



CLEAR POINT PRAIRIE FARM

An Agricultural and Recreational Investment Opportunity

926± Total Acres | \$6,324,000.00

Arkansas and Prairie County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



CLEAR POINT PRAIRIE FARM

QUICK FACTS

Acreage

926± total acres

- 800± cropland acres

Location

Stuttgart, Arkansas

Access

Clear Point Brasko Road

Crop Rotation

Corn, rice, and soybeans

Irrigation

- Three 6-inch electric submersibles
- Two 6-inch electric turbines
- Two 16-inch charge relifts
- Two 8-inch diesel turbines
- Two 10" diesel turbine relifts
- Three 10" electric relifts
- Seventeen risers

Soils

- Class II: 53%
- Class III: 37%
- Class IV: 10%

Recreation

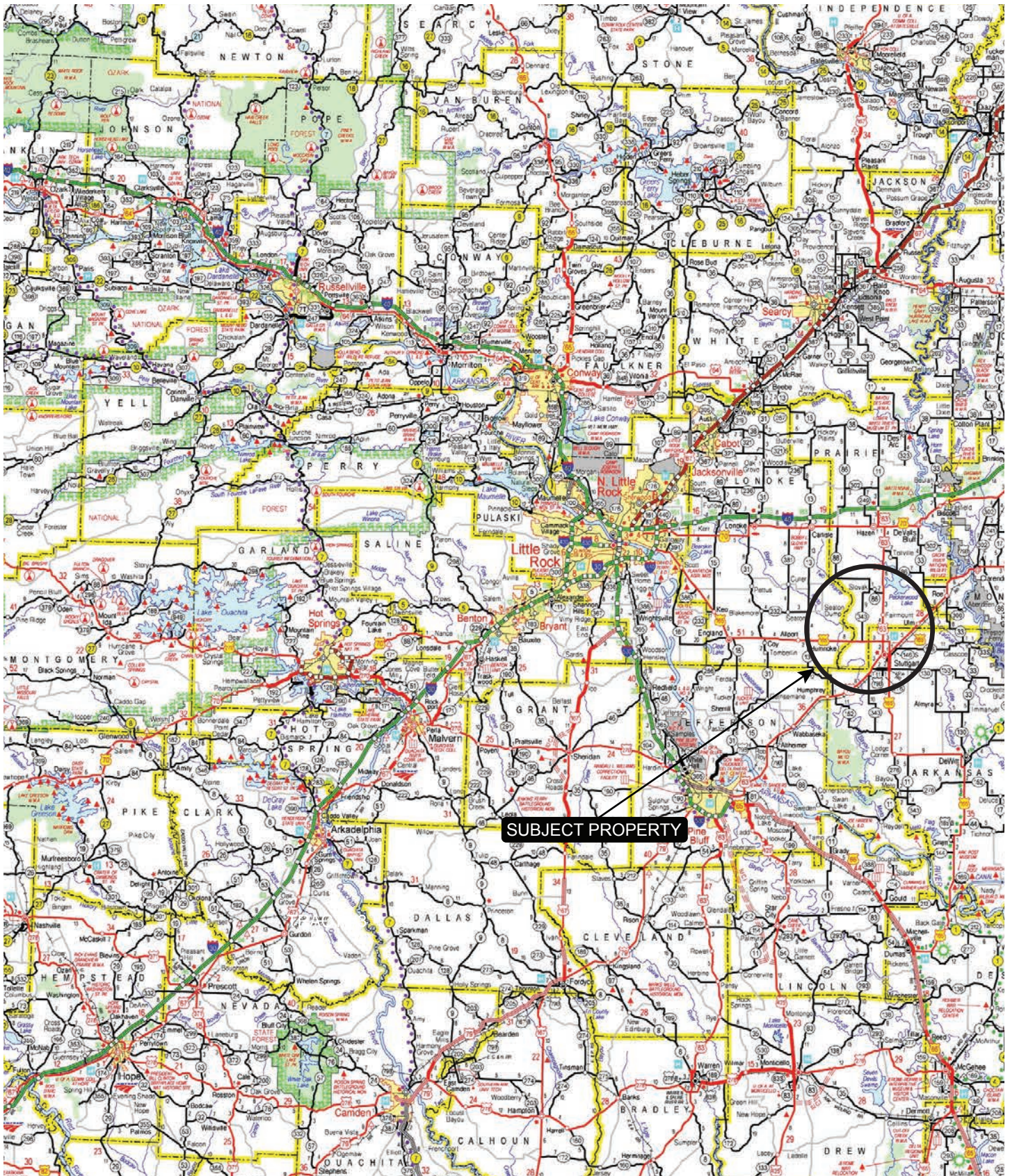
Duck and goose hunting

Offering Price

\$6,324,000.00



VICINITY MAP



SUBJECT PROPERTY

PROPERTY DESCRIPTION

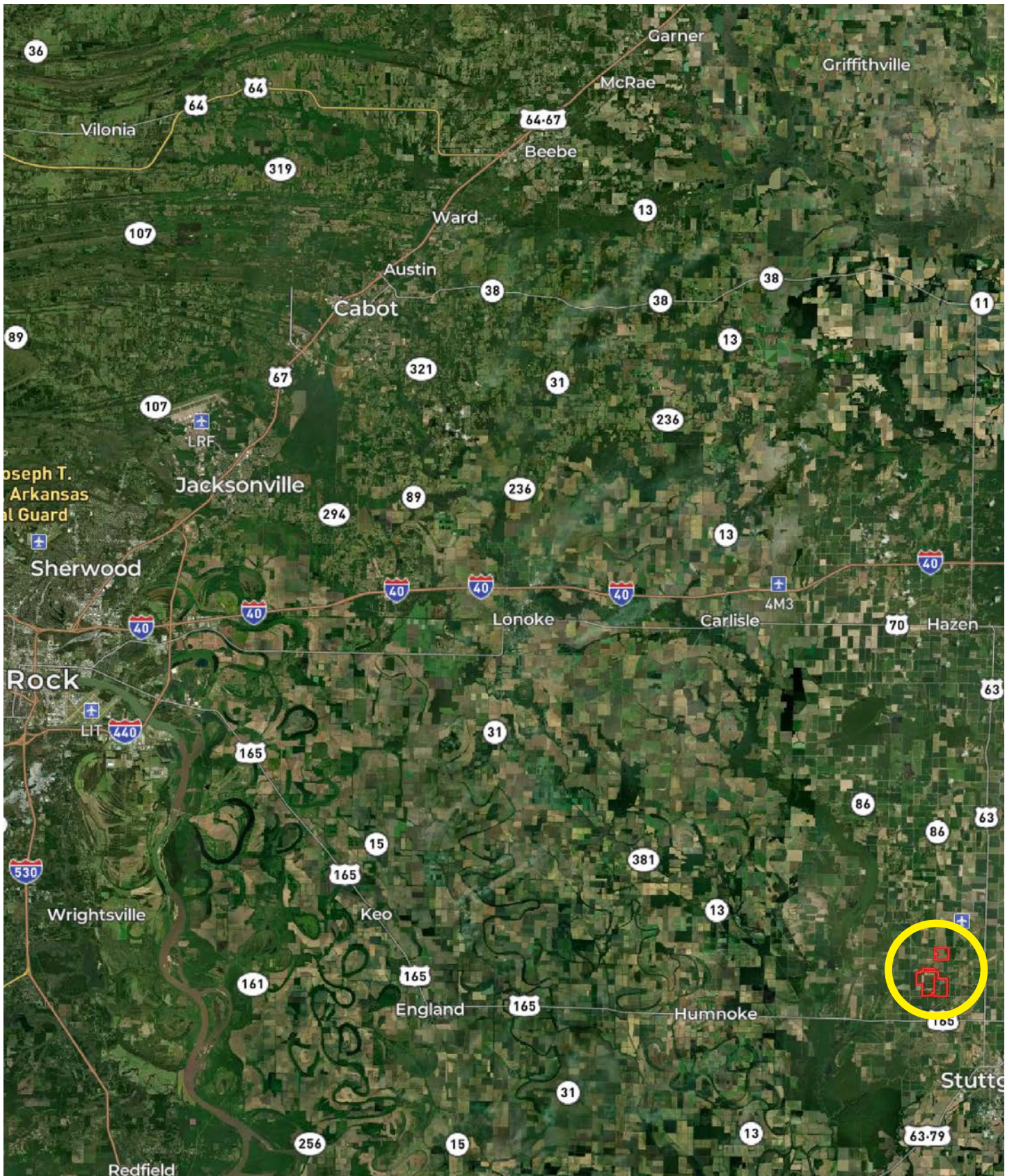
CLEAR POINT PRAIRIE FARM

The Clear Point Prairie Farm consists of 926± acres located in Arkansas and Prairie County, Arkansas. The farm offers an excellent agricultural and recreational investment. The Farm Service Agency office reports a total of 800.05± tillable acres. All of the tillable acres are irrigated and 134 ± acres have been leveled to a zero grade. There are four surface water irrigation reservoirs that total 44± acres, five tailwater recovery pits, seven wells, and seven relifts that

provide more than ample water for irrigation. A headquarters site is located on the farm with six (6) grain bins totaling 168,000 bushels of storage and 7,200 sq ft of covered equipment storage in three (3) different sheds. Recreational opportunities on the farm include duck and goose hunting. Historically, the hunting rights have been leased out to generate significant annual income but could be retained by the new owner.

