



OFFERED FOR SALE

# WHITE FARM

An Agricultural Investment Opportunity

67.84± Acres • Lonoke County, Arkansas

OFFERED BY



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

# WILLE

## REAL ESTATE

### DISCLOSURE STATEMENT

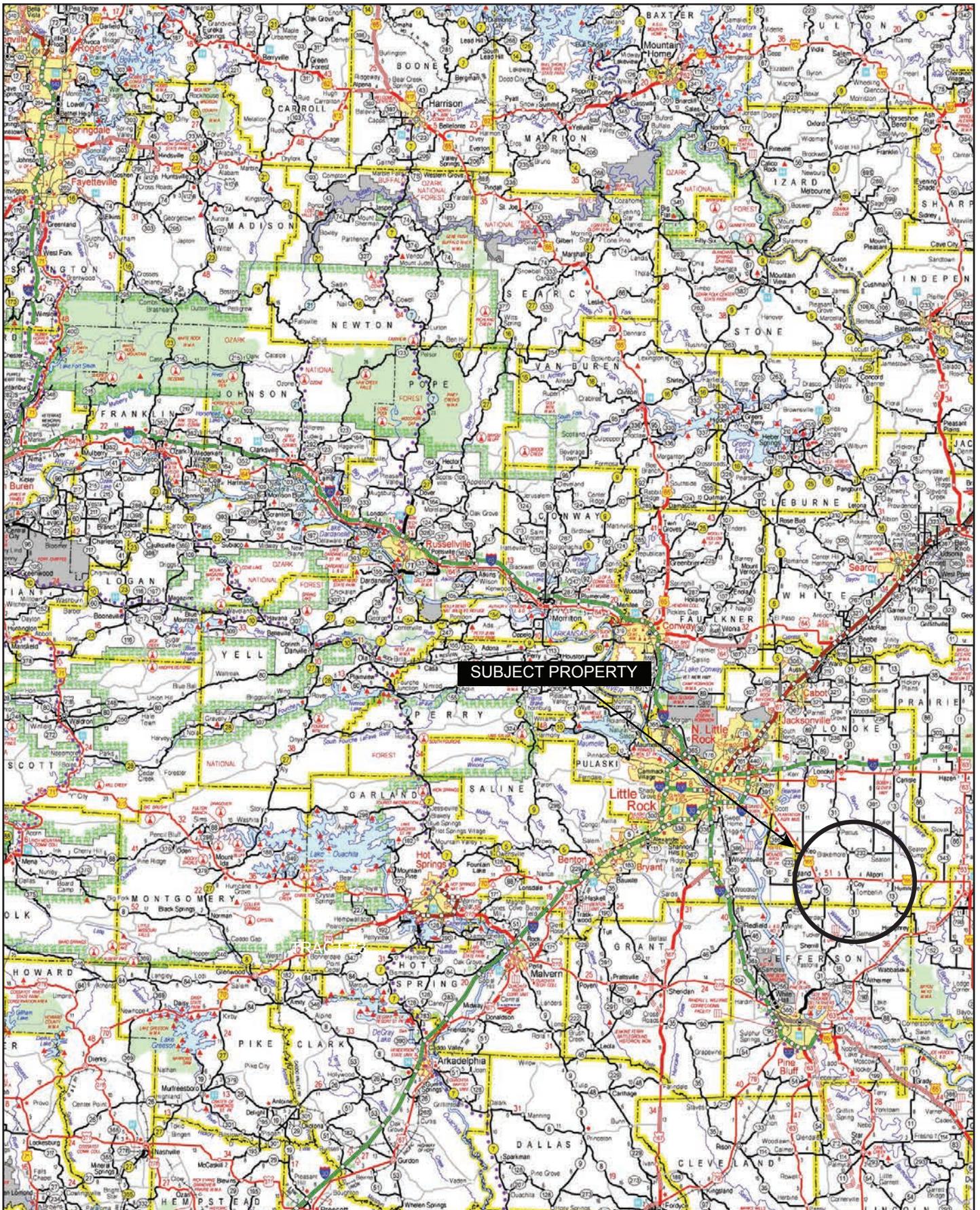
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. Pursuant to Ark. Code. Ann. § 17-42-110(d), a broker price opinion or market analysis issued by a real estate licensee shall not contain the terms "market value", "appraised value", or "appraisal".

