



BEAVER BAYOU FARM

A Recreational Investment Opportunity

84.38± Total Acres | \$548,470.00

Phillips County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



BEAVER BAYOU FARM

QUICK FACTS

Acreage

84.38± total acres

Location

Phillips County, Arkansas

Access

Phillips County Road 346

Crop Rotation

Rice and soybeans

Irrigation

Fully irrigated by a diesel turbine well

Recreation

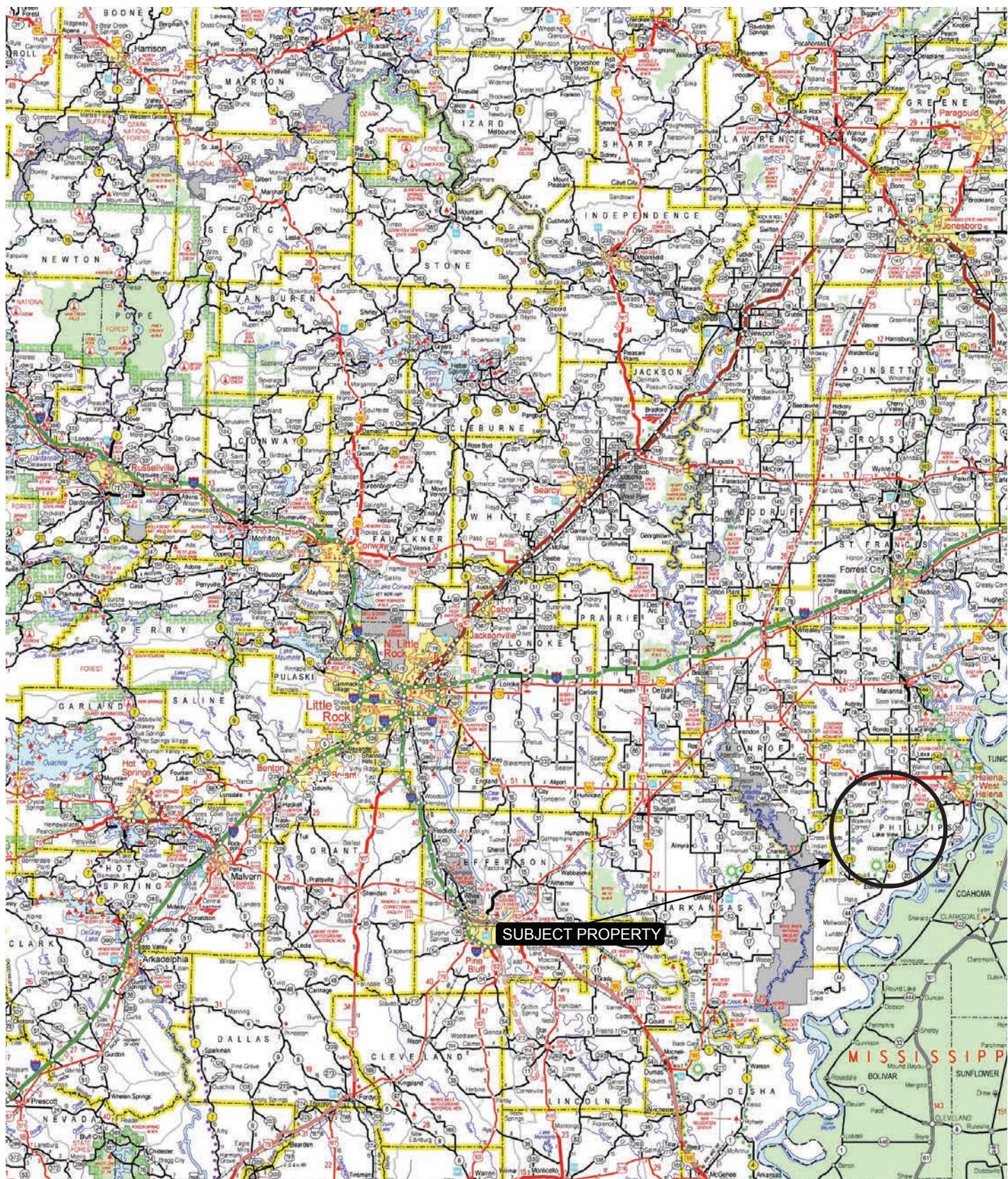
Waterfowl, deer, and small game hunting

Offering Price

