



BROOKHILL FARM

An Agricultural and Recreational Investment Opportunity

374.94± Total Acres | \$2,250,000.00

Woodruff County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



BROOKHILL FARM

QUICK FACTS

Acreage

374.94± total acres

Location

Woodruff County, Arkansas

Access

Woodruff County Road 230

Crop Rotation

Corn, rice, soybeans and wheat

Irrigation

One center pivot and three diesel turbine wells

Recreation

Waterfowl and deer hunting

Notable Features

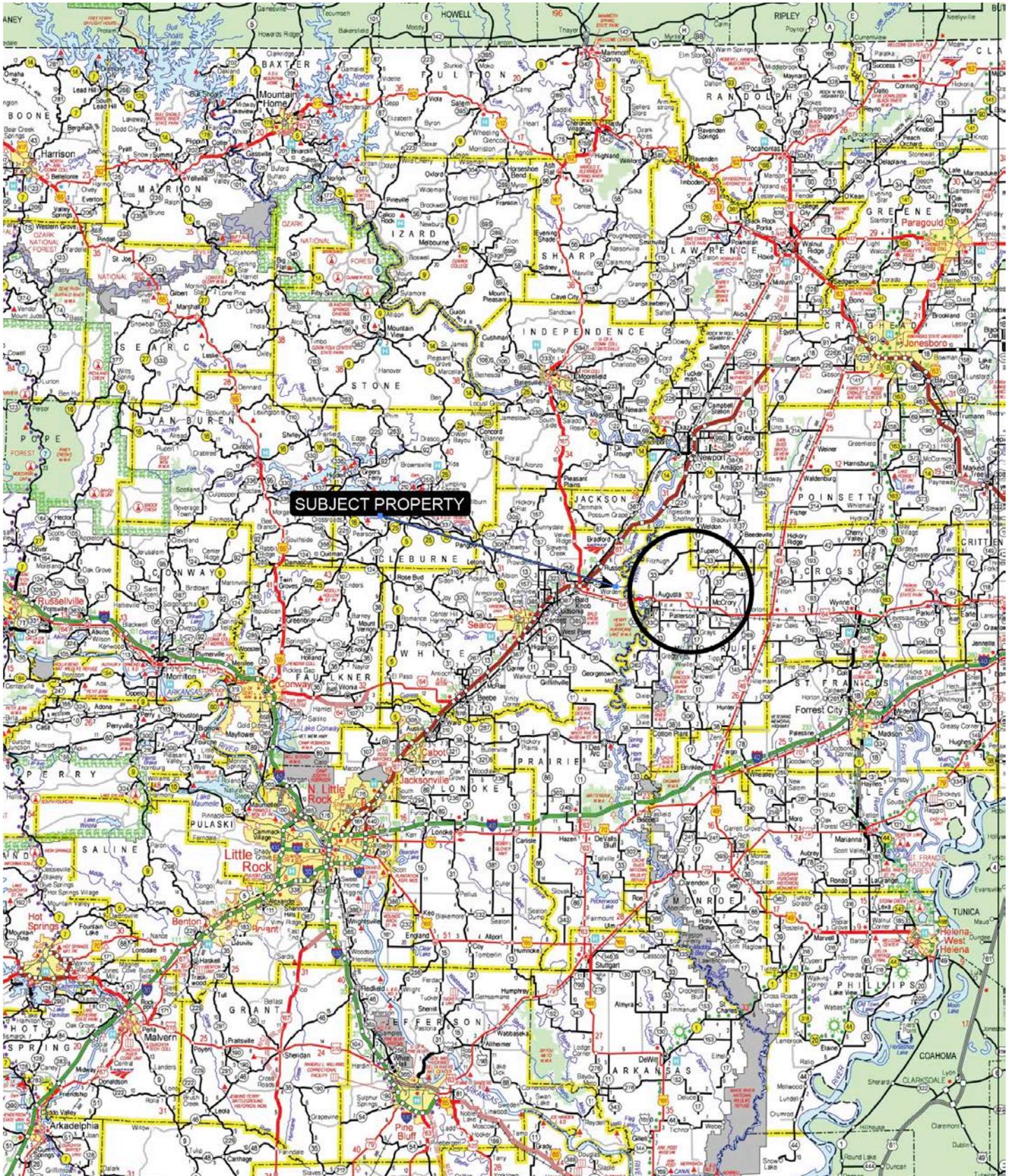
- Diverse soil mix
- Excellent access
- Located between the White and Cache Rivers
- One permanent blind with areas for additional blinds

Offering Price

\$2,250,000.00



VICINITY MAP



PROPERTY DESCRIPTION

BROOKHILL FARM

The Brookhill Farm consists of 374.94± surveyed acres located in Woodruff County, Arkansas just northeast of the town of Augusta. The Farm Service Agency office reports a total of 320+/- cropland acres that are all irrigated by one center pivot and three diesel turbine wells.

