



BEEDEVILLE 36

A Agricultural Investment Opportunity

36.7± Total Acres | \$238,550.00

Jackson County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



BEEDEVILLE 36

QUICK FACTS

Acreage

36.7± total acres

34.91± tillable acres

Location

Beedeville, Jackson County,
Arkansas

Crop Rotation

Rice and soybeans

Soils

Class III: 100%

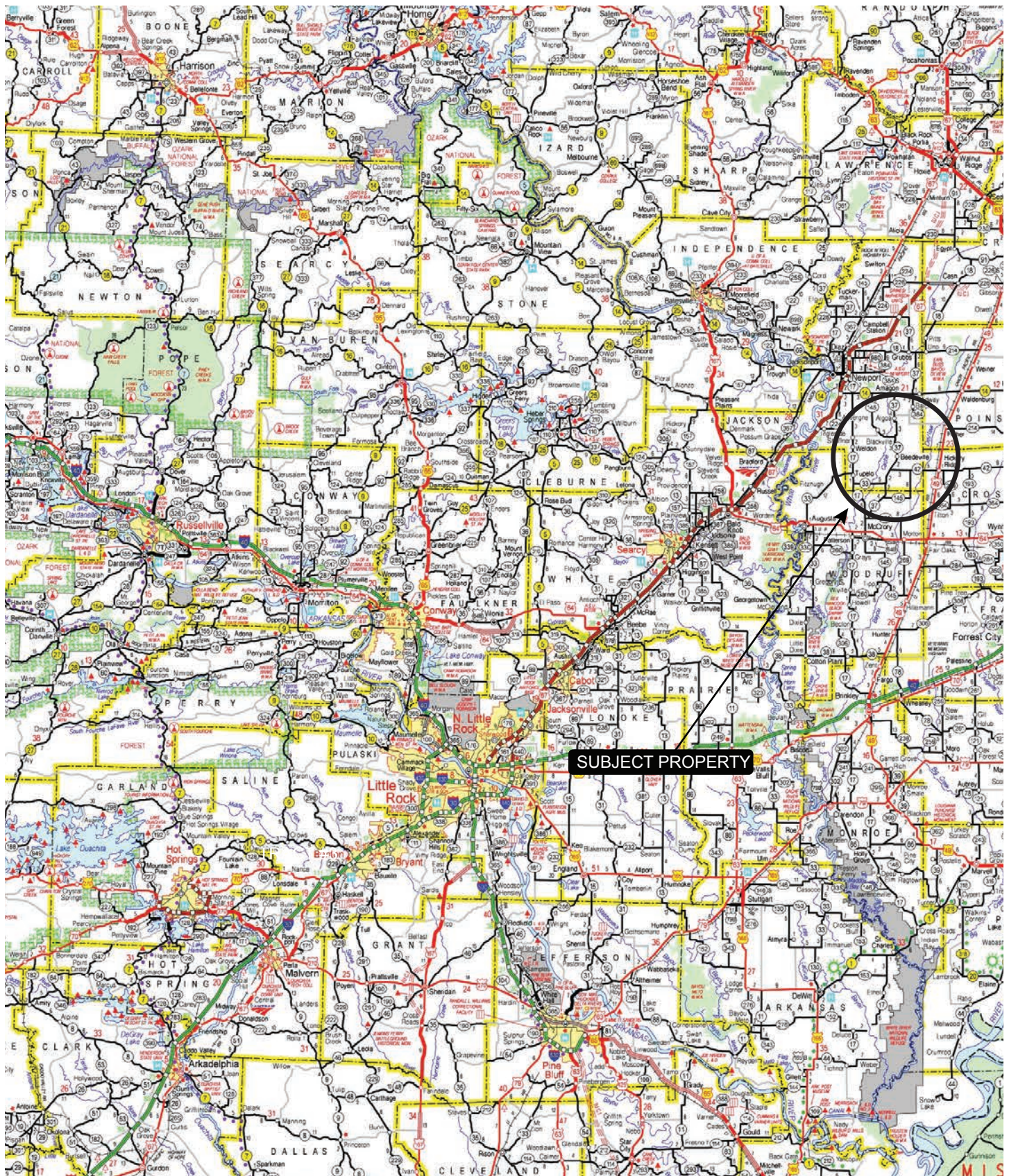
Access

Arkansas State Highway 42

Offering Price

\$238,550,000.00

VICINITY MAP



PROPERTY DESCRIPTION

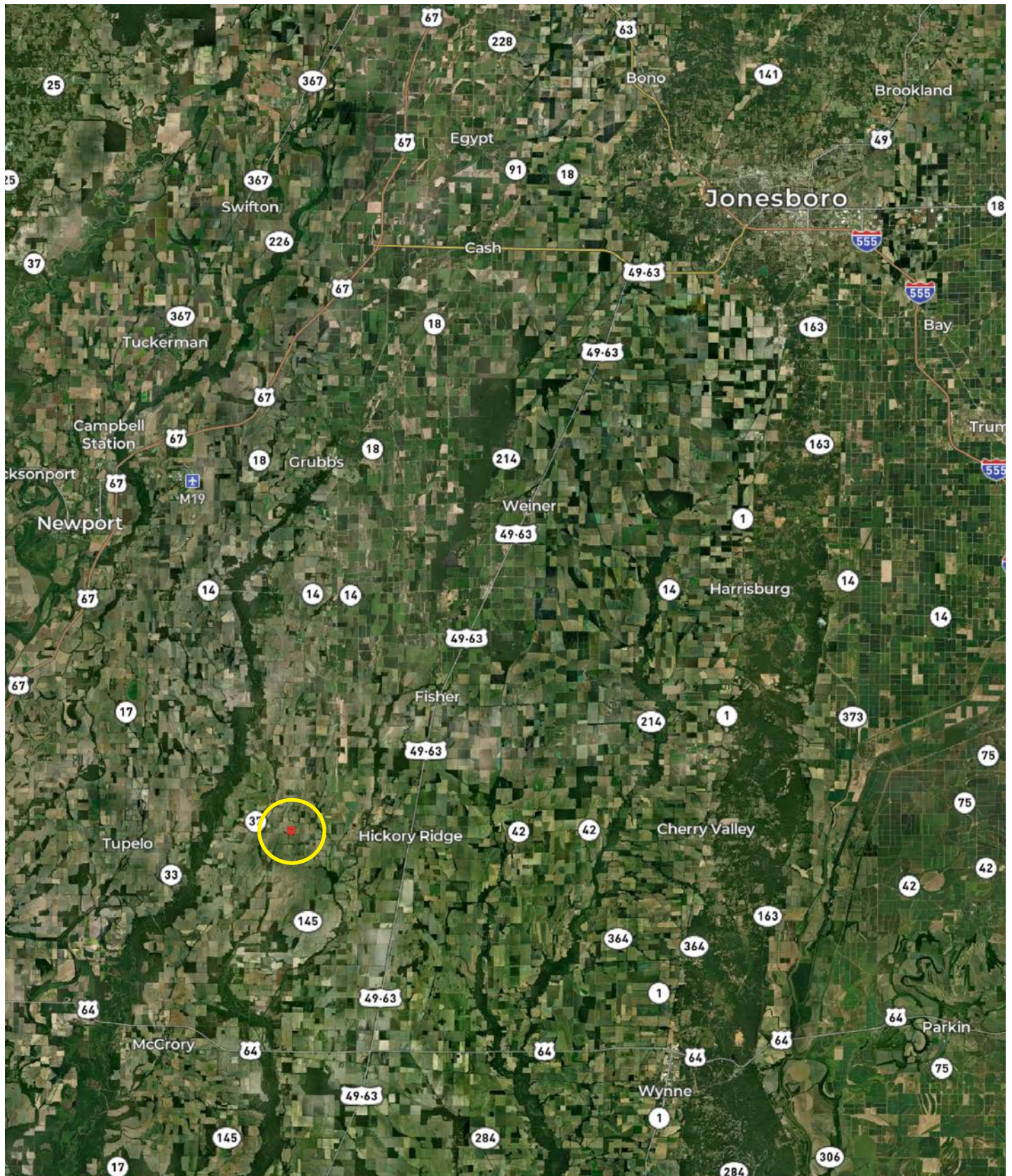
BEEDEVILLE 36

The Beedeville 36 is located in Jackson County, Arkansas just southeast of the community of Beedeville. The property consists of 36.7± total acres with 34.91± tillable acres, per the Farm Service Agency. All of the tillable acreage is irrigated by a six-inch electric submersible well that is located on the northwest corner of

the farm. The farm has historically been planted in rice and soybeans. The tillable acreage is rented for the 2025 crop year to STP Farms, LLC on a 75 / 25 crop share lease. The property has excellent access with frontage along Arkansas State Highway 42.

