



# WARRIOR FARM

An Agricultural and Recreational Investment Opportunity

215± Total Acres | \$1,365,250.00

Lee County, Arkansas



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# WARRIOR FARM

## QUICK FACTS

### Acreage

215± total acres

- North tract: 140± acres
- South tract: 75± acres

### Location

Monroe, Arkansas; Lee County  
Eastern Region of Arkansas

### Access

Lee County Road 152 and Lee  
County Road 132

### Crop Rotation

Rice and Soybeans

### Soils

Class III: 100%

### Irrigation

Three (3) diesel turbine wells, the  
north tract includes a pump-off re-lift

### Recreation

Waterfowl and deer hunting

### Farming Contract

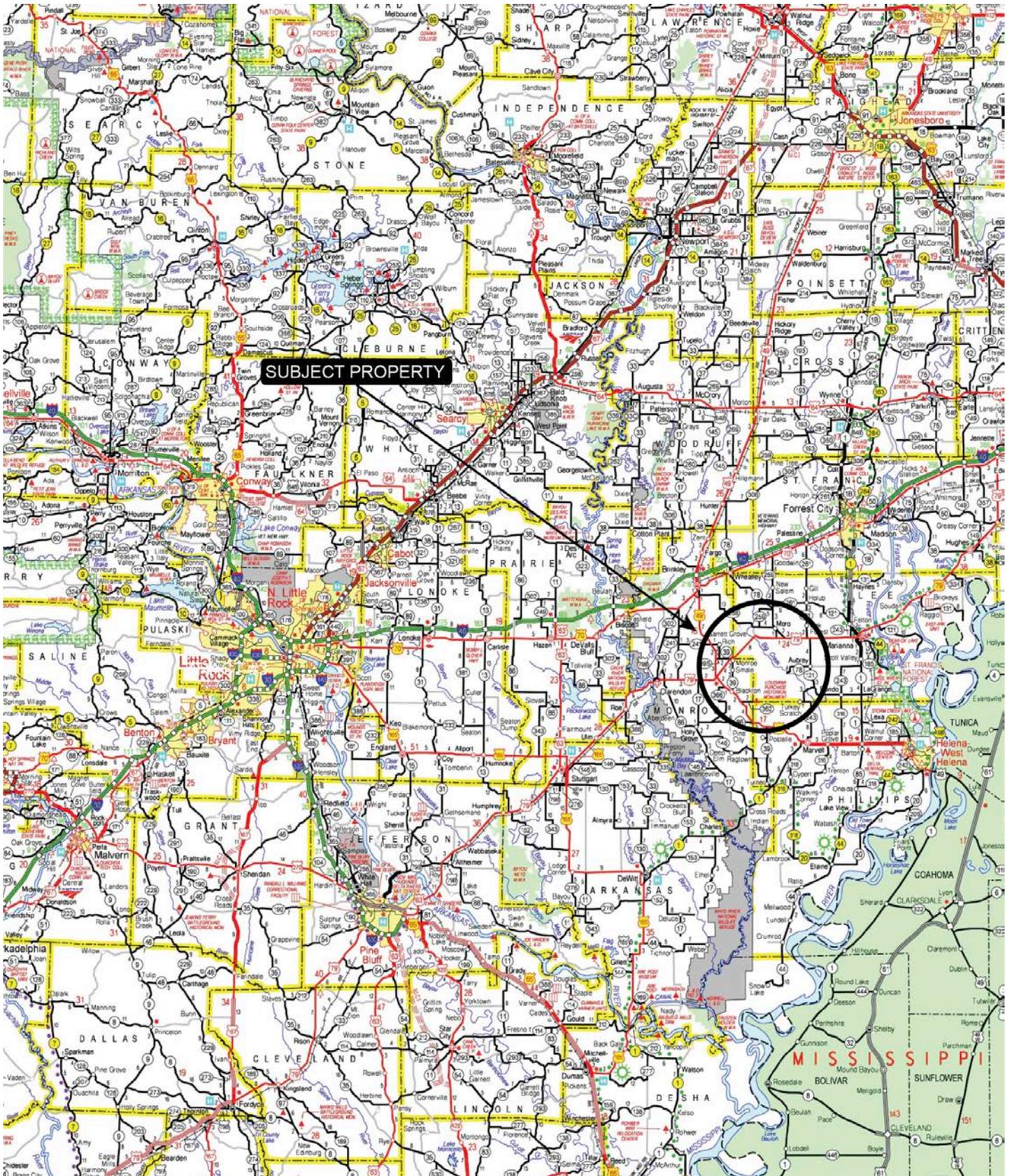
Leased on a crop share for 2026 and  
2027

### Offering Price

\$1,365,250.00 (\$6,350.00 per acre)



# VICINITY MAP



# PROPERTY DESCRIPTION

## WARRIOR FARM

The Warrior Farm consists of approximately 215± acres in two tracts located in Lee County, Arkansas just east of the community of Monroe. The north farm consists of 140± acres and the south farm is approximately 75± acres. Both farms have good access from Lee 152 Road and the north farm has additional access from Lee 132 Road. The Farm Service Agency office reports that all of the acreage is cropland, all of which is irrigated by three (3) diesel turbine wells. The north farm also has a pump-off relief in the southwestern portion of the farm to enhance the drainage of the farm during major rain events. Portions of the farm have been leveled in the past and are considered improved.

