LILE REAL ESTATE

Lonoke Wattensaw Farm

An Agricultural and Recreational Investment Opportunity

520± Total Acres | $2,912,000.00

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

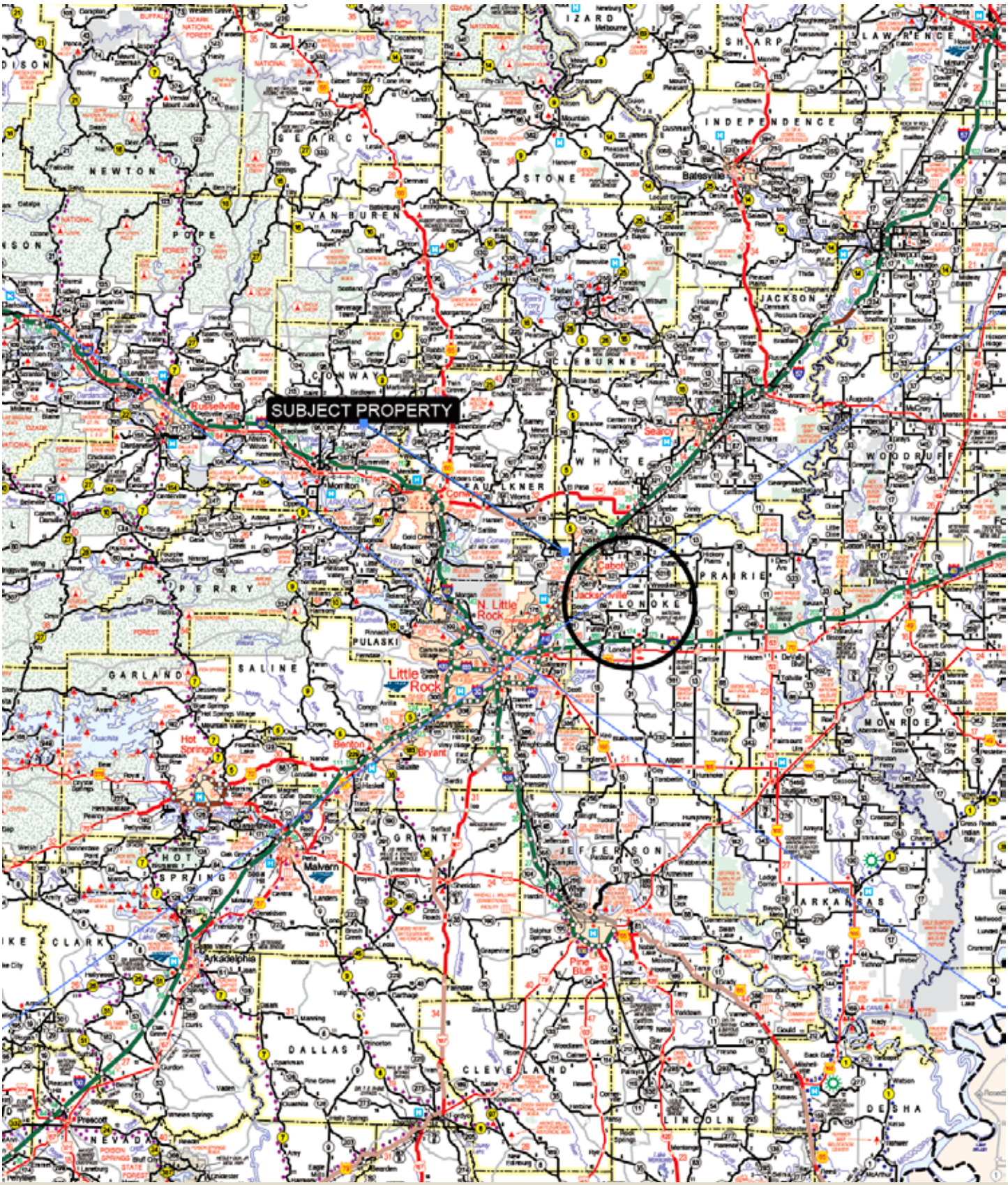
Offering Price
$2,912,000.00
(Originally $2,068,000.00)

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Vicinity Map



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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.