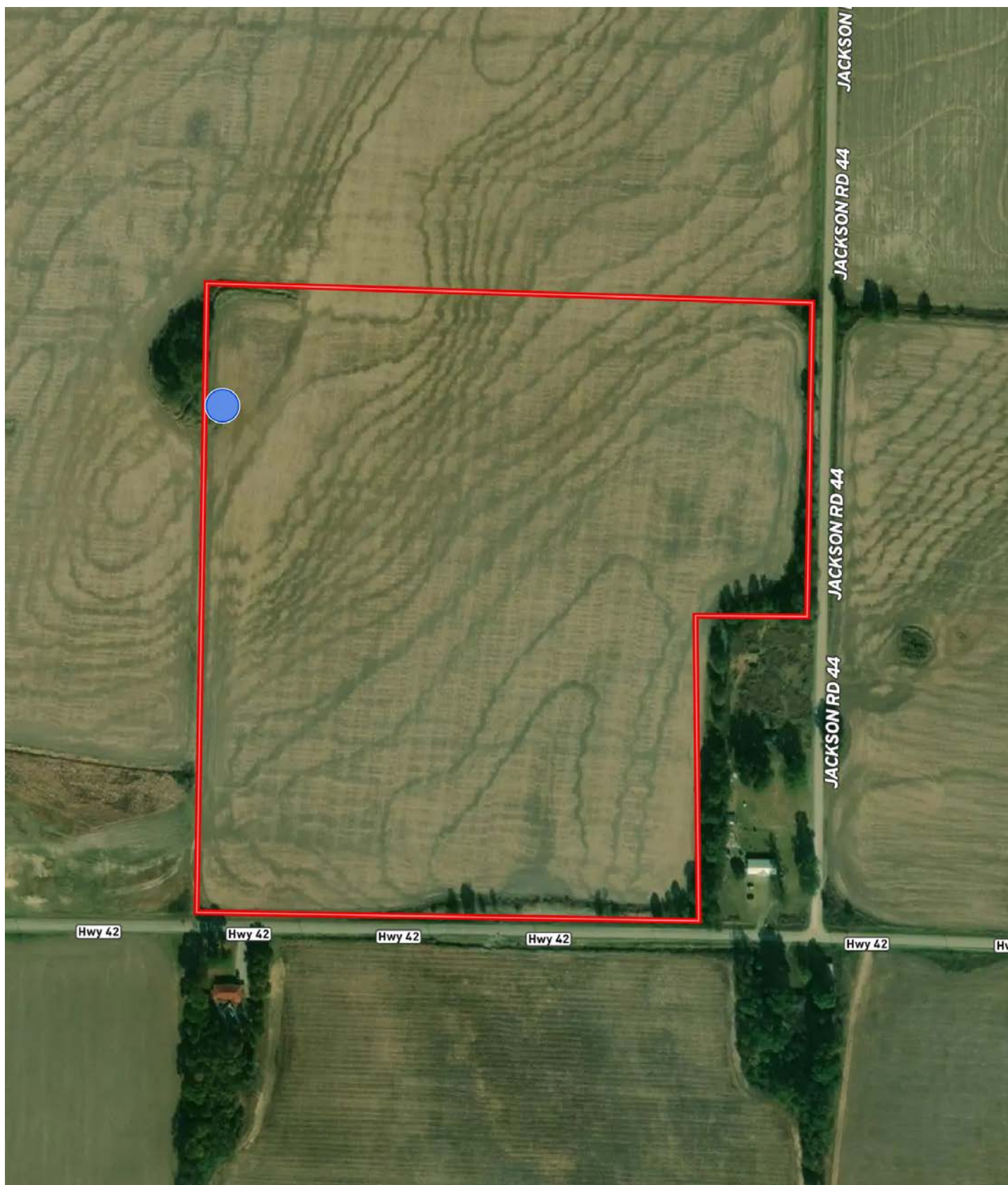


LOCATION MAP





IRRIGATION MAP



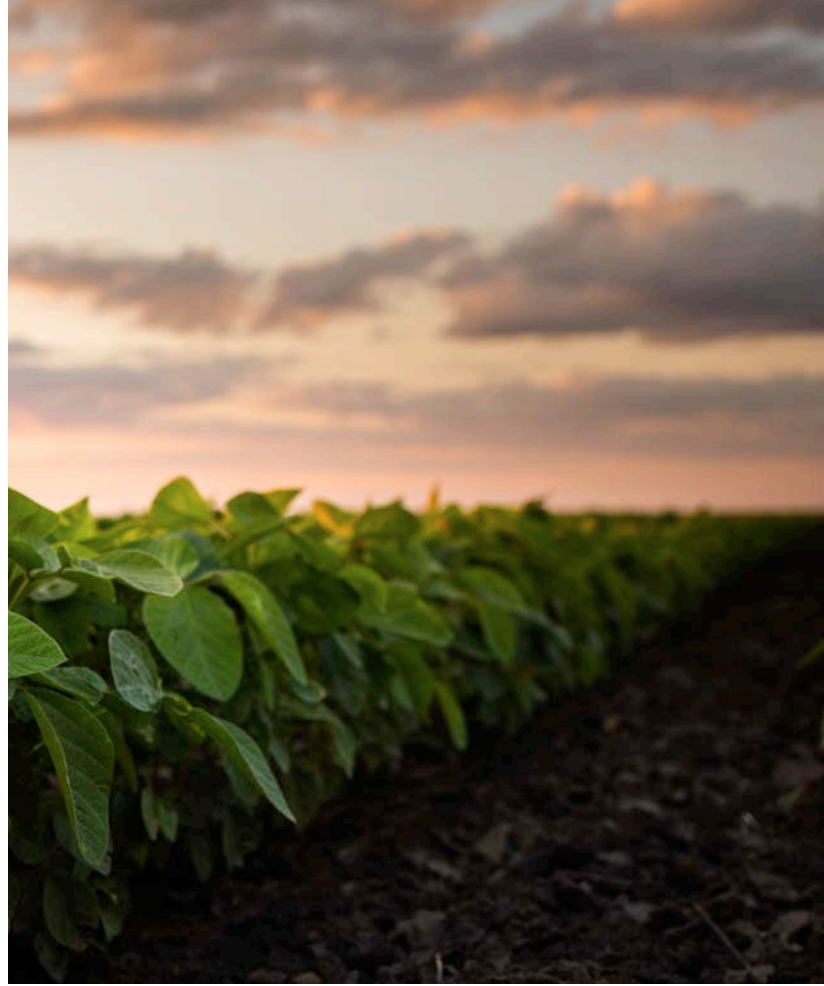
LOCATION & ACCESS

Beedeville, Jackson County, Arkansas
Northeastern Region of Arkansas

Mileage Chart

Beedeville, AR	19 Miles
Jonesboro, AR	45 Miles
Brinkley, AR	46 Miles
Memphis, TN	80 Miles
Little Rock, AR	97 Miles

Access is considered excellent with frontage along Arkansas State Highway 42.





FARM INFORMATION

Irrigation

The tillable acreage is irrigated by an six inch electric submersible well that is located on the northwest side of the farm.

See irrigation map where the irrigation infrastructure is detailed within this brochure.

