



WABBASEKA FARM

A Recreational Investment Opportunity

293± Total Acres | \$2,022,420.00

Jefferson County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



WABBASEKA FARM

QUICK FACTS

Acreage

293± total acres

- 273± acres in cropland
- 20± acres in roads, ditches, and woods

Location

Wabbaseka, Arkansas

Access

South Farm: Wilson Road

North Farm: Mulberry Grove Road

Crop Rotation

Rice and soybeans

Irrigation

All tillable acreage is irrigated
See the irrigation map in this brochure for additional details.

Recreation

Waterfowl hunting

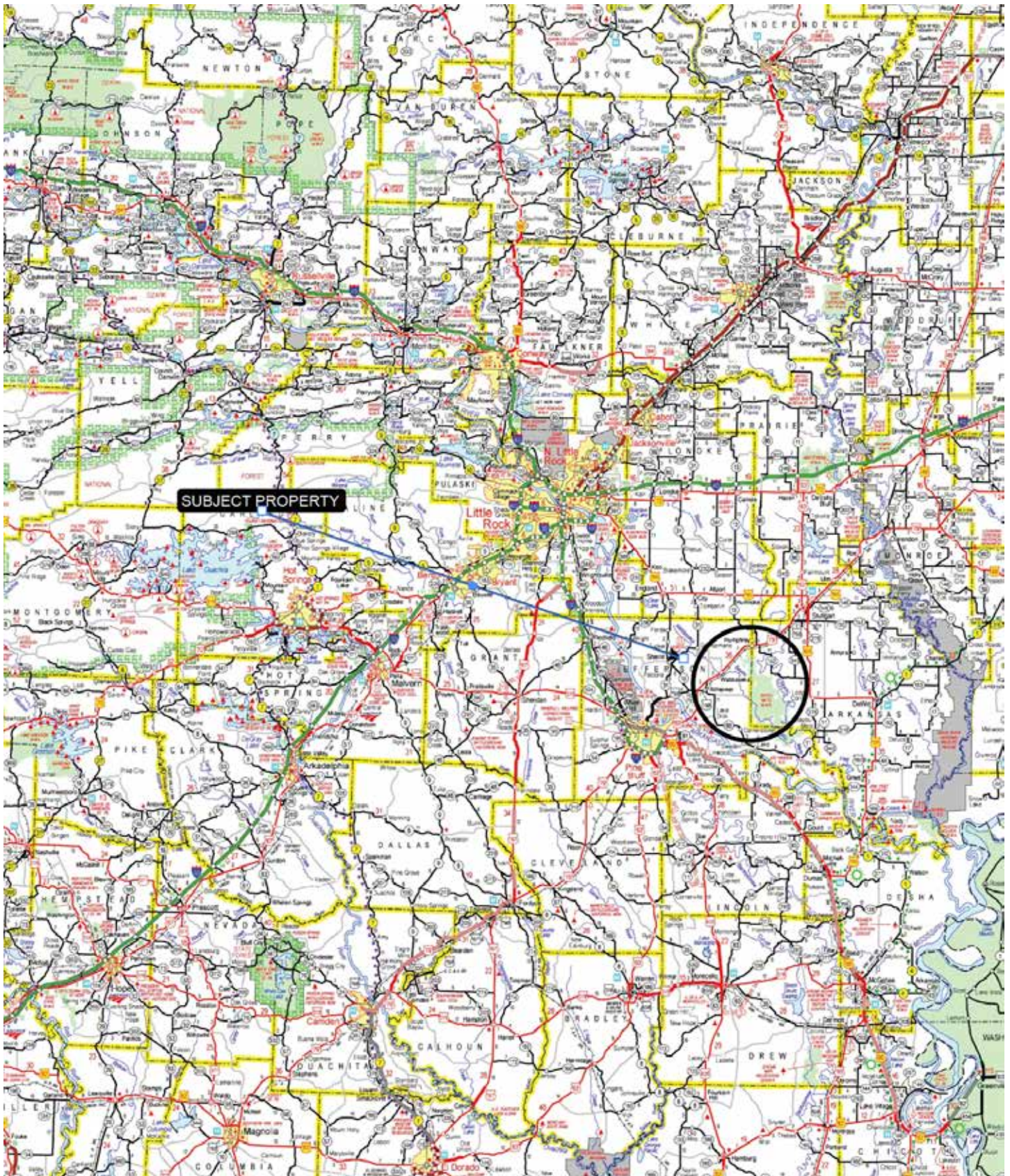
Offering Price

\$2,022,420.00





VICINITY MAP



PROPERTY DESCRIPTION

WABBASEKA FARM

Wabbaseka Farm consists of approximately 293± acres in two tracts located in Jefferson County, Arkansas, just south of the town of Wabbaseka. The property includes the North Farm (200± acres) and the South Farm (93± acres).

