

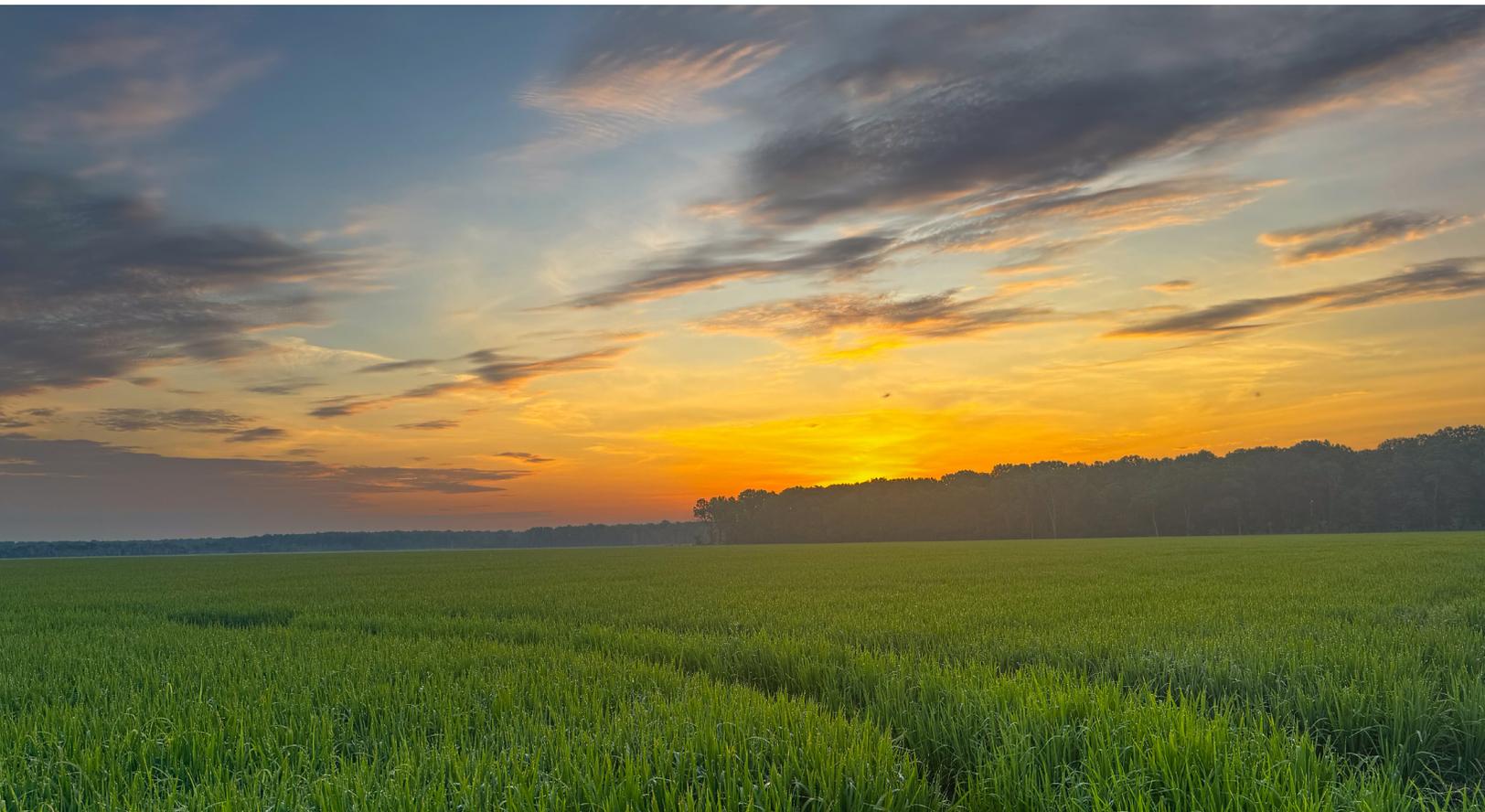


# BIG BAYOU FARM

An Agricultural and Recreational Investment Opportunity

313± Total Acres | \$1,750,000.00

Chicot County, Arkansas



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# BIG BAYOU FARM

## QUICK FACTS

### **Acreage**

313± total acres

- 301.84± tillable

### **Location**

Chicot County, Arkansas

### **Access**

Shelton Turner Road

### **Crop Rotation**

Rice and soybeans

### **Irrigation**

Tillable acreage is fully irrigated

### **Recreation**

Waterfowl, deer and small game hunting

### **Notable Features**

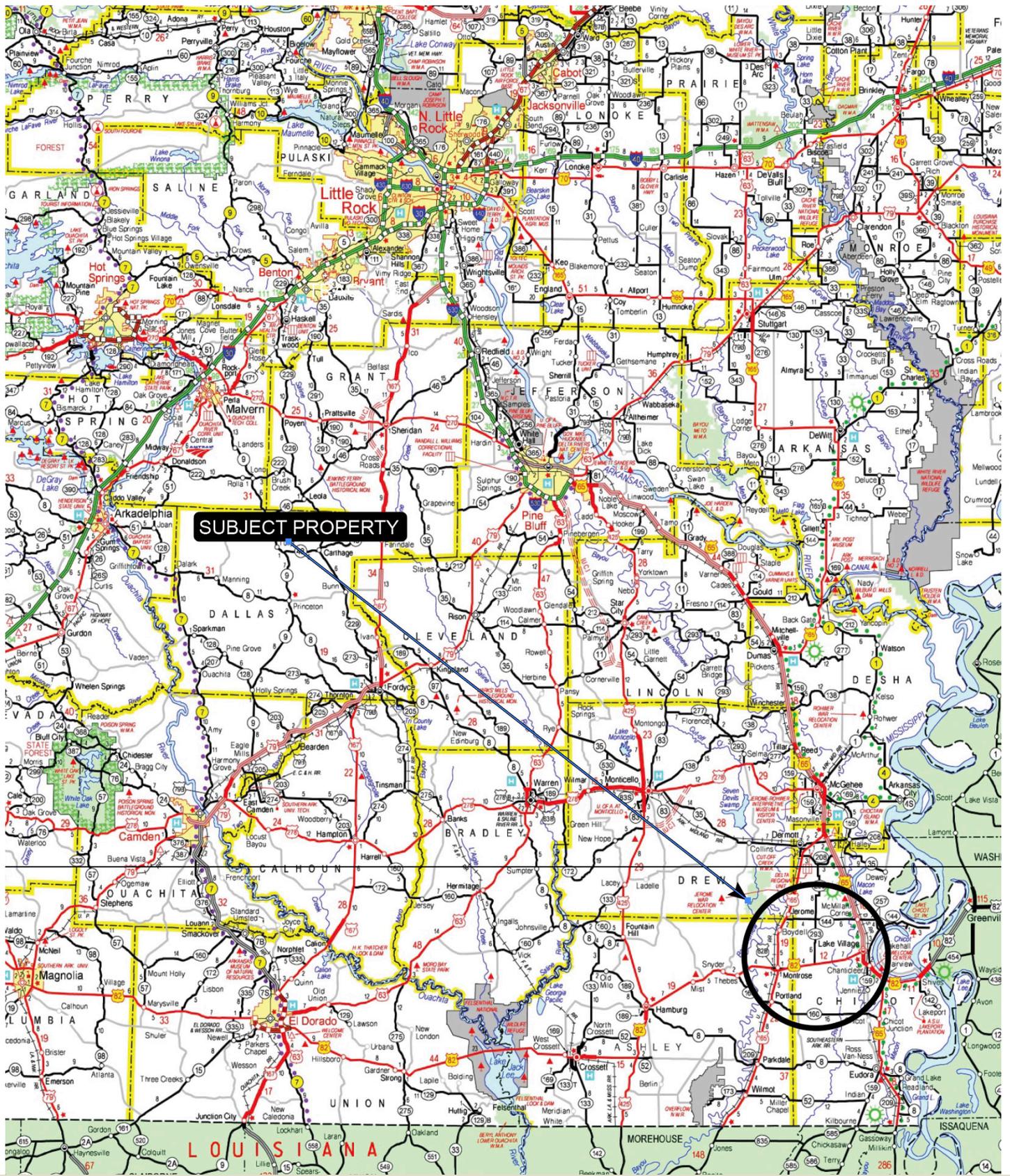
- New relifts installed in the fall of 2025
- Land leveling in the spring of 2026
- Underground pipeline installed in spring of 2026

