



# MONROE FARM

An Agricultural Investment Opportunity

307± Total Acres | \$1,669,495.00

Monroe County, Arkansas



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE





# MONROE FARM

## QUICK FACTS

### **Acreage**

307± total acres  
282.59± tillable acres

### **Location**

Monroe, Arkansas

### **Irrigation**

Fully irrigated, except for  
34.3± acres

### **Soils**

Class II: 23%  
Class III: 77%

### **Access**

Arkansas State Highway 39  
and 79, Minnow Farm Road,  
and Smale Road

### **Farming Contract**

Leased through December  
31, 2026

### **Offering Price**

\$1,669,495.00

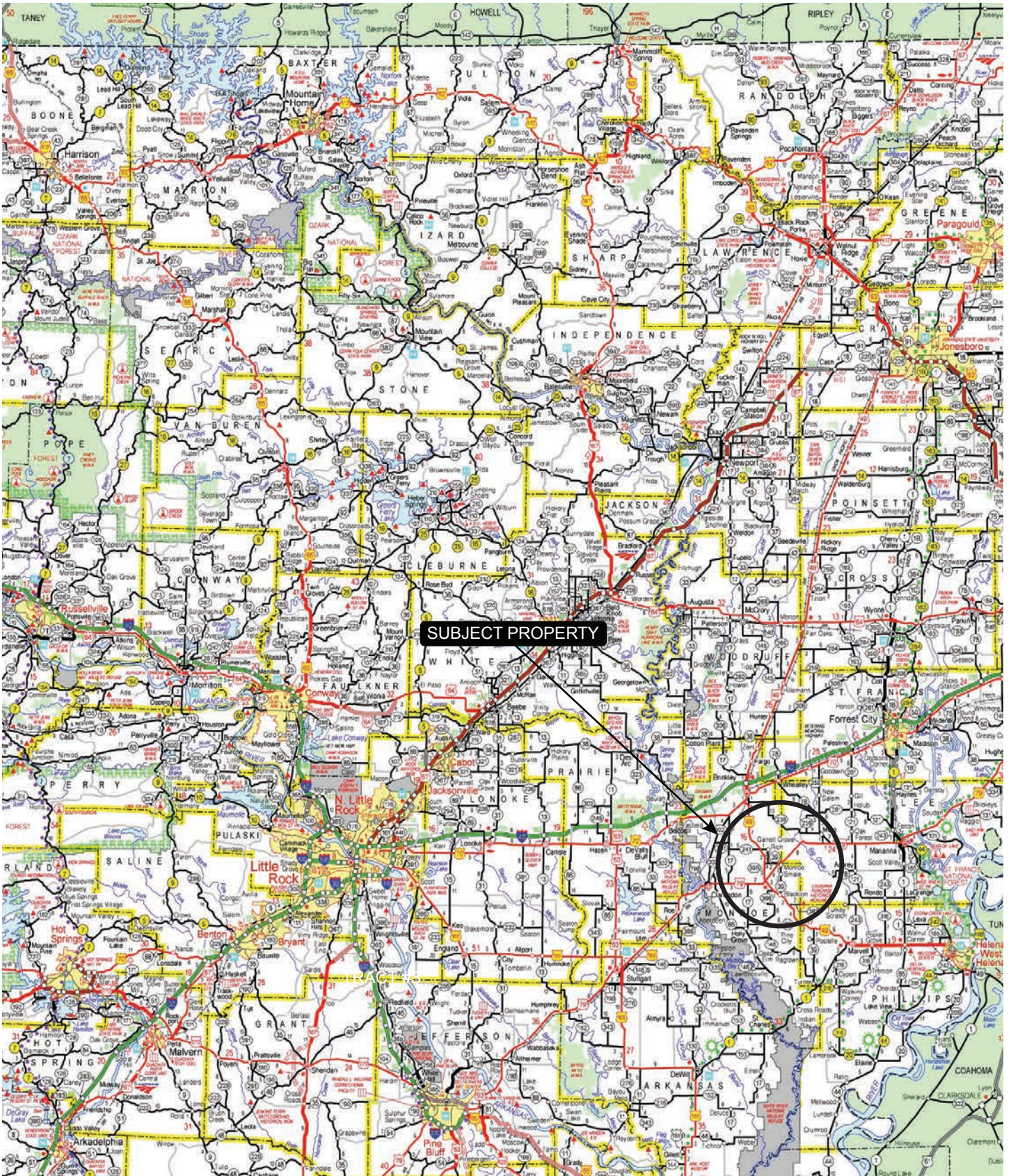








# VICINITY MAP





# PROPERTY DESCRIPTION

## MONROE FARM

The Monroe Farm consists of approximately 307± acres, in three (3) non-contiguous tracts, located in Monroe County, Arkansas just east of the community of Monroe. The Farm Service Agency office reports a total of 282.59± cropland acres that are all irrigated, with the exception of 34.3± acres. The irrigation infrastructure consists of six (6) electric submersible wells and a network of underground pipe.