Any reference in the report to a specific marketing time period is for illustrative purposes only and does not obligate the licensee or broker to sell the property within the stated time frame or act as a representation or guarantee that the property will be sold within such time frame.

Unless otherwise indicated, the broker price opinion assumes without investigation a fee simple title ownership interest without any reservation of minerals, subsurface rights, or otherwise.

This broker price opinion report is to be used solely for purposes allowed by state and federal law. If the report is to be used for any purpose not specifically allowed by state and federal law, legal counsel should be consulted.

# VICINITY MAP



## PROPERTY SUMMARY

<b>Description:</b>	<p>The White Farm consists of 67.84± acres right outside of Coy in Lonoke County, Arkansas. The location is considered excellent due to its close proximity to both Stuttgart and Little Rock. The northern border of the property has frontage along U.S. Highway 165 making the property easily accessible.</p> <p>The Farm Service Agency a total of 55.32 tillable acres, all of which are leveled to a zero grade. All of the tillable acreage is irrigated and has historically been planted in rice. Recreational opportunities are primarily waterfowl hunting, which is improved by the farm's Bakers Bayou frontage. An added bonus of the property is that both the hunting lease and farming lease are open for 2024. The White Farm presents an opportunity to acquire an improved farm that offers both an agricultural and recreational investment opportunity.</p>								
<b>Location:</b>	Coy, Arkansas; Lonoke County; Eastern Region of Arkansas								
	<table><thead><tr><th colspan="2">Mileage Chart</th></tr></thead><tbody><tr><td>Stuttgart, AR</td><td>21 Miles</td></tr><tr><td>Little Rock, AR</td><td>34 Miles</td></tr><tr><td>Pine Bluff, AR</td><td>29 Miles</td></tr></tbody></table>	Mileage Chart		Stuttgart, AR	21 Miles	Little Rock, AR	34 Miles	Pine Bluff, AR	29 Miles
Mileage Chart									
Stuttgart, AR	21 Miles								
Little Rock, AR	34 Miles								
Pine Bluff, AR	29 Miles								
<b>Acreage:</b>	67.84± acres								
<b>Access:</b>	U.S. Highway 165								
<b>Soils:</b>	Class II: 50% Class III: 48% Class IV: 2%								
<b>Irrigation:</b>	The entire farm is irrigated by an eight-inch turbine re-lift and eight-inch turbine well that are connected by a network of underground pipe. Both are powered by natural gas.								
<b>Farm Bases:</b>	See attached Farm Service Agency (FSA) 156EZ in this brochure.								
<b>Farming Lease:</b>	Open for 2024								
<b>Recreation:</b>	Waterfowl hunting opportunities exist in the fields. To the north of the tailwater recovery pit is a small field that would make a perfect waterfowl food plot.								
<b>Hunting Lease:</b>	Open for 2024								

## PROPERTY SUMMARY

**Real Estate Taxes:**

<b>Parcel Number</b>	<b>Acreage</b>	<b>Estimated Tax</b>
001-01885-000	67.84	\$665.61

