



OFFERED FOR SALE

NELON BRAKE FARM

An Agricultural and Recreational Investment Opportunity

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

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



DISCLOSURE STATEMENT

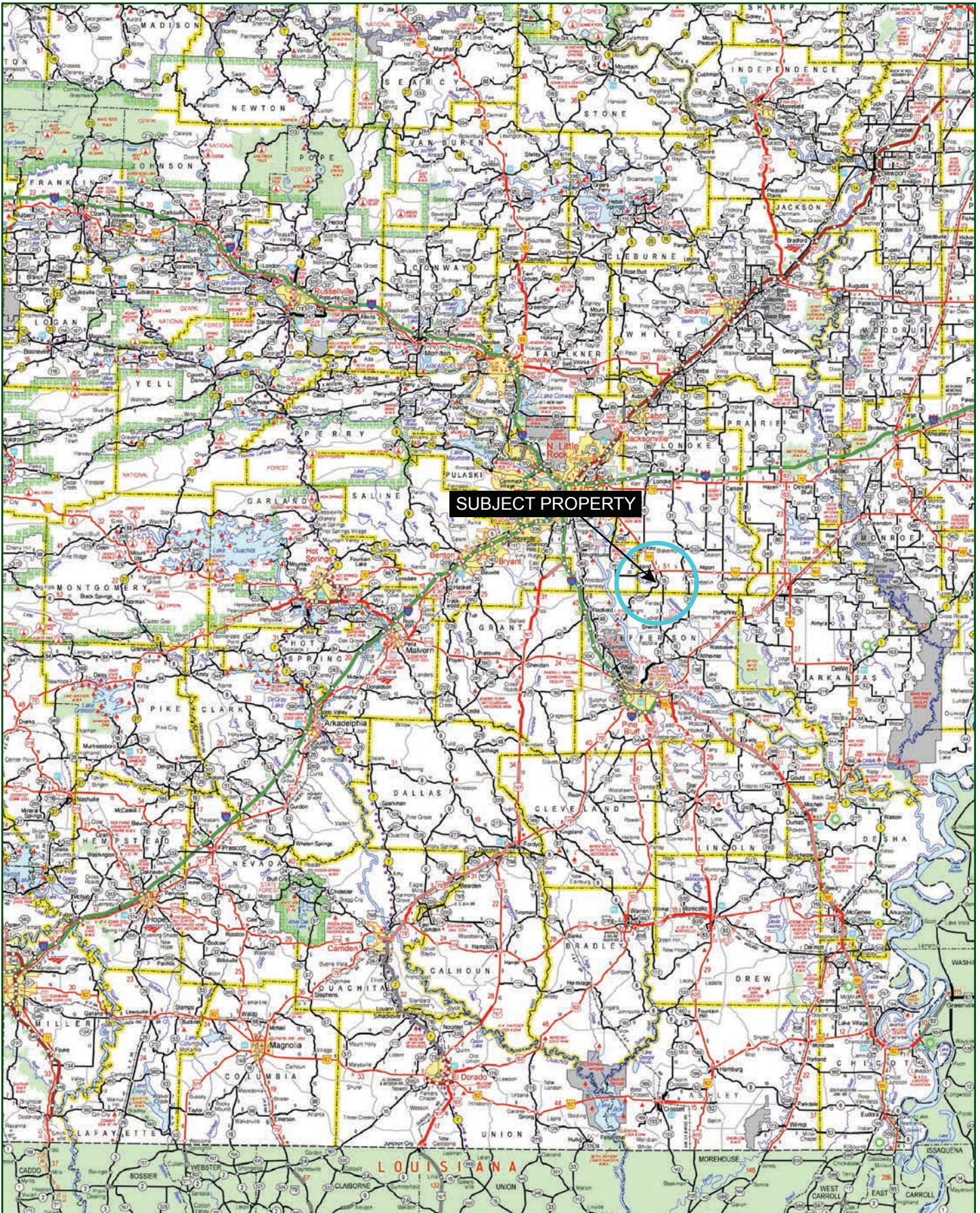
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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

