



# CHAMBLISS 86

An Agricultural and Recreational Investment Opportunity

86± Total Acres | \$390,960.00

Jefferson County, Arkansas



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# CHAMBLISS 86

## QUICK FACTS

### Acreage

86± total acres  
83.04± tillable acres

### Location

Pine Bluff, Arkansas

### Irrigation

Fully irrigated  
Eight-inch diesel turbine well

### Soils

Class III: 100%

### Farming Contract

Leased through December 31,  
2026

### Access

Private road

### Recreation

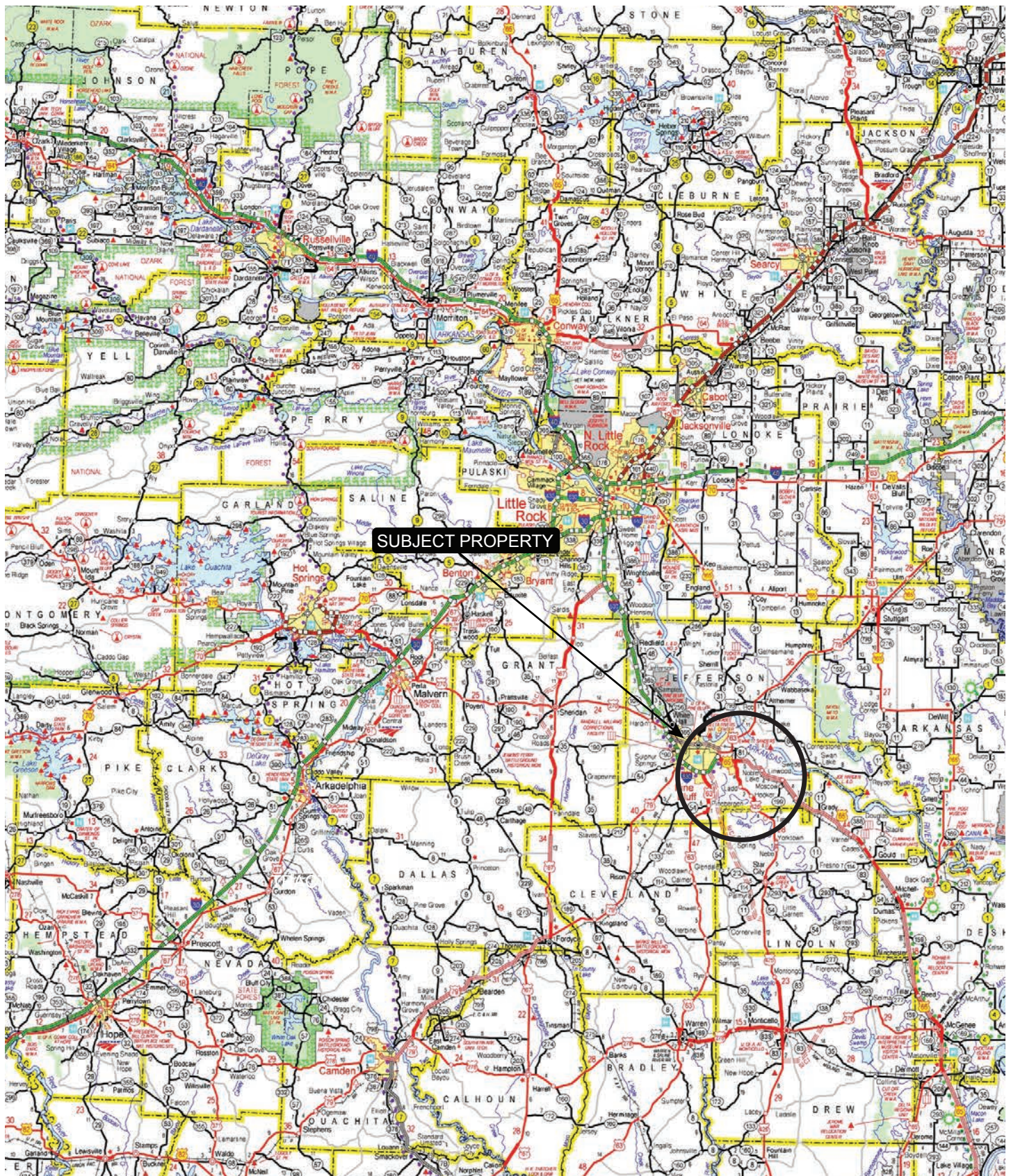
Waterfowl field hunting

