



BAYOU DEVIEW 646

An Agricultural and Recreational Investment Opportunity

646± Total Acres | \$4,650,000.00

Poinsett County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



BAYOU DEVIEW 646

QUICK FACTS

Acreage

646± total acres

- 585.78± cropland acres
- 12± acre slough

Location

Weiner, Poinsett County, Arkansas

Access

Harmony Grove Lane

Crop Rotation

Rice and soybeans

Irrigation

Five (5) electric wells, One (1) diesel turbine well and two (2) relifts

Recreation

Waterfowl and whitetail deer hunting

Notable Features

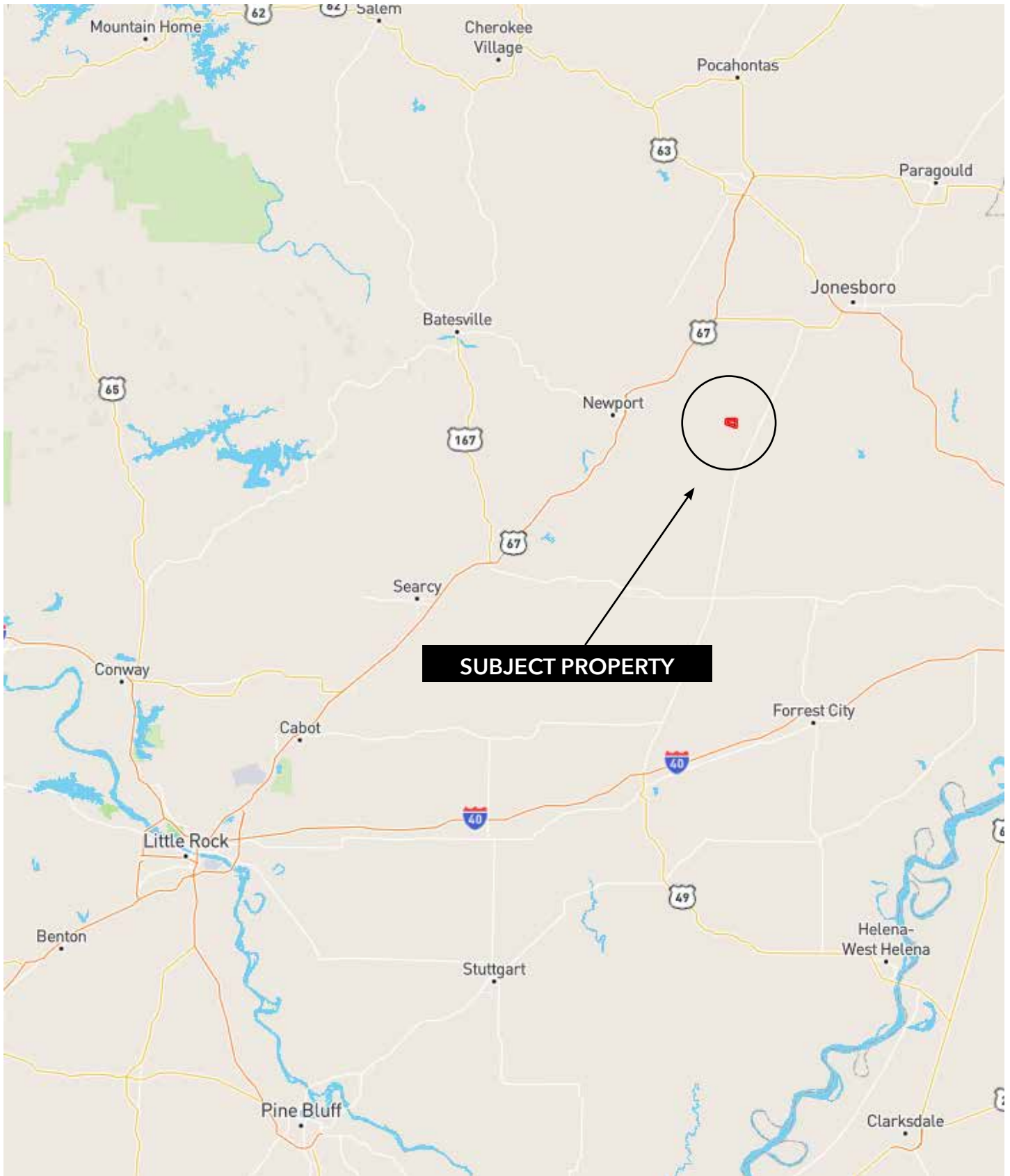
- Highly productive row crop and waterfowl farm
- Located along the historic Bayou DeView Flyway
- Newly updated 1,712 SF house and shop on the property

