



# T.J. COX FARMS, INC.

An Agricultural and Recreational Investment Opportunity

438.98± Total Acres | \$3,029,000.00

Lincoln and Desha Counties, Arkansas



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# COX FARM

## QUICK FACTS

### **Acreage**

438.98± total acres

- 404.62± FSA Cropland acres

### **Location**

Dumas, Lincoln and Desha Counties,  
Arkansas

### **Access**

Jimmy Lane and Desoto Road

### **Crop Rotation**

Corn, rice, and soybeans

### **Irrigation**

- Three (3) 8" Diesel Turbine Wells
- Two (2) 6" Electric Submersible Wells
- Seven (7) Risers

### **Recreation**

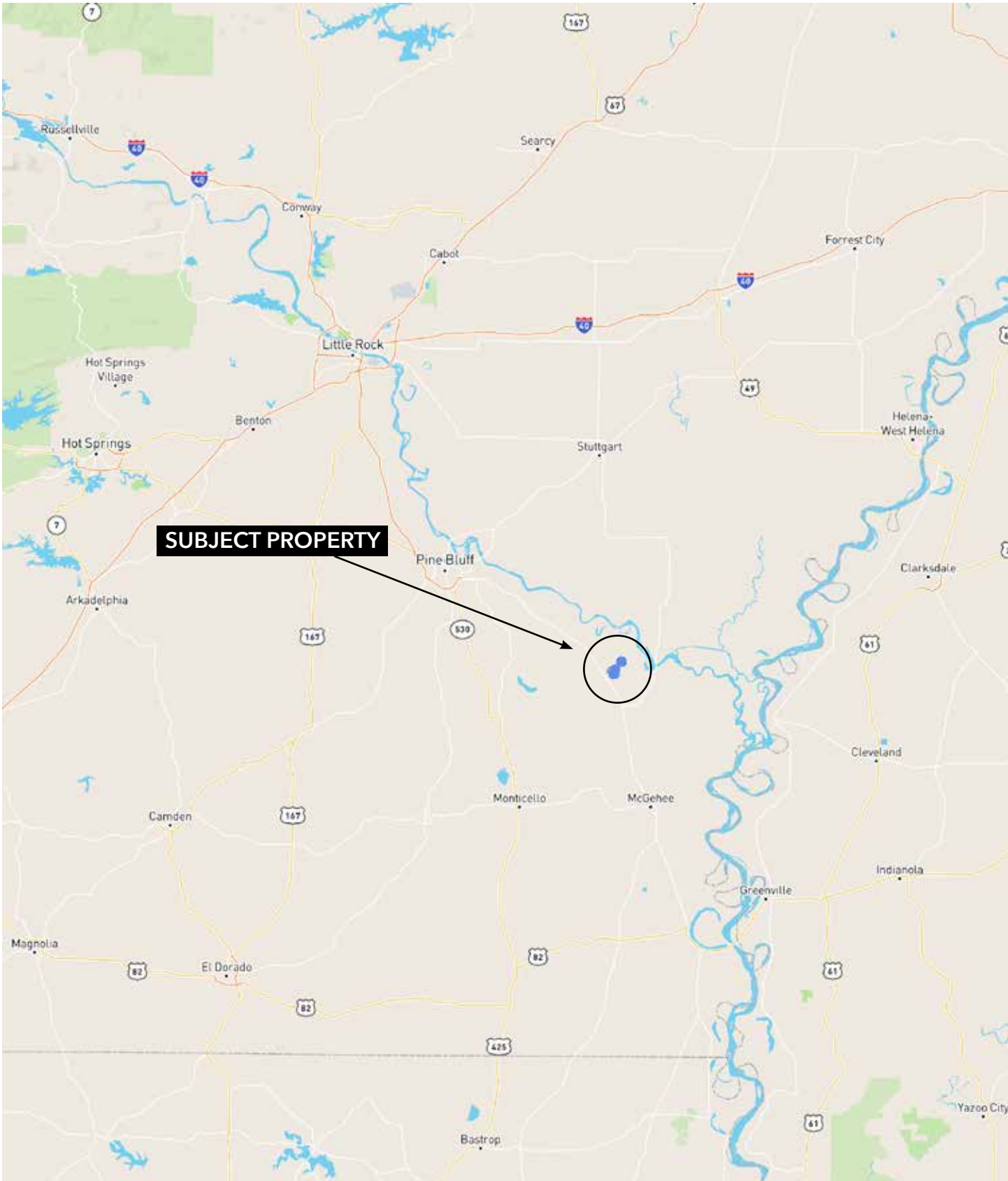
Waterfowl, deer, and small game  
hunting

### **Offering Price**

\$3,029,000.00



# VICINITY MAP



# PROPERTY DESCRIPTION

## COX FARM

The Cox Farm consists of 438.98± acres and presents an excellent agricultural investment opportunity in southeast Arkansas. The property is comprised of two nearby tracts, including 160± acres in Lincoln County and 278.98± acres in Desha County.

According to the Farm Service Agency, the farm contains 404.62 cropland acres, all of which are fully irrigated. Historically, the farm has been

operated in a corn, rice, and soybean rotation, providing a diversified row-crop production base supported by established irrigation infrastructure.

In addition to its agricultural attributes, the property offers recreational opportunities, including waterfowl, deer, and small game hunting. Access to the farm is provided via Jimmy Lane and Desoto Road.

