

TURNER ROAD FARM

An Agricultural Investment Opportunity

160± Total Acres • \$1,032,000.00 • Chicot County, Arkansas



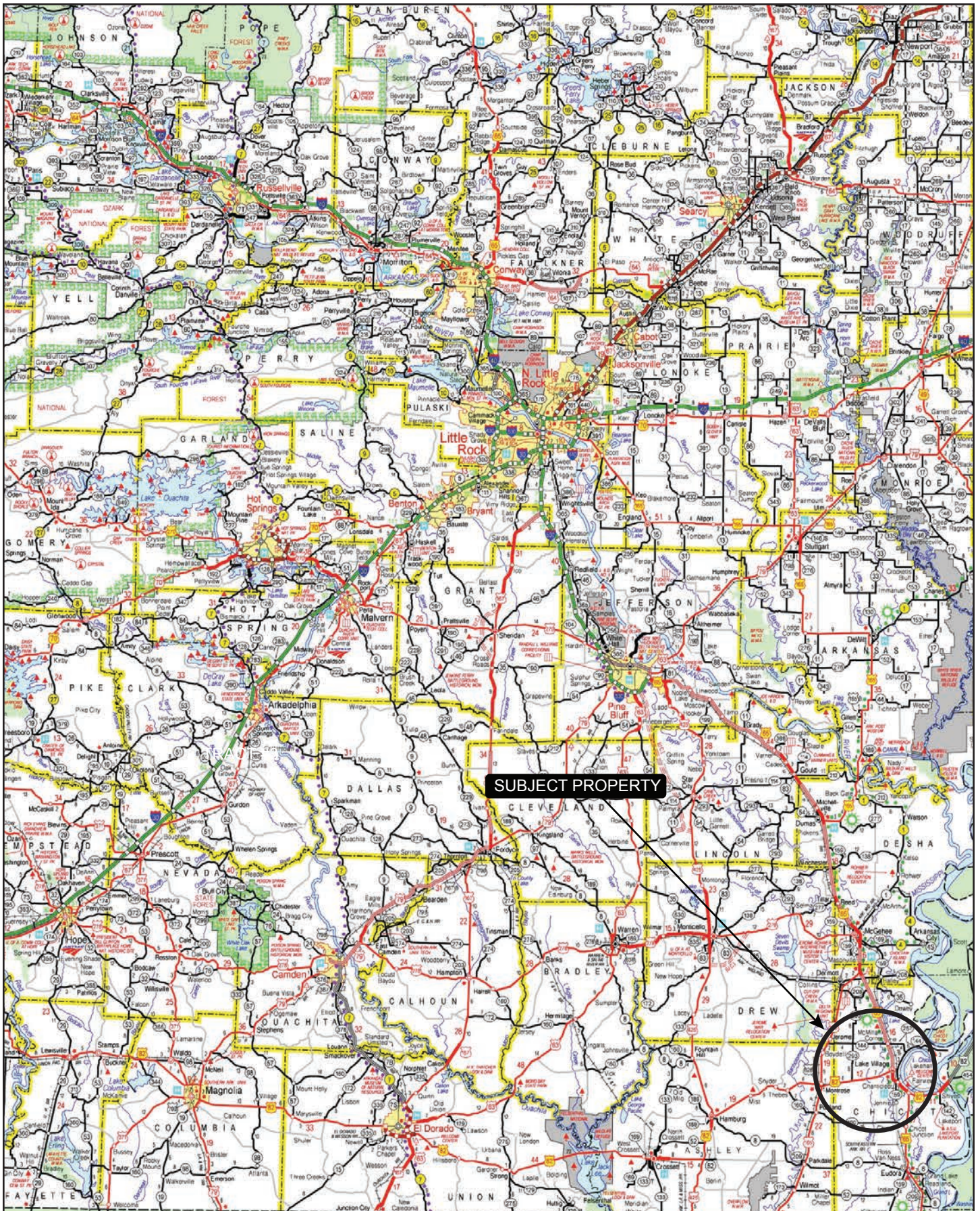
LILE
REAL ESTATE

AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

VICINITY MAP



PROPERTY SUMMARY

- Description:** The Turner Road Farm consists of 160± acres offering an agricultural investment opportunity located just outside of Lake Village, Arkansas. The Farm Service Agency reports a total of 156.5± acres with 150.92± acres being tillable. The tillable acreage has historically been planted in rice and soybeans. The farm is in close proximity to multiple grain elevators, tractor dealerships, seed and chemical depots, and strong farm tenant community. The tract has frontage along the Big Bayou.
- There is county road frontage and all-weather access from Shelton-Turner Road. Included in the offering is a brick home that is currently unoccupied but has potential to be remodeled and used as a residence or a hunting camp. Additionally there is a mobile home on the property.
- Location:** Lake Village; Chicot County, Arkansas; Southern Region of Arkansas
- Mileage Chart
- | | |
|------------------|----------|
| Lake Village, AR | 9 Miles |
