



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

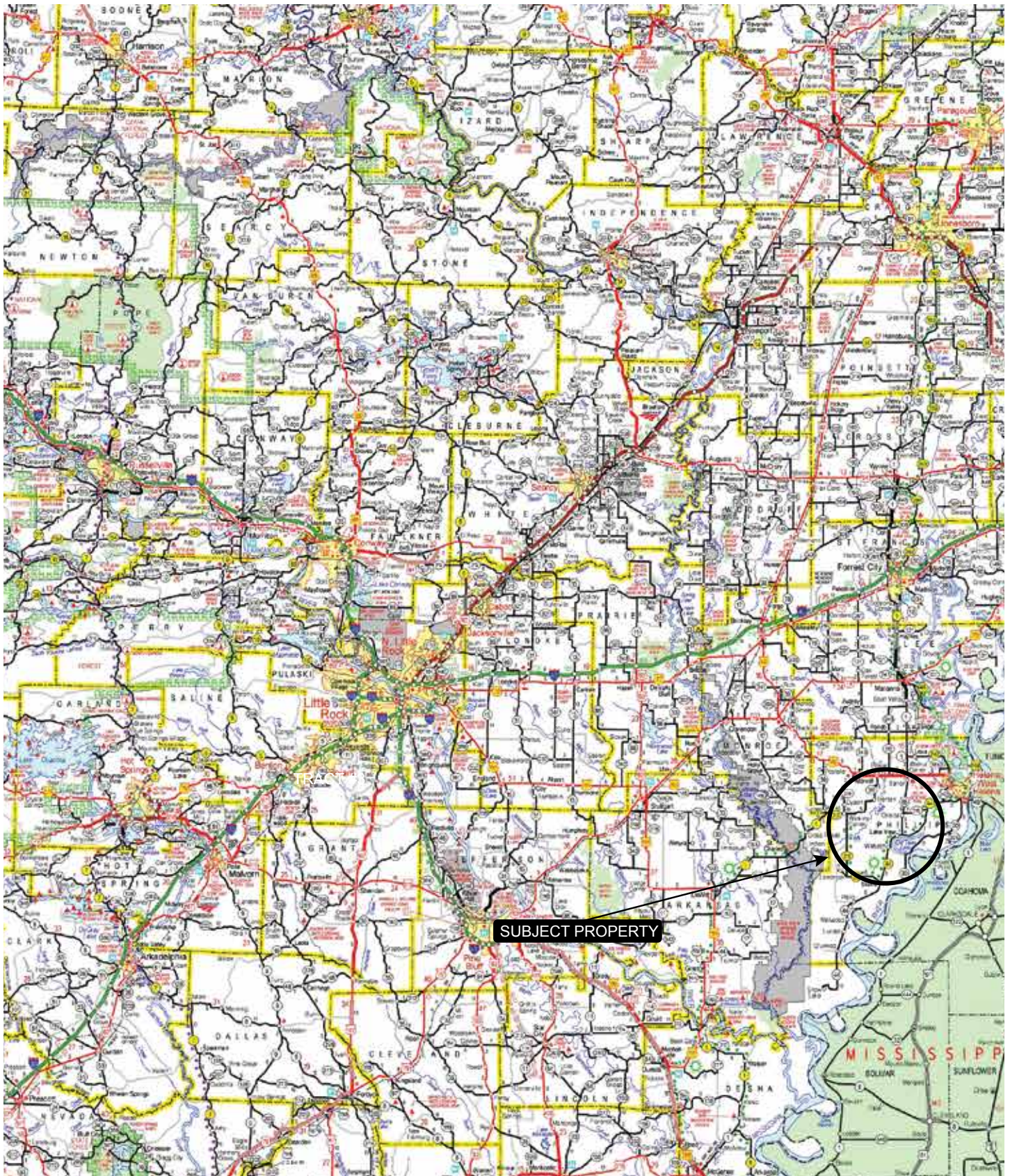
Waterfowl, deer, and small game hunting

Offering Price

\$548,470.00



VICINITY MAP



