



OFFERED FOR SALE

BEN LOMOND FARMS

**An Agricultural, Recreational, & Alternative Energy Development
Investment Opportunity**

864 (+/-) Acres • Sevier County, Arkansas

October 2, 2023

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.

PROPERTY SUMMARY + USE PROFILES

Description:

The land known as “Ben Lomond Farms” (the “Property”) has been in the same family for 40+ years and represents an excellent investment opportunity for a unique property. Located in Sevier County, Arkansas south of Lockesburg, Arkansas, the Property is comprised of approximately 864 +/- acres with 641 +/- acres of cropland (per FSA reports), with the remaining acreage comprised of uphill meadows and timberland that has significant merchantable timber.

Bordered by US Highway 71 to the East and Northeast, the Property has approximately 9,400 feet of highway frontage. Additionally, Weyerhaeuser timberland properties borders the property on the North while the Pond Creek Wildlife Refuge borders the property on the South and Southeast with approximately 8,000 +/- feet of frontage along the Refuge. The Property is suitable for numerous use profiles including crop farming, hunting and recreational, reforestation for carbon credits, and alternative energy production (i.e. solar energy).

Location:

Ben Lomond, Arkansas; Sevier County; Southwestern Region of Arkansas

Mileage Chart

Lockesburg, AR	12 miles
Texarkana, AR/TX	33 miles
Broken Bow, OK	49 miles
Hot Springs, AR	89 miles
Shreveport, LA	108 miles
Dallas, TX	197 miles
Bentonville, AR	232 miles

Crop Farming:

The Property has been in agriculture production for decades with a crop rotation including wheat, soybeans, milo, corn and rice. All of the tillable acreage is non-irrigated.

The **Farm Service Agency** reports the following:

- 887.36 +/- total acres (FSA Farm #2720, Tract #s: 1599, 1611, & 1775)
- 641.70 +/- acres in cropland
- 198 +/- acres of timberland
- 47.66 +/- acres in woodlots, ditches, and roads

Farm Service Agency (FSA) 156EZ documents can be found in this brochure.

**Please note the acreage discrepancy between the Sevier County Assessor and the Farm Service Agency office. We have used the assessor’s figure within this brochure to be conservative.*

USE PROFILES

Crop Farming:

The Property's soil composition is:

- Class II: 63.96
- Class III: 23.96%
- Class IV: 2.02%
- Class VI: 10.06%

The Property's tillable acreage is leased for the 2023 crop year on an 80 / 20 net crop share.

Hunting & Recreation:

The farm offers recreational opportunities with deer, turkey, and duck hunting. Little River is just south of the property, and Millwood Lake is less than 8 miles away as a crow flies both of which are notorious for duck hunting.

While the property hasn't been developed for hunting there is a potential for enrolling the acreage in the Conservation Reserve Program (CRP) or Wetland Reserve Easement (WRE) to then be developed as a sporting retreat. If approved, acres enrolled in CRP would provide an additional source of income.

Alternative Energy:

The location and physical characteristics make the Property highly suitable for renewable energy / solar farm development project, as follows:

- A major power transmission line (operated by Southwestern Electric Power Company) runs through the middle of the Property North-to-South and a tie-in transmission station is located approximately 3 miles North of the Property.
- The tillable acreage (approximately 641 acres) of the Property is flat and slightly sloping to the South.
- The Property has direct access to U.S. Highway 71 with approximately 9,400 feet of direct frontage.
- The northern portion of the Property lies above the flood plain.

Timberland:

The northern portion of the Property consists of timberland that has significant merchantable timber. A timber cruise can be provided upon request. Arkansas State Highway 71 provides excellent access to the Property.

The tillable acreage offers the opportunity to plant trees for carbon sequestration.

Timber Rights:

All merchantable timber shall transfer unencumbered by any timber deeds or timber management contracts.

PROPERTY SUMMARY

Real Estate Taxes:

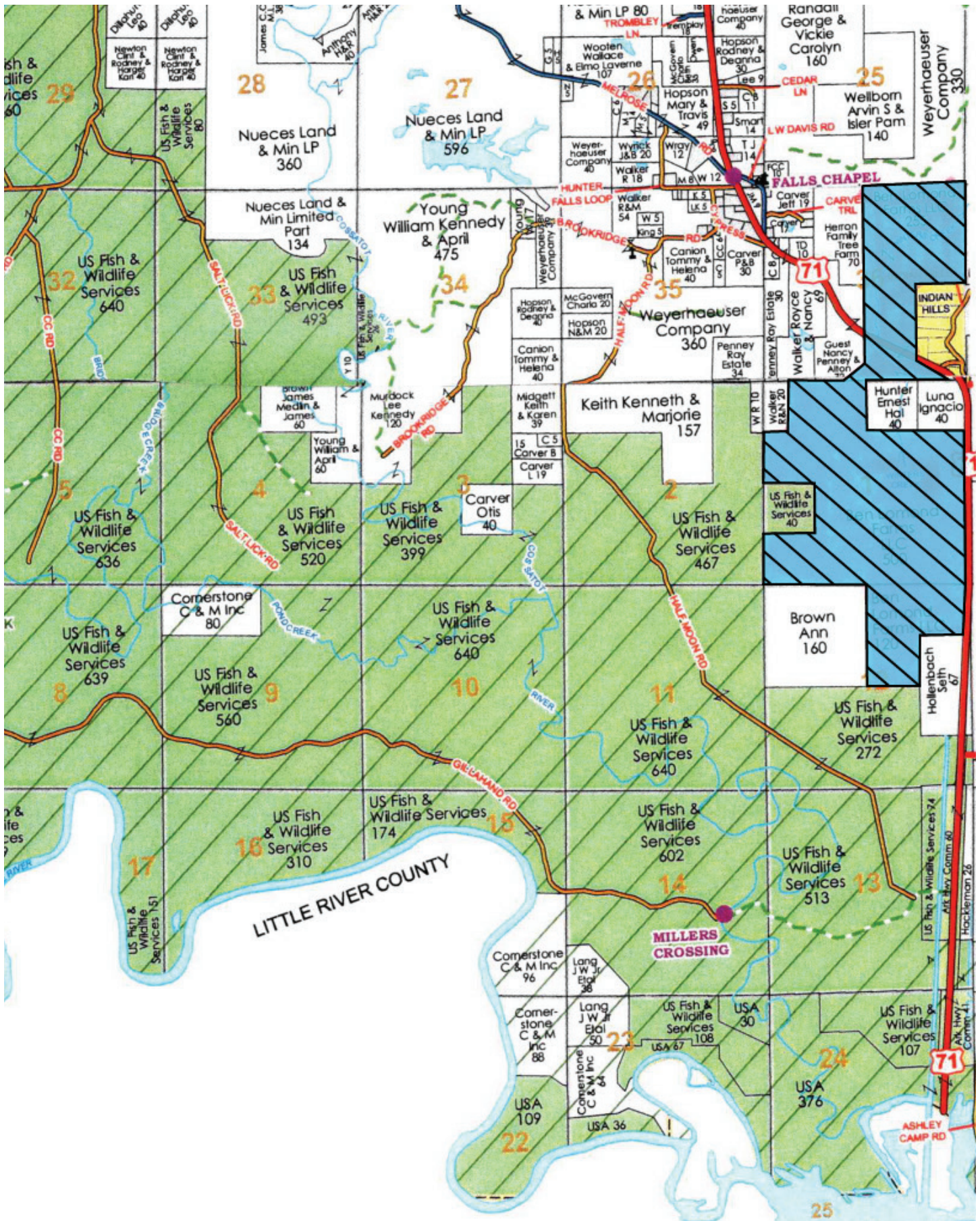
Parcel Number	Acreage	Estimated Tax
002-03494-000	160.00	\$230.00
002-03511-000	50.00	\$98.66
002-03512-000	30.00	\$51.77
002-03509-000	5.20	\$11.46
002-03518-000	139.56	\$296.64
002-03516-000	360.22	\$774.16
002-03560-000	120.00	\$257.97
	864.98	\$1,720.66