Offering Price

\$4,650,000.00



VICINITY MAP



PROPERTY DESCRIPTION

BAYOU DEVIEW 464

The Bayou DeView 646 Farm consists of approximately 646.44± acres in Poinsett County, Arkansas, just southwest of Weiner. According to the Farm Service Agency, the property includes approximately 585.78± cropland acres, all irrigated by six wells and two relift sites—one permanent and one portable. Dirt work has been completed across portions of the tillable acreage to improve irrigation efficiency. The farm's historical crop rotation has consisted primarily of rice and soybeans.

The property offers excellent access and frontage along Harmony Grove Lane. A recently updated 1,712± square-foot residence, per county records, is located on the farm. A large equipment shop provides additional utility, making the property well suited for use as a farm headquarters, hunting lodge, or both.

Situated along the historic Bayou DeView flyway, the farm directly borders the renowned Earl Buss Bayou DeView Wildlife Management Area. The property has historically generated strong annual lease income, while the owners have retained the hunting rights.

A 12± acre slough near the center of the farm supports irrigation and enhances its ability to hold waterfowl. Improvements include a newly constructed wooden blind with a walkway for convenient access, as well as pit blinds for field hunting.

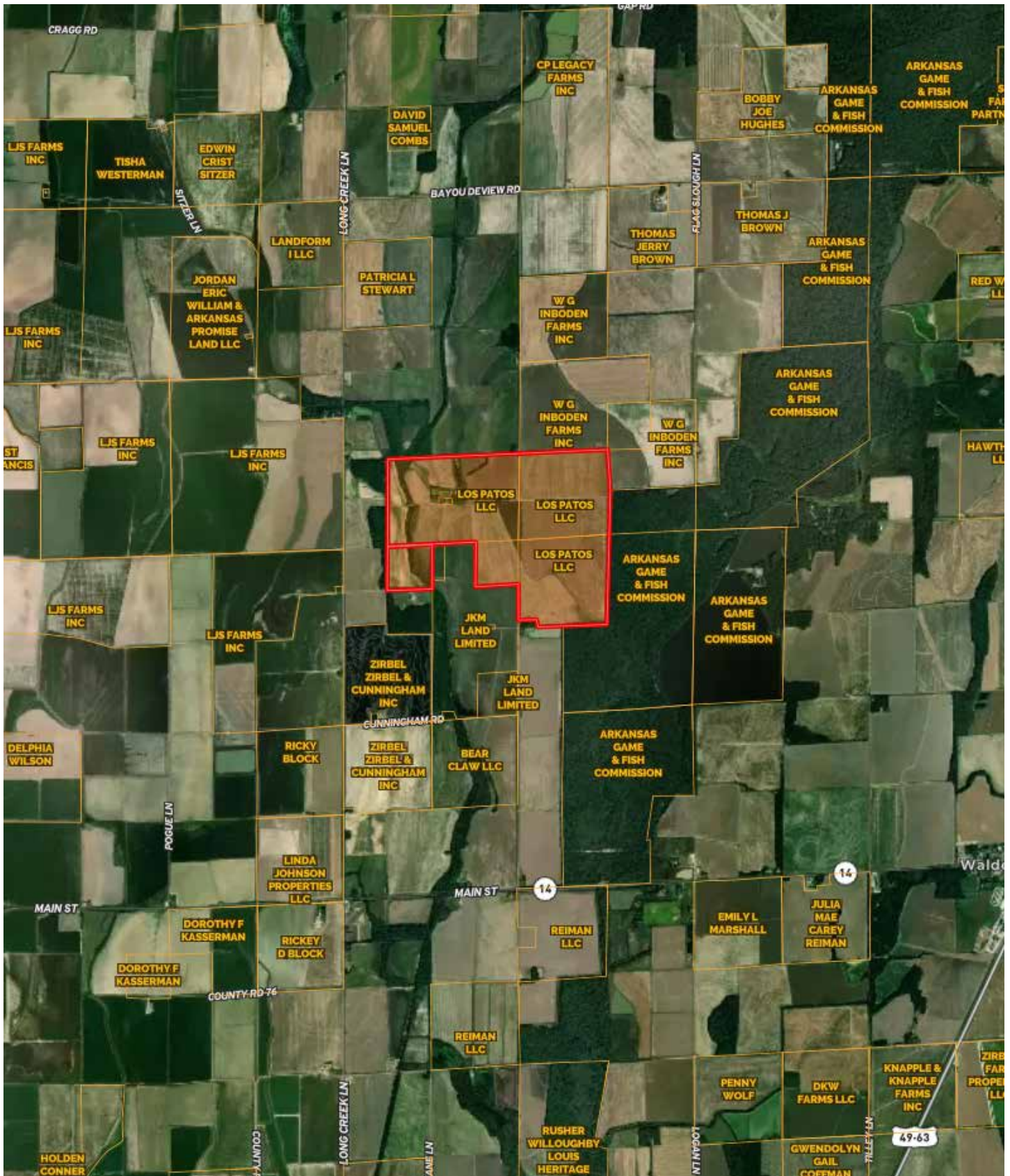
The Bayou DeView 646 Farm is a compelling agricultural investment, combining productive farmland with excellent waterfowl and whitetail deer hunting.