PROPERTY DESCRIPTION

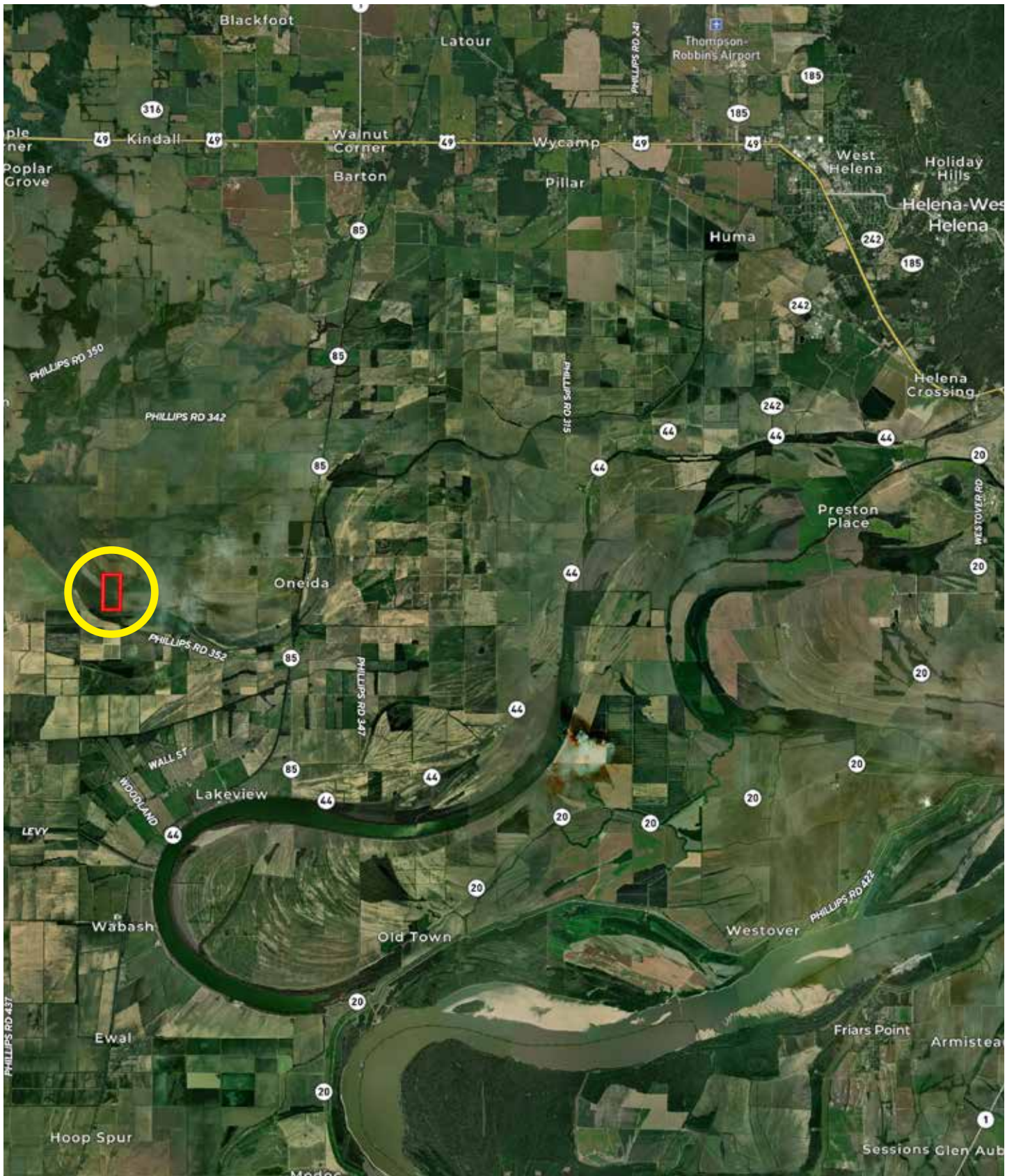
BEAVER BAYOU FARM

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± 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