\$548,470.00



VICINITY MAP



PROPERTY DESCRIPTION

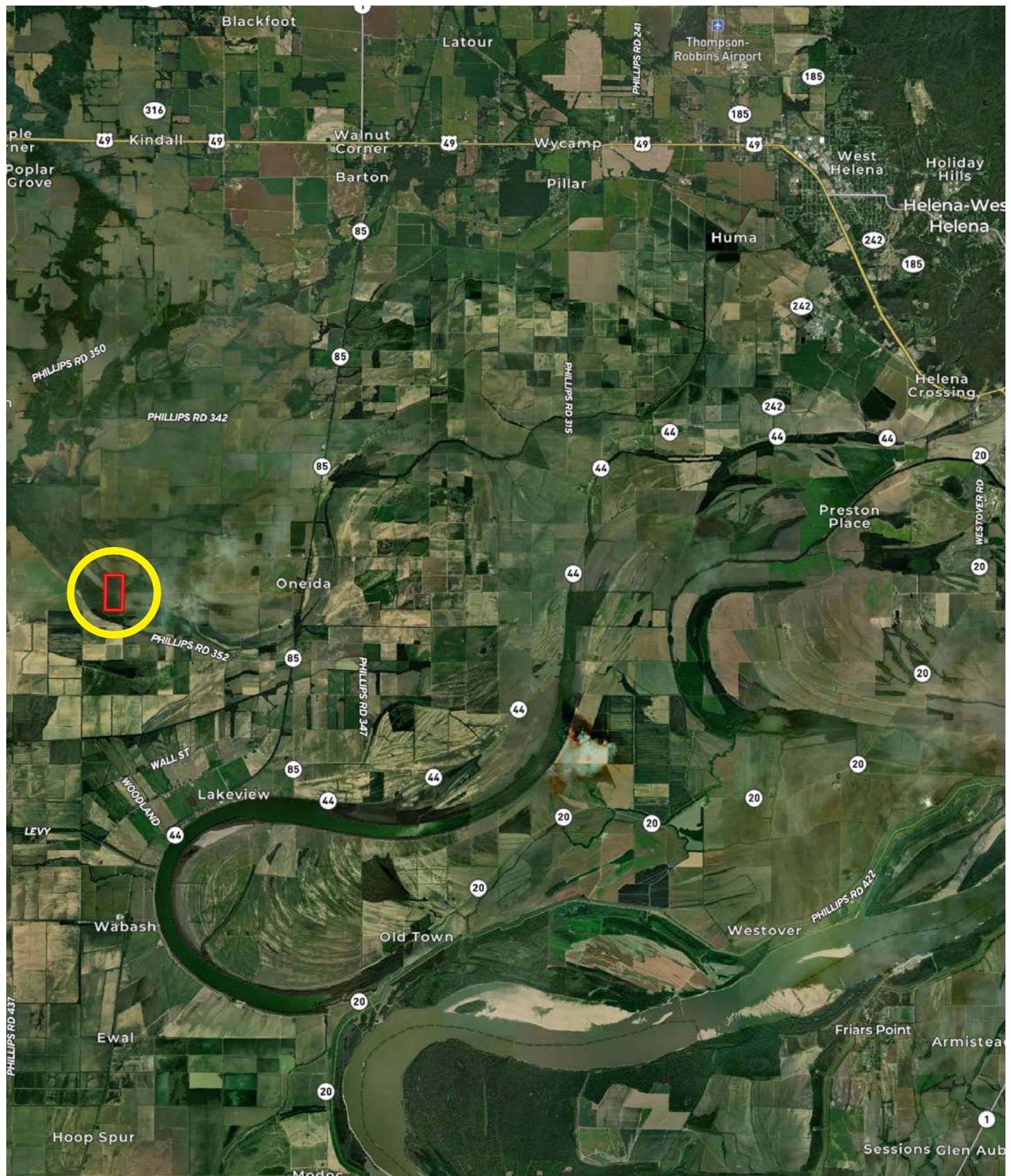
BEAVER BAYOU FARM

The Beaver Bayou Farm is located in Phillips County, Arkansas and is an excellent agricultural and recreational investment opportunity. The property consists of $84.38 \pm$ acres, all of which are tillable per the Farm Service Agency (FSA). The tillable acres are split into two fields and fully irrigated by the diesel turbine well. The historical crop rotation is rice and soybeans.