### Offering Price

\$390,690.00



# VICINITY MAP





# PROPERTY DESCRIPTION

## CHAMBLISS 86

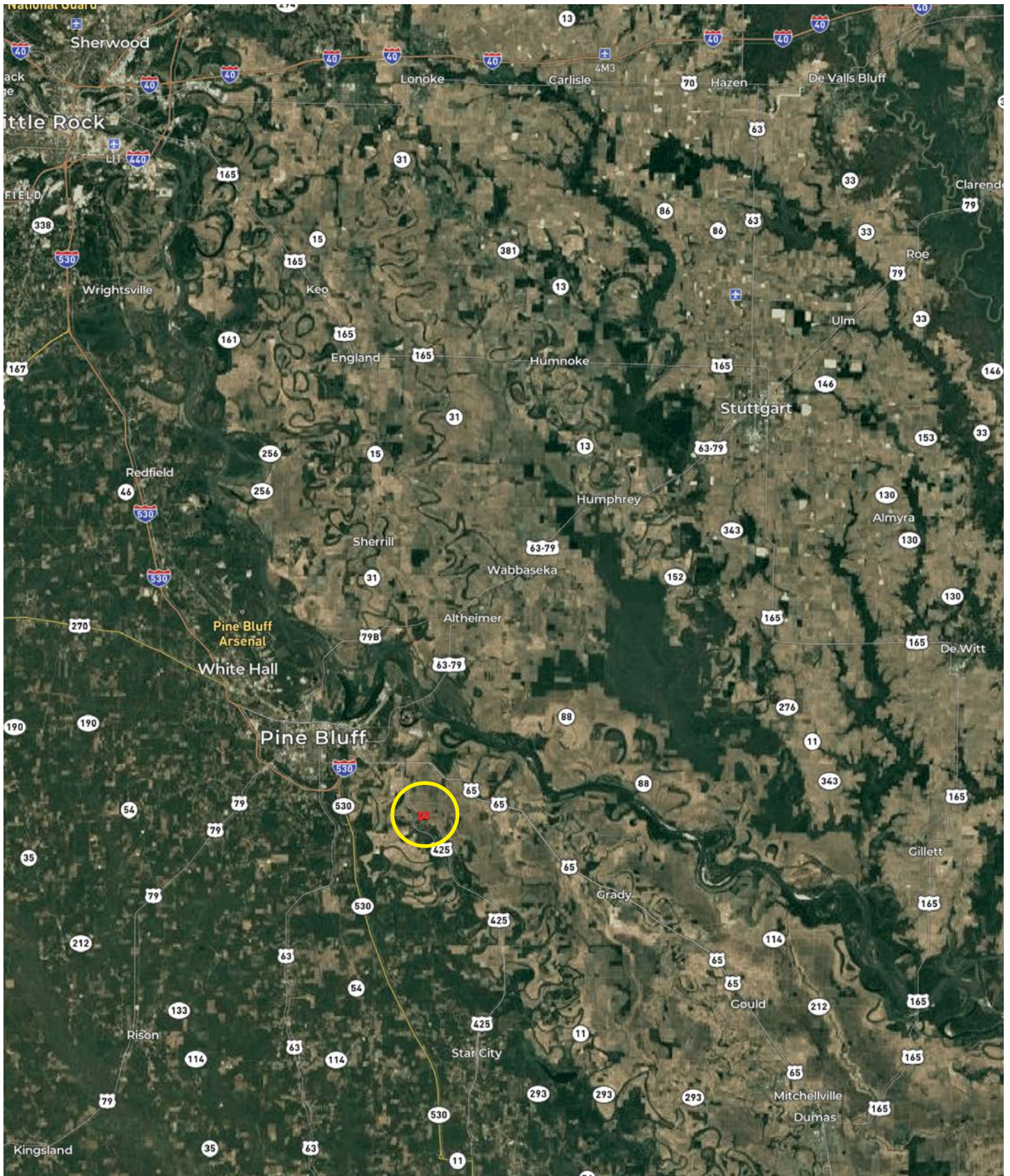
The Chambliss 86 is located southeast of the town of Pine Bluff, Arkansas in Jefferson County. The farm consists of 86± total acres, and the Farm Service Agency reports a total of 83.04± tillable acres. There is an eight (8) inch diesel turbine well located on the southeast corner of the farm. The tillable acreage offers the opportunity to acquire a farm and fully develop as one sees best for agricultural production and hunting. Located in an area where it is common