**Mineral Rights:**

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

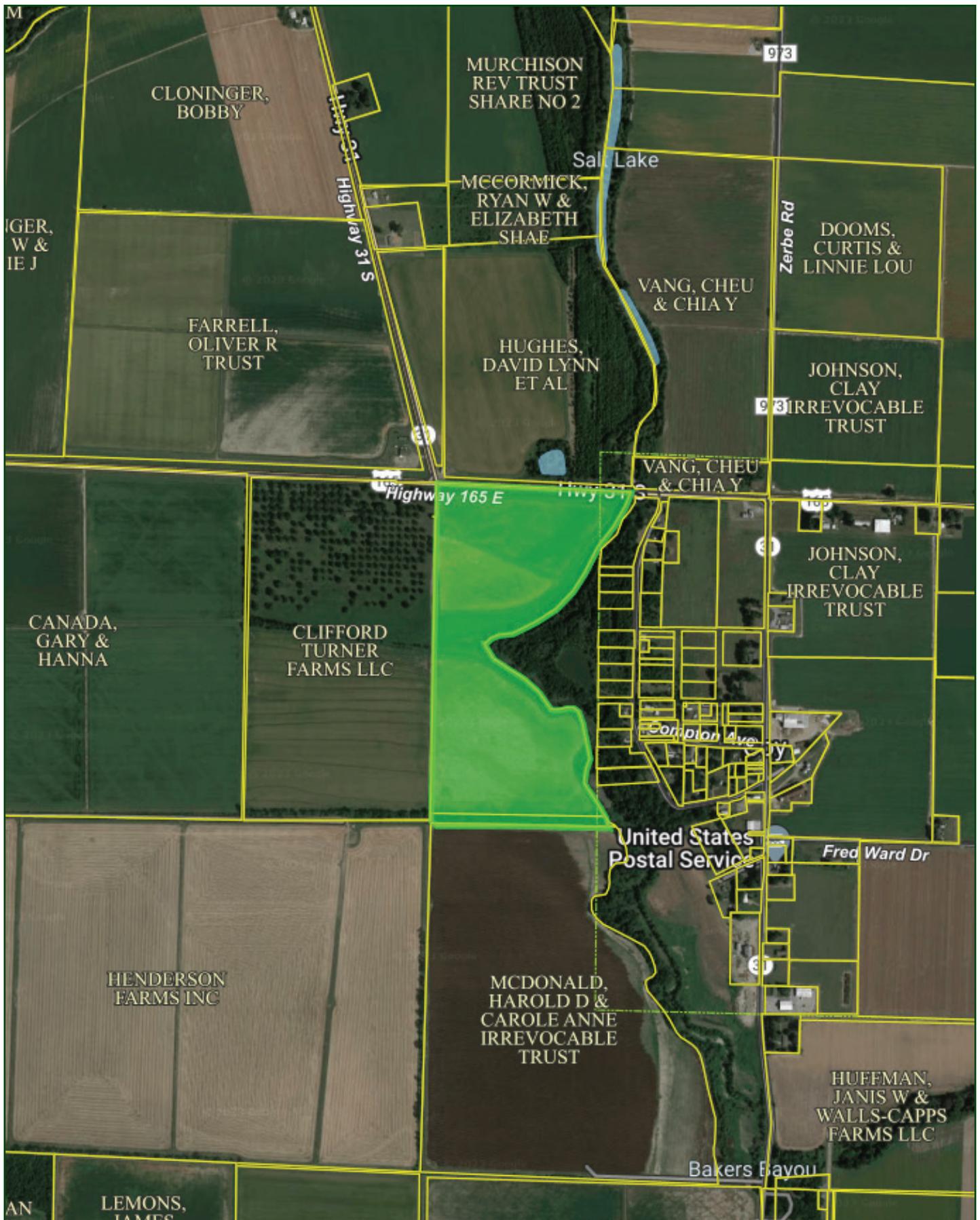
**Offering Price:**

\$450,000.00

To find out more about the White Farm 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)

