



HALOWELL FARM

An Agricultural and Recreational Investment Opportunity

354.25± Total Acres | \$3,188,250.00

Arkansas County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



HALOWELL FARM

QUICK FACTS

Acreage

354.25± total acres
• 316± tillable acres

Location

Humphrey, Arkansas County,
Arkansas

Access

Vallier Road

Crop Rotation

Rice, soybeans

Irrigation

- 12" Electric Turbine
- 10" Electric Turbine
- 8" Electric Submersible
- 6" Electric Submersible

Recreation

Duck, goose and deer hunting

Notable Features

- Fifty (50) acres precision leveled
- Four (4) grain bins
- Proven waterfowl hunting
- Two (2) Concealed Comfort pits, four (4) skid blinds

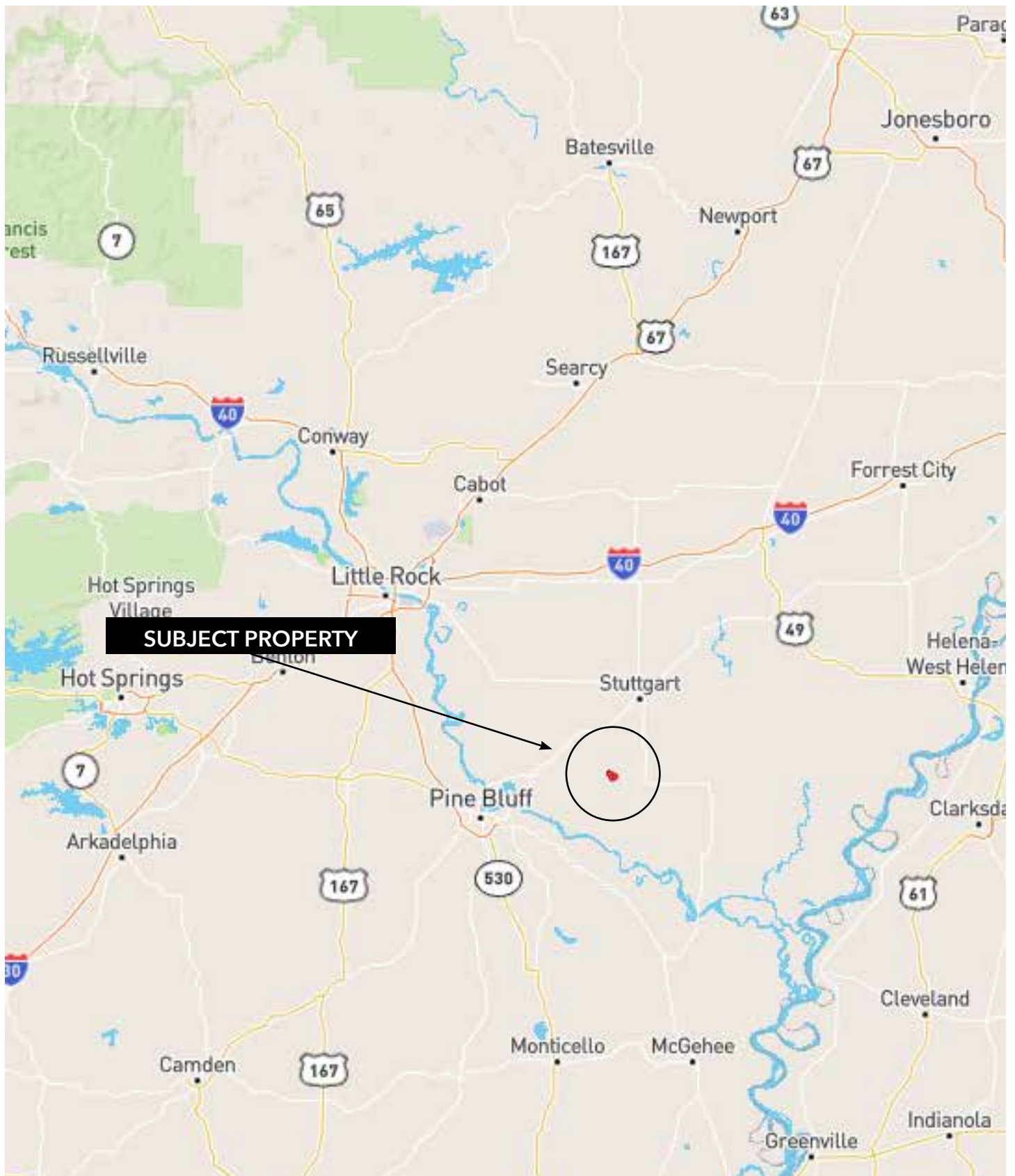
Offering Price

\$3,188,250.00





VICINITY MAP



PROPERTY DESCRIPTION

HALOWELL FARM

Located approximately eight miles south of Humphrey, this 352.25± acre farm offers a proven combination of productive agriculture, quality improvements and dependable waterfowl hunting.

The current owner has made substantial investments in the property, including precision leveling, excellent irrigation infrastructure, on-site grain storage and a reservoir designed for relifting water.

Two Concealed Comfort hunting pits are strategically positioned within the farm and provide comfortable, well-concealed setups for field hunting. Four (4) skid blinds of various sizes and styles are provided, adding flexibility for hunting wherever the waterfowl are on the farm.

The property adjoins Halowell Reservoir along its western boundary, providing an exceptional neighboring food source and rest area for waterfowl. Additional duck-friendly ownerships surround the farm, placing it within a well-established landscape of managed habitat.

Most importantly, this farm has a long-standing and well-documented reputation for quality field hunting. Its success dates back decades and has continued under current ownership, making it an attractive opportunity for buyers seeking productive farmland with a genuine waterfowl component and a proven track record in the field.