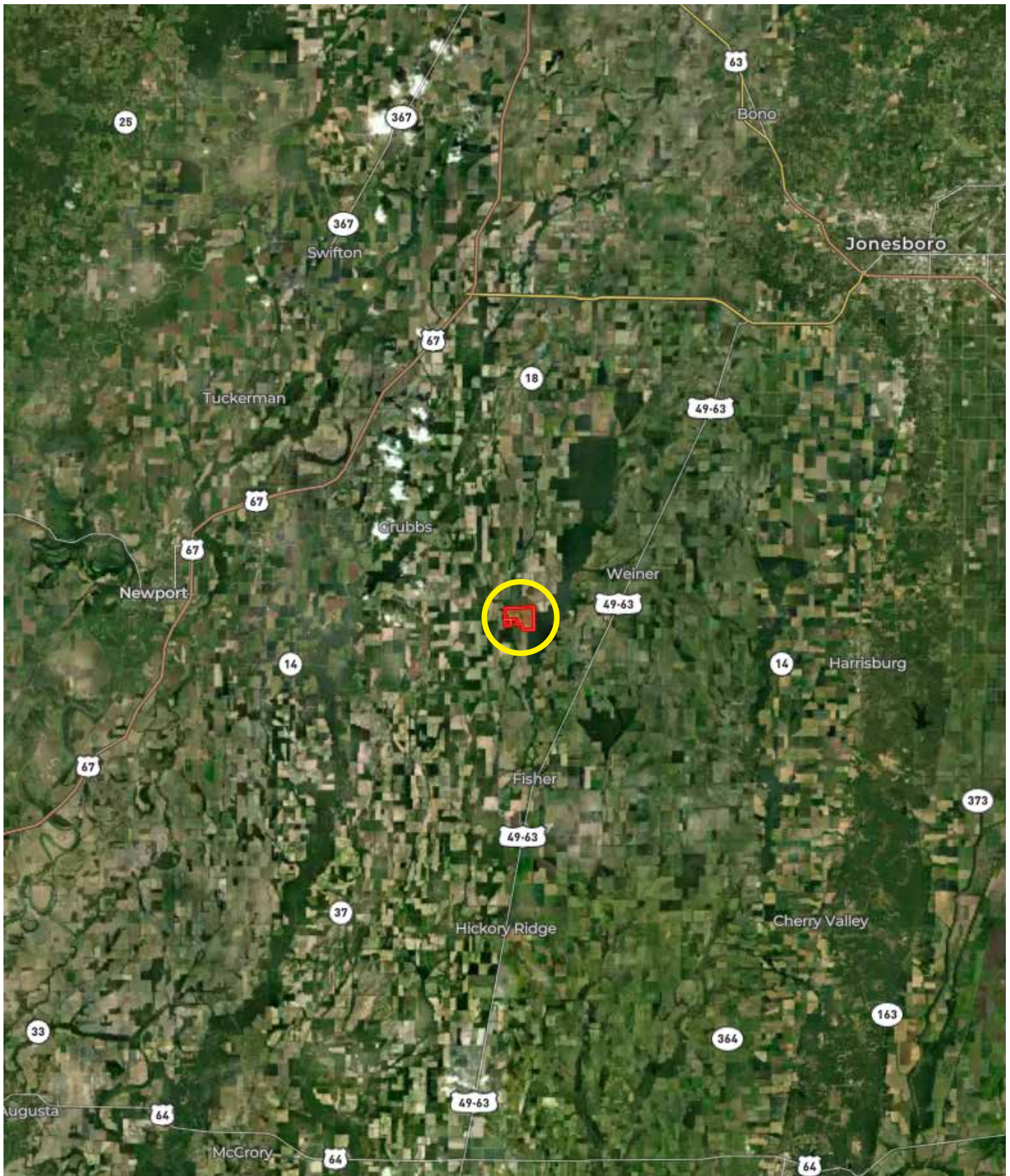




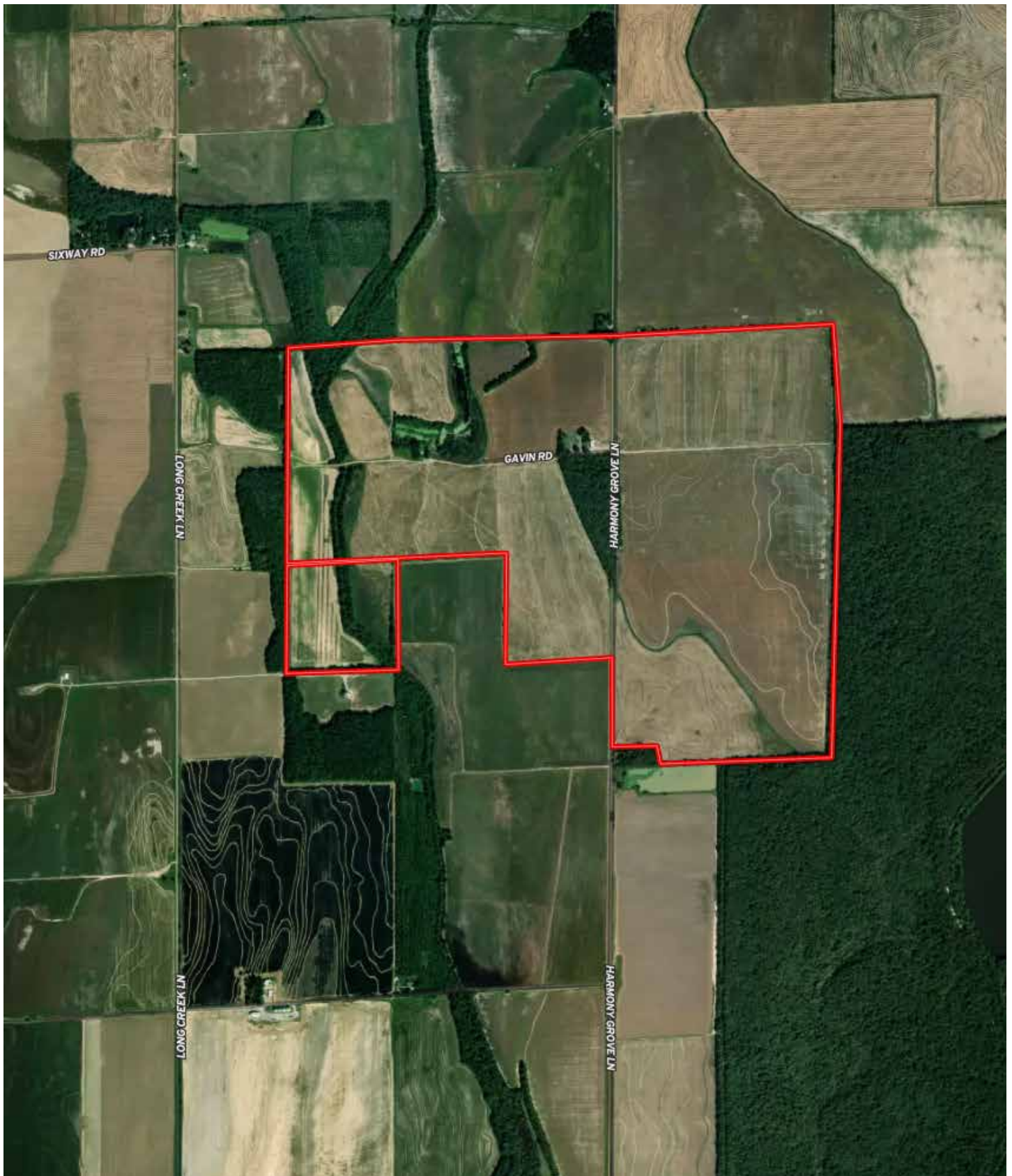
OWNERSHIP MAP



