LILE
REAL ESTATE

Monroe Farm

An Agricultural Investment Opportunity

307± Total Acres | $1,570,000

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%

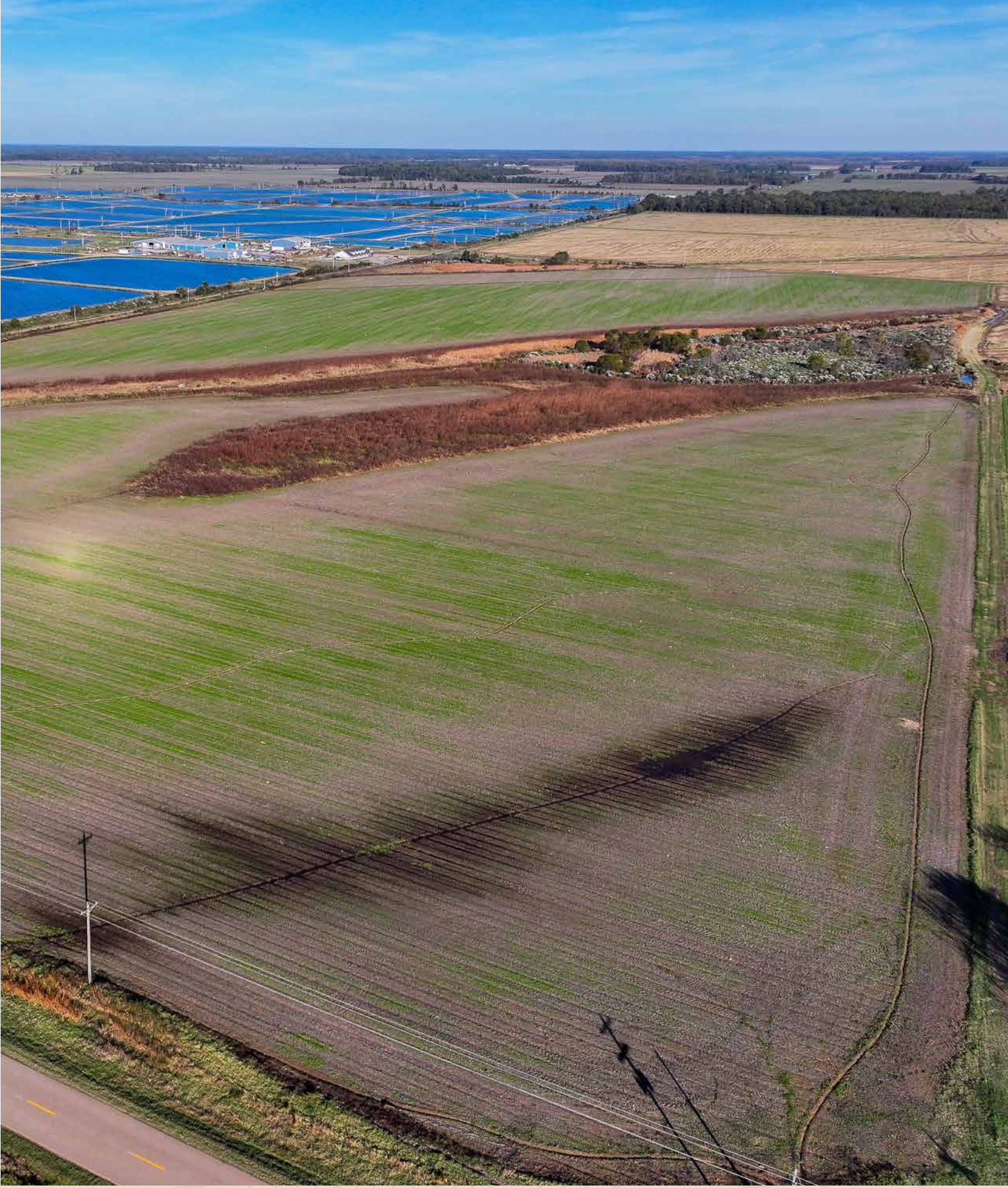
Access
Arkansas State Highway 39 and 79, Minnow Farm Road, and Smale Road