| Greenville, MS | 29 Miles |
| Monticello, AR | 44 Miles |
| Monroe, LA | 83 Miles |
- Acreage:** 160± total acres
- Access:** County road frontage and all-weather access from Shelton-Turner Road
- Recreation:** Waterfowl hunting opportunities exist on the property.
- Hunting Lease:** Open for 2025-2026 season
- Irrigation:** One (1) 8" discharge gearhead well
- Farming Contract:** Open for 2025
- Farm Bases:** Farm Service Agency (FSA) 156EZ documents and field maps can be found in this brochure.
- Disclosure:** There is a mobile home on the property that is currently occupied. All parties shall recognize that individuals residing in the mobile home shall have to a date (to be determined) in the Spring of 2025 to remove all personal items from the mobile home located on these lands. The mobile home has been flagged / surveyed out and additional verbiage is forthcoming per the removal of these items and length of term to do so, from Sellers legal council.

PROPERTY SUMMARY

Real Estate Taxes:

Parcel Number	Acreage	Estimated Tax
010-05052-000	90.77	
010-05048-000	29.23	
010-05166-000	40	
	160.00	

Mineral Rights:

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

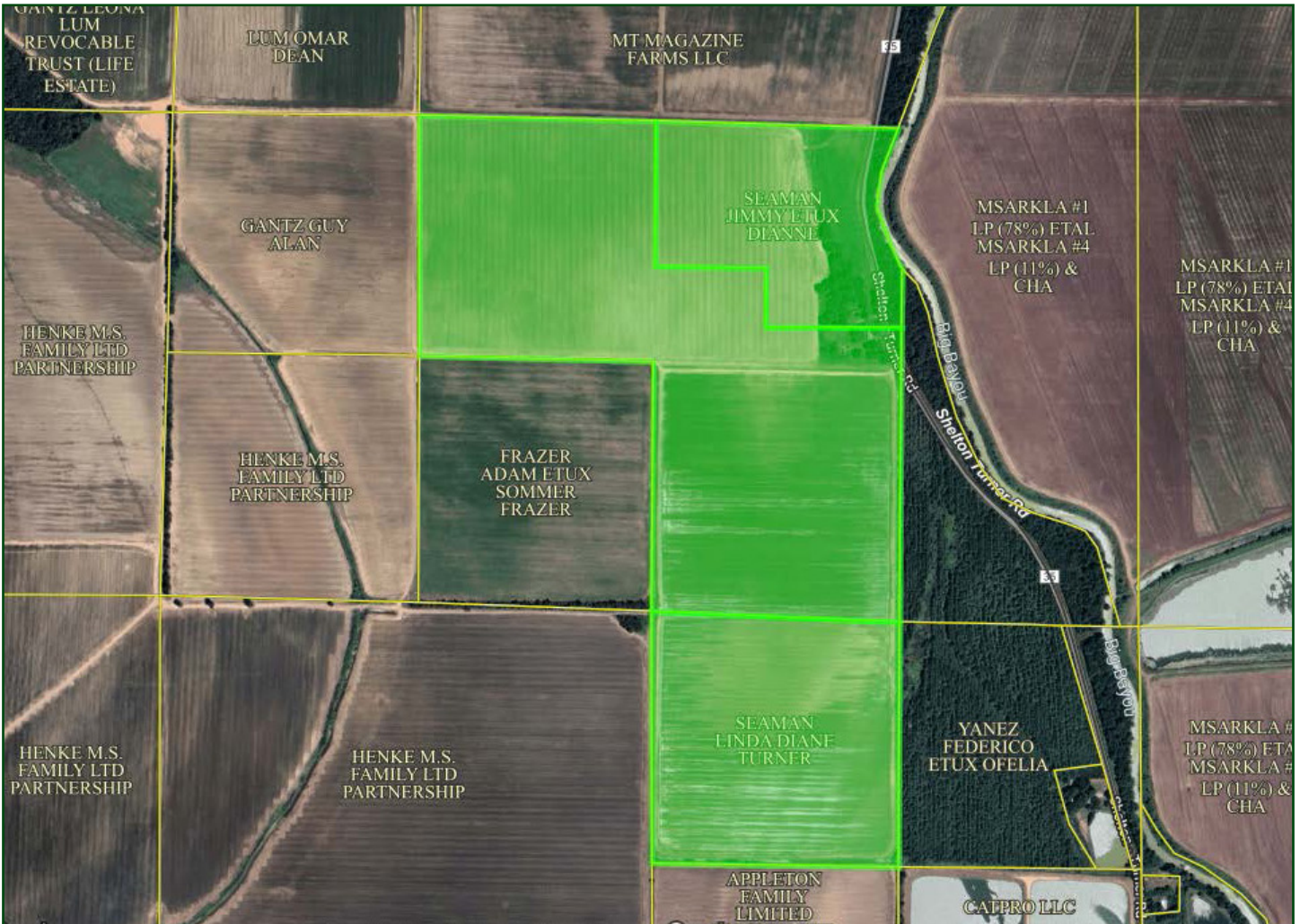
Offering Price:

\$1,032,000 (\$6,450.00 per acre)

To learn more about Turner Road Farm or to schedule a property tour,
contact Brandon Stafford of Lile Real Estate, Inc.

Brandon Stafford
501-416-9748 (m) | bstafford@lilerealestate.com

DATA SCOUT PARCEL CARD INFORMATION



1) SEAMAN JIMMY ETUX DIANNE

Address: 337 SHELTON TURNER RD

Legal: PT NW1/4 SE1/4 MPDA BEG @ POINT 264' N OF SE COR OF SD NW1/4 SE1/4 OF SD SEC 8-16-3 TH RUN W PARALLEL WITH S BDRY LINE OF SD SEC 825' TH N PARALLEL WITH E BDRY LINE OF SD SEC FOR 264' TH E PARALLEL WITH S BDRY LINE OF SD NW1/4 SE1/4 OF SD SEC 8 FOR 825' TO PT ON E BDRY LN OF SD NW1/4 SE1/4 OF SEC 8 TH S AL E BDRY LN OF SD SEC FOR 264' TO POB BEING SAME LAND CONVEYED TO JEWELL ROWLAND & RICHARD C ROWLAND IN DEED RECORD BOOK R-9 PG 471 CONTAINING 5 AC MOL, ALSO ALL NW1/4 SE1/4, PT NW1/4 SE1/4 MPDA BEG @ NW COR NW1/4 SE1/4 OF SD SEC TH RUN E A N BDRY NW1/4 SE1/4 SD SEC FOR 1320' TO NE COR TH RUN S AL E BDRY LINES OF SD SEC FOR 264'TH PARALLELL WITH N BDRY LINE OF SD SEC FOR 1320' TH N AL W BDRY LINE OF SD SEC FOR 264' TO POB CONTAINING 8 AC MOL,

