



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 underground pipeline

Recreation

Waterfowl, deer, and dove hunting

Offering Price

\$519,740.00



EAL
CAM

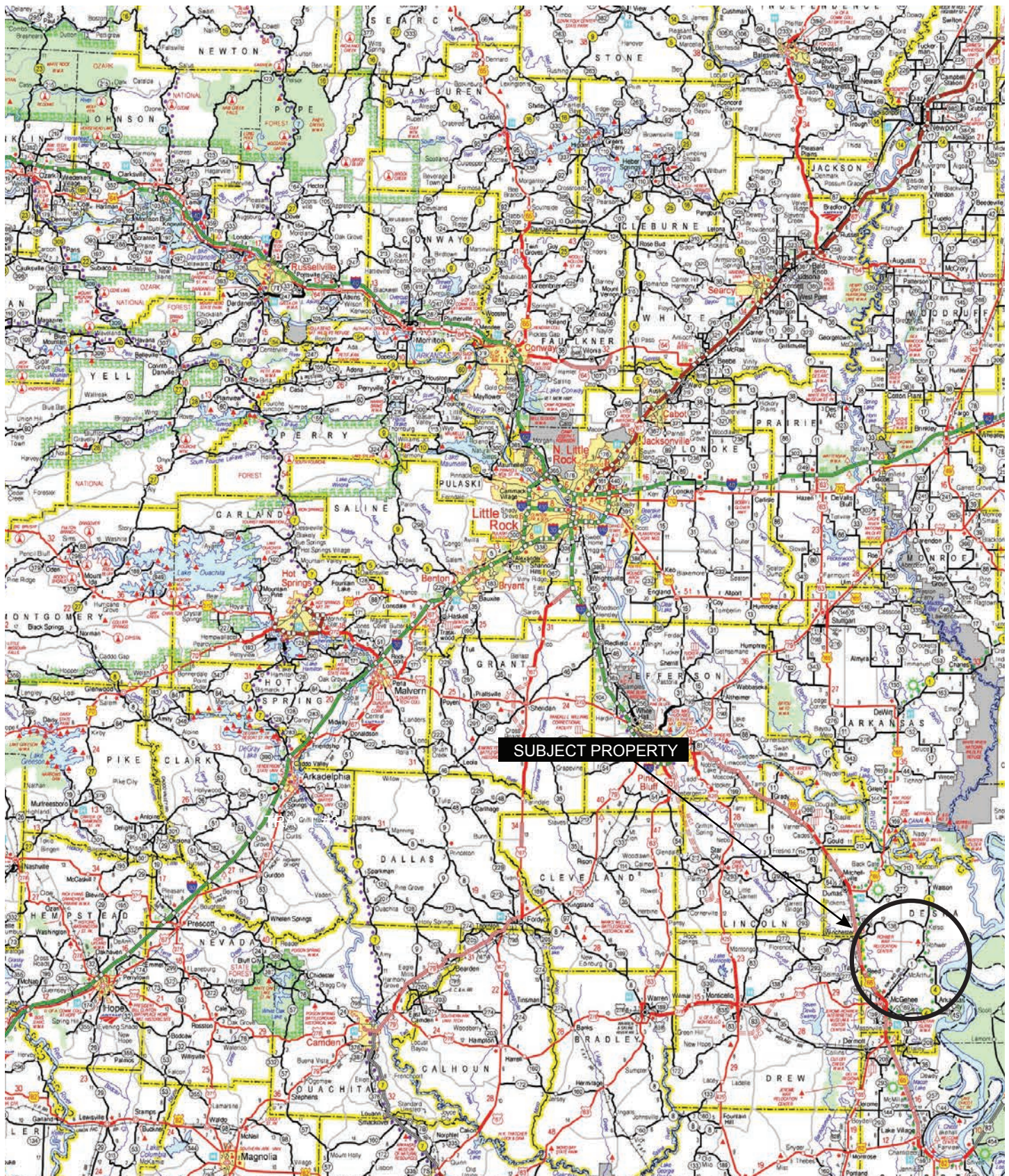


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VICINITY MAP



PROPERTY DESCRIPTION

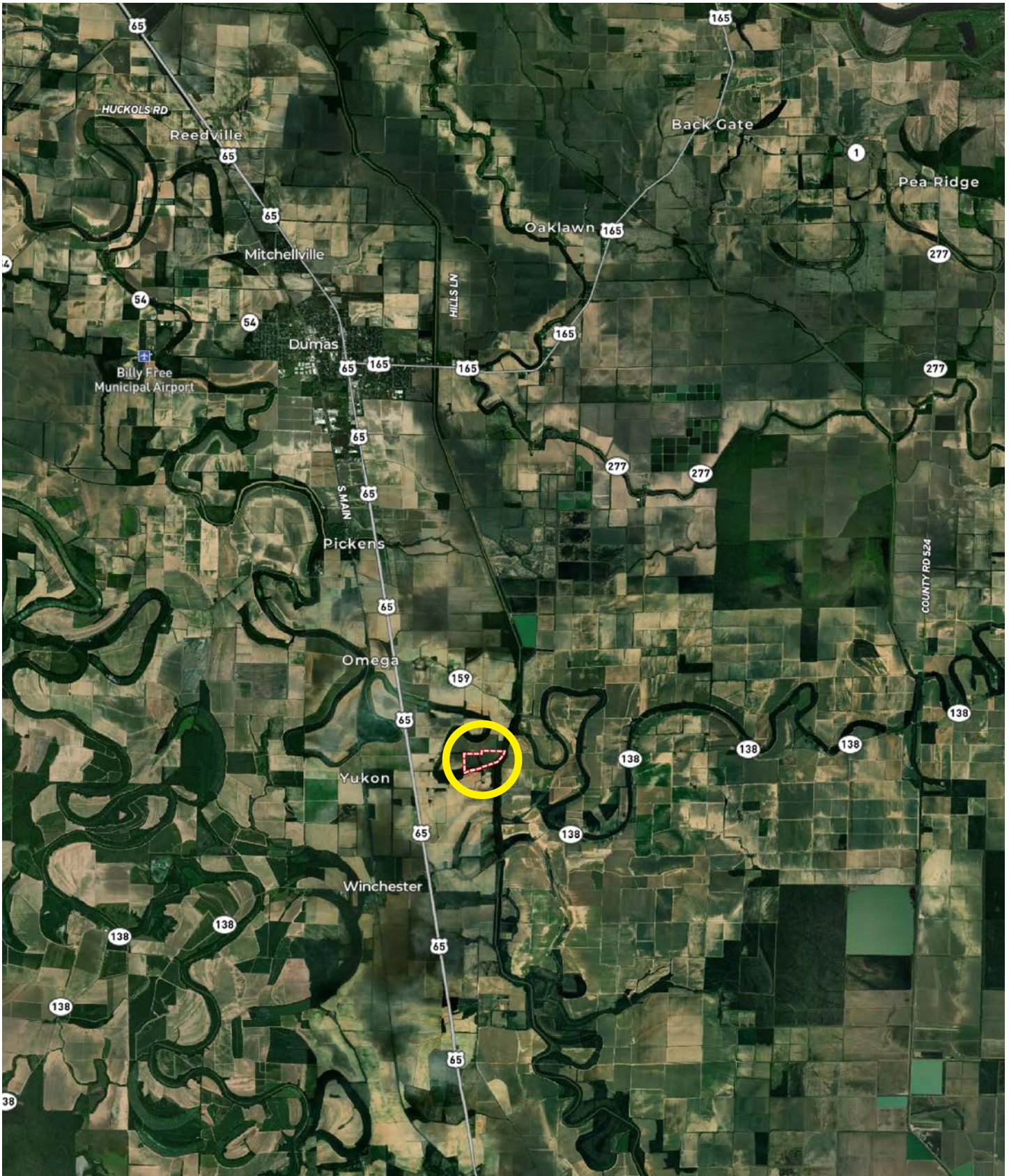
YUKON FARM

The Yukon Farm consists of 79.96± surveyed acres located in Desha County, Arkansas near Winchester. The Farm Service Agency reports a total of 61.76± tillable acres, of which the majority has been precision leveled. Approximately 830± 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.

