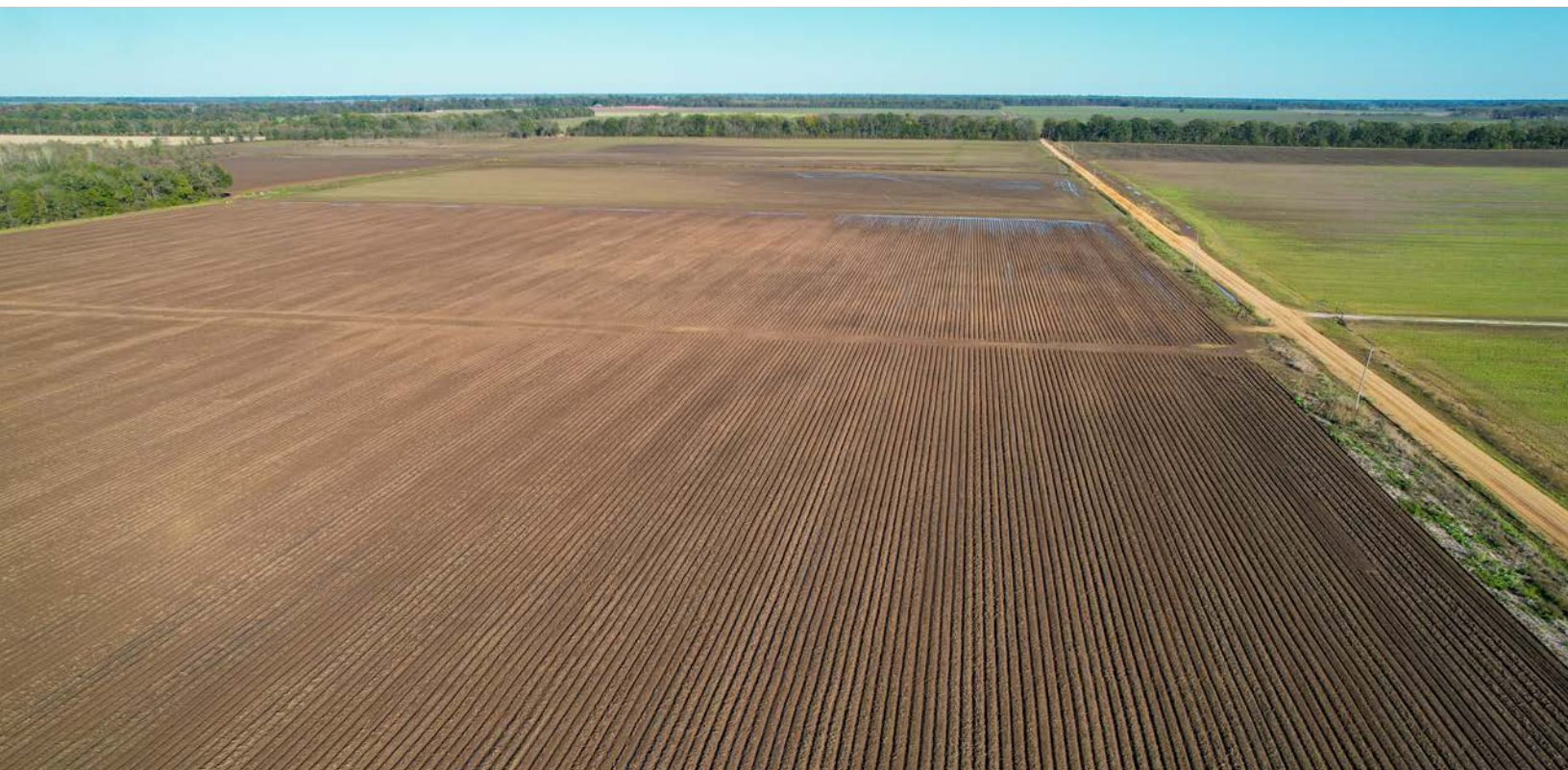
\$1,950,000.00 (originally \$2,151,720.00)

To learn more about the Cypress Creek Farms or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

## Brandon Stafford

501-416-9748 (m)

[bstafford@lilerealestate.com](mailto:bstafford@lilerealestate.com)





