



OFFERED FOR SALE

# LANE FAMILY FARM

An Agricultural Investment Opportunity

220± Acres • Lonoke County, Arkansas

OFFERED BY



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

# WILLE

## REAL ESTATE

### DISCLOSURE STATEMENT

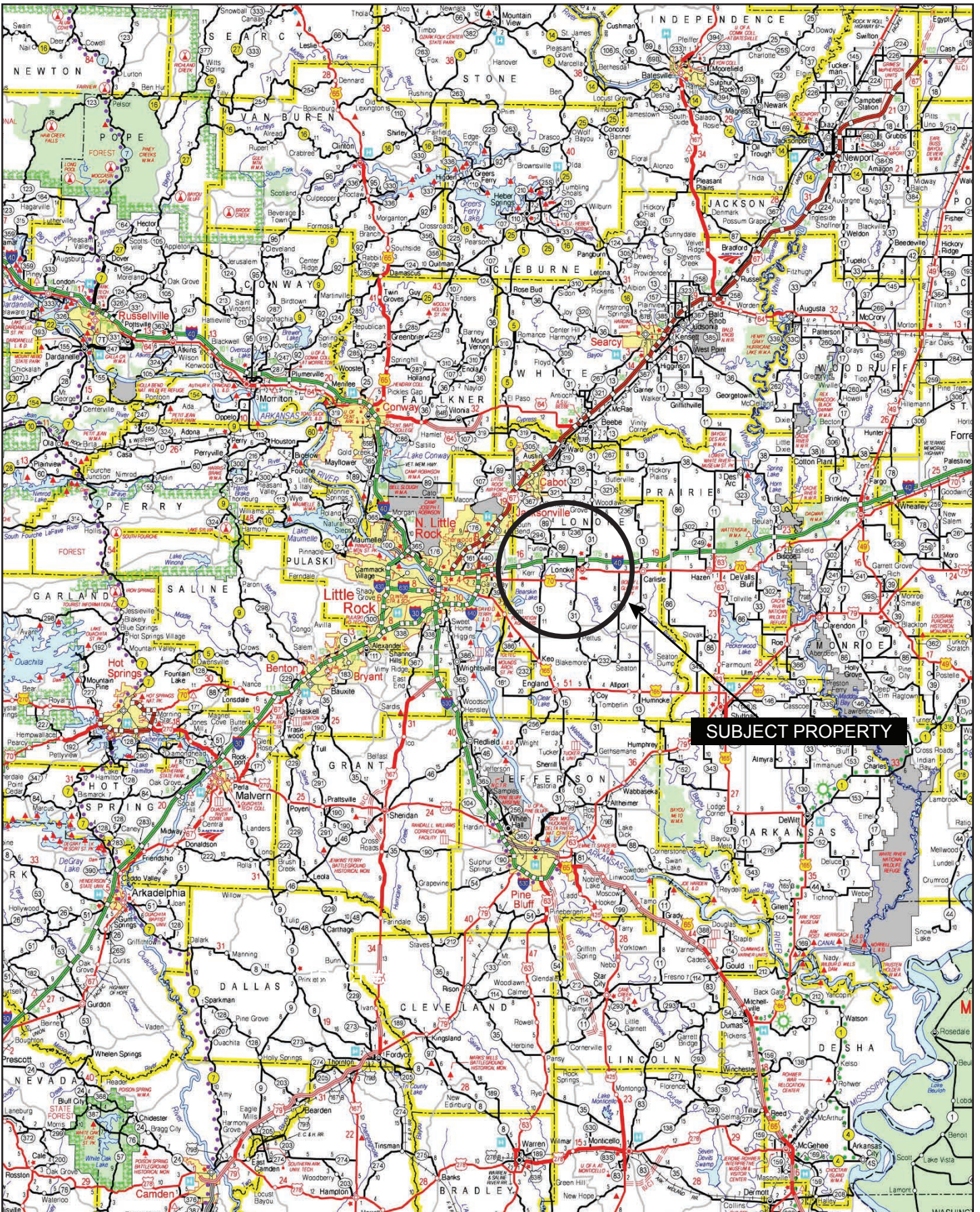
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. Pursuant to Ark. Code. Ann. § 17-42-110(d), a broker price opinion or market analysis issued by a real estate licensee shall not contain the terms "market value", "appraised value", or "appraisal".

Any reference in the report to a specific marketing time period is for illustrative purposes only and does not obligate the licensee or broker to sell the property within the stated timeframe or act as a representation or guarantee that the property will be sold within such timeframe.

Unless otherwise indicated, the broker price opinion assumes without investigation a fee simple title ownership interest without any reservation of minerals, subsurface rights, or otherwise.

This broker price opinion report is to be used solely for purposes allowed by state and federal law. If the report is to be used for any purpose not specifically allowed by state and federal law, legal counsel should be consulted.

# VICINITY MAP



## PROPERTY SUMMARY

**Description:**

The Lane Family Farm consists of approximately 220± acres located in Lonoke County, Arkansas just south of the town of Lonoke. The Farm Service Agency office reports a total of 197.52± cropland acres that are irrigated by an eight (8) inch diesel turbine well located on the east side of the farm that has underground pipe run to the northern central portion of the farm where a riser is located. The farm has approximately 4,000± feet of frontage along Bayou Meto which provides access to surface water. All of the tillable acreage consists of Class II soils allowing for a wide crop mix which is shown by the farm historically being planted in corn, rice, and soybeans. Cotton is grown in the area and the farm is well suited to grow cotton with the soil complex. The tillable acreage was leased to Benjamin Staton Farms on a 80 / 20 net crop share for the 2023 crop year. The farm has great access from County Road 924 which is a gravel county-maintained road.

