



# YUKON DELTA

An Agricultural and Recreational Investment Opportunity

79.9± Surveyed Acres | \$519,740.00

Desha County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# YUKON DELTA

## QUICK FACTS

### **Acreage**

- 79.96± surveyed acres
- 61.76± tillable acres

### **Location**

Desha County, Arkansas

### **Access**

An improved field road

### **Crop Rotation**

Rice, soybeans, and corn

### **Irrigation**

Two wells and 830± feet of underground pipeline

### **Recreation**

Waterfowl, deer, and dove hunting

### **Notable Features**

- Dove field
- Dedicated four (4) acre "duck" rice field
- Recently land leveled for additional duck food including water control structures

### **Offering Price**

\$519,740.00

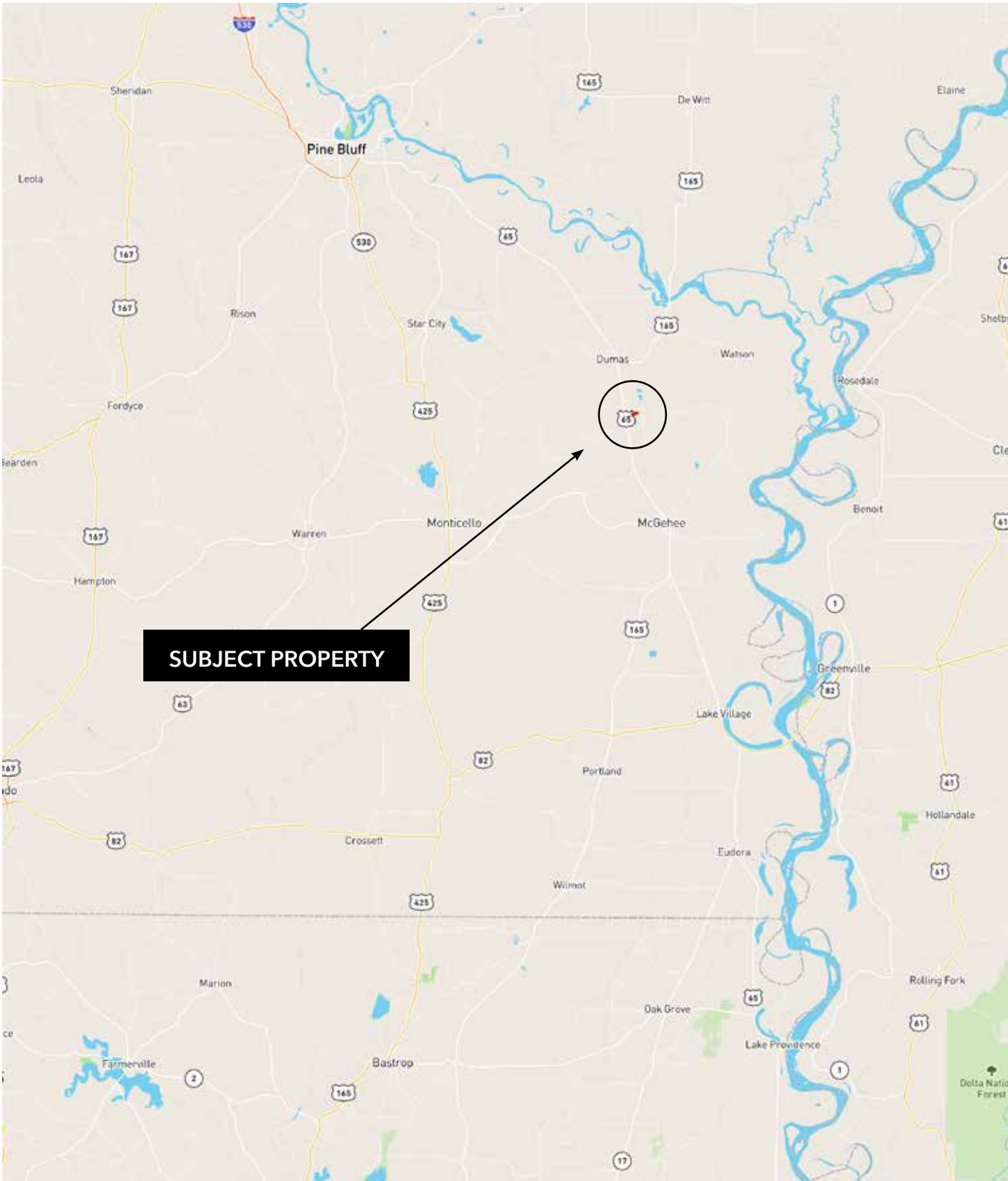


EAL  
CAM

60F 16°C 10/05/2025 05:00:19

**10/05/2025 5:00 AM**

# VICINITY MAP



# PROPERTY DESCRIPTION

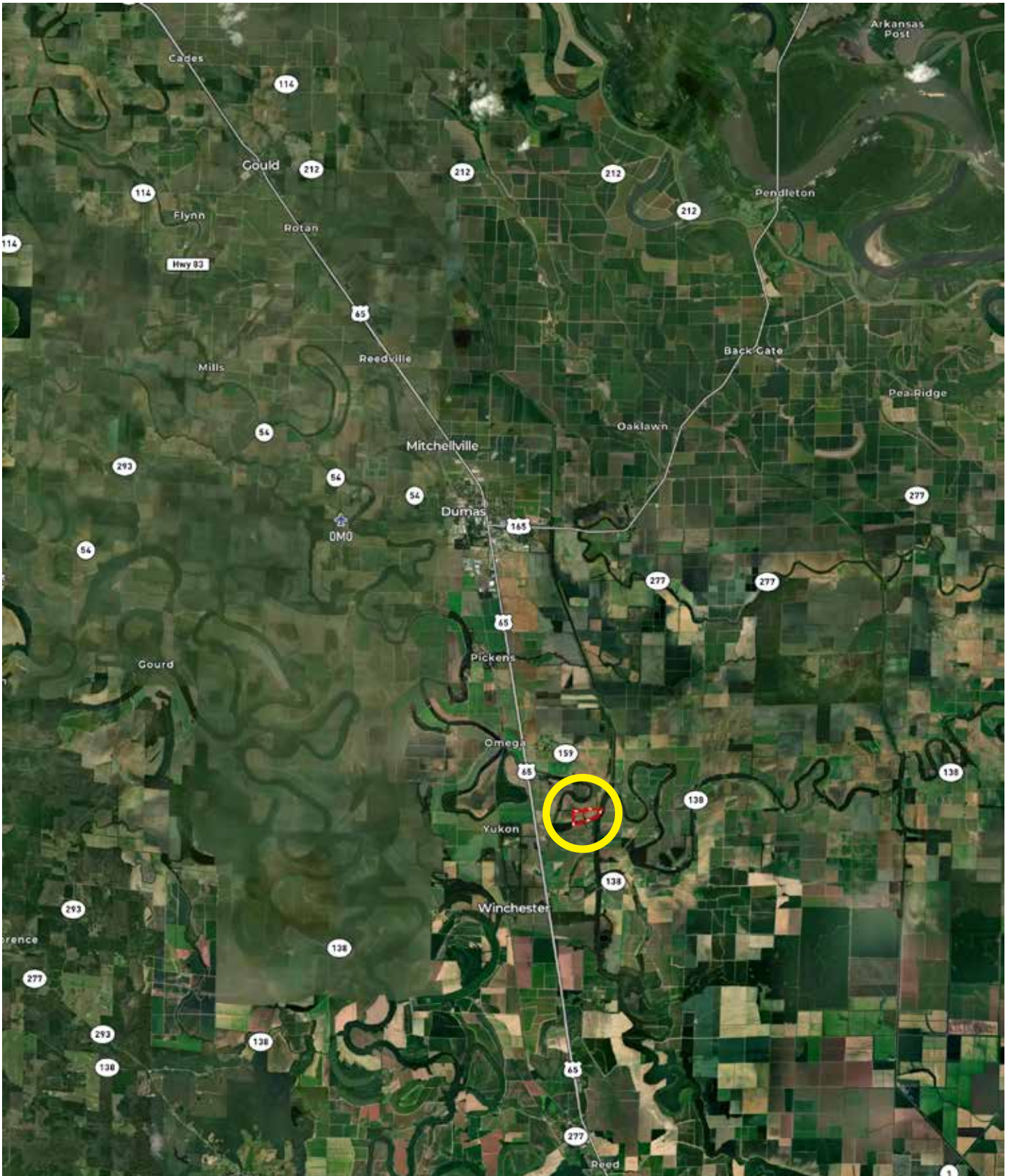
## YUKON DELTA

The Yukon Delta consists of 79.96± surveyed acres located in Desha County, Arkansas near Winchester. The Farm Service Agency reports a total of 61.76± tillable acres, of which the majority has been precision leveled. Approximately 830± feet of underground pipeline has been installed for irrigation and there are also two irrigation wells. Access is considered great as the property is located not far off of U.S.