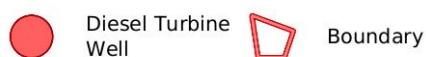
Both fields have been leveled to a zero grade and there is a duck blind in place on the north side of the property. Recreational opportunities on the property include deer, duck, and small game hunting. Access is considered excellent from a deeded easement off of Phillips County Road 346.



LOCATION MAP



IRRIGATION MAP







LOCATION & ACCESS

Oneida, Phillips County, Arkansas
Eastern Region of Arkansas

Mileage Chart

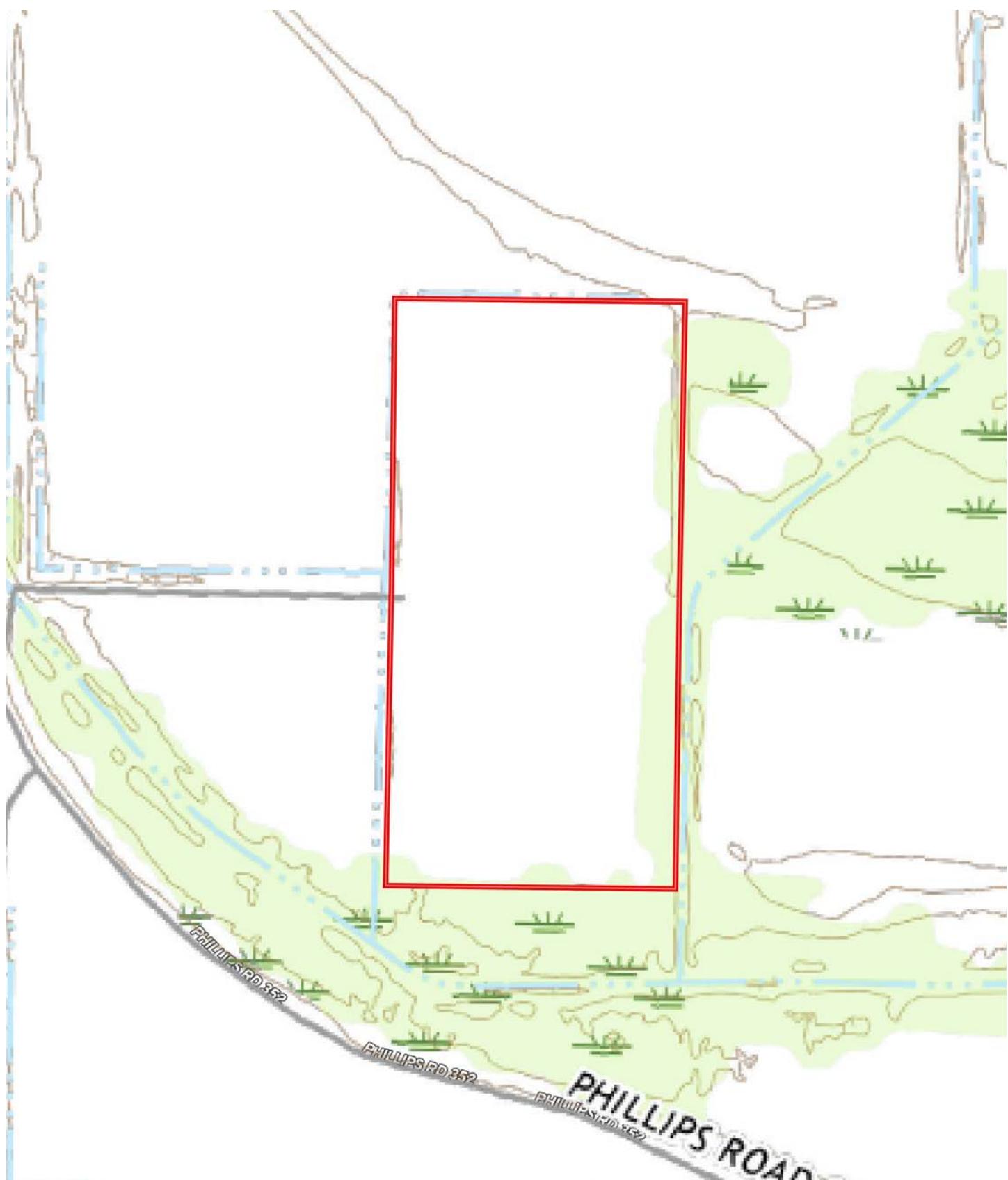
Helena-West Helena, AR	14 Miles
Stuttgart, AR	63 Miles
Memphis, TN	80 Miles
Oxford, MS	86 Miles
Little Rock, AR	114 Miles