According to the Farm Service Agency, the North Farm contains 185.8± cropland acres, while the South Farm includes 87.5± cropland acres. Both farms are highly improved, with all cropland precision leveled and fully irrigated, supporting efficient row-crop production.

The North Farm is all irrigated by two electric turbine wells and a network of underground pipe. All three fields on the North Farm have been precision leveled with fall, improving irrigation efficiency and drainage.

The South Farm consists of three fields that have been precision leveled to zero grade and are irrigated by an 8-inch electric submersible well.

Both farms have a strong rice production history, with soybeans rotated into the operation to maintain soil health and support long-term rice productivity.

Access to the property is convenient, with the South Farm located along Wilson Road and the North





Farm accessed via Mulberry Grove Road.

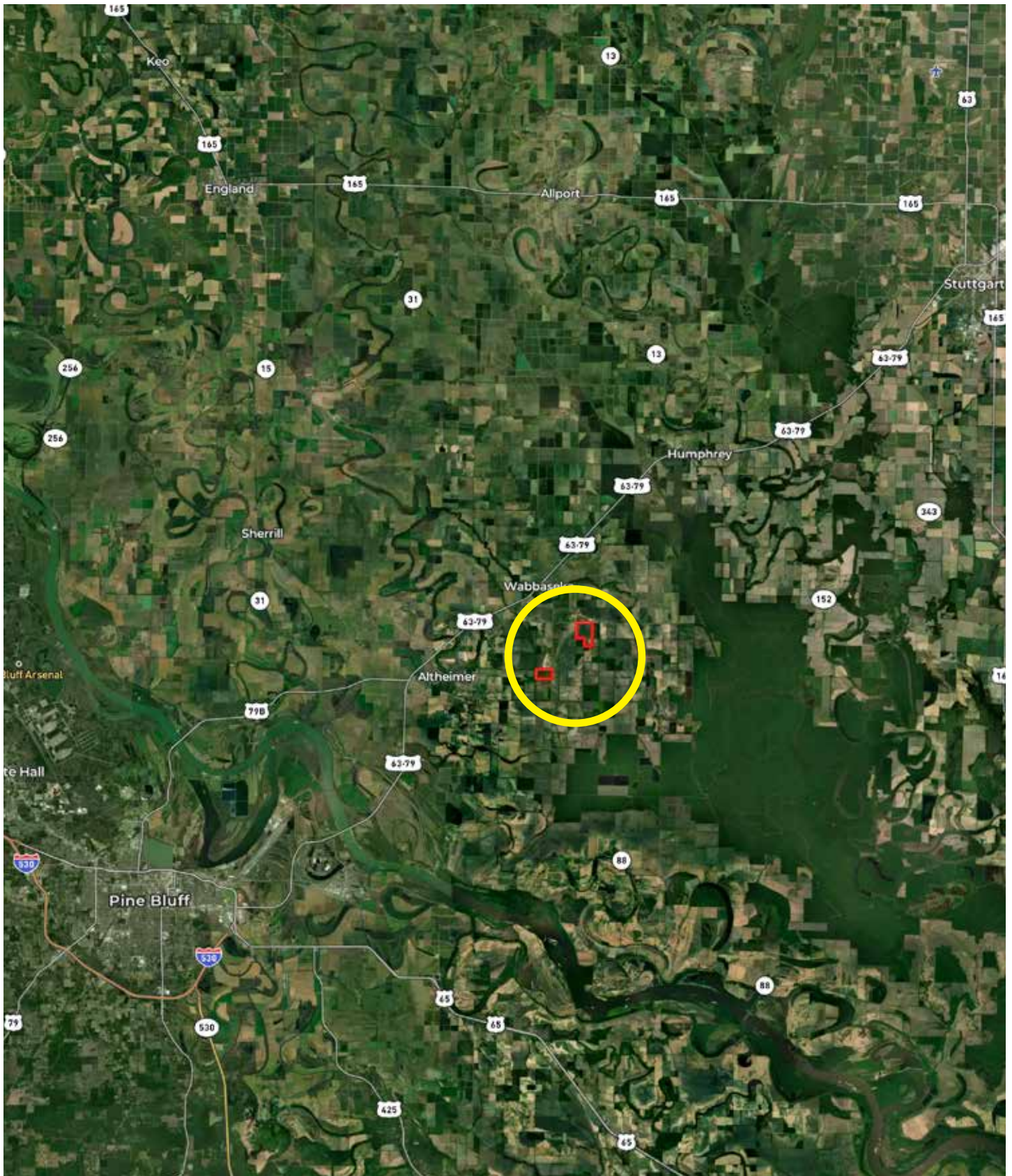
In addition to its agricultural productivity, the farm lies within a region well known for excellent waterfowl hunting. The property is located less than four miles from the renowned Bayou Meto Wildlife Management Area, one of the most celebrated public waterfowl hunting destinations in Arkansas. Hunting rights have historically been retained by ownership for personal use but could easily be leased for additional annual income.