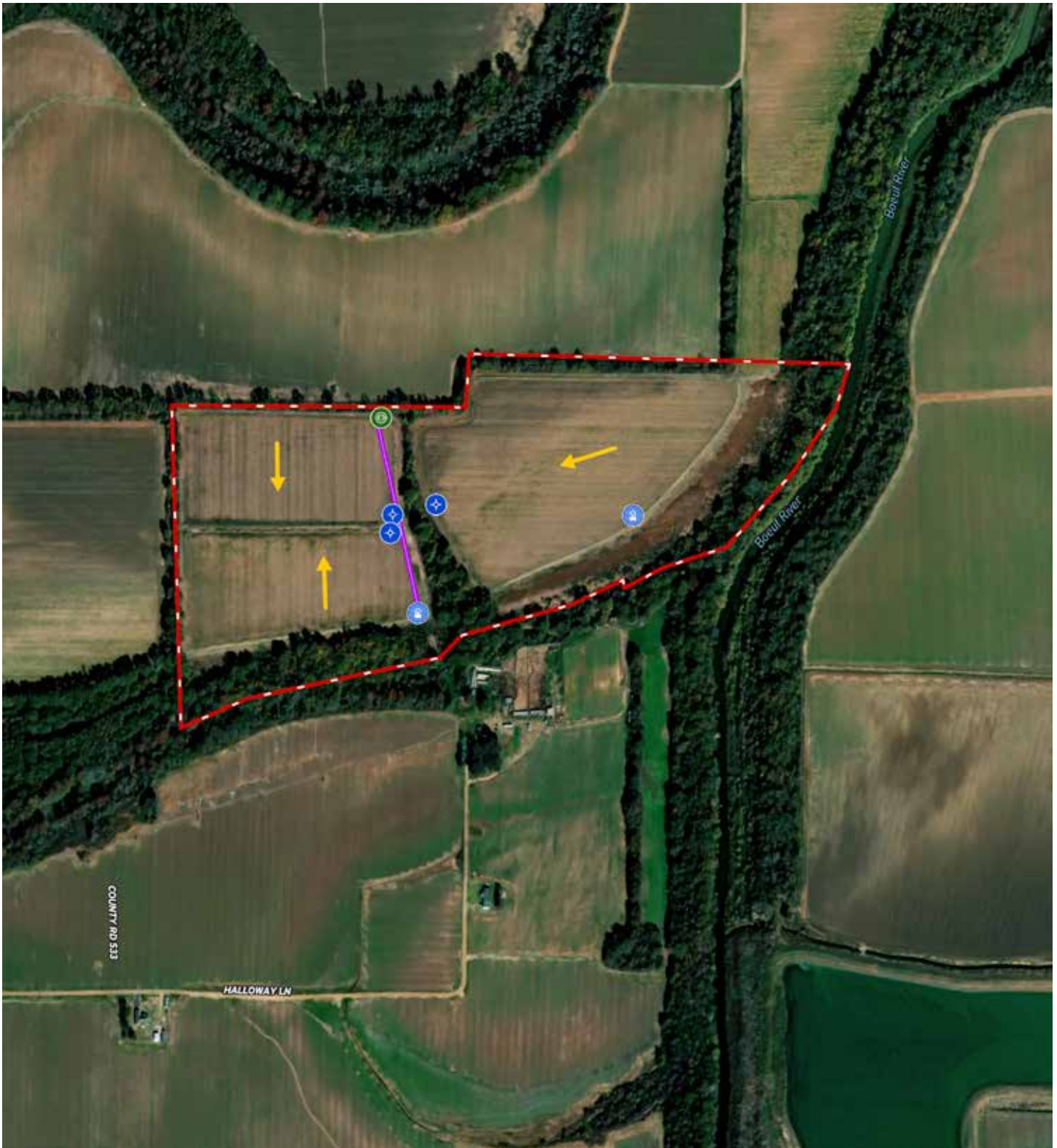
Highway 65. The property is located in a known waterfowl flyway and is well suited for hunting blinds. Waterfowl hunting is improved by the property adjoining the Boeuf River and it being easy to flood. The tillable acres are typically planted in rice, soybeans, and corn, which provides excellent duck food as well. Additional recreational opportunities include dove hunting and whitetail deer hunting.