Access is considered excellent from a deeded easement off of Phillips County Road 346.





TOPOGRAPHY MAP





SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Fo	Foley silt loam	39.71	48.32	0	76	3w
Ac	Alligator clay	25.52	31.05	0	48	3w
Sk	Sharkey soils, 0 to 1 percent slopes, frequently flooded	9	10.95	0	18	4w
Am	Amagon silt loam	4.26	5.18	0	73	3w
Du	Dundee silt loam, 0 to 1 percent slopes	3.69	4.49	0	82	2w
TOTALS		82.18(*)	100%	-	61.07	3.06

(*) 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.

Offering Price

\$548,470.00

To learn more about Beaver Bayou Farm or to schedule a property tour, contact Gar Lile or Collier Watkins of Lile Real Estate, Inc.

Gar Lile

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Collier Watkins

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FARM SERVICE AGENCY

ARKANSAS PHILLIPS Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	USDA United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 1231 Prepared : 1/5/26 10:46 AM CST Crop Year : 2026
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Operator Name : PARKER ROHRSHEIB									
CRP Contract Number(s) : None									
Recon ID : None									
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
87.28	84.38	84.38	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	84.38	0.00			0.00	0.00	0.00	0.00
Crop Election Choice									
ARC Individual			ARC County			Price Loss Coverage			
None			None			RICE-LGR			
DCP Crop Data									
Crop Name	Base Acres		CCC-505 CRP Reduction Acres		PLC Yield		HIP		
Rice-Long Grain	79.50		0.00		6538				
TOTAL	79.50		0.00						
NOTES									
<hr/>									
Tract Number : 2103									
Description : E6/2A									
FSA Physical Location : ARKANSAS/PHILLIPS									
ANSI Physical Location : ARKANSAS/PHILLIPS									
BIA Unit Range Number :									
CRP Contract Number(s) : None									
HEL Status : NHEL: No agricultural commodity planted on undetermined fields									
Wetland Status : Tract does not contain a wetland									
WL Violations : None									
Owners : UTILITIES INVESTMENTS LLC									
Other Producers : None									
Recon ID : None									
Tract Land Data									
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane		
87.28	84.38	84.38	0.00	0.00	0.00	0.00	0.0		

FARM SERVICE AGENCY

ARKANSAS	USDA	United States Department of Agriculture Farm Service Agency	FARM : 1231
PHILLIPS			Prepared : 1/5/26 10:46 AM CST
Form: FSA-156EZ			Crop Year : 2026
Abbreviated 156 Farm Record			

Tract 2103 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	84.38	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Rice-Long Grain	79.50	0.00	6538
TOTAL	79.50	0.00	

NOTES

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FARM SERVICE AGENCY



United States
Department of
Agriculture

Phillips 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 December 31, 2024

Farm 1231
Tract 2103

Tract Cropland Total: 84.38 acres

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).



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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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Lile Real Estate is a dedicated team of professionals with an in-depth understanding and a network of qualified buyers within the Mid-South and across the country. For over 30 years, we've connected land sellers with buyers in Arkansas, Louisiana, Mississippi, and Tennessee.



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

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