



APPLETON FAMILY FARM

An Agricultural Investment Opportunity

543± Total Acres | \$3,500,000

Chicot County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



APPLETON FAMILY FARM

QUICK FACTS

Acreage

543± total acres

- 530.33± cropland

Location

Chicot County, Arkansas

Access

Access is considered excellent via State Highway 82 and Lynn Road.

Crop Rotation

Rice and soybeans

Irrigation

The tillable acreage is fully irrigated.

Recreation

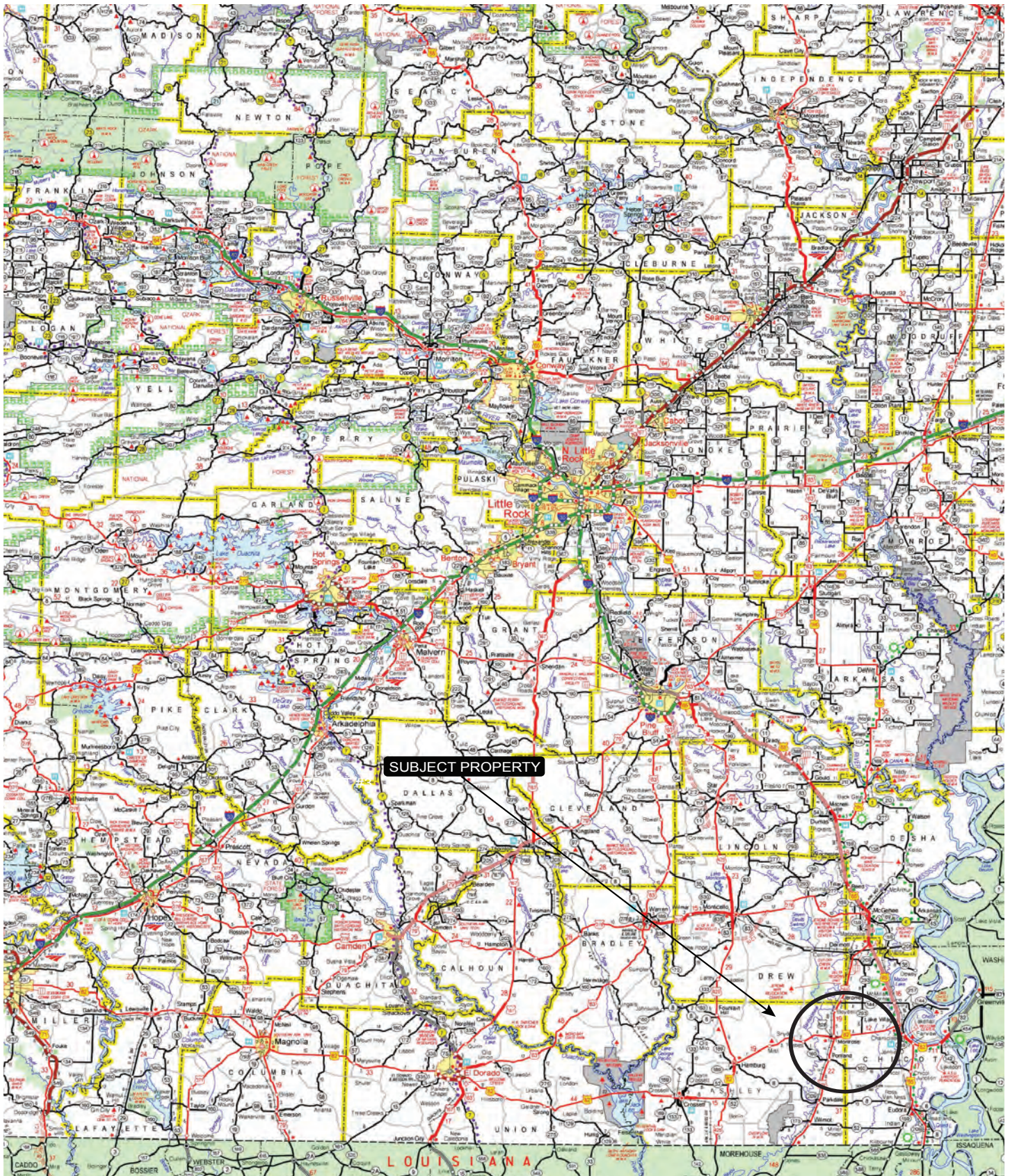
Waterfowl, deer, and small game hunting opportunities exist on the property.