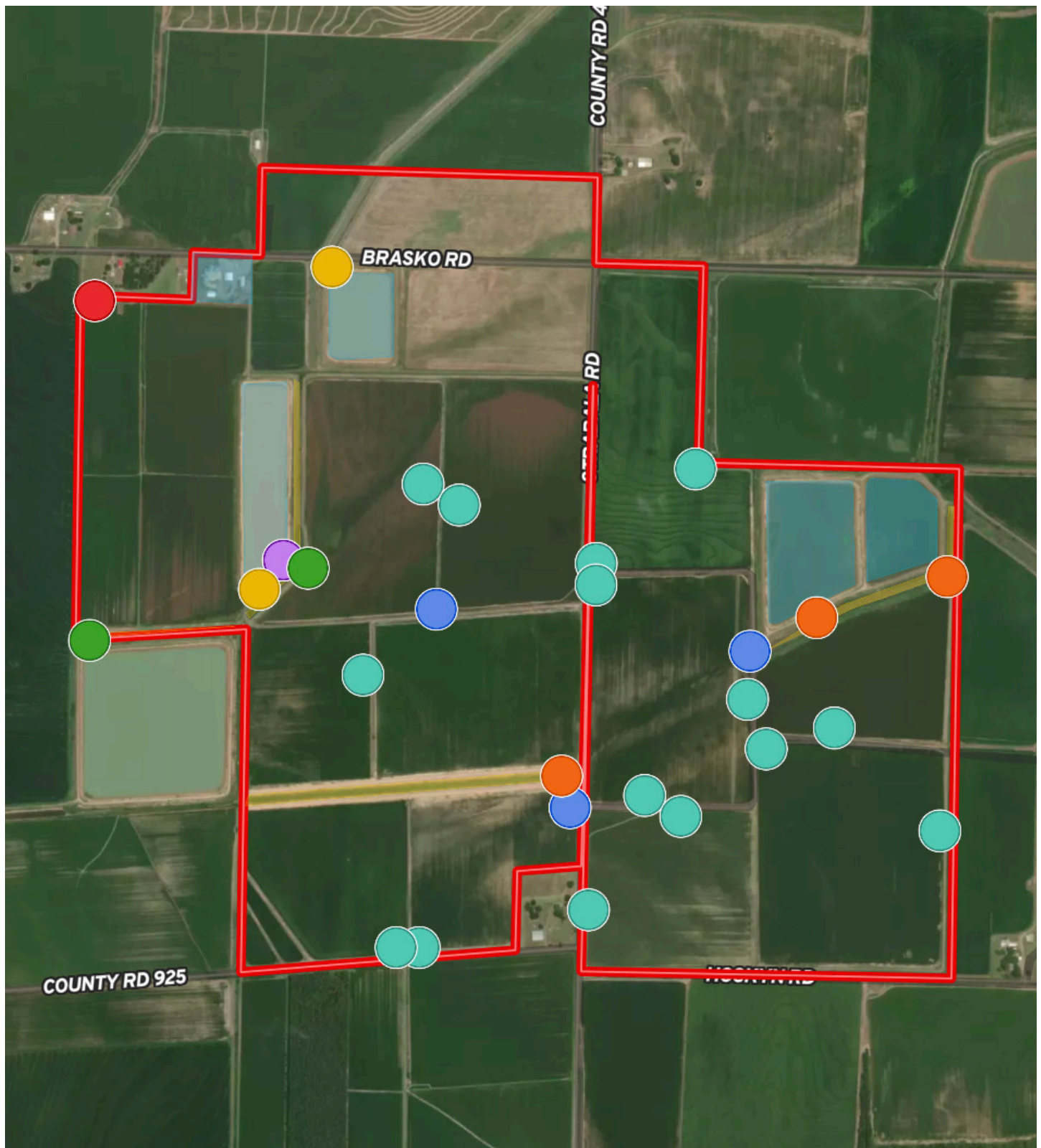


LOCATION MAP



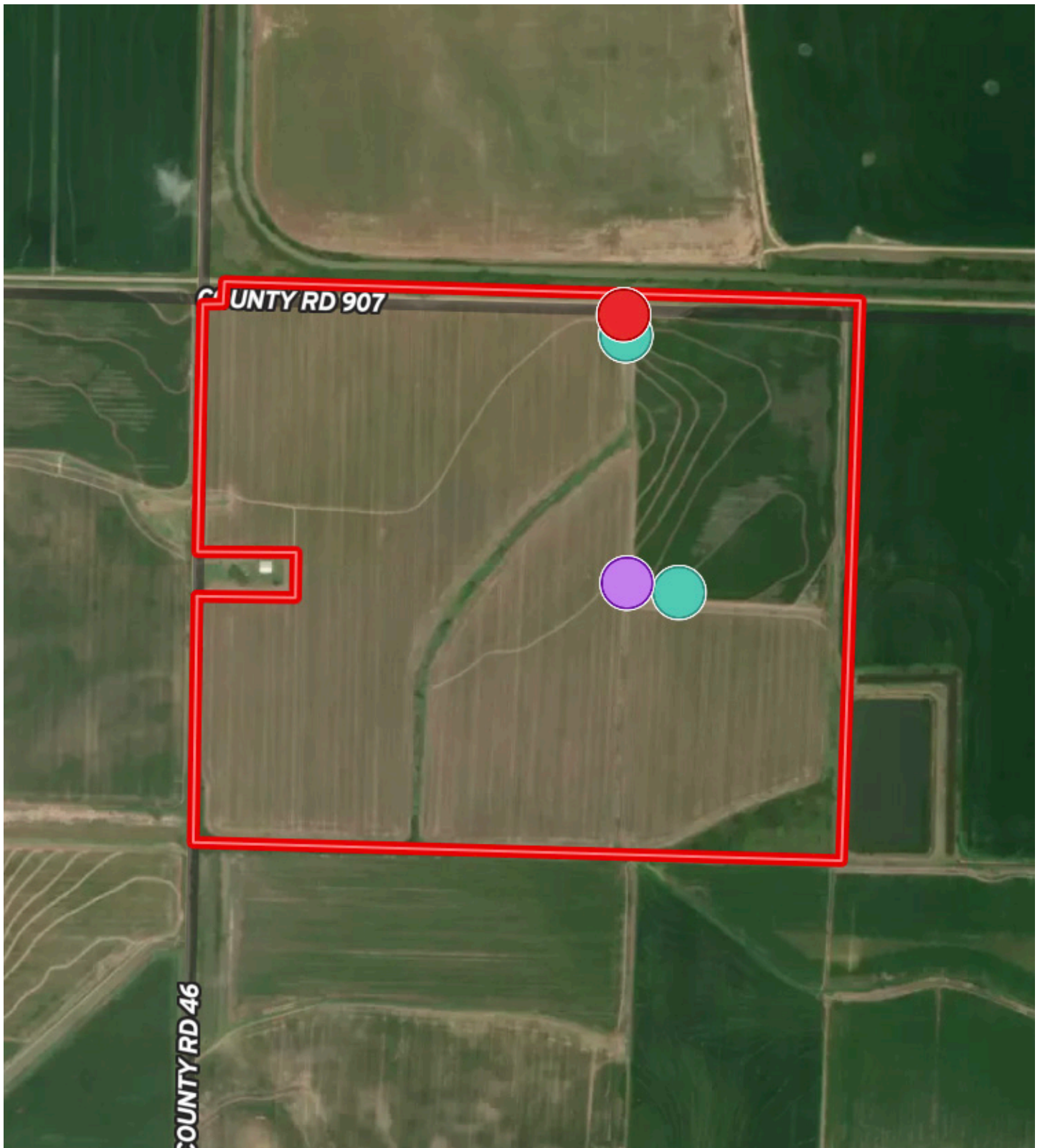


IRRIGATION MAP



- 6" Electric Submersible
- 10" Electric Relift
- 16" Charge Relift
- 10" Diesel Relift
- 6" Electric Turbine 1
- 8" Diesel Turbine
- Riser
- Tailwater Recovery Pit
- Headquarters
- Reservoir
- Boundary

