



OFFERED FOR SALE

HAYES FAMILY FARM

An Agricultural Investment Opportunity

288 (+/-) Acres • Lee County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



DISCLOSURE STATEMENT

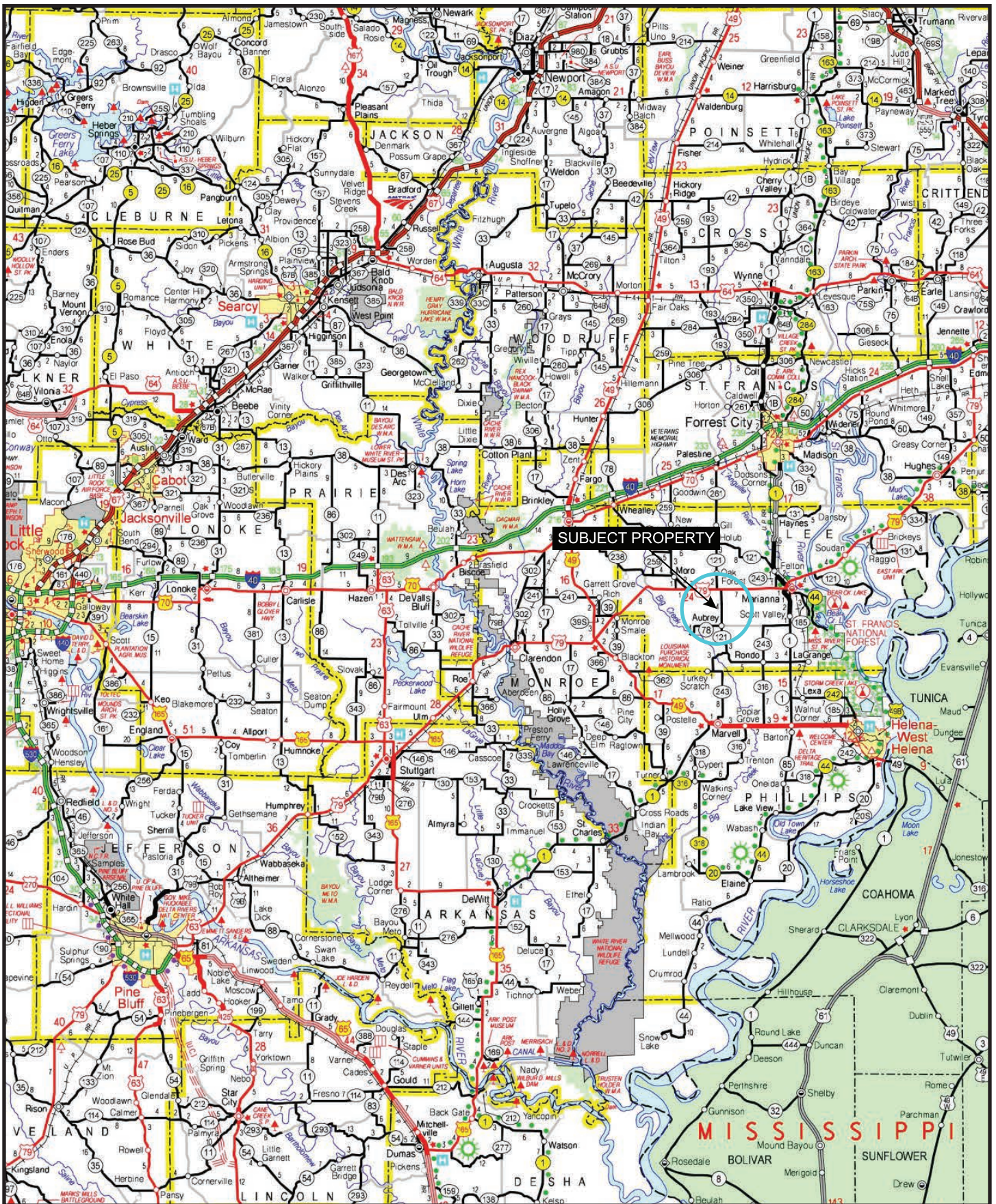
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