# LOCATION MAP



# IRRIGATION MAP



Pipe



Wellhead SI



Well



Water Flow Direction



Pipeline



VEAL 93F 34°C 07/31/2025 19:09:38

**07/31/2025 7:09 PM**

**CAMERA NAME: SUNFLOWER FIELD**

**CAMERA LOCATION: YUKON, AR**



VEAL FACTORYCAM 69F 21°C 09/01/2025 04:08:3



REVEAL FACTORYCAM 77F 25°C 08/29/2025 20:01:43

# LOCATION & ACCESS

Winchester, Desha, Arkansas  
Southeastern Region of Arkansas

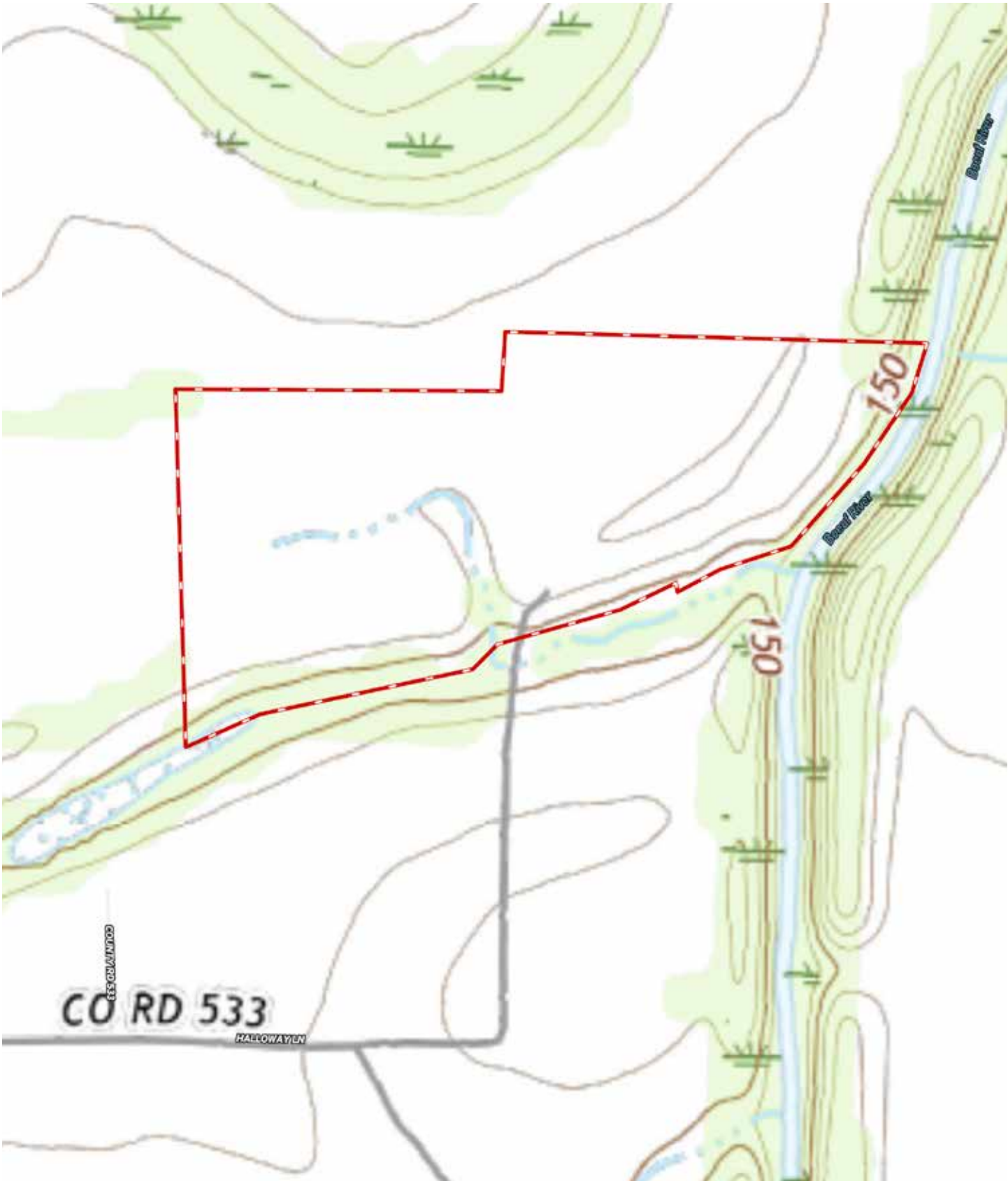
## Mileage Chart

Monticello, AR	26 Miles
Greenville, MS	56 Miles
Pine Bluff, AR	48 Miles
Monroe, LA	110 Miles

The property is accessible via an improved field road.



# TOPOGRAPHY MAP



# SOIL MAP



# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RsA	Rilla silt loam, 0 to 1 percent slopes	31.42	43.46	0	85	2e
He	Hebert silt loam, 0 to 1 percent slopes	24.51	33.9	0	86	2w
Pe	Perry clay, 0 to 1 percent slopes	10.64	14.72	0	48	3w
RsB	Rilla silt loam, 1 to 3 percent slopes	5.48	7.58	0	86	2e
W	Water	0.19	0.26	0	-	-
Po	Portland silt loam, 0 to 1 percent slopes	0.07	0.1	0	57	3w
TOTALS		72.31(*)	100%	-	79.73	2.15

(\*) 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

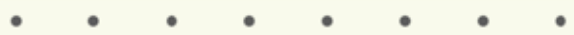
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

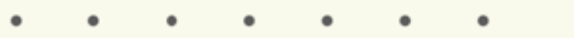
Land, Capability



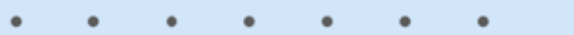
'Wild Life'



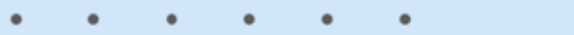
Forestry



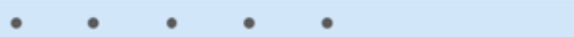
Limited



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



Description of a 2.514 acre thirty foot right of way described as follows:

**BEGINNING** at a point in the centerline of Section 26, T 10 S - R 4 W, Desha County, Arkansas; then run South 60°34'14" West 117.82 feet; said centerline for 54.41 feet to a point on the End Of The Right Of Way.

The above described right of way is thirty feet wide, containing 2.514 acres as per Reference Number 9599 M-5381.

Description of a 15.76 acre tract of land situated in a portion of Sections 26 & 35, T 10 S - R 4 W, Desha County, Arkansas, further described as follows:

**BEGINNING** at a found 5/8" rebar with an aluminum cap at the southeast corner of Section 26, T 10 S - R 4 W, Desha County, Arkansas then run South 89°10'32" East for 2328.16 feet to a found 5/8" rebar; then run South 01°01'15" West for 1321.18 feet to a found 5/8" rebar with an aluminum cap at the northeast corner of the Northwest ¼ of the Northeast ¼ being in the centerline of a drainage ditch; then run in a westerly then southerly direction along said centerline approximately 2750 feet to a point; then run North 68°51'38" West approximately 81 feet to a point on the aforementioned eastern right of way line of the Missouri Pacific Railroad; then run North 06°53'06" West along said right of way line for 2072.64 feet to a found 5/8" rebar and The Point Of Beginning.

The above described tract of land is situated in a portion of the Sections 26 & 35, T 10 S - R 4 W, Desha County, Arkansas, as surveyed by Frank L. Messinger, Professional Land Surveyor, containing 15.76 acres as per Reference Number 9599 M-5381 and subject to a road right of way along the western line.