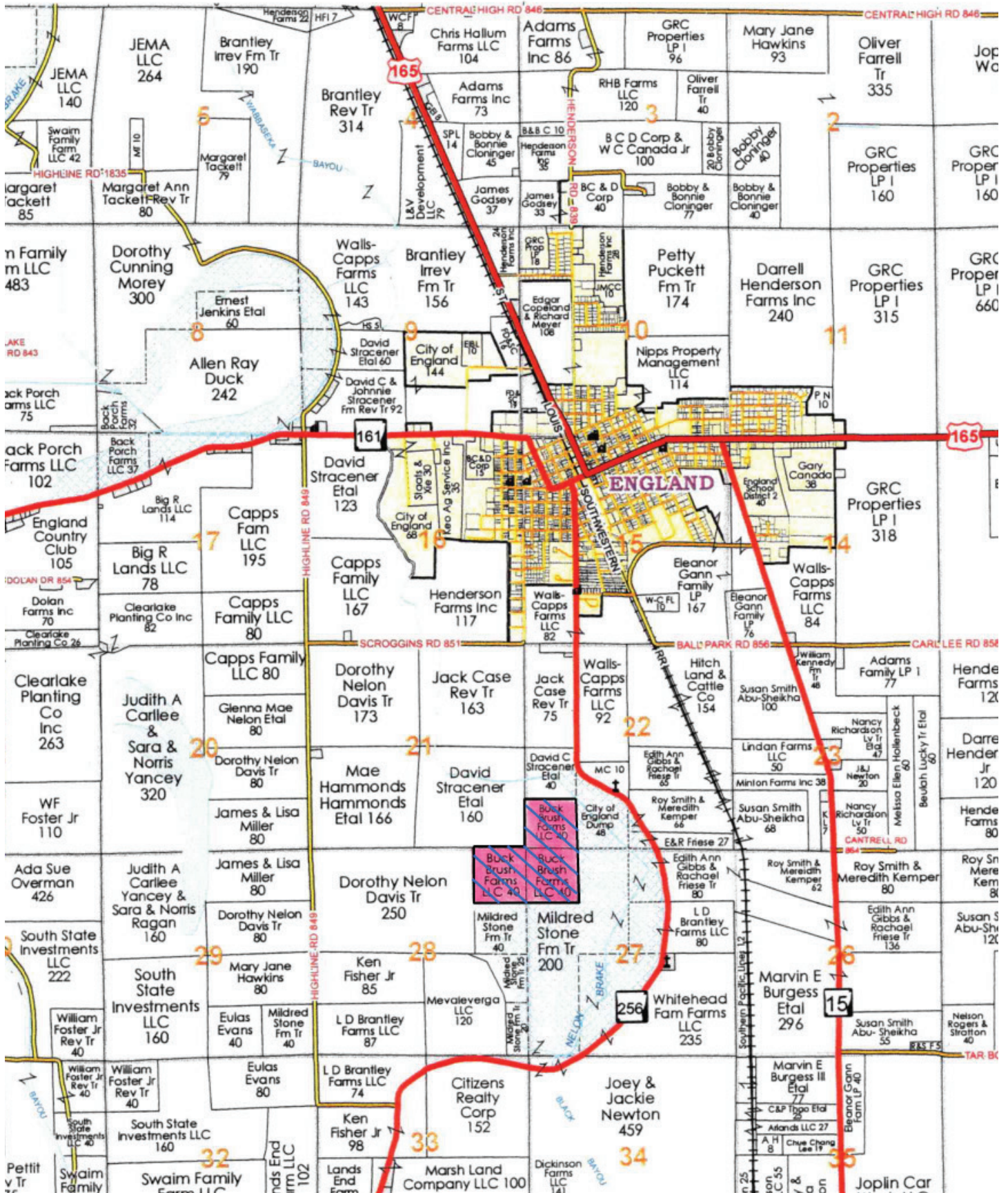
Description:	<p>The Nelon Brake Farm consists of approximately 120.0 +/- acres located in Lonoke County, Arkansas just south of the town of England. The Farm Service Agency office reports a total of 121.69 +/- cropland acres that are all irrigated by an eight (8) inch well, twelve (12) inch diesel re-lift and the two east fields can also be irrigated by gravity flowing water from Nelon Brake. There is also a twelve (12) inch electric re-lift located on the northeast corner of the farm that is a pump off re-lift. Another great attribute of the farm is that it has a strong rice base.</p> <p>The farm is located in an area known for good waterfowl hunting. The current owners have successfully hunted the farm, and installed a 20 ft. mini-pit with two (2) dog boxes to further increase hunting potential.</p>
Location:	England, Arkansas; Lonoke County; Central Region of Arkansas
Acreage:	124.72 Total Acres (FSA Farm #: 5027, Tract #: 2818) <ul style="list-style-type: none">• 121.69 acres in cropland• 3.03 acres in ditches and roads
Access:	The tract is accessed by an easement on a former county road that is located just off Arkansas State Highway 256.
Real Estate Taxes:	\$1,330.15 (estimated)
Irrigation:	All of the tillable acreage is irrigated by an eight (8) inch well, a twelve (12) inch diesel re-lift, and two fields can be gravity flowed by a twelve (12) inch pipe. There is also a twelve (12) inch electric located on the northeast corner of the farm that helps pump the farm off.
Soils:	Class III: 100%
Farm Bases:	Please see attached Farm Service Agency (FSA) 156EZ within this brochure.
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 2023 crop season on an 80 / 20 net crop share.
Offering Price:	\$675,000.00

