



# YUKON FARM

**An Agricultural and Recreational Investment Opportunity**

**79.9± Surveyed Acres | \$519,740.00**  
Desha County, Arkansas



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# YUKON FARM

## QUICK FACTS

### Acreage

79.96± surveyed acres  
• 61.76± tillable acres

### Location

Desha County, Arkansas

### Access

An improved field road

### Crop Rotation

Rice, soybeans, and corn

### Irrigation

Two wells and 830± feet of under-ground pipeline

### Recreation

Waterfowl, deer, and dove hunting

### Offering Price

\$519,740.00



EAICAM



60F

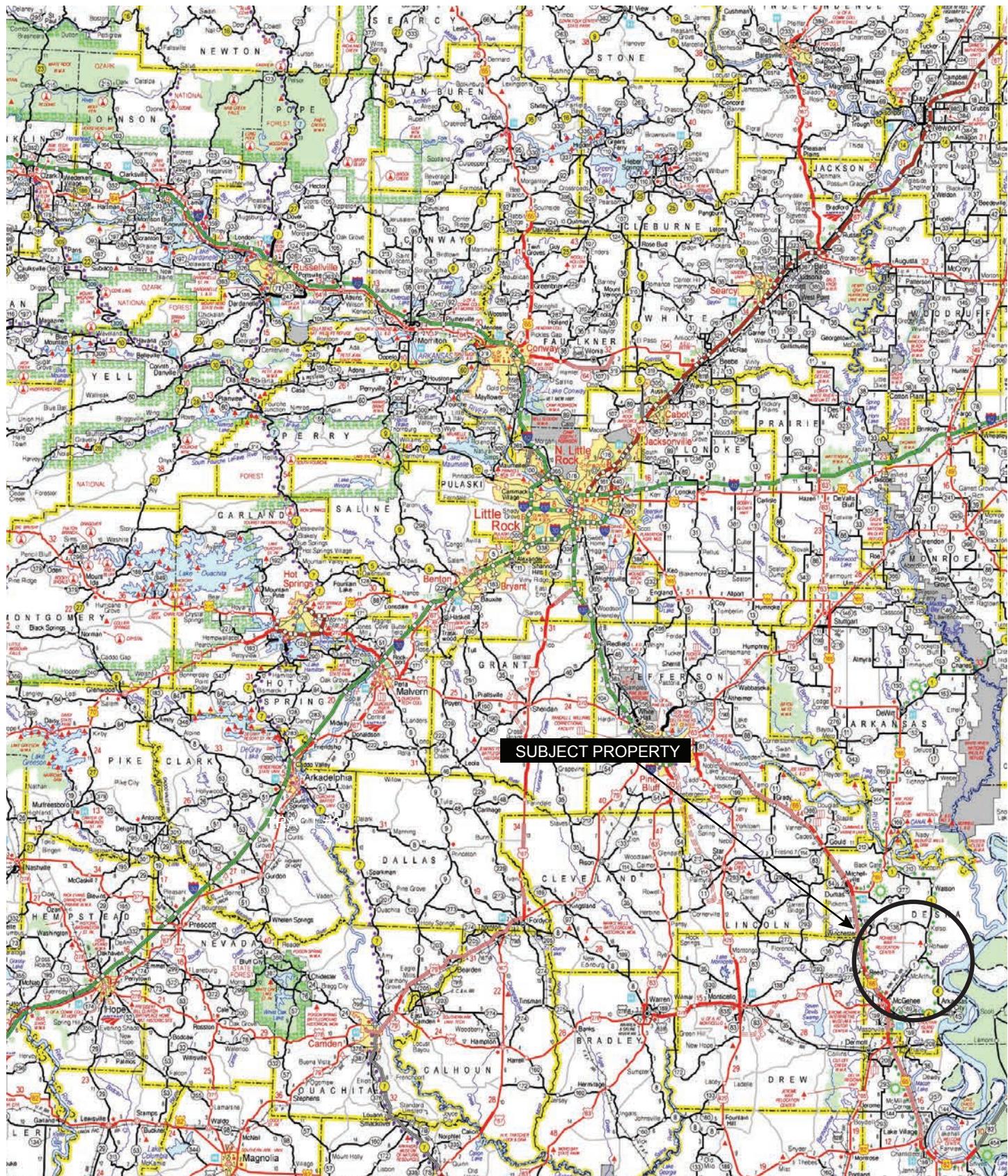
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# VICINITY MAP