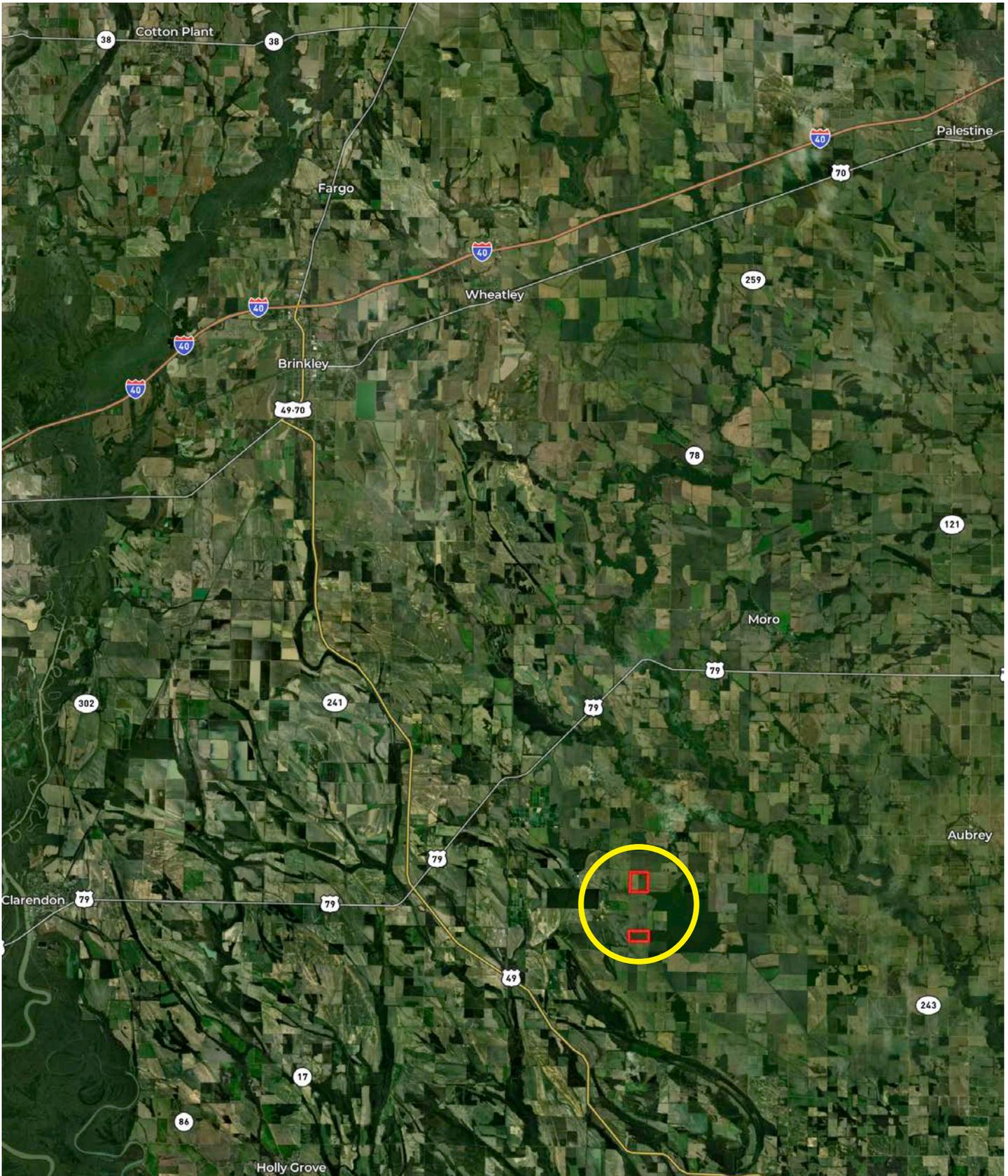
The farm has a crop historical crop rotation of rice and soybeans. The tillable acreage is leased to Keith Wilkinson on a crop share for the 2026 and 2027 crop years.

Most notably, the farm is located on the west side of the Warrior Hunting Club, a famous green-timber waterfowl hunting club. The Piney Creek and Big Creek flyway is just north of the farm which only strengthens the hunting on the farm. Historically, the waterfowl hunting rights have been leased out on both farms to provide additional income to the landowner.





