



SHADY GROVE ORCHARD

An Agricultural and Residential Investment Opportunity

22.53± Total Acres | \$154,330.50

Jefferson County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



SHADY GROVE ORCHARD

QUICK FACTS

Acreage

22.53± total acres

Location

Wabbaseka, Arkansas

Access

Blue Rock Road

Crop Rotation

Pecan Orchard

Irrigation

Micro sprinkler, 4" submersible well

Recreation

Close proximity to Bayou Meto WMA

Notable Features

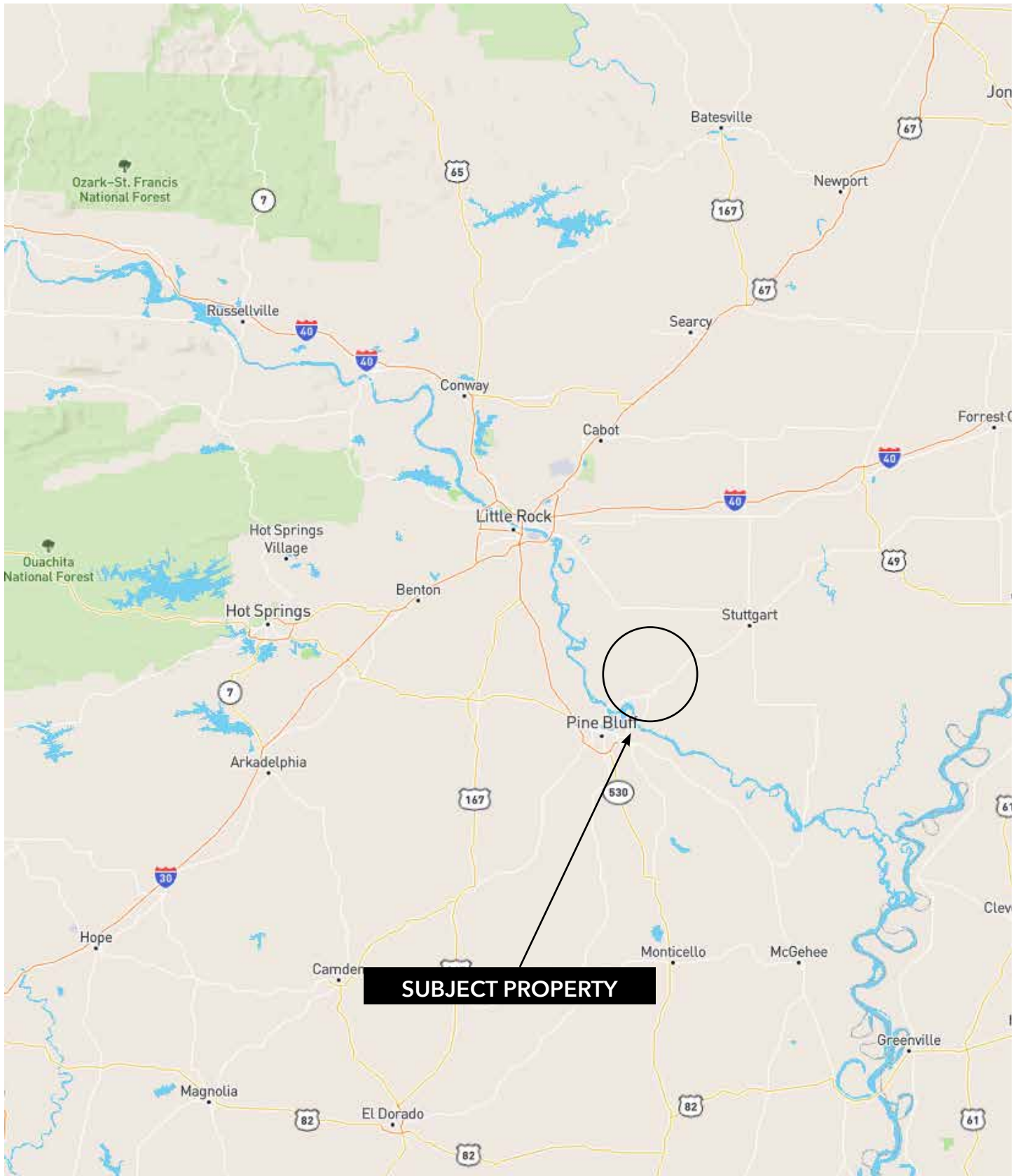
- Irrigated & operational pecan orchard
- Alternative use as a hunting camp(s) site
- Grand Prairie Water and Electricity both available
- Septic systems for sewer

Offering Price

\$154,330.50



VICINITY MAP



PROPERTY DESCRIPTION

SHADY GROVE ORCHARD

The Shady Grove Orchard consists of 22.53± total acres located just south of the community of Wabbaseka in Jefferson County, Arkansas. The property is a fully irrigated and operating pecan orchard that was established in 2020. The micro sprinkler irrigation system is extensive and is fueled by a four inch electric submersible well that is tied to the network of irrigation pipe.

An alternative use is to build a singular hunting camp, or multiple hunting camps as the property is in close proximity to the Bayou Meto Wildlife Management Area. The property is well positioned for development as Grand Prairie Water and electricity are available along Blue Rock Road which forms the northern boundary of the farm. Septic systems would be the most viable option for sewer.