Offering Price: \$3,250,000.00

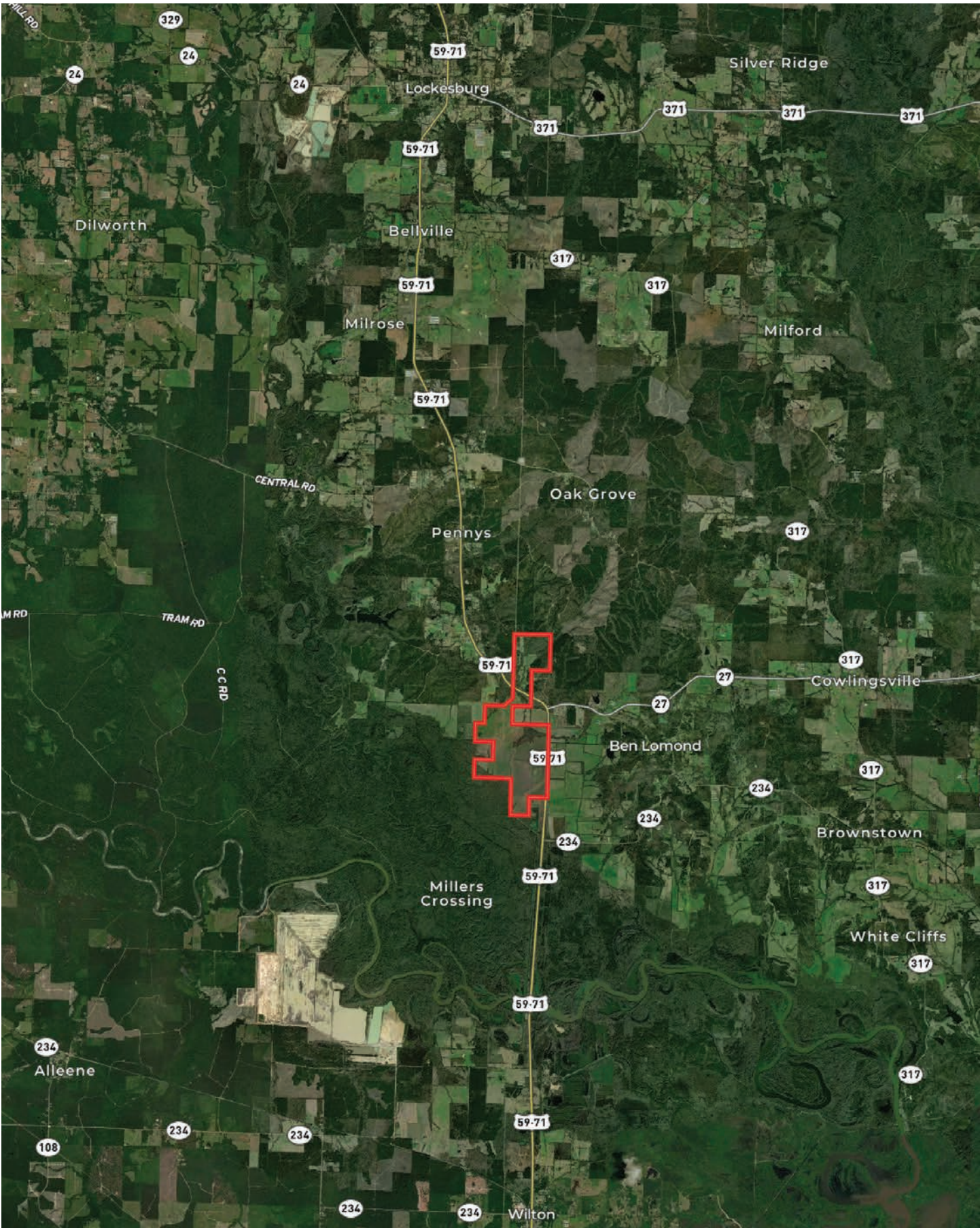
For more information or to schedule a property tour, contact Gardner Lile of Lile Real Estate, Inc.