# FARM SERVICE AGENCY

<b>ARKANSAS</b> <b>DESHA</b> <b>Form: FSA-156EZ</b> <small>See Page 4 for non-discriminatory Statements.</small>	 <b>United States Department of Agriculture</b> <b>Farm Service Agency</b> <b>Abbreviated 156 Farm Record</b>	<b>FARM : 3313</b> <b>Prepared : 11/13/24 8:51 AM CST</b> <b>Crop Year : 2025</b>
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**Operator Name** : SINGLETON FARMS PARTNERSHIP  
**CRP Contract Number(s)** : None  
**Recon ID** : 05-041-2025-5  
**Transferred From** : None  
**ARCPLC G/V/F Eligibility** : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
314.88	298.85	298.85	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	298.85		3.93		0.00	0.00	0.00	0.00

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

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	11.95	0.00	47	
Soybeans	187.40	0.00	44	97
Rice-Long Grain	76.70	0.00	7517	
Rice-Medium Grain	3.45	0.00	8350	
<b>TOTAL</b>	<b>279.50</b>	<b>0.00</b>		

NOTES

**Tract Number** : 826  
**Description** : E-7, Sec. 34  
**FSA Physical Location** : ARKANSAS/DESHA  
**ANSI Physical Location** : ARKANSAS/DESHA  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : RANDY SINGLETON, PAULA SINGLETON  
**Other Producers** : None  
**Recon ID** : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
23.26	23.26	23.26	0.00	0.00	0.00	0.00	0.0



# FARM SERVICE AGENCY

ARKANSAS  
DESHA  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 3313  
Prepared : 11/13/24 8:51 AM CST  
Crop Year : 2025

### Tract 826 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	23.26	0.30	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	10.70	0.00	47
Soybeans	12.85	0.00	44
<b>TOTAL</b>	<b>23.55</b>	<b>0.00</b>	

### NOTES

Tract Number : 829

Description : E-8, Sec. 9  
FSA Physical Location : ARKANSAS/DESHA  
ANSI Physical Location : ARKANSAS/DESHA  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : RANDY SINGLETON, PAULA SINGLETON  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
42.19	40.10	40.10	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	40.10	0.50	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	20.00	0.00	44
Rice-Long Grain	19.05	0.00	7517
Rice-Medium Grain	1.55	0.00	8232
<b>TOTAL</b>	<b>40.60</b>	<b>0.00</b>	

### NOTES



# FARM SERVICE AGENCY

ARKANSAS  
DESHA  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 3313  
Prepared : 11/13/24 8:51 AM CST  
Crop Year : 2025

Tract Number : 8271

Description :  
FSA Physical Location : ARKANSAS/DESHA  
ANSI Physical Location : ARKANSAS/DESHA  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : RANDY SINGLETON, PAULA SINGLETON  
Other Producers : None  
Recon ID : 05-041-2025-1

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
54.14	54.14	54.14	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	54.14	0.68	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	31.40	0.00	44
Rice-Long Grain	13.59	0.00	7517
Rice-Medium Grain	1.05	0.00	8447
<b>TOTAL</b>	<b>46.04</b>	<b>0.00</b>	

### NOTES

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Tract Number : 8273

Description :  
FSA Physical Location : ARKANSAS/DESHA  
ANSI Physical Location : ARKANSAS/DESHA  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : RANDY SINGLETON, PAULA SINGLETON  
Other Producers : None  
Recon ID : 05-041-2025-2

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
195.29	181.35	181.35	0.00	0.00	0.00	0.00	0.0



# FARM SERVICE AGENCY

ARKANSAS  
DESHA  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 3313  
Prepared : 11/13/24 8:51 AM CST  
Crop Year : 2025

### Tract 8273 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	181.35	2.45	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.25	0.00	47
Soybeans	123.15	0.00	44
Rice-Long Grain	44.06	0.00	7517
Rice-Medium Grain	0.85	0.00	8447
<b>TOTAL</b>	<b>169.31</b>	<b>0.00</b>	

### NOTES

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.