To find out more about the Nelon Brake Farm or to schedule a property tour, contact Gardner Lile of Lile Real Estate, Inc.

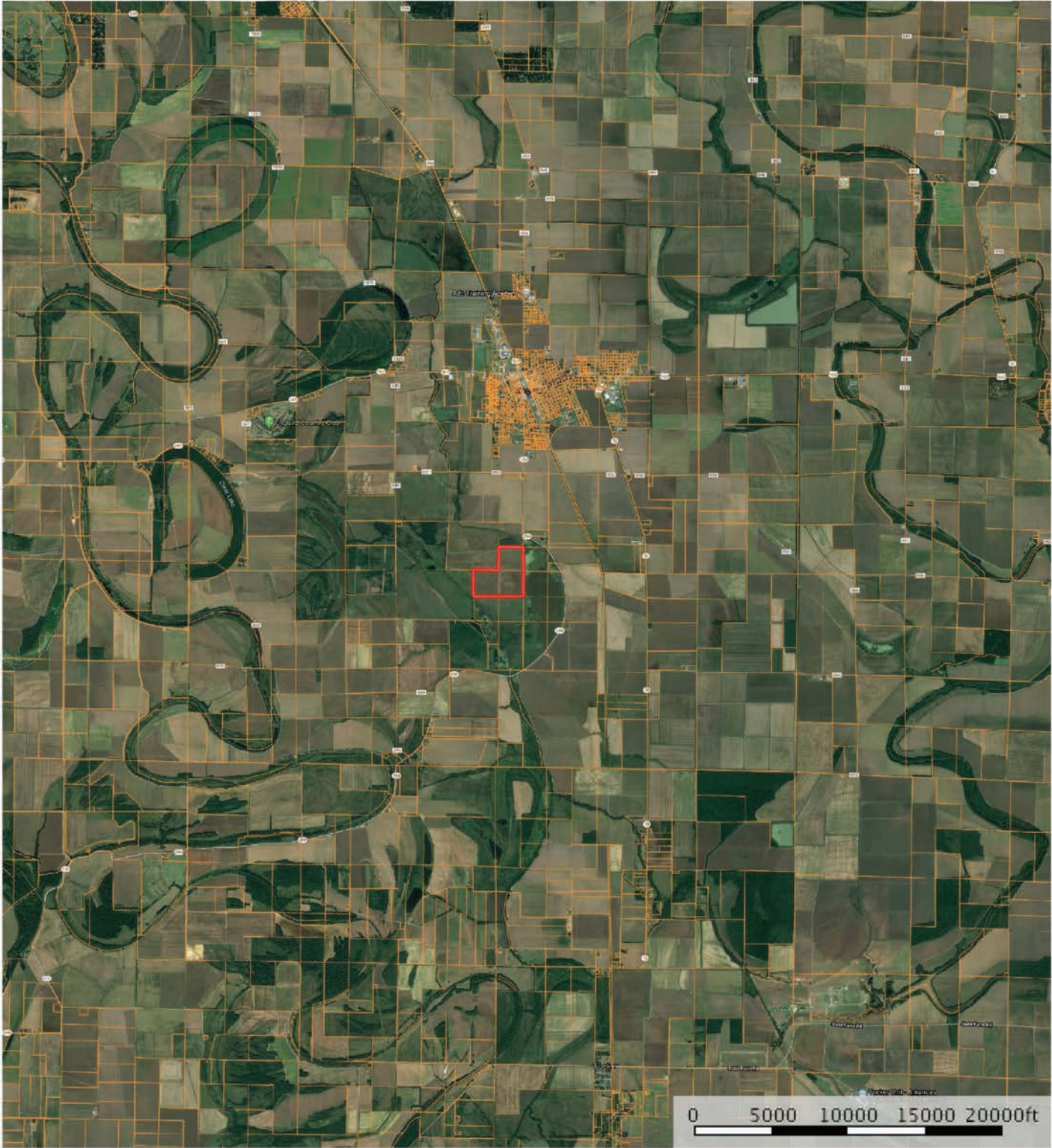
Gardner Lile: 501-658-9275 | gardner@lilerealestate.com