Additionally, 102+/- tillable acres have been leveled and improved so this portion of the farm row waters when irrigated. The farm has a diverse soil mix which has allowed for a historical crop rotation that includes corn, rice, soybeans and wheat. The farm has excellent access with frontage along County Road 230.

The farm is centrally located between two historic waterfowl corridors with Cache River to the east and White River to the west. The farm has one permanent blind on the southeast side of the farm, and there are multiple areas for additional blinds or to hunt the existing tree lines.

This is a great opportunity to acquire an income producing farm that has good waterfowl hunting located two and half miles from the Cache River.



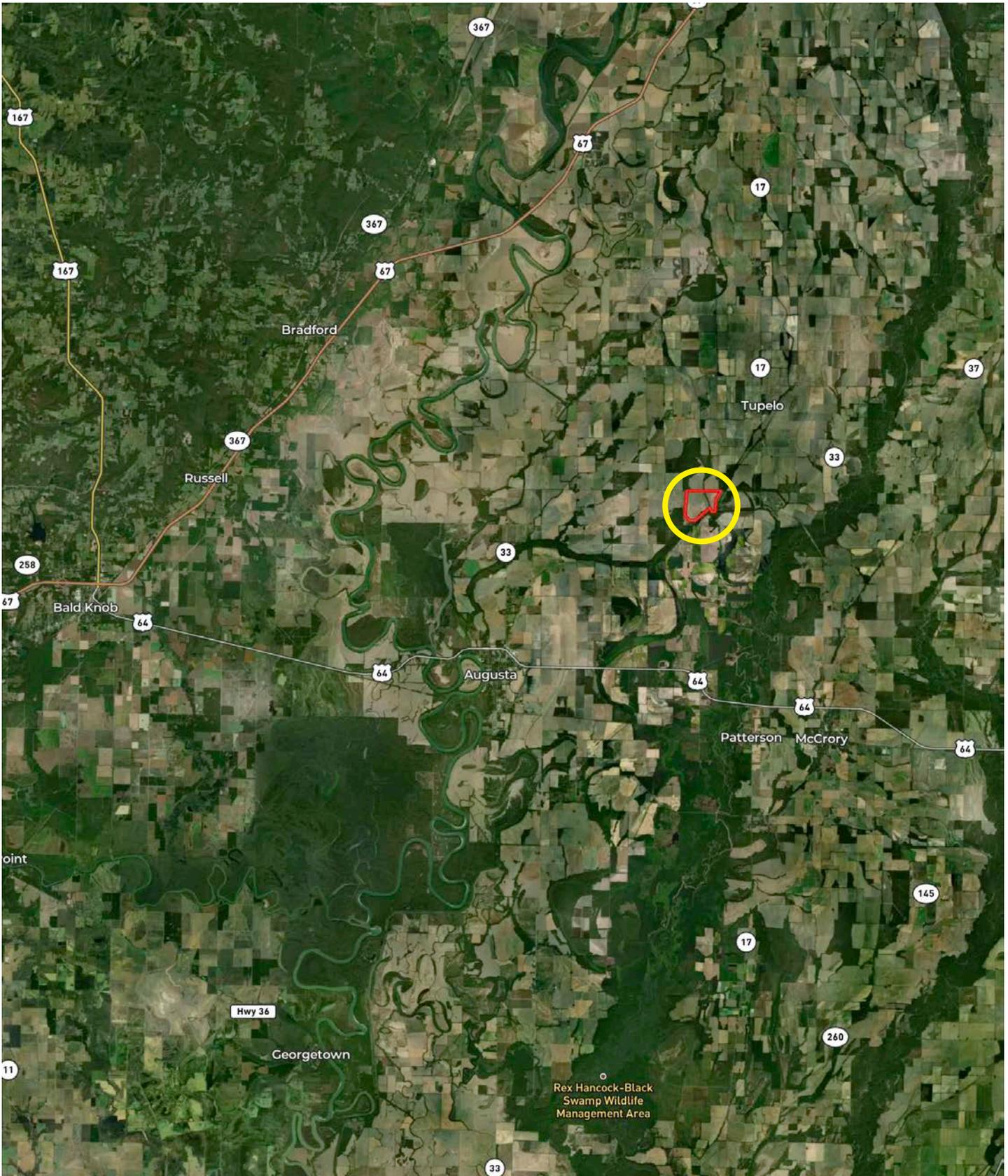
REVEAL
TACTACAM

60F 16°C 12/11/2025 14:47:47

OWNERSHIP MAP



LOCATION MAP





REVEAL
TRAILCAM



41F 5C

10/31/2023

20:07:54



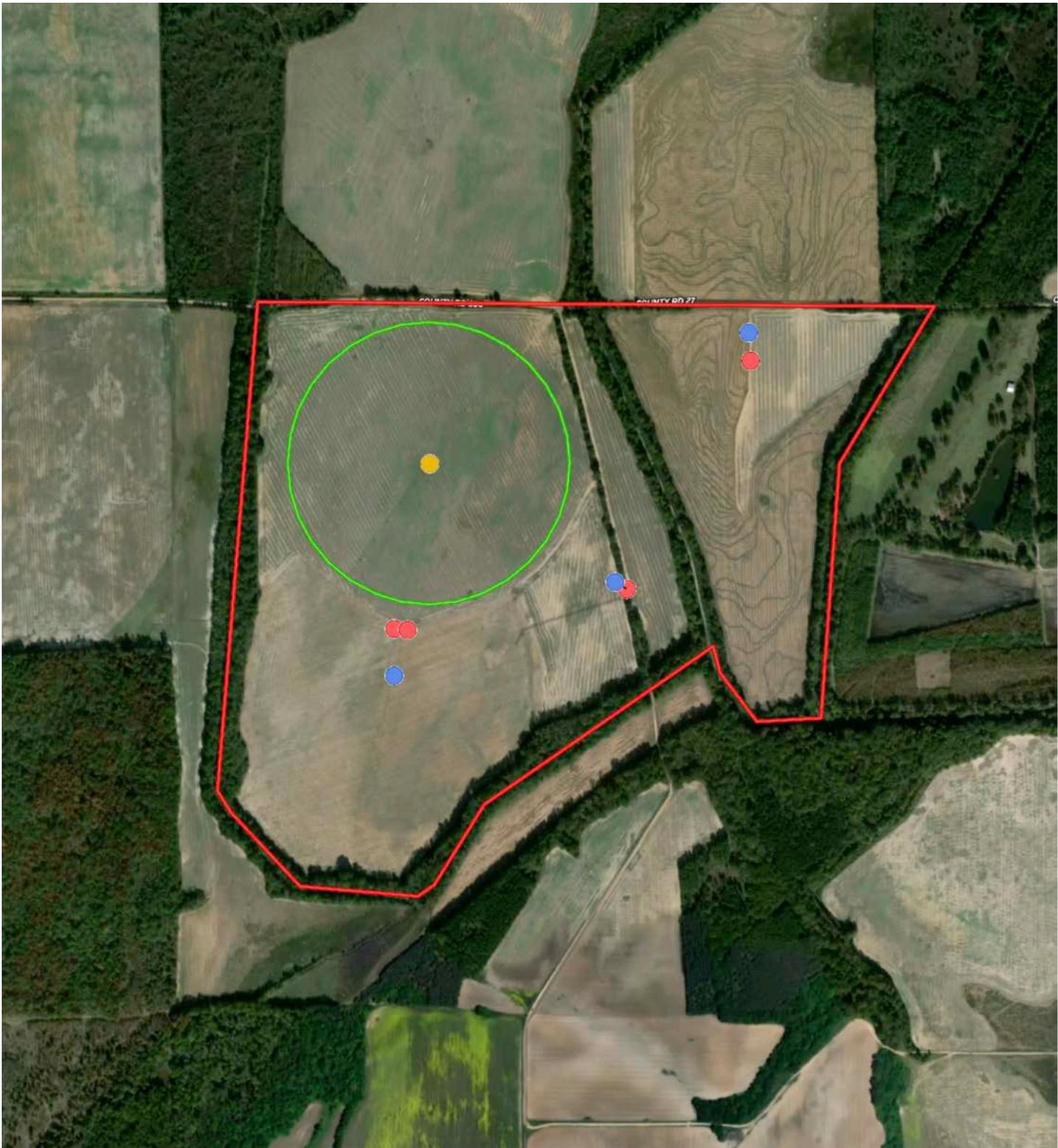


AERIAL MAP





IRRIGATION MAP



- Riser (4)
- 8" Diesel Turbine Pivot
- Pivot
- 8" Diesel Turbine Well (3)