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# FARM SERVICE AGENCY

USDA Desha County, Arkansas



**Common Land Unit**  
  Cropland      Non-cropland      CRP

**2025 Crop Year**

**Farm 3313**  
**Tract 826**

Wetland Determination Identifiers

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



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# FARM SERVICE AGENCY

USDA Desha County, Arkansas



**Common Land Unit**  
Cropland Non-cropland CRP

2025 Crop Year

Farm 3313  
Tract 829

- Wetland Determination Identifiers
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions

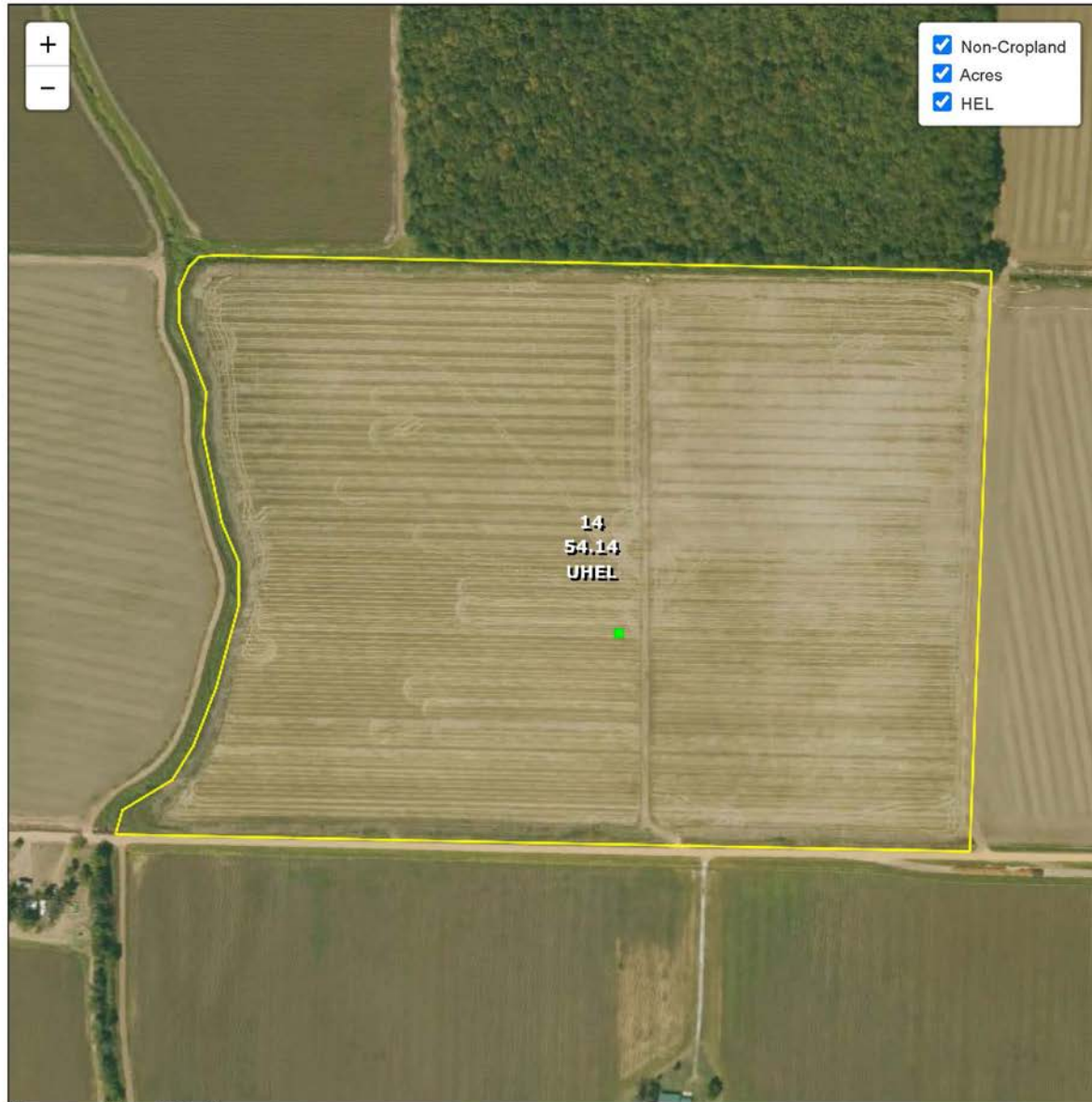


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# FARM SERVICE AGENCY

USDA Desha County, Arkansas