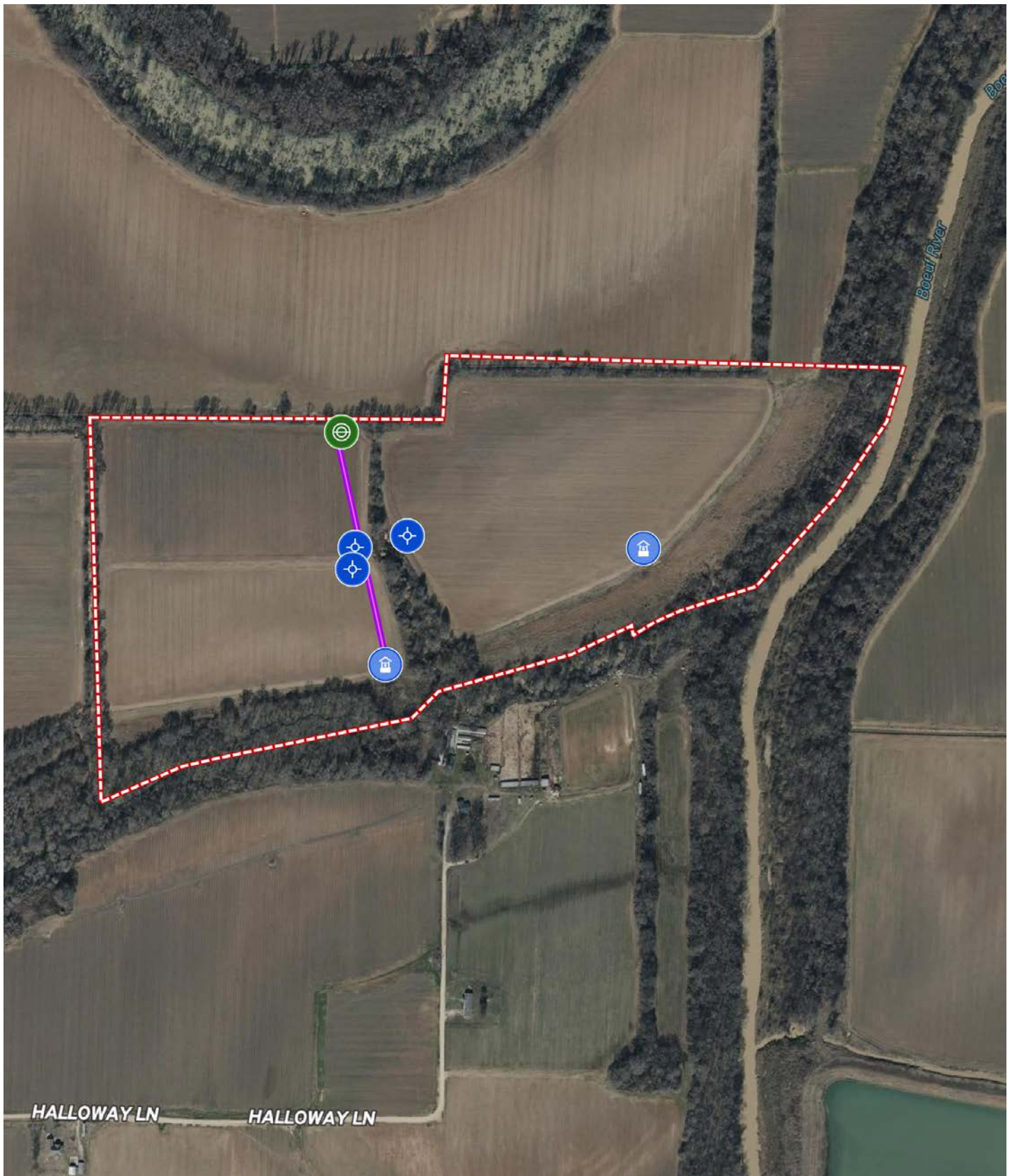
Highway 65. The property is located in a known waterfowl flyway and is well suited for hunting blinds. Waterfowl hunting is improved by the property adjoining the Boeuf River and it being easy to flood. The tillable acres are typically planted in rice, soybeans, and corn, which provides excellent duck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



