



# DIANTHA WEST FARM

An Agricultural and Recreational Investment Opportunity

712± Total Acres | \$4,950,000.00

Jefferson County, Arkansas



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# DIANTHA WEST FARM

## QUICK FACTS

### **Acreage**

712± total acres  
653.27± tillable acres

### **Location**

Jefferson County, Arkansas

### **Irrigation**

Six wells and four re-lifts

### **Recreation**

Waterfowl hunting

### **Utilities**

All utilities are available at the headquarters site

### **Access**

Excellent access & frontage  
along Arkansas State  
Highway 79

### **Offering Price**

\$4,950,000.00







# PROPERTY DESCRIPTION

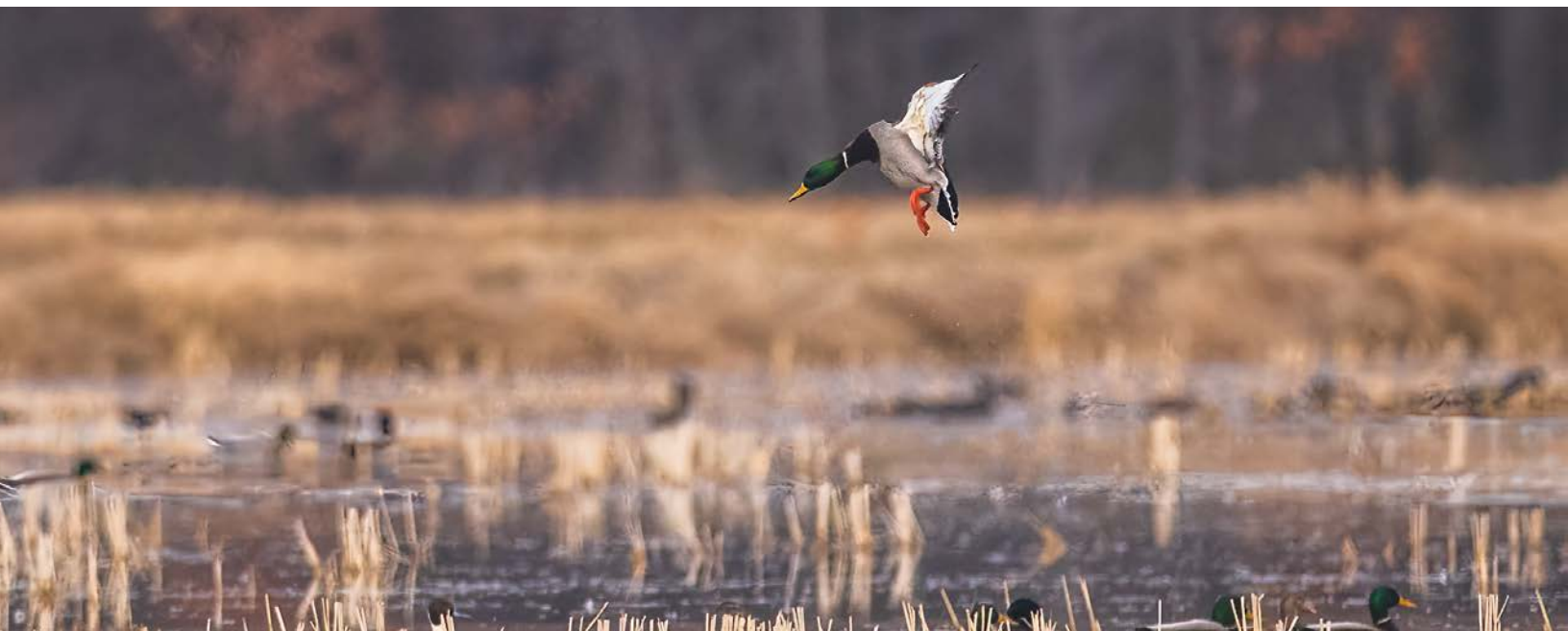
## DIANTHA WEST FARM

The Diantha West Farm consists of approximately 712.0± acres located in Jefferson County, Arkansas just northeast of the town of Wabbaseka. The Farm Service Agency office reports a total of 653.27± cropland acres that are all irrigated by six wells and four re-lifts. There are two tail water recovery pits that run through the center portion of the farm that total just over a mile in length. The farm is poised to continue to be a strong rice production farm with it being located within a strong aquifer area, and due to the surface water recapture / circulation system that was developed on the farm. Additionally, 535.68± tillable acres have been leveled to a zero grade which only strengthens the farm's ability to grow rice on a consistent yearly basis. The most northeastern field, 50.99± tillable acres, has had dirt pans on it so that the field row waters, and the northwestern field that is 66.6± tillable acres could easily be leveled to a zero grade. Historically, the producer has planted 70-75%