for landowners to flood fields for waterfowl, when being leveled the farm could also be improved to hold water to either lease the hunting out for additional revenue, or personal enjoyment. The tillable acreage is leased to M & D Farm Partnership on a 80 / 20 crop share with a termination date of December 31, 2026. Access is from a private road that stops at the southeast corner of the farm.



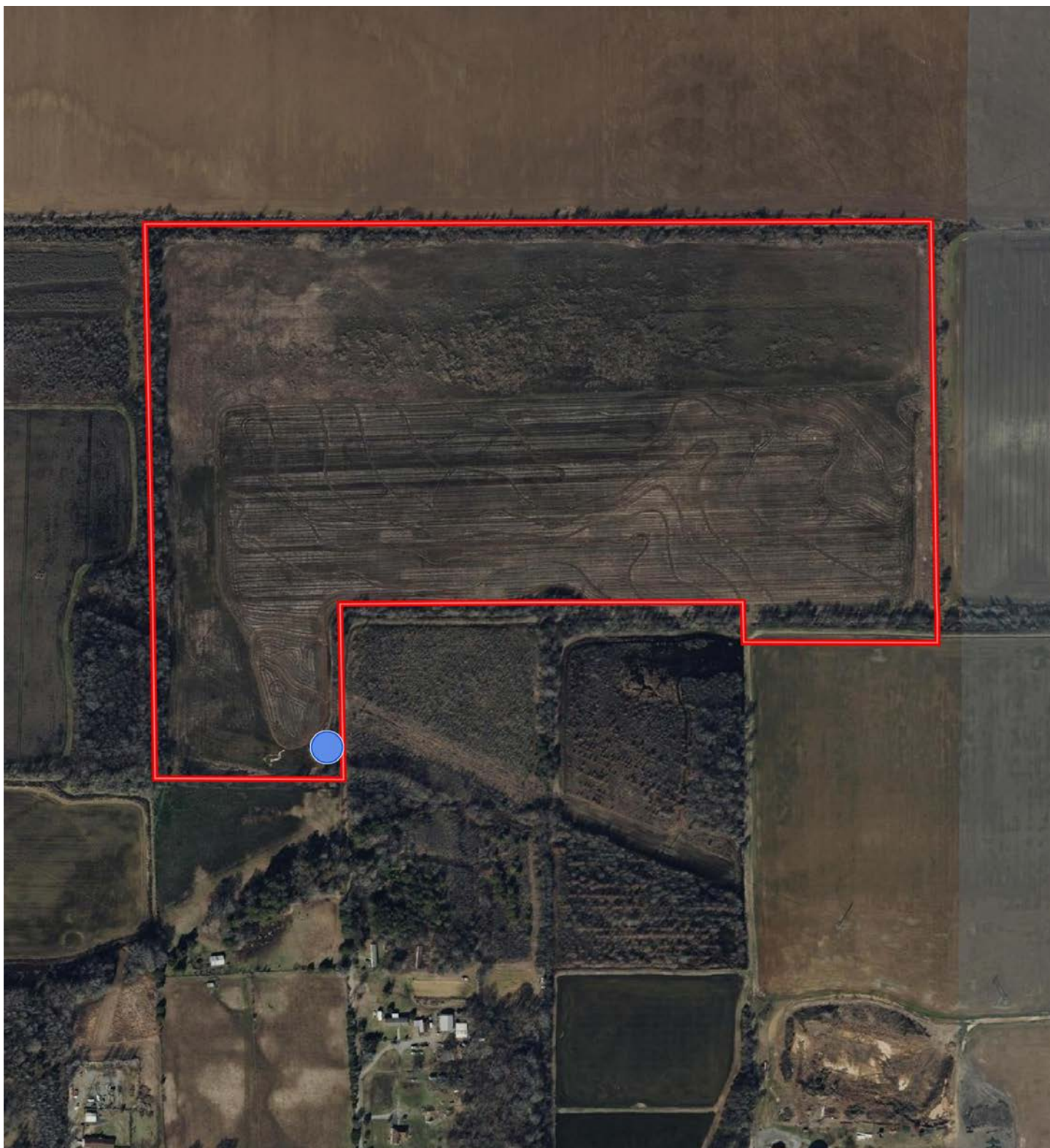


# LOCATION MAP





# IRRIGATION MAP



Diesel Turbine

# FARM INFORMATION

## **Soils**

Class III: 100%

## **Irrigation**

The tillable acreage is irrigated by an eight-inch diesel turbine well that is located on the southeast corner of the farm.

## **Farming Contract**

The tillable acreage is leased to M & D Farm Partnership on a 80 / 20 crop share with a termination date of December 31st, 2026.

## **Farm Bases**

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













# LOCATION & ACCESS

Pine Bluff, Jefferson County, Arkansas  
Southeastern Region of Arkansas

## Mileage Chart

Pine Bluff, AR	13 Mile
Star City, AR	15 Miles
Stuttgart, AR	40 Miles
DeWitt, AR	57 Miles
Little Rock, AR	60 Miles

Access is from a private road that stops at the southeast corner of the farm.









# SOIL MAP





# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
26	Perry clay, 0 to 1 percent slopes	88.91	98.41	0	48	3w
30	Portland clay, 0 to 1 percent slopes	1.44	1.59	0	56	3w