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VICINITY MAP



PROPERTY SUMMARY

Description: The Hayes Family Farm consists of 288 +/- acres located in the town of Aubrey in Lee County, Arkansas. Lee County Road 116 bisects the property and provides excellent access. The Farm Service Agency office reports a total of 266 +/- cropland acres, of which 205 +/- acres are irrigated by three six (6) inch electric wells. Some minor dirt work and a possible pivot irrigation system could provide water to much of the 60 +/- non-irrigated acres. The tillable acreage is lighter soils, and the farm has predominantly been planted in cotton. With this soil, however, corn, milo, or soybeans could be grown. The farm is located in a good water table which has helped the tenant grow good crops consistently. For more information about the Hayes Family Farm, or to schedule a property tour contact Jim Benham (mobile: 501-590-0990) of Lile Real Estate, Inc.

Location: Aubrey, Arkansas; Lee County; Eastern Region of Arkansas

Mileage Chart

Marianna, AR	10 miles
Forrest City, AR	25 miles
Brinkley, AR	25 miles
Little Rock, AR	93 miles
Memphis, TN	70 miles

Acreage: 288 +/- acres
· 266 +/- tillable acres

Access: Lee County Road 116

Real Estate Taxes:	Parcel Number	Acreage	Est. Real Estate Tax
	01-03561	128.00	\$803.00
	01-03509	80.00	\$456.00
	01-03573	80.00	\$491.00
	Total	288.00	\$1,750.00

Irrigation: 3 - Six (6) inch electric wells.

Soils: Class II: 90%
Class III: 7%
Class IV: 3%

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

Farm Lease: The farm is leased for the 2023 crop year.

PROPERTY SUMMARY

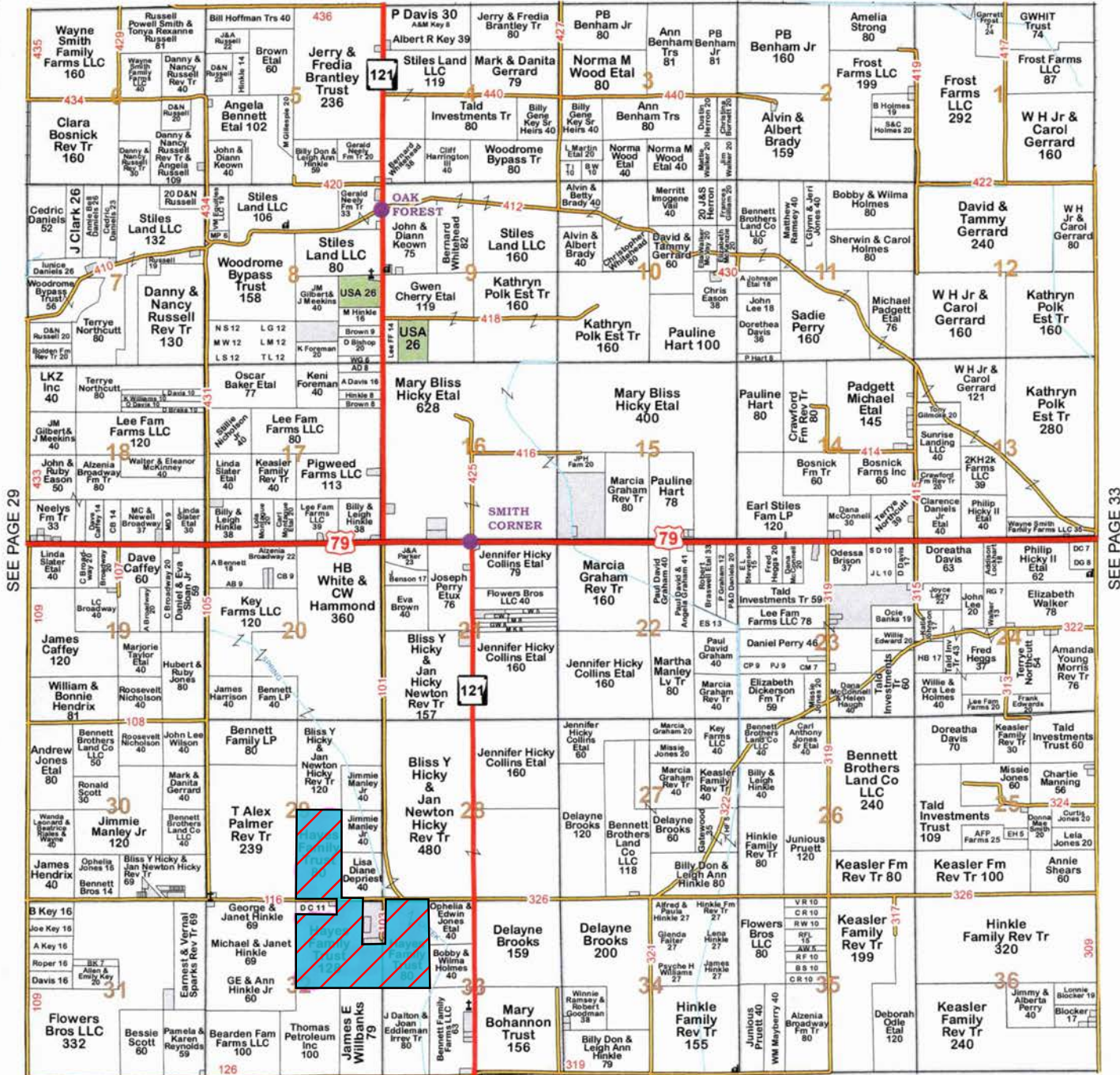
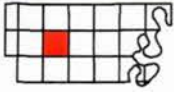
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Offering Price:	\$1,700,000.00
Contact:	Any questions concerning this offering, or to schedule a property tour should be directed to Jim Benham (mobile: 501-590-0990) of Lile Real Estate, Inc.