IRRIGATION MAP





LOCATION & ACCESS

Stuttgart, Arkansas and Prairie County, Arkansas
Southeastern Region of Arkansas

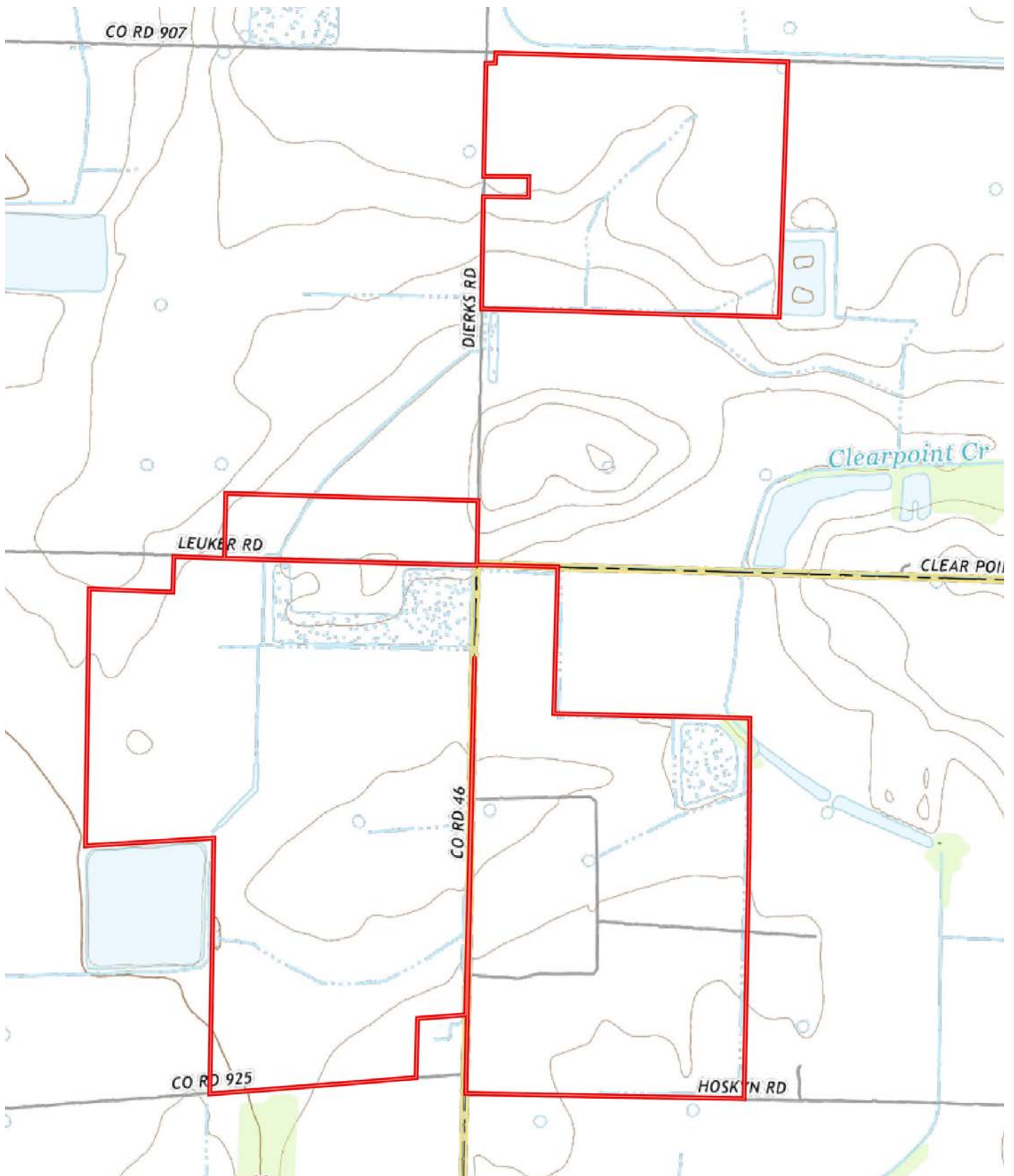
Mileage Chart

Stuttgart, AR	3 Miles
England, AR	25 Miles
Pine Bluff, AR	37 Miles
Little Rock, AR	54 Miles

Access is considered excellent from Clear Point
Brasko Road.