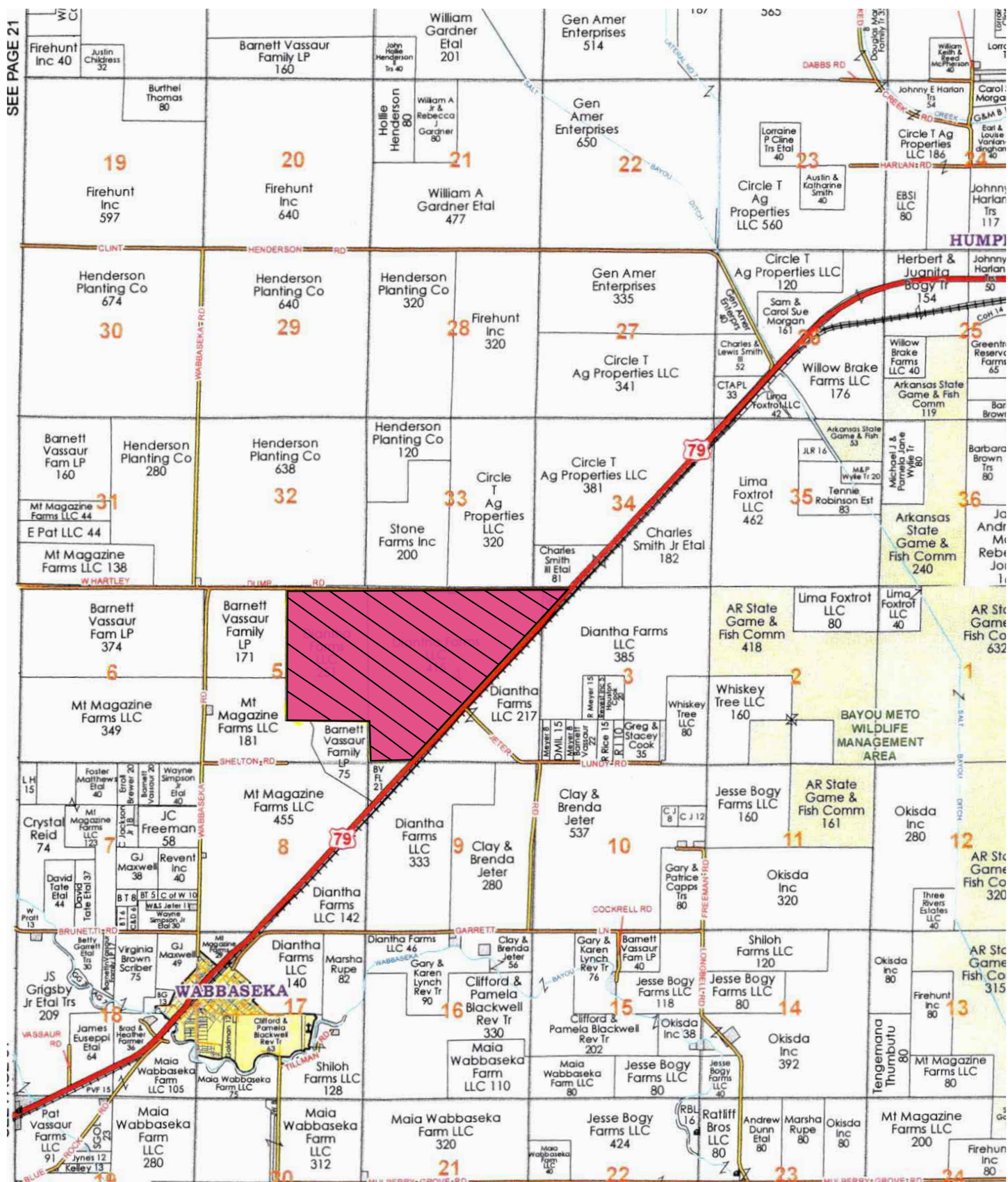
percent of the farm in rice, and the balance in soybeans. The farm has excellent access & frontage along Arkansas State Highway 79 and has a headquarters site in the center portion of the frontage that includes a 3,000± square foot steel and metal shop. All utilities are available at the headquarters site providing an owner the opportunity to construct a hunting lodge, or farm housing.

The farm is located in an area known for great waterfowl hunting, and is less than one mile from the famous Bayou Meto Wildlife Management Area in addition to bordering the famous Circle T Hunting Club. The farm has been leased out in the past for strong annual rents, but the hunting rights could be retained for personal enjoyment.

