



OFFERED FOR SALE

PLAFCAN NORTH FARM

An Agricultural Investment Opportunity

80.0 (+/-) Acres • Lonoke County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



DISCLOSURE STATEMENT

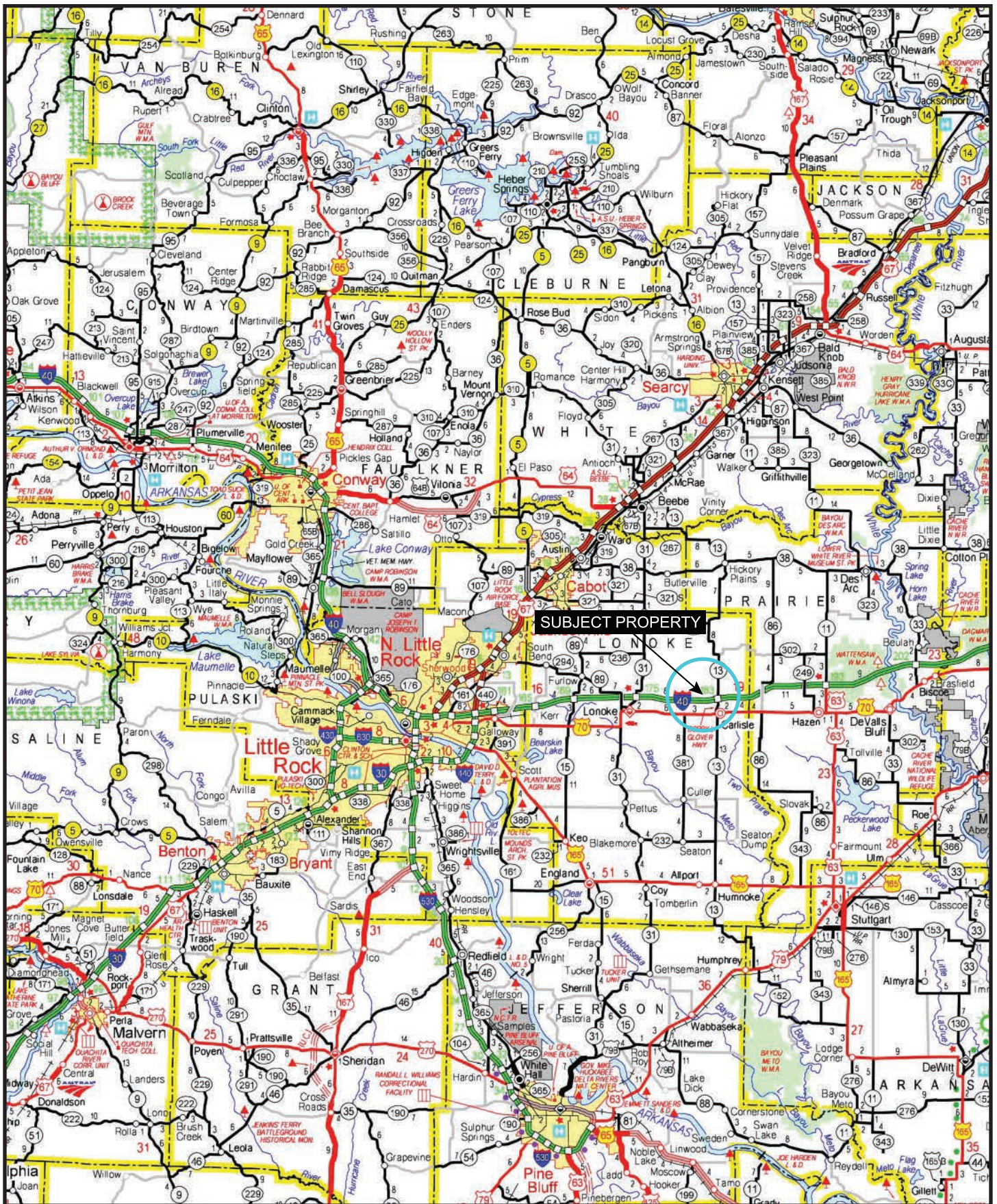
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

VICINITY MAP



PROPERTY SUMMARY

Description: The Plafcan North Farm consists of approximately 80.0 +/- acres located in Lonoke County, Arkansas just north of the town of Carlisle. The Farm Service Agency office reports a total of 76 +/- cropland acres that are irrigated by a well located on the neighbor to the west. All of the tillable acreage consists of Class II soil allowing for a wide crop mix and is shown by the farm historically being planted in corn, rice, and soybeans. The tillable acreage is leased to Don Kittler Farms on a 75 / 25 net crop share. The farm has great access from Fred Koch Road, which is a gravel county-maintained road.