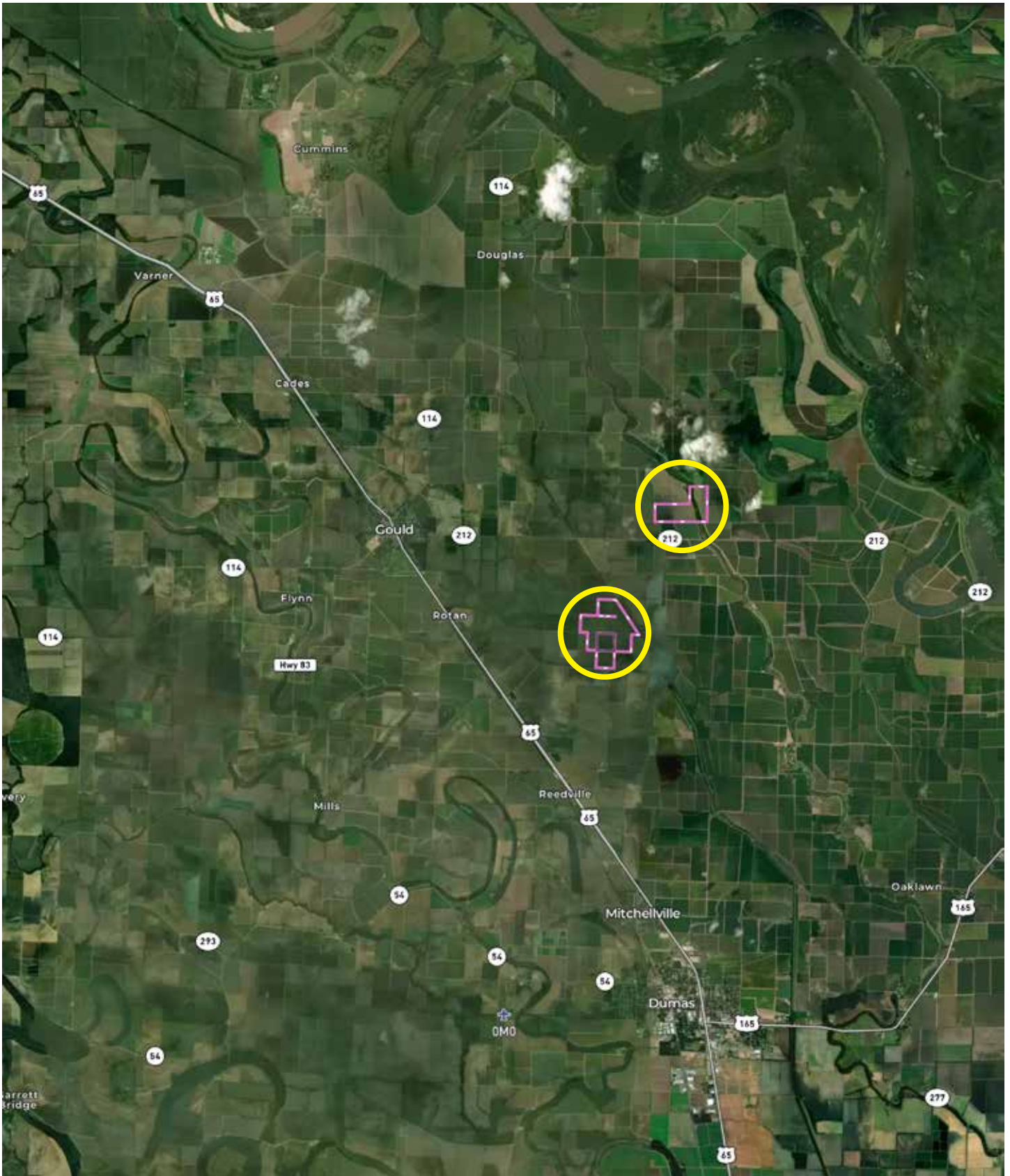








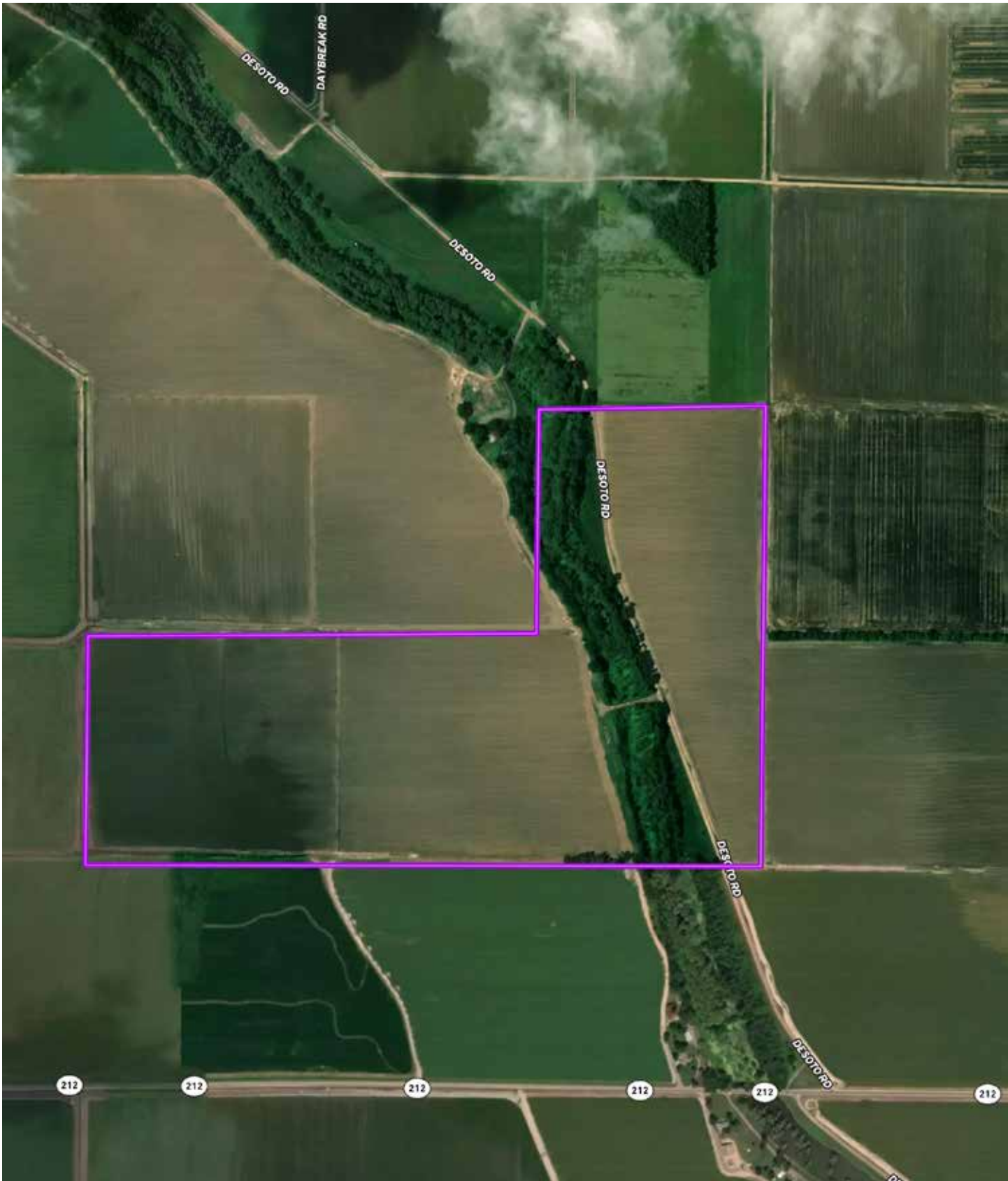
# LOCATION MAP



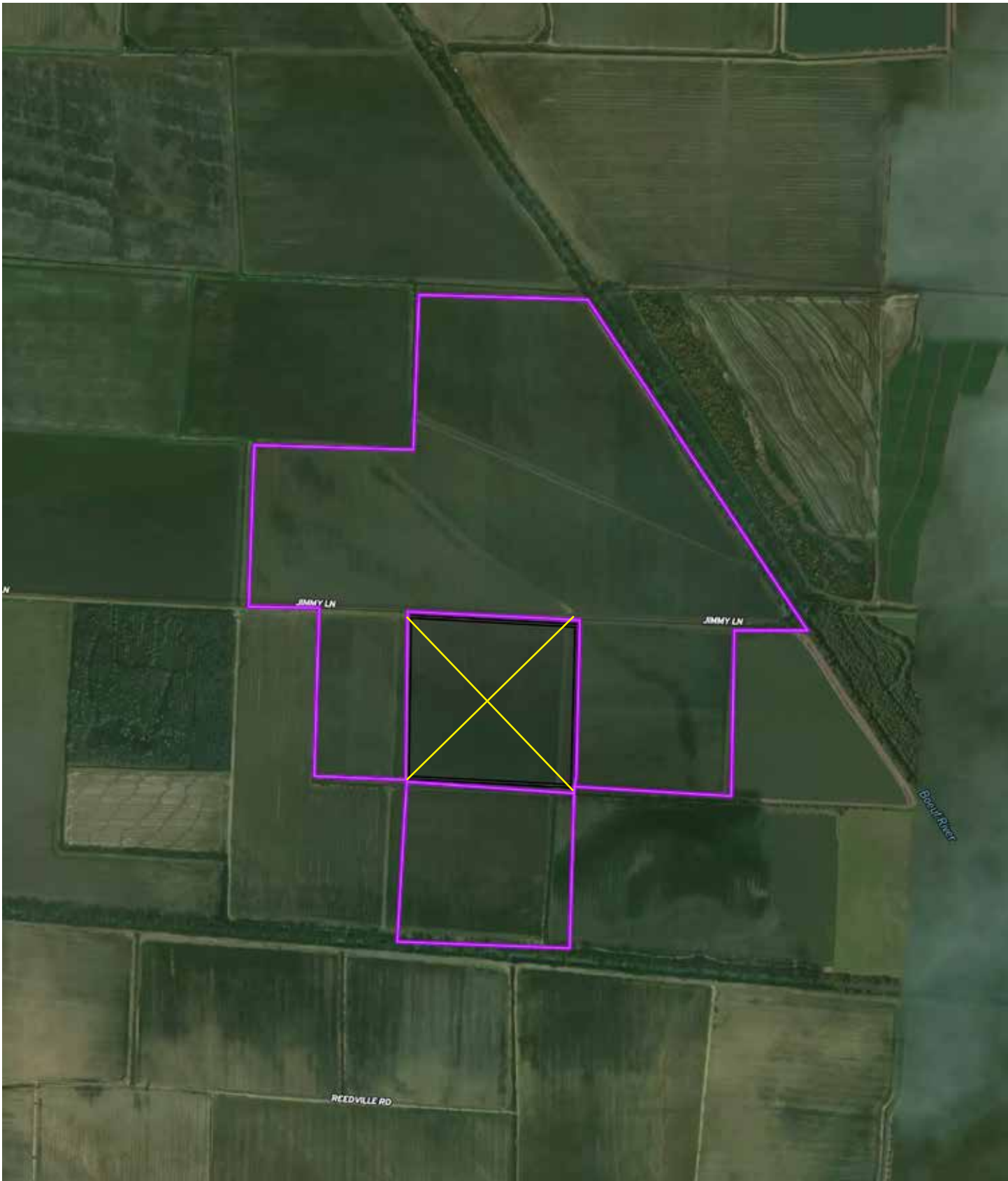




# AERIAL MAP – NORTH TRACT