TOPOGRAPHY MAP



FARM INFORMATION

Crop Rotation

Corn, rice, and soybeans

Irrigation

Three 6-inch electric submersibles

Two 6-inch electric turbines

Two 16-inch charge relifts

Two 8-inch diesel turbines

Two 10" diesel turbine relifts

Three 10" electric relifts

Seventeen risers

Soils

Class II: 53%

Class III: 37%

Class IV: 10%

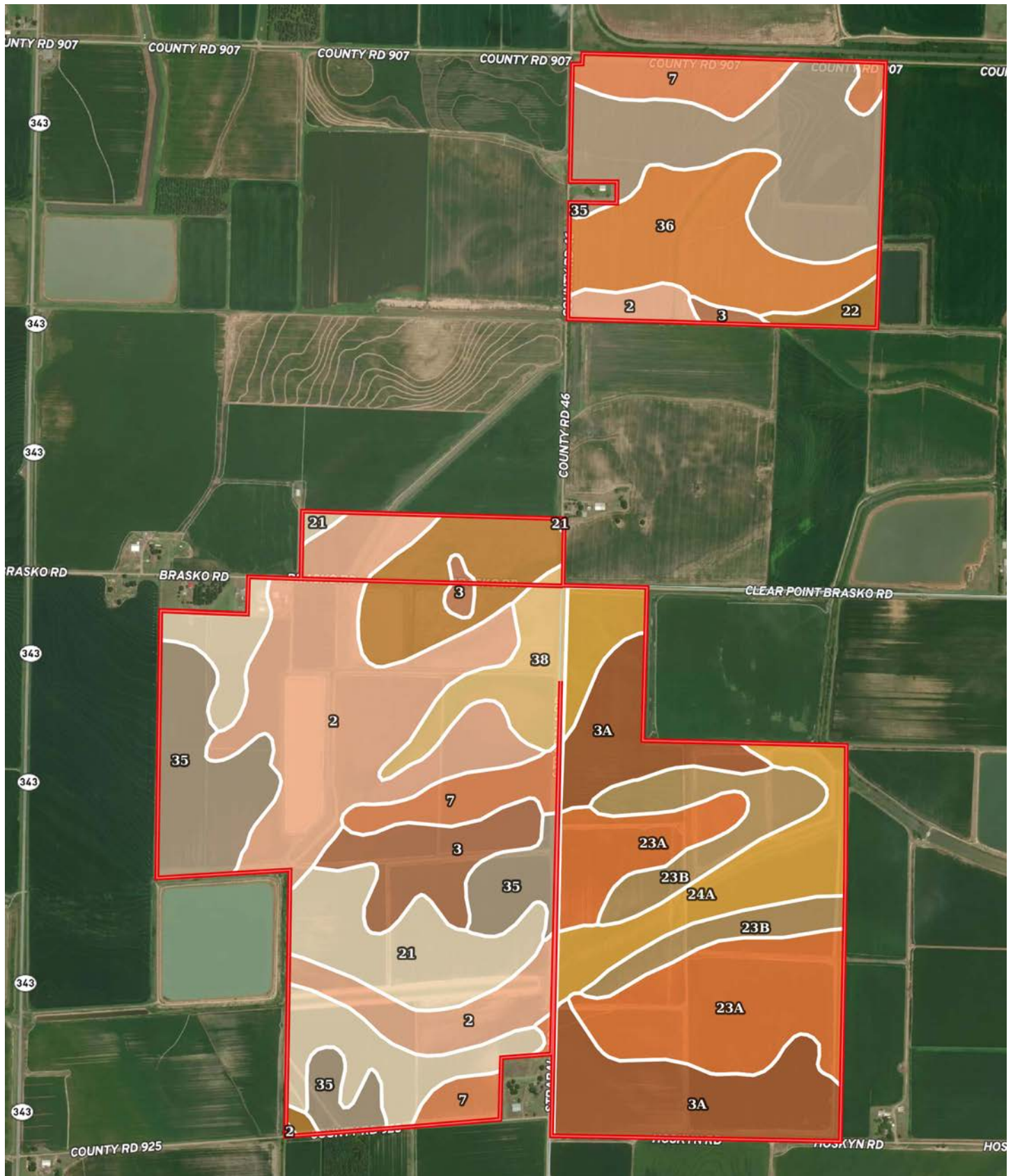
Farm Bases

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





SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2	Calhoun silt loam, 0 to 1 percent slopes	158.63	17.12	0	62	3w
35	Stuttgart silt loam, 0 to 1 percent slopes	149.75	16.16	0	66	2w
21	Immanuel silt loam, 1 to 3 percent slopes	95.87	10.35	0	65	2e
23A	Stuttgart silt loam, 0 to 1 percent slopes	92.01	9.93	0	66	2w
3A	Dewitt silt loam, 0 to 1 percent slopes	84.57	9.13	0	67	3w
36	Stuttgart silt loam, 1 to 3 percent slopes	63.69	6.87	0	66	2e
24A	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	61	6.58	0	51	4w
7	Dewitt silt loam, 0 to 1 percent slopes	54.15	5.84	0	67	3w
23B	Stuttgart silt loam, 1 to 3 percent slopes	49.84	5.38	0	66	2e
22	Immanuel silt loam, 3 to 8 percent slopes	49.34	5.33	0	82	3e
3	Calloway silt loam, 0 to 1 percent slopes	37.73	4.07	0	58	2w
38	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	29.95	3.23	0	51	4w
TOTALS		926.53(*)	100%	-	64.42	2.57

(*) 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

\$11,225.00 (estimated)

Offering Price

\$6,324,000.00

To learn more about the property or to schedule a tour, contact Gar Lile, Brandon Stafford, or Collier Watkins of Lile Real Estate, Inc.

Gar Lile

501.920.7015 (m)