### **Offering Price**

\$1,750,000.00



# VICINITY MAP



# PROPERTY DESCRIPTION

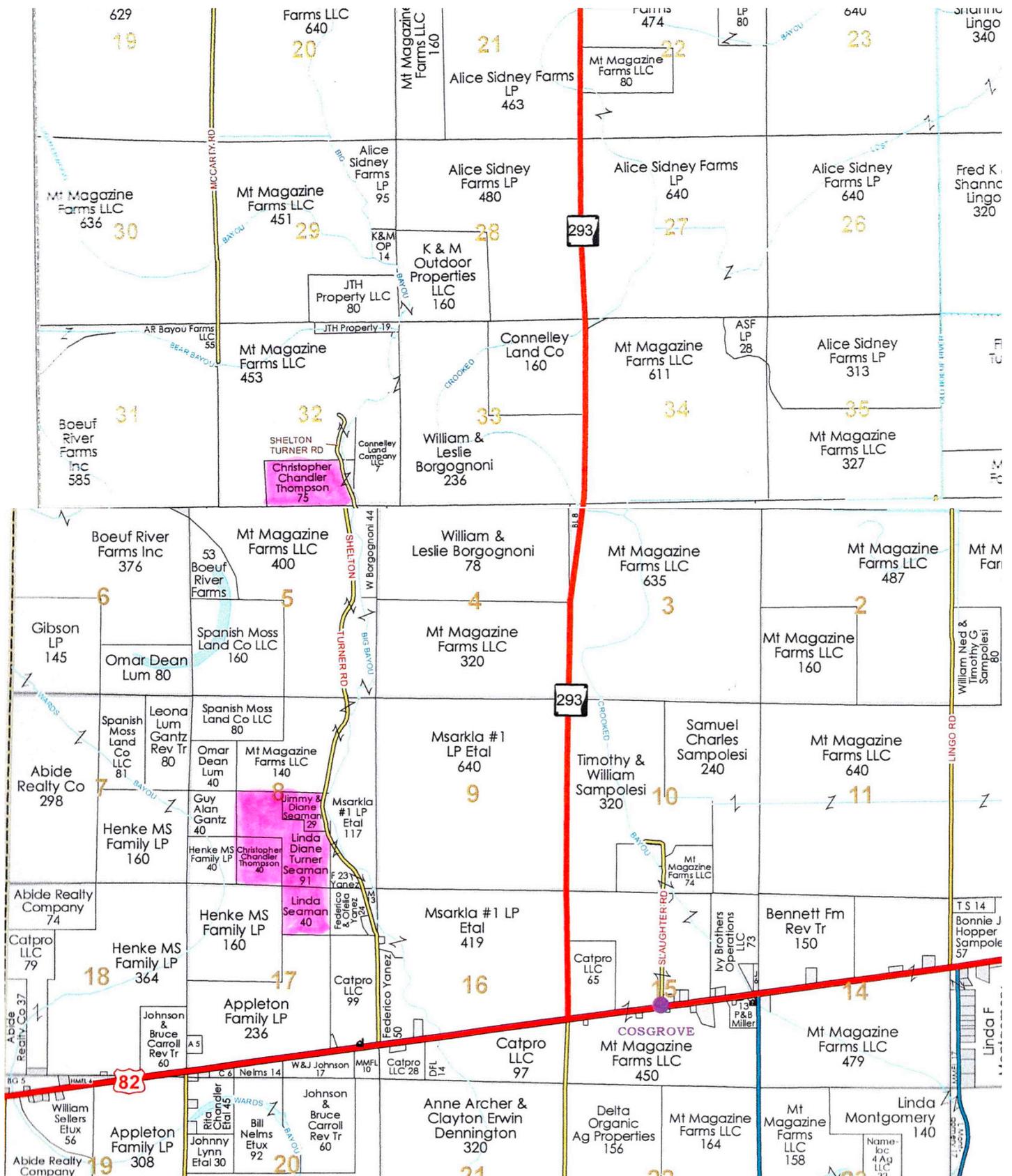
## BIG BAYOU FARM

The Big Bayou Farm consists of 313± acres in Chicot County, Arkansas and is an excellent agricultural investment opportunity. The Farm Service Agency reports a total of 301.84± cropland acres which have been historically planted in rice and soybeans. The irrigation on the farm provides water to all the cropland acres through two (2) relifts. Access to the farm is considered excellent via Shelton Turner Road. Recreational opportunities on the farm include waterfowl, deer, and small game hunting.