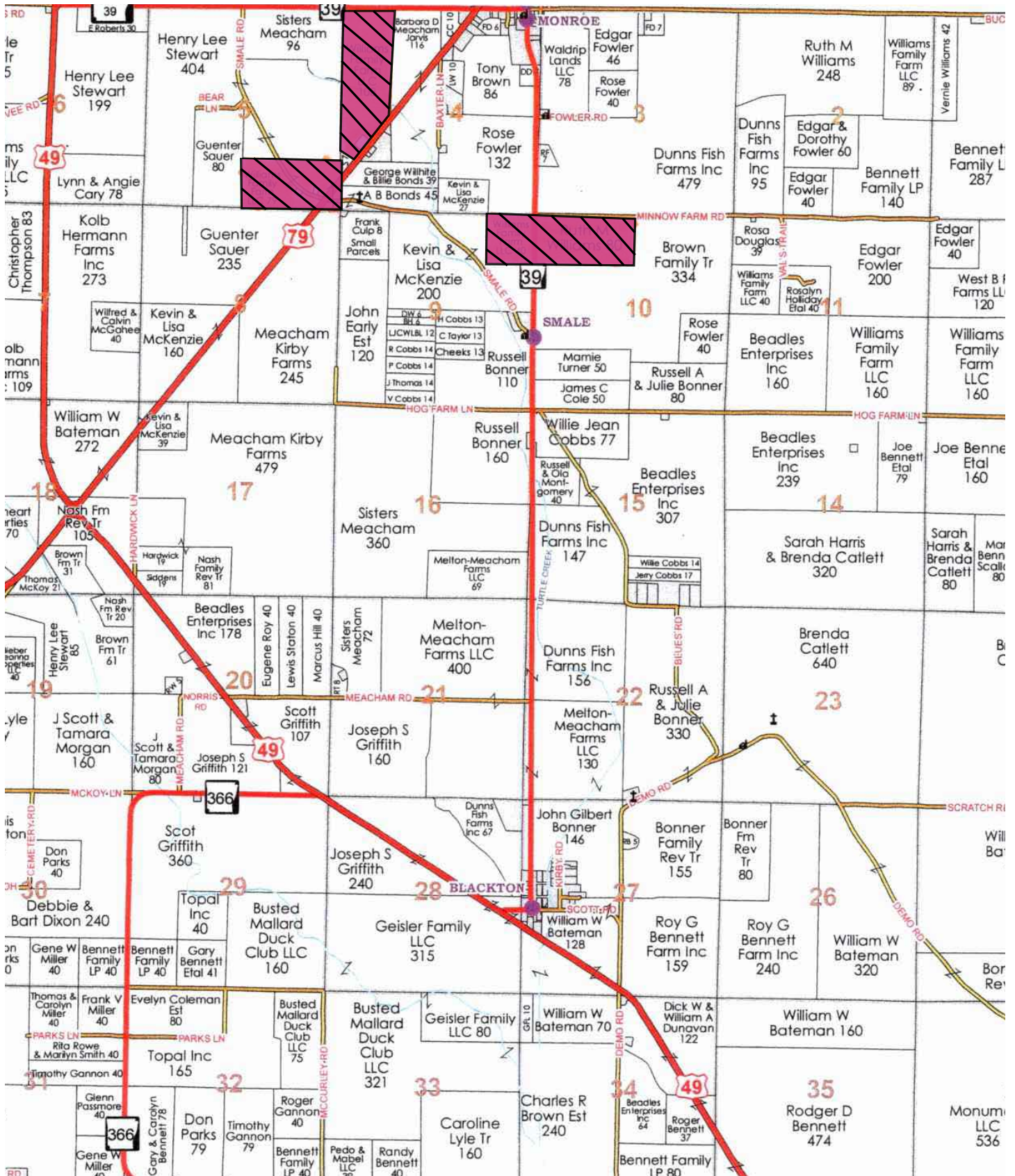
The tillable acreage has a historical crop rotation of rice and soybeans and is leased to J and

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 west tract has good access from Arkansas State Highway 79 & Smale Road, the north tract has good access from Arkansas State Highways 79 & 39, and the east tract is accessed from both Arkansas State Highway 39 & Minnow Farm Road.