# PROPERTY DESCRIPTION

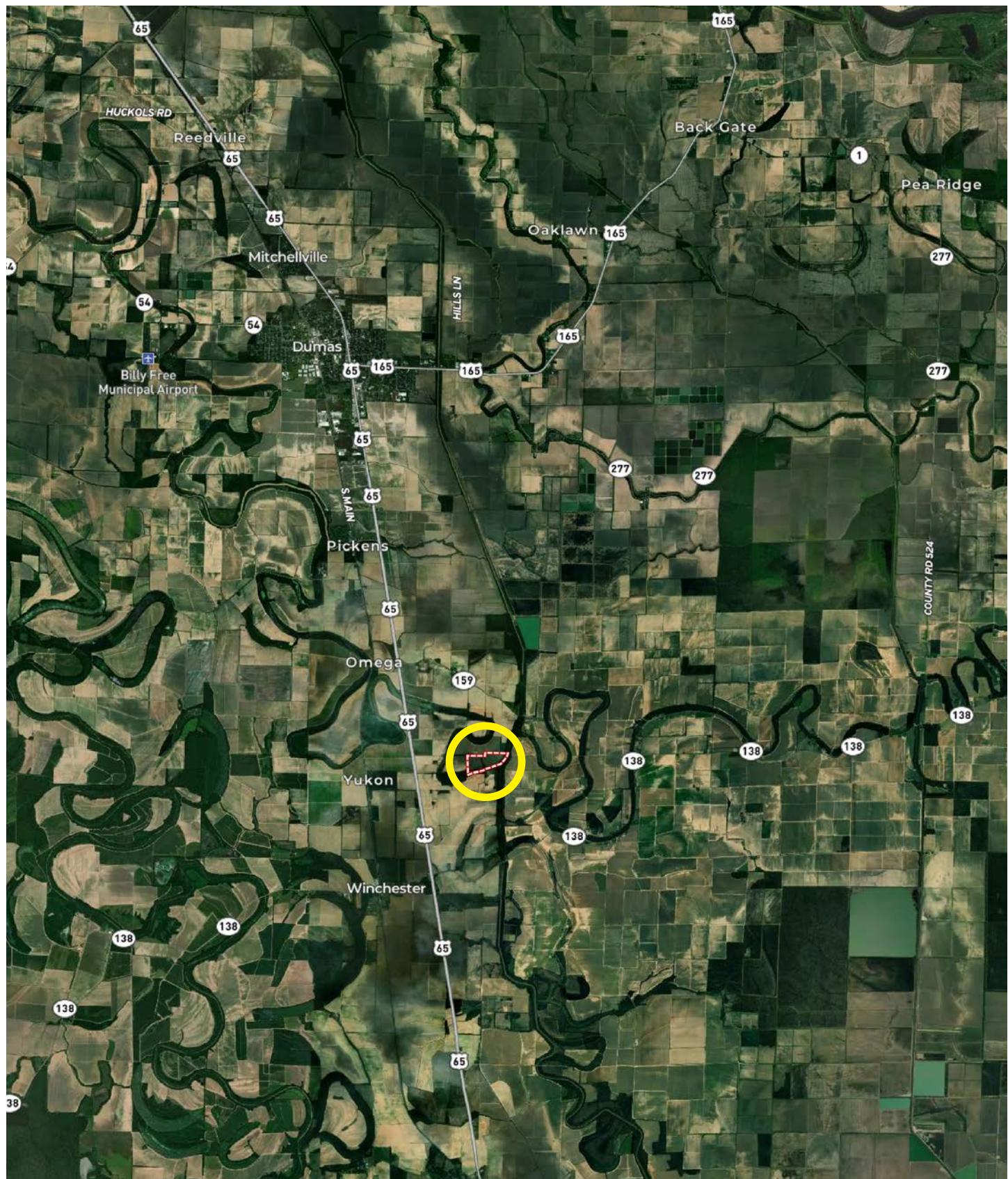
## YUKON FARM

The Yukon Farm consists of  $79.96 \pm$  surveyed acres located in Desha County, Arkansas near Winchester. The Farm Service Agency reports a total of  $61.76 \pm$  tillable acres, of which the majority has been precision leveled. Approximately  $830 \pm$  feet of underground pipeline has been installed for irrigation and there are also two irrigation wells. Access is considered great as the property is located not far off of U.S.