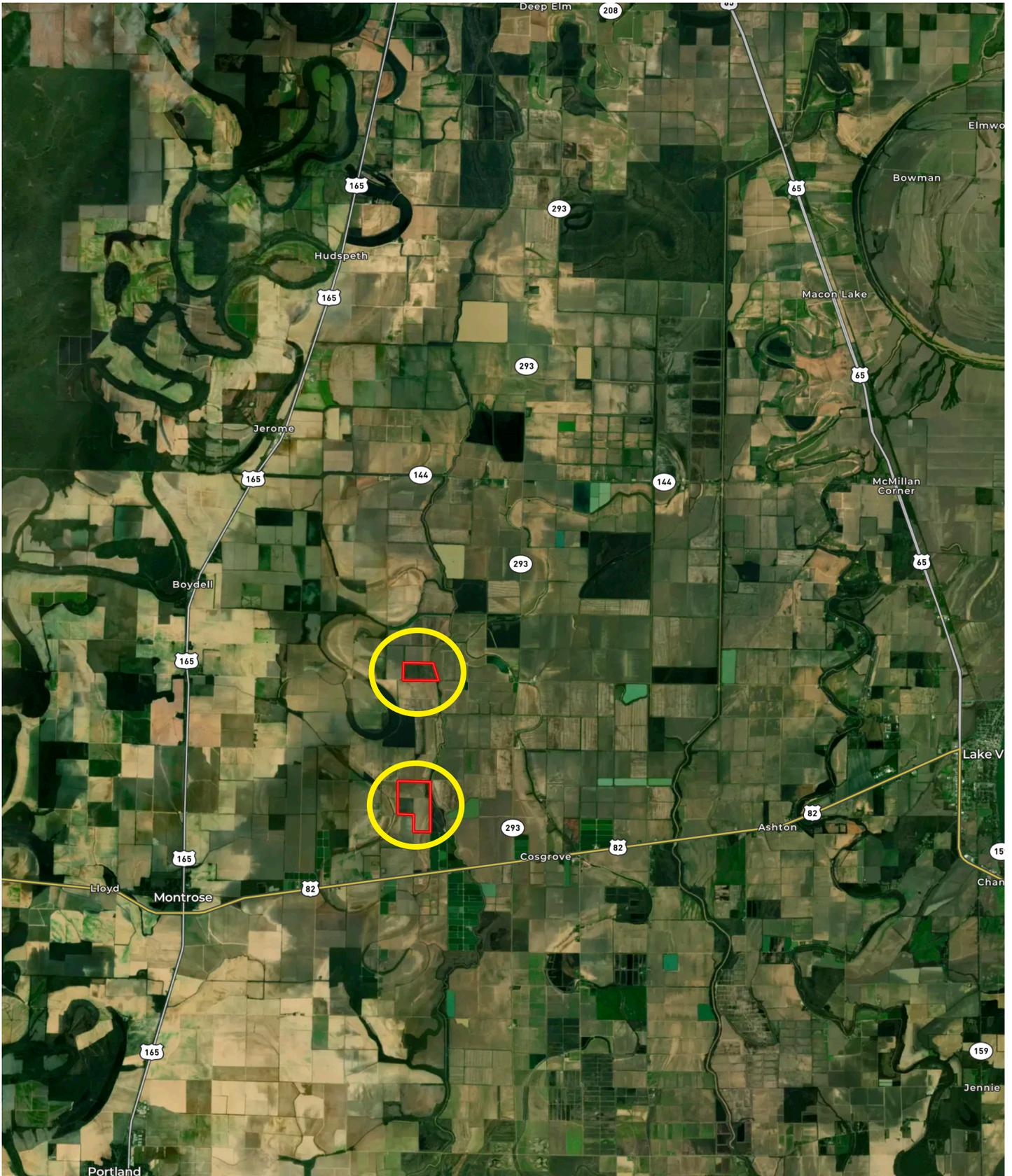
This ownership has recently been highly improved via land leveling and the installation of two (2) relifts and several thousand feet of underground irrigation pipeline.