# LOCATION MAP







# AERIAL MAP





# LOCATION & ACCESS

Monroe, Arkansas; Lee County  
Eastern Region of Arkansas

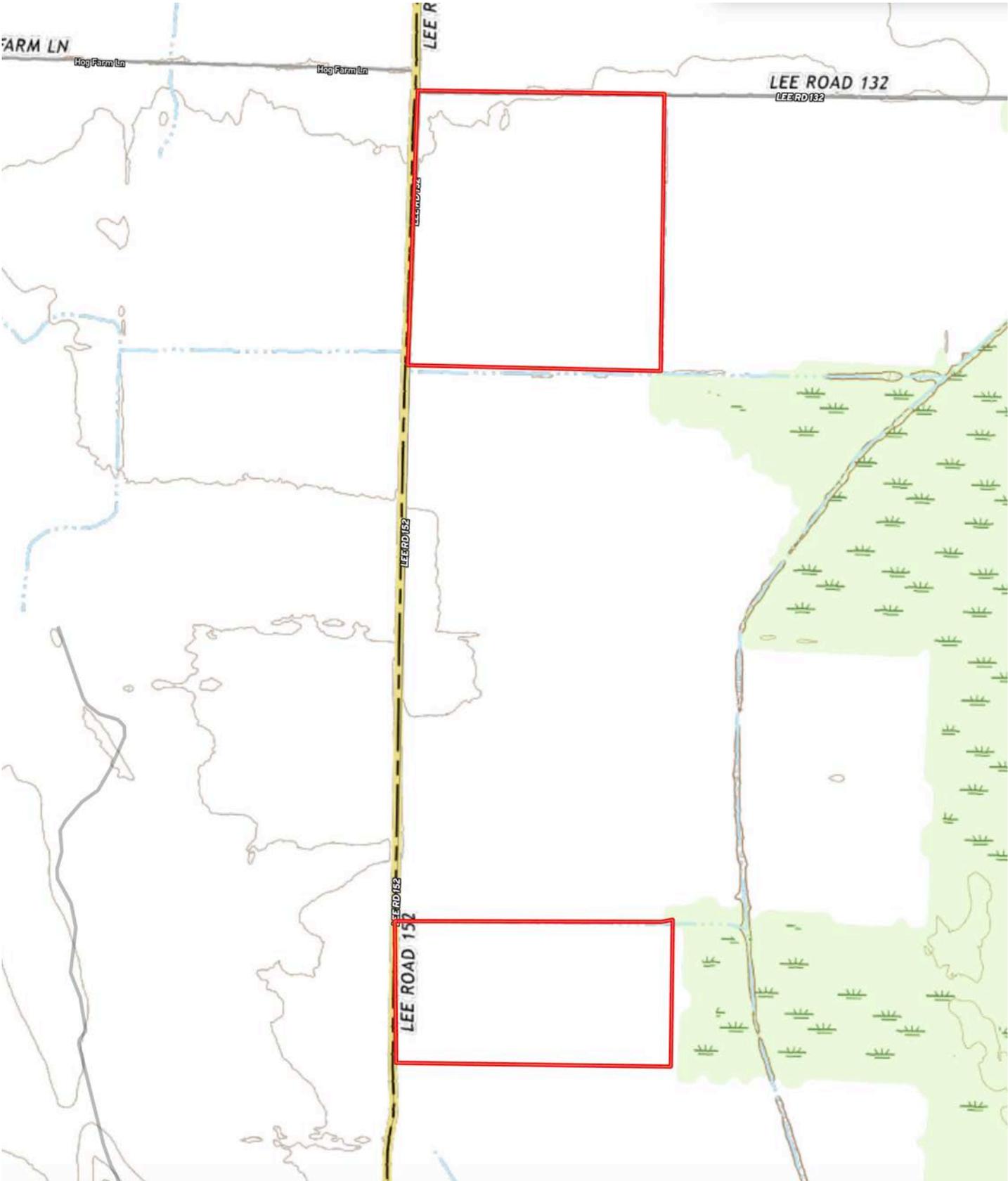
## Mileage Chart

Little Rock, AR	89 Miles
Jonesboro, AR	96 Miles
Brinkley, AR	21 Miles
Marianna, AR	22 Miles
Memphis, TN	82 Miles

Both farms have good access from Lee 152 Road and the north farm has additional access from Lee 132 Road.



# TOPOGRAPHY MAP



# FARM INFORMATION

## **Irrigation**

See irrigation map where the irrigation infrastructure is detailed within this brochure.

## **Farming Contract**

The tillable acreage is leased to Keith Wilkinson on a crop share for the 2026 & 2027 crop years.