Farming Contract
Leased through December 31, 2026

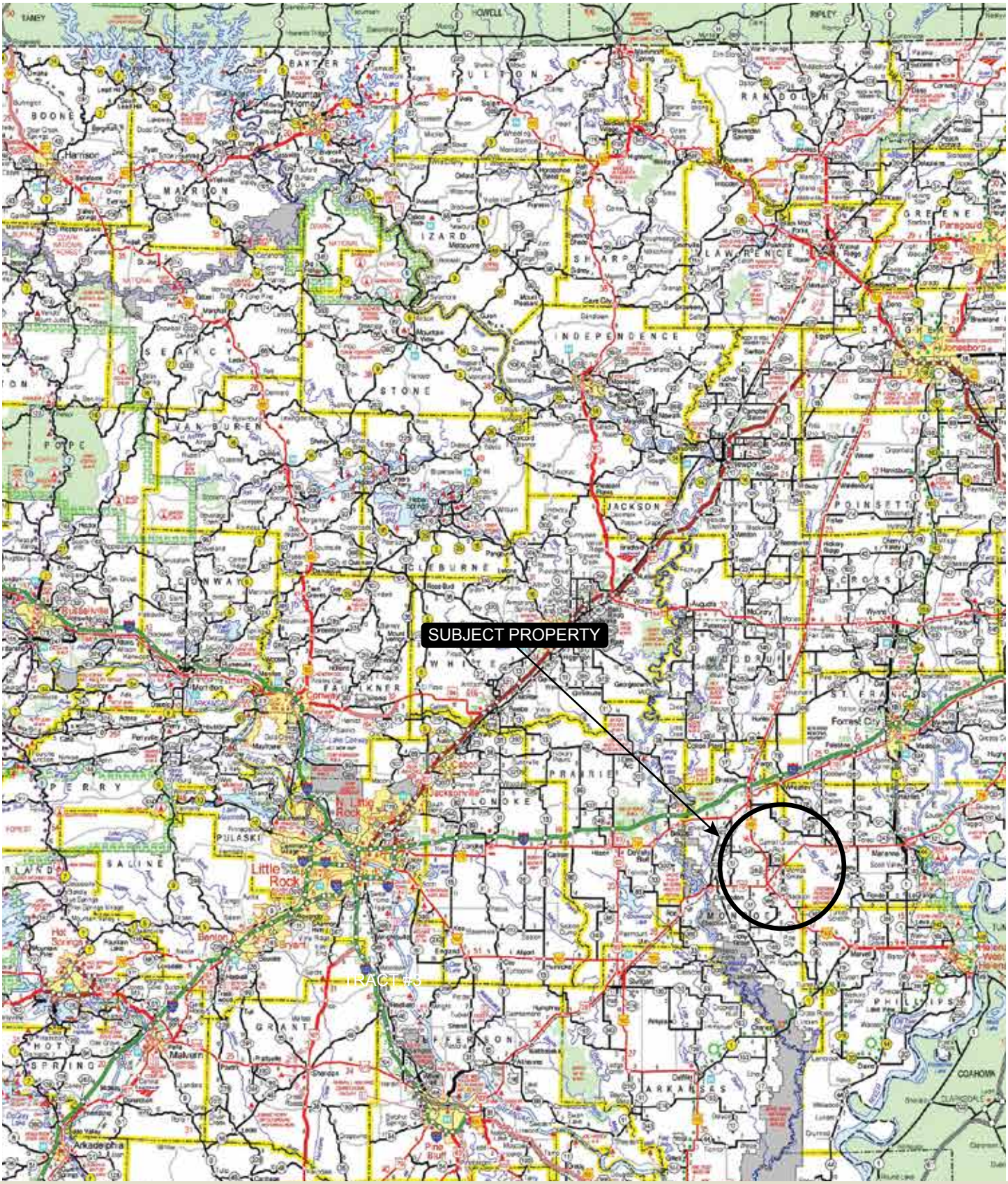
Improved Offering Price
$1,570,000.00
(Originally $1,669,495.00)

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Vicinity Map



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Property Description

MONROE FARM

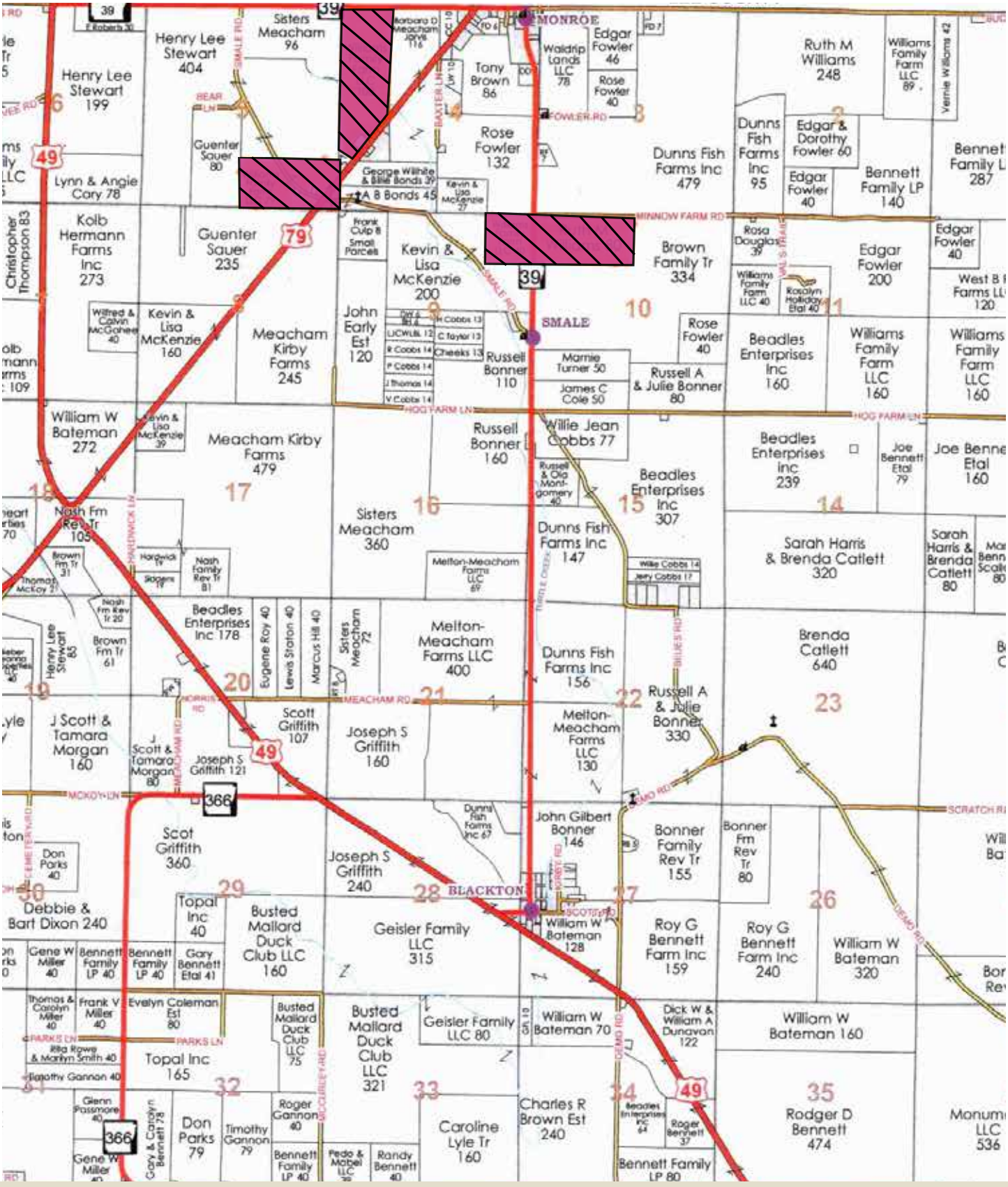
The Monroe Farm consists of approximately 307± acres, in three (3) non-contiguous tracts, located in Monroe County, Arkansas just east of the community of Monroe. The Farm Service Agency office reports a total of 282.59± cropland acres that are all irrigated, with the exception of 34.3± acres. The irrigation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



