



# LONOKE WATTENSAW FARM

An Agricultural and Recreational Investment Opportunity

520± Total Acres | \$3,068,000.00

Lonoke County, Arkansas



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# LONOKE WATTENSAW FARM

## QUICK FACTS

### Acreage

520± total acres

- 462.44± tillable acres
- 37± recreational acres
- 6.5± tailwater recovery pit acres
- 14± acres in levees, roads and ditches

### Location

Lonoke County, Arkansas

### Access

Arkansas State Highway 236

### Recreation

Duck, deer and small game hunting

### Notable Features

- All cropland has been precision leveled
- Fully irrigated including a 6.5± acre tailwater recovery pit
- Wattensaw Bayou runs just west of property
- Location near Lonoke and Jacksonville, Arkansas

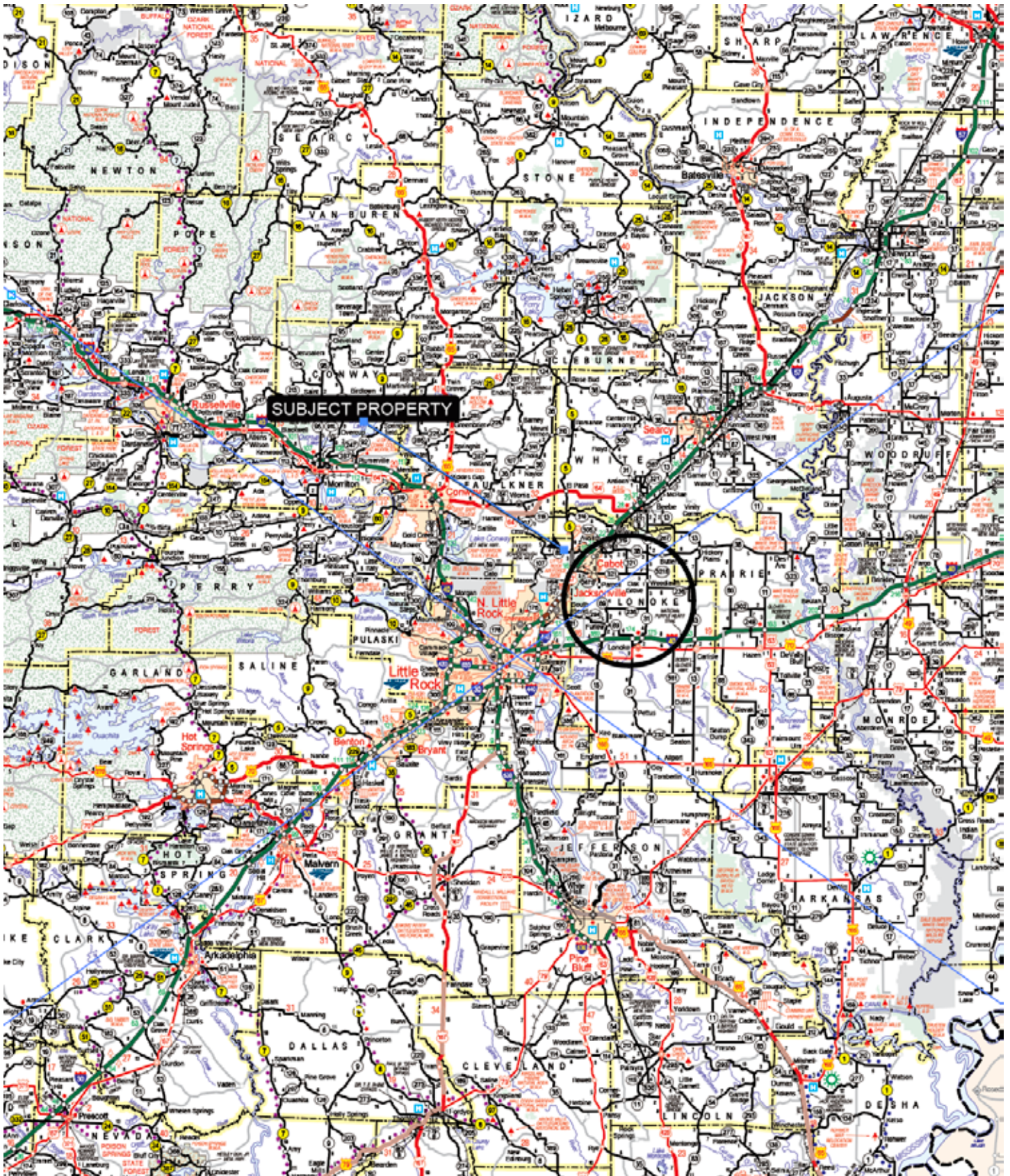
### Offering Price

\$3,068,000.00





# VICINITY MAP



# PROPERTY DESCRIPTION

## LONOKE WATTENSAW FARM

Located less than ten miles north of Lonoke off Arkansas State Highway 236, this 520± acre Lonoke County farm offers a well-established row crop operation with strong infrastructure and a modest recreational component.