## **Soils**

Class III: 100%

## **Farm Bases**

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

## **Improvements**

Portions of the farm have been leveled in the past and are considered improved.

## **Crop Rotation**

The farm has a historical crop rotation of rice and soybeans.



# IRRIGATION MAP



- 8" Diesel Turbine (3)
- 12" Diesel Turbine Relift
- Risers

# SOIL MAP



# SOIL MAP KEY

|  All Polygons 221.16 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
He	Henry silt loam, 0 to 1 percent slopes	120.17	54.34	0	57	3w
Fo	Foley-Bonn complex	100.99	45.66	0	74	3w
TOTALS		221.16(*)	100%	-	64.76	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)

More information can be provided upon request.

## Offering Price

\$1,365,250.00 (\$6,350.00 per acre)

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

## Gardner Lile

501.658.9275 (m)

[gardner@lilerealestate.com](mailto:gardner@lilerealestate.com)



# FARM SERVICE AGENCY

ARKANSAS  
MONROE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 3748**  
Prepared : 2/26/26 10:20 AM CST  
Crop Year : 2026

~~Tract 2999 Continued ...~~

Corn	0.31	0.00	106
Soybeans	6.48	0.00	35
Rice-Long Grain	3.50	0.00	6119
<b>TOTAL</b>	<b>10.53</b>	<b>0.00</b>	

**NOTES**

**Tract Number : 3000**

**Description :** A5  
**FSA Physical Location :** ARKANSAS/LEE  
**ANSI Physical Location :** ARKANSAS/LEE  
**BIA Unit Range Number :**  
**CRP Contract Number(s) :** None  
**HEL Status :** HEL determinations not completed for all fields on the tract  
**Wetland Status :** Tract does not contain a wetland  
**WL Violations :** None  
**Owners :** VERNIE L WILLIAMS  
**Other Producers :** None  
**Recon ID :** None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
143.41	143.41	143.41	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	143.41	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	3.07	0.00	38
Corn	3.91	0.00	106
Soybeans	82.98	0.00	35
Rice-Long Grain	44.75	0.00	6119
<b>TOTAL</b>	<b>134.71</b>	<b>0.00</b>	

**NOTES**

# FARM SERVICE AGENCY

ARKANSAS MONROE Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	<b>FARM : 3748</b> Prepared : 2/26/26 10:20 AM CST Crop Year : 2026
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<b>Tract Number</b>	: 3001
<b>Description</b>	: A5
<b>FSA Physical Location</b>	: ARKANSAS/LEE
<b>ANSI Physical Location</b>	: ARKANSAS/LEE
<b>BIA Unit Range Number</b>	:
<b>CRP Contract Number(s)</b>	: None
<b>HEL Status</b>	: HEL determinations not completed for all fields on the tract
<b>Wetland Status</b>	: Tract does not contain a wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: VERNIE L WILLIAMS
<b>Other Producers</b>	: None
<b>Recon ID</b>	: None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
83.73	83.73	83.73	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	83.73	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	1.79	0.00	38
Corn	2.28	0.00	106
Soybeans	48.49	0.00	35
Rice-Long Grain	26.15	0.00	6119
<b>TOTAL</b>	<b>78.71</b>	<b>0.00</b>	

**NOTES**

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# FARM SERVICE AGENCY



United States  
Department of  
Agriculture

Monroe 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 December 17, 2024

Farm 3748

Tract 3000

Tract Cropland Total: 143.41 acres

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# FARM SERVICE AGENCY

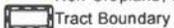


Monroe County, Arkansas



**Common Land Unit**

Non-Cropland; Cropland



**Wetland Determination Identifiers**

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

Imagery Year: 2023

2025 Program Year

Map Created December 17, 2024

Farm 3748

Tract 3001

Tract Cropland Total: 83.73 acres

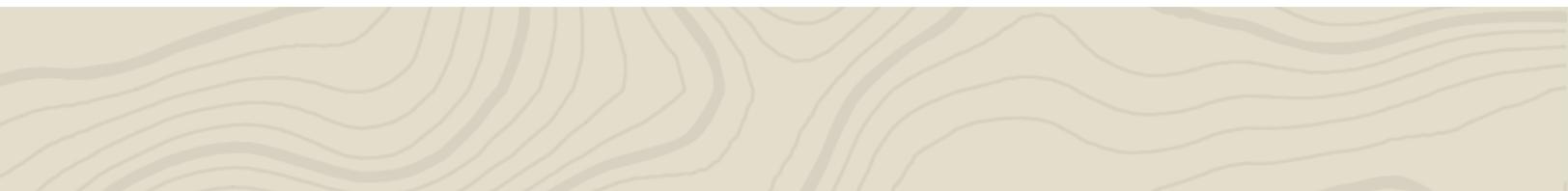
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For more information or to  
schedule a property tour, contact:



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