Parcel: 010-05048-000

RPID: 5943

Acres: 29.23

2) SEAMAN LINDA DIANE TURNER

Address: 333 SHELTON TURNER RD

Legal: SW1/4 SE1/4; NE1/4 SW1/4; 264X495 SW COR NW4 SE4 & 264X1320' OFF S SD SW4 SE4

Parcel: 010-05052-000

RPID: 5948

Acres: 90.77

3) SEAMAN LINDA DIANE TURNER

Address: N/A

Legal: NW1/4 NE1/4

Parcel: 010-05166-000

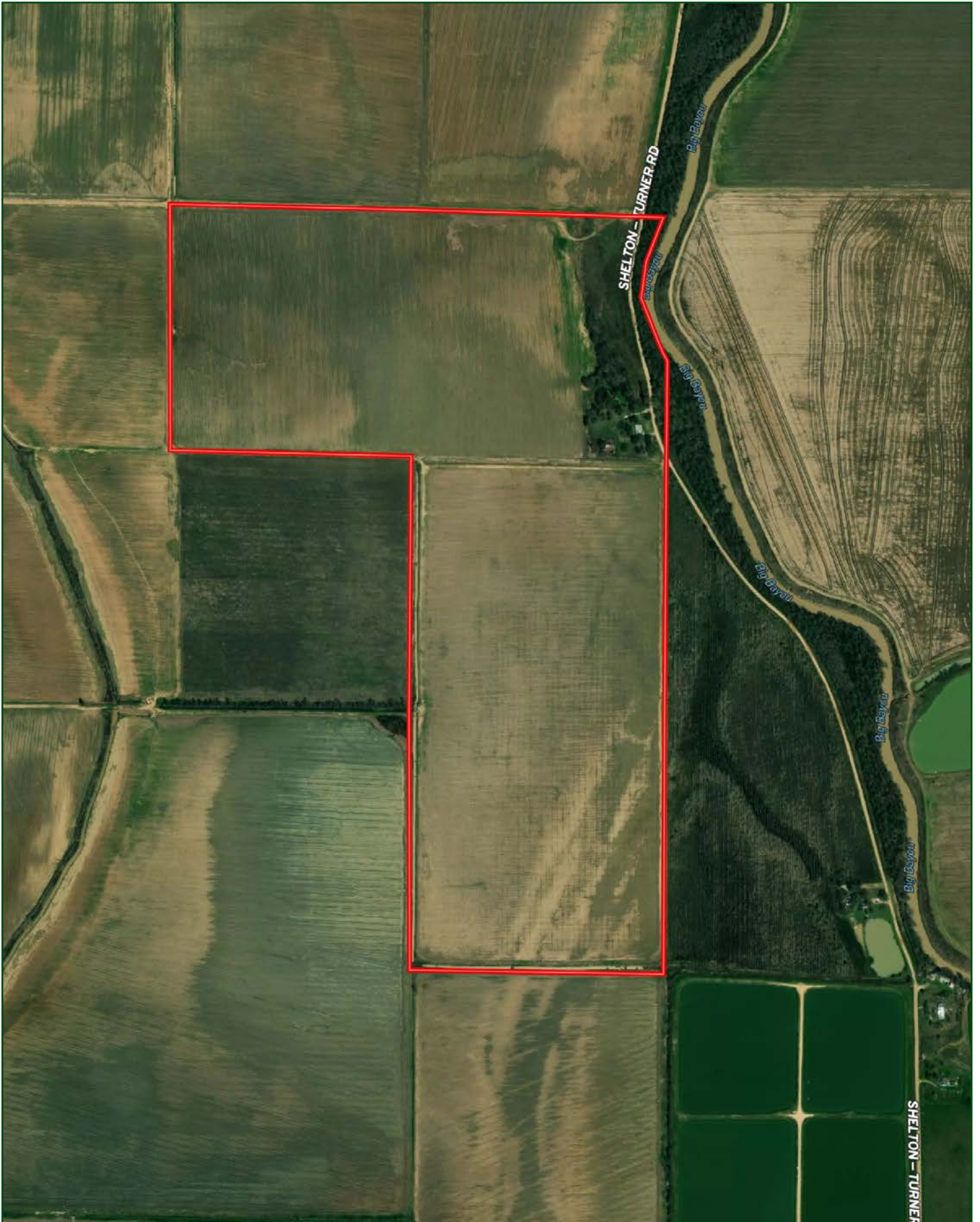
RPID: 6067

Acres: 40

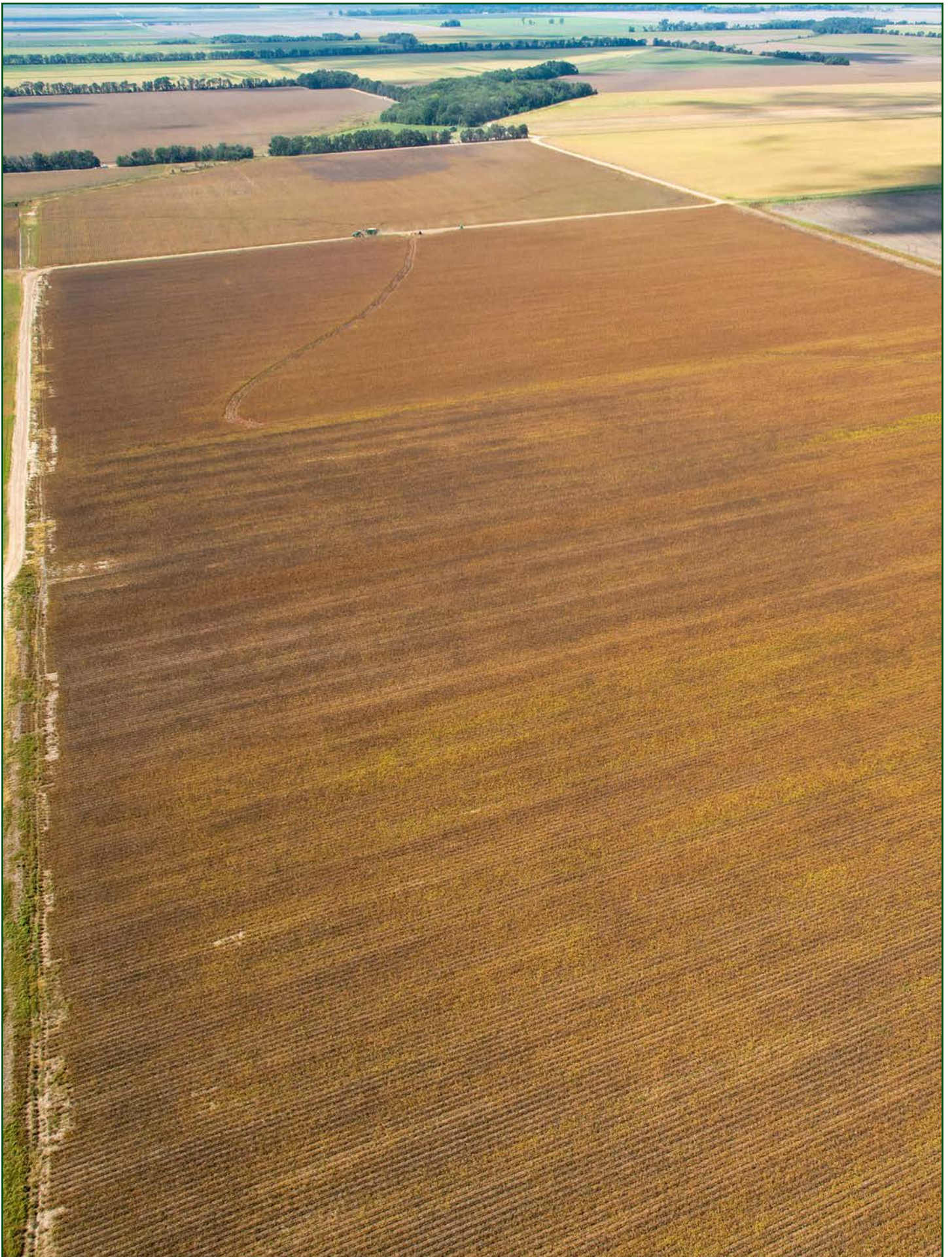