This is a unique opportunity to acquire an investment grade farm that has great waterfowl hunting near the Bayou Meto WMA.

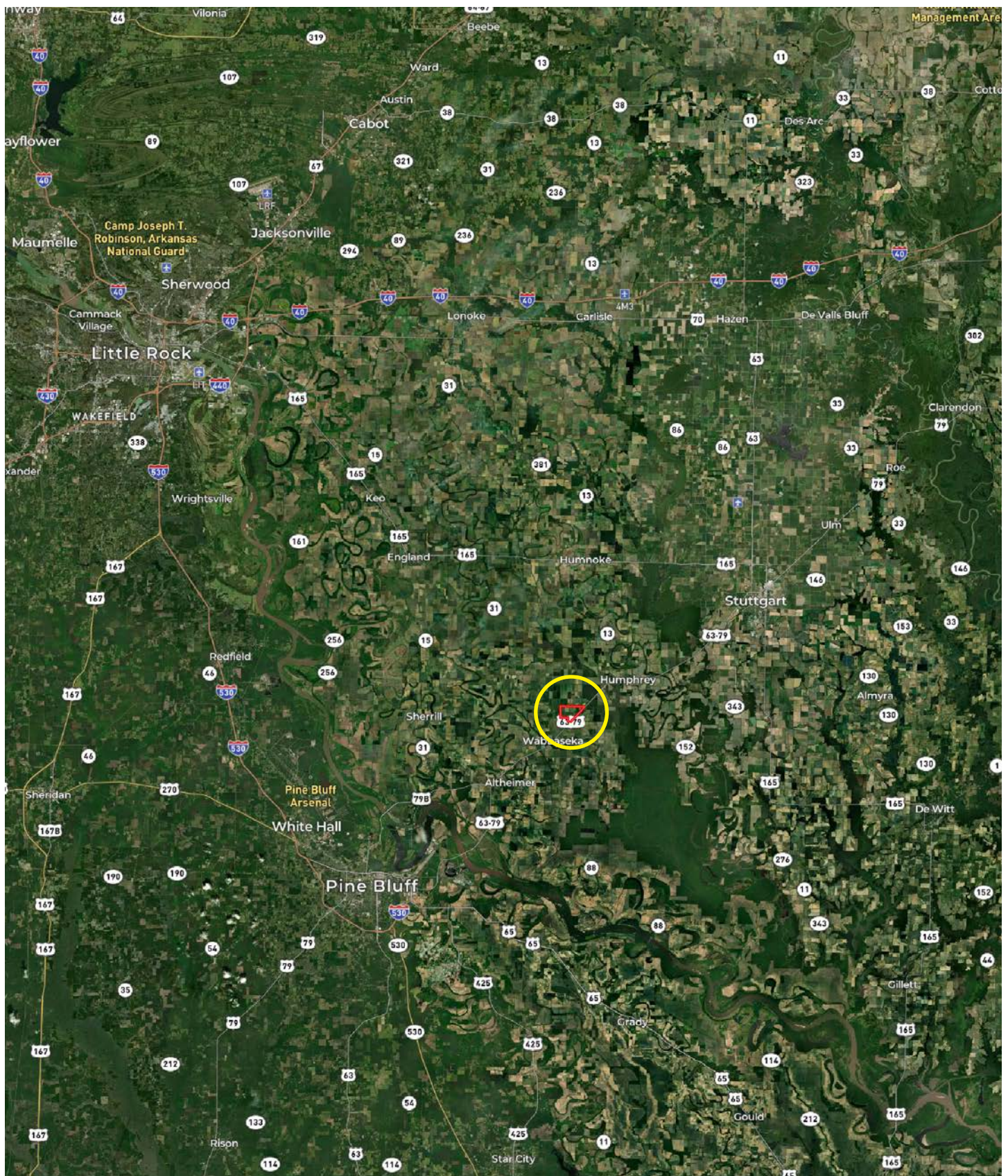


# OWNERSHIP MAP





# LOCATION MAP





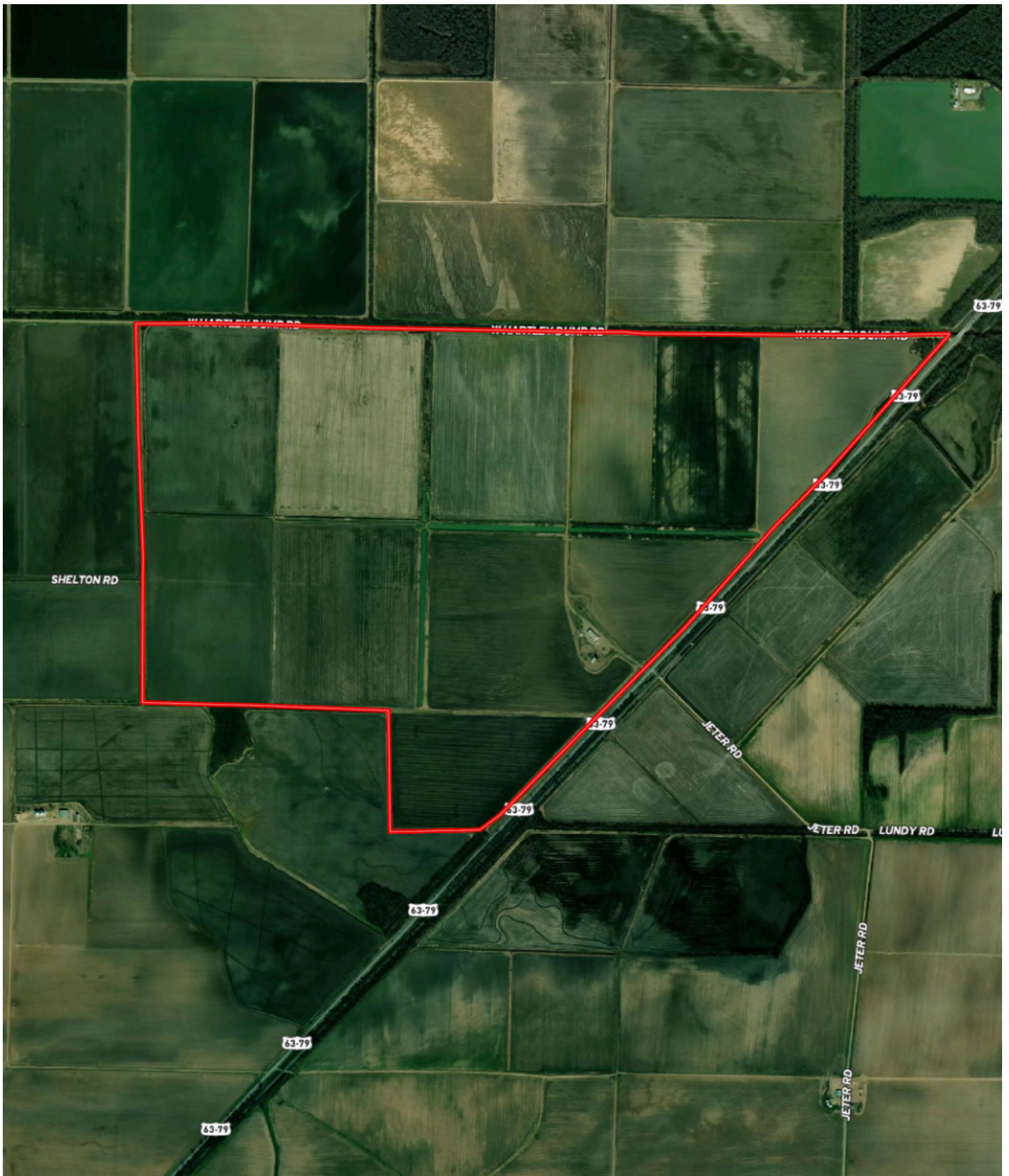








# AERIAL MAP





# LOCATION & ACCESS

Wabbaseka, Arkansas; Jefferson County; Central Region of Arkansas

## Mileage Chart

Stuttgart, AR	13 miles
Pine Bluff, AR	19 miles
England, AR	25 miles
Dumas, AR	51 miles
Little Rock, AR	61 miles

The farm has excellent access & frontage along Arkansas State Highway 79 and has a headquarters site in the center portion of the frontage that includes a 3,000± square foot steel and metal shop.









# FARM INFORMATION

## Irrigation

All of the tillable acreage is irrigated by six wells and four re-lifts. The farm has two tail water recovery pits that total just over a mile in length.

## Soils

Class II: 11%

Class III: 89%

## Farm Bases

Please see attached Farm Service Agency (FSA) 156EZ within this brochure.