LOCATION & ACCESS

Augusta, Arkansas; Woodruff County; East Central Region of Arkansas

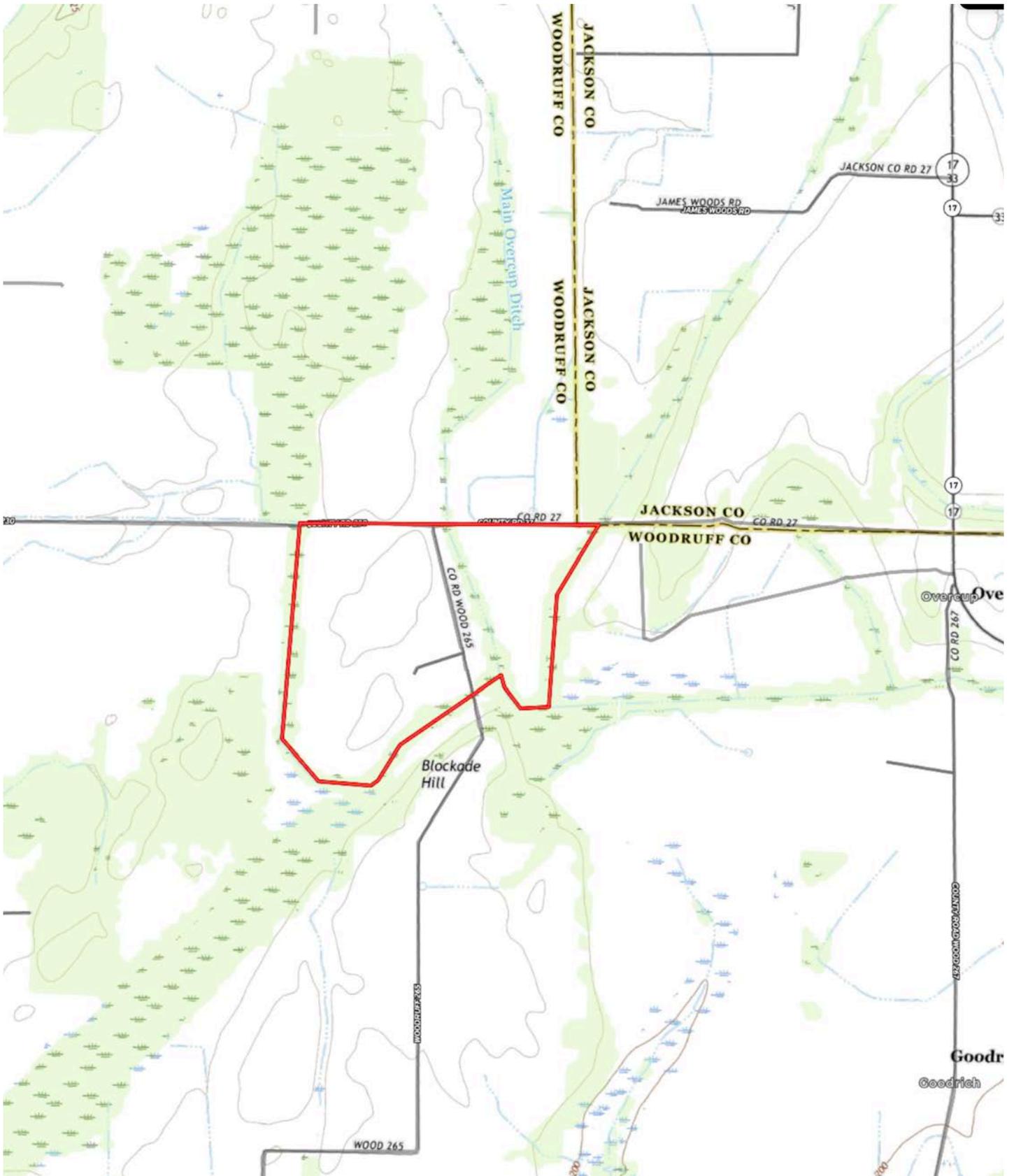
Mileage Chart

Little Rock, AR	89 Miles
Searcy, AR	40 Miles
Jonesboro, AR	59 Miles
Memphis, TN	78 Miles
Augusta, AR	16 Miles

The farm has excellent access with frontage along County Road 230.