# OWNERSHIP MAP



# LOCATION MAP



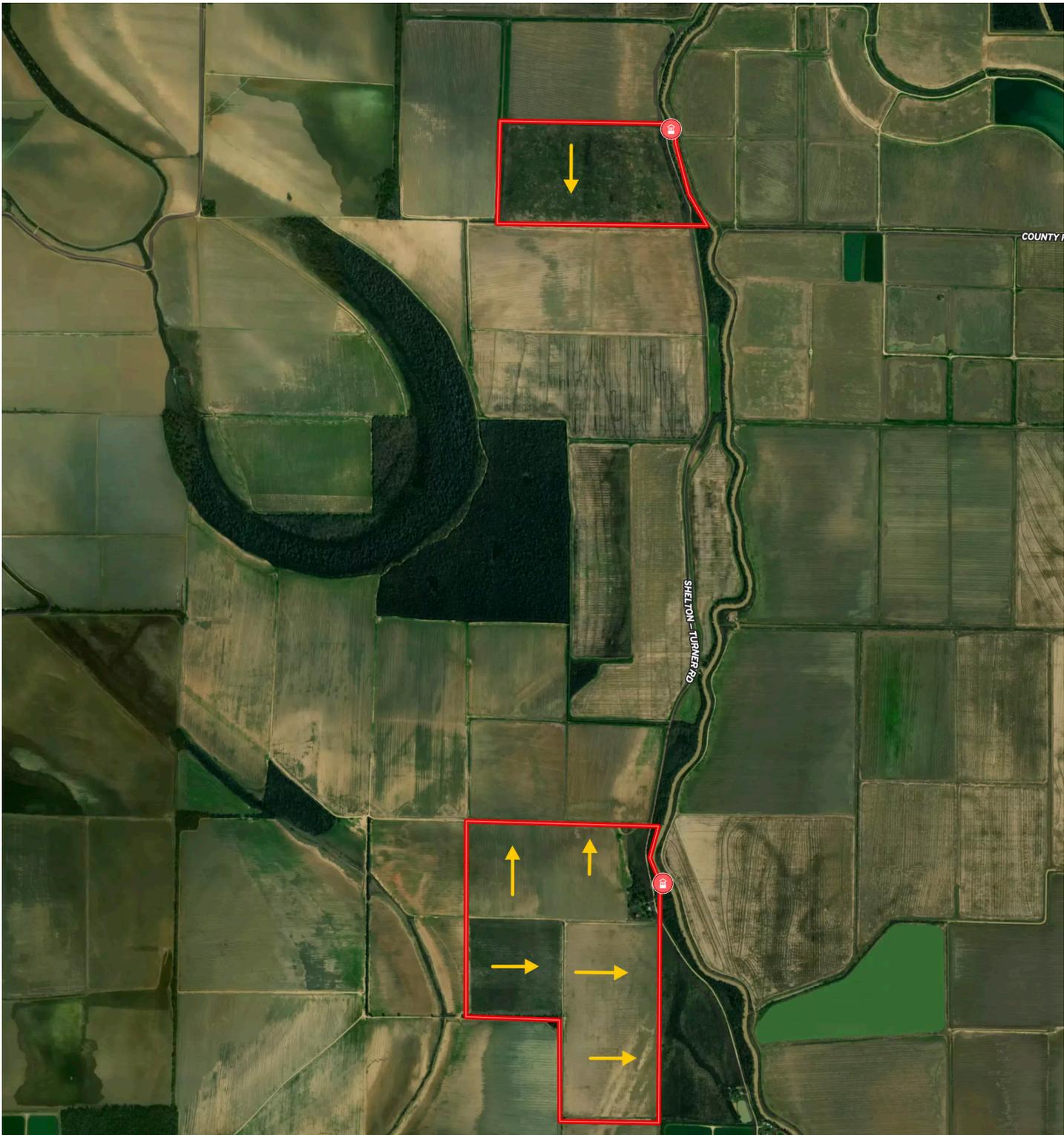




# AERIAL MAP



# IRRIGATION MAP



● Relift   ← Directional Waterflow

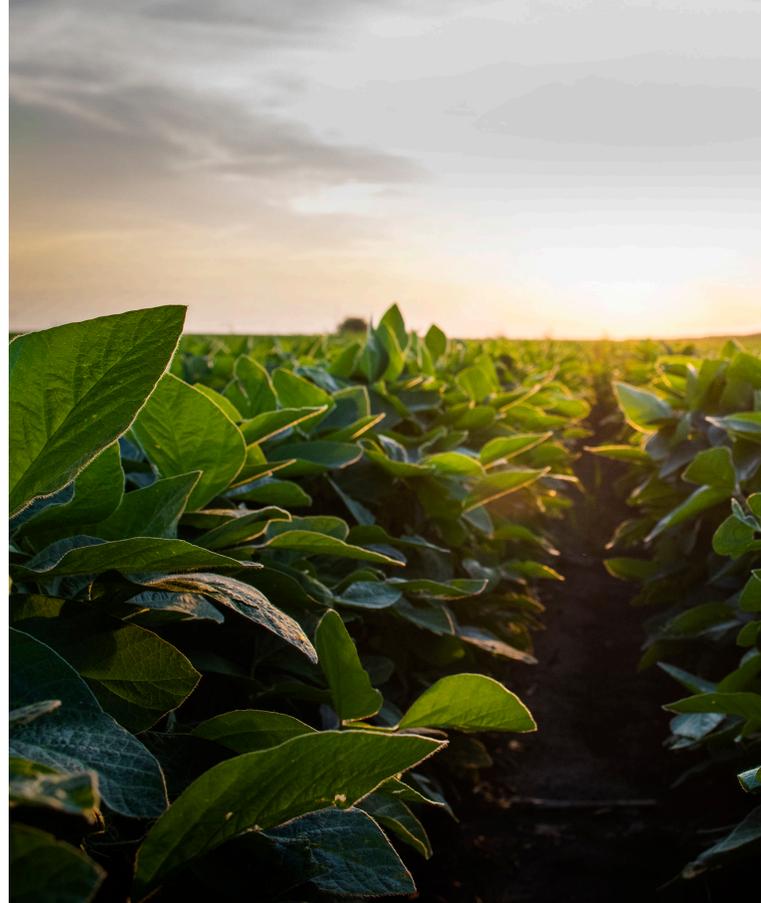
# LOCATION & ACCESS

Chicot County, Arkansas  
Southeast Region of Arkansas

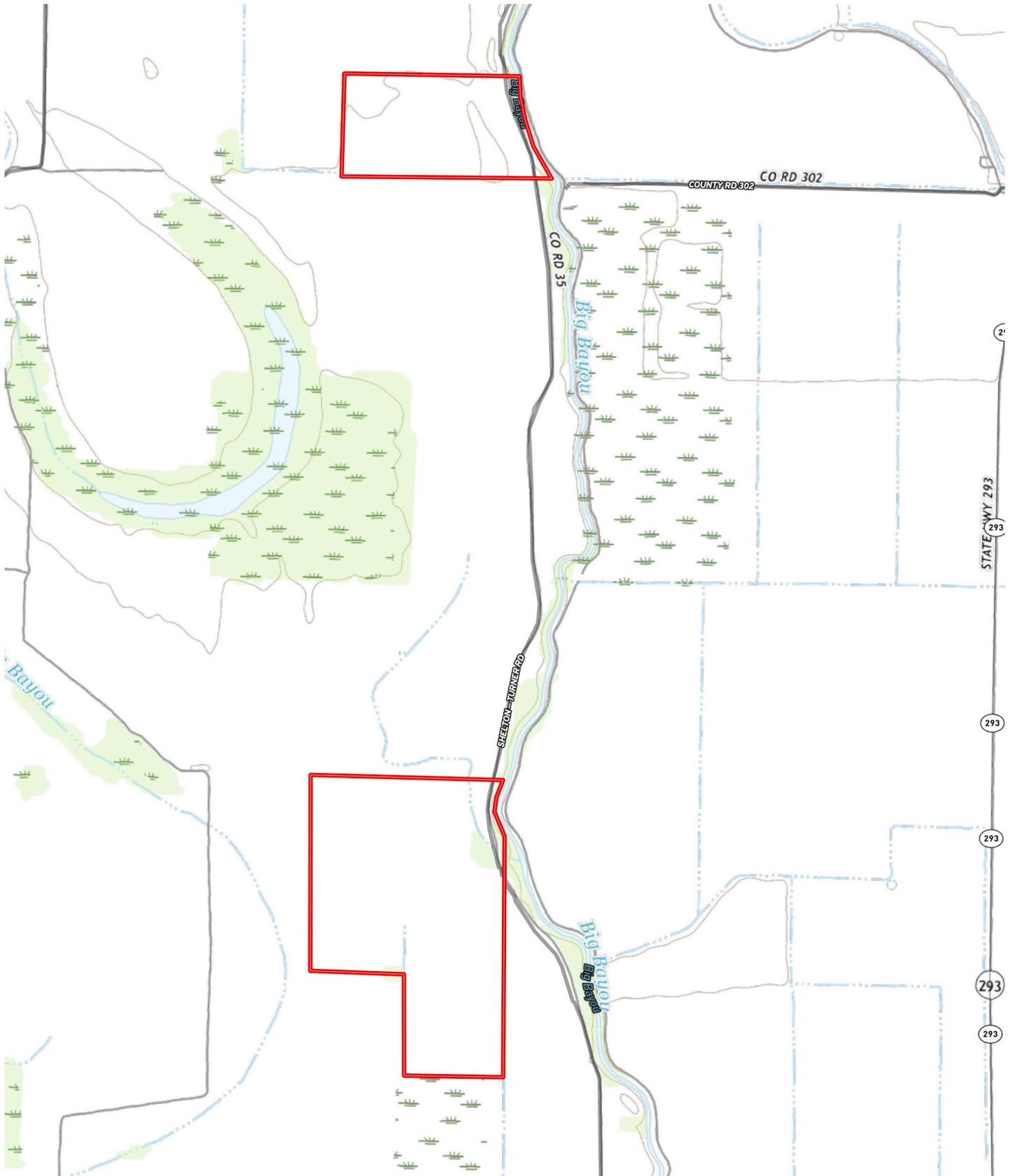
## Mileage Chart

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

Access is considered excellent via Shelton  
Turner Road.