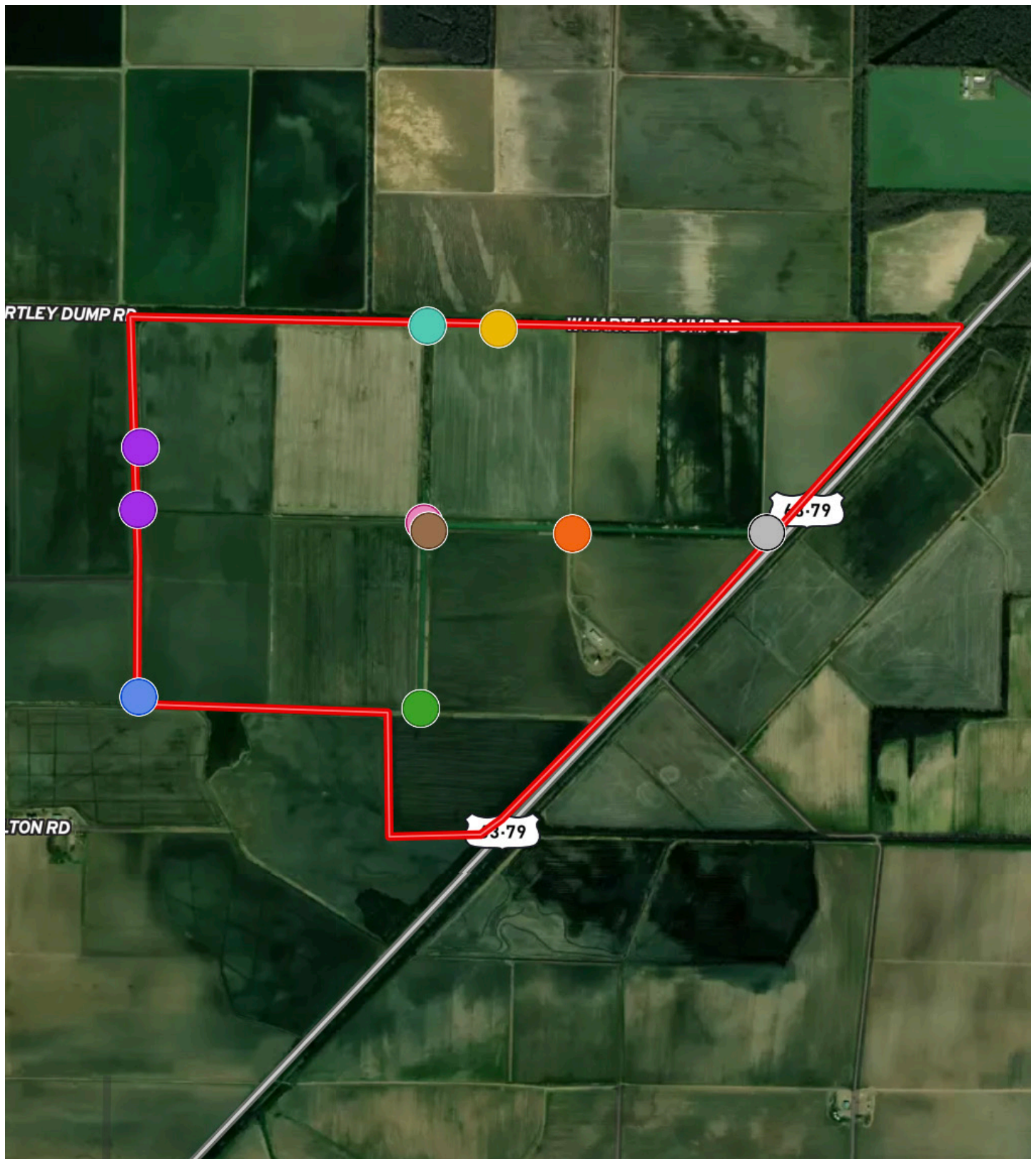
## Farming Contract

The tillable acreage is leased for the 2025 crop season on a cash rent.





# IRRIGATION MAP



- 8" Electric Turbine
- 12" Electric Turbine
- 12" Electric Turbine
- 10" Electric Turbine
- 8" Diesel Turbine
- 12" Electric Relift
- 14" Diesel Turbine Relift
- 18" Diesel Turbine Relift
- 10" Electric Relift