Offering Price

\$3,500,000



VICINITY MAP



PROPERTY DESCRIPTION

APPLETON FAMILY FARM

The Appleton Family Farm consists of 543± acres in Chicot County, Arkansas and is an excellent agricultural investment opportunity. The Farm Service Agency reports a total of 530.33± cropland acres which have historically been planted in rice and soybeans with the remaining acres consisting of roads

and ditches. The irrigation system on the farm provides water to all the cropland acres through four (4) diesel turbine wells and one (1) relift. Recreational opportunities on the farm include waterfowl, deer, and other small game hunting. Access is considered excellent via State Highway 82 and Lynn Road.

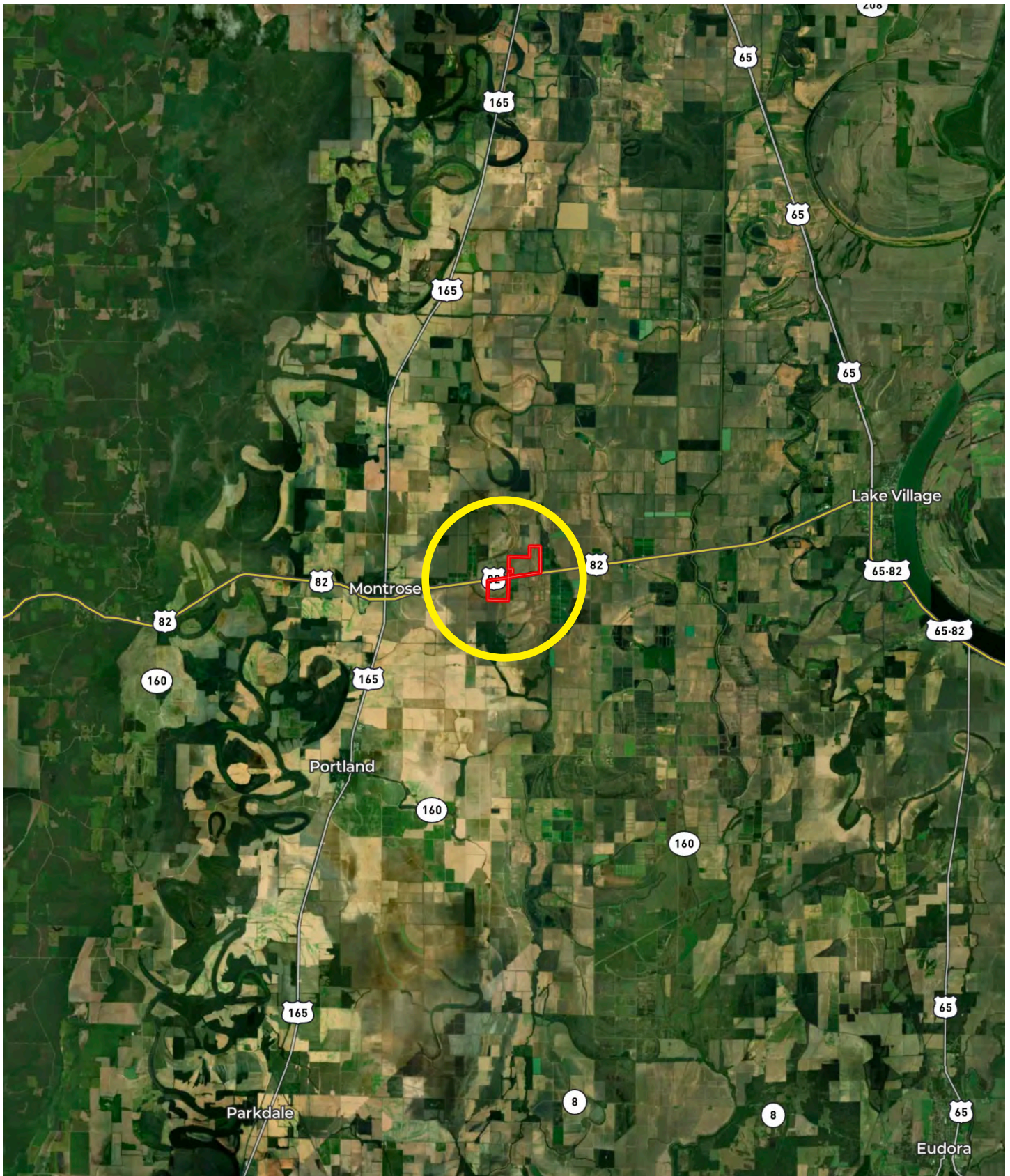




OWNERSHIP MAP



LOCATION MAP





LOCATION & ACCESS

Chicot County, Arkansas
Southeast Region of Arkansas

Mileage Chart

Montrose, AR	3 Miles
Lake Village, AR	9 Miles
Dumas, AR	50 Miles
Greenville, MS	30 Miles

Access is considered excellent via State
Highway 82 and Lynn Road.







FARM INFORMATION

Tillable Acreage

530.33±

Crop Rotation

Rice and soybeans

Irrigation

The tillable acreage is fully irrigated (10" diesel turbine relift, riser, 8" diesel turbine well)