Diesel Turbine
Well



Boundary





LOCATION & ACCESS

Oneida, Phillips County, Arkansas
Eastern Region of Arkansas

Mileage Chart

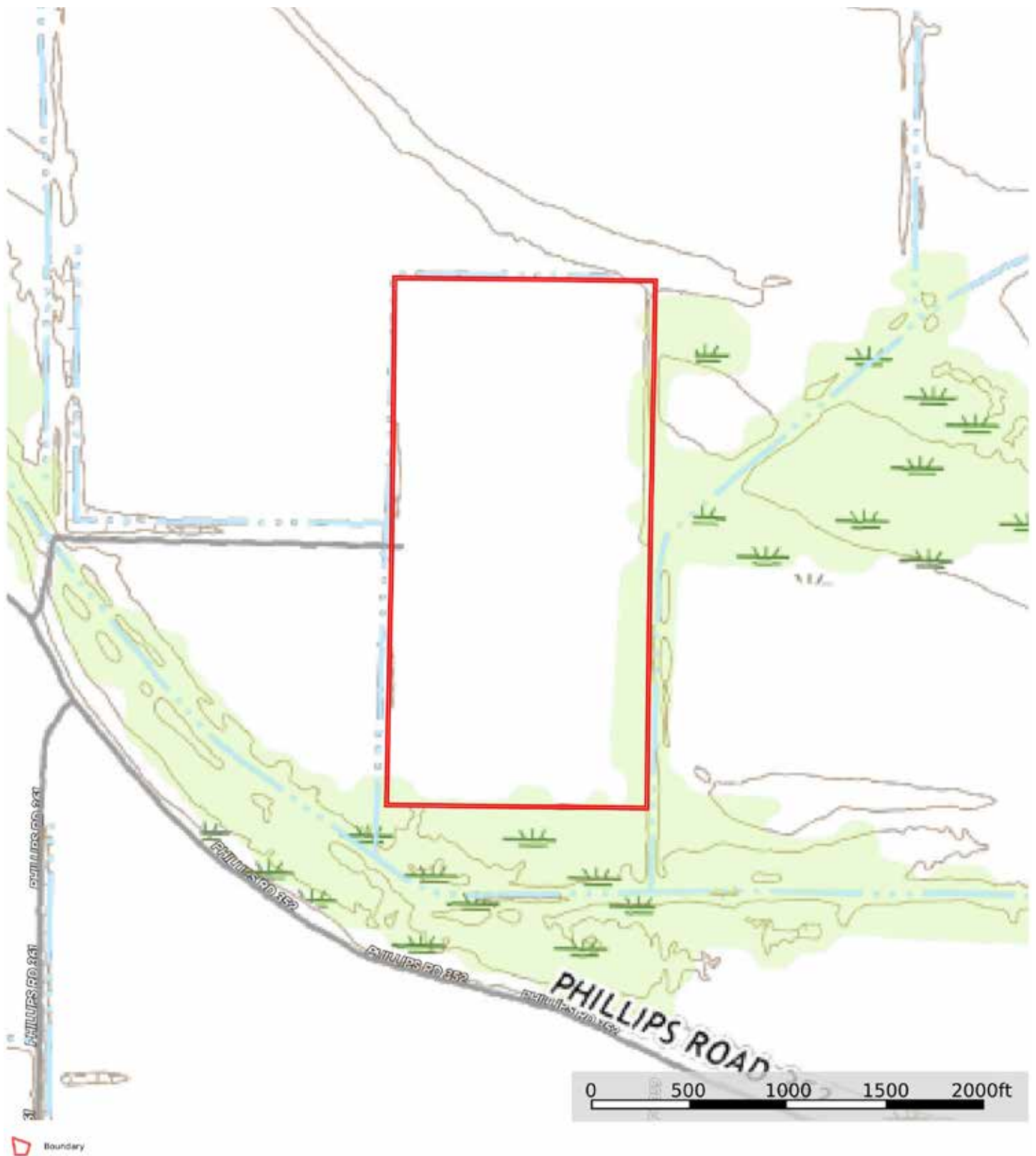
Helena-West Helena, AR	14 Miles
Stuttgart, AR	63 Miles
Memphis, TN	80 Miles
Oxford, MS	86 Miles
Little Rock, AR	114 Miles

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



	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.

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

501-920-7015 (m)

glile@lilerealestate.com

Collier Watkins

501-837-4868 (m)

cwatkins@lilerealestate.com





FARM SERVICE AGENCY

ARKANSAS
PHILLIPS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



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

Operator Name : PARKER ROHRSCHEIB
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/W 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

--

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
PHILLIPS

Form: FSA-156EZ



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

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

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

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).



DISCLOSURE STATEMENT: Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure. A representative of Lile Real Estate, Inc. must be present to conduct a showing.

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.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property. This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

CONNECTING LAND BUYERS AND SELLERS SINCE 1993.

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:

GAR LILE

501.920.7015 (m)
glile@lilerealestate.com

COLLIER WATKINS

501.837.4868 (m)
cwatkins@lilerealestate.com

Scan for
more info





1 Allied Drive, Suite 2220
Little Rock, Arkansas 72202

WWW.LILEREALESTATE.COM



501.374.3411 (Office)
501.421.0031 (Fax)

INFO@LILEREALESTATE.COM