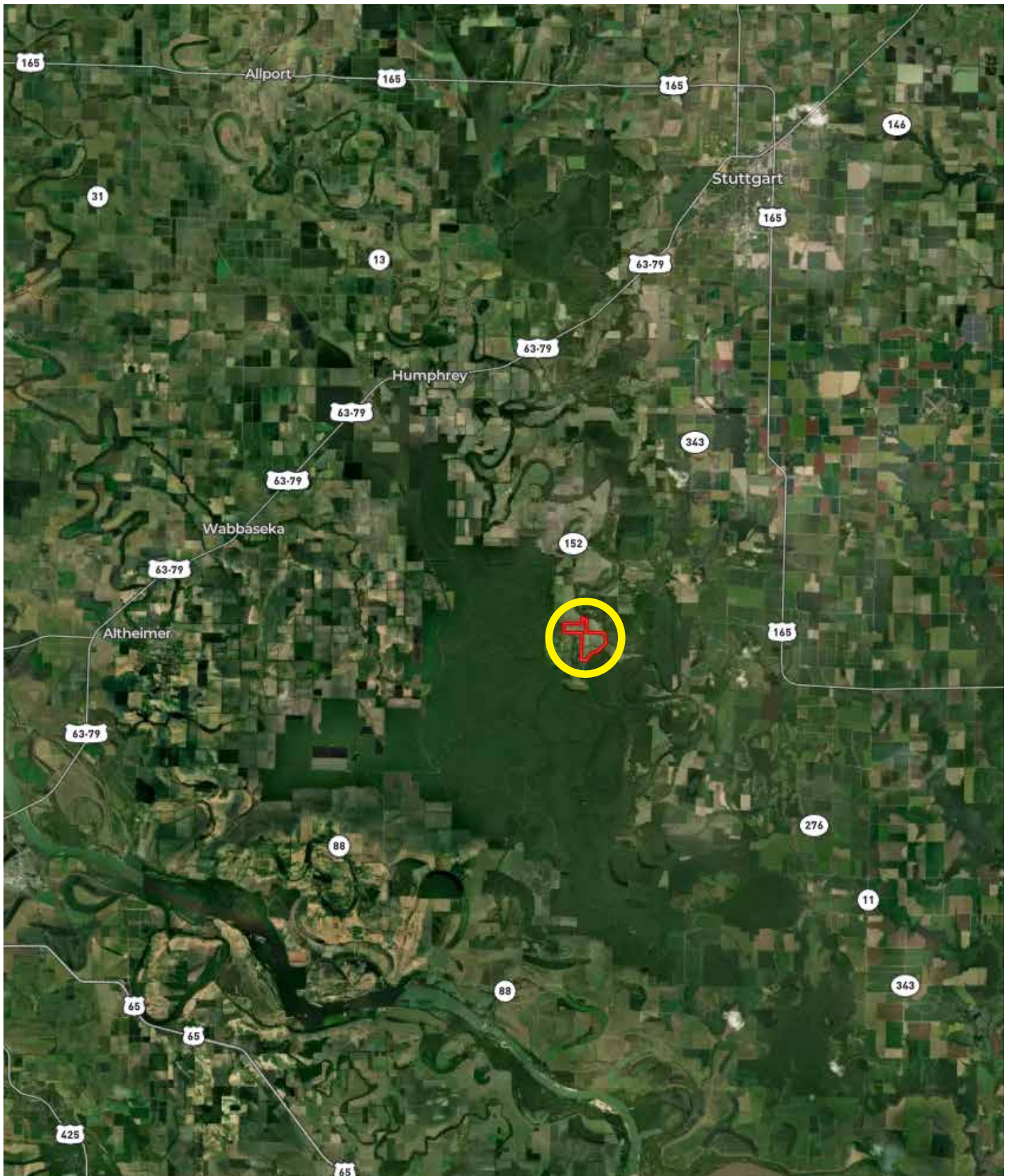


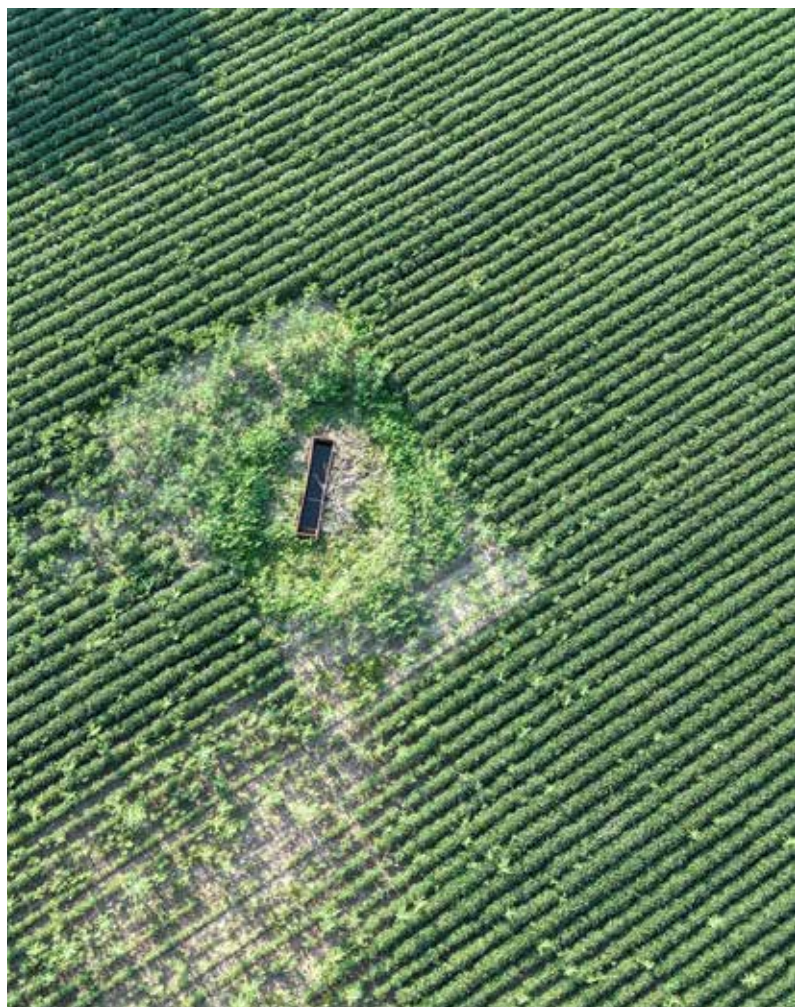


OWNERSHIP MAP



LOCATION MAP





LOCATION & ACCESS

Humphrey, Arkansas County, Arkansas
Southeastern Region of Arkansas

Mileage Chart

Humphrey, AR	14 Miles
Stuttgart, AR	20 Miles