The farm carries 462± planted cropland acres, per the Farm Service Agency office, with a history of rice, soybeans, and corn production. All of the cropland is irrigated and has been precision leveled with fall with the exception of the northern field which has been leveled to a zero grade. Irrigation is handled by a 14" diesel turbine re-lift, one 8" electric submersible well, and two 6" electric submersible wells, with water distributed across the farm through a system of risers and ditches. A 6.5± acre tailwater recovery pit captures field runoff and recycles it back into the irrigation system, reducing operating costs and supporting responsible water use. The level of improvement on the farm reflects the attention to detail that has gone into the farm to enhance the irrigation and agricultural production. All of the cropland is leased to Bernie Parker on a cash rent for the 2026 crop year.

Wattensaw Bayou runs along the northwestern edge of the farm offering 37± acres of recreational





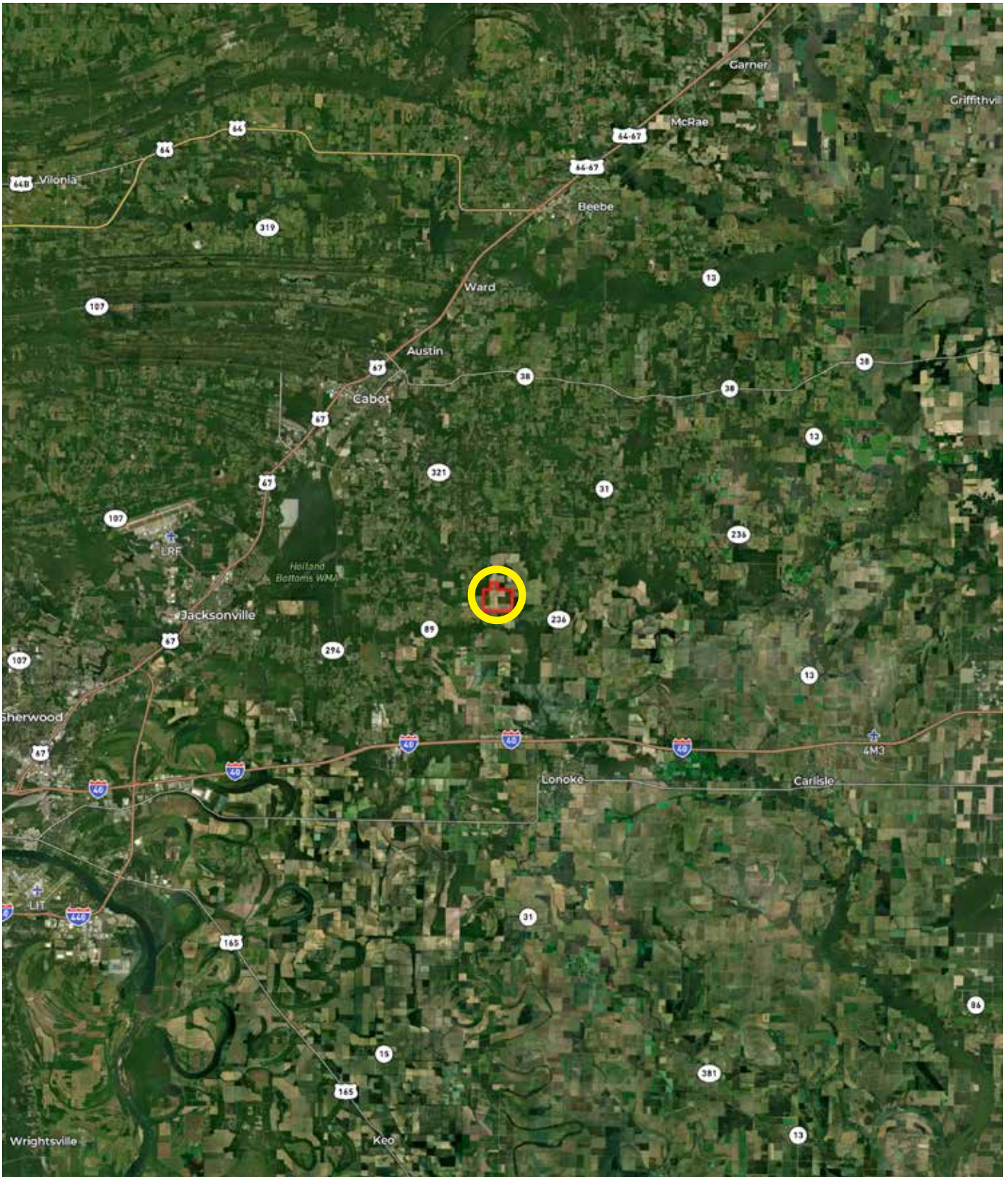
habitat. Mature willows anchor the northwest corner, the remaining pastureland is well-suited for food plots, and the bayou itself provides a natural draw for both deer and duck hunting.