# AERIAL MAP - SOUTH TRACT

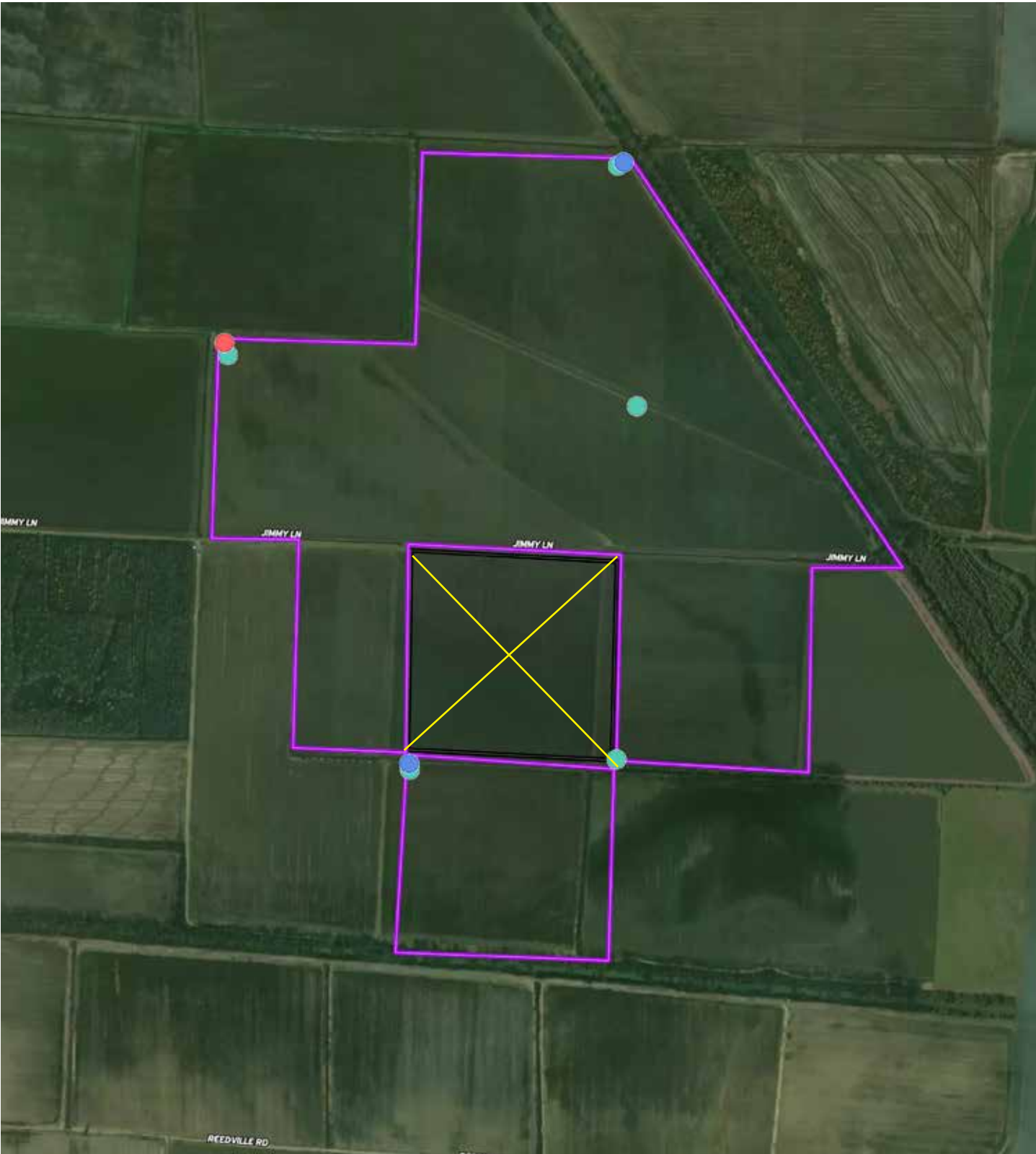


# IRRIGATION MAP – NORTH TRACT



● 8" Diesel Turbine ● 8" Electric Turbine ● Riser

# IRRIGATION MAP - SOUTH TRACT



- 8" Diesel Turbine