LOCATION MAP



IRRIGATION MAP





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CAMERA NAME: SUNFLOWER FIELD

CAMERA LOCATION: YUKON, AR



REVEAL
TACTICAM



69F 21°C 09/01/2025 04:08:3



REVEAL
TACTICAM



77F 25°C 08/29/2025 20:01:43

LOCATION & ACCESS

Winchester, Desha, Arkansas
Southeastern Region of Arkansas

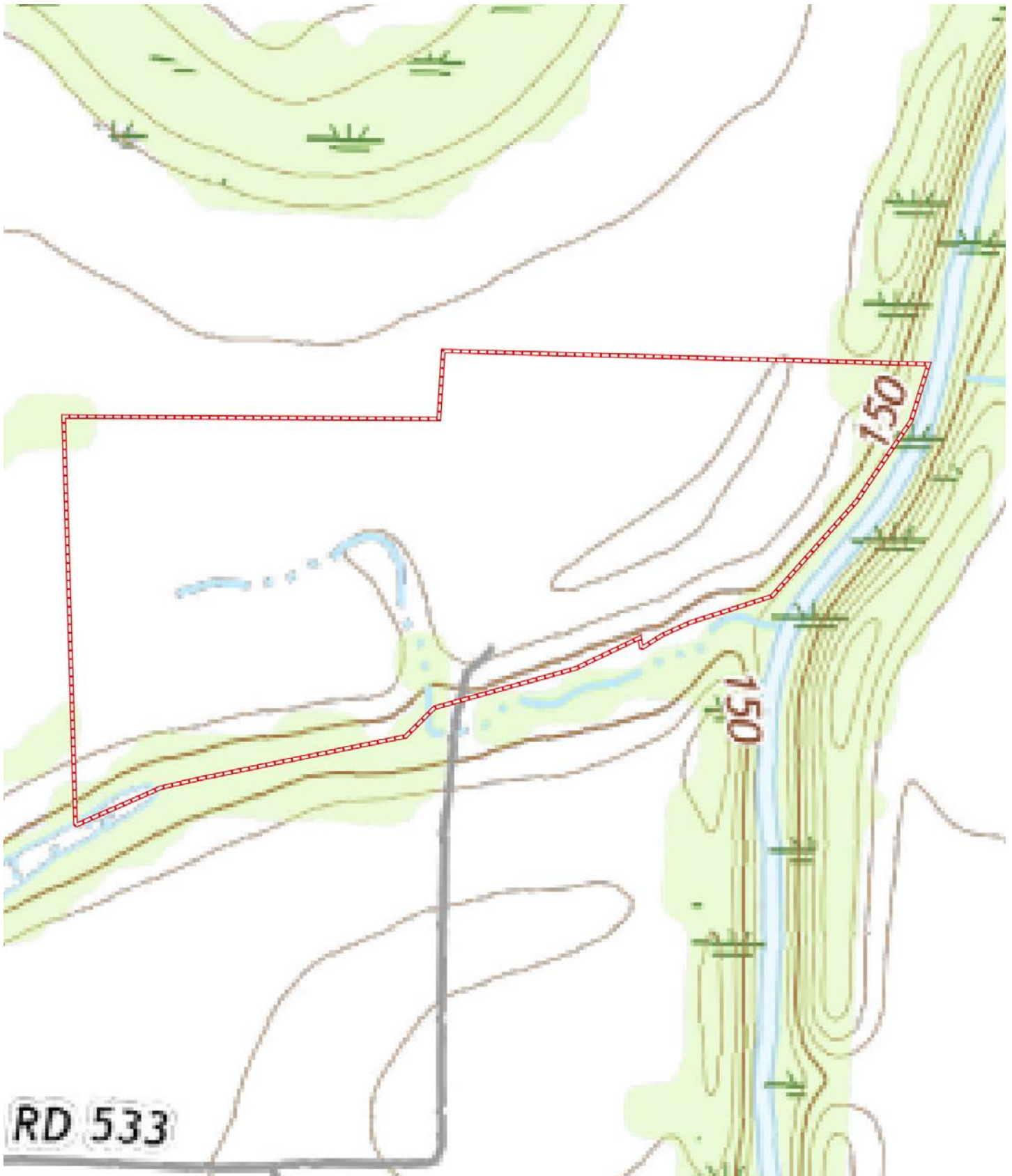
Mileage Chart

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



	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

Missouri Pacific Railroad

DESCRIPTION OF 79.96 ACRE TRACT OF LAND

Description of a 79.96 acre tract of land situated in a portion of Section 25, T 10 S - R 4 W and Section 30, T 10 S - R 3 W, Desha County, Arkansas, further described as follows;

BEGINNING at a found 5/8" rebar being the West ¼ Corner of Section 30, T 10 S - R 3 W, Desha County, Arkansas thence run South 87°48'13" East along the north line of Southwest ¼ for 1736.77 feet to a point in the centerline of the L-9 Canal; thence run the following courses and distances along said centerline; South 10°30'58" West 73.39 feet; South 13°43'04" West 226.10 feet; South 20°17'21" West 97.32 feet; South 27°32'13" West 186.40 feet; South 37°47'02" West 189.80 feet; South 42°29'11" West 173.10 feet; South 30°27'23" West 182.60 feet at the intersection of the L-9 Canal and the centerline of Amos Bayou; thence run the following courses and distances along said centerline of Amos Bayou; North 56°04'55" West 44.86 feet; North 67°53'34" West 90.22 