# TOPOGRAPHY MAP



# SOIL MAP



# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PeA	Perry clay, 0 to 1 percent slopes	239.5 5	87.14	0	48	3w
PtA	Portland clay, 0 to 1 percent slopes	20.77	7.56	0	56	3w
PtU	Portland clay, 0 to 3 percent slopes	11.12	4.05	0	57	3w
W	Water	3.44	1.25	0	-	-
TOTALS		274.8 8(*)	100%	-	48.37	3.0

(\*) 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)

\$1,948.00

## Offering Price

\$1,175,000.00

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

**Brandon Stafford**

**501.416.9748 (m)**

**[bstafford@lilerealestate.com](mailto:bstafford@lilerealestate.com)**





# 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 : 3007

Prepared : 9/17/25 2:50 PM CST

Crop Year : 2025

**Operator Name** : ELLIOTT BROTHERS FARM PARTNERSHIP  
**CRP Contract Number(s)** : None  
**Recon ID** : 05-017-2009-23  
**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
156.50	150.92	150.92	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	150.92	0.00		0.00	0.00	0.00	0.00	

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	25.30	0.00	35	0
Grain Sorghum	22.40	0.00	48	
Soybeans	2.60	0.00	28	100
Rice-Long Grain	92.30	0.00	4978	
Rice-Medium Grain	4.80	0.00	4978	
<b>TOTAL</b>	<b>147.40</b>	<b>0.00</b>		

### NOTES

--

**Tract Number** : 1604  
**Description** : B9  
**FSA Physical Location** : ARKANSAS/CHICOT  
**ANSI Physical Location** : ARKANSAS/CHICOT  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : AL FRAZER HOLDING COMPANY, LLC  
**Other Producers** : None  
**Recon ID** : None

# FARM SERVICE AGENCY

ARKANSAS CHICOT Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	<b>FARM : 3007</b> Prepared : 9/17/25 2:50 PM CST Crop Year : 2025
---------------------------------------	--	--

**Tract Land Data**

Tract 1604 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
119.74	119.74	119.74	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	119.74	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	17.40	0.00	35
Grain Sorghum	19.90	0.00	48
Soybeans	2.60	0.00	28
Rice-Long Grain	73.50	0.00	4978
Rice-Medium Grain	3.30	0.00	4978
<b>TOTAL</b>	<b>116.70</b>	<b>0.00</b>	

**NOTES**

**Tract Number** : 2141  
**Description** : B9  
**FSA Physical Location** : ARKANSAS/CHICOT  
**ANSI Physical Location** : ARKANSAS/CHICOT  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : AL FRAZER HOLDING COMPANY, LLC  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
8.30	8.30	8.30	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	8.30	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

# FARM SERVICE AGENCY

ARKANSAS CHICOT Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency	<b>FARM : 3007</b> Prepared : 9/17/25 2:50 PM CST Crop Year : 2025
<b>Abbreviated 156 Farm Record</b>		

**Tract 2141 Continued ...**

Wheat	2.10	0.00	36
Grain Sorghum	0.60	0.00	43
Rice-Long Grain	4.80	0.00	4978
Rice-Medium Grain	0.50	0.00	4978
<b>TOTAL</b>	<b>8.00</b>	<b>0.00</b>	

**NOTES**

**Tract Number** : 2142  
**Description** : B9  
**FSA Physical Location** : ARKANSAS/CHICOT  
**ANSI Physical Location** : ARKANSAS/CHICOT  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : AL FRAZER HOLDING COMPANY, LLC  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
28.46	22.88	22.88	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	22.88	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

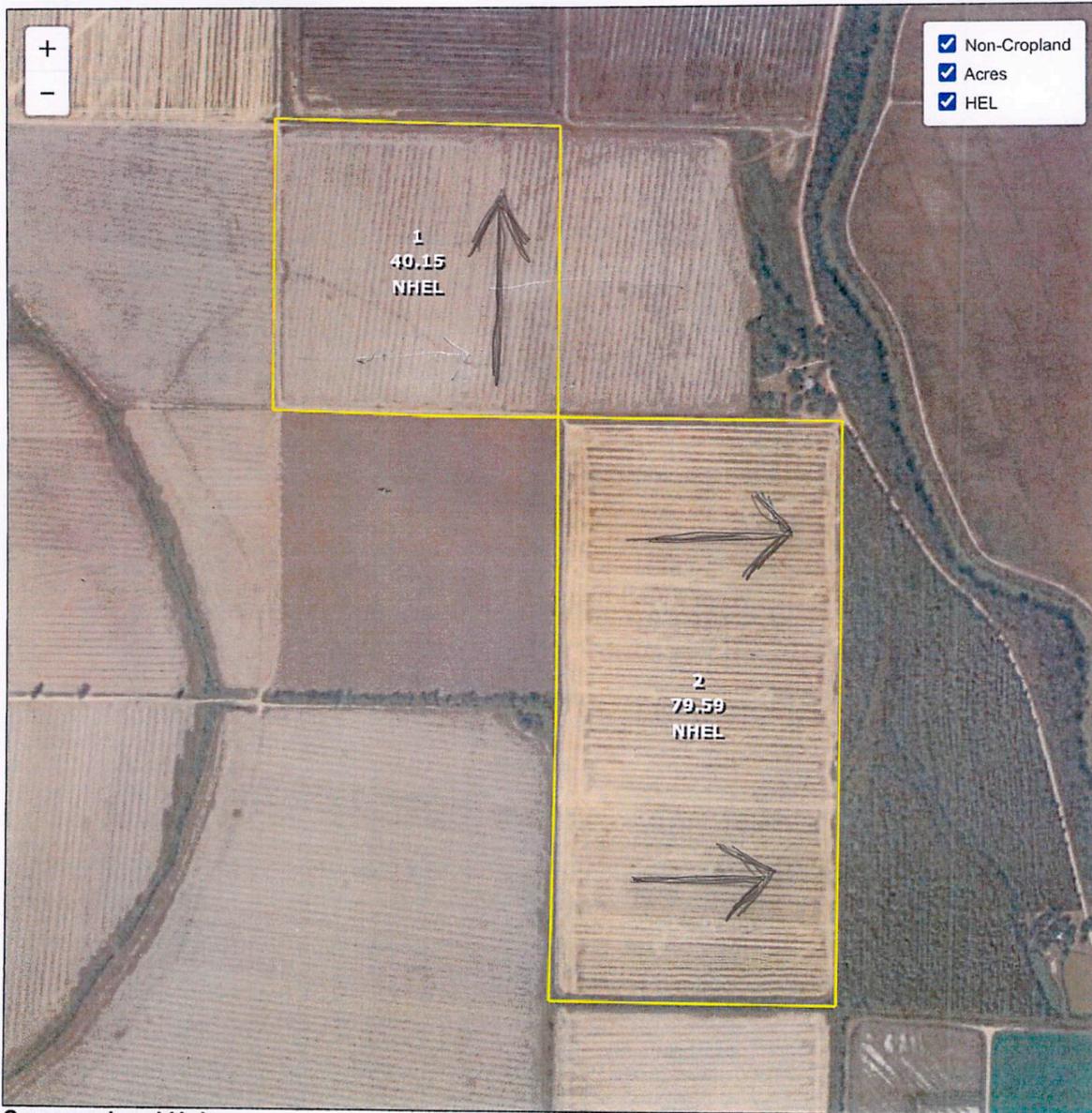
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	5.80	0.00	35
Grain Sorghum	1.90	0.00	48
Rice-Long Grain	14.00	0.00	4978
Rice-Medium Grain	1.00	0.00	4978
<b>TOTAL</b>	<b>22.70</b>	<b>0.00</b>	