# OWNERSHIP MAP

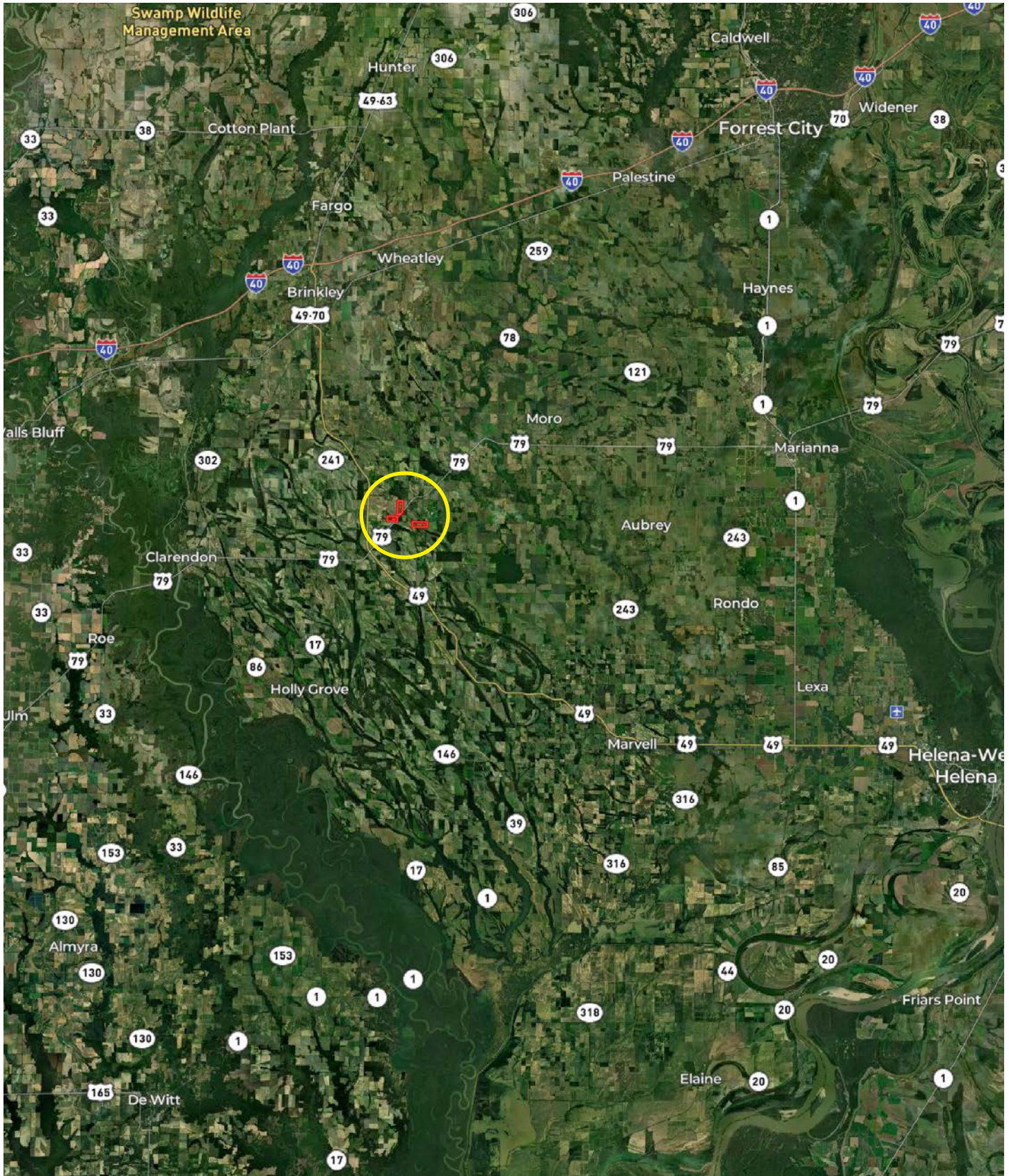






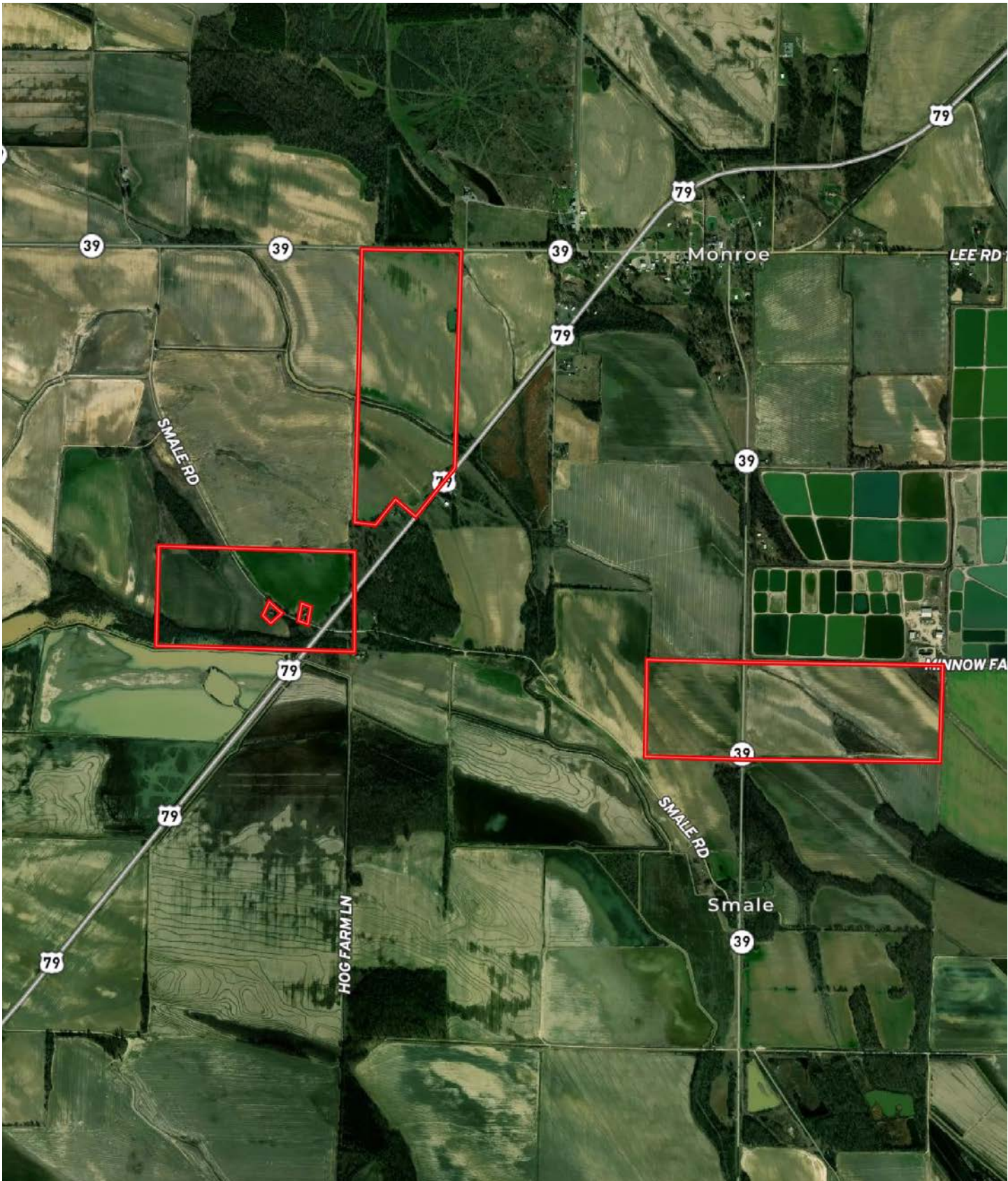


# LOCATION MAP



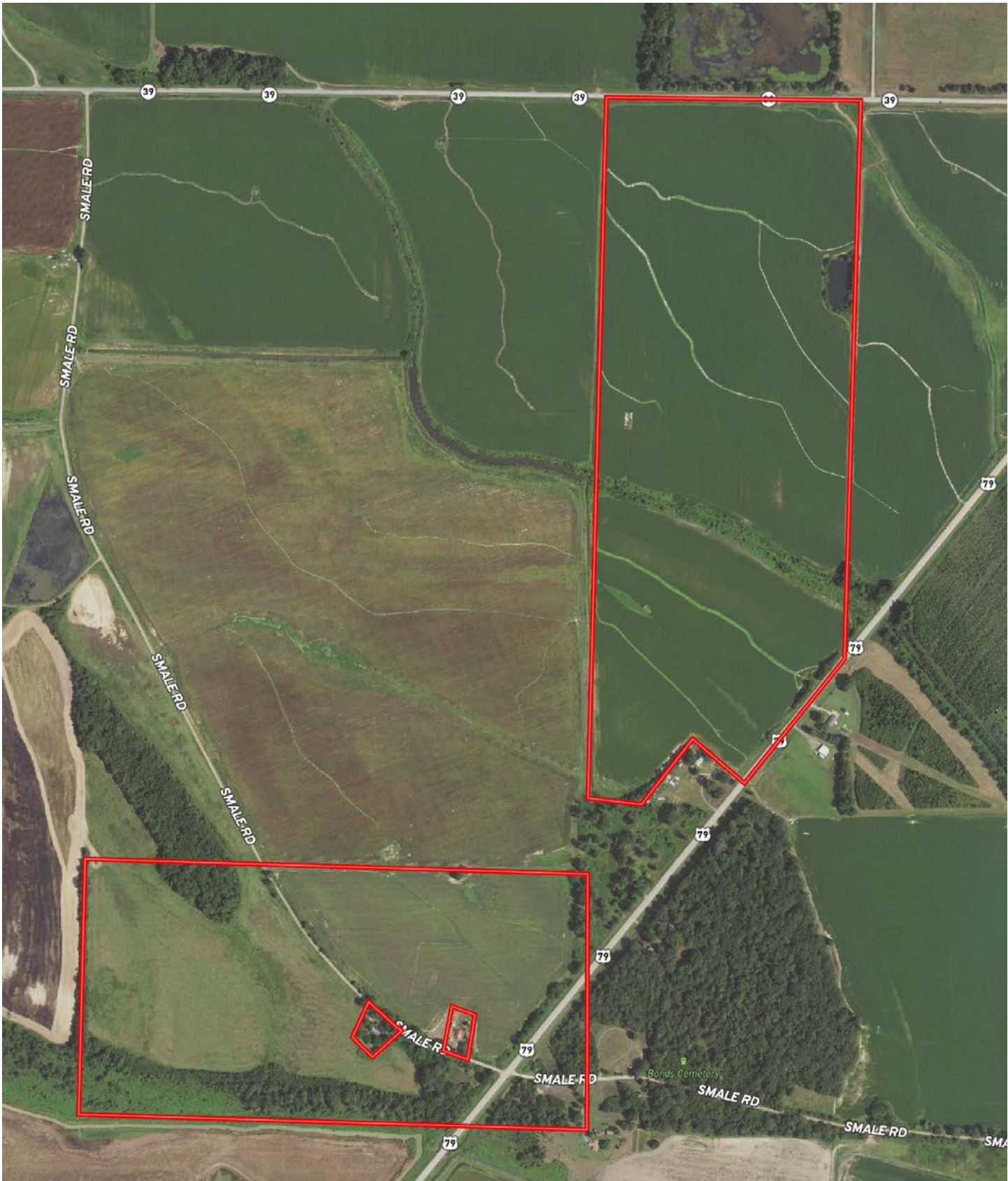