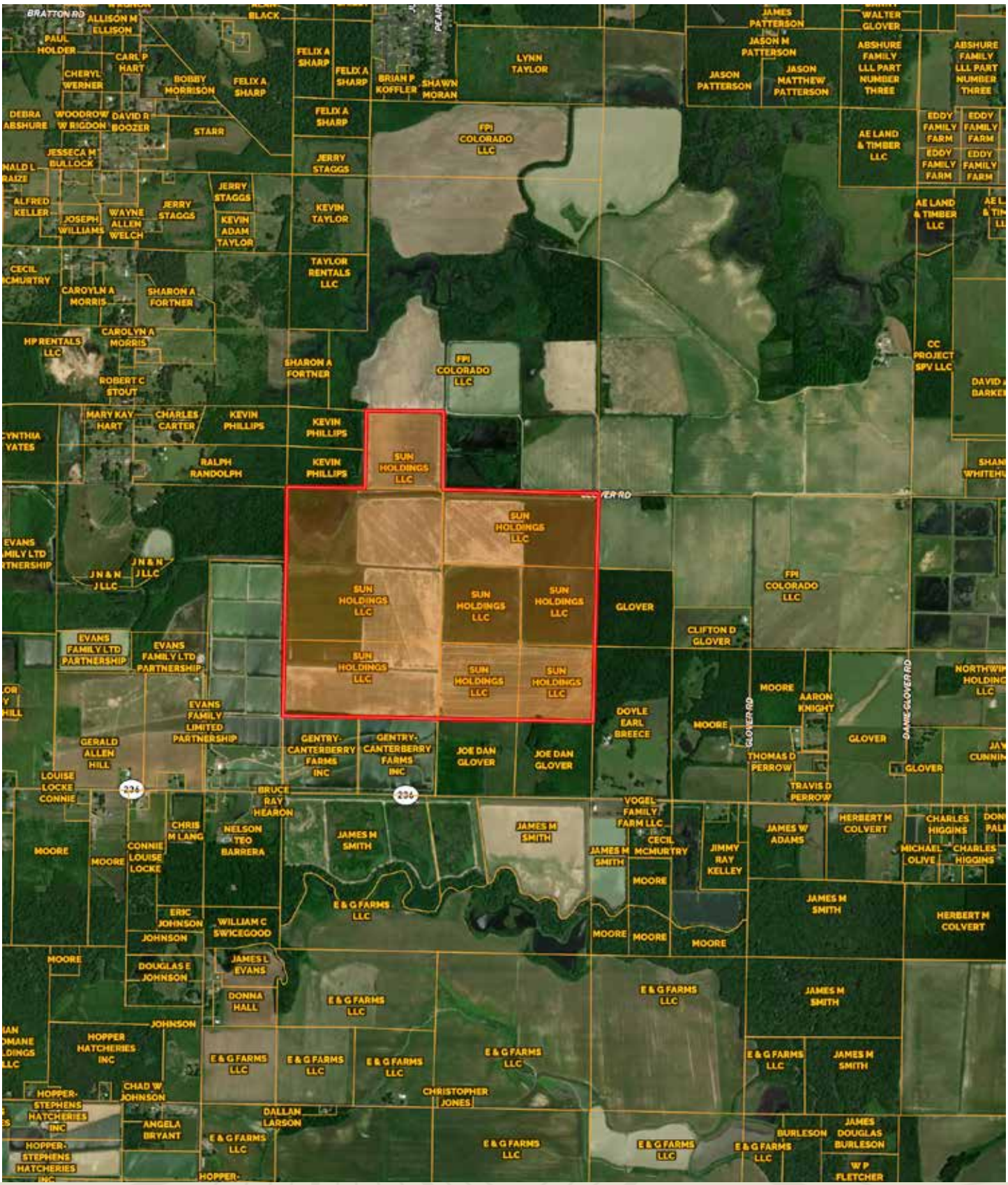
The Lonoke Wattensaw Farm is accessible via a gravel road off Arkansas State Highway 236, putting it within easy reach of Little Rock, Lonoke, Jacksonville, and the surrounding area.