OWNERSHIP MAP

Township 2N - Range 2E

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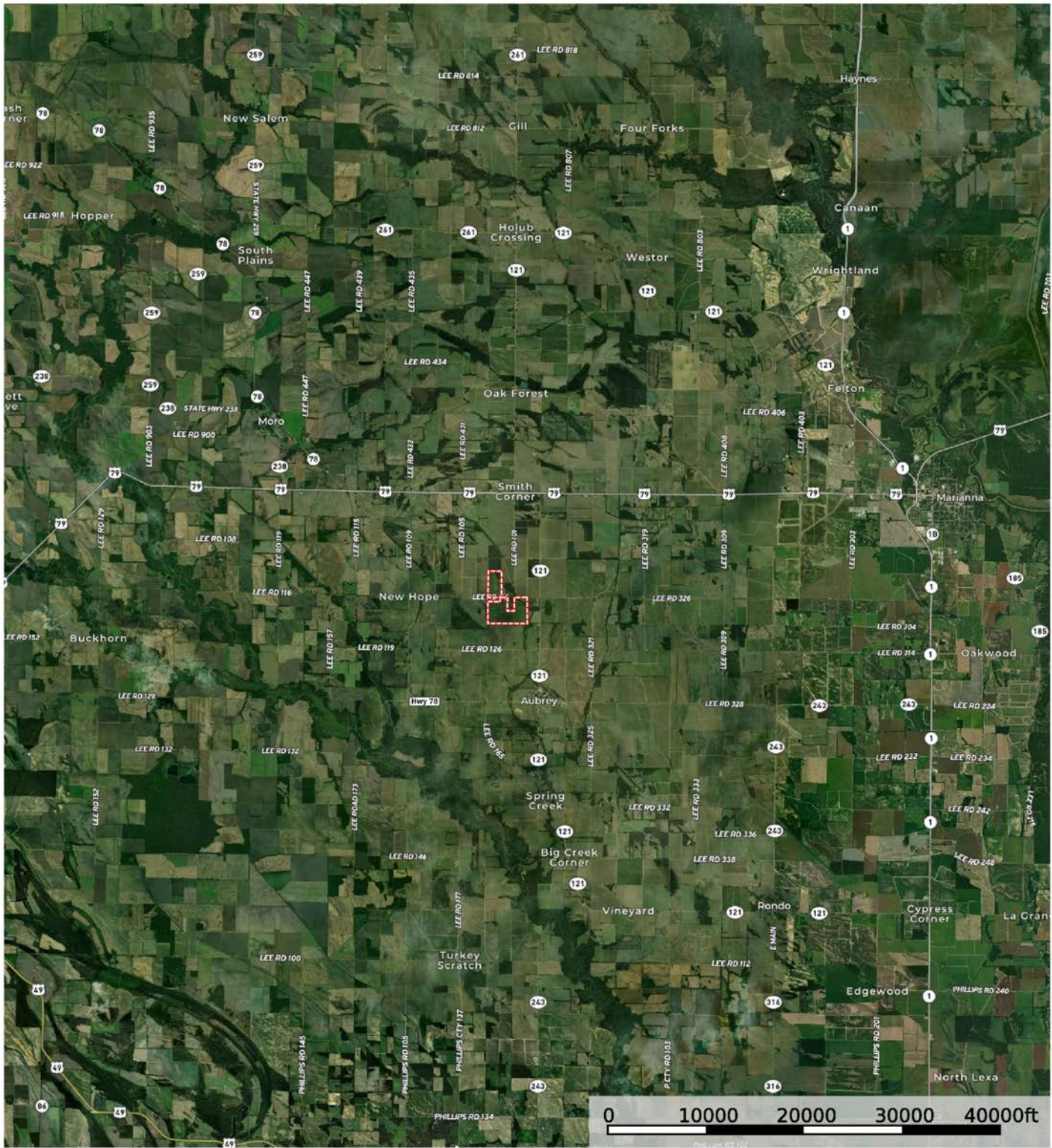
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AERIAL MAP I