# AERIAL MAP



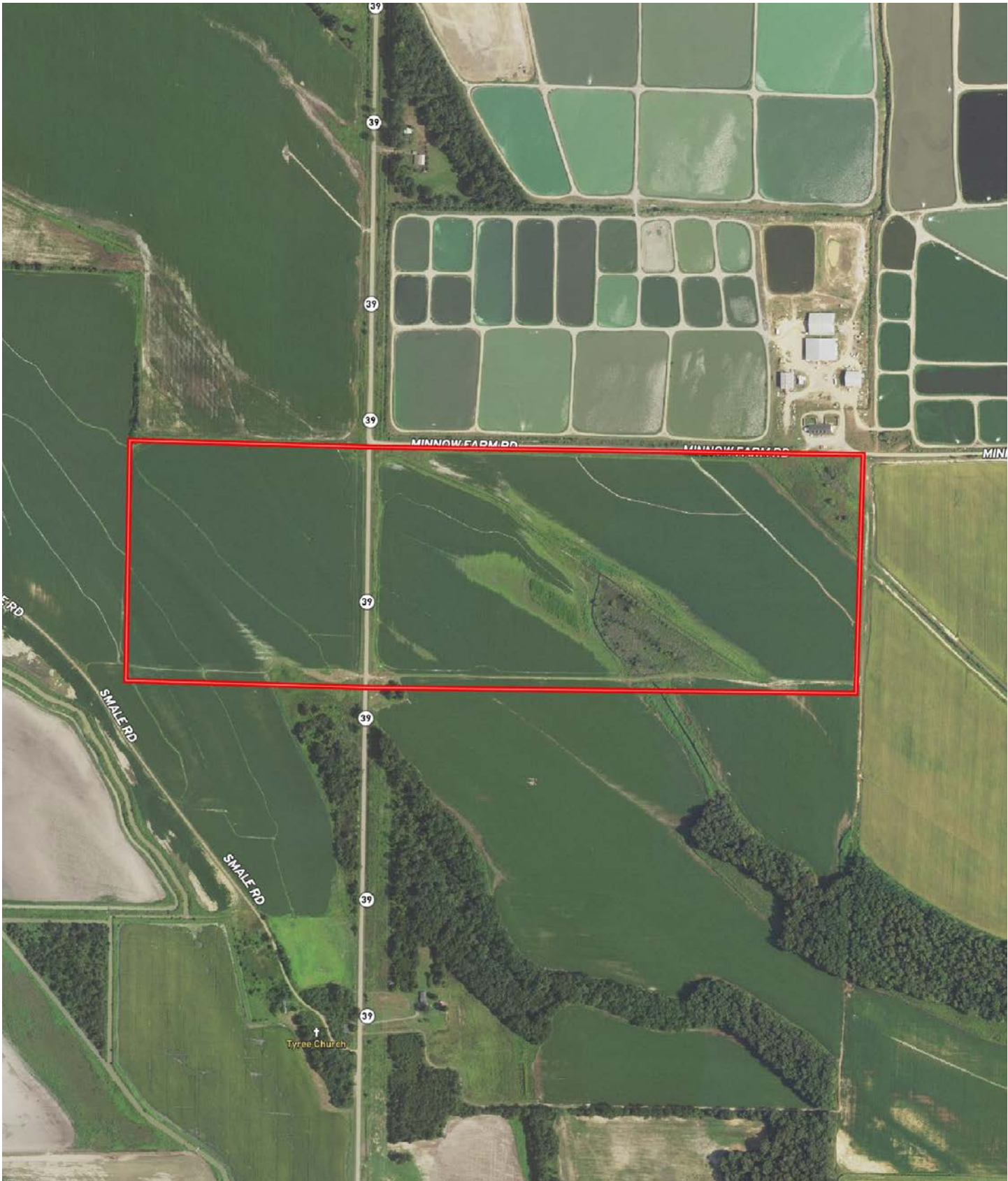


# AERIAL MAP





# AERIAL MAP

















# LOCATION & ACCESS

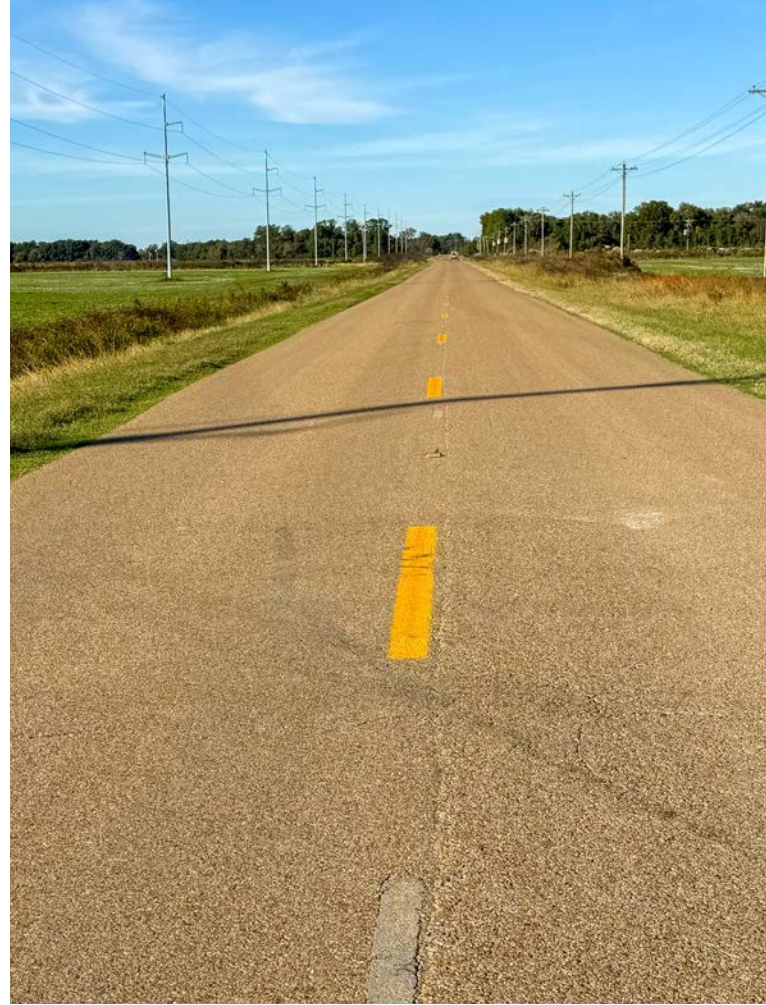