Mobile: 501-658-9275
Email: gardner@lilerealestate.com

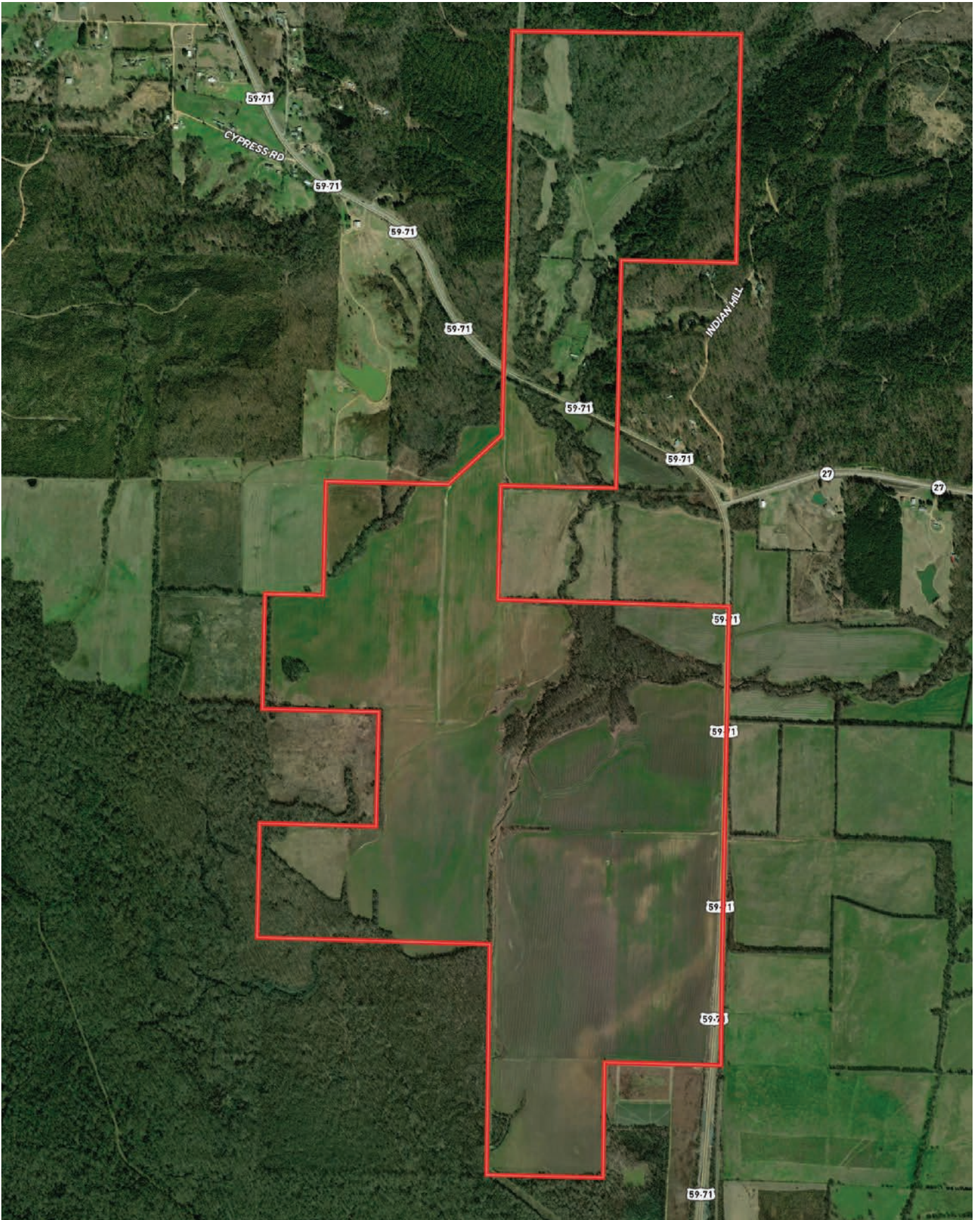
OWNERSHIP MAP



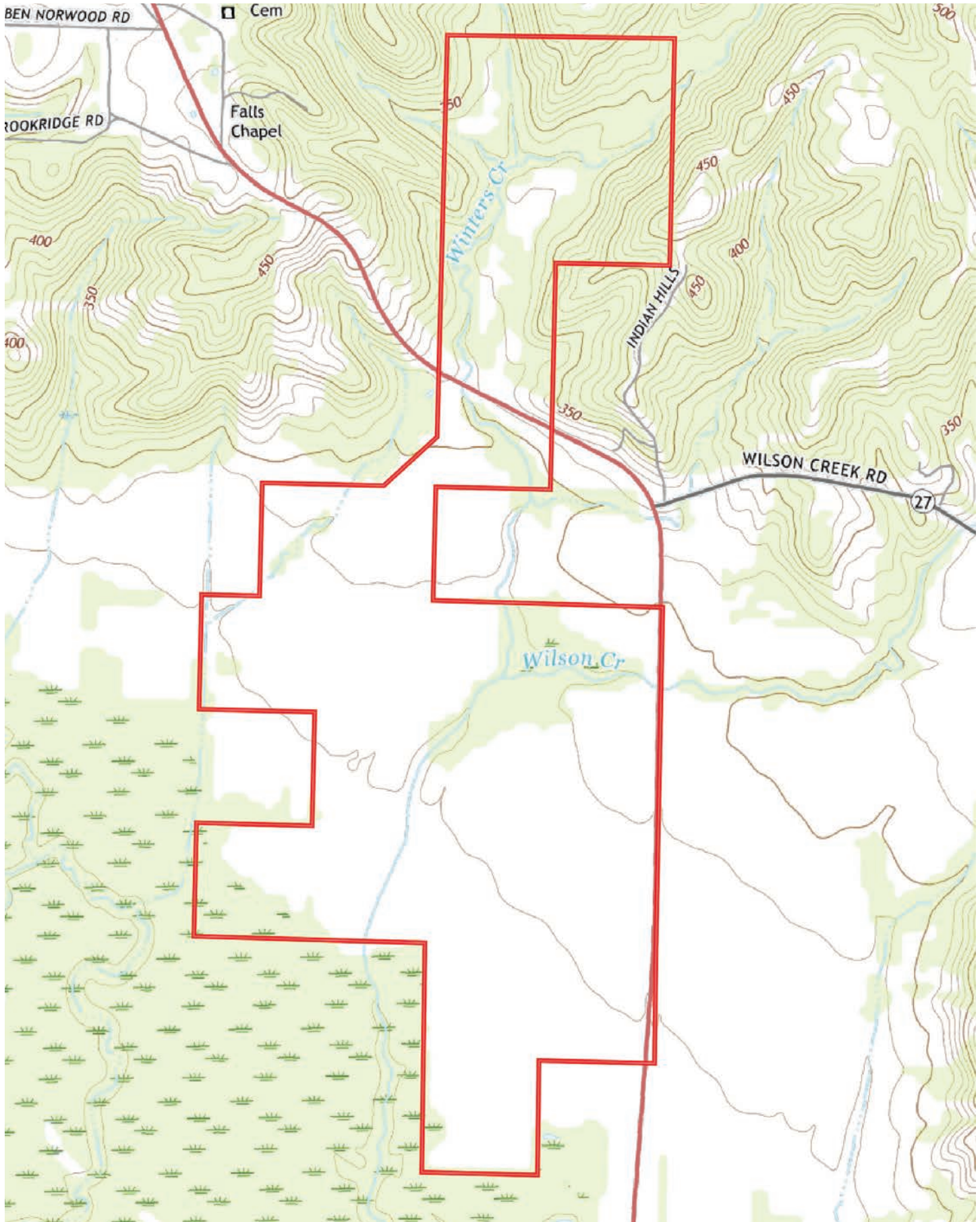
AERIAL MAP I



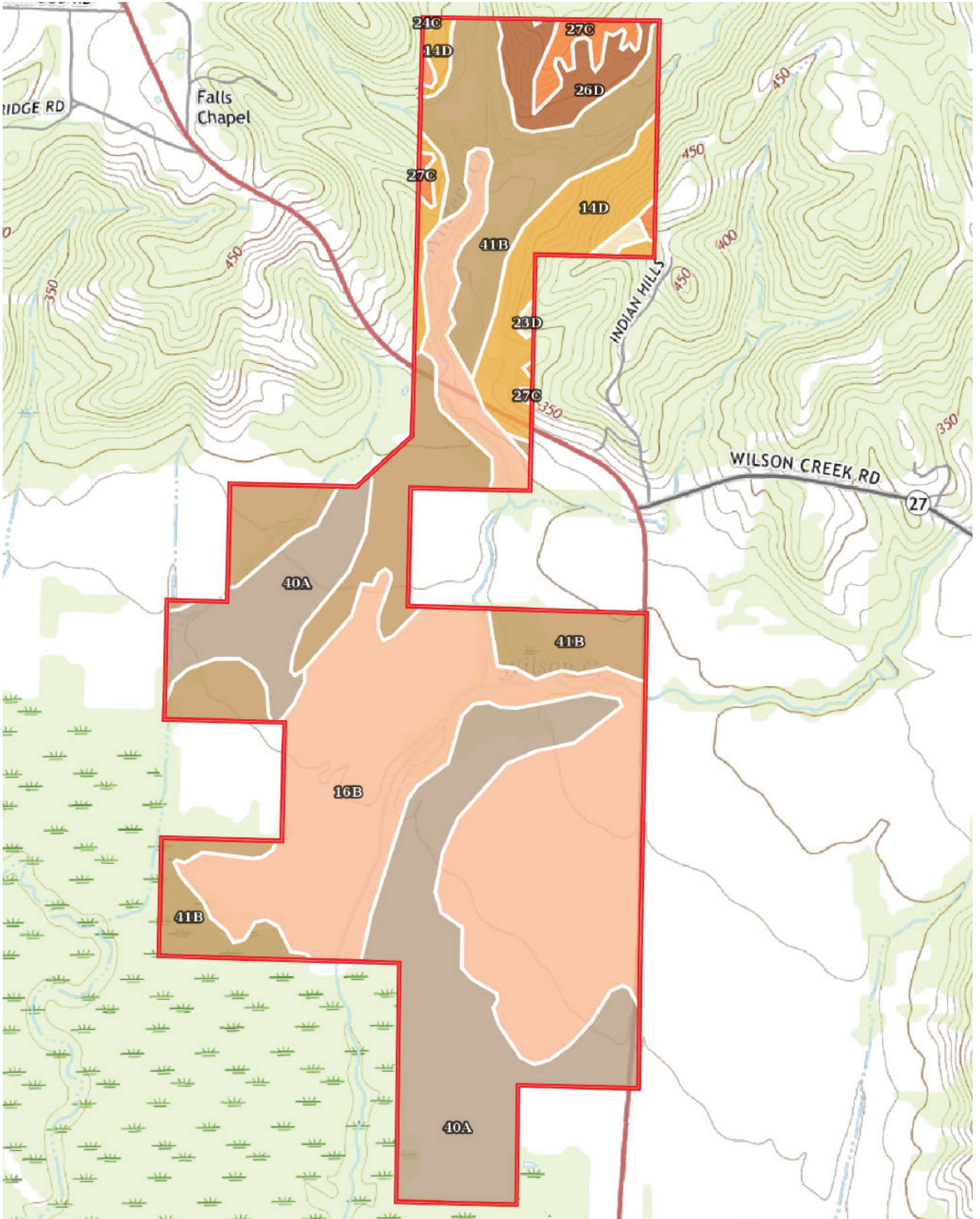
AERIAL MAP II



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
16B	Leeper silty clay, 0 to 3 percent slopes, occasionally flooded	345.78	39.39	0	57	2w
41B	Urbo silty clay loam, 0 to 3 percent slopes, occasionally flooded	215.66	24.57	0	55	2w
40A	Tuscumbia silty clay, 0 to 1 percent slopes, occasionally flooded	209.05	23.82	0	52	3w
14D	Japany silty clay loam, 8 to 15 percent slopes	61.88	7.05	0	59	6e
26D	Sacul very fine sandy loam, 8 to 15 percent slopes	26.44	3.01	0	58	6e
27C	Sacul very gravelly loam, 3 to 8 percent slopes	14.11	1.61	0	57	4e
23D	Peanutrock gravelly fine sandy loam, 3 to 15 percent slopes	3.6	0.41	0	55	4e
24C	Pikecity fine sandy loam, 1 to 8 percent slopes	1.22	0.14	0	75	3e
TOTALS		877.74(*)	100%	-	55.51	2.68