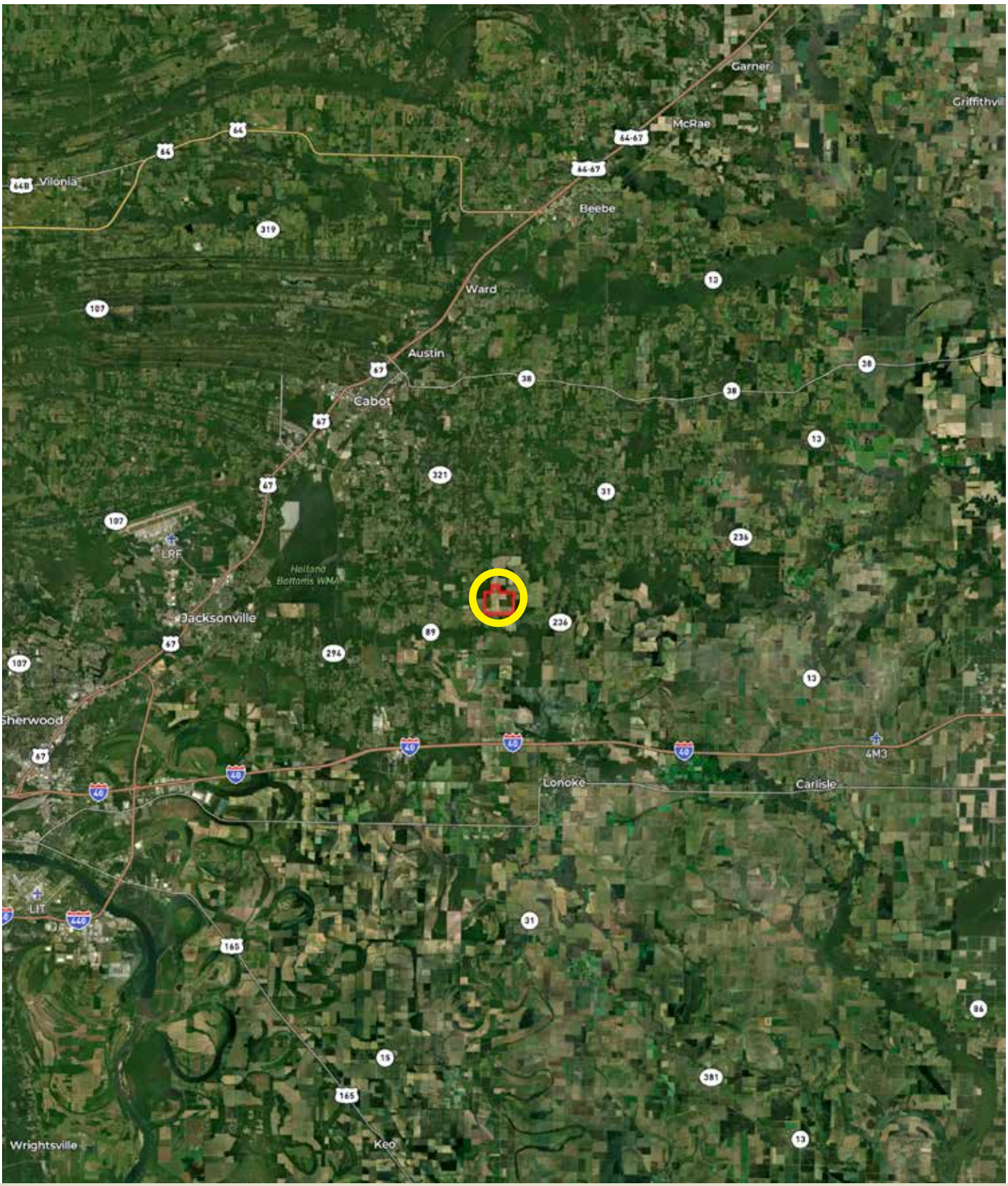
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Ownership Map



Location Map



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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.