Wabbaseka Farm represents a rare opportunity to acquire an investment-grade, fully improved rice farm with strong waterfowl hunting potential in one of Arkansas's most desirable agricultural regions.

OWNERSHIP MAP



LOCATION MAP





LOCATION & ACCESS

Wabbaseka, Arkansas; Jefferson County
Southeastern Region of Arkansas

Mileage Chart

Wabbaseka, AR	2 Miles
Stuttgart, AR	20 Miles
Little Rock, AR	50 Miles
Memphis, TN	130 Miles

Wilson Road provides good access to the south farm while the north farm is easily accessed via Mulberry Grove Road.







FARM INFORMATION

Tillable Acreage

273± tillable acres

Crop Rotation

Rice and soybeans

Irrigation

The tillable acres on the north farm are irrigated by a ten (10") electric turbine well, and an eight (8") electric turbine well. The

south farm is irrigated by an eight (8") electric submersible well.

Soils

Class II: 72%, Class III: 28%

Farm Bases

Copies of the Farm Service Agency (FSA) 156EZ can be found in this brochure.



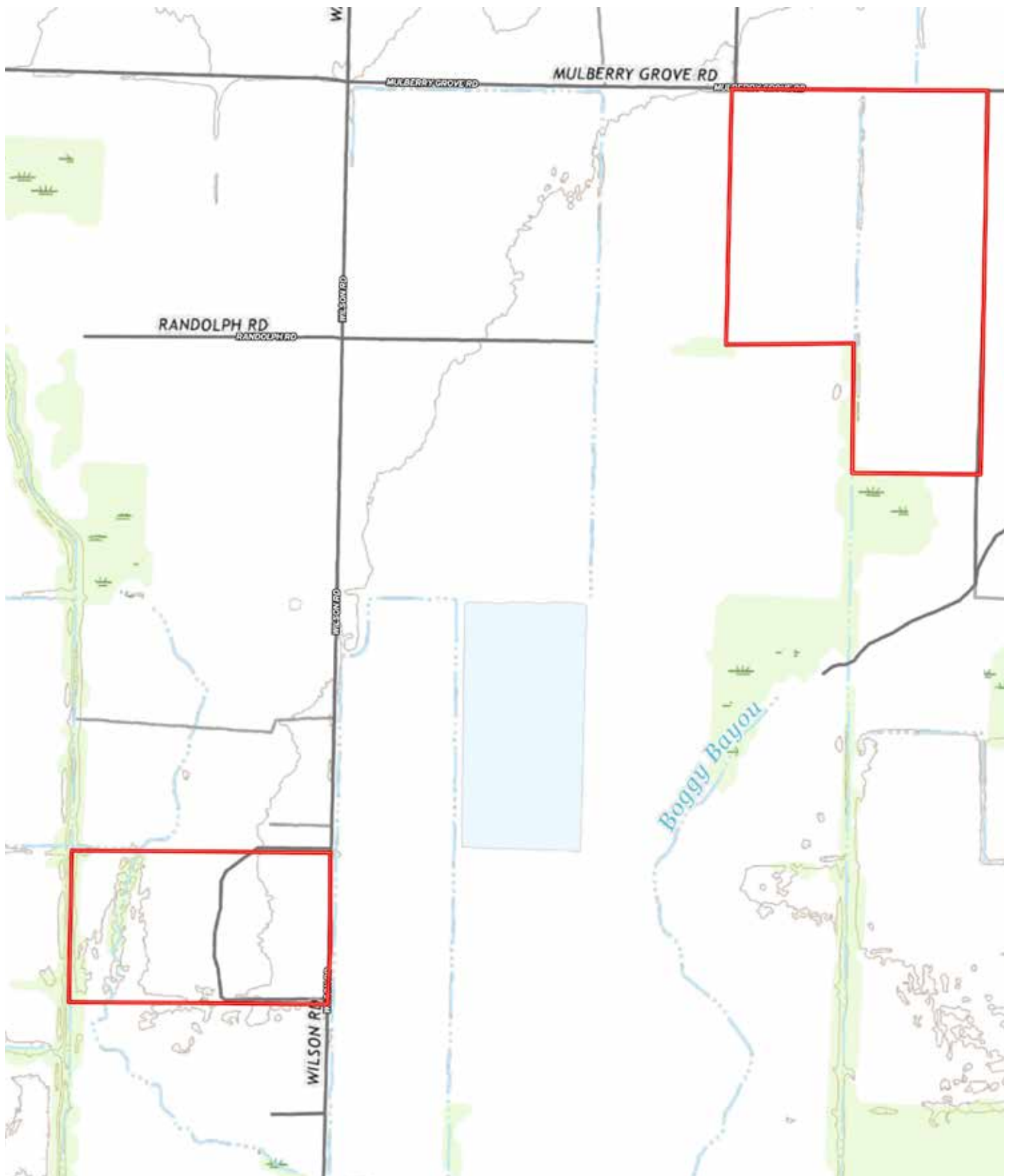
IRRIGATION MAP



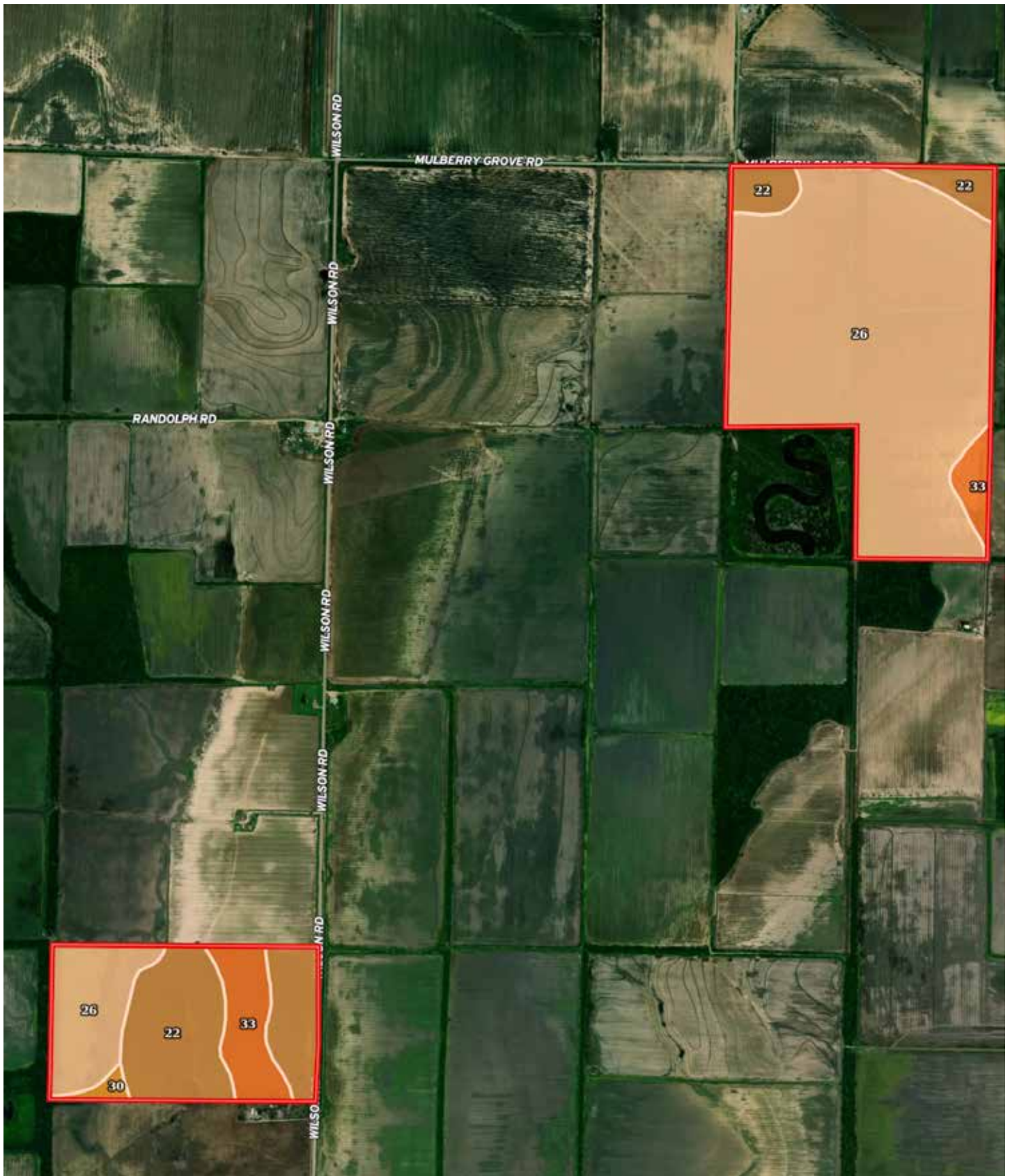
10" Electric Turbine 8" Electric Turbine 8" Electric Submersible Riser