OWNERSHIP MAP

SEE PAGE 55




AERIAL MAP I

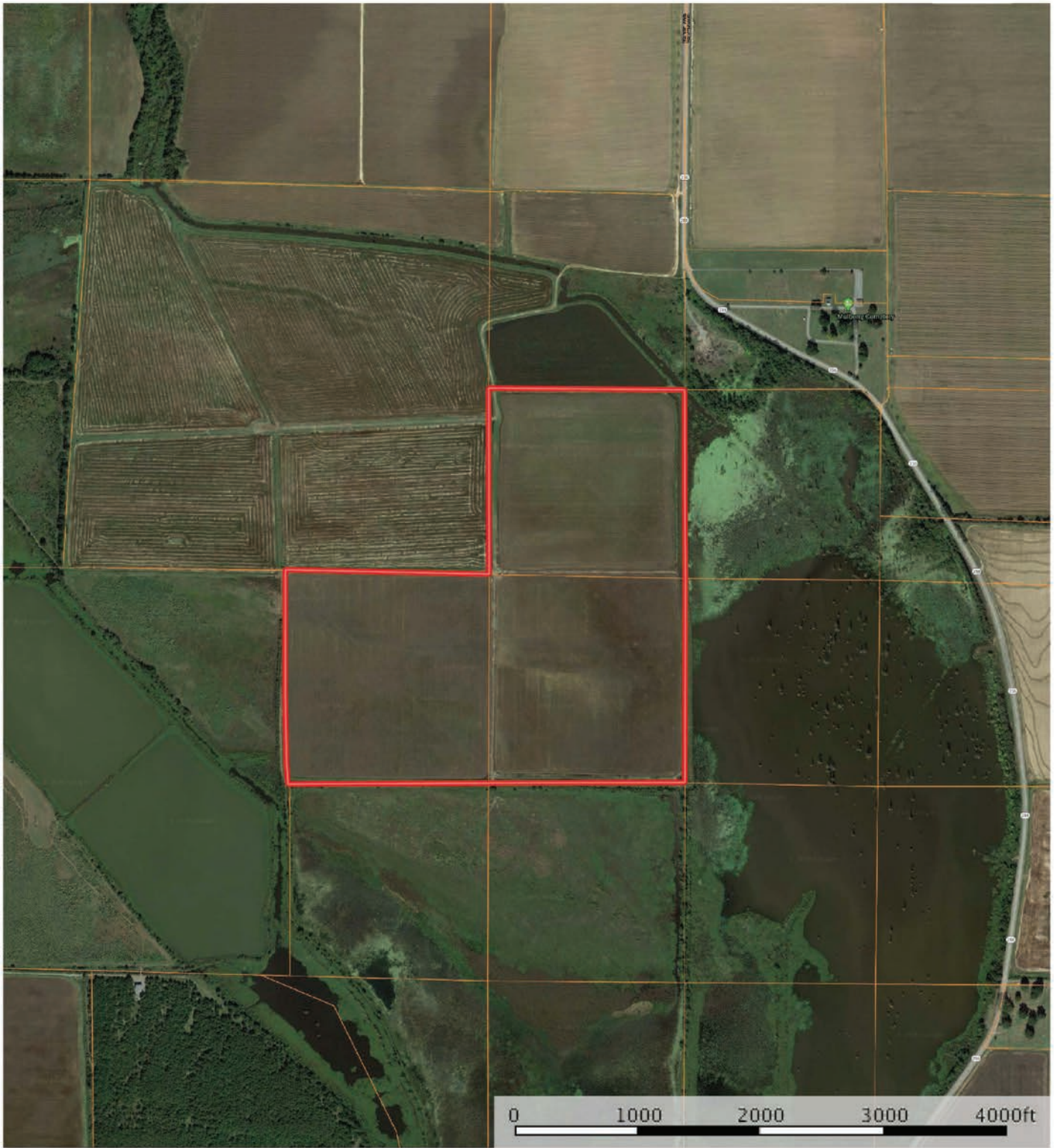


 Boundary

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 II