TOTALS		90.35(*)	100%	-	48.13	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



'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

\$1,120.28 (estimated)

## Offering Price

\$390,960.00

To learn more about the Chambliss 86 or to schedule a property tour, contact Gar Lile or Gardner Lile of Lile Real Estate, Inc.

## Gardner Lile

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## Gar Lile

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# FARM SERVICE AGENCY

ARKANSAS  
JEFFERSON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

**FARM : 3837**  
**Prepared : 12/3/24 1:32 PM CST**  
**Crop Year : 2025**

**Tract Number : 8917**

**Description :**  
**FSA Physical Location :** ARKANSAS/JEFFERSON  
**ANSI Physical Location :** ARKANSAS/JEFFERSON  
**BIA Unit Range Number :**  
**HEL Status :** NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status :** Wetland determinations not complete  
**WL Violations :** None  
**Owners :** DEAN CHAMBLISS LIMITED PARTNERSHIP  
**Other Producers :** None  
**Recon ID :** 05-069-2021-51

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
90.64	83.04	83.04	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	83.04	1.13	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	5.44	0.00	35
Corn	1.00	0.00	87
Grain Sorghum	1.29	0.00	54
Soybeans	5.59	0.00	26
Rice-Long Grain	63.88	0.00	5706
Rice-Medium Grain	0.99	0.00	4588