Pine Bluff, AR	39 Miles
Little Rock, AR	65 Miles
Memphis, TN	131 Miles

Access is considered excellent with various access points off Vallier Road.











FARM INFORMATION

Tillable Acreage

316± acres

Irrigation

All tillable acres are fully irrigated via a series of relifts, risers and ditches. The southern end of the farm includes a irrigation reservoir.

Crop Rotation

Rice and soybeans

Grain Storage

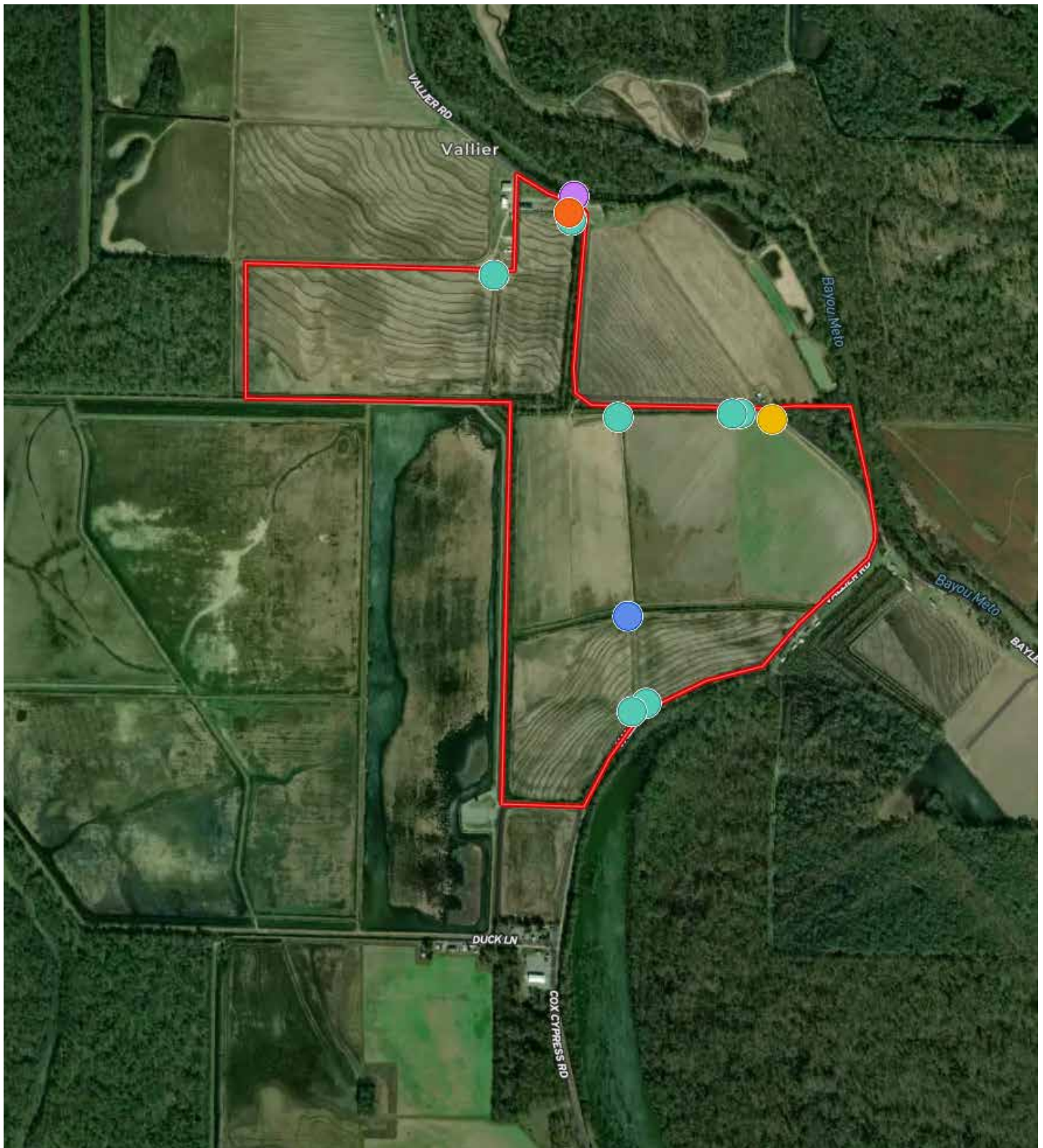
The farm includes four (4) grain bins each with 13,000 bushel capacity.