(*) 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

ARKANSAS
SEVIER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 2720
Prepared : 4/17/23 3:30 PM CST
Crop Year : 2023

See Page 4 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : LONDON WADE FARMS LLC
CRP Contract Number(s) : None
Recon ID : 05-133-2009-2
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
887.36	641.70	641.70	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	641.70	8.70		0.00	0.00	0.00	0.00	

Crop Election Choice

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

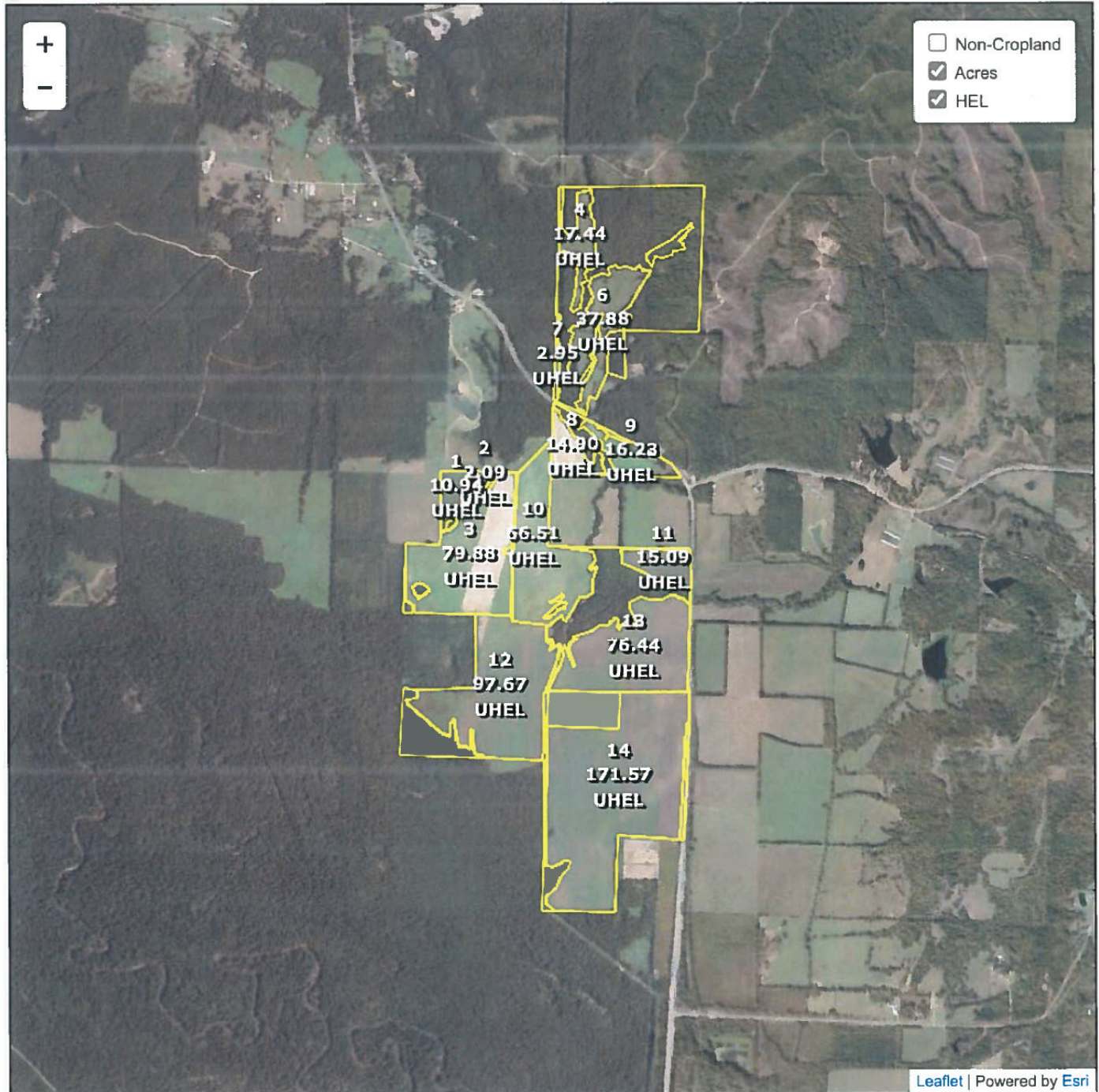
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	161.60	0.00	38	
Corn	5.00	0.00	59	
Grain Sorghum	20.00	0.00	32	
Soybeans	342.40	0.00	17	
Rice-Long Grain	15.90	0.00	3671	
Rice-Medium Grain	1.60	0.00	3671	
TOTAL	546.50	0.00		

NOTES

Tract Number : 1599

Description : K12_57R
FSA Physical Location : ARKANSAS/SEVIER
ANSI Physical Location : ARKANSAS/SEVIER
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BEN LOMOND FARMS LLC
Other Producers : None
Recon ID : None