LOCATION MAP



AERIAL MAP

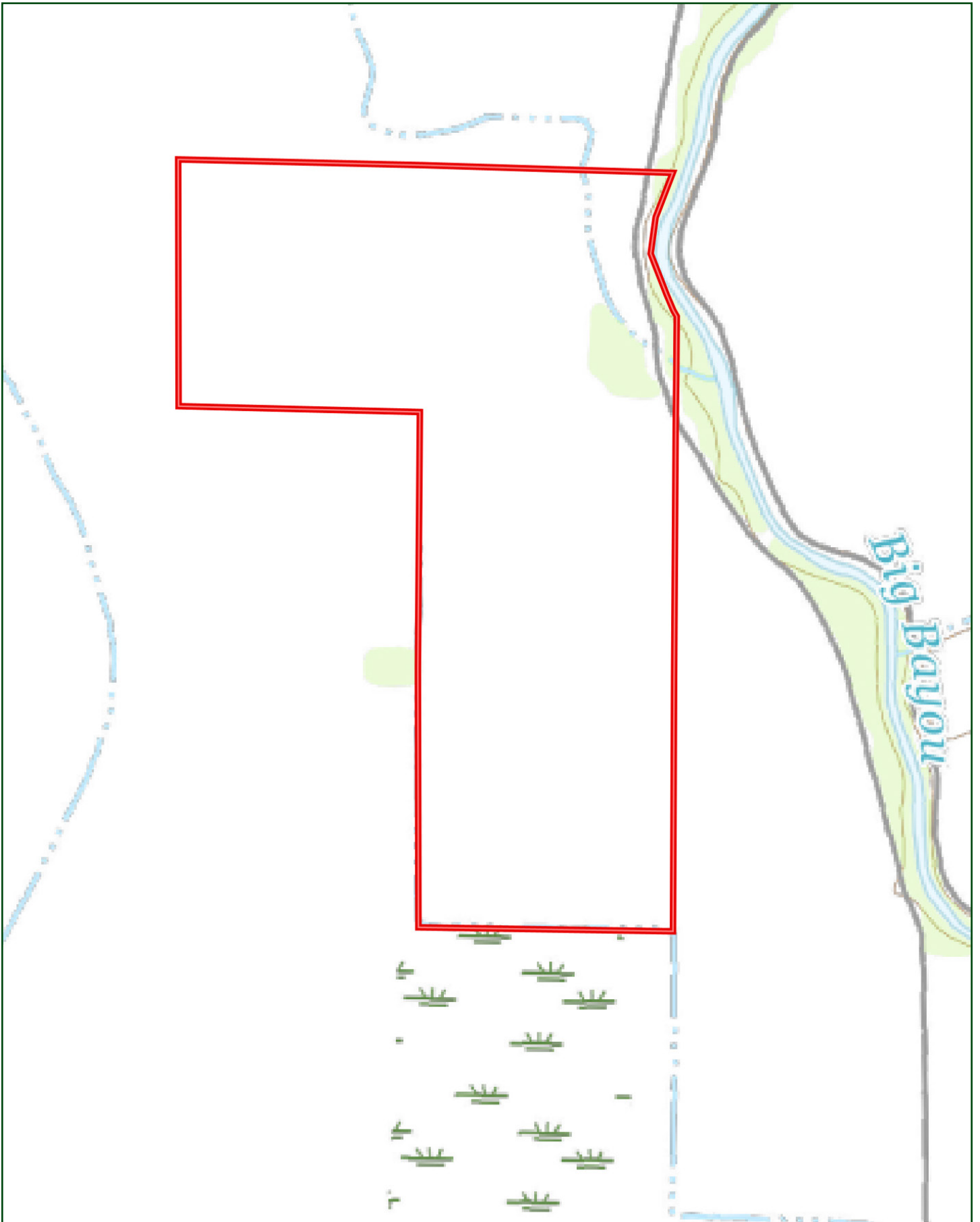




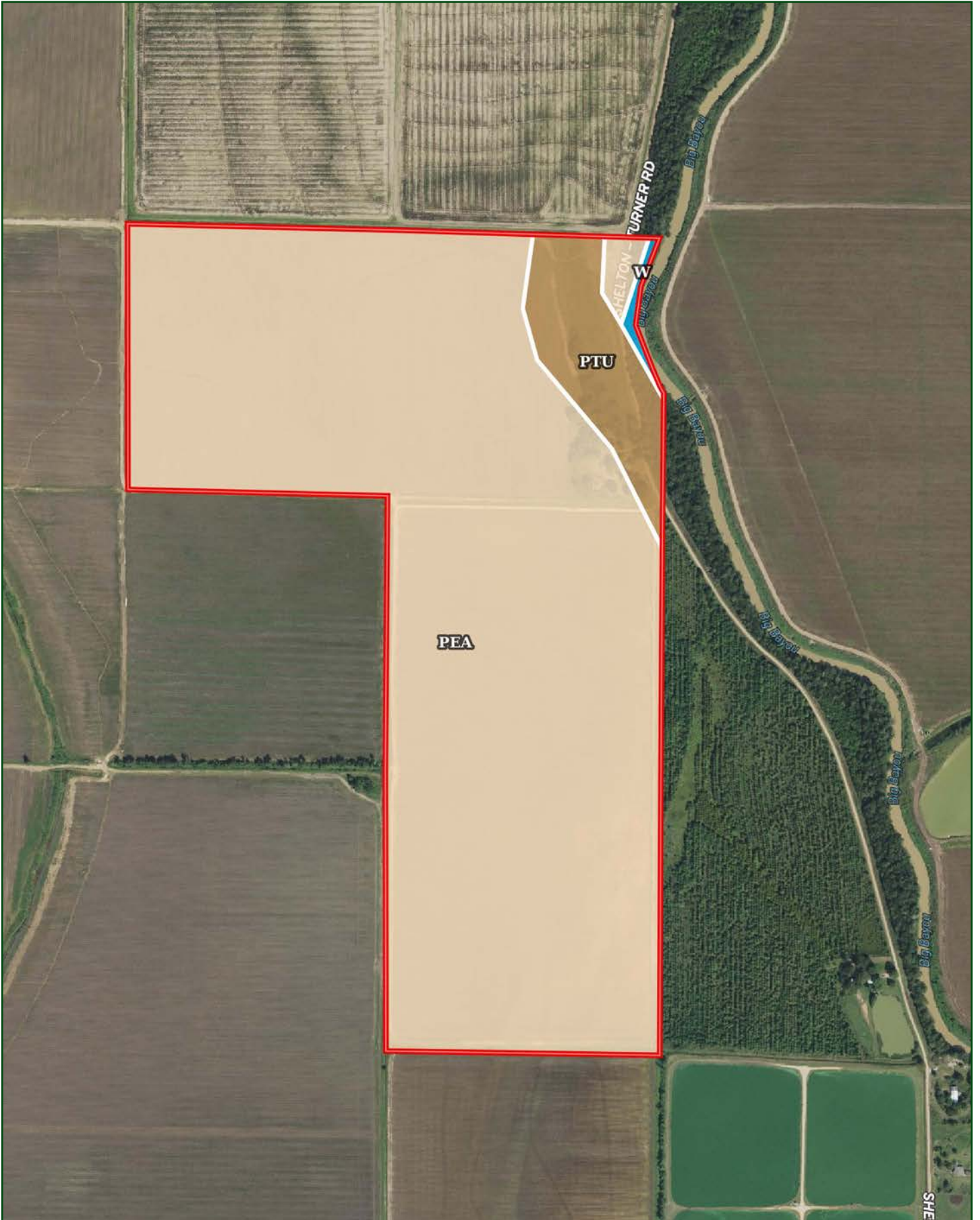




TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PeA	Perry clay, 0 to 1 percent slopes	145.84	92.45	0	48	3w
PtU	Portland clay, 0 to 3 percent slopes	11.12	7.05	0	57	3w
W	Water	0.78	0.49	0	-	-
TOTALS		157.74(*)	100%	-	48.39	3.0

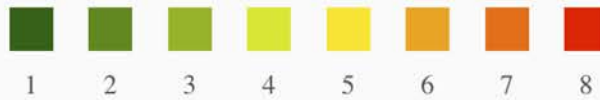
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