feet; North 66°34'24" West 128.54 feet; South 33°59'28" West 209.13 feet; South 69°39'57" West 98.53 feet; South 69°39'57" West 87.18 feet; South 70°09'43" West 137.46 feet; South 63°29'03" West 185.19 feet; North 78°27'28" West 122.03 feet; South 75°59'26" West 65.57 feet; South 65°06'46" West 167.03 feet; South 65°58'52" West for 75.96 feet to a point in the west line of Section 30; thence run South 00°15'20" West along the east line of Section 25, T 10 S - R 4 W for 201.47 feet to the southeast corner of the Northeast ¼ of the Southeast ¼ of Section 25; thence run South 89°30'07" West along the south line of said Northeast ¼ of the Southeast ¼ for 1322.45 feet to a found 5/8" rebar at the southwest corner thereof; thence run North 00°08'03" East along the west line of said Northeast ¼ of the Southeast ¼ for 1320.88 feet to a found 5/8" rebar at the northwest corner thereof; thence run North 89°33'17" East along the north line of said Northeast ¼ of the Southeast ¼ for 1325.72 feet to a set ¾" iron pipe being the East ¼ Corner of Section 25; thence run North 00°07'46" East along the west line of Section 30, T 10 S - R 3 W for 281.61 feet to a found 5/8" rebar at the West ¼ Corner of Section 30 and The Point Of Beginning.

The above described tract of land is situated in a portion of Section 25, T 10 S - R 4 W, and Section 30, T 10 S - R 3 W, Desha County, Arkansas, as surveyed by Frank L. Messinger, Professional Land Surveyor containing 79.96 acres as per Reference Number 9599 M-5381.