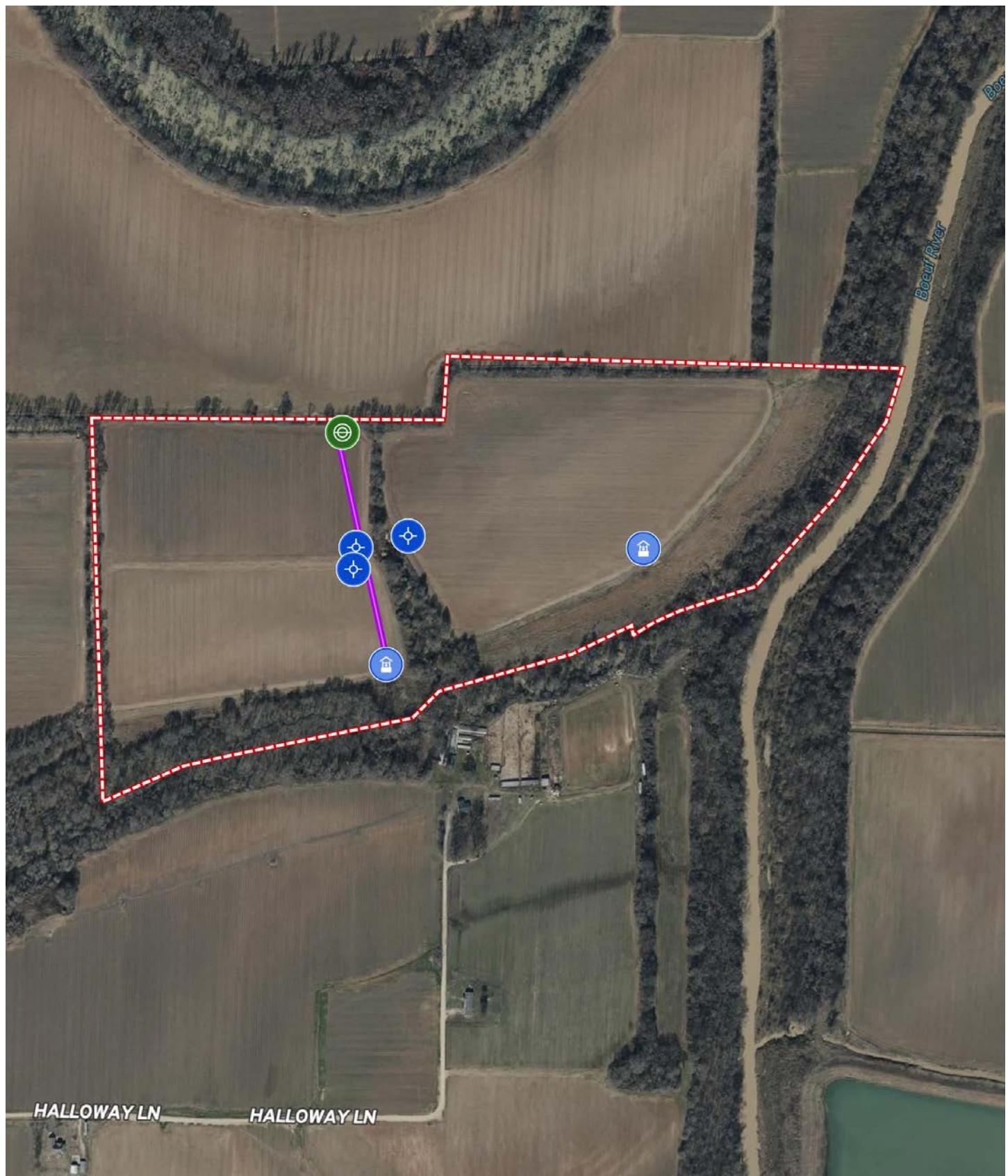
Highway 65. The property is located in a known waterfowl flyway and is well suited for hunting blinds. Waterfowl hunting is improved by the property adjoining the Boeuf River and it being easy to flood. The tillable acres are typically planted in rice, soybeans, and corn, which provides excellent duck food as well. Additional recreational opportunities include dove hunting and whitetail deer hunting.