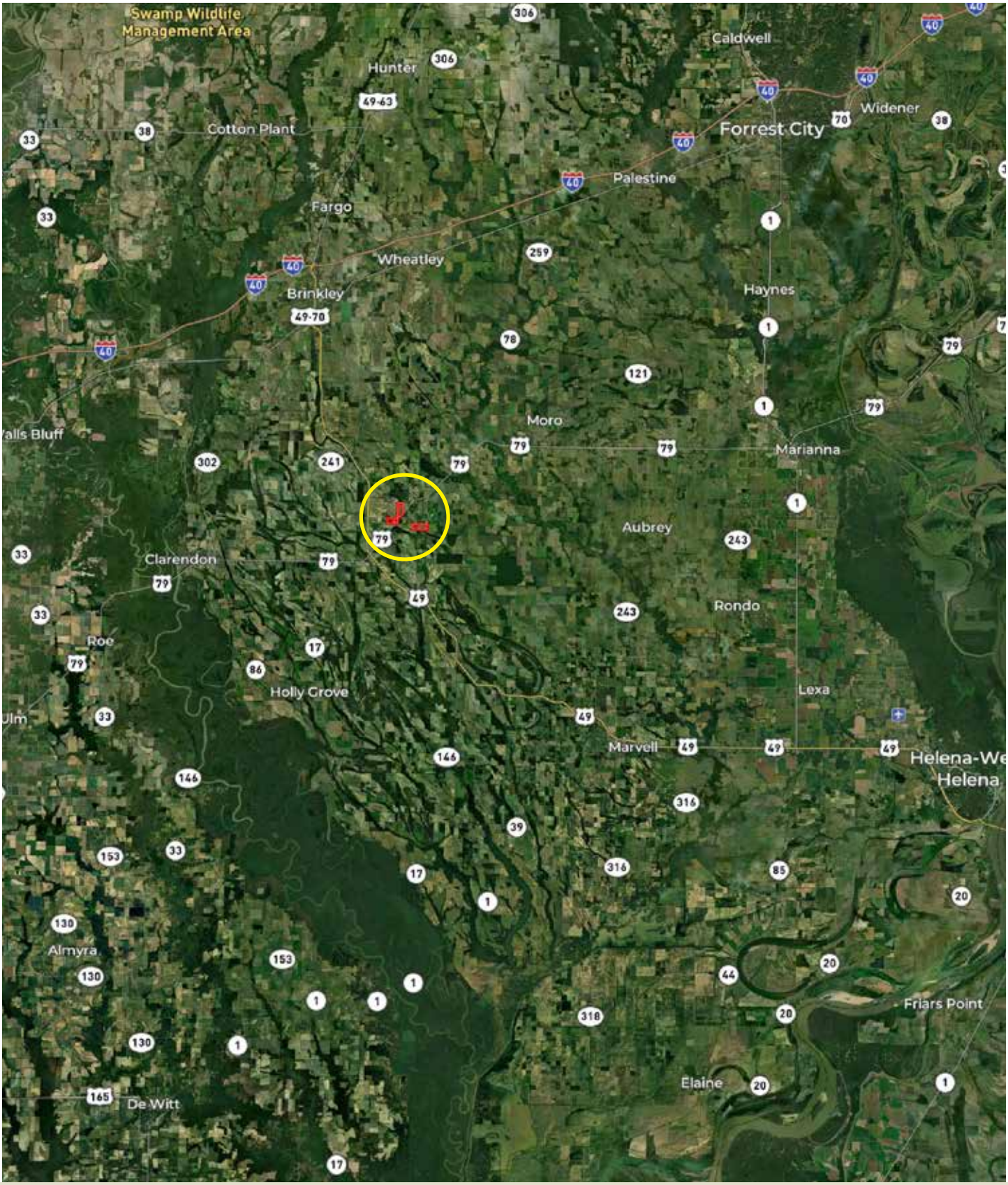
Ownership Map


MONROE
SMALE
BLACKTON
Sisters Meacham 96
Henry Lee Stewart 404
Henry Lee Stewart 199
Lynn & Angie Cory 78
Guenter Sauer 80
Kolb Hermann Farms Inc 273
Guenter Sauer 235
Kevin & Lisa McKenzie 200
Kevin & Lisa McKenzie 160
Meacham Kirby Farms 245
John Early Est 120
Tony Brown 86
Waldrip Lands LLC 78
Edgar Fowler 46
Rose Fowler 40
Rose Fowler 132
George Willhite & Billie Bonds 39
A B Bonds 45
Frank Culp & Small Parcels
Russell Bonner 110
Marnie Turner 50
James C Cole 50
Russell A & Julie Bonner 80
Rose Fowler 40
Brown Family Tr 334
Dunns Fish Farms Inc 479
Ruth M Williams 248
Williams Family Farm LLC 89
Dunns Fish Farms Inc 95
Edgar & Dorothy Fowler 60
Edgar Fowler 40
Bennett Family LP 140
Bennett Family L 287
Edgar Fowler 40
Edgar Fowler 200
Rosa Douglas 39
Williams Family Farm LLC 40
Rosalyn Holliday Etal 40
Beadles Enterprises Inc 160
Williams Family Farm LLC 160
Williams Family Farm LLC 160
West B Farms LL 120
Willie Jean Cobbs 77
Russell & Ola Montgomery 40
Beadles Enterprises Inc 307
Dunns Fish Farms Inc 147
Beadles Enterprises Inc 239
Joe Bennett Etal 79
Joe Benne Etal 160
Sarah Harris & Brenda Catlett 320
Sarah Harris & Brenda Catlett 80
Brenda Catlett 640
William W Bateman 272
Meacham Kirby Farms 479
Sisters Meacham 360
Nash Fm Rev Tr 105
Nash Family Rev Tr 81
Melton-Meacham Farms LLC 69
Melton-Meacham Farms LLC 400
Beadles Enterprises Inc 178
Eugene Roy 40
Lewis Staton 40
Marcus Hill 40
Sisters Meacham 72
Brown Fm Tr 61
Henry Lee Stewart 85
Brown Fm Tr 31
Nash Fm Rev Tr 20
Dunns Fish Farms Inc 156