## Common Land Unit

Cropland
  Non-cropland
  CRP

Farm 3313  
Tract 8271

## Wetland Determination Identifiers

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

2025 Crop Year



Tract 3 of 4

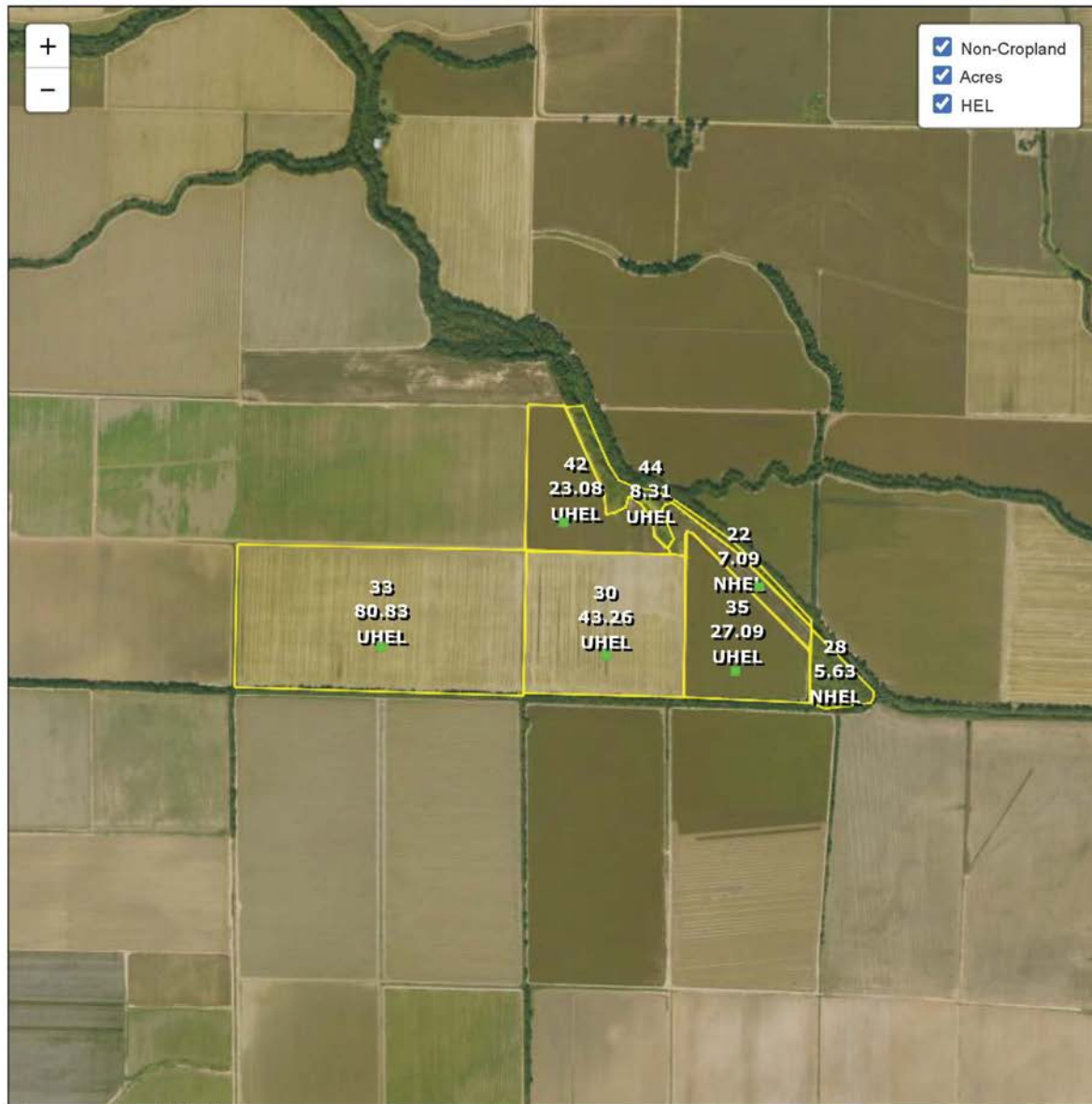
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# FARM SERVICE AGENCY



Desha County, Arkansas



## Common Land Unit

Cropland
  Non-cropland
  CRP

Farm 3313  
Tract 8273

## Wetland Determination Identifiers

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



Tract 4 of 4

2025 Crop Year

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**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.

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



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