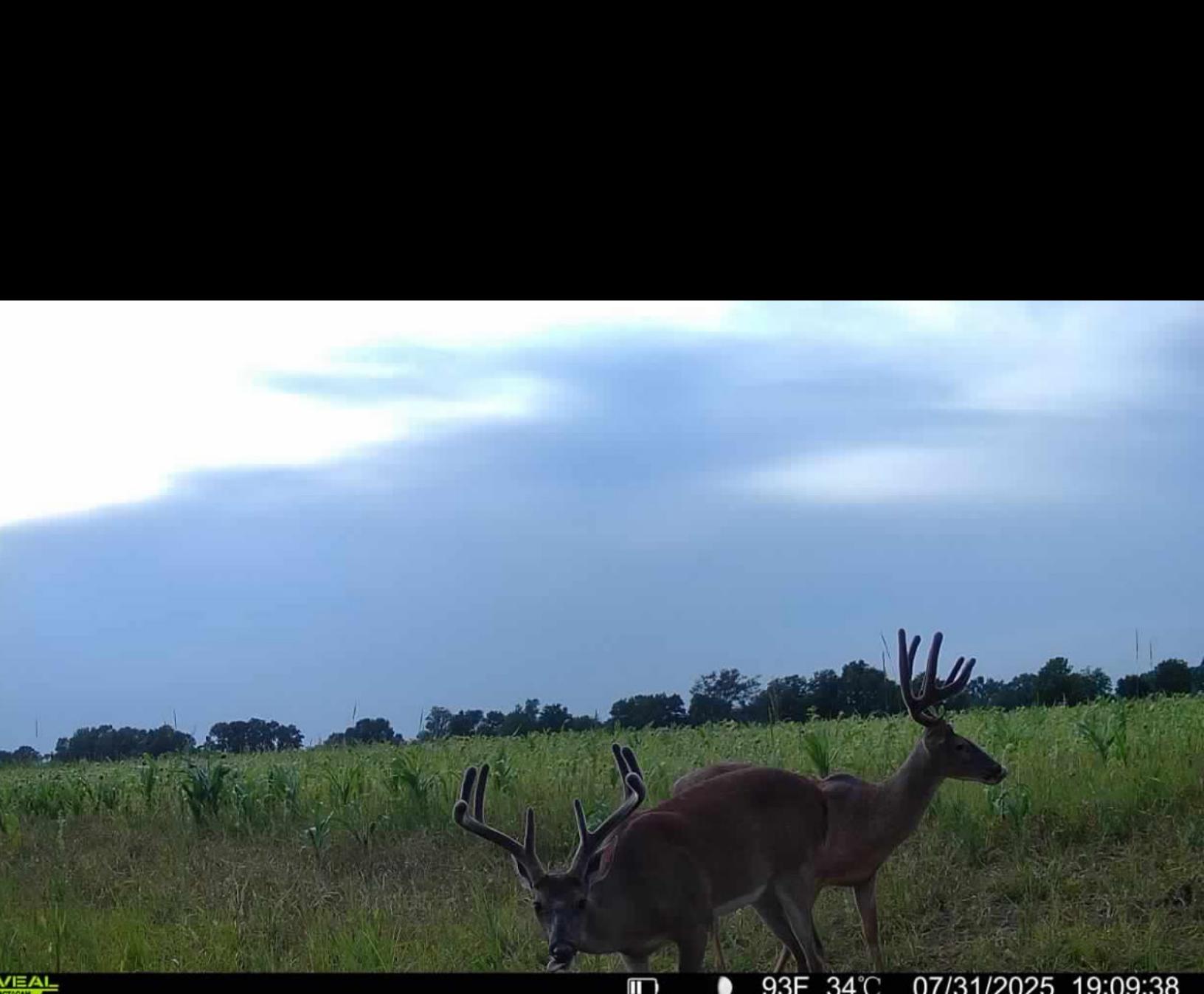


# LOCATION MAP



# IRRIGATION MAP





VIEAL  
ACTICAM



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**CAMERA NAME: SUNFLOWER FIELD**

**CAMERA LOCATION: YUKON, AR**



VIEWAL  