# OWNERSHIP MAP



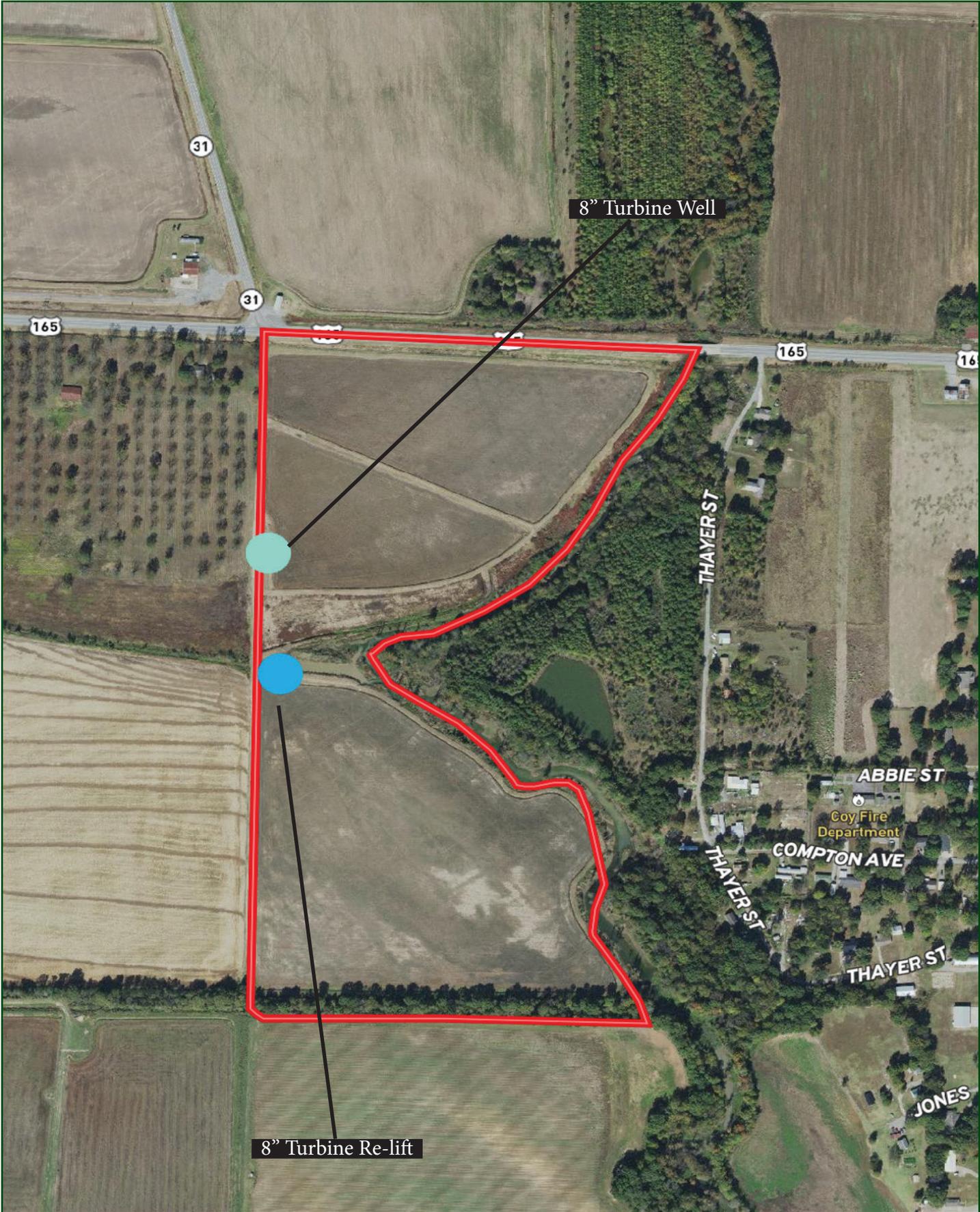
# LOCATION MAP



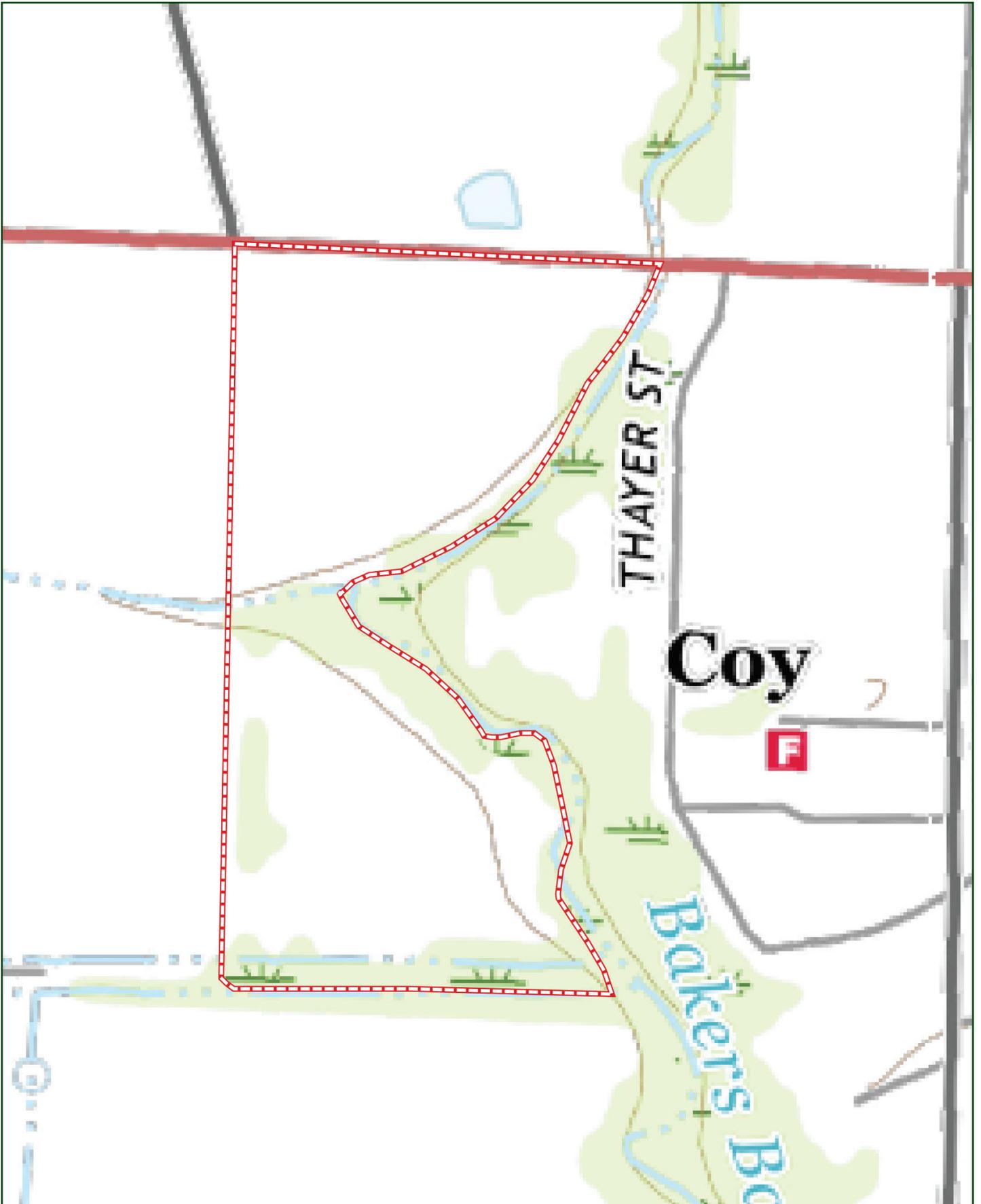
AERIAL MAP



AERIAL MAP



TOPOGRAPHY MAP



# SOIL MAP



## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
11	Hebert silt loam, 0 to 1 percent slopes	23.42	34.64	0	86	2w
27	Perry silty clay, 0 to 1 percent slopes	18.72	27.69	0	48	3w
29	Portland silty clay, 0 to 1 percent slopes	13.29	19.66	0	56	3w
31	Rilla silt loam, 1 to 3 percent slopes	10.83	16.02	0	86	2e
28	Perry silty clay, 0 to 1 percent slopes, frequently flooded	1.34	1.98	0	28	4w
TOTALS		67.6(*)	100%	-	68.42	2.51

(\*) 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

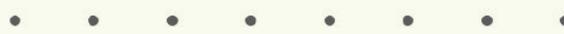
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

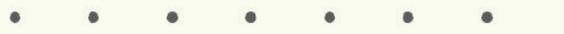
Land, Capability



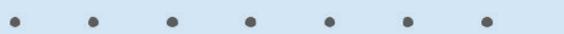
'Wild Life'



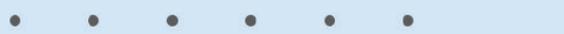
Forestry



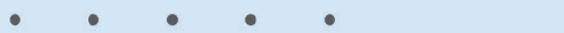
Limited



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**  
**JEFFERSON**  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

**FARM : 3903**  
 Prepared : 3/9/22 9:42 AM  
 Crop Year : 2022

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

**Operator Name** : C AND D FARMS  
**Farms Associated with Operator** : 05-069-91, 05-085-1355, 05-085-1360, 05-085-1362, 05-085-1379, 05-085-1420, 05-085-2887, 05-069-3779, 05-069-3903, 05-085-4452, 05-085-5396  
**CRP Contract Number(s)** : None  
**Recon ID** : None  
**Transferred From** : 2022-05-085-0005395  
**ARCPLC G//F Eligibility** : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
74.11	55.31	55.31	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Nativ Sod
0.00	0.00	55.31	0.00		0.00		0.00	0.00	0.00