The Lonoke Wattensaw Farm is accessible via a gravel road off Arkansas State Highway 236, putting it within easy reach of Little Rock, Lonoke, Jacksonville, and the surrounding area.





# LOCATION MAP





# LOCATION & ACCESS

Lonoke County, Arkansas  
Central Region of Arkansas

## Mileage Chart

Lonoke, AR	10 Miles
Jacksonville, AR	11 Miles
Little Rock, AR	28 Miles
Hazen, AR	26 Miles
Searcy, AR	34 Miles
Memphis, TN	119 Miles

Access is considered excellent via a short gravel road off Arkansas State Highway 236.

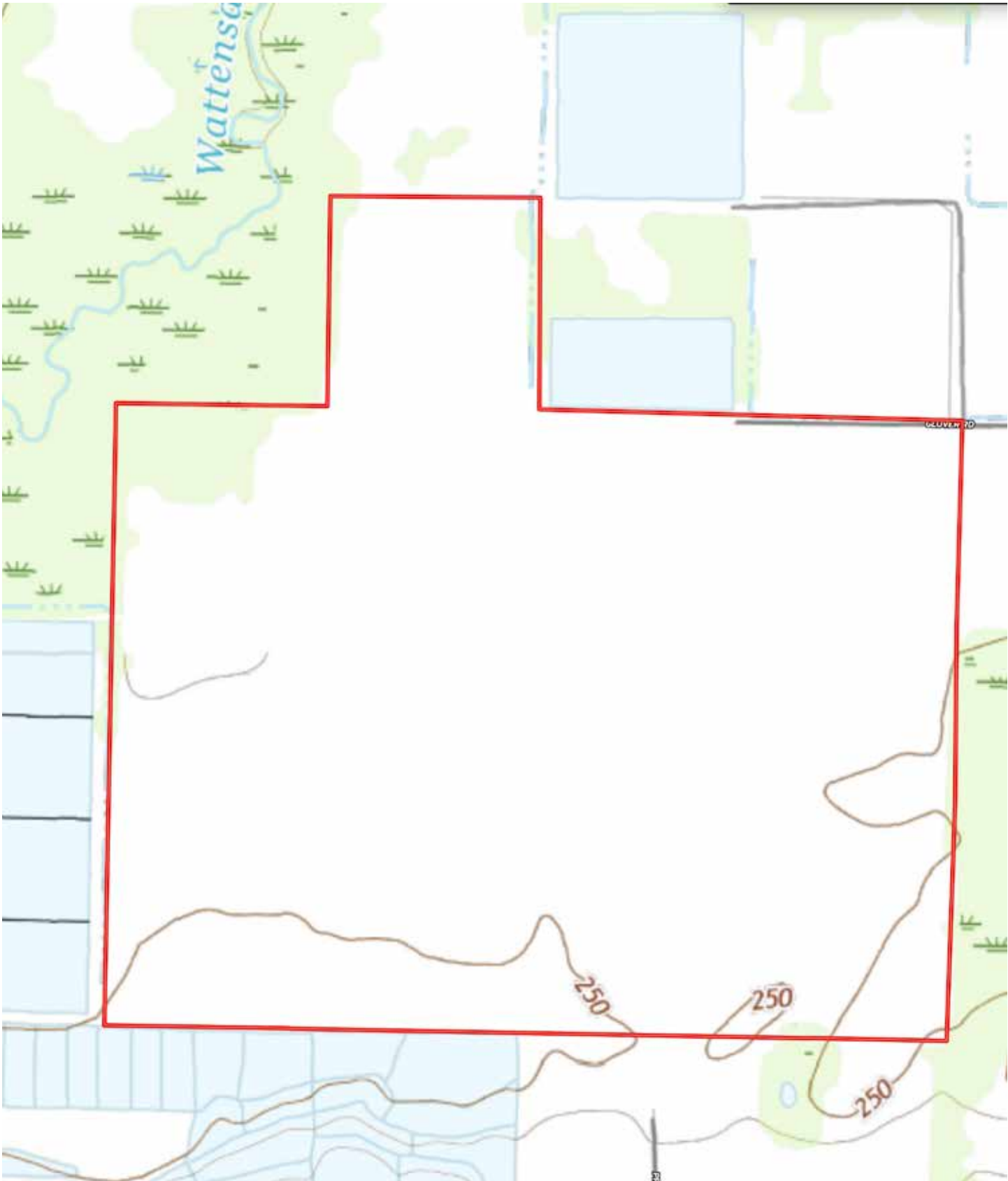




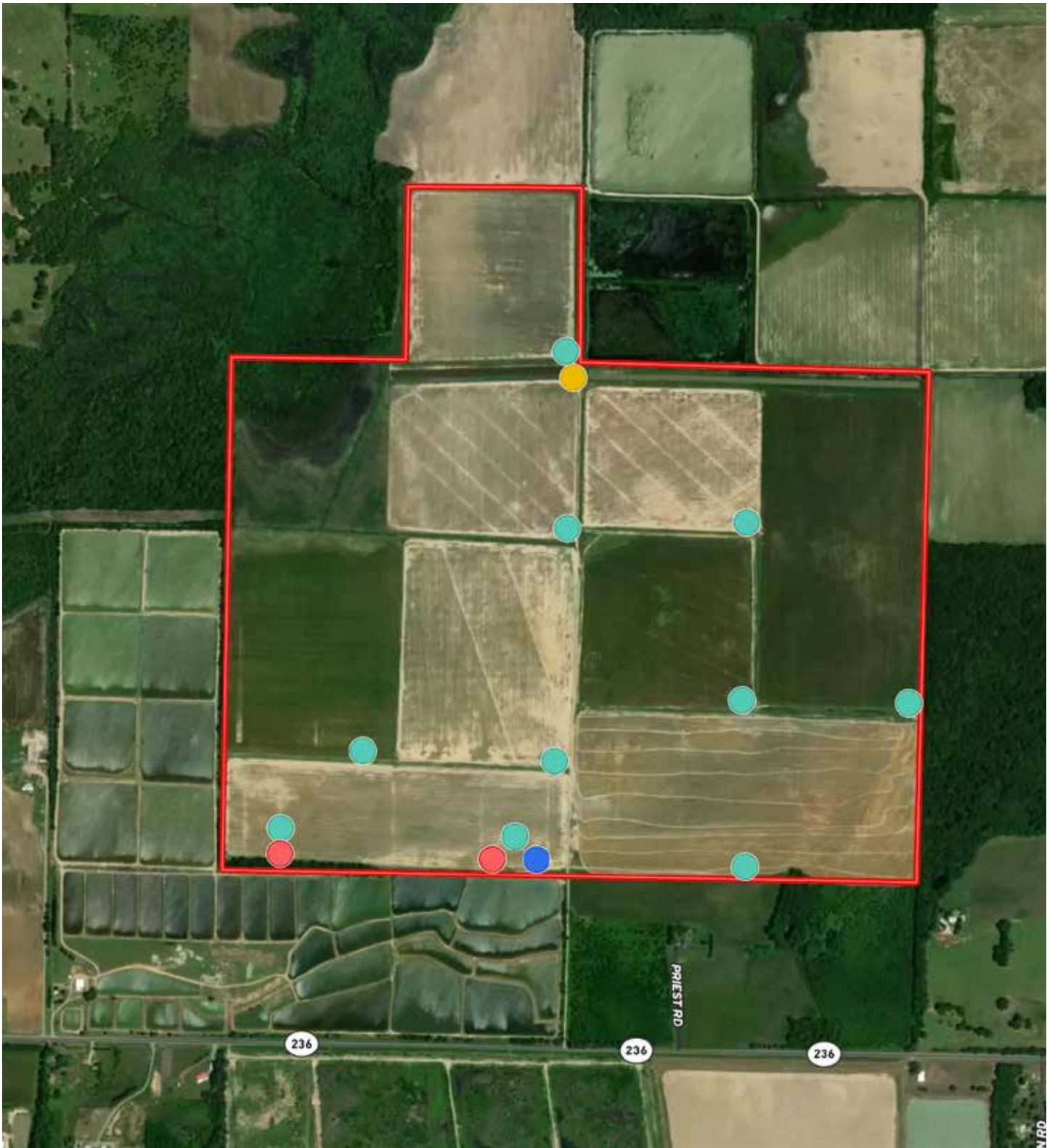




# TOPOGRAPHY MAP



# IRRIGATION MAP



● 8" Electric Submersible ● 6" Electric Submersible ● 14" Diesel Turbine ● Riser

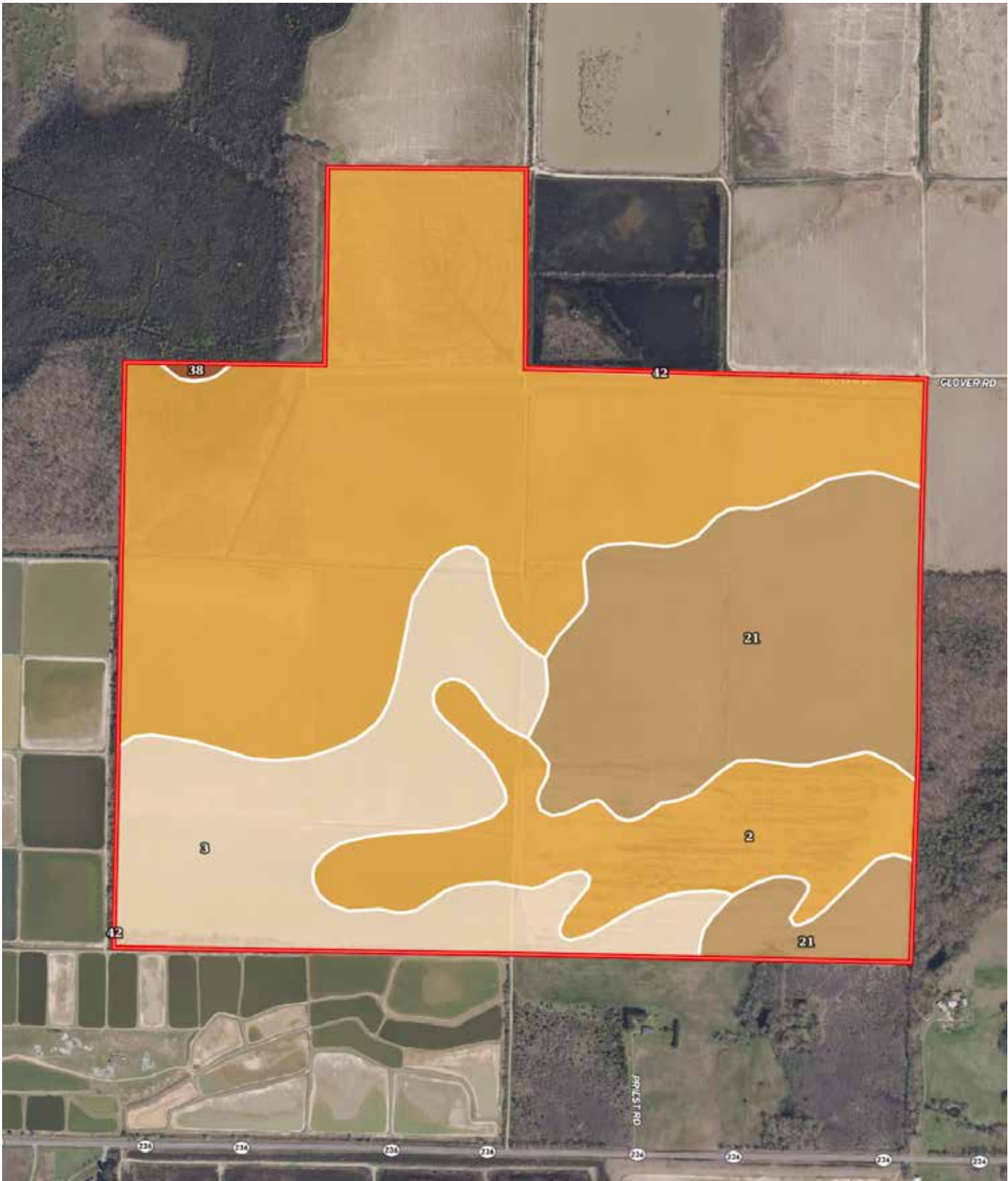