TACTICAM



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VIEWAL  
TACTICAM



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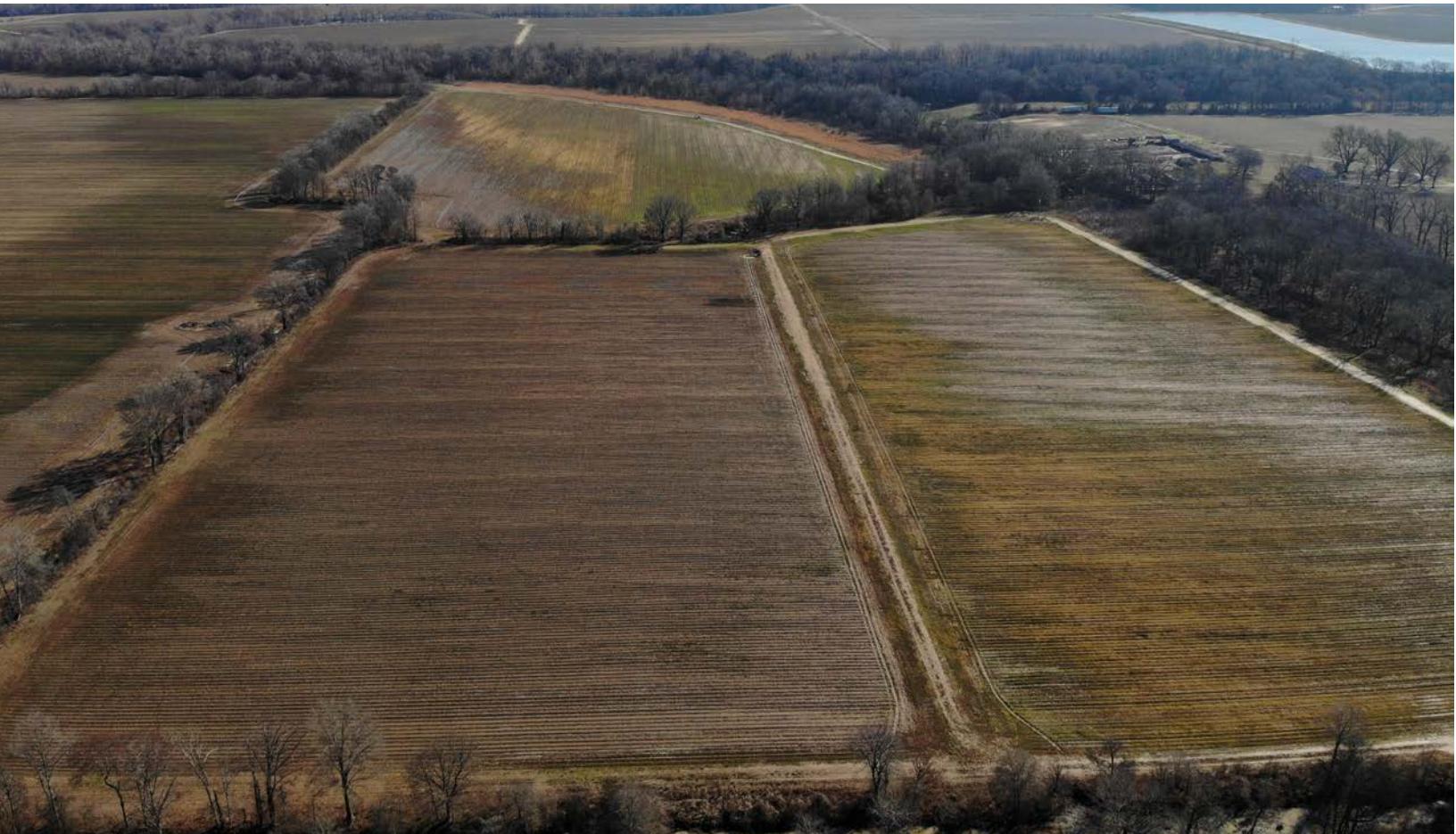
# LOCATION & ACCESS