glile@lilerealestate.com

Brandon Stafford

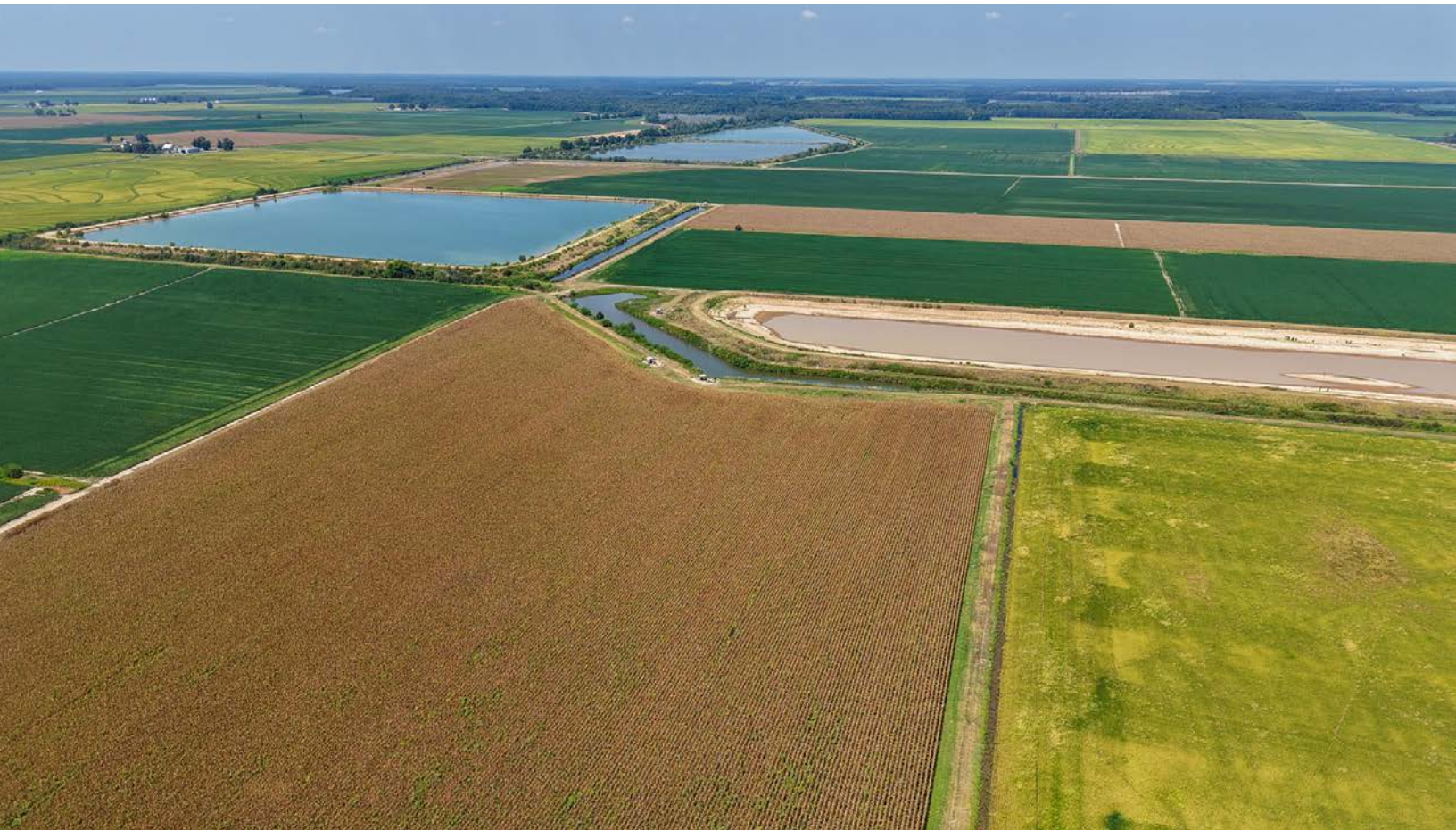
501.416.9748 (m)

bstafford@lilerealestate.com

Collier Watkins

501.837.4868 (m)

cwatkins@lilerealestate.com



FARM SERVICE AGENCY

ARKANSAS

ARKANSAS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 456

Prepared : 6/6/25 10:28 AM CST

Crop Year : 2025

Operator Name : DANIEL FARMS PARTNERSHIP
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/M/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
292.90	233.45	233.45	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	233.45		60.00		0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	7.07	0.00	72	
Soybeans	143.51	0.00	38	100
Rice-Long Grain	26.79	0.00	7018	
Rice-Medium Grain	116.08	0.00	7255	
TOTAL	293.45	0.00		

NOTES

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Tract Number : 365

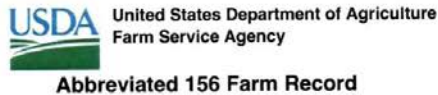
Description : E-1
FSA Physical Location : ARKANSAS/ARKANSAS
ANSI Physical Location : ARKANSAS/ARKANSAS
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : MR WALTER E DANIEL III
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
292.90	233.45	233.45	0.00	0.00	0.00	0.00	0.0

FARM SERVICE AGENCY

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Form: FSA-156EZ



FARM : 456
Prepared : 6/6/25 10:28 AM CST
Crop Year : 2025

Abbreviated 156 Farm Record

Tract 365 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	233.45	60.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	7.07	0.00	72
Soybeans	143.51	0.00	38
Rice-Long Grain	26.79	0.00	7018
Rice-Medium Grain	116.08	0.00	7255
TOTAL	293.45	0.00	

NOTES

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FARM SERVICE AGENCY

ARKANSAS
PRAIRIE

Form: FSA-156EZ

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United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3495

Prepared : 6/6/25 10:26 AM CST

Crop Year : 2025

Operator Name : DANIEL FARMS PARTNERSHIP
CRP Contract Number(s) : None
Recon ID : 05-117-2022-21
Transferred From : None
ARCPLC G/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
184.46	182.70	182.70	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	182.70	60.00			0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	60.00	0.00	59	
Soybeans	120.30	0.00	35	100
Rice-Long Grain	54.20	0.00	6576	
Rice-Medium Grain	5.10	0.00	7857	
TOTAL	239.60	0.00		

NOTES

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Tract Number : 1371

Description : D-13/2B
FSA Physical Location : ARKANSAS/PRAIRIE
ANSI Physical Location : ARKANSAS/PRAIRIE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MR WALTER E DANIEL III
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
184.46	182.70	182.70	0.00	0.00	0.00	0.00	0.0

FARM SERVICE AGENCY

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PRAIRIE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3495
Prepared : 6/6/25 10:26 AM CST
Crop Year : 2025

Tract 1371 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	182.70	60.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	60.00	0.00	59
Soybeans	120.30	0.00	35
Rice-Long Grain	54.20	0.00	6576
Rice-Medium Grain	5.10	0.00	7857
TOTAL	239.60	0.00	

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FARM SERVICE AGENCY

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PRAIRIE

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United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1094

Prepared : 6/6/25 10:25 AM CST

Crop Year : 2025

Operator Name : DANIEL FARMS PARTNERSHIP
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
94.50	88.10	88.10	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	88.10	21.50			0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	4.73	0.00	46	
Soybeans	4.73	0.00	31	100
Rice-Long Grain	100.14	0.00	6735	
TOTAL	109.60	0.00		