Description of a 43.80 acre tract of land situated in a portion of Sections 26 & 35, T 10 S - R 4 W, Desha County, Arkansas, further described as follows:

**BEGINNING** at a found 5/8" rebar on the eastern right of way line of the Missouri Pacific Railroad lying 1374.21 feet North and 3666.87 feet West of a found 2" iron pipe at the southeast corner of Section 26, T 10 S - R 4 W, Desha County, Arkansas then run South 89°10'32" East for 2328.16 feet to a found 5/8" rebar; then run South 01°01'15" West for 1321.18 feet to a found 5/8" rebar with an aluminum cap at the northeast corner of the Northwest ¼ of the Northeast ¼ being in the centerline of a drainage ditch; then run in a westerly then southerly direction along said centerline approximately 2750 feet to a point; then run North 68°51'38" West approximately 81 feet to a point on the aforementioned eastern right of way line of the Missouri Pacific Railroad; then run North 06°53'06" West along said right of way line for 2072.64 feet to a found 5/8" rebar and The Point Of Beginning.

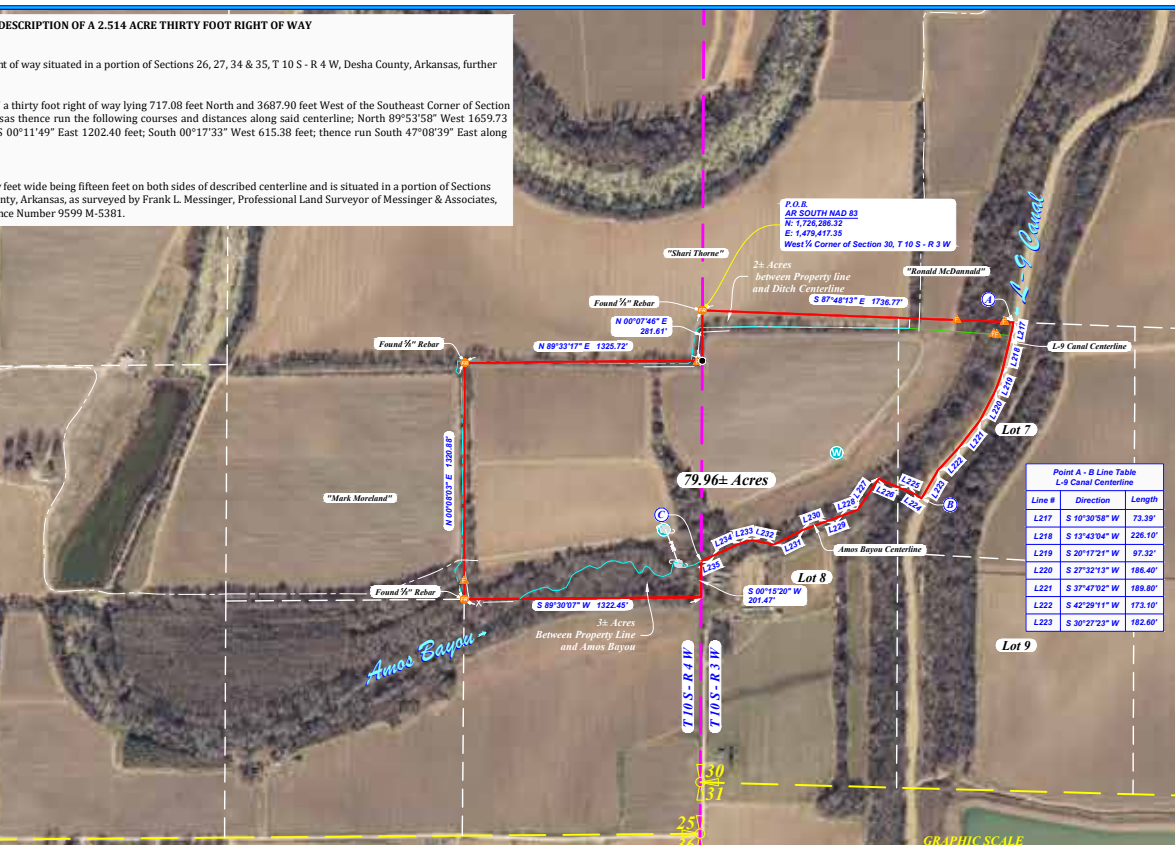
The above described tract of land is situated in a portion of the Sections 26 & 35, T 10 S - R 4 W, Desha County, Arkansas, as surveyed by Frank L. Messinger, Professional Land Surveyor, containing 43.80 acres as per Reference Number 9599 M-5381 and subject to a road right of way along the western line.