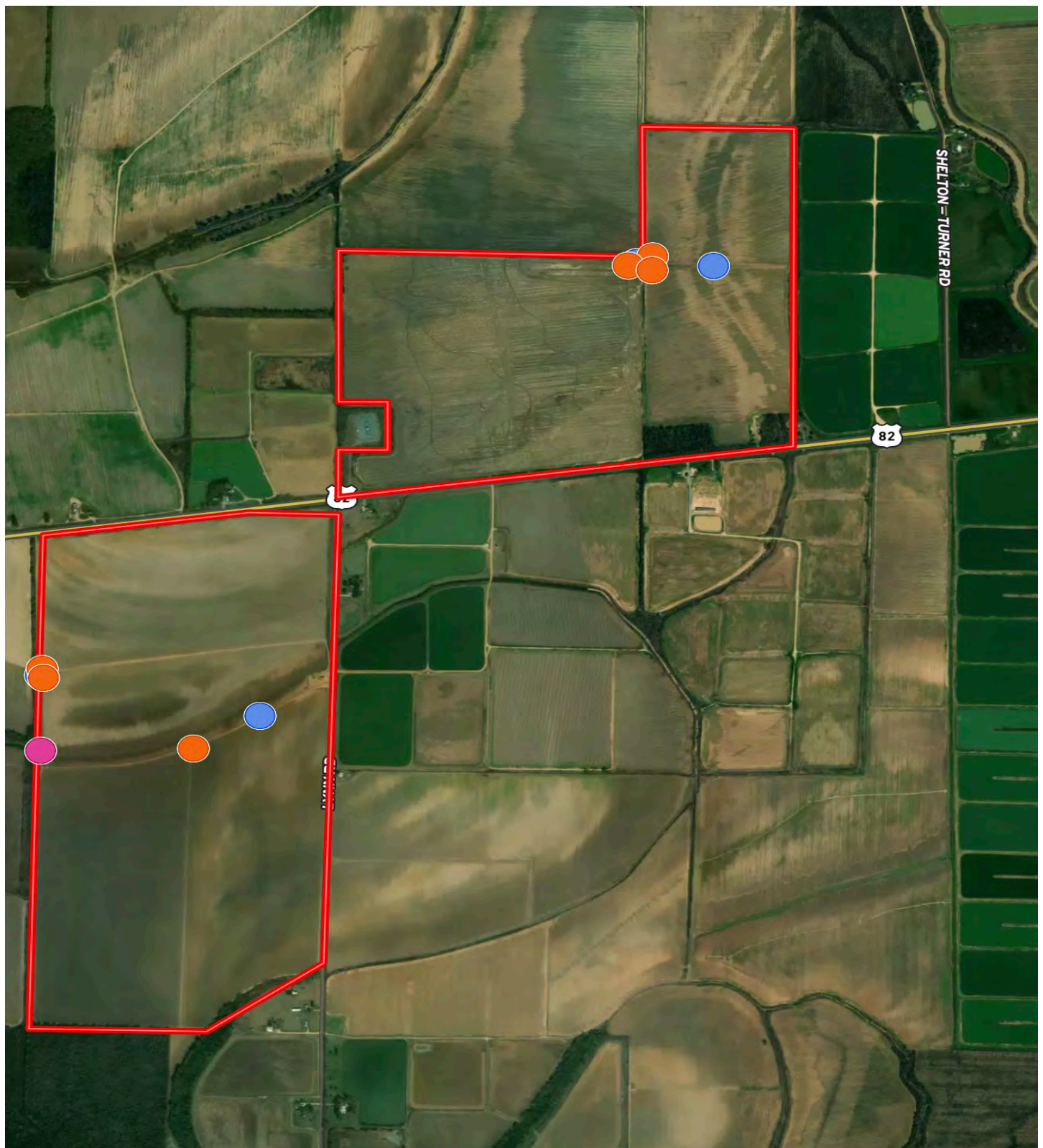
Farm Bases


Copies of the Farm Service Agency (FSA)

156EZ can be found in this brochure.