NOTES

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Tract Number : 1375

Description : D-13/2B
FSA Physical Location : ARKANSAS/PRAIRIE
ANSI Physical Location : ARKANSAS/PRAIRIE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : MR WALTER E DANIEL III
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
94.50	88.10	88.10	0.00	0.00	0.00	0.00	0.0

FARM SERVICE AGENCY

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PRAIRIE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1094
Prepared : 6/6/25 10:25 AM CST
Crop Year : 2025

Tract 1375 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	88.10	21.50	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	4.73	0.00	46
Soybeans	4.73	0.00	31
Rice-Long Grain	100.14	0.00	6735
TOTAL	109.60	0.00	

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United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1044

Prepared : 6/6/25 10:23 AM CST

Crop Year : 2025

Operator Name : DANIEL FARMS PARTNERSHIP
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
89.18	81.69	81.69	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	81.69		20.30		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	57.90	0.00	37	100
Rice-Long Grain	30.00	0.00	6540	
TOTAL	87.90	0.00		

NOTES

Tract Number : 1364

Description : D-14/1A
FSA Physical Location : ARKANSAS/PRAIRIE
ANSI Physical Location : ARKANSAS/PRAIRIE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MR WALTER E DANIEL III
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
89.18	81.69	81.69	0.00	0.00	0.00	0.00	0.0

FARM SERVICE AGENCY

ARKANSAS
PRAIRIE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1044
Prepared : 6/6/25 10:23 AM CST
Crop Year : 2025

Tract 1364 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	81.69	20.30	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	57.90	0.00	37
Rice-Long Grain	30.00	0.00	6540
TOTAL	87.90	0.00	

NOTES

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Form: FSA-156EZ

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United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1045

Prepared : 6/6/25 10:25 AM CST

Crop Year : 2025

Operator Name : DANIEL FARMS PARTNERSHIP
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/MF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
273.67	258.11	258.11	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	258.11		19.90		0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	23.60	0.00	63	
Soybeans	162.10	0.00	37	100
Rice-Long Grain	77.40	0.00	7222	
Rice-Medium Grain	7.40	0.00	7115	
TOTAL	270.50	0.00		

NOTES

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Tract Number : 1365

Description : D-14/2A
FSA Physical Location : ARKANSAS/PRAIRIE
ANSI Physical Location : ARKANSAS/PRAIRIE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MR WALTER E DANIEL III
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
273.67	258.11	258.11	0.00	0.00	0.00	0.00	0.0

FARM SERVICE AGENCY

ARKANSAS
PRAIRIE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1045
Prepared : 6/6/25 10:25 AM CST
Crop Year : 2025

Tract 1365 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	258.11	19.90	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	23.60	0.00	63
Soybeans	162.10	0.00	37
Rice-Long Grain	77.40	0.00	7222
Rice-Medium Grain	7.40	0.00	7115
TOTAL	270.50	0.00	

NOTES

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FARM SERVICE AGENCY



United States
Department of
Agriculture

Arkansas 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 March 18, 2025

Farm 456

Tract 365

Tract Cropland Total: 233.45 acres

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FARM SERVICE AGENCY



United States
Department of
Agriculture

Prairie County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2021

2023 Program Year

Map Created February 14, 2023

Farm 1045

Tract 1365

Tract Cropland Total: 258.11 acres

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FARM SERVICE AGENCY



United States
Department of
Agriculture

Prairie County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2021

2023 Program Year

Map Created February 14, 2023

Farm 3495

Tract 1371

Tract Cropland Total: 182.70 acres

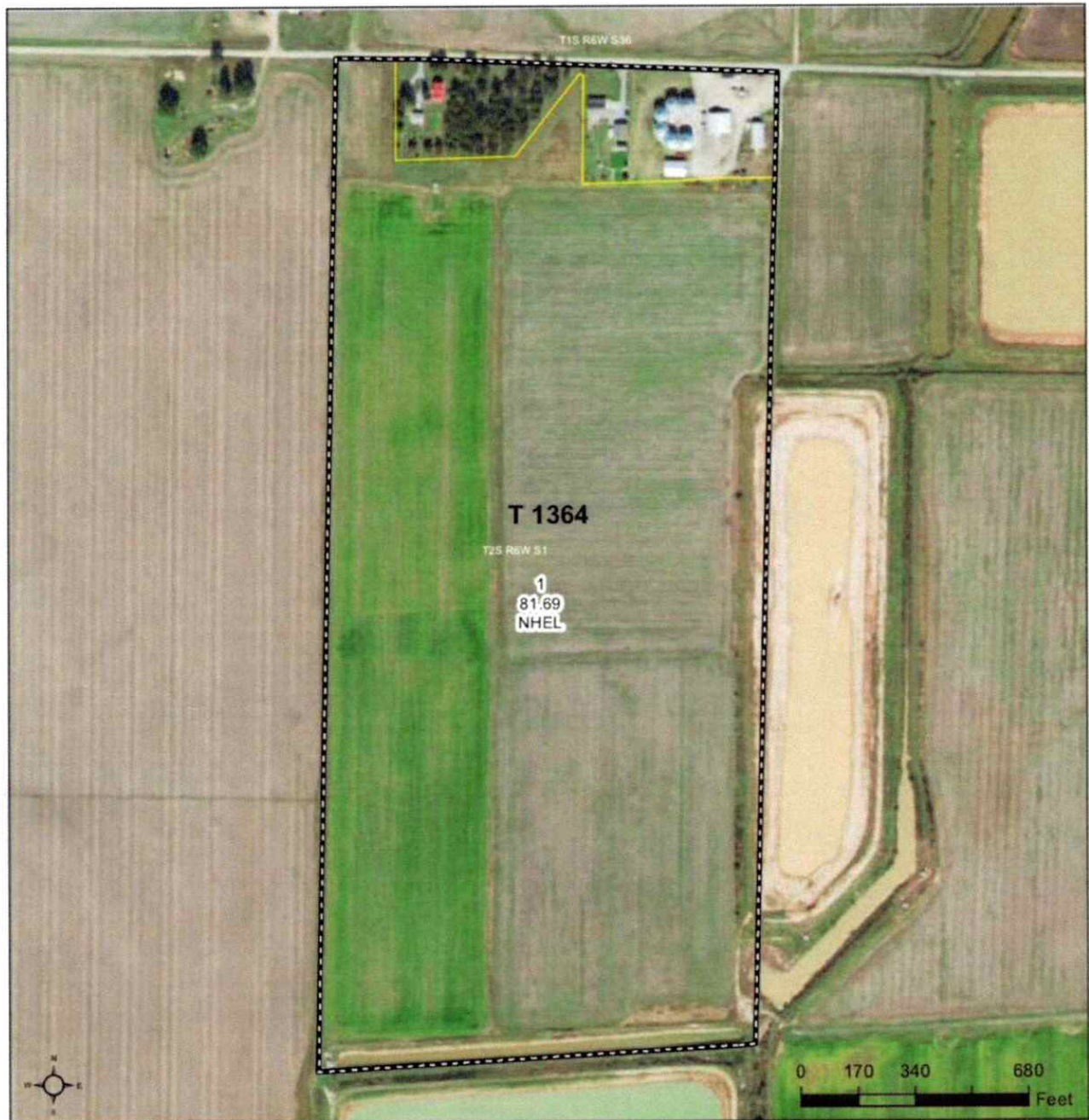
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FARM SERVICE AGENCY