Melton-Meacham Farms LLC 130
Russell A & Julie Bonner 330
J Scott & Tamara Morgan 160
J Scott & Tamara Morgan 80
Joseph S Griffith 121
Scott Griffith 107
Joseph S Griffith 160
Scot Griffith 360
Joseph S Griffith 240
Don Parks 40
Debbie & Bart Dixon 240
Topal Inc 40
Topal Inc 165
Busted Mallard Duck Club LLC 160
Busted Mallard Duck Club LLC 75
Busted Mallard Duck Club LLC 321
Geisler Family LLC 315
Geisler Family LLC 80
John Gilbert Bonner 146
William W Bateman 128
William W Bateman 70
Bonner Family Rev Tr 155
Bonner Fm Rev Tr 80
Roy G Bennett Farm Inc 159
Roy G Bennett Farm Inc 240
William W Bateman 320
William W Bateman 160
Dick W & William A Dunavon 122
Gene W Miller 40
Bennett Family LP 40
Gary Bennett Etal 41
Evelyn Coleman Est 80
Thomas & Carolyn Miller 40
Frank V Miller 40
Rita Rowe & Marilyn Smith 40
Timothy Gannon 40
Glenn Passmore 40
Gary & Carolyn Bennett 78
Don Parks 79
Timothy Gannon 79
Roger Gannon 40
Bennett Family LP 40
Pedo & Mabel LLC
Randy Bennett 40
Caroline Lyle Tr 160
Charles R Brown Est 240
Roger Bennett 37
Bennett Family LP 80
Rodger D Bennett 474
Monum LLC 536
Dunns Fish Farms Inc 67
Wilfred & Calvin McGehee 40
Christopher Thompson 83
Kevin & Lisa McKenzie 39
William W Bateman 272
Nash Fm Rev Tr 105
Brown Fm Tr 31
Thomas McKoy 21
Hardwick 19
Skaggs 19
Nash Family Rev Tr 81
Nash Fm Rev Tr 20
Brown Fm Tr 61
Henry Lee Stewart 85
Don Parks 40
Gene W Miller 40
Bennett Family LP 40
Gary Bennett Etal 41
Thomas & Carolyn Miller 40
Frank V Miller 40
Rita Rowe & Marilyn Smith 40
Timothy Gannon 40
Glenn Passmore 40
Gene W Miller