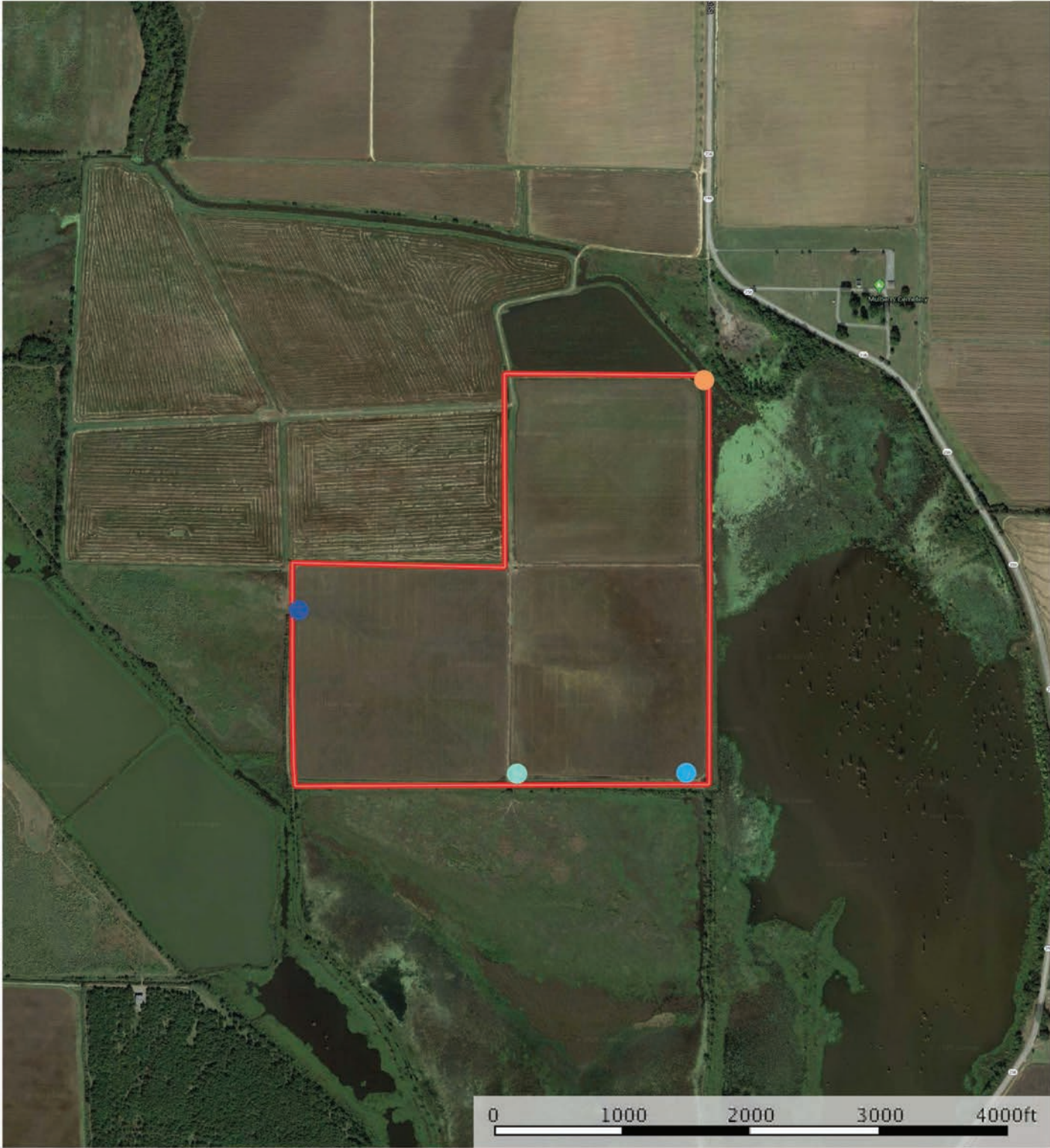


 Boundary

Sindy Cruthis


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IRRIGATION MAP