LOCATION MAP



AERIAL MAP

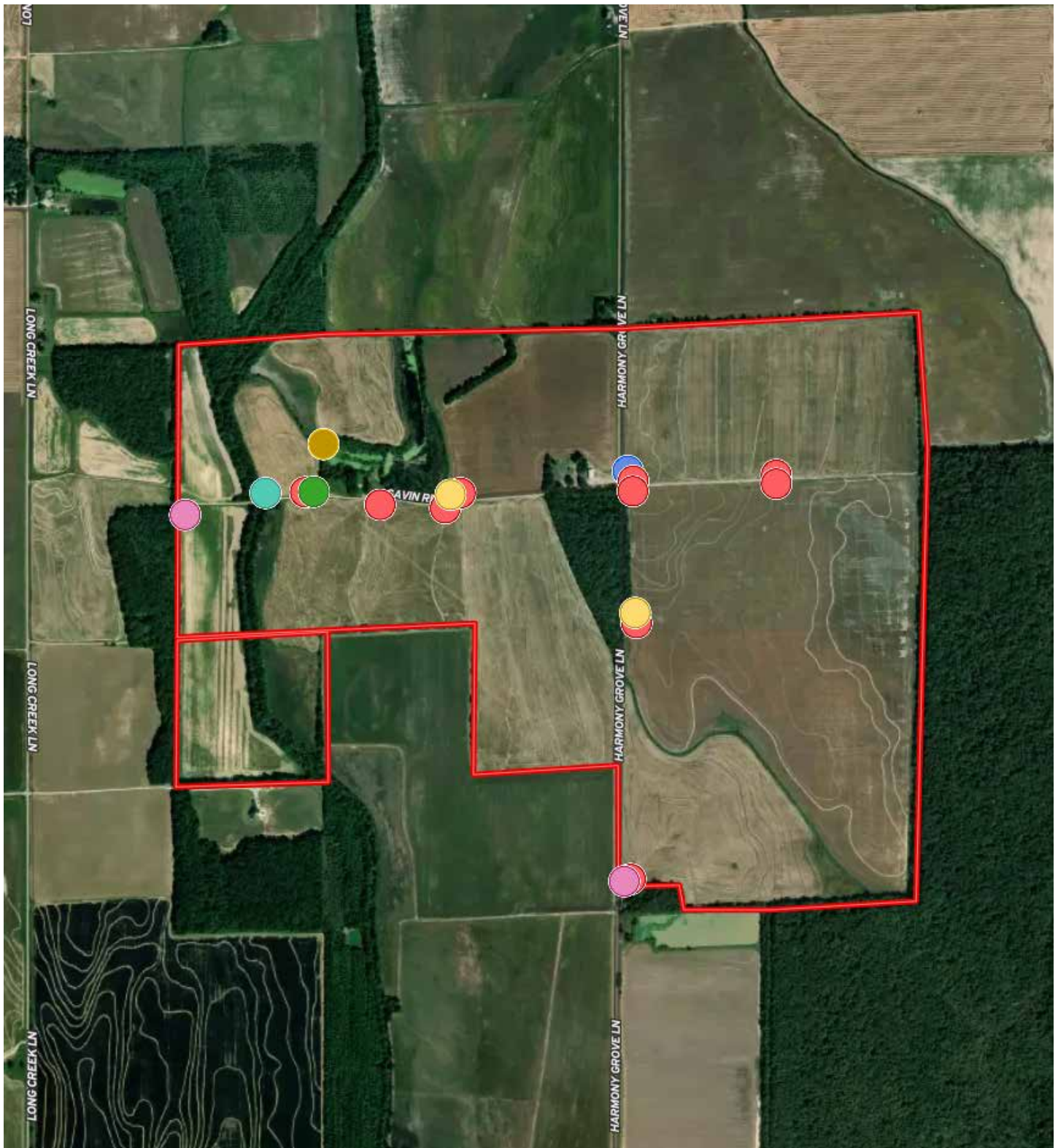








IRRIGATION MAP



12" Electric Relift 10" Electric Well 8" Electric Well 6" Electric Well 4" Diesel Turbine Well Portable Relift