- 8" Electric Turbine
- Riser

# LOCATION & ACCESS

Dumas, Desha and Lincoln Counties, Arkansas  
Southeastern Region of Arkansas

## Mileage Chart

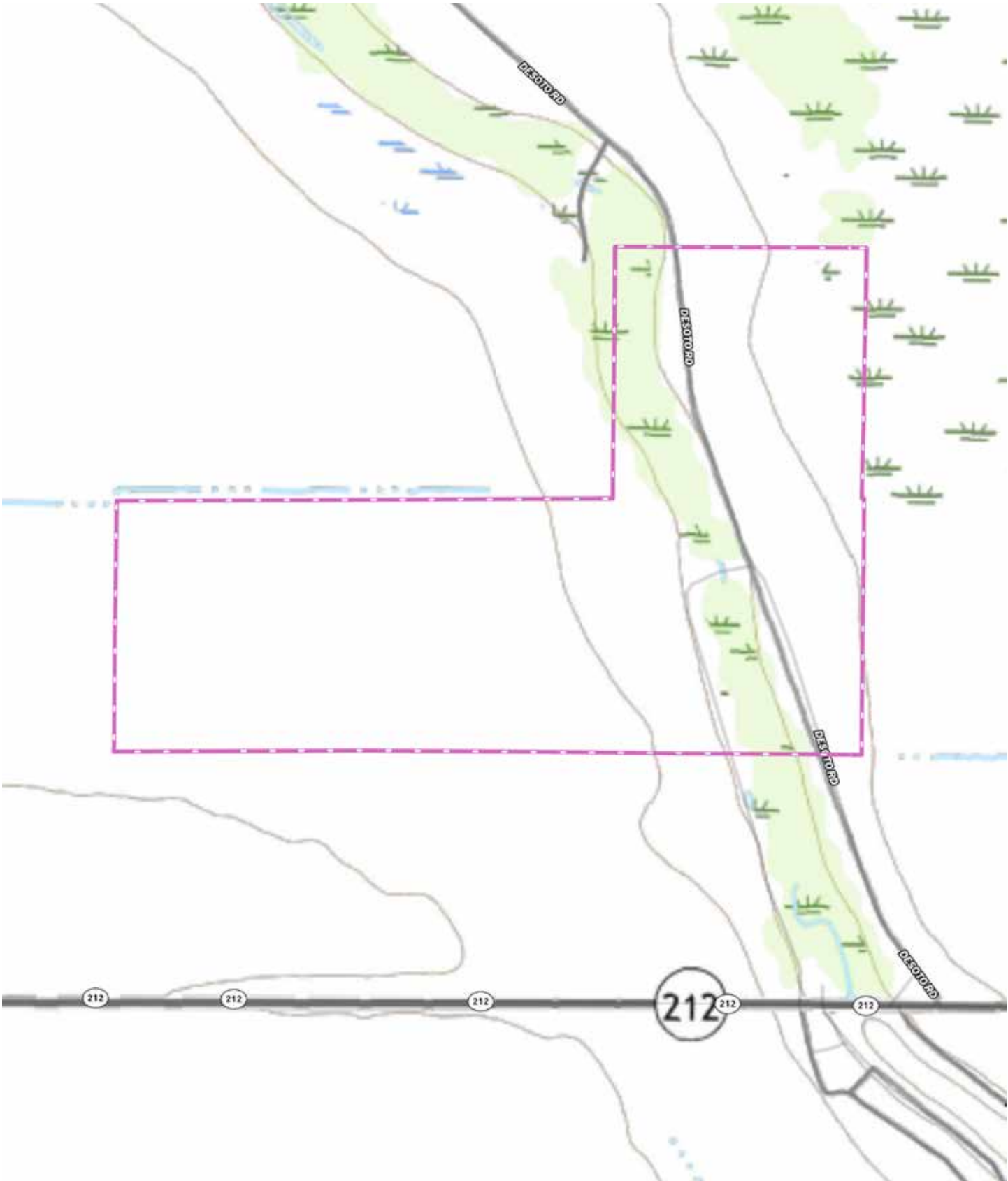
Dumas, AR	13 miles
Pine Bluff, AR	38 miles
Monticello, AR	41 miles
Lake Village, AR	57 miles

Access to the property is via Jimmy Lane and  
Desoto Road.