**DESCRIPTION OF A 2.514 ACRE THIRTY FOOT RIGHT OF WAY**

Right of way situated in a portion of Sections 26, 27, 34 & 35, T 10 S - R 4 W, Desha County, Arkansas, further

a thirty foot right of way lying 717.08 feet North and 3687.90 feet West of the Southeast Corner of Section 26, as thence run the following courses and distances along said centerline; North 89°53'58" West 1659.73 feet to a 5/8" rebar; thence South 00°11'49" East 1202.40 feet; South 00°17'33" West 615.38 feet; thence run South 47°08'39" East along

centerline 717.08 feet wide being fifteen feet on both sides of described centerline and is situated in a portion of Sections 26, 27, 34 & 35, T 10 S - R 4 W, Desha County, Arkansas, as surveyed by Frank L. Messenger, Professional Land Surveyor of Messenger & Associates, Inc. Reference Number 9599 M-5381.



**Point A - B Line Table  
L-9 Canal Centerline**

Line #	Direction	Length
L217	S 10°30'58" W	73.39'
L218	S 13°43'04" W	226.10'
L219	S 20°17'21" W	87.32'
L220	S 27°32'13" W	186.40'
L221	S 37°47'02" W	189.80'
L222	S 42°20'11" W	173.10'
L223	S 30°27'23" W	182.80'

**Point B - C Line Table  
Amos Bayou Centerline**

Line #	Direction	Length
L224	N 56°10'55" W	44.86'
L225	N 67°53'34" W	90.22'
L226	N 66°34'24" W	128.54'
L227	S 33°59'28" W	209.13'
L228	S 89°39'57" W	98.53'
L229	S 89°39'57" W	87.18'
L230	S 70°09'43" W	137.46'
L231	S 83°29'03" W	185.19'
L232	N 78°27'28" W	122.03'
L233	S 75°59'26" W	65.57'
L234	S 65°06'46" W	167.03'
L235	S 68°58'52" W	75.96'

**Acreage Tabulation**

79.96± Acres
70.22± Acres
43.80± Acres
15.76± Acres
209.74± Acres Total

**Arkansas Survey Plat Codes**

500-10S-04W-0-25-200-021-0873
500-10S-04W-0-26-203-021-0873
500-10S-04W-0-34-100-021-0873
500-10S-04W-0-35-104-021-0873
500-10S-03W-0-30-300-021-0873



**DESCRIPTION OF 15.76 ACRE TRACT OF LAND**

Tract of land in a portion of the North 1/2 of Section 35, T 10 S - R 4 W, Desha County, Arkansas, further

described as a minimum cap lying 2932.63 feet North and 2615.24 feet West of the Southeast Corner of Section 35, T 10 S - R 4 W, Desha County, Arkansas, as surveyed by Frank L. Messenger, Professional Land Surveyor of Messenger & Associates, Inc. Reference Number 9599 M-5381 and subject to the right of way of a thirty foot right of way line for 1095.64 feet to a point; thence run South 89°38'13" East for 178.11 feet to a point; thence run EAST 47.64 feet to a point; thence run NORTH 20.29 feet to a point; thence run South 02°36'01" East for 1146.15 feet to a set 5/8" rebar and

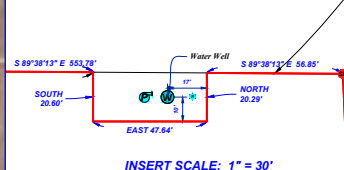
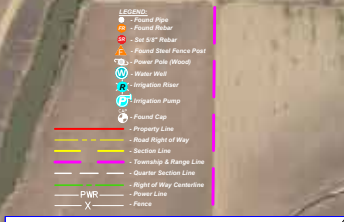
thence run South 89°14'18" East for 1383.40 feet to a set 5/8" rebar; thence run North 89°00'05" West for 59.99 feet to a set 5/8" rebar; thence run South 89°14'18" East for 1383.40 feet to a set 5/8" rebar; thence run North 89°00'05" West for 59.99 feet to a set 5/8" rebar; thence run South 89°14'18" East for 1383.40 feet to a set 5/8" rebar; thence run North 89°00'05" West for 59.99 feet to a set 5/8" rebar; thence run South 89°14'18" East for 1383.40 feet to a set 5/8" rebar with an aluminum cap at beginning.