Winchester, Desha, Arkansas  
Southeastern Region of Arkansas

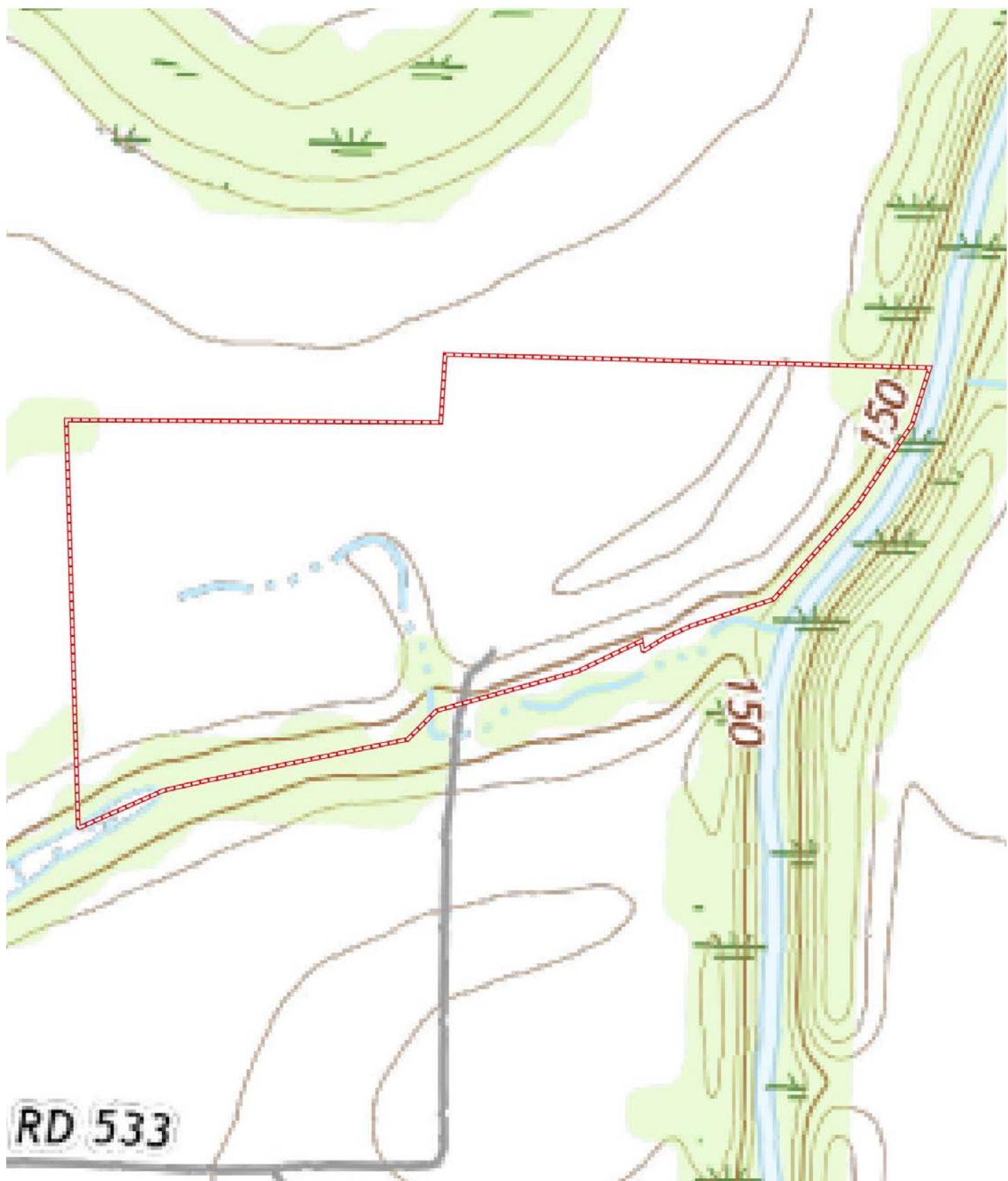
## Mileage Chart

Monticello, AR	26 Miles
Greenville, MS	56 Miles
Pine Bluff, AR	48 Miles
Monroe, LA	110 Miles

The property is accessible via an improved field road.



# TOPOGRAPHY MAP



# SOIL MAP



# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RsA	Rilla silt loam, 0 to 1 percent slopes	31.42	43.46	0	85	2e
He	Hebert silt loam, 0 to 1 percent slopes	24.51	33.9	0	86	2w
Pe	Perry clay, 0 to 1 percent slopes	10.64	14.72	0	48	3w
RsB	Rilla silt loam, 1 to 3 percent slopes	5.48	7.58	0	86	2e
W	Water	0.19	0.26	0	-	-
Po	Portland silt loam, 0 to 1 percent slopes	0.07	0.1	0	57	3w
TOTALS		72.31(*)	100%	-	79.73	2.15