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
26	Perry clay, 0 to 1 percent slopes	206.94	69.42	0	48	3w
22	McGehee silt loam, 0 to 1 percent slopes	63.88	21.43	0	72	2w
33	Rilla silt loam, 0 to 1 percent slopes	24.7	8.29	0	85	2e
30	Portland clay, 0 to 1 percent slopes	2.57	0.86	0	56	3w
TOTALS		298.09(*)	100%	-	56.28	2.7

(*) 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)

\$3,813.00

Offering Price

\$2,022,420.00

To learn more about the Wabbaseka Farm or to schedule a property tour, contact Gar Lile, Gardner Lile or Collier Watkins at Lile Real Estate, Inc.

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Gardner Lile

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FARM SERVICE AGENCY

ARKANSAS
JEFFERSON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3442

Prepared : 3/17/26 9:43 AM CST

Crop Year : 2026

Operator Name : HERRERA LAND COMPANY LLC
CRP Contract Number(s) : None
Recon ID : 05-069-2016-57
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
202.00	185.80	185.80	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	185.80		6.30		0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	4.80	0.00	38	
Grain Sorghum	6.60	0.00	55	
Soybeans	110.30	0.00	31	100
Rice-Long Grain	70.40	0.00	5987	
TOTAL	192.10	0.00		

NOTES

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Tract Number : 79

Description : P-6
FSA Physical Location : ARKANSAS/JEFFERSON
ANSI Physical Location : ARKANSAS/JEFFERSON
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : HERRERA LAND COMPANY LLC
Other Producers : None
Recon ID : None

FARM SERVICE AGENCY

ARKANSAS JEFFERSON Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 3442 Prepared : 3/17/26 9:43 AM CST Crop Year : 2026
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Tract Land Data

Tract 79 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
202.00	185.80	185.80	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	185.80	6.30	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	4.80	0.00	38
Grain Sorghum	6.60	0.00	55
Soybeans	110.30	0.00	31
Rice-Long Grain	70.40	0.00	5987
TOTAL	192.10	0.00	

NOTES

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FARM SERVICE AGENCY

ARKANSAS
JEFFERSON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3750

Prepared : 3/17/26 9:43 AM CST

Crop Year : 2026

Operator Name : HERRERA LAND COMPANY LLC
CRP Contract Number(s) : None
Recon ID : 05-069-2020-41
Transferred From : None
ARCPLC G/VF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
94.94	87.50	87.50	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	87.50	7.10			0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	13.90	0.00	153	100
Soybeans	40.53	0.00	34	100
Rice-Long Grain	37.69	0.00	6397	
TOTAL	92.12	0.00		

NOTES

Tract Number : 792

Description : O/7
FSA Physical Location : ARKANSAS/JEFFERSON
ANSI Physical Location : ARKANSAS/JEFFERSON
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : HERRERA LAND COMPANY LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
94.94	87.50	87.50	0.00	0.00	0.00	0.00	0.0

Page: 1 of 2

FARM SERVICE AGENCY

ARKANSAS
JEFFERSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3750

Prepared : 3/17/26 9:43 AM CST

Crop Year : 2026

Tract 792 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	87.50	7.10	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	13.90	0.00	153
Soybeans	40.53	0.00	34
Rice-Long Grain	37.69	0.00	6397
TOTAL	92.12	0.00	

NOTES

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FARM SERVICE AGENCY



United States
Department of
Agriculture

Jefferson 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 06, 2024

Farm 3442

Tract 79

Tract Cropland Total: 185.80 acres

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FARM SERVICE AGENCY



United States
Department of
Agriculture

Jefferson 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 06, 2024

Farm 3750

Tract 792

Tract Cropland Total: 87.50 acres

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more info



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