# SOIL MAP



# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2	Calhoun silt loam, 0 to 1 percent slopes	305.38	58.38	0	62	3w
21	Immanuel silt loam, 1 to 3 percent slopes	116.45	22.26	0	65	2e
3	Calloway silt loam, 0 to 1 percent slopes	100.02	19.12	0	58	2w
38	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	0.89	0.17	0	51	4w
42	Water	0.33	0.06	0	-	8
TOTALS		523.07(*)	100%	-	61.85	2.59

(\*) 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 (2024)

\$4,811.16

## Offering Price

\$3,068,000.00

To learn more about the Lonoke Wattensaw Farm or to schedule a property tour, contact Robert Moery or Brent Birch of Lile Real Estate, Inc.

## Robert Moery

501-516-5067 (m)

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

## Brent Birch

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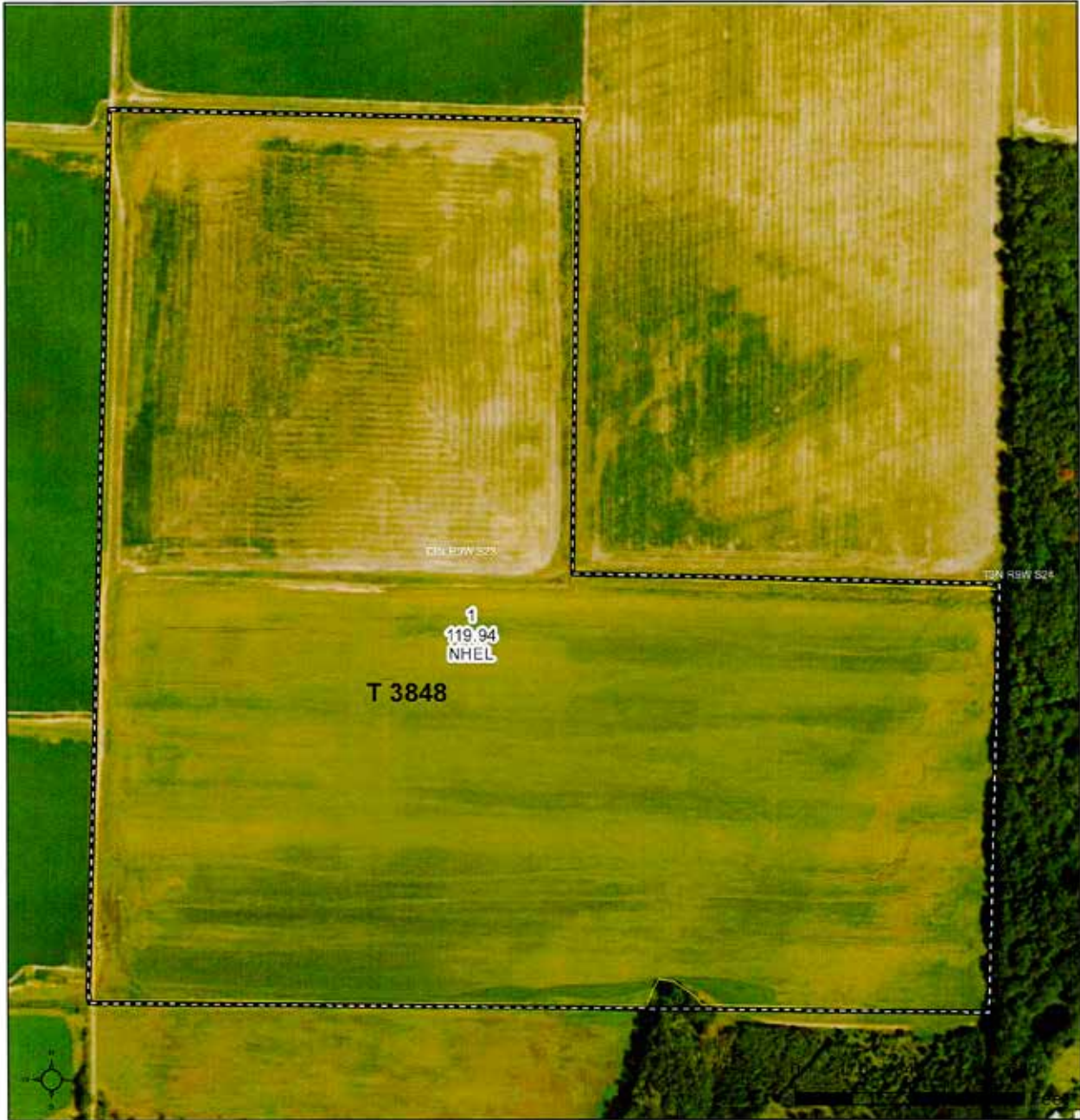