United States
Department of
Agriculture

Prairie County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2021

2023 Program Year

Map Created February 14, 2023

Farm 1044

Tract 1364

Tract Cropland Total: 81.69 acres

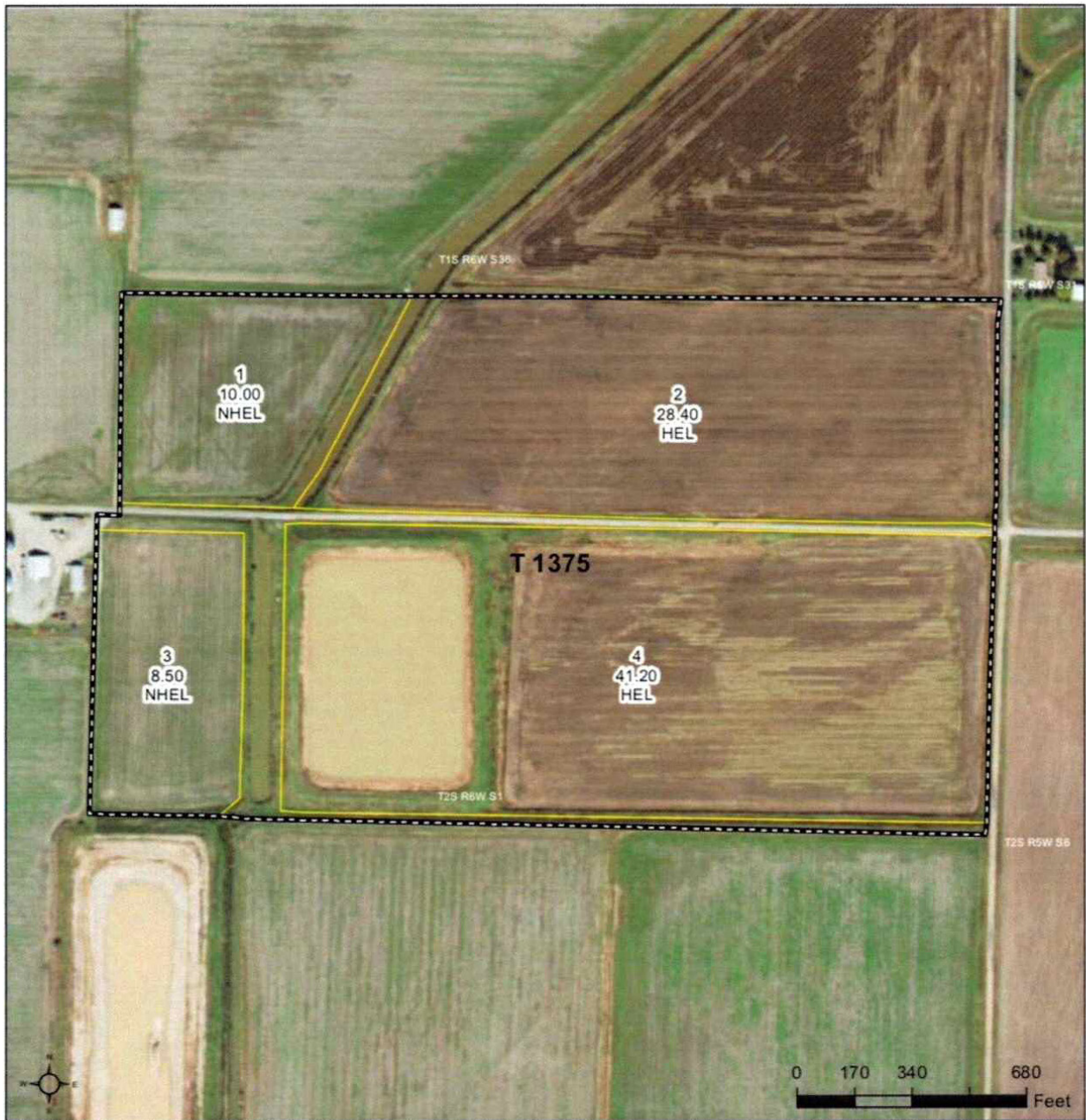
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FARM SERVICE AGENCY



United States
Department of
Agriculture

Prairie County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2021

2023 Program Year

Map Created February 14, 2023

Farm 1094

Tract 1375

Tract Cropland Total: 88.10 acres

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