Farm Bases

Copies of the Farm Service Agency (FSA) 156EZ can be found in this brochure.

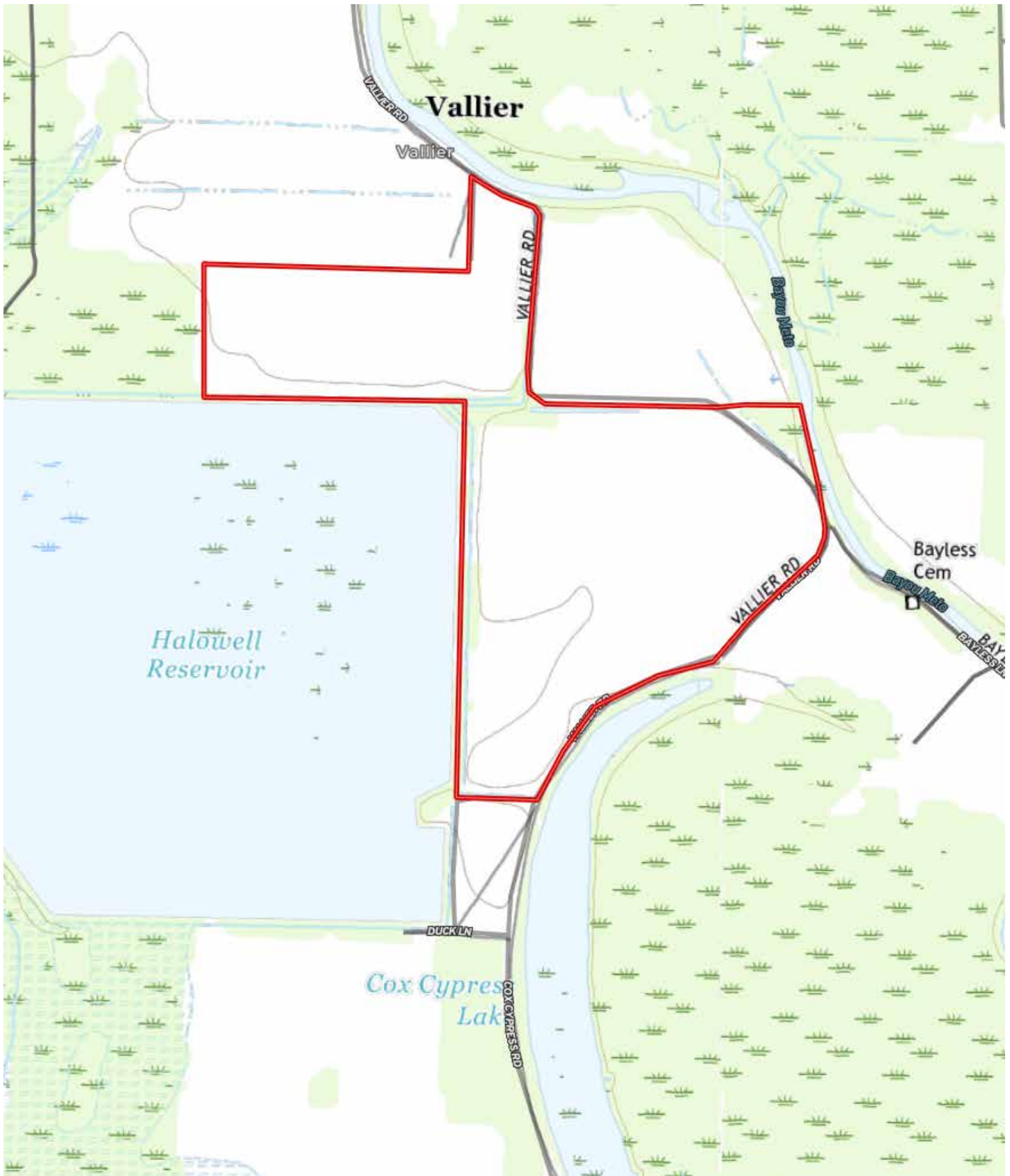


IRRIGATION MAP



● 12" Electric turbine ● 10" Electric turbine ● 8" Electric submersible ● 6" Electric submersible ● Riser

TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8A	Hebert silt loam, 0 to 1 percent slopes	150.9 5	43.8	0	86	2w
18A	Perry clay, 0 to 1 percent slopes, frequently flooded	125.4 7	36.4	0	38	5w
21A	Rilla silt loam, 0 to 1 percent slopes	66.44	19.28	0	85	2e
10C	Keo loam, 1 to 6 percent slopes, occasionally flooded	1.79	0.52	0	80	2e
20A	Portland clay, 0 to 1 percent slopes, frequently flooded	0.02	0.01	0	46	4w
TOTALS		344.6 7(*)	100%	-	68.3	3.09

(*) 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)

\$4,132.00

Offering Price

\$3,188,250.00

To learn more about the Halowell Farm or to schedule a property tour, contact Gar Lile or Brent Birch of Lile Real Estate, Inc.

Gar Lile

501-920-7015 (m)