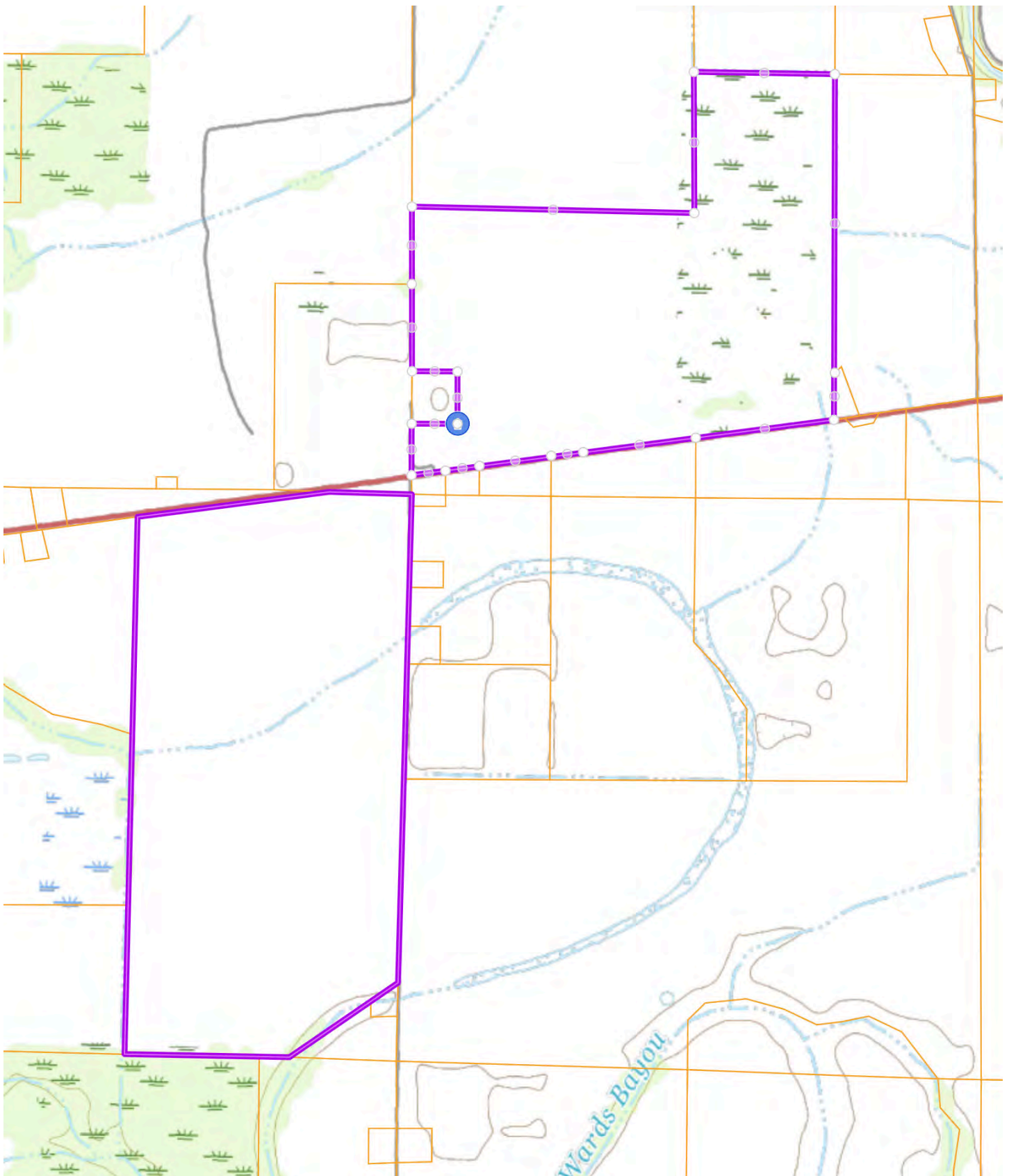
IRRIGATION MAP

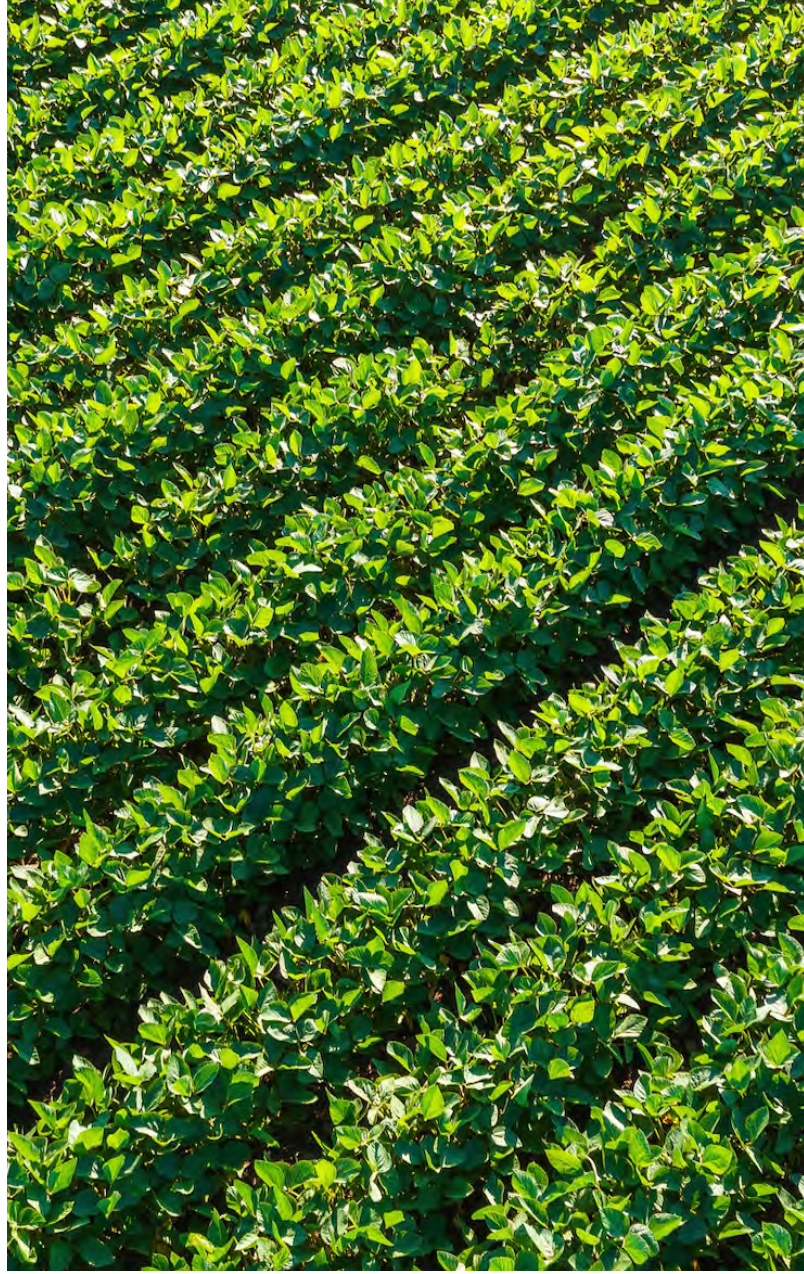


 10 " Diesel Turbine Relift  Riser  8 " Diesel Turbine Well  Boundary

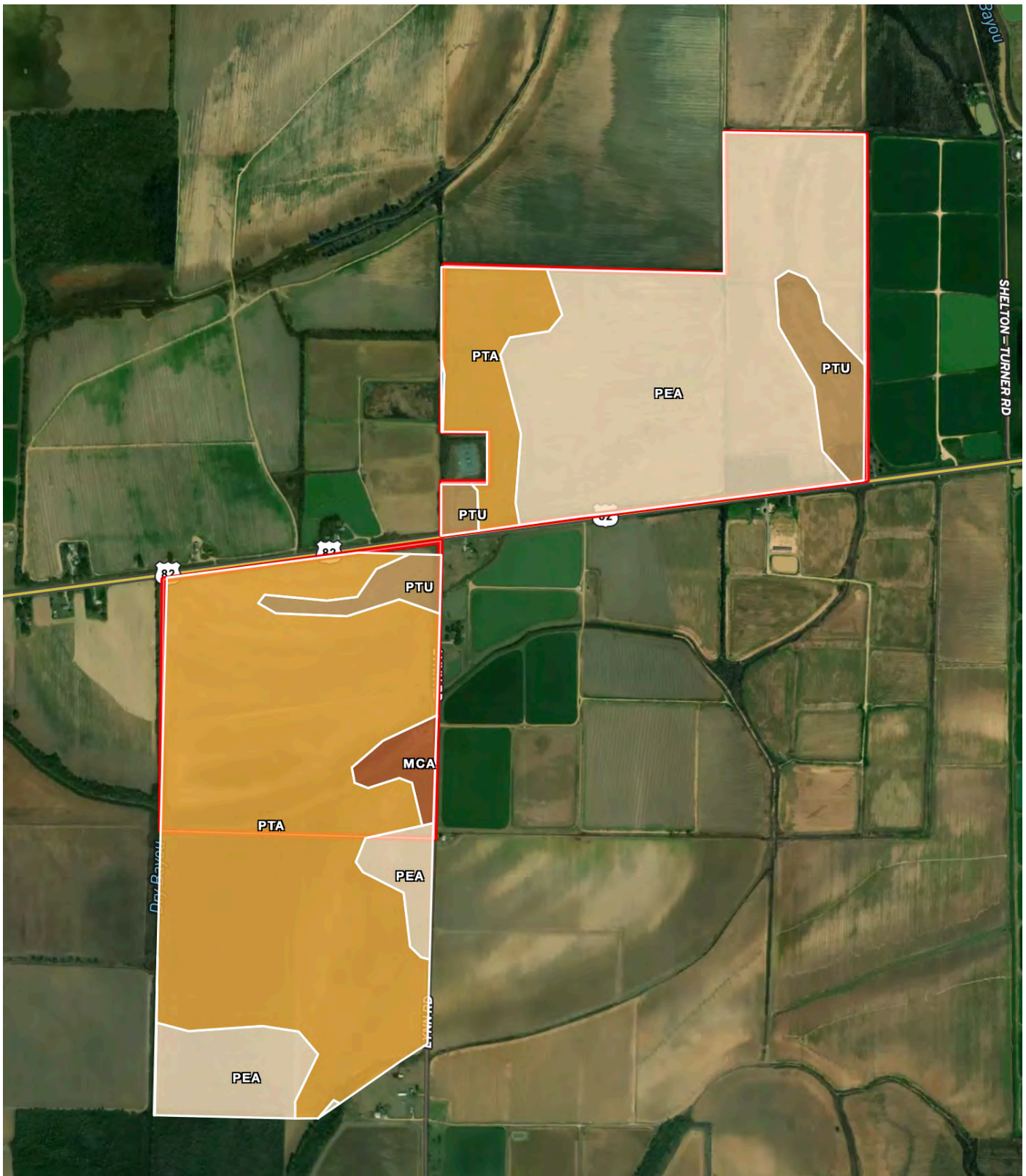


TOPOGRAPHY MAP





SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PtA	Portland clay, 0 to 1 percent slopes	276.5	51.56	0	56	3w
PeA	Perry clay, 0 to 1 percent slopes	217.36	40.53	0	48	3w
PtU	Portland clay, 0 to 3 percent slopes	32.86	6.13	0	57	3w
McA	McGehee silt loam, 0 to 1 percent slopes	9.03	1.68	0	72	2w
W	Water	0.52	0.1	0	-	-
TOTALS		536.27(*)	100%	-	53.03	2.98

(*) 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 (estimated)

\$5,793.89

Offering Price

\$3,500,000