Monroe, Arkansas; Monroe County; Eastern Region of Arkansas

## 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

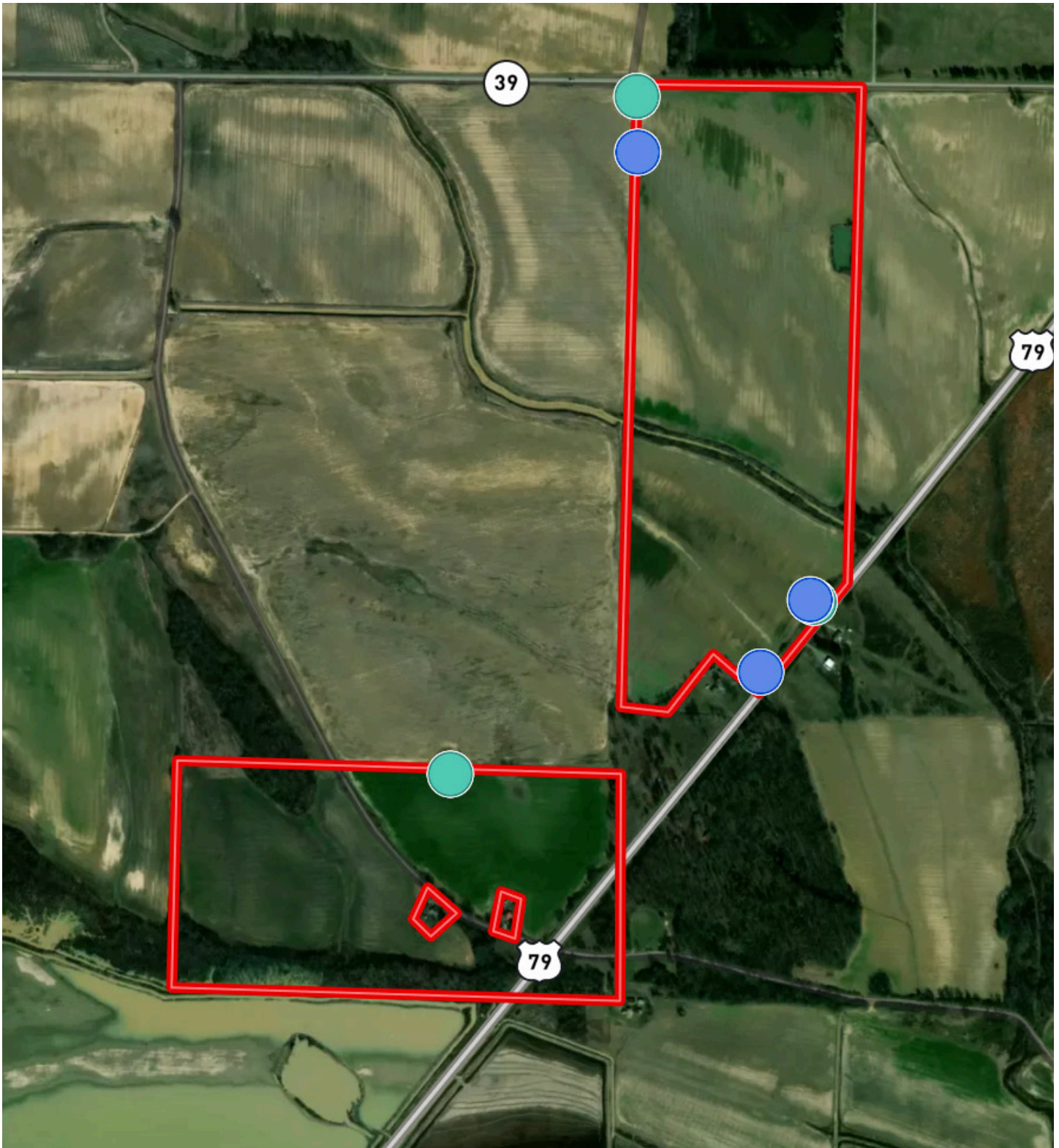
All three (3) tracts have good access.