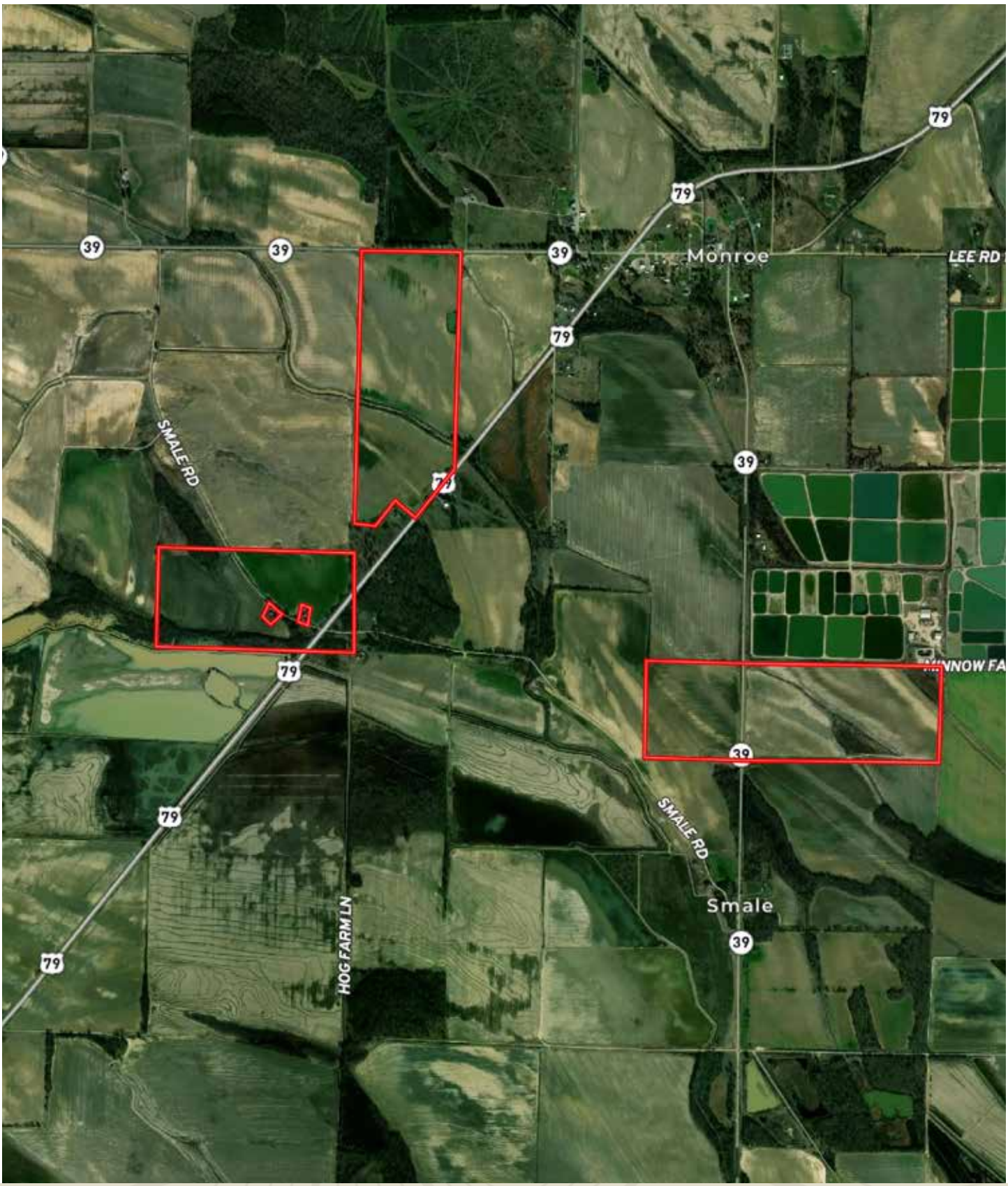
Location Map



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Aerial Map



Aerial Map



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Aerial Map





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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

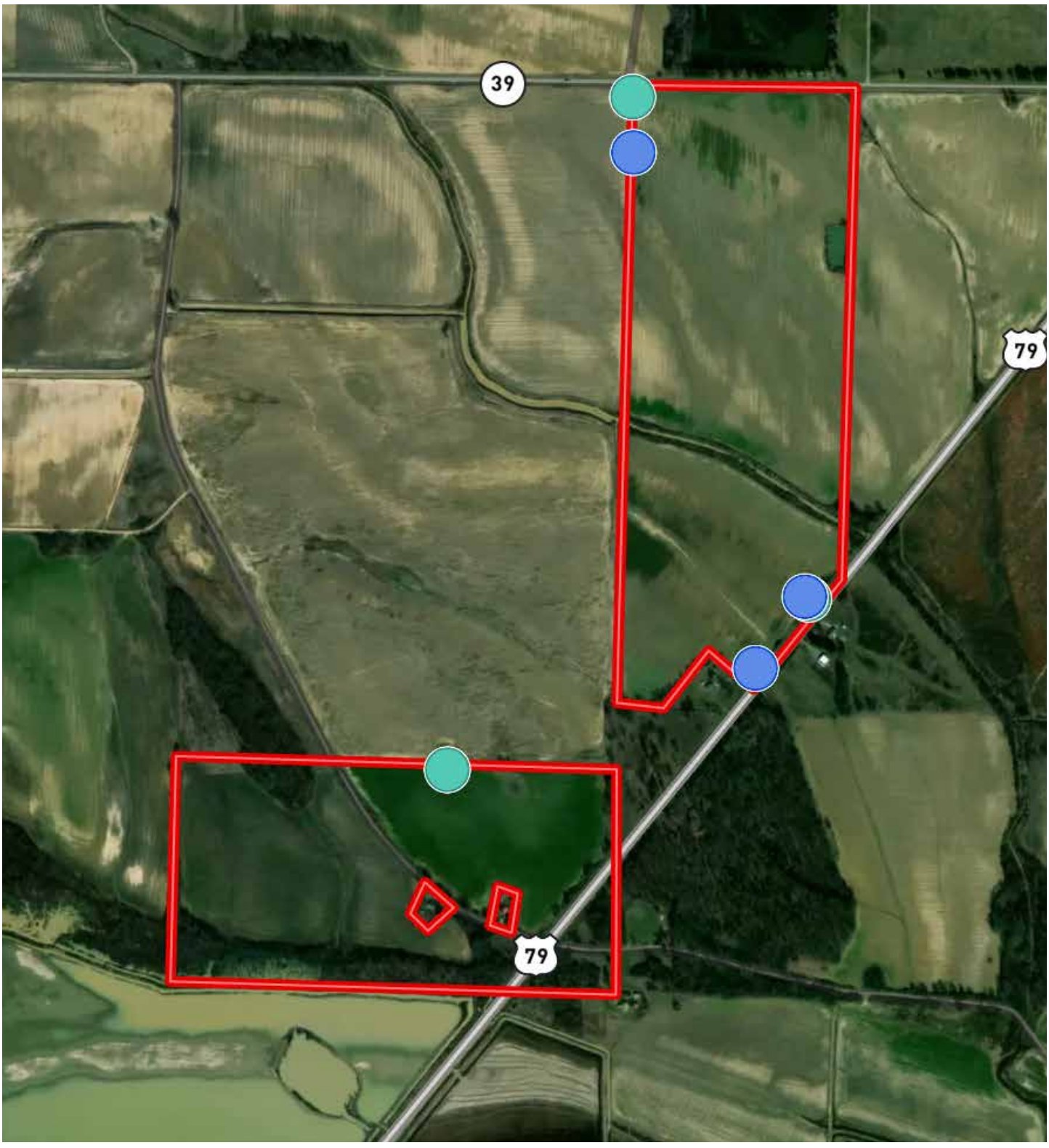
All three (3) tracts have good access.