TOPOGRAPHY MAP







SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
McA	McCrary fine sandy loam, 0 to 1 percent slopes	114.36	30.58	0	64	3w
TrA	Tuckerman loam, 0 to 1 percent slopes, frequently flooded	98.18	26.26	0	45	4w
WvB	Wiville fine sandy loam, 1 to 3 percent slopes	79.12	21.16	0	76	2e
BuC	Bulltown loamy fine sand, 1 to 8 percent slopes	66.15	17.69	0	61	3s
LfA	Lafe silt loam, 0 to 1 percent slopes	14.18	3.79	0	62	6s
FbA	Foley-Bonn complex, 0 to 1 percent slopes	1.92	0.51	0	58	3w
AsB	Askew fine sandy loam, 1 to 3 percent slopes	0.02	0.01	0	83	2e
TOTALS		373.93(*)	100%	-	60.91	3.16

(*) 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								

FARM INFORMATION

Irrigation

All of the tillable acreage is irrigated by one center pivot and three diesel turbine wells.

Farm Bases

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

Farming Contract

The tillable acreage is leased for the 2026 crop season on a 75/25 crop share.

FSA Acreage

374.94 ± acres (FSA Farm #116, Tract #719)

- 320.70 ± acres in cropland
- 54.24 ± acres in road, ditches and woods

Soils

- Class II: 21%
- Class III: 49%
- Class IV: 26%
- Class VI: 4%





RESOURCES & PRICE

Mineral Rights

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

Real Estate Taxes (estimated)

\$2,708

Offering Price

\$2,250,000.00

To learn more about the Brookhill Farm or to schedule a property tour, contact Dustin Roddy of Lile Real Estate, Inc.

Dustin Roddy

501.530.0477 (m)

droddy@lilerealestate.com





FARM SERVICE AGENCY

ARKANSAS
WOODRUFF
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 116
Prepared : 8/21/25 8:17 AM CST
Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : STRANGE BEND FARM
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
374.02	320.70	320.70	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	320.70	76.30		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	56.67	0.00	59	
Corn	45.34	0.00	141	
Soybeans	222.72	0.00	33	97
Rice-Long Grain	36.38	0.00	6521	
Rice-Medium Grain	21.79	0.00	4820	
TOTAL	382.90	0.00		

NOTES

--

Tract Number : 719

Description : R3W T8N SEC1
FSA Physical Location : ARKANSAS/WOODRUFF
ANSI Physical Location : ARKANSAS/WOODRUFF
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : LOS POBRES LLC
Other Producers : FORTUNE GRAIN FARM INC
Recon ID : None

FARM SERVICE AGENCY



Woodruff 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 22, 2024

Farm 116
Tract 719

Tract Cropland Total: 320.70 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).

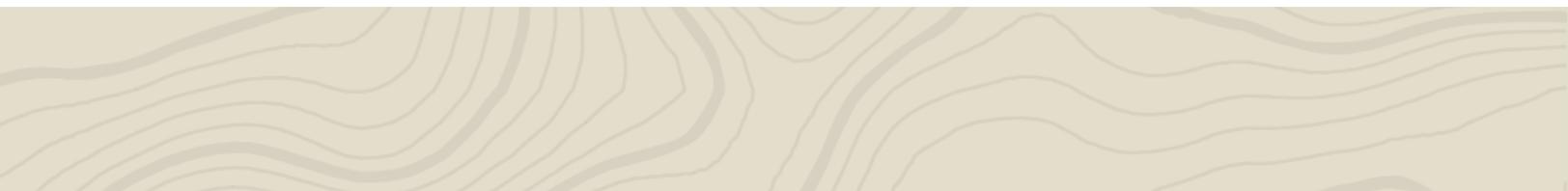




DISCLOSURE STATEMENT: Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure. A representative of Lile Real Estate, Inc. must be present to conduct a showing.

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:



DUSTIN RODDY

501.230.0477 (m)
droddy@lilerealestate.com

Scan for
more info





1 Allied Drive, Suite 2220
Little Rock, Arkansas 72202

WWW.LILEREALSTATE.COM



501.374.3411 (Office)
501.421.0031 (Fax)

INFO@LILEREALSTATE.COM