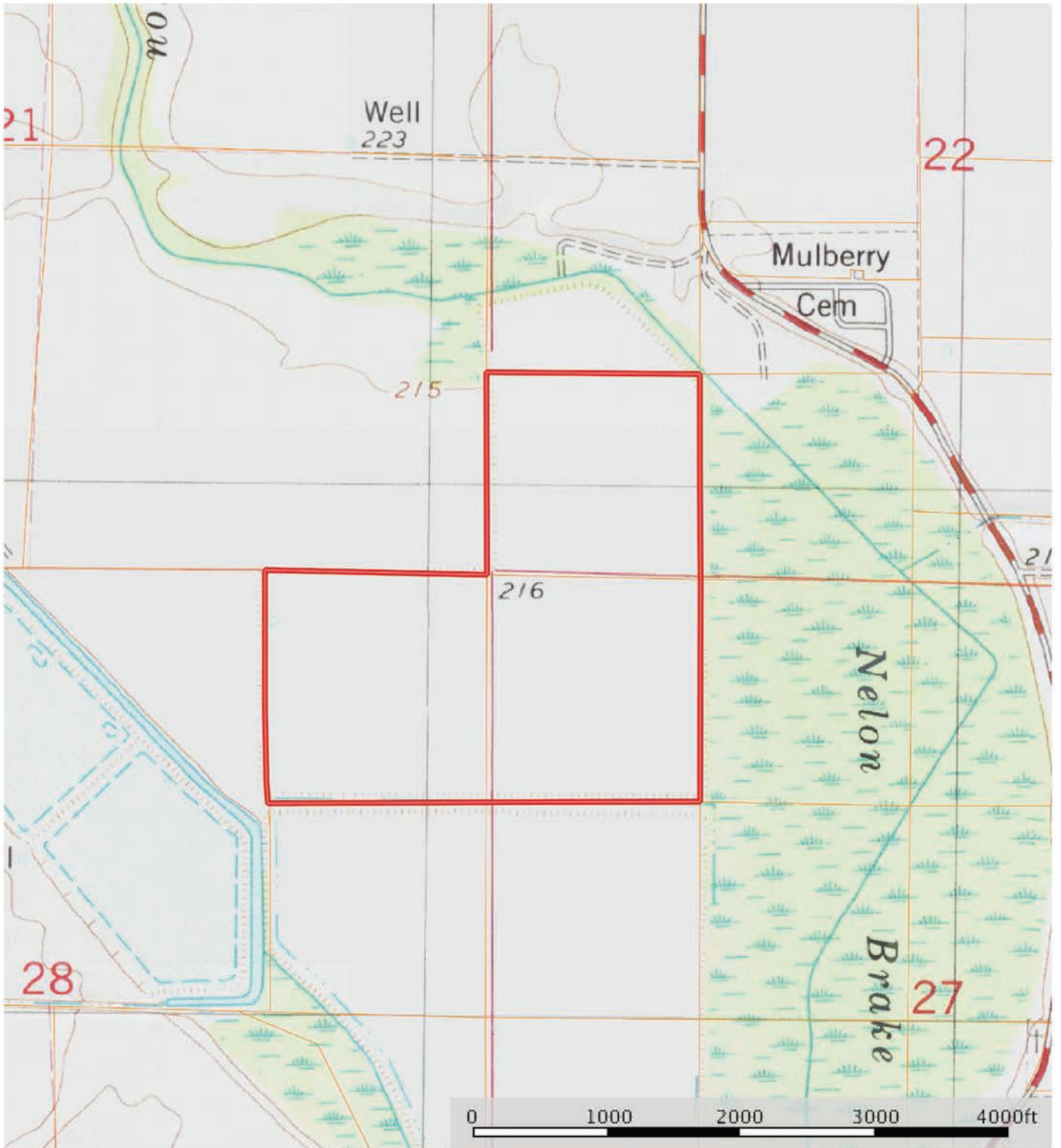


- 12" Electric Relift
- 12" Gravity Flow Pipe
- 12" Permanent Well
- 8" Well
- Boundary