Common Land Unit
 Cropland
 Non-cropland
 CRP

Farm 2720
Tract 1599

Wetland Determination Identifiers

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

2023 Crop Year



Tract 1 of 3

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FARM SERVICE AGENCY

ARKANSAS
SEVIER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2720
Prepared : 4/17/23 3:30 PM CST
Crop Year : 2023

Tract Land Data

Tract 1599 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
839.36	609.59	609.59	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	609.59	8.70	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	158.40	0.00	38
Grain Sorghum	19.60	0.00	32
Soybeans	335.80	0.00	17
Rice-Long Grain	15.70	0.00	3671
Rice-Medium Grain	1.50	0.00	3671

TOTAL **531.00** **0.00**

NOTES

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Tract Number : 1611

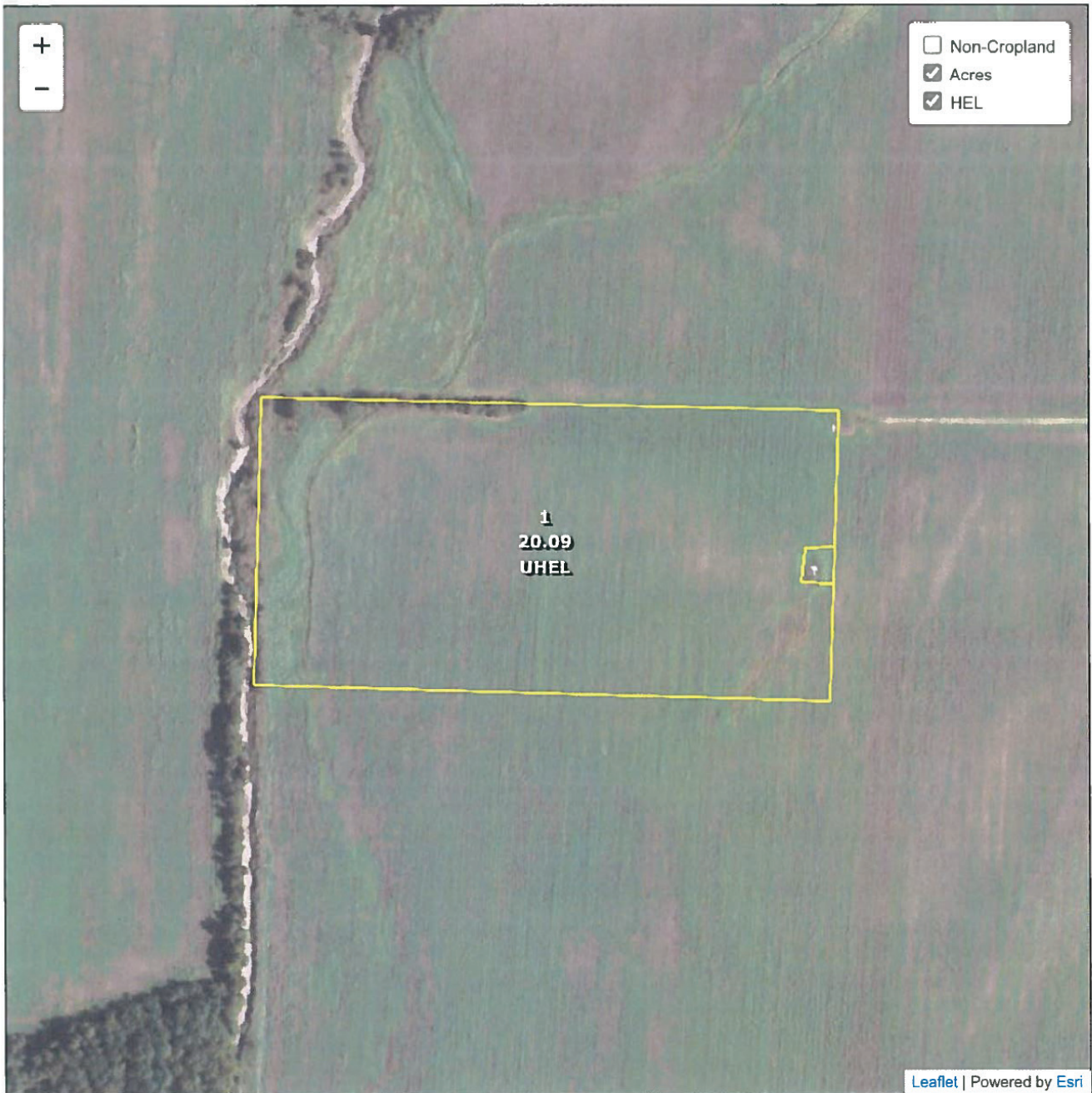
Description : K2_57R
FSA Physical Location : ARKANSAS/SEVIER
ANSI Physical Location : ARKANSAS/SEVIER
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BEN LOMOND FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
20.22	20.09	20.09	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	20.09	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield



Common Land Unit
 □ Cropland □ Non-cropland □ CRP

2023 Crop Year

Farm 2720
 Tract 1611

Wetland Determination Identifiers
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions



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FARM SERVICE AGENCY

ARKANSAS
SEVIER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2720
Prepared : 4/17/23 3:30 PM CST
Crop Year : 2023

Tract 1611 Continued ...