**TOTAL 78.19 0.00**

### NOTES

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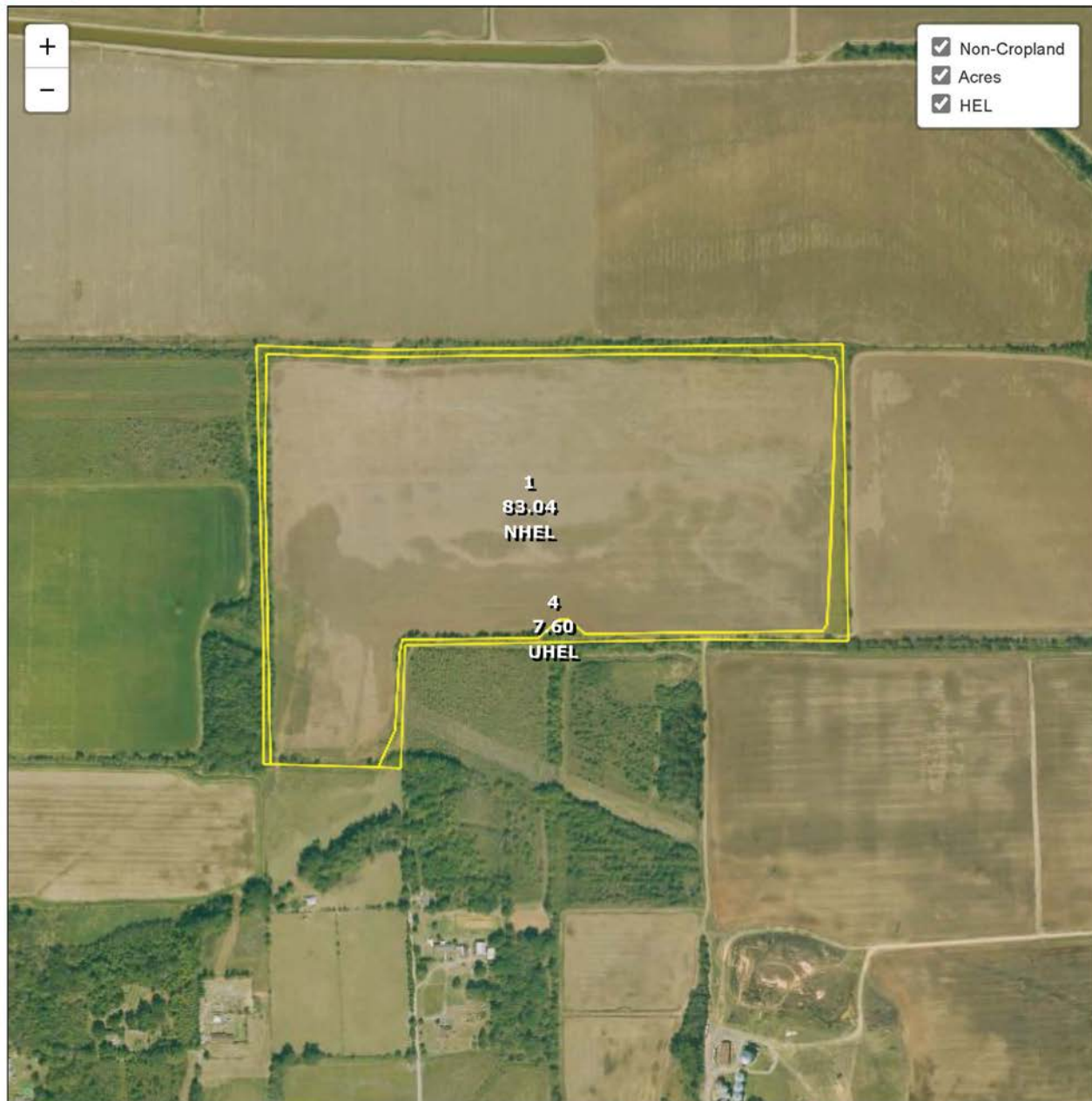
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# FARM SERVICE AGENCY

USDA Jefferson County, Arkansas



## Common Land Unit

  Cropland
   Non-cropland
   CRP

Farm 3837  
Tract 8917

## Wetland Determination Identifiers

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

2025 Crop Year



Tract 4 of 4

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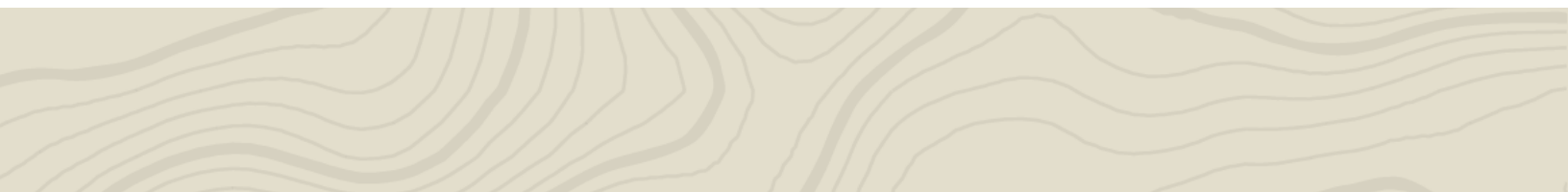




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For more information or to  
schedule a property tour, contact:

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