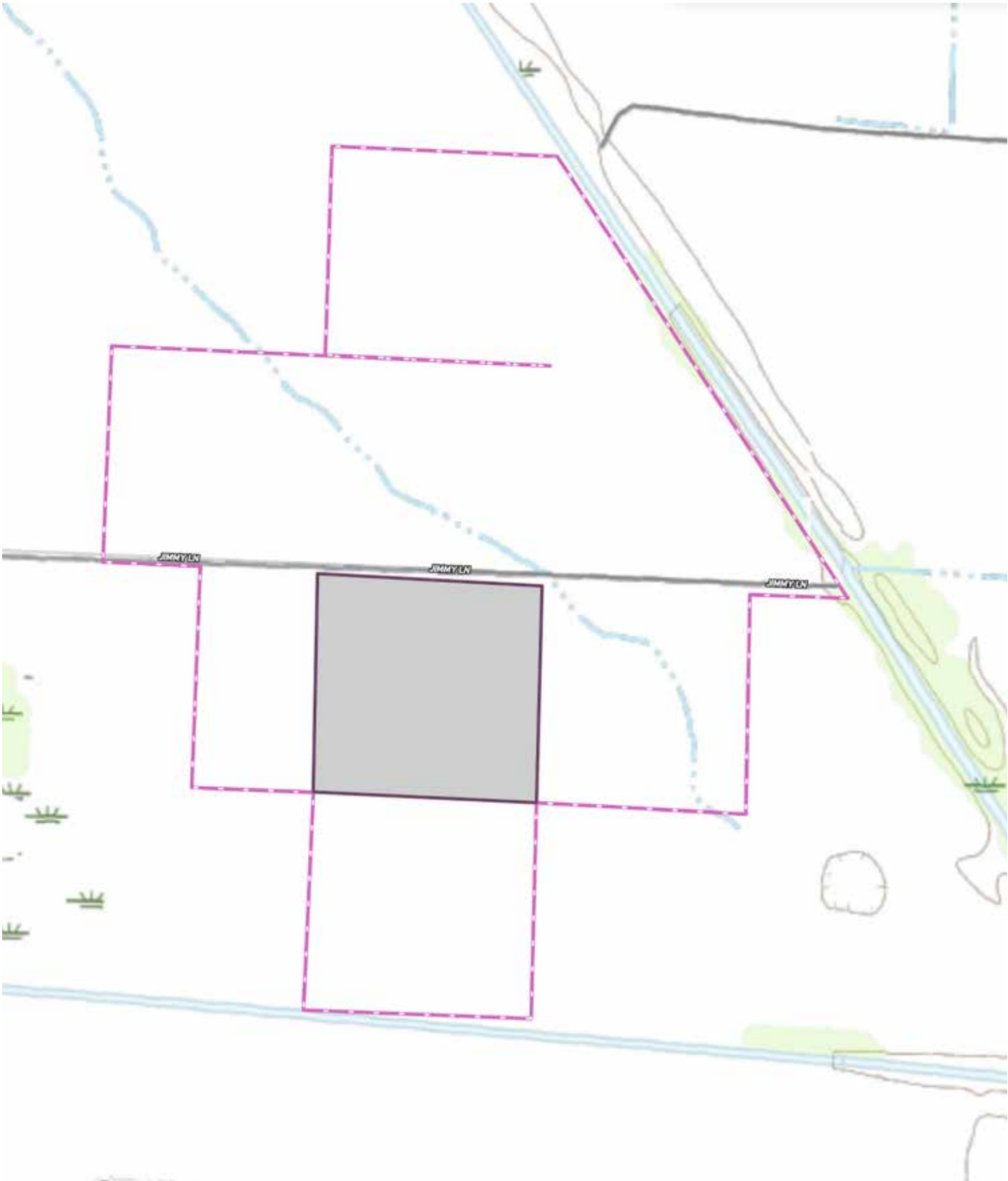




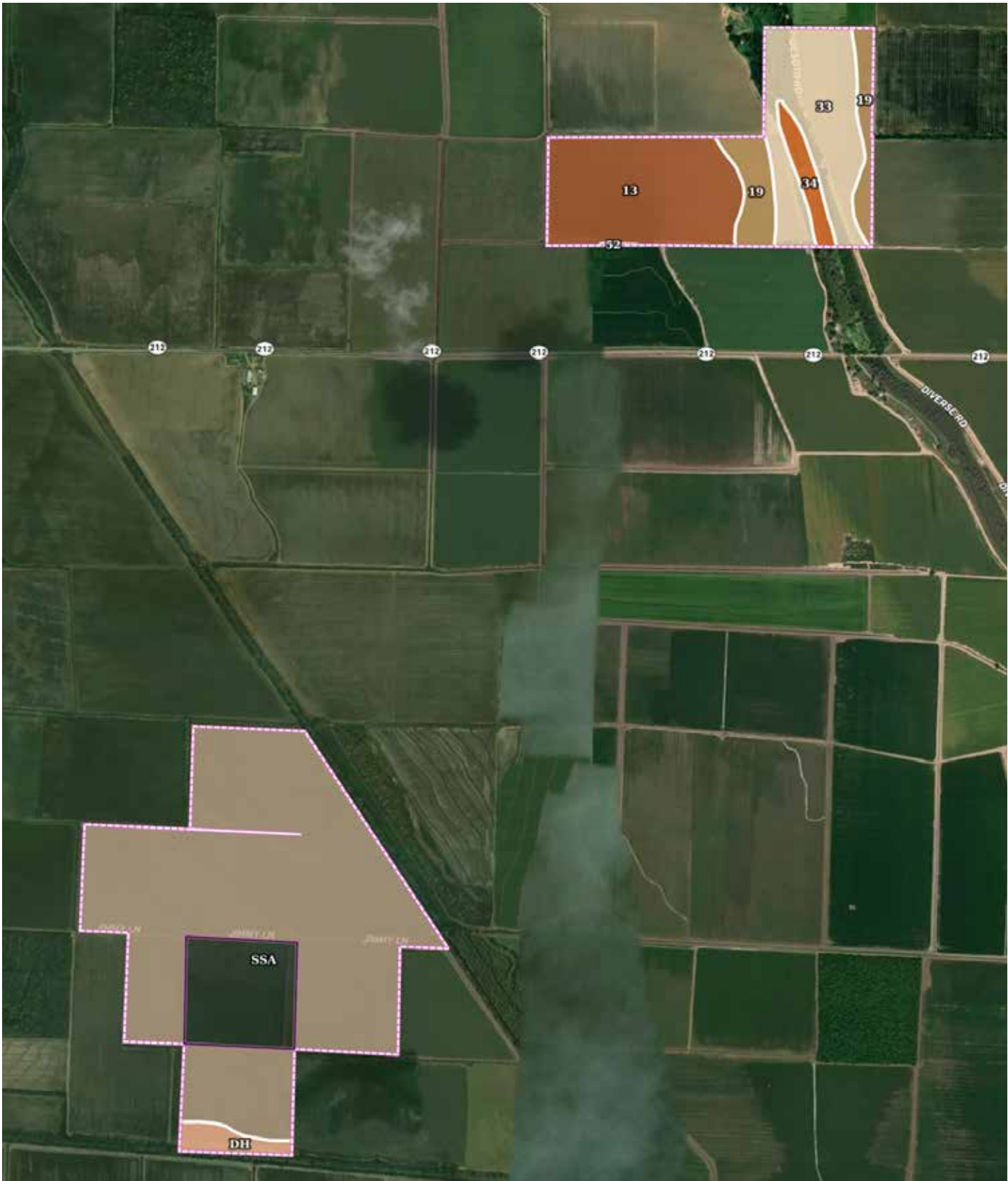
# TOPOGRAPHY MAP - NORTH TRACT



# TOPOGRAPHY MAP - SOUTH TRACT



# SOIL MAP



# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SsA	Sharkey and Desha clays, 0 to 1 percent slopes	262.69	60.94	0	57	3w
13	Desha clay, 0 to 1 percent slopes	68.77	15.95	0	56	3w
33	Rilla silt loam, 0 to 1 percent slopes	56.83	13.18	0	85	2e
19	Hebert silt loam, 0 to 1 percent slopes	24.92	5.78	0	86	2w
34	Rilla silt loam, 1 to 3 percent slopes	9.31	2.16	0	86	2e
Dh	Desha clay, 0 to 1 percent slopes, rarely flooded	8.32	1.93	0	56	3w
52	Water	0.23	0.05	0	-	8
TOTALS		431.07(*)	100%	-	62.78	2.79

(\*) 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.



# RESOURCES & PRICE

## Mineral Rights

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

## Real Estate Taxes (estimated)

\$4,941.35

## Offering Price

\$3,029,000.00

To learn more about the T.J. Cox Farm, Inc. 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)





# FARM SERVICE AGENCY

ARKANSAS  
LINCOLN

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 1136

Prepared : 5/12/26 1:27 PM CST

Crop Year : 2026

Operator Name : T J COX FARMS INC  
CRP Contract Number(s) : None  
Recon ID : None  
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
440.10	404.62	404.62	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	404.62	0.00		0.00	0.00	0.00	0.00	

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	4.90	0.00	44	
Soybeans	118.80	0.00	47	100
Seed Cotton	55.12	0.00	1330	
Unassigned Generic Base	13.78	0.00	0	
Rice-Long Grain	206.20	0.00	5714	
Rice-Medium Grain	4.70	0.00	4174	
<b>TOTAL</b>	<b>403.50</b>	<b>0.00</b>		

### NOTES

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Tract Number : 1174

Description : H-15/2B; New P-6  
FSA Physical Location : ARKANSAS/LINCOLN  
ANSI Physical Location : ARKANSAS/LINCOLN  
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 : T J COX FARMS INC  
Other Producers : L & M FARM  
Recon ID : None

# FARM SERVICE AGENCY

ARKANSAS  