To learn more about the Appleton Family Farm or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

Brandon Stafford

501-416-9748 (m)

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FARM SERVICE AGENCY

ARKANSAS

CHICOT

Form: FSA-156EZ

See Page 4 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2716

Prepared : 1/14/26 9:04 AM CST

Crop Year : 2026

Operator Name : WILLOW FRENCH FARM 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
537.90	530.33	530.33	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	530.33		3.70		0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	80.30	0.00	35	0
Corn	19.30	0.00	107	100
Grain Sorghum	28.60	0.00	45	
Soybeans	56.80	0.00	27	100
Seed Cotton	121.36	0.00	1495	
Unassigned Generic Base	30.34	0.00	0	
Rice-Long Grain	163.00	0.00	5714	
Rice-Medium Grain	8.00	0.00	4458	
TOTAL	507.70	0.00		

NOTES

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Tract Number : 2511

Description : A9 A10

FSA Physical Location : ARKANSAS/CHICOT

ANSI Physical Location : ARKANSAS/CHICOT

BIA Unit Range Number :

CRP Contract Number(s) : None

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : APPLETON FAMILY LIMITED PARTNERSHIP

Other Producers : None

Recon ID : None

FARM SERVICE AGENCY



United States
Department of
Agriculture

Chicot 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

Tract Cropland Total: 292.12 acres

2025 Program Year

Map Created October 25, 2024

Farm 2716

Tract 2511

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FARM SERVICE AGENCY



United States
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Agriculture

Chicot 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 October 25, 2024

Farm **2716**
Tract **2512**

Tract Cropland Total: 146.25 acres

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Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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Imagery Year: 2023

2025 Program Year

Map Created October 25, 2024

Farm **2716**

Tract **2514**

Tract Cropland Total: 91.96 acres

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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:

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