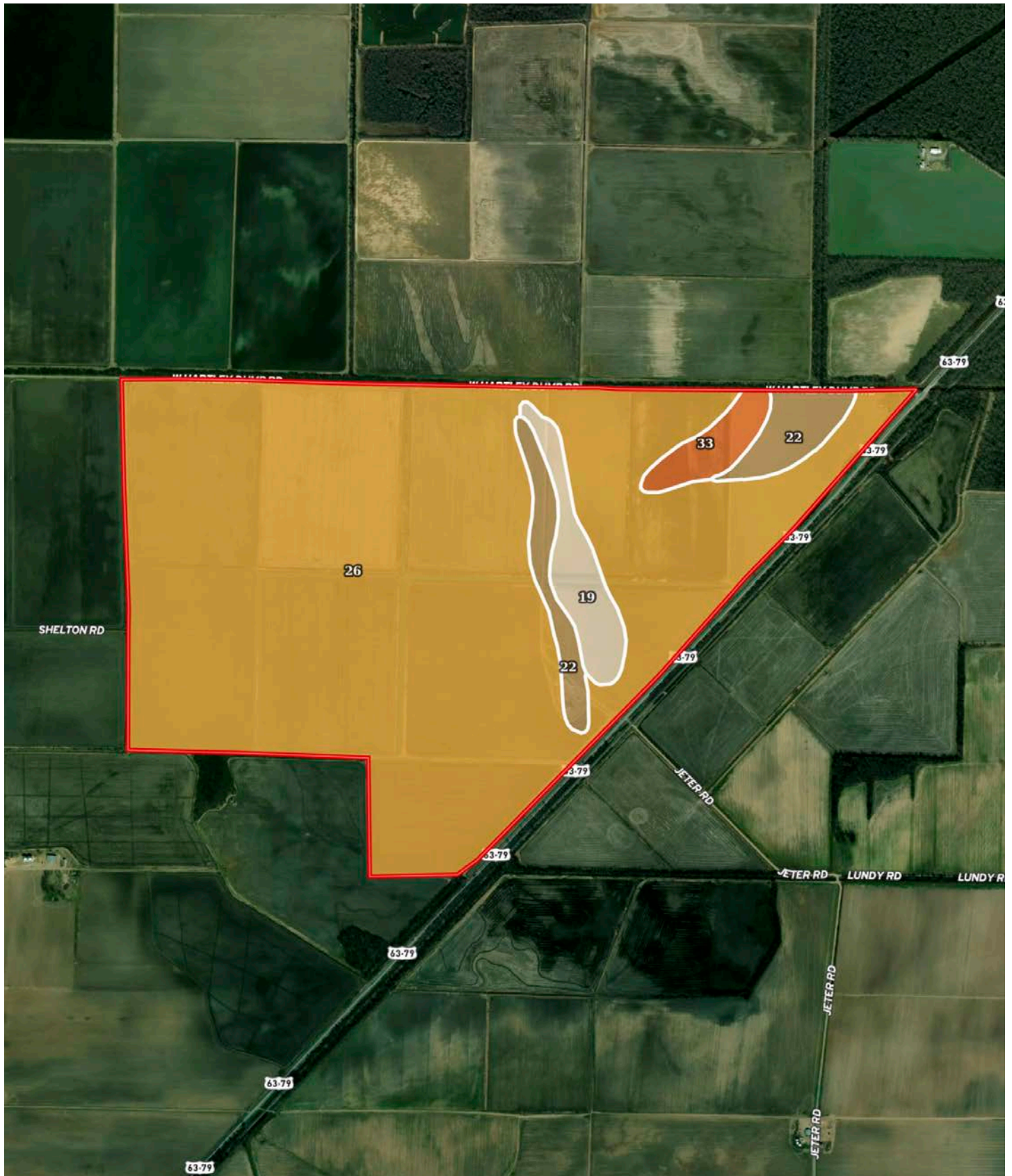








# SOIL MAP





# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
26	Perry clay, 0 to 1 percent slopes	633.5	88.72	0	48	3w
22	McGehee silt loam, 0 to 1 percent slopes	37.37	5.23	0	72	2w
19	Hebert silt loam, 0 to 1 percent slopes	26.73	3.74	0	86	2w
33	Rilla silt loam, 0 to 1 percent slopes	16.44	2.3	0	85	2e
TOTALS		714.04(*)	100%	-	51.53	2.89