# FARM SERVICE AGENCY



United States  
Department of  
Agriculture

Lonoke 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 20, 2024

**Farm 5602**  
**Tract 3848**

Tract Cropland Total: 119.94 acres

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 LONOKE Form: FSA-156EZ <small>See Page 2 for non-discriminatory Statements.</small>	United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	<b>FARM : 5602</b> Prepared : 4/15/26 1:00 PM CST Crop Year : 2026
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**Operator Name** : BERNIE CLIFFORD PARKER III  
**CRP Contract Number(s)** : None  
**Recon ID** : 05-085-2023-55  
**Transferred From** : None  
**ARCPLC G/I/F Eligibility** : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
122.58	119.94	119.94	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	119.94	12.10		0.00	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, RICE-LGR, RICE-MGR

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	62.60	0.00	32	
Rice-Long Grain	49.80	0.00	4589	
Rice-Medium Grain	4.70	0.00	4589	
<b>TOTAL</b>	<b>117.10</b>	<b>0.00</b>		

**NOTES**

**Tract Number** : 3848  
**Description** : G-8  
**FSA Physical Location** : ARKANSAS/LONOKE  
**ANSI Physical Location** : ARKANSAS/LONOKE  
**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** : SUN HOLDINGS LLC  
**Other Producers** : HEATHER RUTH PARKER  
**Recon ID** : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
122.58	119.94	119.94	0.00	0.00	0.00	0.00	0.0

# FARM SERVICE AGENCY

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**Tract 3848 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	119.94	12.10	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	62.60	0.00	32
Rice-Long Grain	49.80	0.00	4589
Rice-Medium Grain	4.70	0.00	4589
<b>TOTAL</b>	<b>117.10</b>	<b>0.00</b>	

**NOTES**

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# FARM SERVICE AGENCY



United States  
Department of  
Agriculture

Lonoke 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 20, 2024

**Farm 5607**  
**Tract 5161**

Tract Cropland Total: 396.49 acres

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# FARM SERVICE AGENCY

ARKANSAS LONOKE Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	<b>FARM : 5607</b> Prepared : 4/15/26 1:00 PM CST Crop Year : 2026
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Operator Name	: BERNIE CLIFFORD PARKER III
CRP Contract Number(s)	: None
Recon ID	: 05-085-2023-59
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
396.49	396.49	396.49	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	396.49	18.80		0.00	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, SOYBN	RICE-LGR

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	46.80	0.00	69	
Soybeans	214.60	0.00	25	100
Rice-Long Grain	131.70	0.00	6093	
<b>TOTAL</b>	<b>393.10</b>	<b>0.00</b>		

NOTES

Tract Number	: 5161
Description	:
FSA Physical Location	: ARKANSAS/LONOKE
ANSI Physical Location	: ARKANSAS/LONOKE
BIA Unit Range Number	:
CRP Contract Number(s)	: None
HEL Status	: NHIEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: SUN HOLDINGS LLC
Other Producers	: HEATHER RUTH PARKER
Recon ID	: 05-085-2023-58

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
396.49	396.49	396.49	0.00	0.00	0.00	0.00	0.0

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**Tract 5161 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	396.49	18.80	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	46.80	0.00	69
Soybeans	214.60	0.00	25
Rice-Long Grain	131.70	0.00	6093
<b>TOTAL</b>	<b>393.10</b>	<b>0.00</b>	

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schedule a property tour, contact:

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