Corn	5.00	0.00	59
TOTAL	5.00	0.00	

NOTES

Tract Number : 1775

Description : K14/1A 2A
FSA Physical Location : ARKANSAS/SEVIER
ANSI Physical Location : ARKANSAS/SEVIER
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BEN LOMOND FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
27.78	12.02	12.02	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	12.02	0.00	0.00	0.00	0.00	0.00

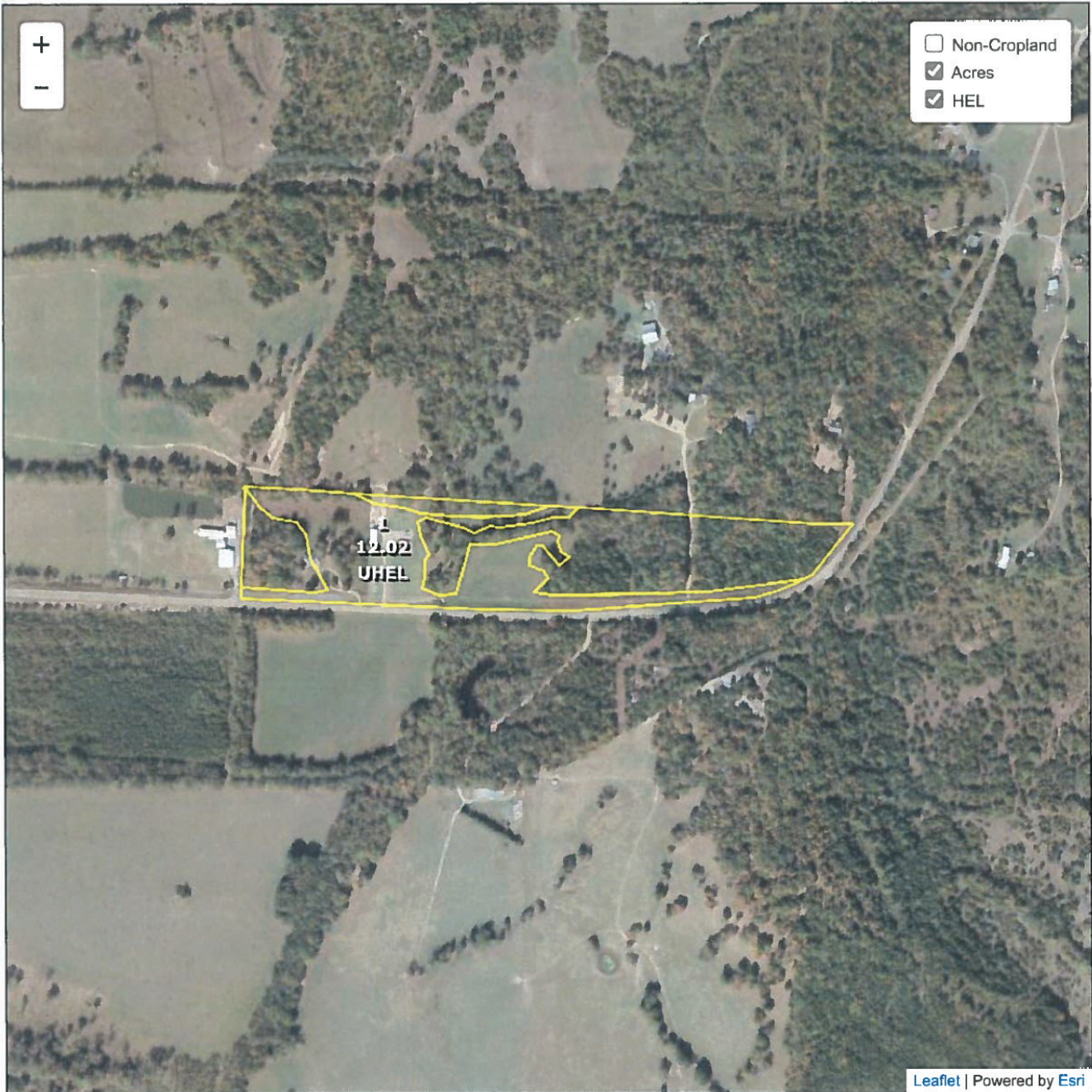
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	3.20	0.00	38
Grain Sorghum	0.40	0.00	32
Soybeans	6.60	0.00	17
Rice-Long Grain	0.20	0.00	3671
Rice-Medium Grain	0.10	0.00	3671
TOTAL	10.50	0.00	

NOTES

FARM SERVICE AGENCY

USDA Sevier County, Arkansas



Common Land Unit
 Cropland Non-cropland CRP

2023 Crop Year

Farm 2720
 Tract 1775

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions



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