LOCATION & ACCESS

Weiner, Poinsett County, Arkansas
Northeastern Region of Arkansas

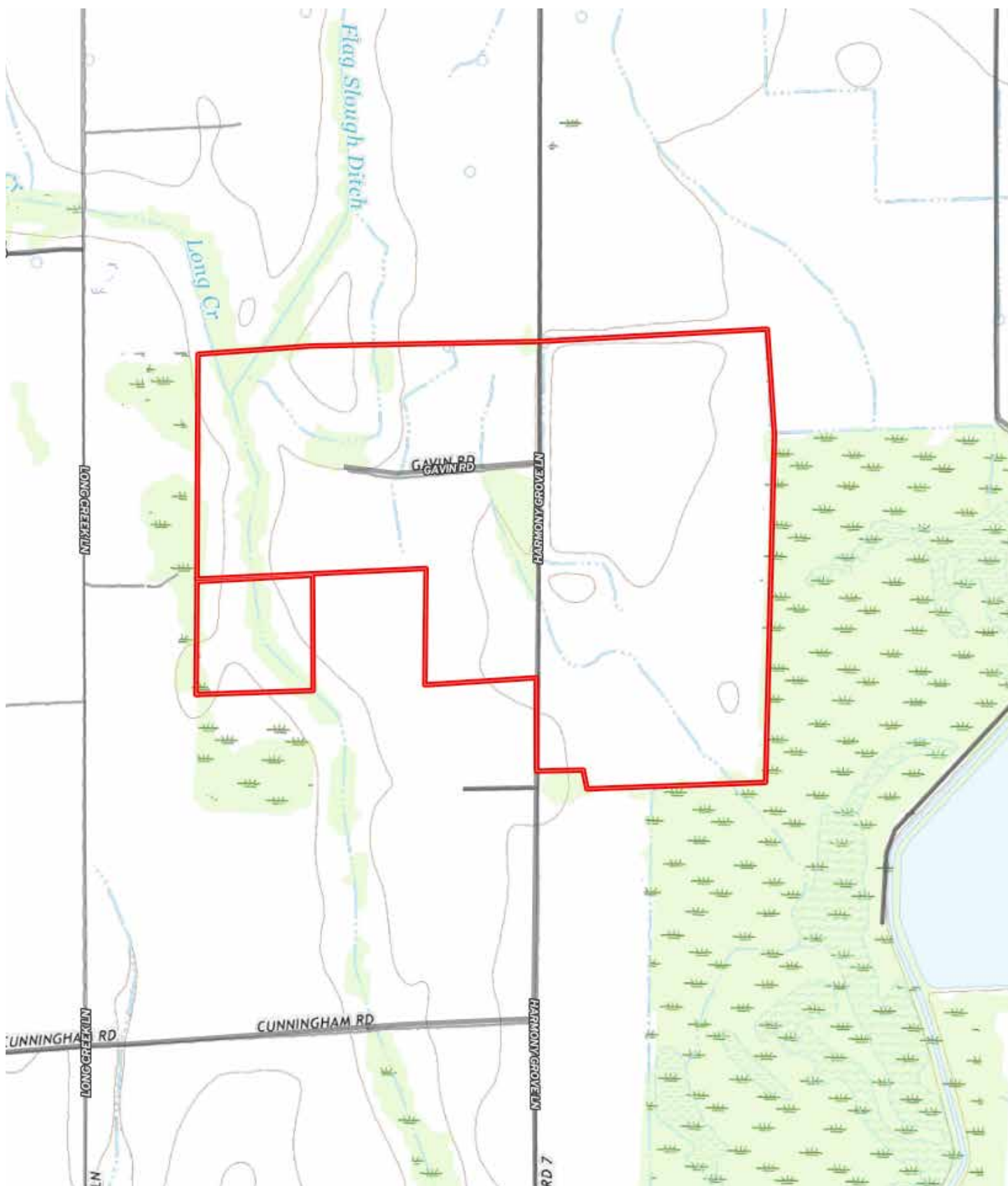
Mileage Chart

Weiner, AR	11 miles
Jonesboro, AR	32 miles
Memphis, TN	76 miles
Little Rock, AR	102 miles

Access provided by Harmony Grove Lane.