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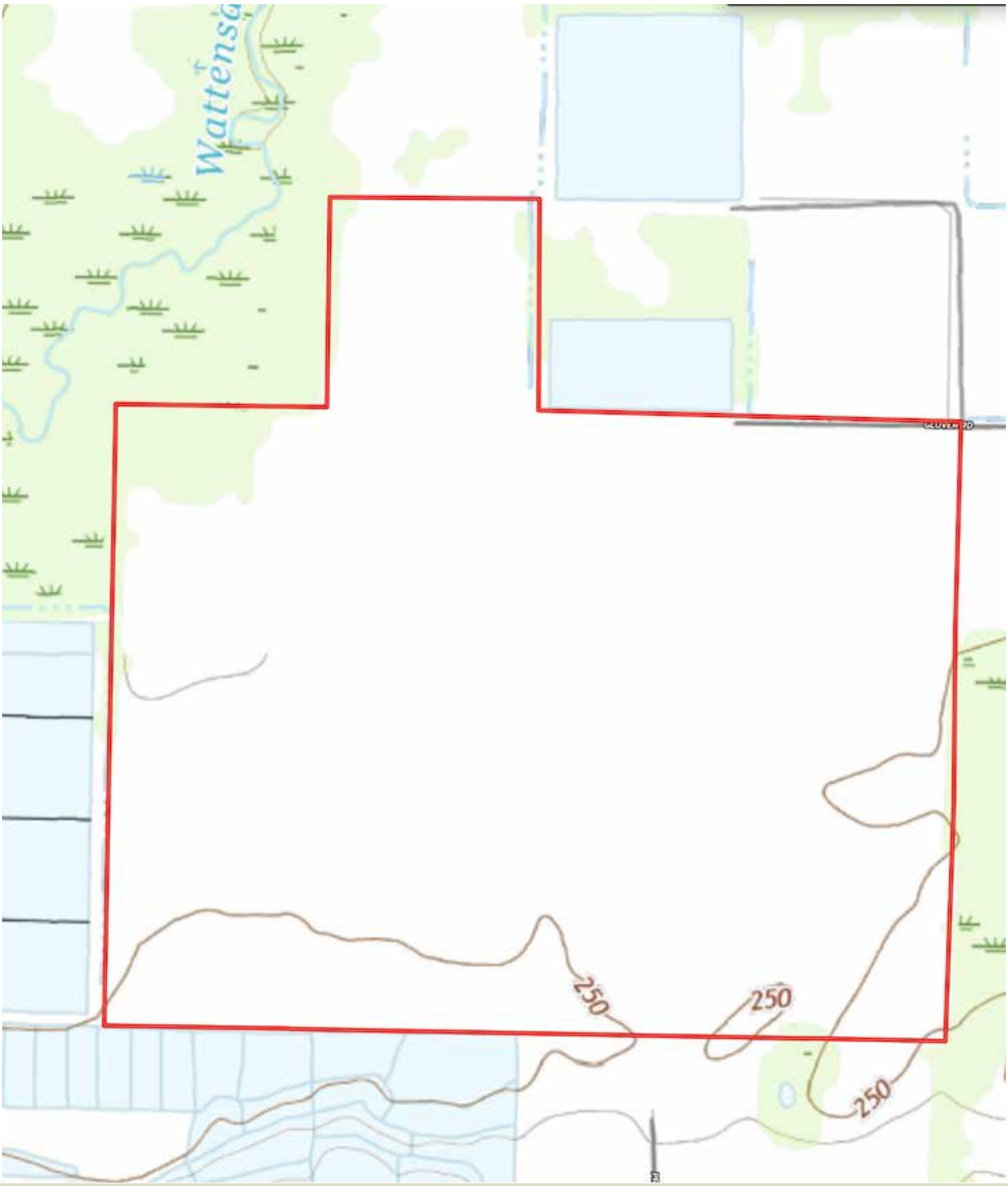