Any questions concerning this offering or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

Location: Carlisle, Arkansas; Lonoke County; Central Region of Arkansas

Mileage Chart

Carlisle, AR	4 miles
Lonoke, AR	9 miles
Stuttgart, AR	34 miles
Little Rock, AR	37 miles

FSA Acreage: 80.0 +/- Total Acres (FSA Farm #: 4720, Tract #: 3234)
• 76 +/- acres in cropland
• 4 +/- acres in woodlot

Irrigation: The tillable acreage is irrigated by a well on the neighboring farm to the west. An estimate for a new well can be provided upon request.

Soils: Class II: 100%

Farm Bases: Please see attached Farm Service Agency (FSA) 156EZ within this brochure.

Est. Real Estate Taxes: \$878.54 (estimated)

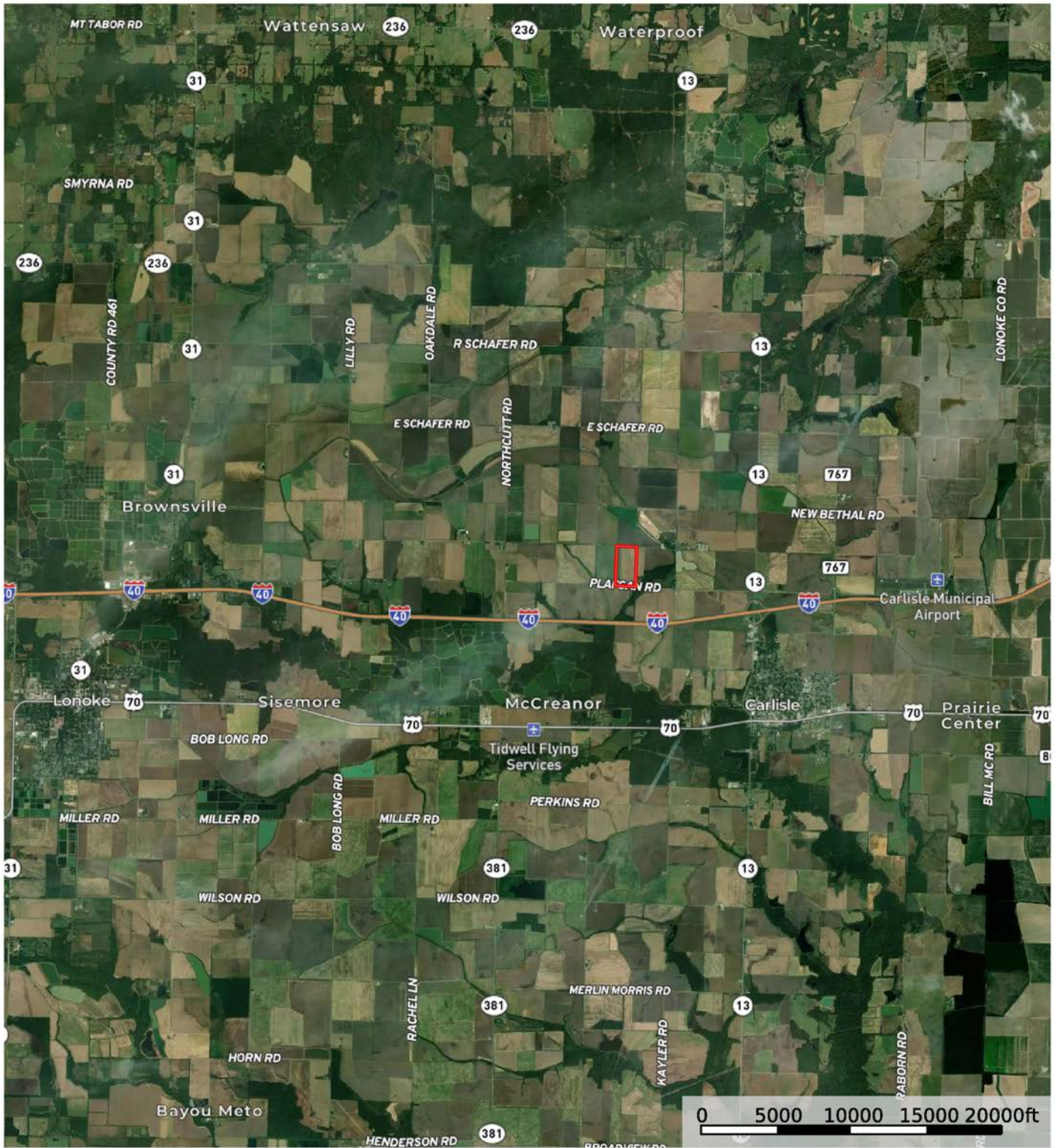
Mineral Rights: All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Farming Contract: The tillable acreage is leased for the 2022 crop season on a 75 / 25 net crop share to Don Kittler Farms.