(\*) 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



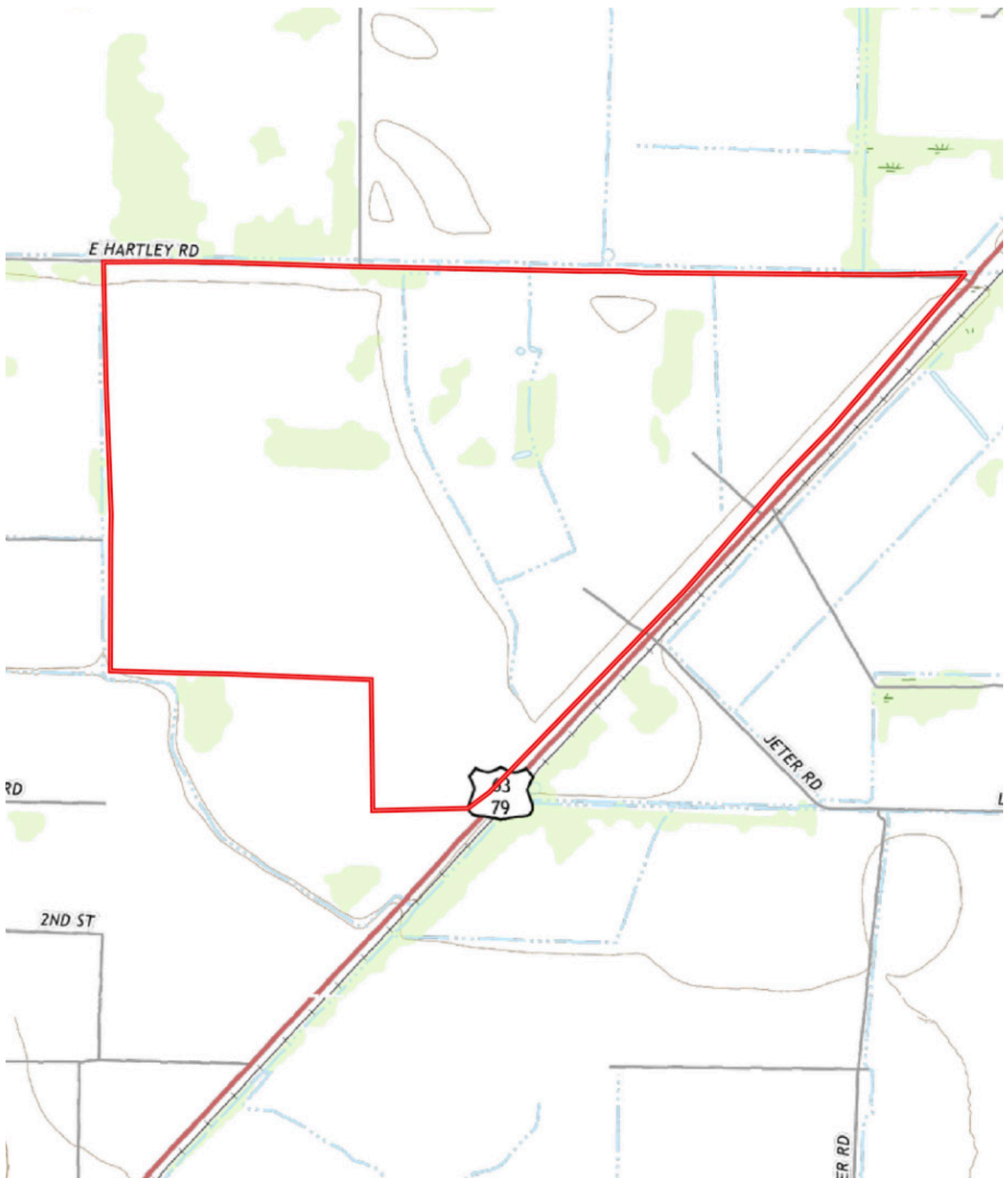
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

## Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion  
 (s) soil limitations within the rooting zone (w) excess of water



# TOPOGRAPHY MAP





# RESOURCES & PRICE

## Mineral Rights

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

## Real Estate Taxes

Parcel Number	Acreage	Est. Real Estate Tax
001-01990-001	11.22	\$74.89
001-02016-001	414.63	\$5,944.74
001-02021-000	251.28	\$3,400.34
Total	677.32	\$9,419.97

## Offering Price

\$4,950,000.00

Any questions concerning this offering or to schedule a property tour should be directed to Gar Lile, or Gardner Lile of Lile Real Estate, Inc.

### Gar Lile

501.920.7015 (m)