- West Tract: Arkansas State Highway 79 & Smale Road
- North Tract: Arkansas State Highways 79 & 39
- East Tract: Arkansas State Highway 39 &





# IRRIGATION MAP



6 " Electric  
Submersible



Risers



# IRRIGATION MAP



6 " Electric Submersible



Risers





# FARM INFORMATION

## Soils

Class II: 23%

Class III: 77%

## Irrigation

All of the cropland acres are irrigated, with the exception of 34.3± acres. The irrigation infrastructure consists of six (6) electric submersible wells and a network of underground pipe. See the irrigation map in this brochure for more information.

## 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.

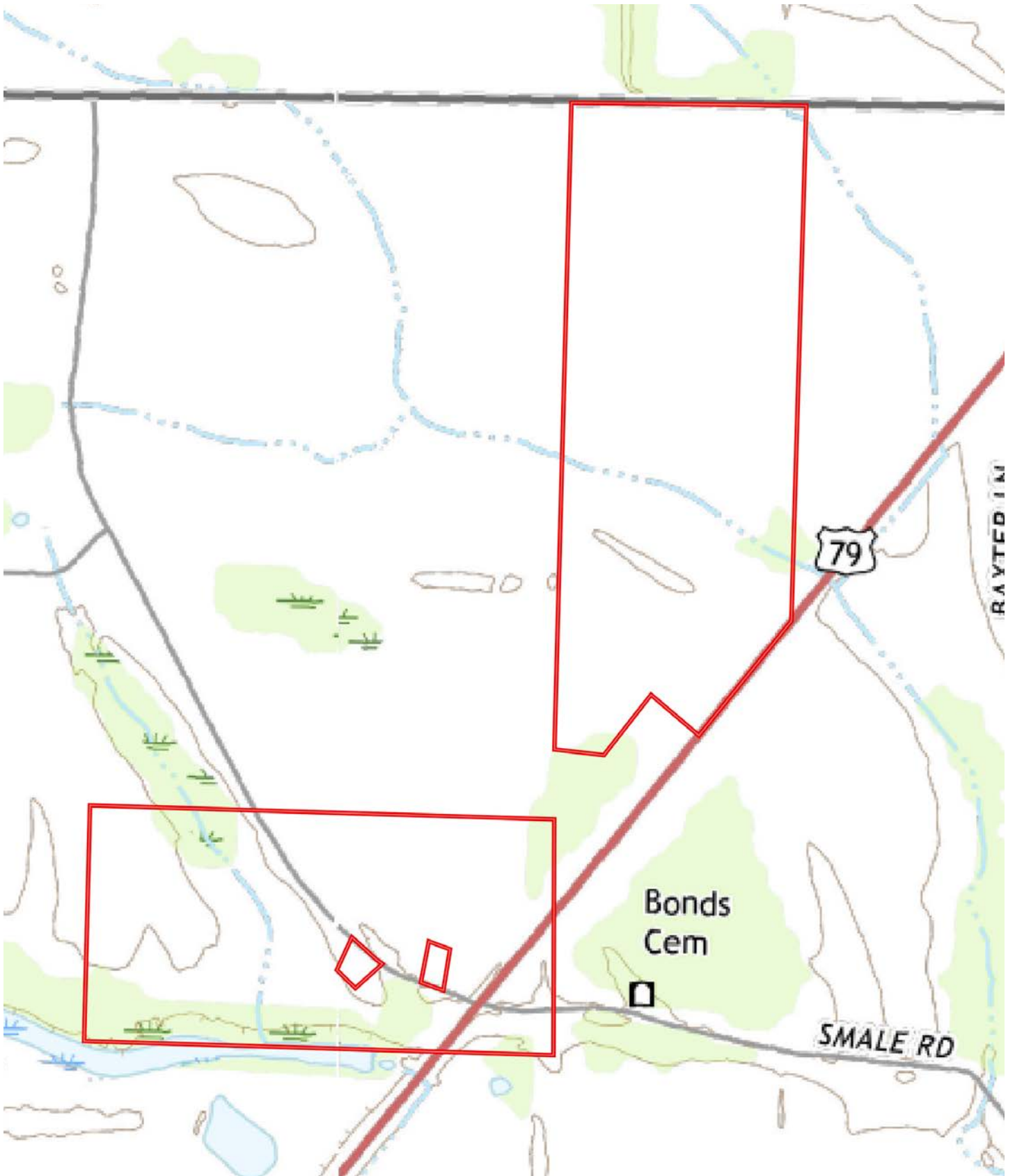
## Farm Bases

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



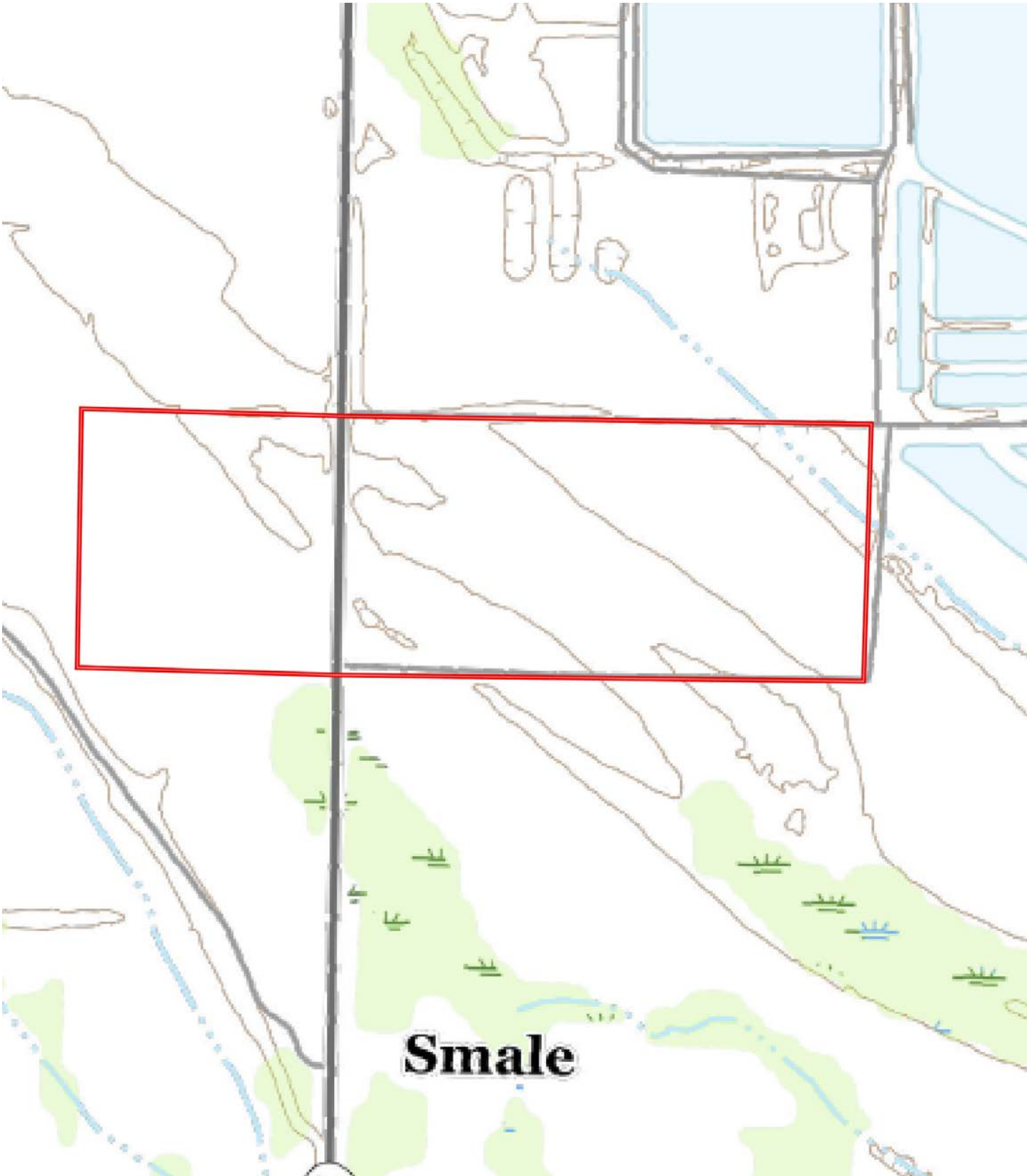


# TOPOGRAPHY MAP





# TOPOGRAPHY MAP









# SOIL MAP





# SOIL MAP





# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Fo	Foley-Calhoun-Bonn complex	240.7	76.77	0	74	3w
GrB	Grenada silt loam, 1 to 3 percent slopes	66.19	21.11	0	62	2e
GrA	Grenada silt loam, 0 to 1 percent slopes	5.26	1.68	0	61	2w
Cb	Calloway silt loam, 0 to 1 percent slopes	1.41	0.45	0	58	2w
TOTALS		313.56(*)	100%	-	71.18	2.77

(\*) 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

\$1,669,495.00 (\$4,750.00 / acre)

## Estimated Real Estate Taxes

Parcel Number	Acreage	Estimated Tax
0001-00089-000	79.00	\$599.06
0001-00059-000	108.01	\$1,032.65
0001-00117-000	40.00	\$366.00
0001-00136-000	80.00	\$750.94
<b>Total</b>	<b>307.01</b>	<b>\$2,748.65</b>