**NOTES**

# FARM SERVICE AGENCY



Chicot County, Arkansas



**Common Land Unit**

- Cropland
- Non-cropland
- CRP

2025 Crop Year

Farm 3007  
Tract 1604

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

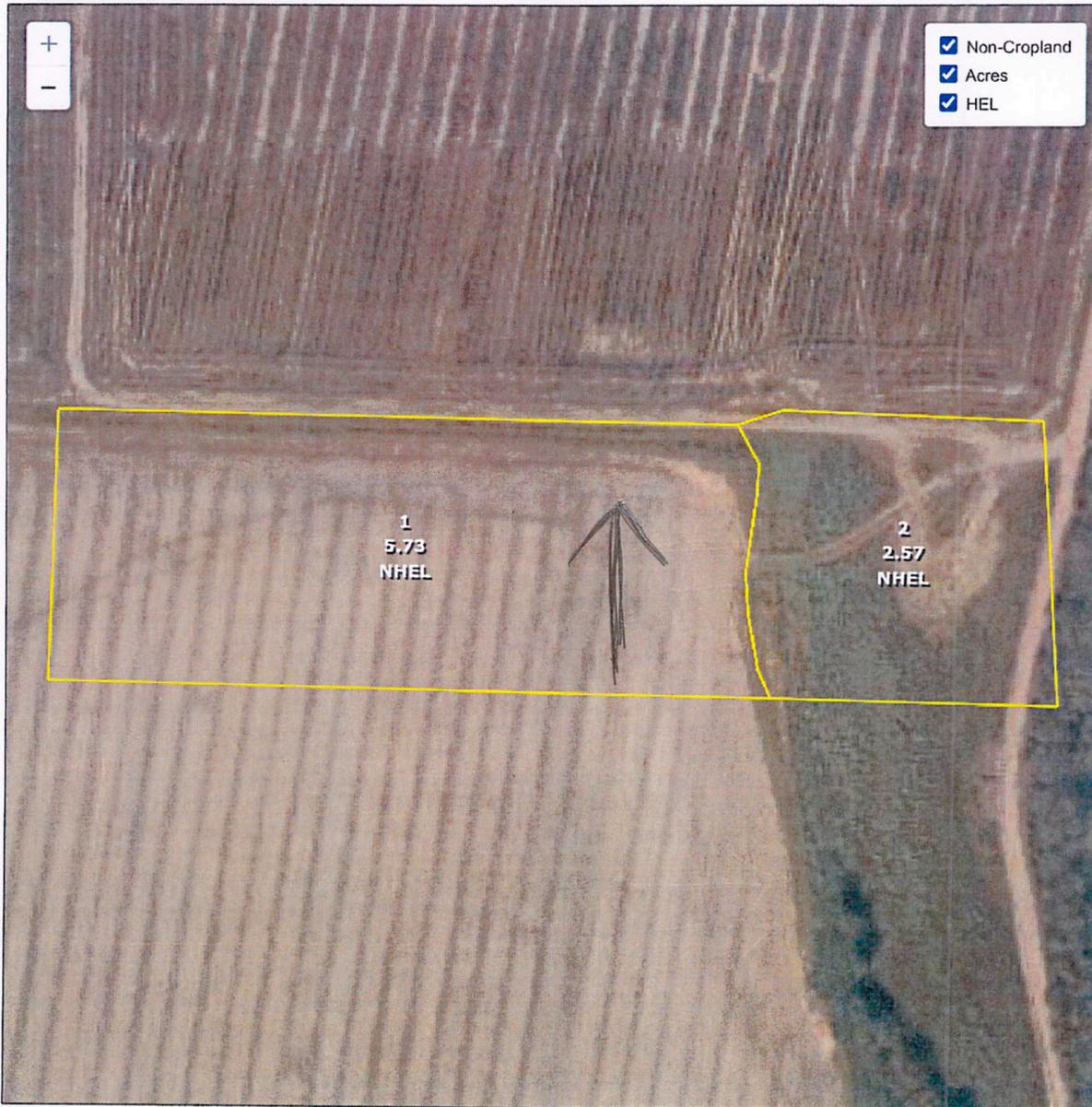


United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

# FARM SERVICE AGENCY



Chicot County, Arkansas



**Common Land Unit**

- Cropland
- Non-cropland
- CRP

2025 Crop Year

Farm 3007  
Tract 2141

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

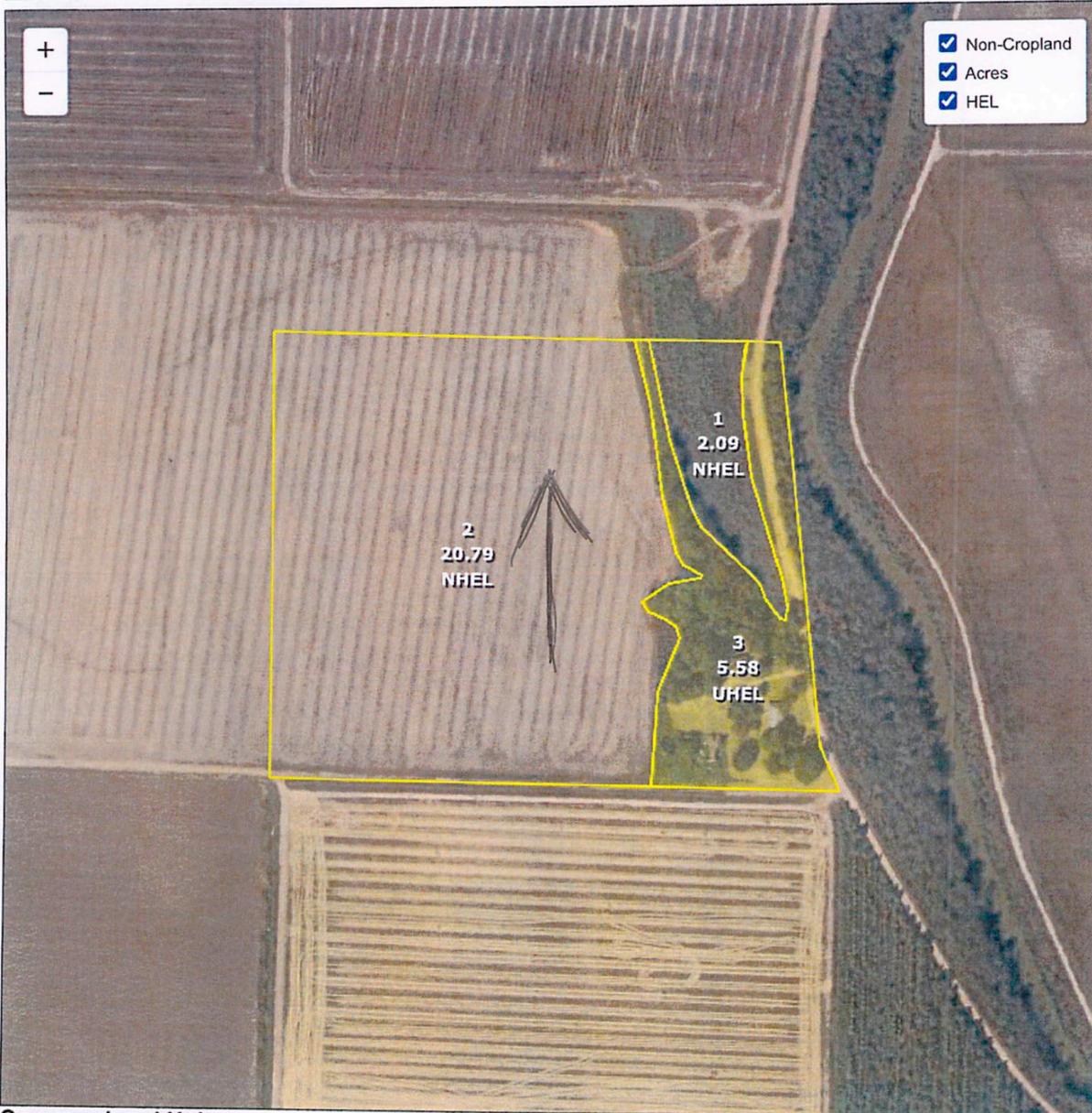


United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

# FARM SERVICE AGENCY



Chicot County, Arkansas



**Common Land Unit**

- Cropland
- Non-cropland
- CRP

2025 Crop Year

Farm 3007  
Tract 2142

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Tract 3 of 3

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).

# FARM SERVICE AGENCY

ARKANSAS  
CHICOT  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 960  
Prepared : 9/17/25 2:54 PM CST  
Crop Year : 2025

## Abbreviated 156 Farm Record

See Page 3 for non-discriminatory Statements.

Operator Name : JAYSON SANDINE  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G/IF Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
115.47	112.03	112.03	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	112.03	0.00		0.00	0.00	0.00	0.00	

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Grain Sorghum	27.10	0.00	56	
Soybeans	62.00	0.00	33	76
Rice-Long Grain	17.90	0.00	5600	