LINCOLN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

**FARM : 1136**  
Prepared : 5/12/26 1:27 PM CST  
Crop Year : 2026

### Tract Land Data

Tract 1174 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
162.12	140.01	140.01	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	140.01	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	1.70	0.00	44
Soybeans	41.10	0.00	47
Seed Cotton	18.96	0.00	1330
Unassigned Generic Base	4.74	0.00	0
Rice-Long Grain	67.70	0.00	5714
Rice-Medium Grain	4.70	0.00	4174
<b>TOTAL</b>	<b>138.90</b>	<b>0.00</b>	

### NOTES

**Tract Number** : 1498

**Description** : DESHA #5/1A; New O-7  
**FSA Physical Location** : ARKANSAS/DESHA  
**ANSI Physical Location** : ARKANSAS/DESHA  
**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** : T J COX FARMS INC  
**Other Producers** : L & M FARM  
**Recon ID** : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
277.98	264.61	264.61	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	264.61	0.00	0.00	0.00	0.00	0.00

# FARM SERVICE AGENCY

ARKANSAS  
LINCOLN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 1136  
Prepared : 5/12/26 1:27 PM CST  
Crop Year : 2026

### DCP Crop Data

Tract 1498 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	3.20	0.00	44
Soybeans	77.70	0.00	47
Seed Cotton	36.16	0.00	1330
Unassigned Generic Base	9.04	0.00	0
Rice-Long Grain	138.50	0.00	5714
<b>TOTAL</b>	<b>264.60</b>	<b>0.00</b>	

### NOTES

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# FARM SERVICE AGENCY

5/12/26, 1:26 PM

Map of Farm 1136 in Lincoln County, Arkansas

**USDA** Lincoln County, Arkansas



**Common Land Unit**  
 Cropland    Non-cropland    CRP

**2025 Crop Year**

Farm 1136  
 Tract 1174

**Welland Determination Identifiers**  
 ● Restricted Use  
 ● Limited Restrictions  
 ● Exempt from Conservation Compliance Provisions



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<https://fcp-intranet-apps-fsa.fpac.usda.gov/cars/iso!UpReports.do?dispatchTo=report&report=fsa578Map&farmNumber=1136&programYear=2025>