Soils

Class III: 100%

Farming Contract

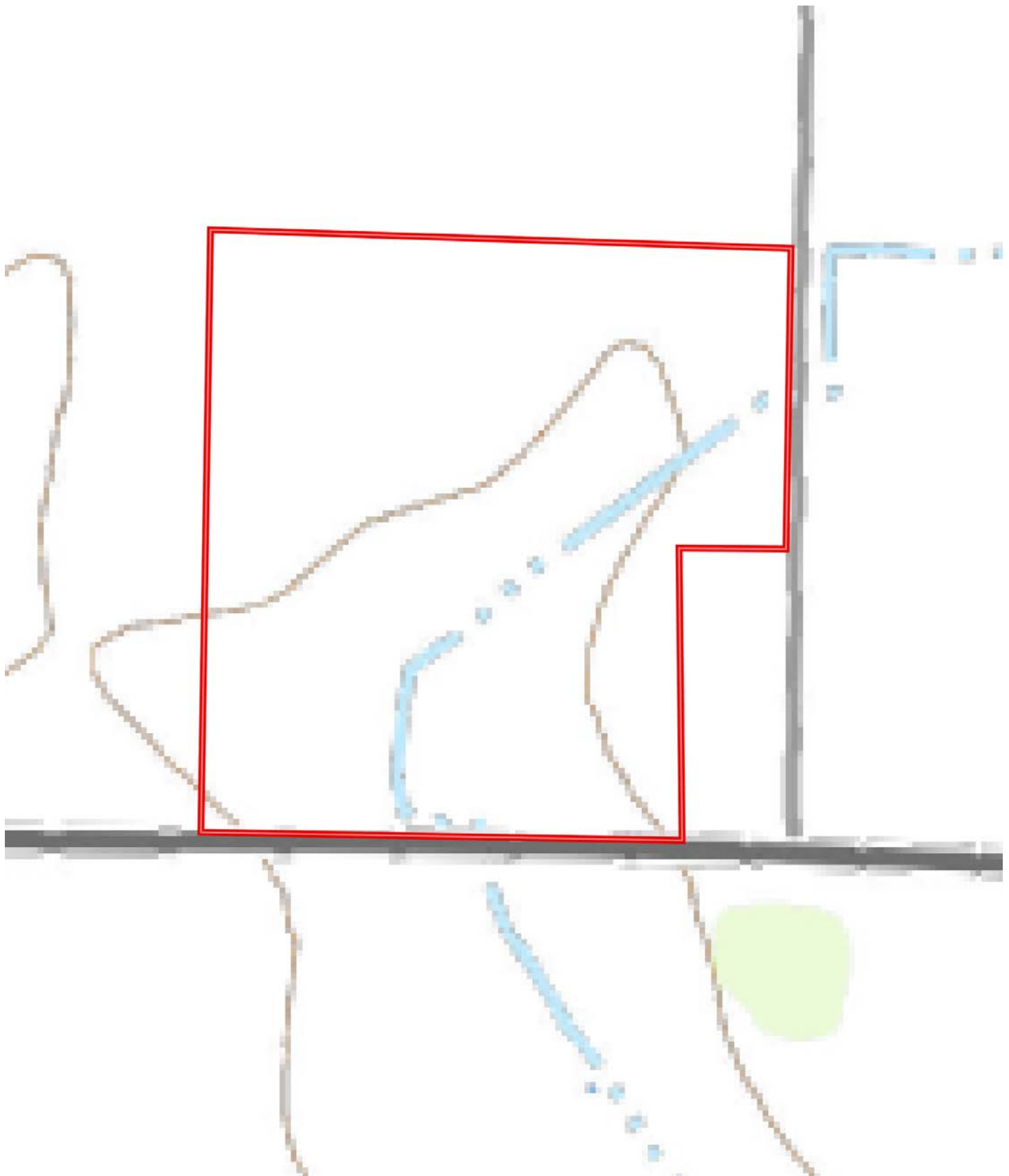
The tillable acreage is leased for the 2025 crop season to STP Farms, LLC on a 75 / 25 crop share lease. A copy of the lease can be provided upon request.