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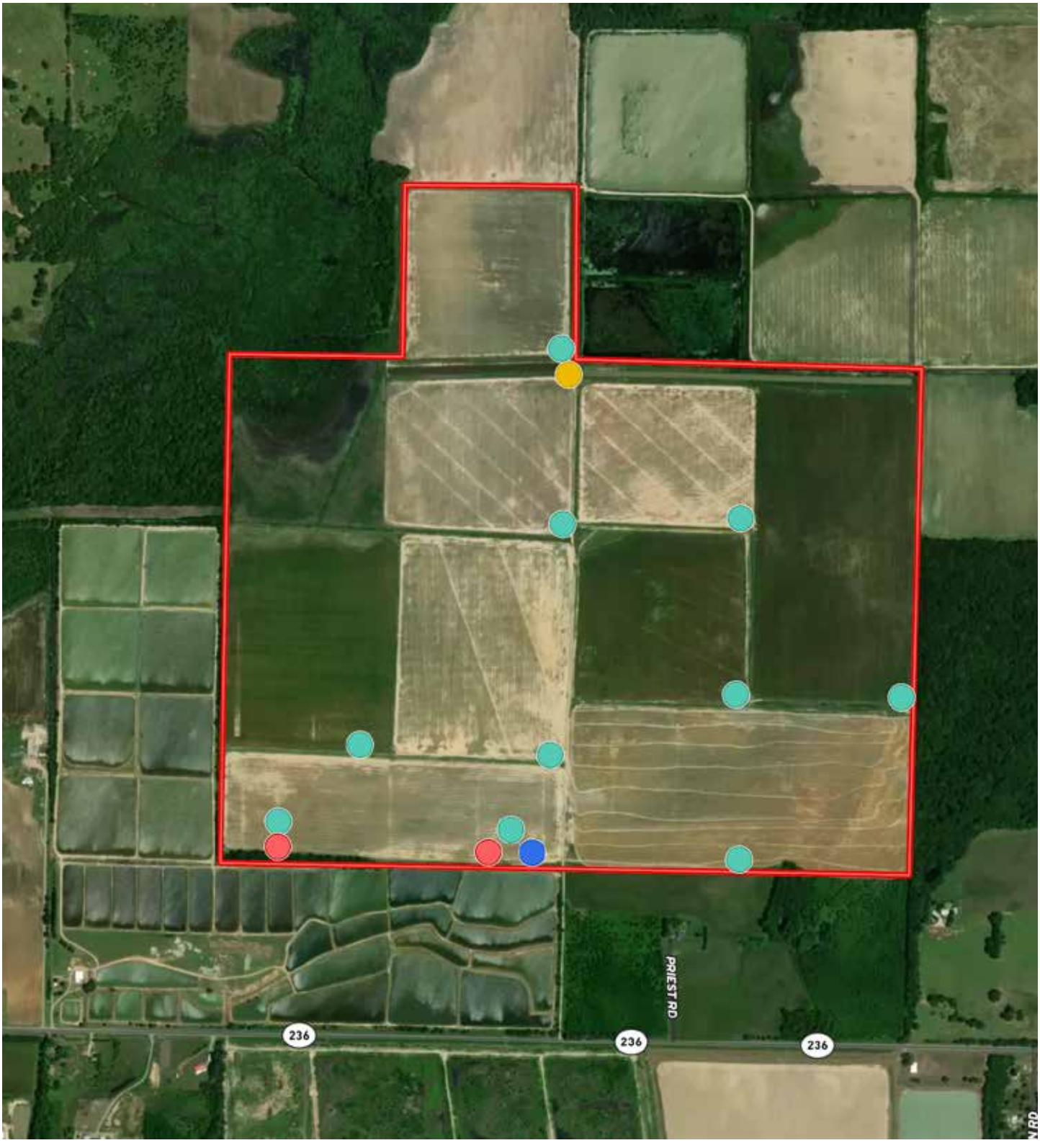
Topography Map