TOPOGRAPHY MAP







REVEAL TACTICAM 1EVE   66F 19C 11/09/2024 18:16:48



REVEAL TACTICAM   60F 16C 11/15/2025 08:15:29

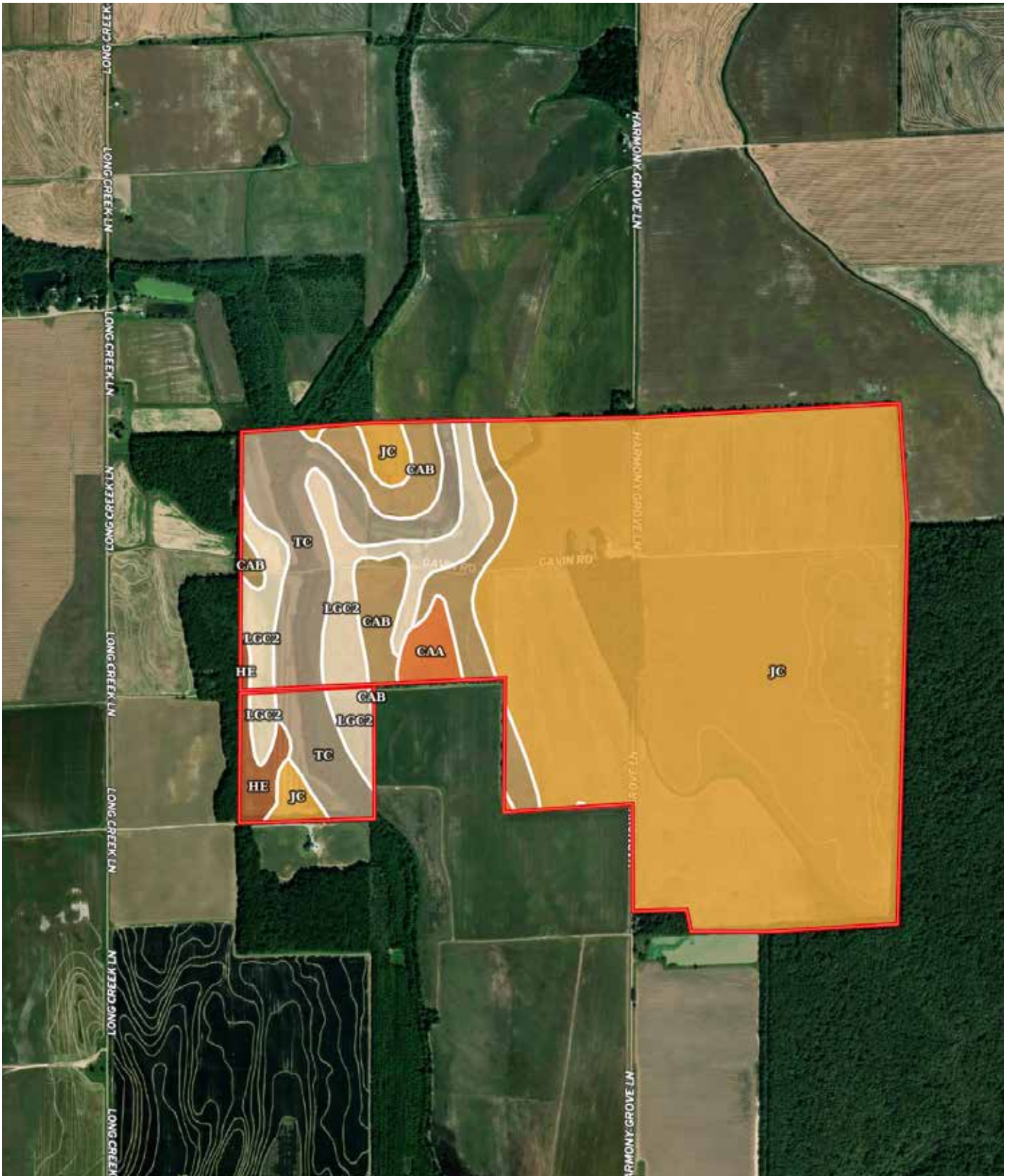








SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Jc	Jackport silty clay loam, 0 to 1 percent slopes	459.67	70.74	0	61	3w
Tc	Tichnor soils, frequently flooded	67.48	10.38	0	47	5w
LgC2	Loring silt loam, 3 to 8 percent slopes, eroded	52.73	8.11	0	52	3e
CaB	Calloway silt loam, 1 to 3 percent slopes	51.3	7.89	0	57	2e
He	Henry silt loam, 0 to 1 percent slopes	9.67	1.49	0	57	3w
CaA	Calloway silt loam, 0 to 1 percent slopes	8.99	1.38	0	58	2w
TOTALS		649.84(*)	100%	-	58.4	3.11

(*) 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)

\$5,663.56

Offering Price

\$4,650,000.00

To learn more about the Bayou DeView 646 or to schedule a property tour, contact Dustin Roddy of Lile Real Estate, Inc.

Dustin Roddy

501.230.0477 (m)

droddy@lilerealestate.com









REVEAL
TACUDAM



37F 3°C 01/13/2026 07:58:55



REVEAL
TACUDAM



48F 9°C 02/21/2025 17:24:08

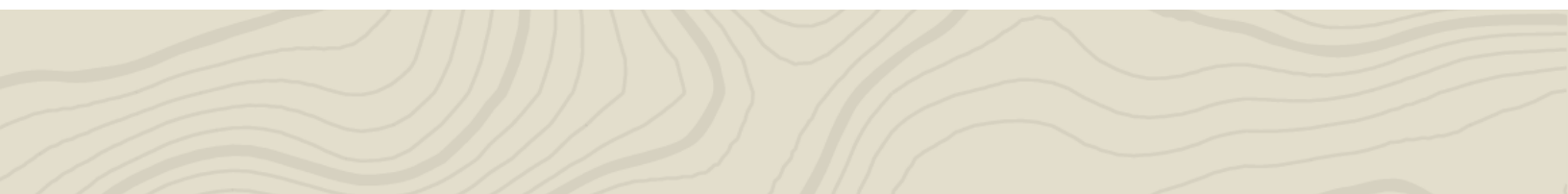




DISCLOSURE STATEMENT: Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure. A representative of Lile Real Estate, Inc. must be present to conduct a showing.

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.



FARM SERVICE AGENCY

ARKANSAS
POINSETT

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 156

Prepared : 1/6/25 12:14 PM CST

Crop Year : 2025

Operator Name : SAMUEL KYLE CUNNINGHAM
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