glile@lilerealestate.com

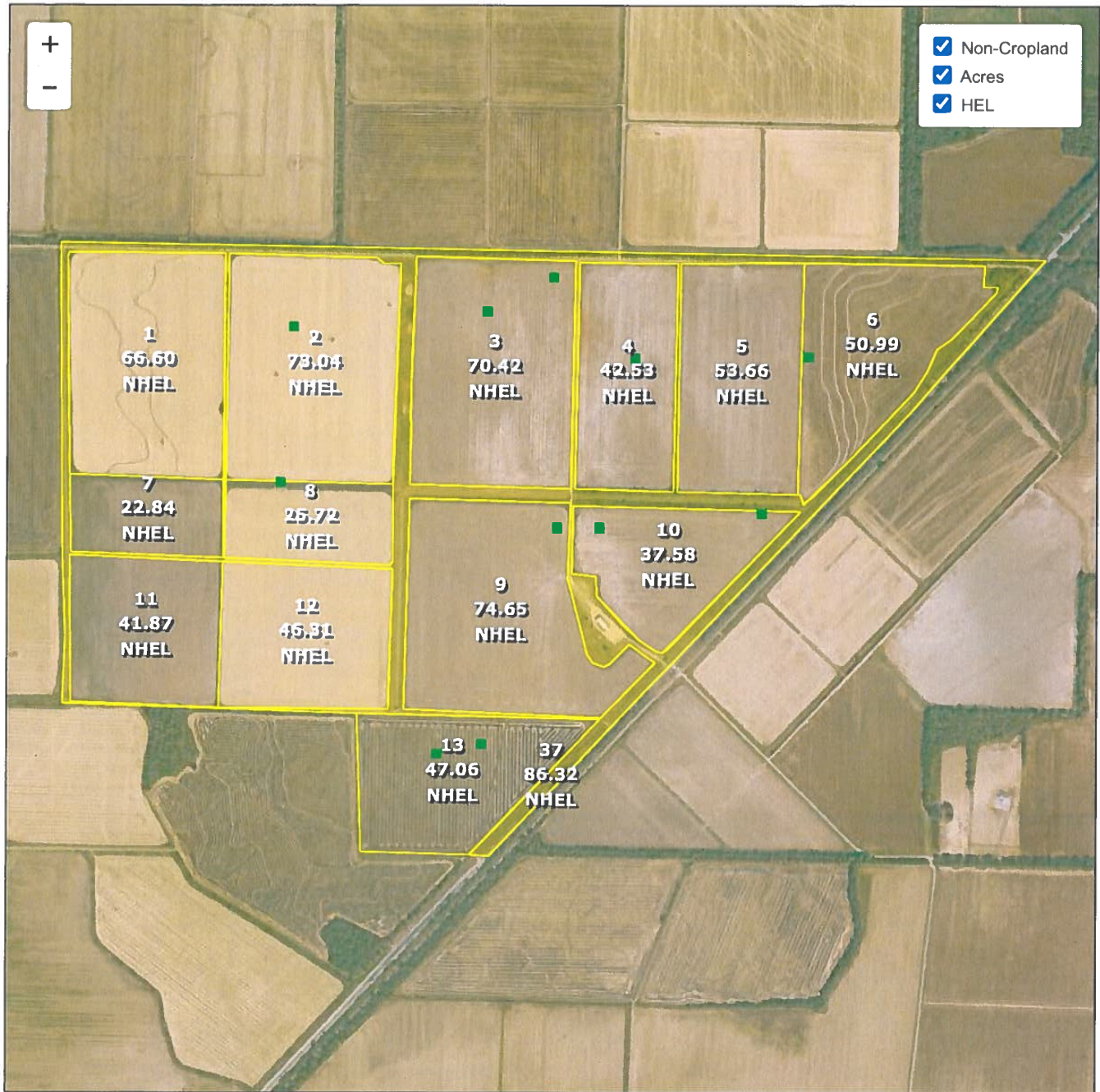
### Gardner Lile

501.658.9275 (m)

gardner@lilerealestate.com







**Common Land Unit**

Cropland
  Non-cropland
  CRP

**Farm 3184**  
**Tract 8374**

**Wetland Determination Identifiers**

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



Tract 1 of 1

**2025 Crop Year**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



ARKANSAS  
JEFFERSON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3184

Prepared : 4/21/25 9:20 AM CST

Crop Year : 2025

Operator Name :   
CRP Contract Number(s) : None  
Recon ID : 05-069-2013-12  
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
739.59	653.27	653.27	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	653.27		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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	3.90	0.00	29	
Grain Sorghum	2.00	0.00	48	
Soybeans	5.50	0.00	42	100
Rice-Long Grain	625.40	0.00	6133	
<b>TOTAL</b>	<b>636.80</b>	<b>0.00</b>		

NOTES

Tract Number : 8374

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 : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : DIANTHA FARMS LLC  
Other Producers :   
Recon ID : 05-069-2013-8

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
739.59	653.27	653.27	0.00	0.00	0.00	0.00	0.0



ARKANSAS  
JEFFERSON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3184  
Prepared : 4/21/25 9:20 AM CST  
Crop Year : 2025

Tract 8374 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	653.27	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	3.90	0.00	29
Grain Sorghum	2.00	0.00	48
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Rice-Long Grain	625.40	0.00	6133
<b>TOTAL</b>	<b>636.80</b>	<b>0.00</b>	

NOTES

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

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