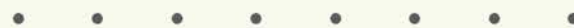
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

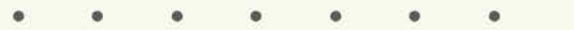
Land, Capability



'Wild Life'



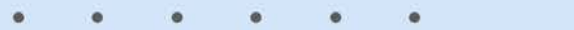
Forestry



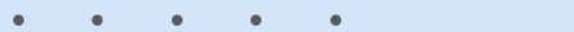
Limited



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

FARM SERVICE AGENCY

ARKANSAS

CHICOT

Form: FSA-156EZ

See Page 4 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3007

Prepared : 8/20/24 9:29 AM CST

Crop Year : 2024

Operator Name : PHILLIP M BAUGH
CRP Contract Number(s) : None
Recon ID : 05-017-2009-23
Transferred From : None
ARCPLC G/W/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
156.50	150.92	150.92	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	150.92	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, SORGH, SOYBN	RICE-LGR, RICE-MGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	25.30	0.00	35	0
Grain Sorghum	22.40	0.00	48	
Soybeans	2.60	0.00	28	100
Rice-Long Grain	92.30	0.00	4978	
Rice-Medium Grain	4.80	0.00	4978	
TOTAL	147.40	0.00		

NOTES

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Tract Number : 1604

Description : B9
FSA Physical Location : ARKANSAS/CHICOT
ANSI Physical Location : ARKANSAS/CHICOT
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DIANNE T SEAMAN
Other Producers : ELLIOTT BROTHERS FARM PARTNERSHIP
Recon ID : None

FARM SERVICE AGENCY

ARKANSAS
CHICOT
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3007
Prepared : 8/20/24 9:29 AM CST
Crop Year : 2024

Tract Land Data

Tract 1604 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
119.74	119.74	119.74	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	119.74	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	17.40	0.00	35
Grain Sorghum	19.90	0.00	48
Soybeans	2.60	0.00	28
Rice-Long Grain	73.50	0.00	4978
Rice-Medium Grain	3.30	0.00	4978
TOTAL	116.70	0.00	

NOTES

Tract Number : 2141

Description : B9
FSA Physical Location : ARKANSAS/CHICOT
ANSI Physical Location : ARKANSAS/CHICOT
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DIANNE T SEAMAN, JIMMY SEAMAN
Other Producers : ELLIOTT BROTHERS FARM PARTNERSHIP
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
8.30	8.30	8.30	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	8.30	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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

FARM SERVICE AGENCY

ARKANSAS
CHICOT
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3007
Prepared : 8/20/24 9:29 AM CST
Crop Year : 2024

Tract 2141 Continued ...

Wheat	2.10	0.00	36
Grain Sorghum	0.60	0.00	43
Rice-Long Grain	4.80	0.00	4978
Rice-Medium Grain	0.50	0.00	4978
TOTAL	8.00	0.00	

NOTES

Tract Number : 2142

Description : B9
FSA Physical Location : ARKANSAS/CHICOT
ANSI Physical Location : ARKANSAS/CHICOT
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DIANNE T SEAMAN, JIMMY SEAMAN
Other Producers : ELLIOTT BROTHERS FARM PARTNERSHIP
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
28.46	22.88	22.88	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	22.88	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	5.80	0.00	35
Grain Sorghum	1.90	0.00	48
Rice-Long Grain	14.00	0.00	4978
Rice-Medium Grain	1.00	0.00	4978
TOTAL	22.70	0.00	

NOTES

FARM SERVICE AGENCY



Chicot 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 17, 2024

Farm 3007
Tract 1604

Tract Cropland Total: 119.74 acres

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FARM SERVICE AGENCY



United States
Department of
Agriculture

Chicot 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 17, 2024

Farm 3007
Tract 2141

Tract Cropland Total: 8.30 acres

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FARM SERVICE AGENCY



Chicot 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 17, 2024

Farm 3007
Tract 2142

Tract Cropland Total: 22.88 acres

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LILE REAL ESTATE

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.



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