653.52	585.78	585.78	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	585.78	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	33.27	0.00	50	
Soybeans	207.26	0.00	27	96
Rice-Long Grain	272.38	0.00	5374	
Rice-Medium Grain	39.79	0.00	5374	
TOTAL	552.70	0.00		

NOTES

--

Tract Number : 197

Description : D6/2B, C6/1A&1B
FSA Physical Location : ARKANSAS/POINSETT
ANSI Physical Location : ARKANSAS/POINSETT
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : LOS PATOS LLC
Other Producers : ANGELA BLANCHE CUNNINGHAM
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
653.52	585.78	585.78	0.00	0.00	0.00	0.00	0.0

FARM SERVICE AGENCY

ARKANSAS

POINSETT

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 156

Prepared : 1/6/25 12:14 PM CST

Crop Year : 2025

Tract 197 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	585.78	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	33.27	0.00	50
Soybeans	207.26	0.00	27
Rice-Long Grain	272.38	0.00	5374
Rice-Medium Grain	39.79	0.00	5374
TOTAL	552.70	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, gender identity (including gender expression), sexual orientation, 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.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html 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) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

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:

DUSTIN RODDY

501.230.0477 (m)

droddy@lilerealestate.com

Scan for
more info





1 Allied Drive, Suite 2220
Little Rock, Arkansas 72202

WWW.LILEREALESTATE.COM



501.374.3411 (Office)
501.421.0031 (Fax)

INFO@LILEREALESTATE.COM