**DESCRIPTION OF 43.80 ACRE TRACT OF LAND**

Tract of land in a portion of the Northeast 1/4 of Section 34 and the Northwest 1/4 of Section 35, T 10 S - R 4 W, Desha County, Arkansas, as surveyed by Frank L. Messenger, Professional Land Surveyor of Messenger & Associates, Inc. Reference Number 9599 M-5381 and subject to the right of way of a thirty foot right of way line for 1095.64 feet to a point; thence run South 89°38'13" East for 178.11 feet to a point; thence run EAST 47.64 feet to a point; thence run NORTH 20.29 feet to a point; thence run South 02°36'01" East for 1146.15 feet to a set 5/8" rebar and

thence run South 89°14'18" East for 1383.40 feet to a set 5/8" rebar; thence run North 89°00'05" West for 59.99 feet to a set 5/8" rebar; thence run South 89°14'18" East for 1383.40 feet to a set 5/8" rebar; thence run North 89°00'05" West for 59.99 feet to a set 5/8" rebar; thence run South 89°14'18" East for 1383.40 feet to a set 5/8" rebar; thence run North 89°00'05" West for 59.99 feet to a set 5/8" rebar; thence run South 89°14'18" East for 1383.40 feet to a set 5/8" rebar with an aluminum cap at beginning.

Tract of land in a portion of the Northeast 1/4 of Section 34 and the Northwest 1/4 of Section 35, T 10 S - R 4 W, Desha County, Arkansas, as surveyed by Frank L. Messenger, Professional Land Surveyor of Messenger & Associates, Inc. Reference Number 9599 M-5381.



**Messenger & Associates, Inc.**  
Professional Land Surveyors  
Environmental Consultants  
Drone & 3D Scanning Services

**Established 1945**

630 East Johnson Ave.  
Batesville, LA 71202  
www.messurvey.net

Ph: (504) 281-1838  
Fax: (504) 281-1018  
survey@messurvey.net

**Survey Plat for  
Reid Lester**  
Situated in  
Sections 25, 26, 34 & 35, T 10 S - R 4 W  
and Section 30, T 10 S - R 3 W  
Desha County, Arkansas

SCALE: 1" = 400'  
DATE: December 11, 2024  
REFERENCE No. 9599 M-5381

# RESOURCES & PRICE

## Mineral Rights

All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

## Offering Price

\$519,740.00

To learn more about the Yukon Delta 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)**



REVEAL  
TACTICALLY



93F 34°C

07/31/2025 18:59:14

# RECREATIONAL MAP







# FARM SERVICE AGENCY

Arkansas  
Desha

U.S. Department of Agriculture  
Farm Service Agency

**FARM: 2858**

Prepared: 4/24/20 9:57 AM  
Crop Year: 2020

Report ID: FSA-156EZ

## Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

<b>Operator Name</b>	<b>Farm Identifier</b>	<b>Recon Number</b>
PEACOCK & STAUDINGER FARMS		2016 - 17

**Farms Associated with Operator:**  
812, 816

ARC/PLC G/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
202.09	167.89	167.89	0.0	0.0	11.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	156.89	0.0	0.0				

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
SOYBN, SUP	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	10.9	32	0.0
SEED COTTON	107.5	1997	0.0
UNA GENERIC	26.87	0	0.0
<b>Total Base Acres:</b>	145.27		

**Tract Number:** 217      **Description:** B-9 SEC: 25,30  
**FSA Physical Location:** Desha, AR      **ANSI Physical Location:** Desha, AR  
**BIA Range Unit Number:**  
**HEL Status:** NHEL: no agricultural commodity planted on undetermined fields  
**Wetland Status:** Tract does not contain a wetland  
**WL Violations:** None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
84.47	67.55	67.55	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	67.55	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	10.9	32	0.0
SEED COTTON	45.28	1997	0.0
UNA GENERIC	11.32	0	0.0

# FARM SERVICE AGENCY

Map of Farm 2858 in Desha County, Arkansas

Page 1 of 2



Desha County, Arkansas



Common Land Unit  
Cropland Non-cropland CRP

Farm 2858  
Tract 217

Wetland Determination Identifiers

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

2020 Crop Year





**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.



---

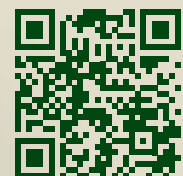
For more information or to  
schedule a property tour, contact:



**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)