Rice-Medium Grain	1.20	0.00	5600	
<b>TOTAL</b>	<b>108.20</b>	<b>0.00</b>		

### NOTES

Tract Number : 125  
Description : b-7  
FSA Physical Location : ARKANSAS/CHICOT  
ANSI Physical Location : ARKANSAS/CHICOT  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : ADAM R FRAZER, SOMMER FRAZER  
Other Producers : SETH FERRI FARMS PARTNERSHIP  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
76.08	72.64	72.64	0.00	0.00	0.00	0.00	0.0

# FARM SERVICE AGENCY

ARKANSAS  
CHICOT  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 960**  
Prepared : 9/17/25 2:54 PM CST  
Crop Year : 2025

Tract 125 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	72.64	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Grain Sorghum	17.50	0.00	56
Soybeans	52.50	0.00	33
<b>TOTAL</b>	<b>70.00</b>	<b>0.00</b>	

NOTES

Tract Number : 126  
 Description : b-7  
 FSA Physical Location : ARKANSAS/CHICOT  
 ANSI Physical Location : ARKANSAS/CHICOT  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : ADAM R FRAZER, SOMMER FRAZER  
 Other Producers : ELLIOTT BROTHERS FARM PARTNERSHIP  
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
39.39	39.39	39.39	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	39.39	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

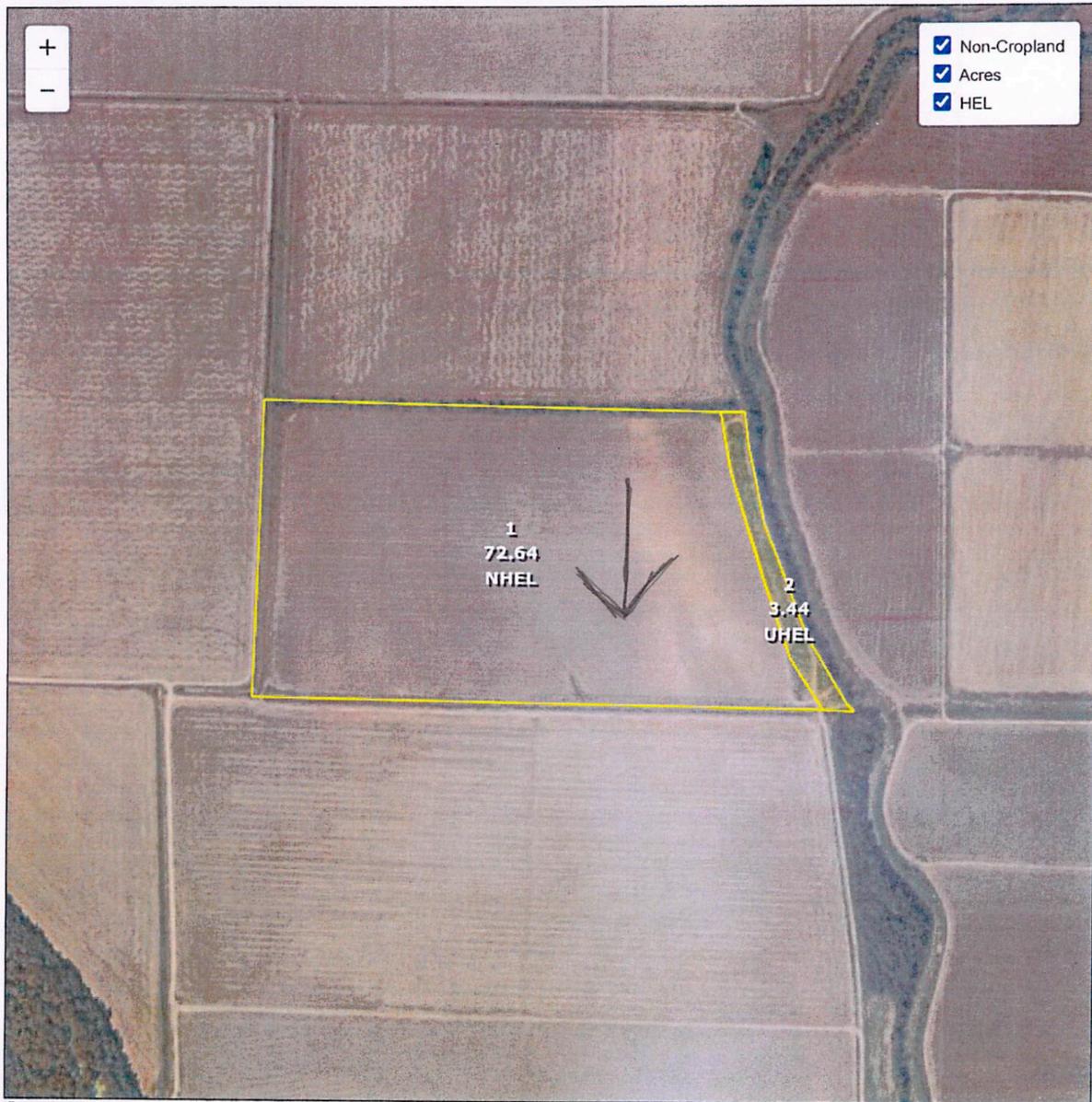
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Grain Sorghum	9.60	0.00	56
Soybeans	9.50	0.00	33
Rice-Long Grain	17.90	0.00	5600
Rice-Medium Grain	1.20	0.00	5600
<b>TOTAL</b>	<b>38.20</b>	<b>0.00</b>	