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Irrigation Map



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





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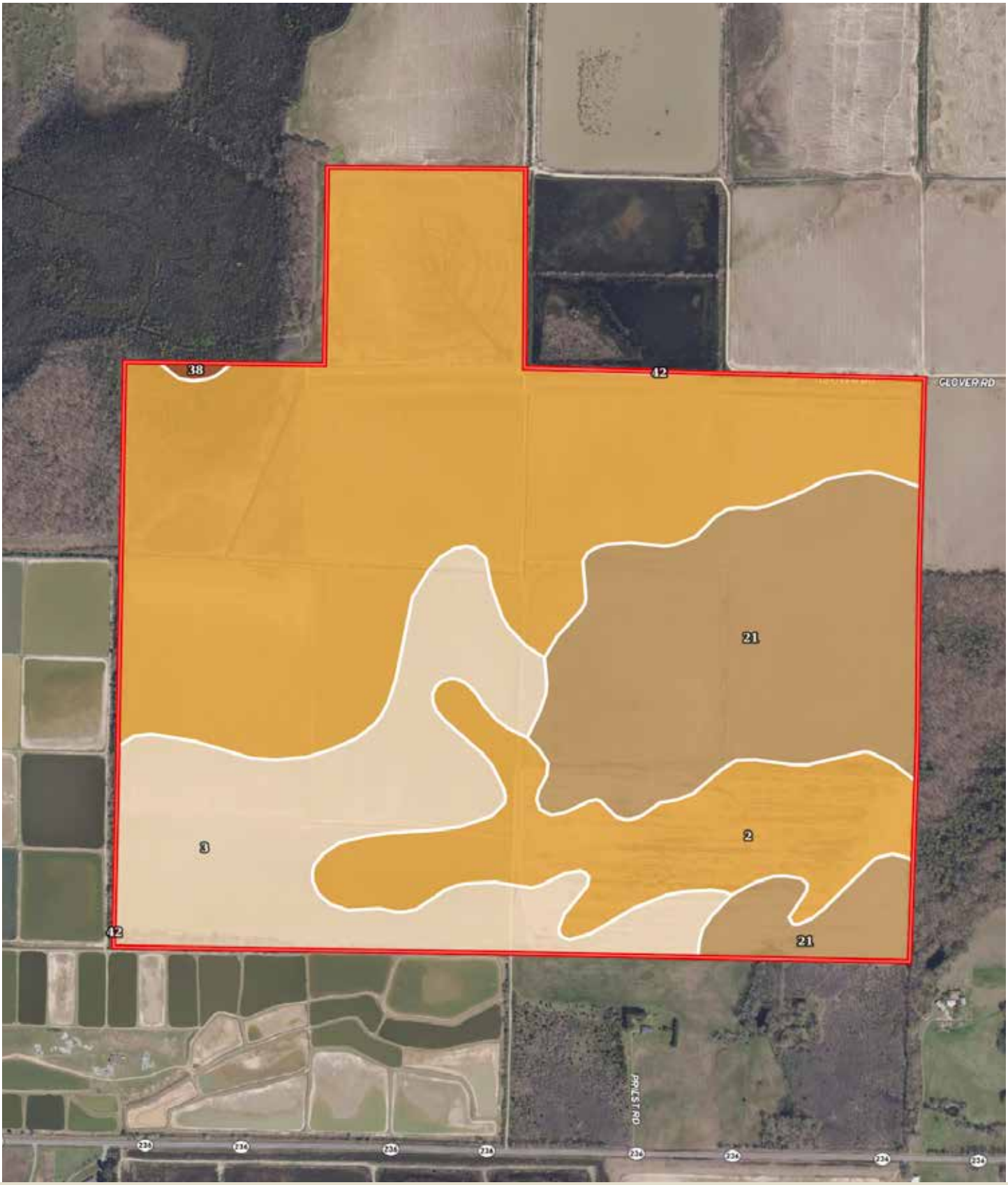


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Soil Map



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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
$2,912,000.00
(Originally $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
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rmoery@lilerealestate.com

Brent Birch
501-951-2850 (m)
bbirch@lilerealestate.com



Farm Service Agency



Farm Service Agency

ARKANSAS
LONOKE
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5602
Prepared : 4/15/26 1:00 PM CST
Crop Year : 2026

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	
TOTAL	**117.10**	**0.00**		

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

Page: 1 of 2

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Farm Service Agency

ARKANSAS
LONOKE
Form: FSA-156EZ

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Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5602
Prepared : 4/15/26 1:00 PM CST
Crop Year : 2026

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
TOTAL	**117.10**	**0.00**	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at How to File a Program Discrimination Complaint and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Page: 2 of 2

Farm Service Agency



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Farm Service Agency

ARKANSAS
LONOKE
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United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5607
Prepared : 4/15/26 1:00 PM CST
Crop Year : 2026

Operator Name	: BERNIE CLIFFORD PARKER III
CRP Contract Number(s)	: None
Recon ID	: 05-085-2023-59
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
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	
TOTAL	393.10	0.00		

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	: 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	: 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

Page: 1 of 2

Farm Service Agency

ARKANSAS
LONOKE
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USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5607
Prepared : 4/15/26 1:00 PM CST
Crop Year : 2026

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
TOTAL	**393.10**	**0.00**	

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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.







ALC

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Scan for more info



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The LandReport
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