Offering Price: \$452,000.00


Contact: Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

LOCATION MAP



 Boundary

Sindy Cruthis


 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

AERIAL MAP

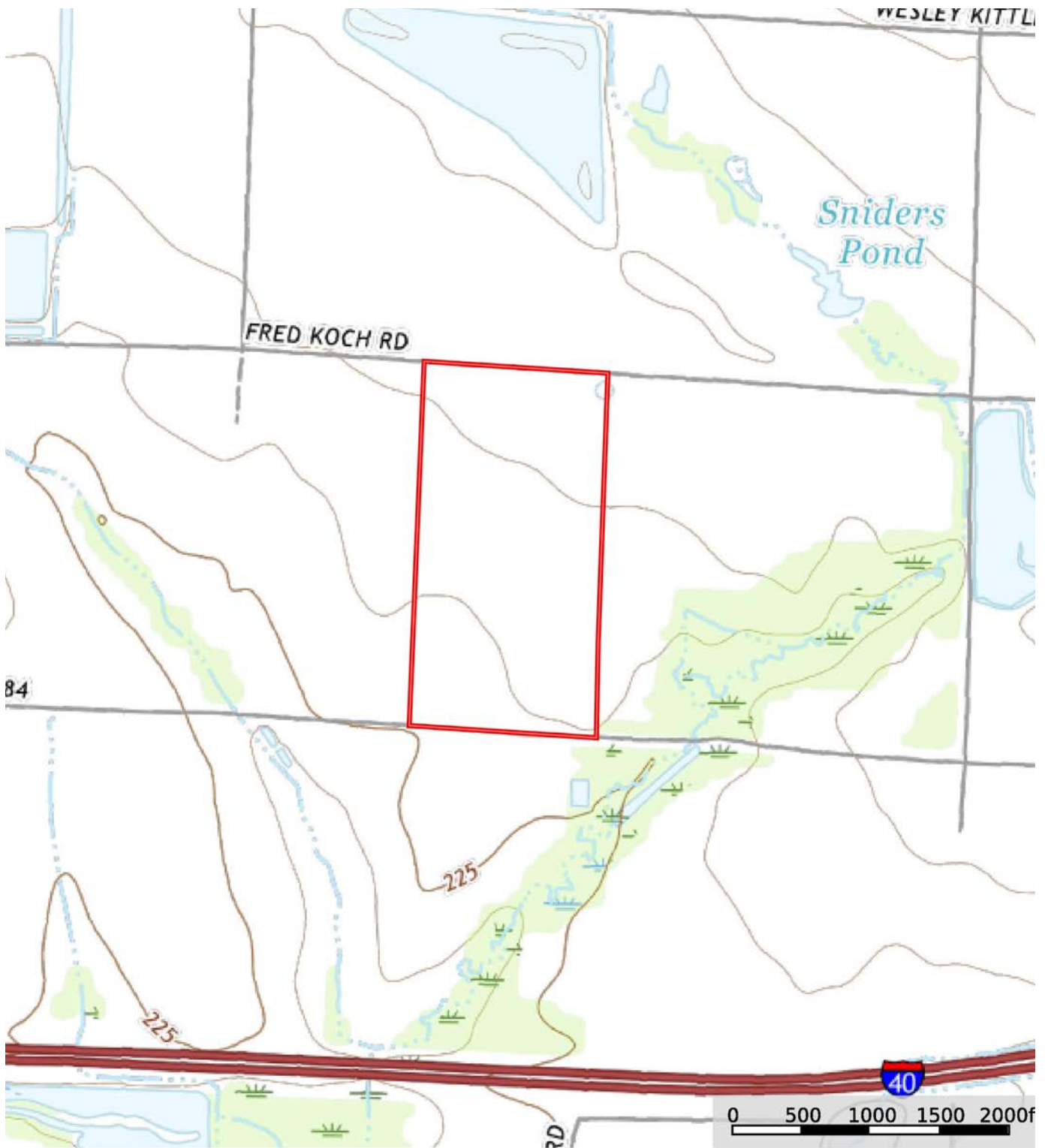


 Boundary

Sindy Cruthis

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TOPOGRAPHY MAP



7 Boundary

ndy Cruthis


M The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to completeness or accuracy thereof.

SOIL MAP



7 Boundary

ndy Cruthis

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SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3	Calloway silt loam, 0 to 1 percent slopes	55.74	34.5	0	58	2w
35	Stuttgart silt loam, 0 to 1 percent slopes	47.33	29.3	0	67	2w
38	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	29.95	18.54	0	52	4w
21	Immanuel silt loam, 1 to 3 percent slopes	17.9	11.08	0	65	2e
36	Stuttgart silt loam, 1 to 3 percent slopes	10.64	6.59	0	66	2e
TOTALS		161.55(*)	100%	-	60.83	2.37

(*) 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

FARM SERVICE AGENCY

FARM: 4720

Arkansas

U.S. Department of Agriculture

Prepared: 3/11/22 12:47 PM

Lonoke

Farm Service Agency

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 3

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.

Operator Name	Farm Identifier	Recon Number
DON KITTLER FARMS	Division of FSN 3400	2012 - 7

Farms Associated with Operator:

376, 532, 698, 714, 734, 747, 793, 817, 839, 845, 940, 950, 1042, 1049, 1050, 1055, 1074, 1110, 2678, 2889, 3048, 3273, 4387, 4388, 4599, 4721, 4722,

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