glile@lilerealestate.com

Brent Birch

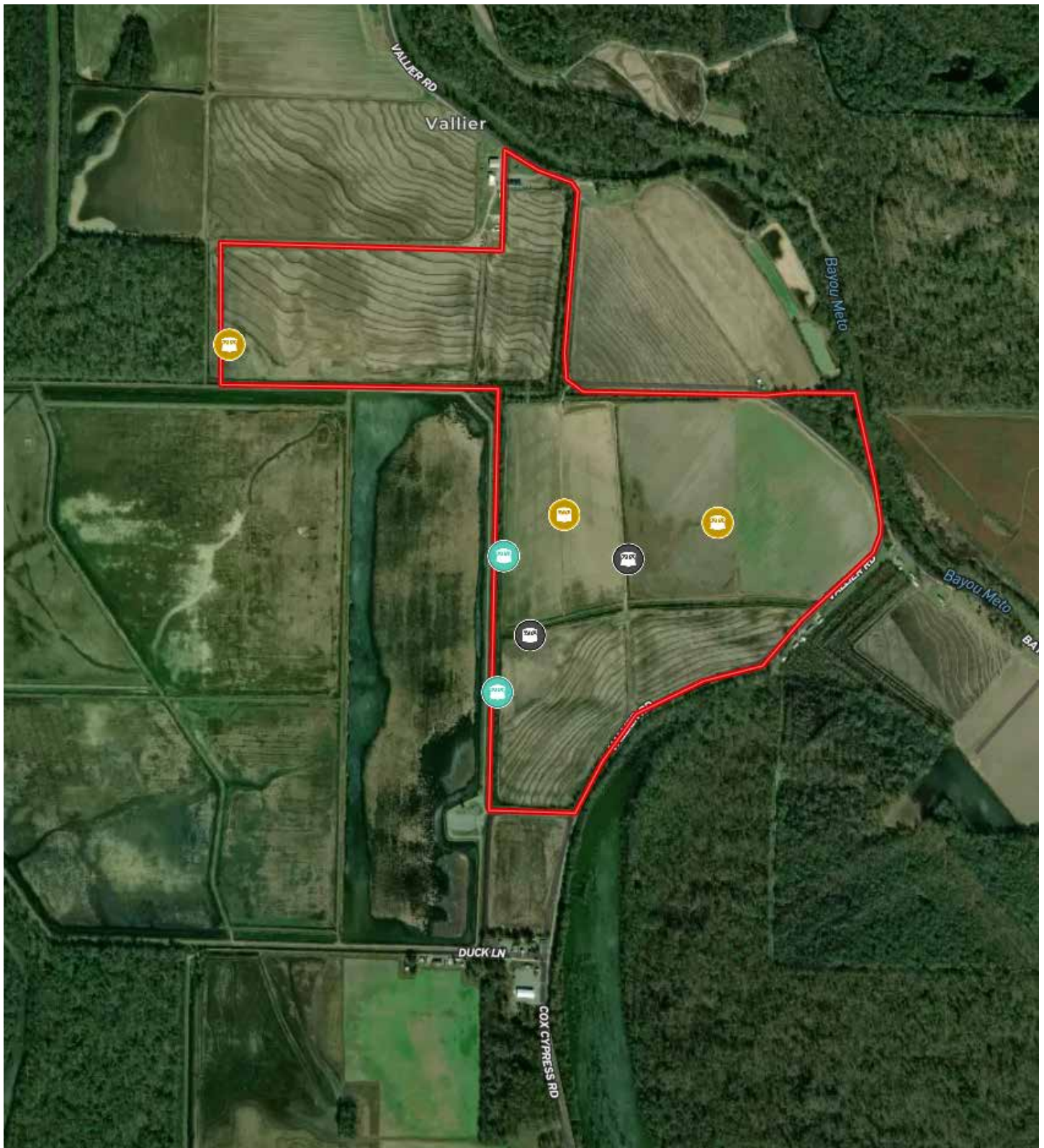
501-951-2850 (m)

bbirch@lilerealestate.com





RECREATIONAL MAP



● Concealed Comfort Pit Blind ● Pit Blind ● Wooden Blind







FARM SERVICE AGENCY



United States
Department of
Agriculture

Arkansas County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination

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

Imagery Year: 2021

2022 Program Year

Map Created February 15, 2022

Farm 3824

Tract 3471

Tract Cropland Total: 315.65 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

FARM SERVICE AGENCY

ARKANSAS
ARKANSAS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3824

Prepared : 8/7/26 7:54 AM CST

Crop Year : 2026

Operator Name : LTD FARMS
CRP Contract Number(s) : None
Recon ID : 05-001-2021-41
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
398.73	315.65	315.65	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	315.65	5.78			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	None	CORN, SOYBN, RICE-LGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	35.53	0.00	135	
Soybeans	122.18	0.00	33	100
Rice-Long Grain	156.71	0.00	6154	
TOTAL	314.42	0.00		

NOTES

Tract Number : 3471

Description :
FSA Physical Location : ARKANSAS/ARKANSAS
ANSI Physical Location : ARKANSAS/ARKANSAS
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : HIXSON LUMBER SALES INC
Other Producers : None
Recon ID : 05-001-2021-40

FARM SERVICE AGENCY

ARKANSAS
ARKANSAS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3824
Prepared : 8/7/26 7:54 AM CST
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Tract Land Data

Tract 3471 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
398.73	315.65	315.65	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	315.65	5.78	0.00	0.00	0.00	0.00

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NOTES

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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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