Sindy Cruthis


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TOPOGRAPHY MAP



 Boundary

Sindy Cruthis


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SOIL MAP



 Boundary

Sindy Cruthis

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SOIL MAP KEY

I ▢ Boundary 125.1 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
27	Perry silty clay, 0 to 1 percent slopes	39.7	31.76	3w
29	Portland silty clay, 0 to 1 percent slopes	84.4	67.51	3w
28	Perry silty clay, 0 to 1 percent slopes, frequently flooded	0.9	0.73	4w
TOTALS		125.1	100%	3.01

Capability Legend

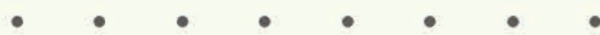
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



'Wild Life'



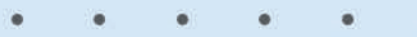
Forestry



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

ARKANSAS

LONOKE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5027

Prepared : 5/31/23 4:19 PM CST

Crop Year : 2023

Operator Name : BRAD WHITEHEAD FARMS PARTNERSHIP
CRP Contract Number(s) : None
Recon ID : 05-085-2015-15
Transferred From : None
ARCPLC G/M/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
124.72	121.69	121.69	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	121.69	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Soybeans	31.10	0.00	46	100
Rice-Long Grain	88.30	0.00	6923	
Rice-Medium Grain	2.00	0.00	5995	
TOTAL	121.40	0.00		

NOTES

Tract Number : 2818

Description : E-20
FSA Physical Location : ARKANSAS/LONOKE
ANSI Physical Location : ARKANSAS/LONOKE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BUCK BRUSH FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
124.72	121.69	121.69	0.00	0.00	0.00	0.00	0.0

FARM SERVICE AGENCY

ARKANSAS
LONOKE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5027
Prepared : 5/31/23 4:19 PM CST
Crop Year : 2023

Tract 2818 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	121.69	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	31.10	0.00	46
Rice-Long Grain	88.30	0.00	6923
Rice-Medium Grain	2.00	0.00	5995

TOTAL **121.40** **0.00**

NOTES

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FARM SERVICE AGENCY



Lonoke County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2021

2023 Program Year

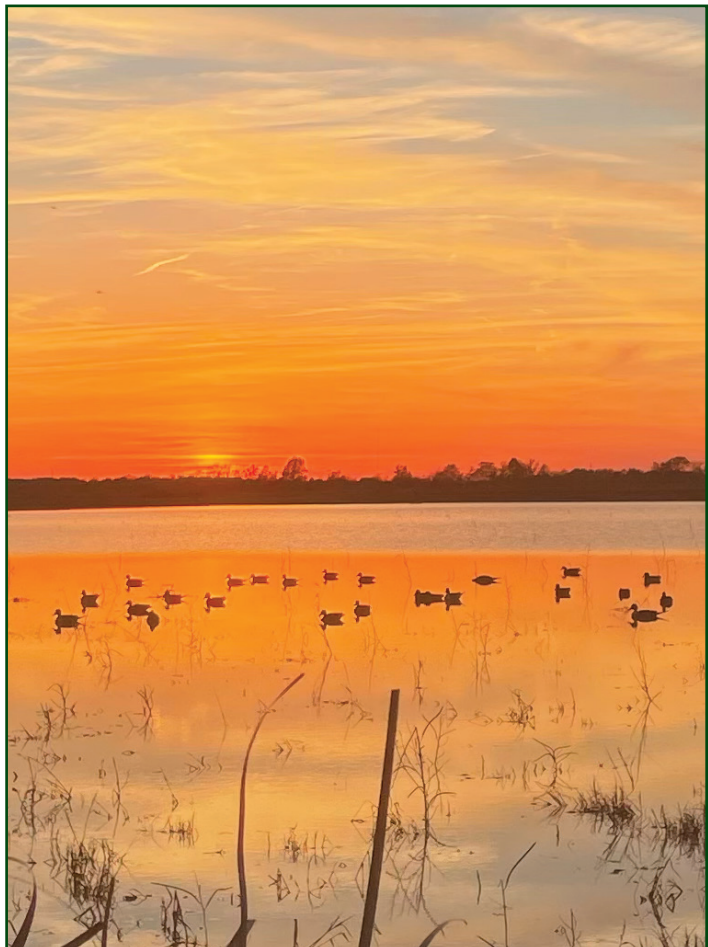
Map Created May 31, 2023

Farm 5027
Tract 2818

Tract Cropland Total: 121.69 acres

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