Farm Bases

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



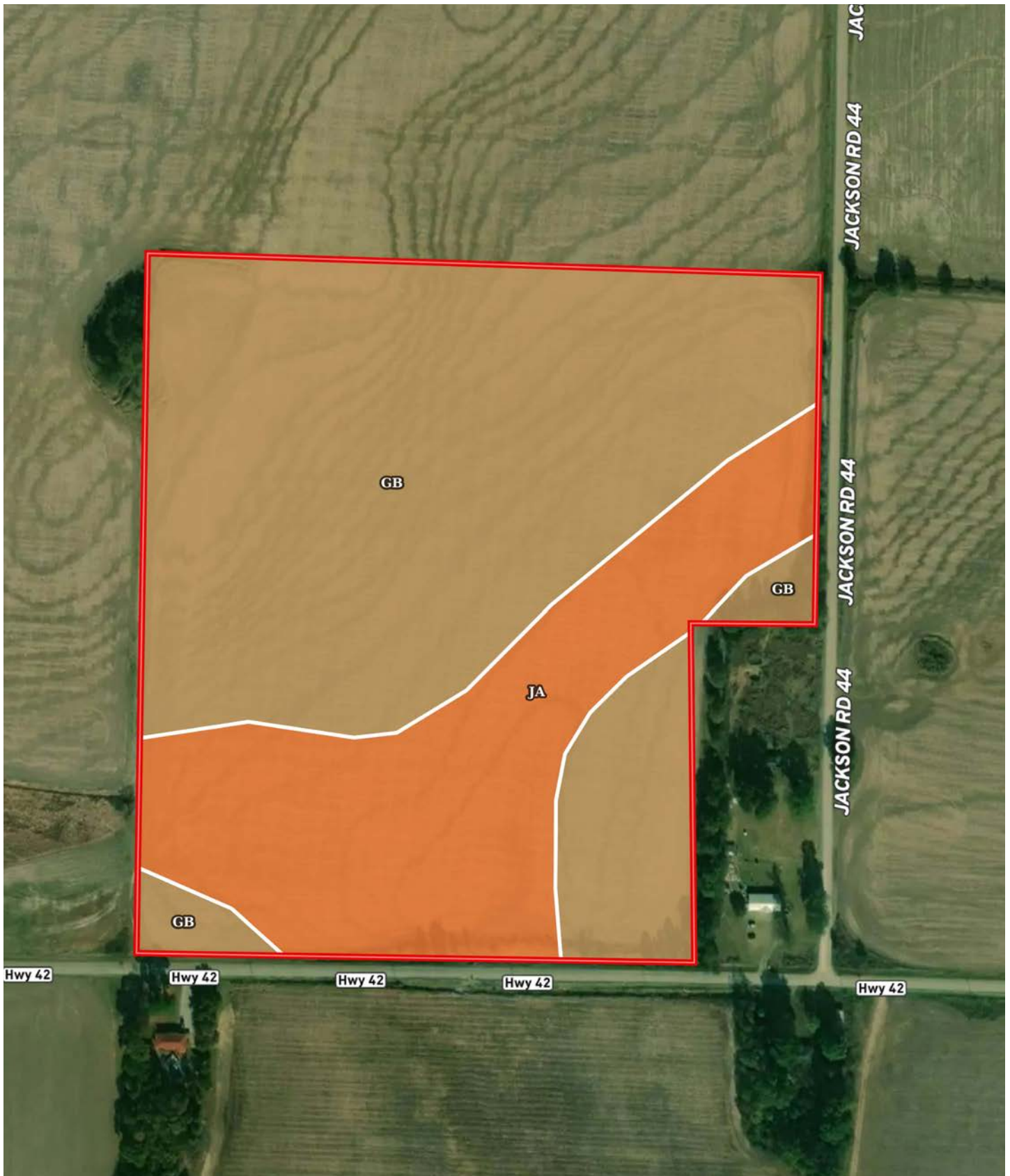
TOPOGRAPHY MAP







SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gb	Grubbs silt loam	24.93	69.12	0	80	3w
Ja	Jackport silty clay loam, 0 to 1 percent slopes	11.14	30.88	0	61	3w
TOTALS		36.07(*)	100%	-	74.13	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.

Real Estate Taxes

\$354.55 (estimated)

Offering Price

\$238,550.00

To learn more about Beedeville 36 or to schedule a property tour, contact Gardner Lile of Lile Real Estate, Inc. or Dustin Roddy of Cache River Farms.

Gardner Lile

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FARM SERVICE AGENCY

ARKANSAS
JACKSON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5167

Prepared : 12/5/24 1:01 PM CST

Crop Year : 2025

Operator Name : STP FARMS LLC
CRP Contract Number(s) : None
Recon ID : 05-067-2024-29
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
41.73	34.91	34.91	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	34.91	7.83			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	RICE-LGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Soybeans	15.12	0.00	29	100
Rice-Long Grain	26.13	0.00	5598	
TOTAL	41.25	0.00		

NOTES

Tract Number : 4819

Description :
FSA Physical Location : ARKANSAS/JACKSON
ANSI Physical Location : ARKANSAS/JACKSON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : LOS POBRES LLC
Other Producers : THERESA POWELL
Recon ID : 05-067-2024-28

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
41.73	34.91	34.91	0.00	0.00	0.00	0.00	0.0

FARM SERVICE AGENCY

ARKANSAS
JACKSON
Form: FSA-156EZ



United States Department of Agriculture
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Tract 4819 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	34.91	7.83	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	15.12	0.00	29
Rice-Long Grain	26.13	0.00	5598

TOTAL 41.25 0.00

NOTES

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FARM SERVICE AGENCY

USDA United States Department of Agriculture
Jackson 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

2025 Program Year

Map Created October 22, 2024

Farm **5167**

Tract **4819**

Tract Cropland Total: 34.91 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
schedule a property tour, contact:

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