 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

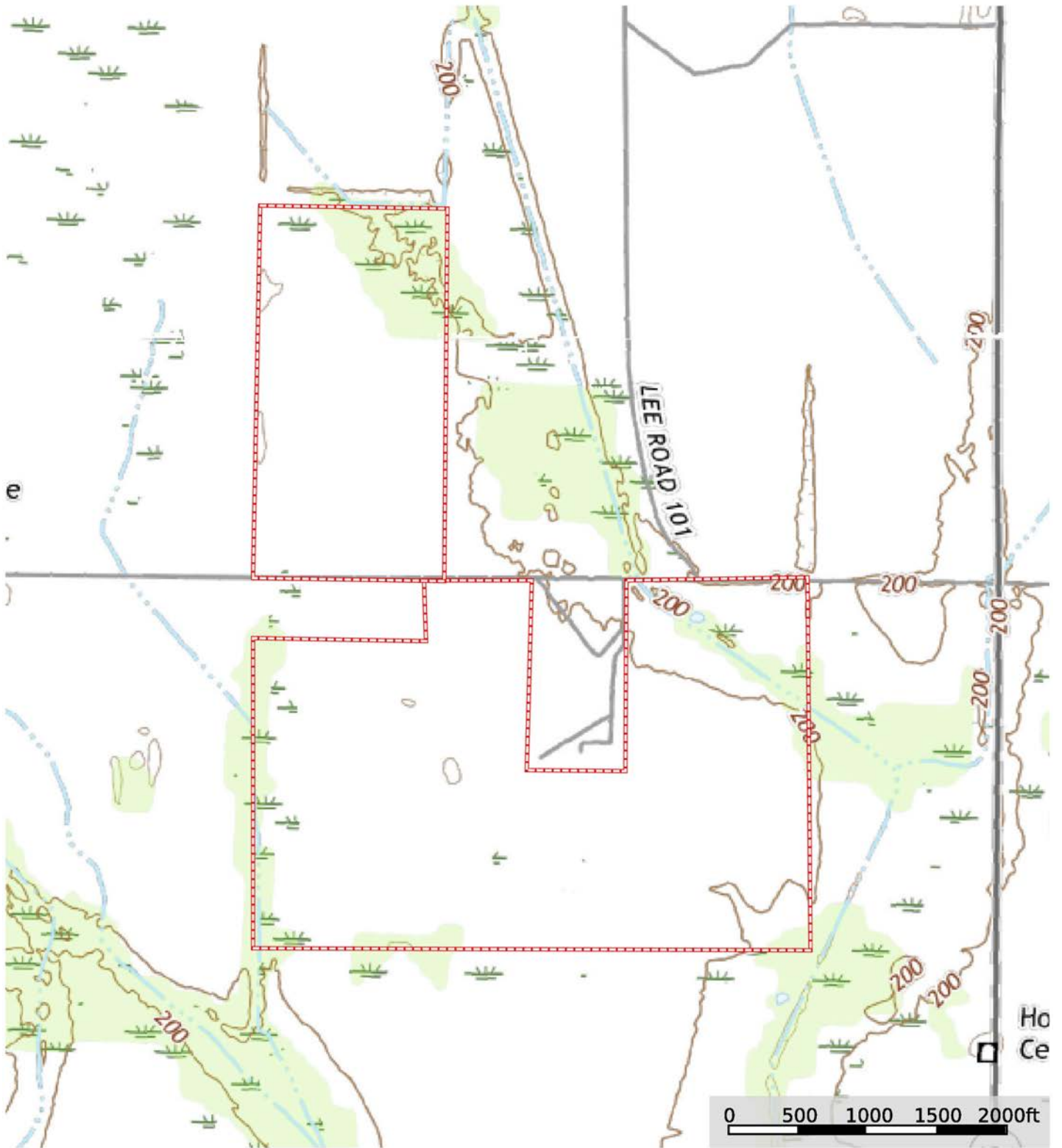


 Boundary

Sindy Cruthis


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TOPOGRAPHY MAP



 Boundary

Sindy Cruthis


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SOIL MAP



 Boundary

Sindy Cruthis

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SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CbA	Calloway silt loam, 0 to 1 percent slopes	150.27	51.17	0	56	2w
LoB	Loring silt loam, 1 to 3 percent slopes, west	65.22	22.21	0	62	2e
GrB	Grenada silt loam, 1 to 3 percent slopes	47.32	16.11	0	59	2e
He	Henry silt loam, 0 to 1 percent slopes	21.43	7.3	0	55	3w
Za	Zachary soils, frequently flooded	9.44	3.21	0	20	5w
TOTALS		293.69(*)	100%	-	56.58	2.17

(*) 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

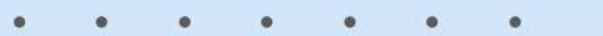
'Wild Life'



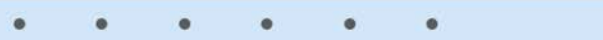
Forestry



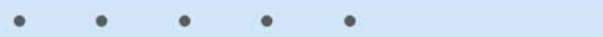
Limited



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 INFORMATION

Arkansas
Lee
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 3149
Prepared: 9/14/22 8:38 AM
Crop Year: 2022
Page: 1 of 2

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.

Farm Identifier
2574 DIVISION

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
303.14	266.05	266.05	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	266.05	0.0	0.0					

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
SORGH, SUP	NONE	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
GRAIN SORGHUM	28.4	94	0.00
SEED COTTON	189.52	2096	0.00
UNA GENERIC	47.38	0	0.00
Total Base Acres:	265.3		

Tract Number: 1124 Description: F6, F7/B1

FSA Physical Location : Lee, AR

ANSI Physical Location: Lee, AR

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
303.14	266.05	266.05	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	266.05	0.0	0.0			

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Arkansas

U.S. Department of Agriculture

FARM: 3149

Lee

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Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
Total Base Acres:	265.3		

Owners: HAYES, LILLARD CODY

CLABORN, STEVE

Other Producers:

FARM SERVICE AGENCY MAP



Lee 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 14, 2022

Farm 3149
Tract 1124

Tract Cropland Total: 266.05 acres

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