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





Irrigation Map



6 " Electric Submersible

Risers

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Irrigation Map





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.

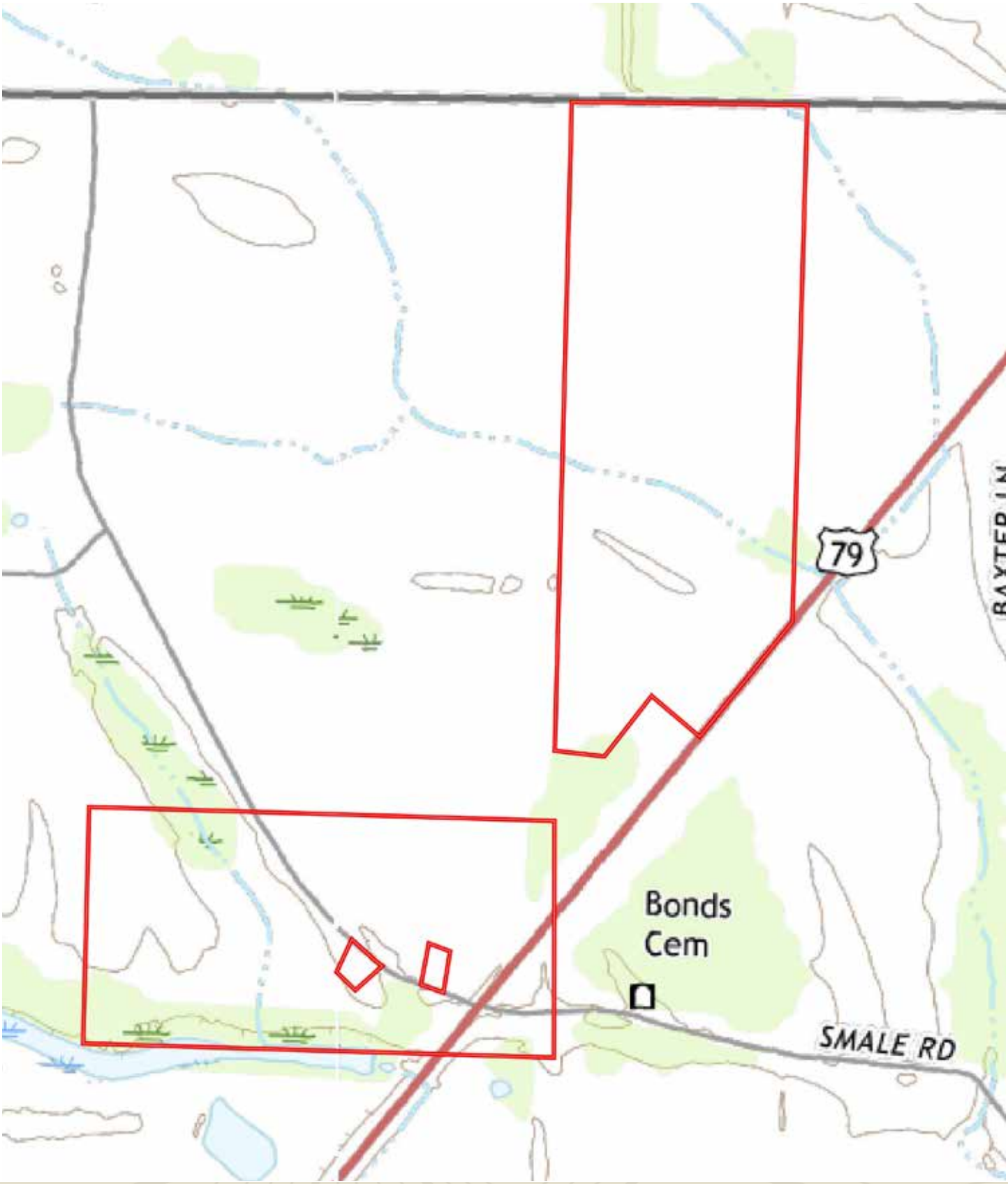




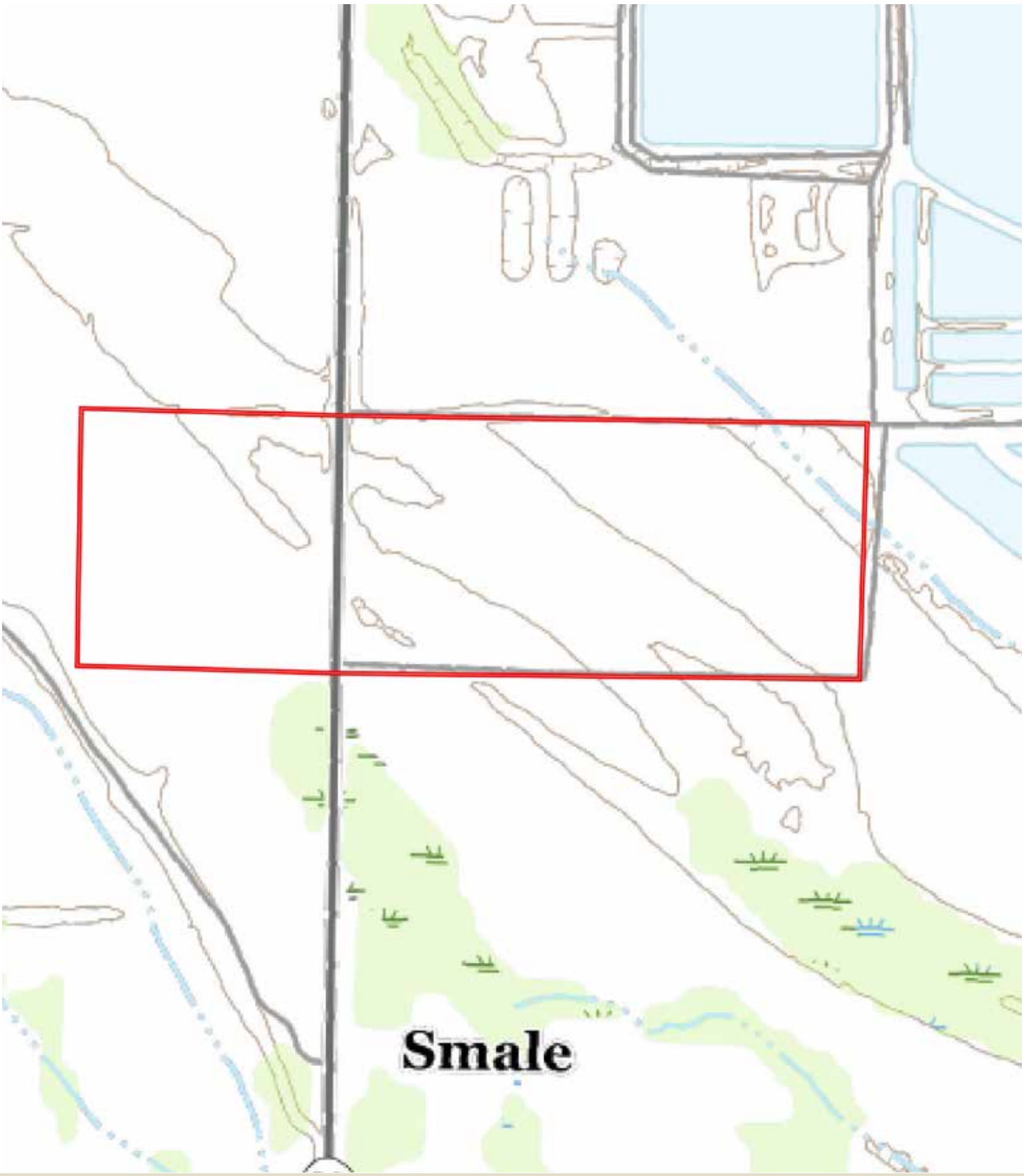
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Topography Map