158.58	124.27	124.27	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	124.27	73.6	0.0					

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, OATS, RICE-LGR RICE-MGR	SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	47.2	36	0.00	
OATS	3.6	51	0.00	
SOYBEANS	87.4	32	0.00	100
RICE-LONG GRAIN	52.8	6140	0.00	
RICE-MED GRAIN	5.0	4910	0.00	
Total Base Acres:	196.0			

FARM SERVICE AGENCY

FARM: 4720

Arkansas
Lonoke

U.S. Department of Agriculture
Farm Service Agency

Prepared: 3/11/22 12:47 PM
Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 2 of 3

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.

Tract Number: 3234 **Description:** L-10

FSA Physical Location : Lonoke, AR **ANSI Physical Location:** Lonoke, AR

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
82.77	80.04	80.04	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	80.04	42.6	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	27.3	36	0.00
OATS	3.6	51	0.00

FARM SERVICE AGENCY

Arkansas

Lonoke

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 4720

Prepared: 3/11/22 12:47 PM

Crop Year: 2021

Page: 3 of 3

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Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	30.5	6140	0.00
RICE-MED GRAIN	2.9	4910	0.00
SOYBEANS	56.5	32	0.00
Total Base Acres:	120.8		

Owners: PLAFCAN, GERALD W
PLAFCAN, CAROLE

PLAFCAN, BRIAN
UPTON-SILVESTRE, MARILYN

Other Producers: None

FARM SERVICE AGENCY



Lonoke 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 **4720**

Tract **3234**

Tract Cropland Total: 80.04 acres

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