(\*) 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



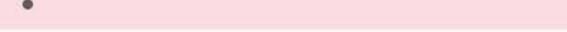
Moderate



Intense



Very Intense

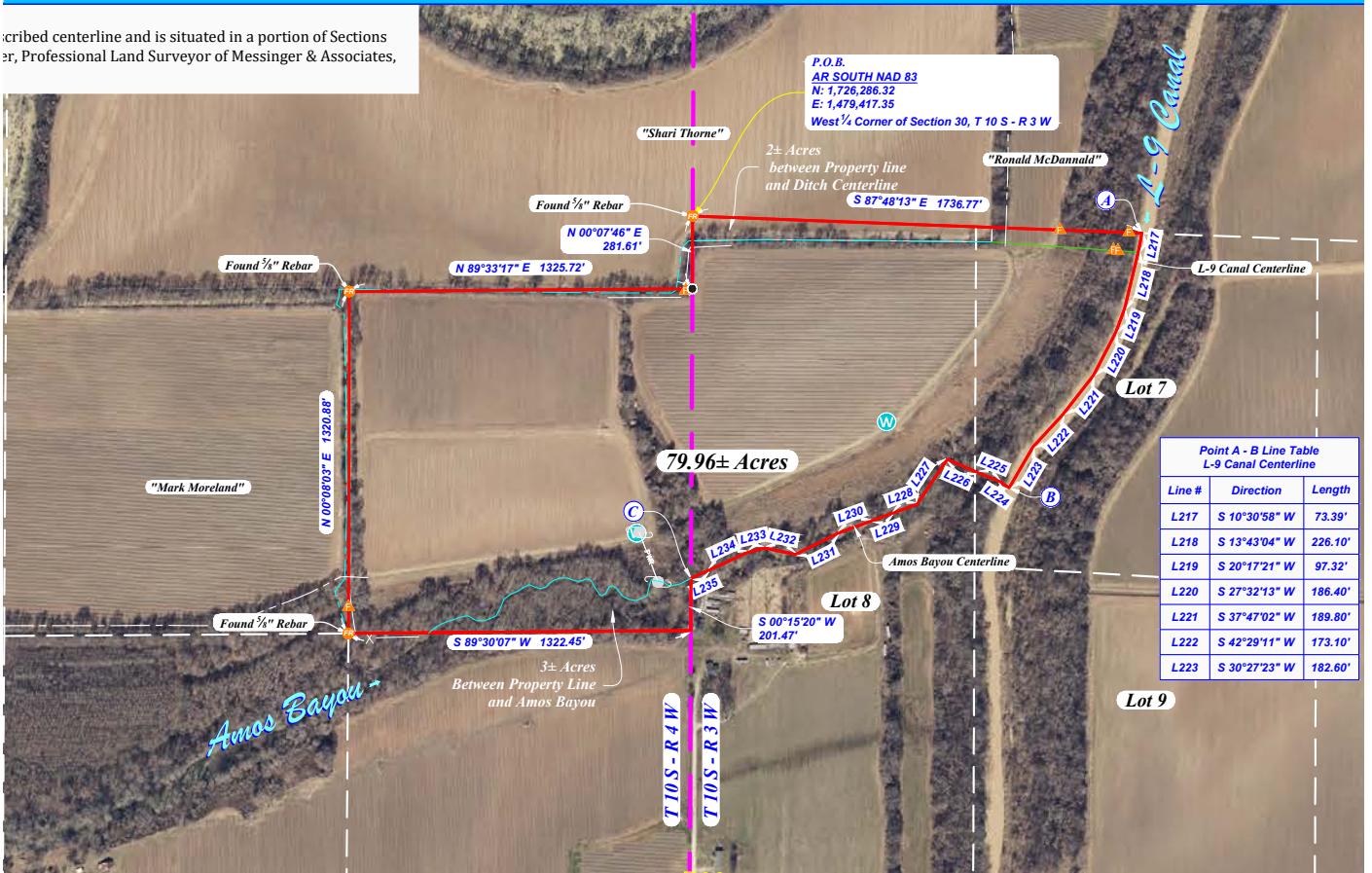
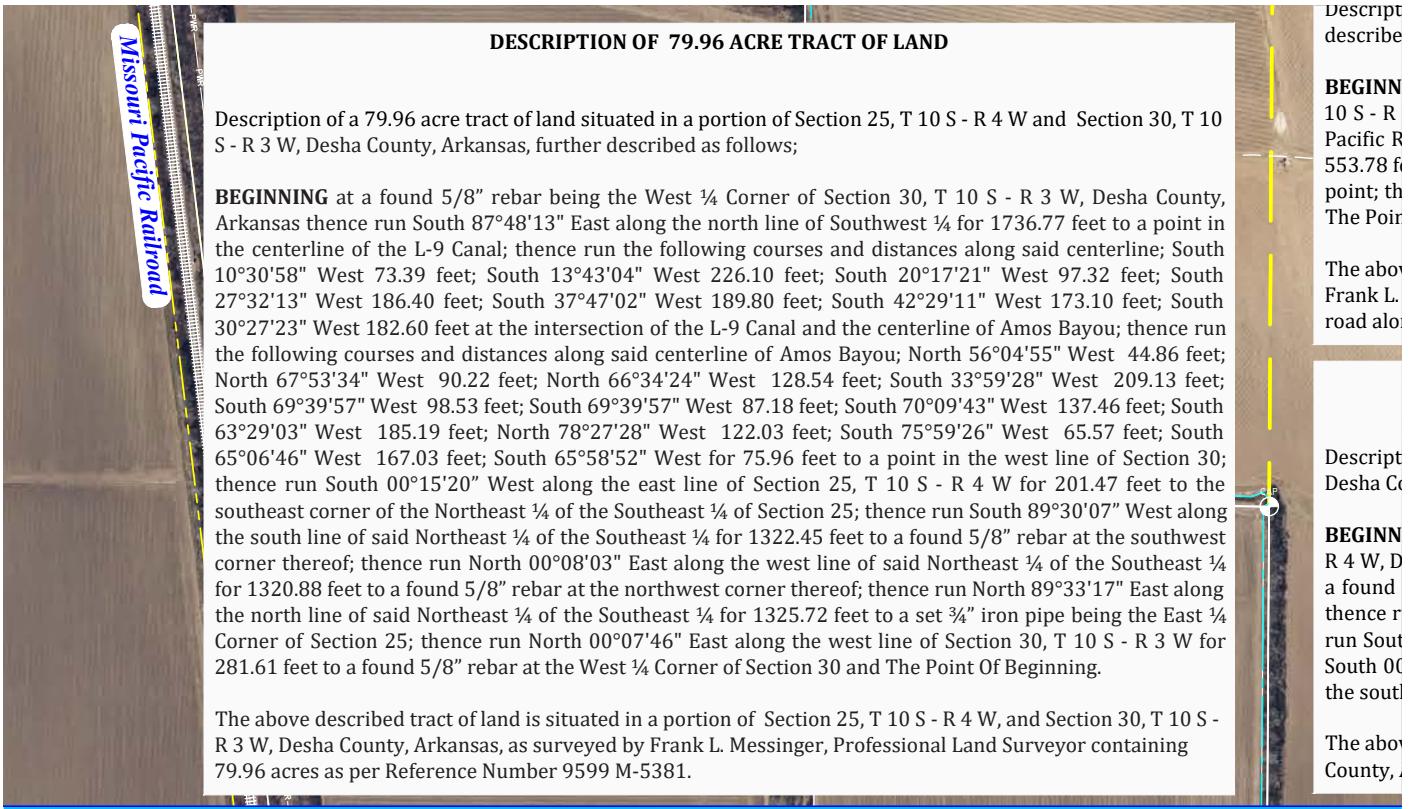


## Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

# SURVEY



# RESOURCES & PRICE

## Mineral Rights

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

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

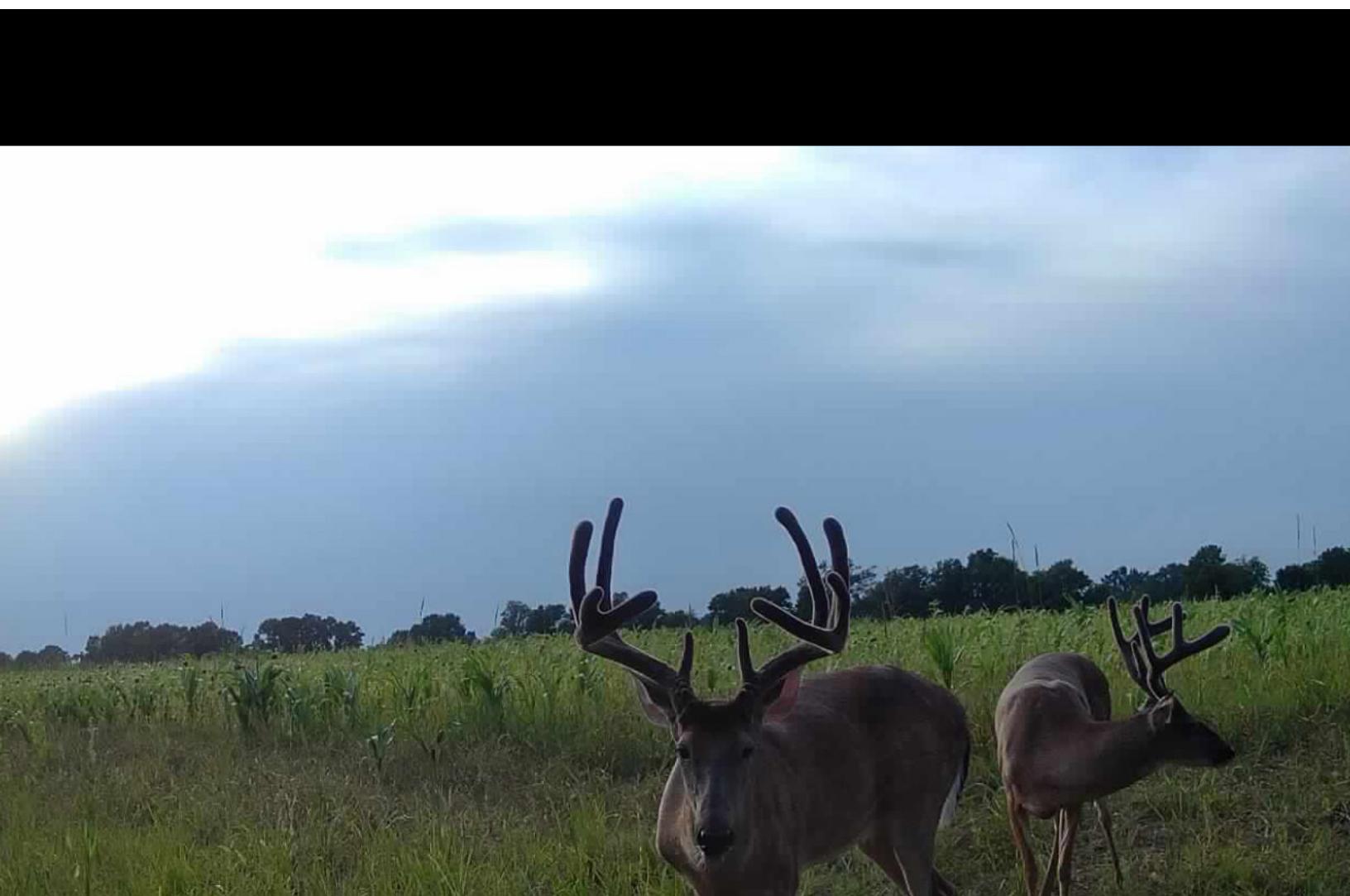
## Offering Price

\$519,740.00

**Brandon Stafford**

501.416.9748 (m)

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REVEAL  
TACTACAM



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# FARM SERVICE AGENCY

Tract Number: 217      Description: B-9 SEC: 25,30

FSA Physical Location : Desha, AR      ANSI Physical Location: Desha, AR

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
84.47	67.55	67.55	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	67.55	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505	CRP Reduction		
SOYBEANS	10.9	32	0.0			
SEED COTTON	45.28	1997	0.0			
UNA GENERIC	11.32	0	0.0			

# FARM SERVICE AGENCY



Desha County, Arkansas



Common Land Unit

Cropland

Non-cropland

CRP

Farm 2858

Tract 217

2020 Crop Year

#### Wetland Determination Identifiers

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions



Tract 1 of 2

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# 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.



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



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