To learn more about Monroe 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](mailto:glile@lilerealestate.com)

## Gardner Lile

501-658-9275 (m)

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





# FARM SERVICE AGENCY

ARKANSAS MONROE  Form: FSA-156EZ See Page 3 for non-discriminatory Statements.	United States Department of Agriculture Farm Service Agency  <b>Abbreviated 156 Farm Record</b>	<b>FARM : 3488</b> Prepared : 11/12/24 10:53 AM CST Crop Year : 2025
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**Operator Name** : J & B FARMS PARTNERSHIP  
**CRP Contract Number(s)** : None  
**Recon ID** : 05-095-2016-18  
**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
195.76	178.96	178.96	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	178.96	28.10		0.00	0.00	0.00	0.00	

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

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	43.50	0.00	38	
Soybeans	79.20	0.00	28	100
Rice-Long Grain	55.40	0.00	4661	
Rice-Medium Grain	5.30	0.00	4661	
TOTAL	183.40	0.00		

**NOTES**

**Tract Number** : 1127

**Description** : I10,2B

**FSA Physical Location** : ARKANSAS/MONROE

**ANSI Physical Location** : ARKANSAS/MONROE

**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** : WILLIAMS FAMILY FARM LLC

**Other Producers** : None

**Recon ID** : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.16	61.59	61.59	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 : 3488**  
Prepared : 11/12/24 10:53 AM CST  
Crop Year : 2025