Topography Map



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Soil Map



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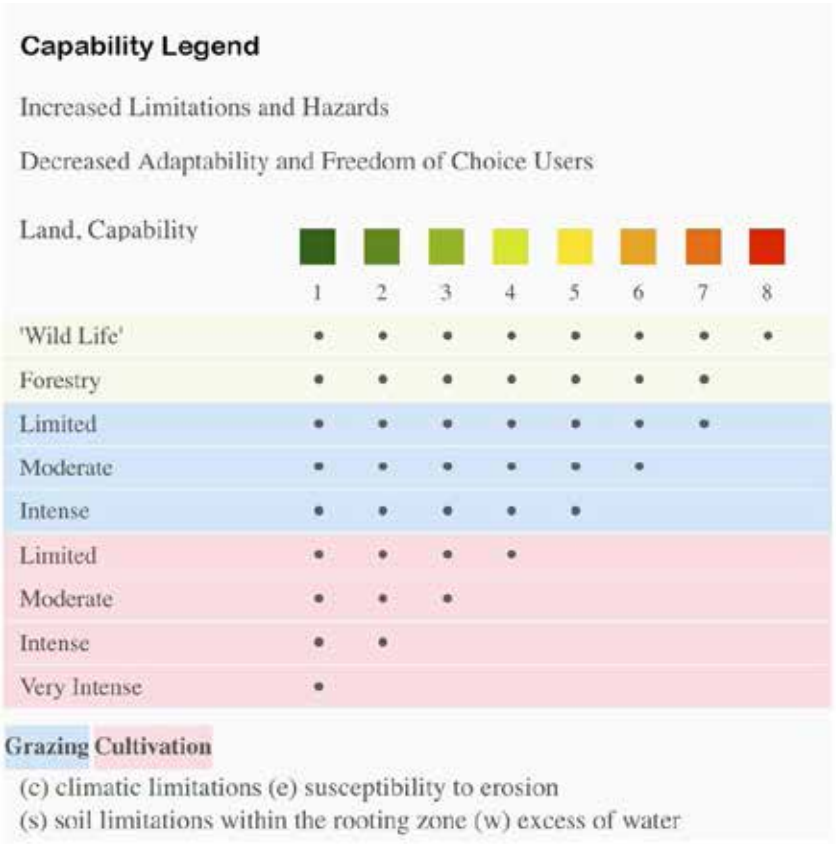
Soil Map


39
39
39
MINNOW FARM RD
MINNOW FARM RD
GRB
FO
GRB
FO
GRB
GRB
CB
GRA
GRB
SMALE RD
SMALE RD
39
39

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.