NOTES

# FARM SERVICE AGENCY



Chicot County, Arkansas



**Common Land Unit**

- Cropland
- Non-cropland
- CRP

2025 Crop Year

Farm 960  
Tract 125

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

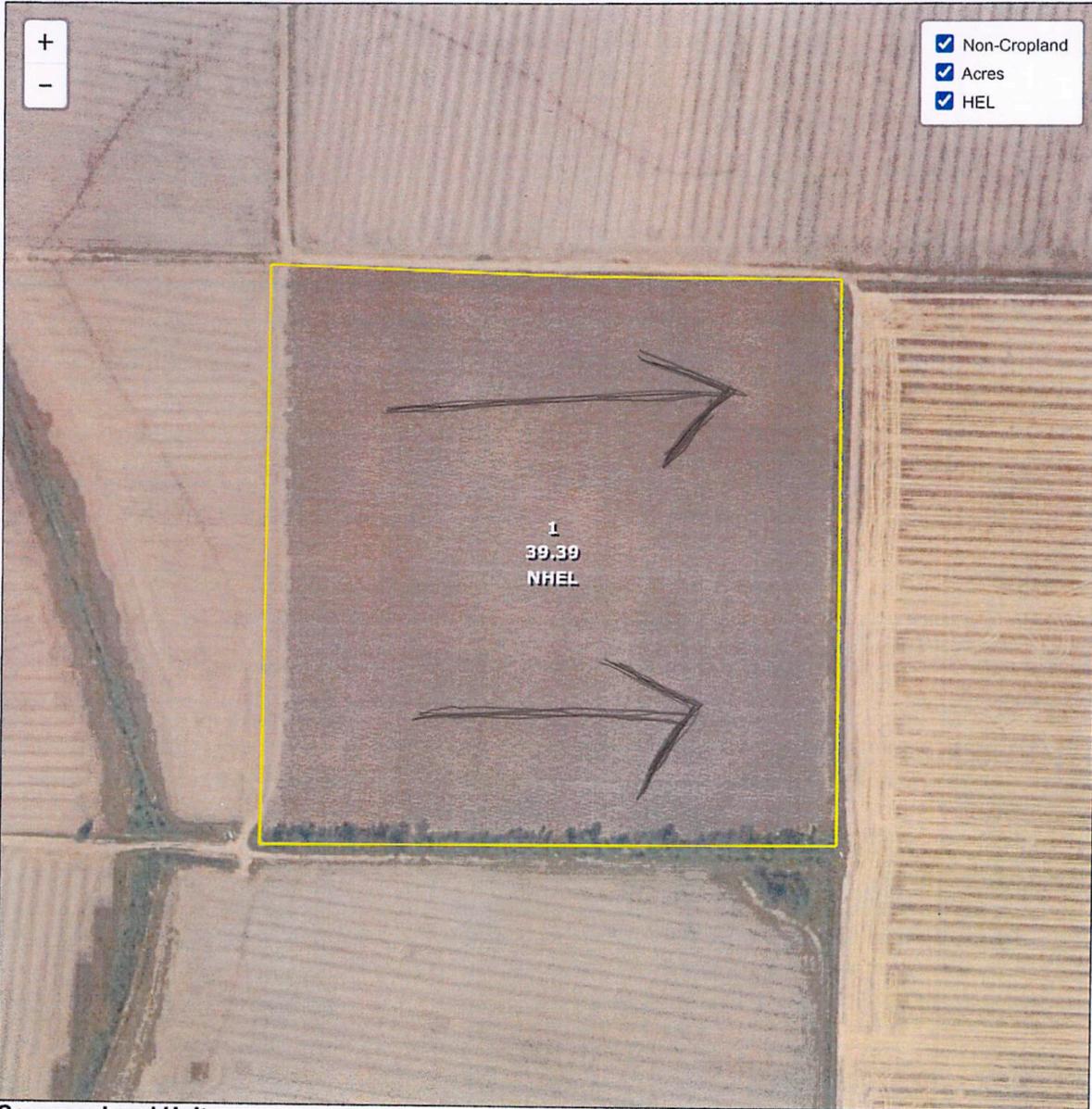


United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

# FARM SERVICE AGENCY



Chicot County, Arkansas



**Common Land Unit**

- Cropland
- Non-cropland
- CRP

2025 Crop Year

Farm 960  
Tract 126

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



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:



**BRANDON STAFFORD**

501.416.9748 (m)  
bstafford@lilerealestate.com

Scan for  
more info





1 Allied Drive, Suite 2220  
Little Rock, Arkansas 72202

[WWW.LILEREALSTATE.COM](http://WWW.LILEREALSTATE.COM)



501.374.3411 (Office)  
501.421.0031 (Fax)

[INFO@LILEREALSTATE.COM](mailto:INFO@LILEREALSTATE.COM)