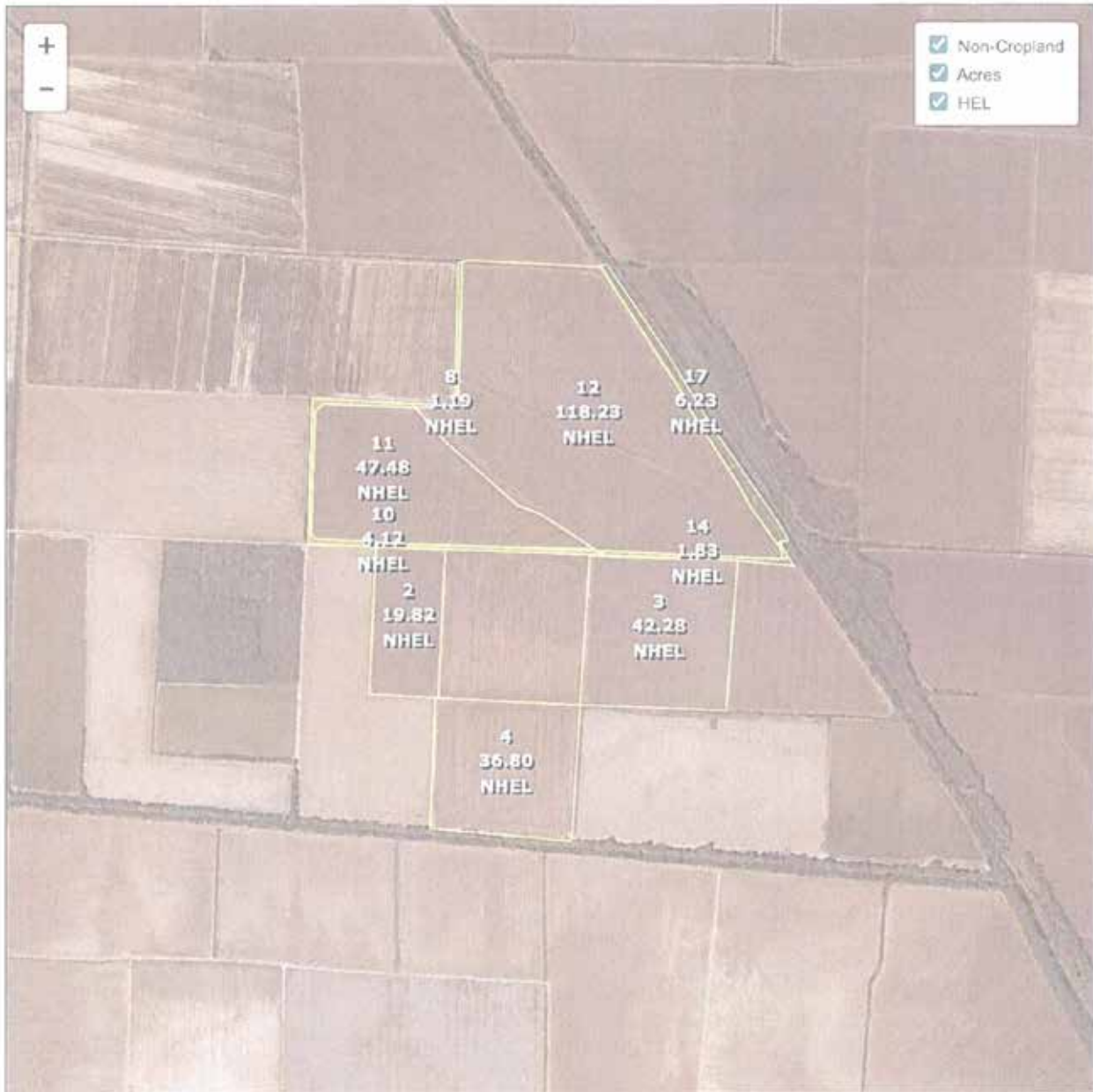
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# FARM SERVICE AGENCY

5/12/26, 1:26 PM

Map of Farm 1136 in Lincoln County, Arkansas

**USDA** Lincoln County, Arkansas



**Common Land Unit**  
 Cropland    Non-cropland    CRP

**2025 Crop Year**

Farm 1136  
 Tract 1498

Wetland Determination Identifiers

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



Tract 2 of 2

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<https://fcp-intranet-apps-fsa.fpec.usda.gov/cars/setupReports.do?dispatchTo=report&report=fsa578Map&farmNumber=1136&programYear=2025>

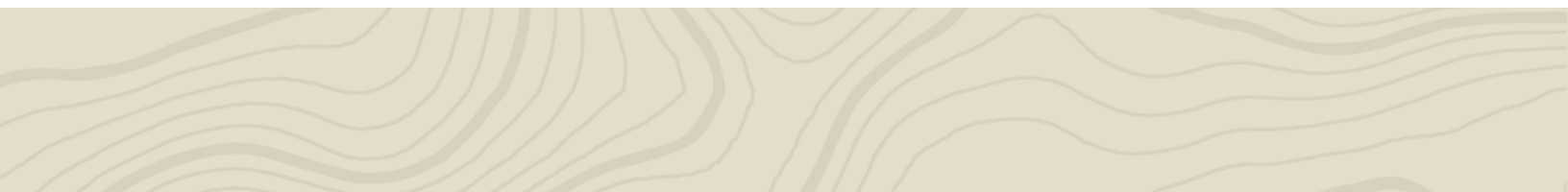
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Lile Real Estate is a dedicated team of professionals with an in-depth understanding and a network of qualified buyers within the Mid-South and across the country. For over 30 years, we've connected land sellers with buyers in Arkansas, Louisiana, Mississippi, and Tennessee.



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



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