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Resources & Price

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

Offering Price
$1,570,000.00 ($5,114 / acre)
(Originally $1,669,495.00 - $5,438 / 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
Total	**307.01**	**$2,748.65**

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

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Gardner Lile
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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

Abbreviated 156 Farm Record

FARM : 3488
Prepared : 11/12/24 10:53 AM CST
Crop Year : 2025

Operator Name	: J & B FARMS PARTNERSHIP
CRP Contract Number(s)	: None
Recon ID	: 05-095-2016-18
Transferred From	: None
ARCPLC G/I/F 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

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Farm Service Agency

ARKANSAS
MONROE
Form: FSA-156EZ

USDA 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
TOTAL	**52.60**	**0.00**	

NOTES

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
TOTAL	**130.80**	**0.00**	

Farm Service Agency

ARKANSAS
MONROE
Form: FSA-156EZ

USDA 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
TOTAL	**121.89**	**0.00**	

NOTES

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Farm Service Agency

United States Department of Agriculture

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

United States Department of Agriculture

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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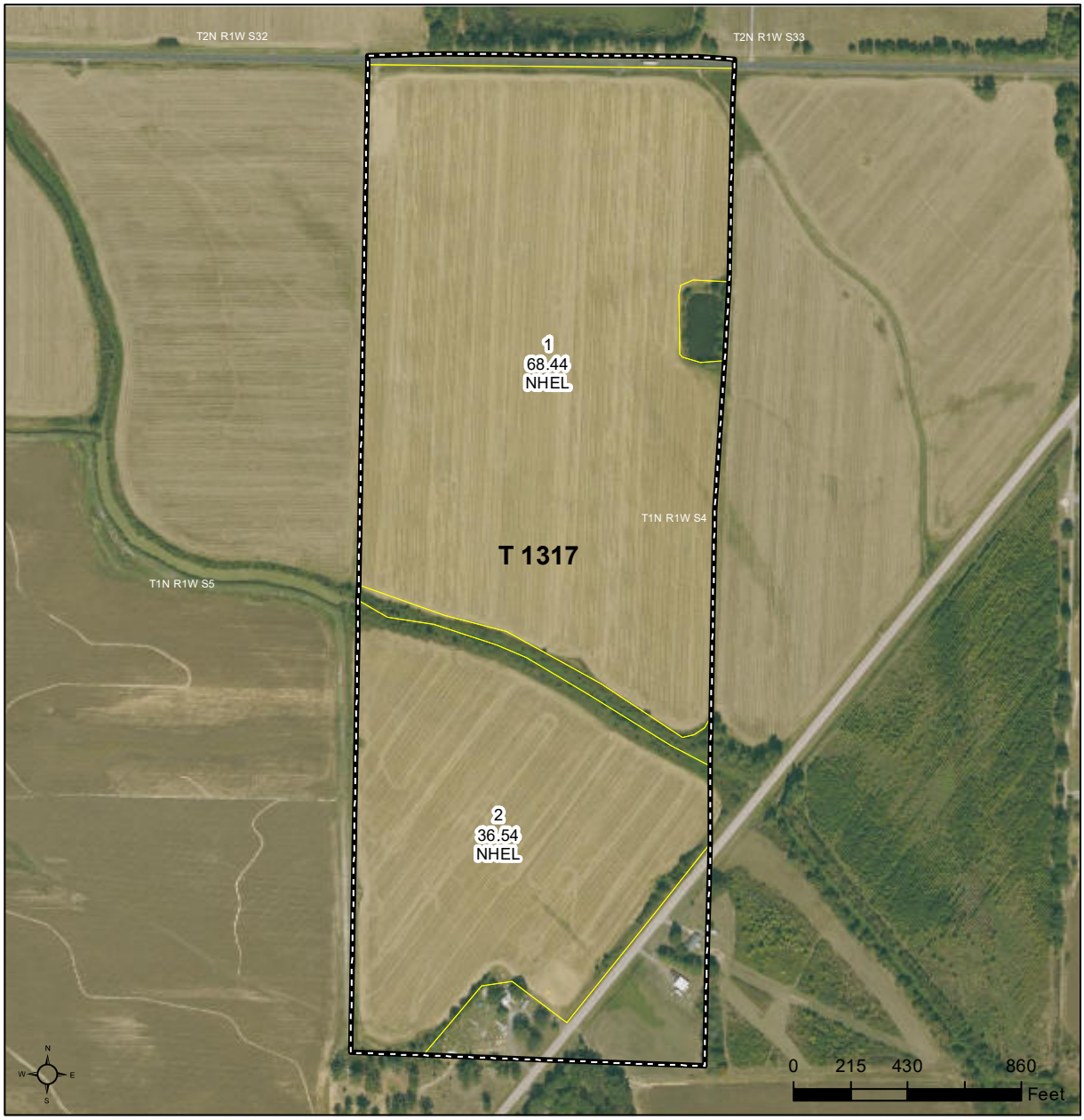
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Farm Service Agency

United States Department of Agriculture

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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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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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.

ALC

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

Scan for more info

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The LandReport
2011-2026
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