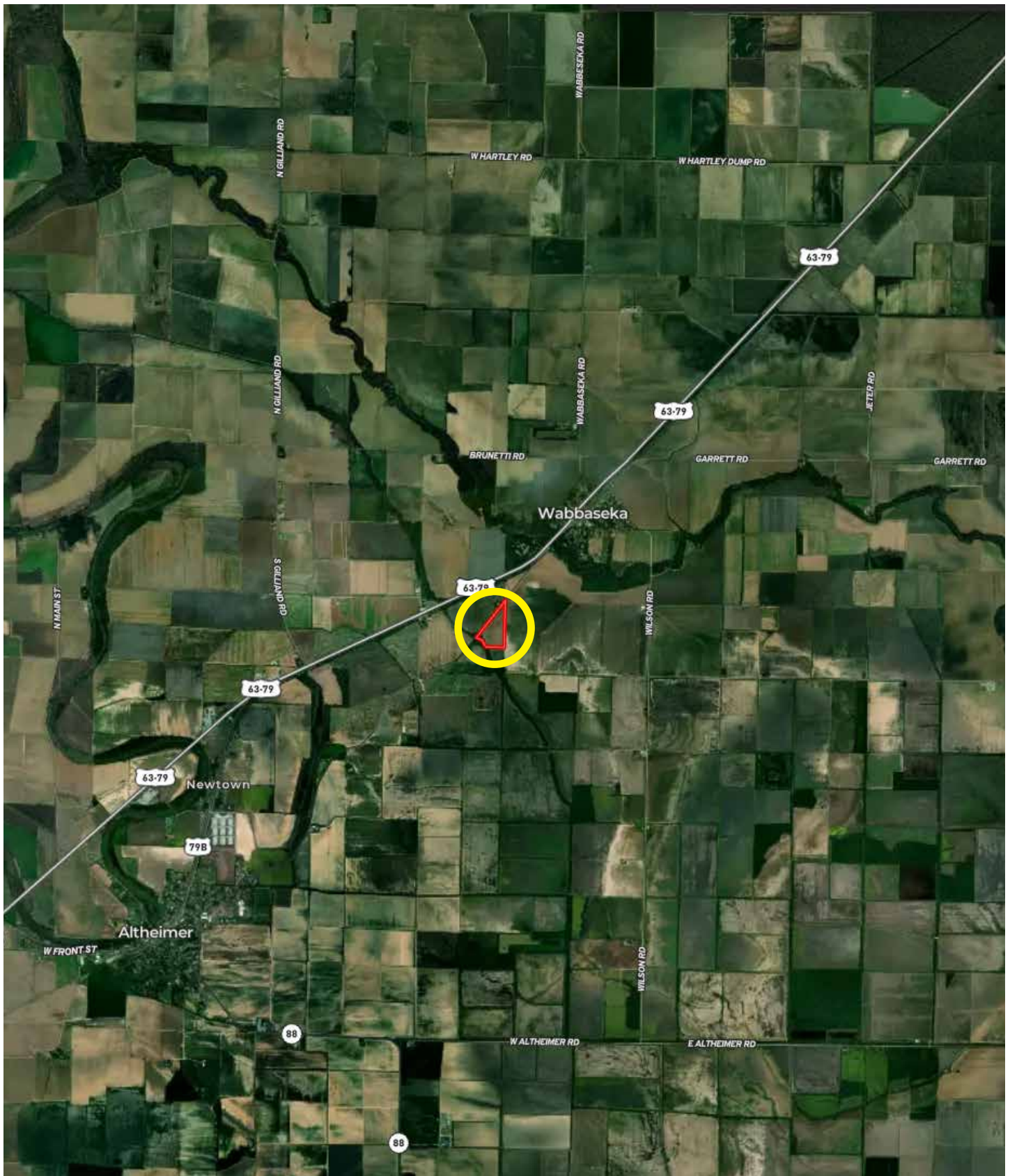
A third use for the farm is to convert the acreage back to commercial agricultural production. The soils complex consists of Class I and Class II soils which are very desirable and allow for a corn, cotton, or soybeans crop rotation. The farm is located in an excellent tenant pool which is a great attribute.





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LOCATION MAP



LOCATION & ACCESS

Wabbaseka, Jefferson County, Arkansas
Southeastern Region of Arkansas

Mileage Chart

Stuttgart, AR	18 Miles
England, AR	25 Miles
Little Rock, AR	53 Miles

Excellent access off Blue Rock Road.



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
19	Hebert silt loam, 0 to 1 percent slopes	11.08	50.9	0	86	2w
7	Caspiana silt loam, 0 to 1 percent slopes	10.68	49.06	0	86	1
22	McGehee silt loam, 0 to 1 percent slopes	0.01	0.05	0	72	2w
TOTALS		21.77(*)	100%	-	85.99	1.51

(*) 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)

\$284.98

Offering Price

\$154,330.50

To learn more about the Shady Grove Orchard or to schedule a property tour, contact Gar Lile or Gardner Lile of Lile Real Estate, Inc.

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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.



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

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