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN, SUP, RICE-LGR

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	4.52	0.00	152	
Soybeans	2.36	0.00	29	
Rice-Long Grain	23.86	0.00	5771	
<b>TOTAL</b>	<b>30.74</b>	<b>0.00</b>		

### NOTES

**Tract Number** : 8954  
**Description** : H19  
**FSA Physical Location** : ARKANSAS/LONOKE  
**ANSI Physical Location** : ARKANSAS/LONOKE  
**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** : G & L FARMS AND INVESTMENTS LLC  
**Other Producers** : None  
**Recon ID** : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
74.11	55.31	55.31	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	55.31	0.00	0.00	0.00	0.00	0.00

# FARM SERVICE AGENCY

ARKANSAS  
JEFFERSON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

**FARM : 3903**  
Prepared : 3/9/22 9:42 AM  
Crop Year : 2022

### DCP Crop Data

Tract 8954 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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<b>TOTAL</b>	<b>30.74</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 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



## Lonoke County, Arkansas



### Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

### Wetland Determination Identifiers

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

Imagery Year: 2019

2021 Program Year

Map Created June 04, 2021

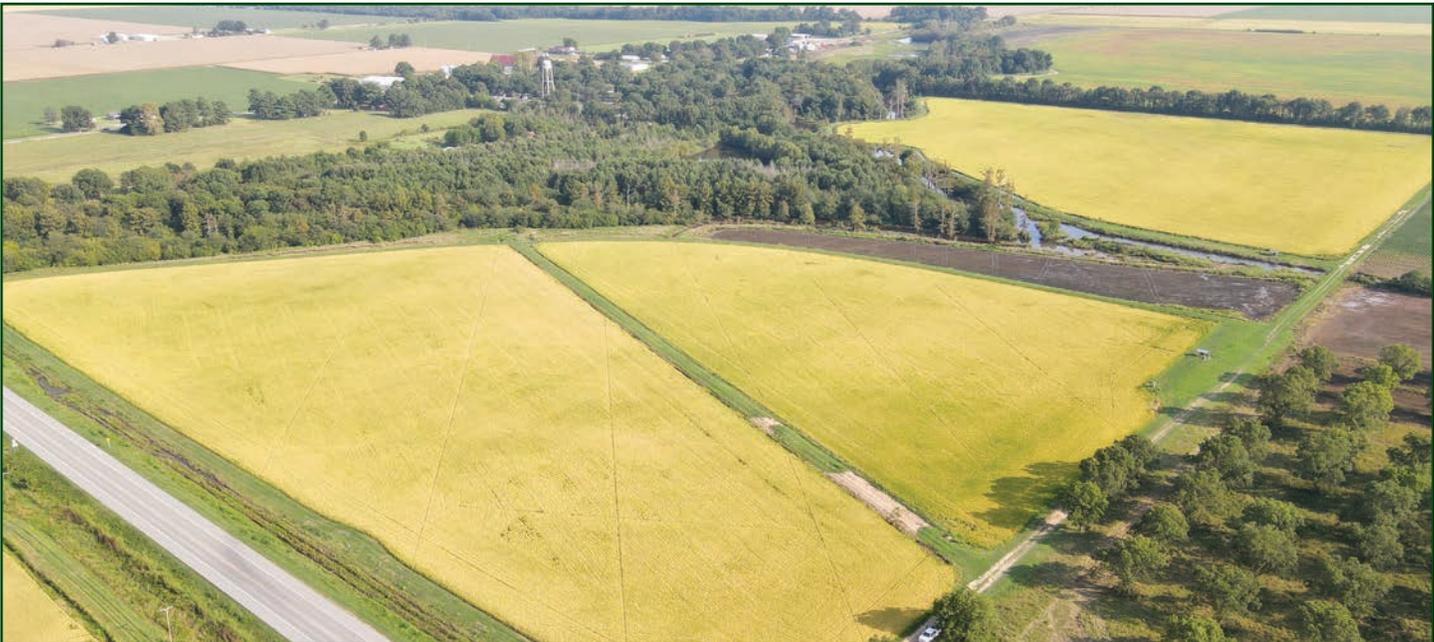
Farm 5394  
Tract 2784

Tract Cropland Total: 55.31 acres

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