**Tract 1127 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	61.59	9.80	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	12.50	0.00	38
Soybeans	22.70	0.00	28
Rice-Long Grain	15.90	0.00	4661
Rice-Medium Grain	1.50	0.00	4661
<b>TOTAL</b>	<b>52.60</b>	<b>0.00</b>	

**NOTES**

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**Tract Number** : 1333

**Description** : J11,2A

**FSA Physical Location** : ARKANSAS/MONROE

**ANSI Physical Location** : ARKANSAS/MONROE

**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** : WILLIAMS FAMILY FARM LLC

**Other Producers** : None

**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
118.60	117.37	117.37	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	117.37	18.30	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	31.00	0.00	38
Soybeans	56.50	0.00	28
Rice-Long Grain	39.50	0.00	4661
Rice-Medium Grain	3.80	0.00	4661
<b>TOTAL</b>	<b>130.80</b>	<b>0.00</b>	



# FARM SERVICE AGENCY

ARKANSAS  
MONROE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 2402  
Prepared : 11/12/24 10:52 AM CST  
Crop Year : 2025

**Tract Number** : 1317  
**Description** : J10,1B  
**FSA Physical Location** : ARKANSAS/MONROE  
**ANSI Physical Location** : ARKANSAS/MONROE  
**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** : WILLIAMS FAMILY FARM LLC  
**Other Producers** : None  
**Recon ID** : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
117.93	104.98	104.98	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	104.98	26.90	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	7.20	0.00	50
Corn	5.50	0.00	118
Soybeans	70.09	0.00	33
Seed Cotton	4.72	0.00	1344
Unassigned Generic Base	1.18	0.00	0
Rice-Long Grain	33.20	0.00	6512
<b>TOTAL</b>	<b>121.89</b>	<b>0.00</b>	

### NOTES

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# 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 3488**  
**Tract 1127**

Tract Cropland Total: 61.59 acres

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# 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 3488**  
**Tract 1333**

Tract Cropland Total: 117.37 acres

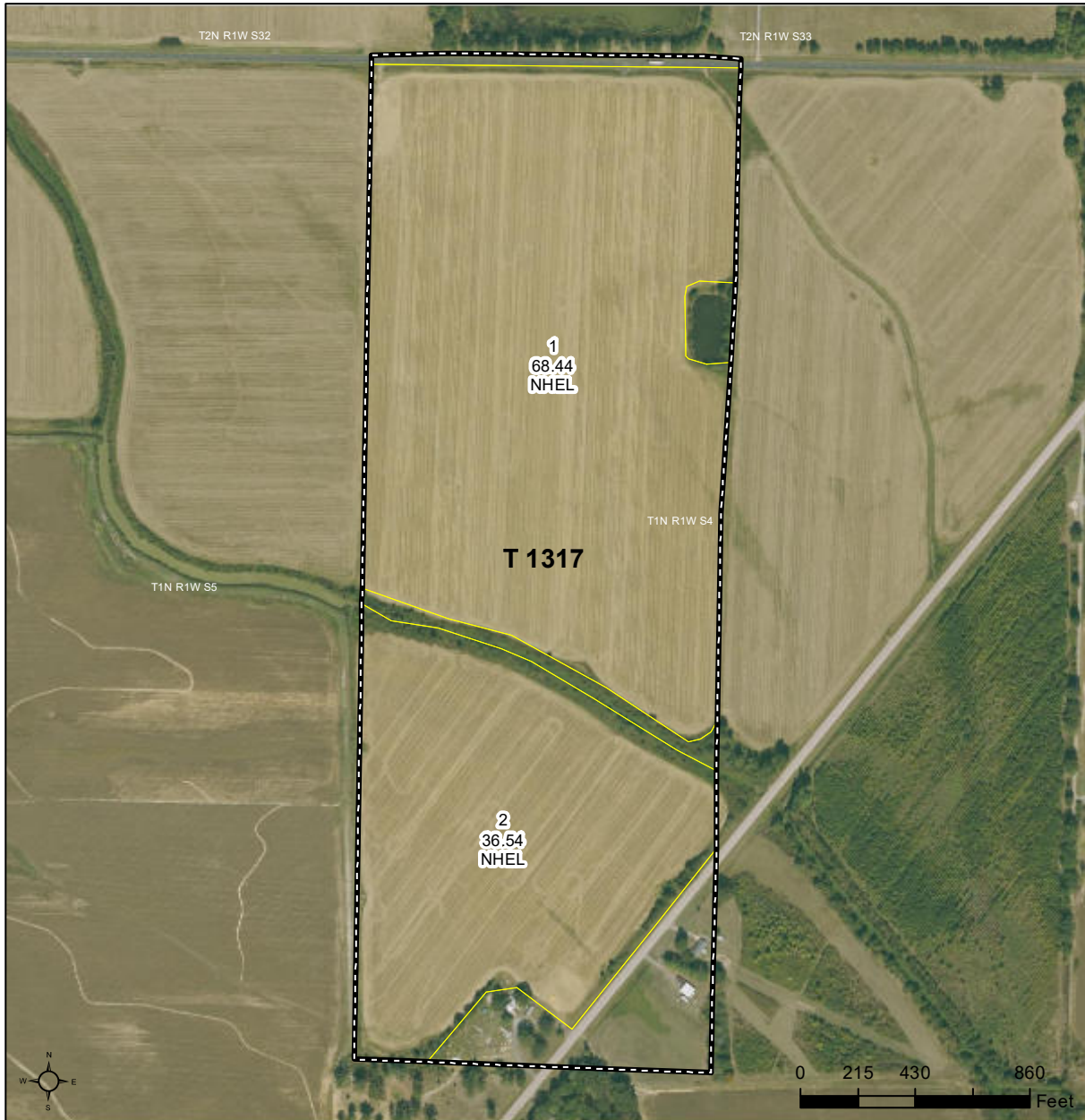
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# FARM SERVICE AGENCY



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 **2402**  
Tract **1317**

Tract Cropland Total: 104.98 acres

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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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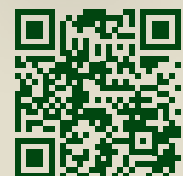
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