Descript
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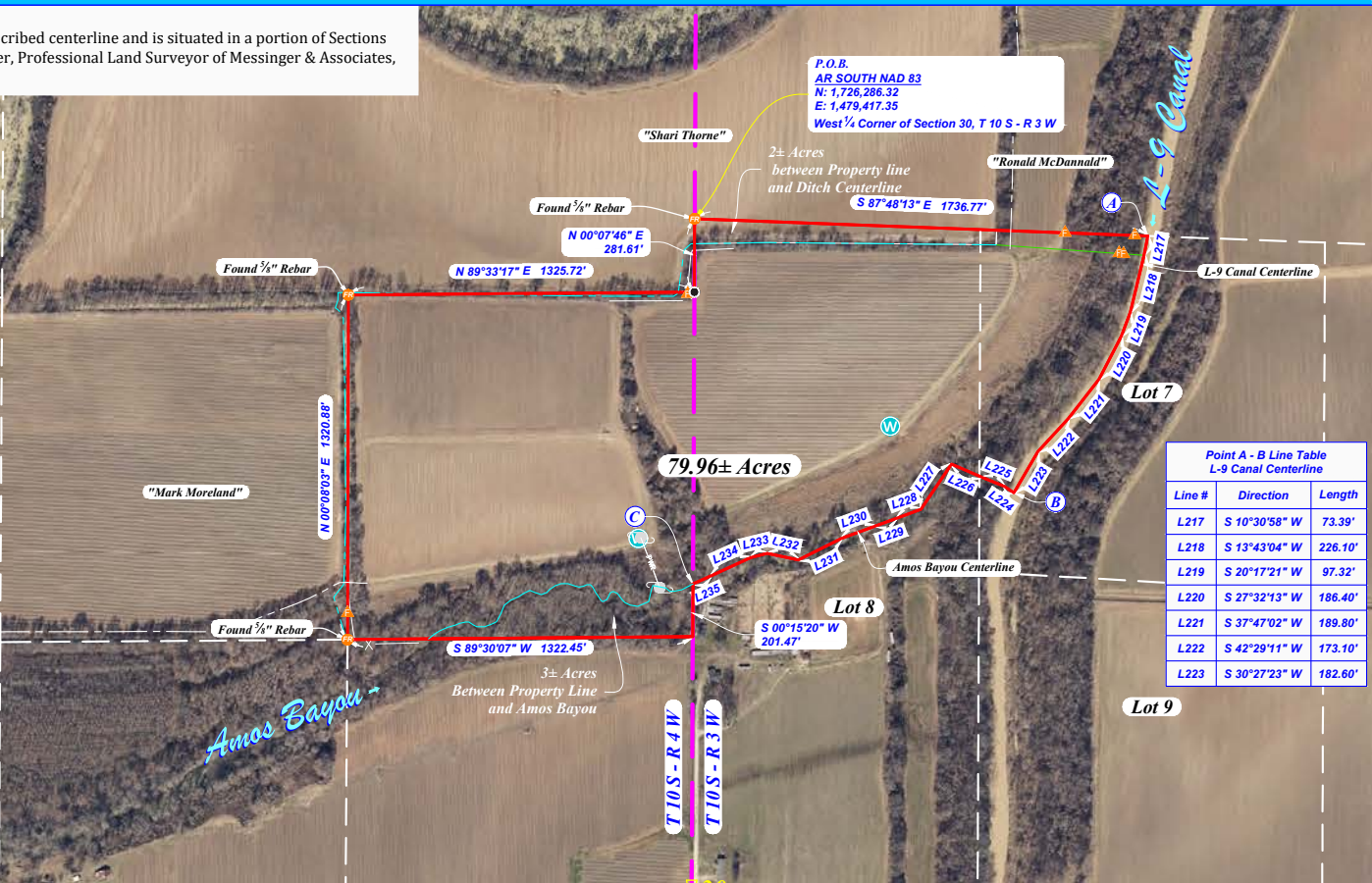
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RESOURCES & PRICE

Mineral Rights

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

Offering Price

\$519,740.00

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

Brandon Stafford

501.416.9748 (m)

bstafford@lilerealestate.com



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

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

2020 Crop Year



Tract 1 of 2

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.

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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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