**Location:**

Lonoke, Arkansas; Lonoke County; Central Region of Arkansas

Mileage Chart

|                 |          |
|-----------------|----------|
| England, AR     | 23 Miles |
| Little Rock, AR | 27 Miles |
| Pine Bluff, AR  | 49 Miles |
| Newport, AR     | 75 Miles |

**FSA Acreage:**

221.11± acres (FSA Farm #: 4422, Tract #: 4244)

- 197.52± acres in cropland
- 24.59± acres in woods and bayou

**Access:**

County Road 924

**Irrigation:**

The tillable acreage is irrigated by an eight-inch diesel turbine well that is located on the east side of the farm. The well is tied into underground pipe that runs to the northern central portion of the farm where a riser is located.

**Soils:**

Class II: 100%

**Farm Bases:**

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

**Real Estate Taxes:**

| Parcel Number | Acreage       | Estimated Tax     |
|---------------|---------------|-------------------|
| 001-05082-002 | 124.84        | \$786.08          |
| 001-05093-002 | 95.2          | \$978.51          |
| <b>Total</b>  | <b>220.04</b> | <b>\$1,764.59</b> |

## PROPERTY SUMMARY

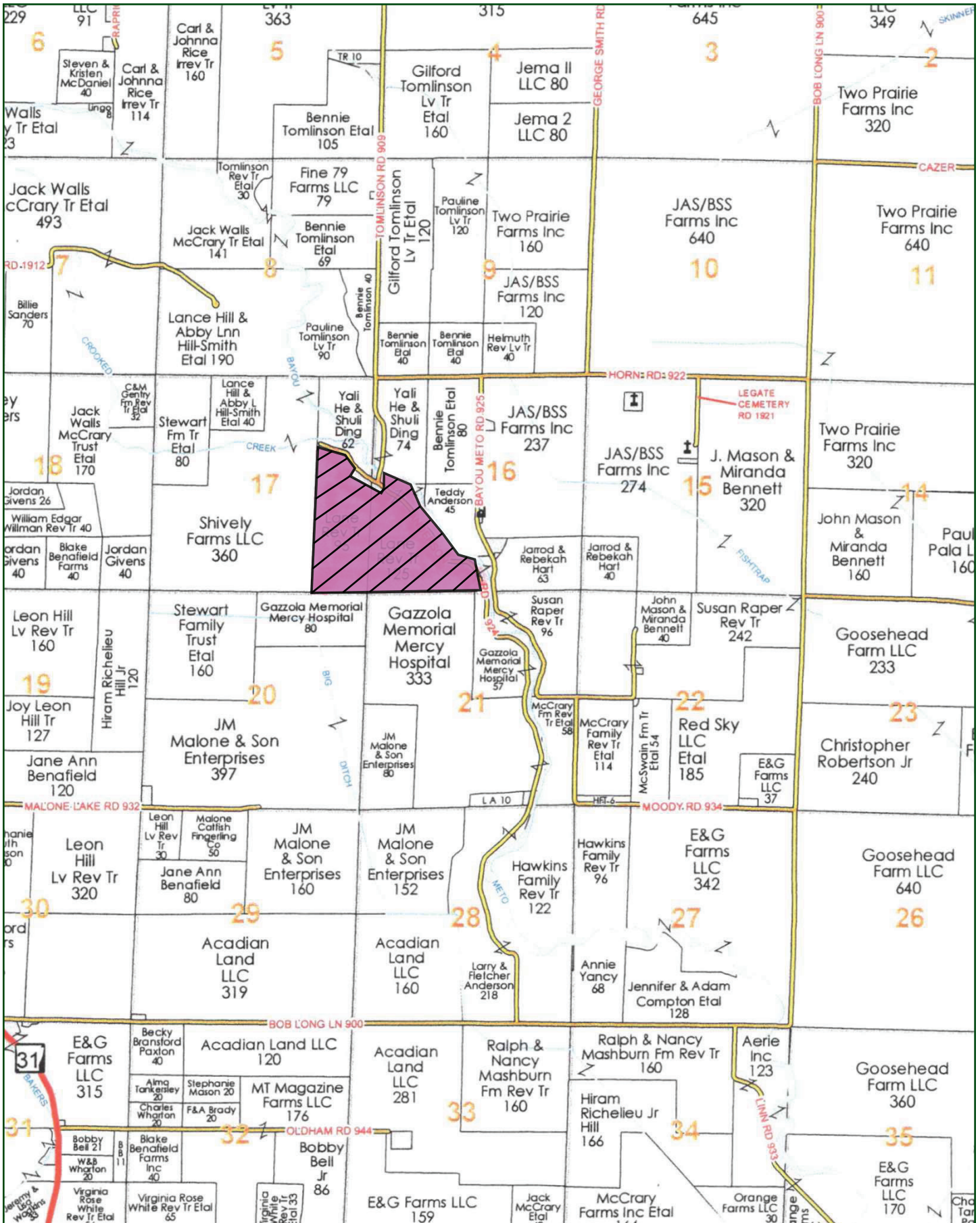
|                          |  |
|--------------------------|--|
| <b>Mineral Rights:</b>   | All mineral rights owned by the Seller, if any, shall transfer to the Buyer.   |
| <b>Farming Contract:</b> | The tillable acreage was leased for the 2023 crop season on a 80 / 20 net crop share to Benjamin Staton Farms. A copy of the lease can be provided upon request. |
| <b>Offering Price:</b>   | \$1,283,880.00   |

Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile or Gardner Lile of Lile Real Estate, Inc.

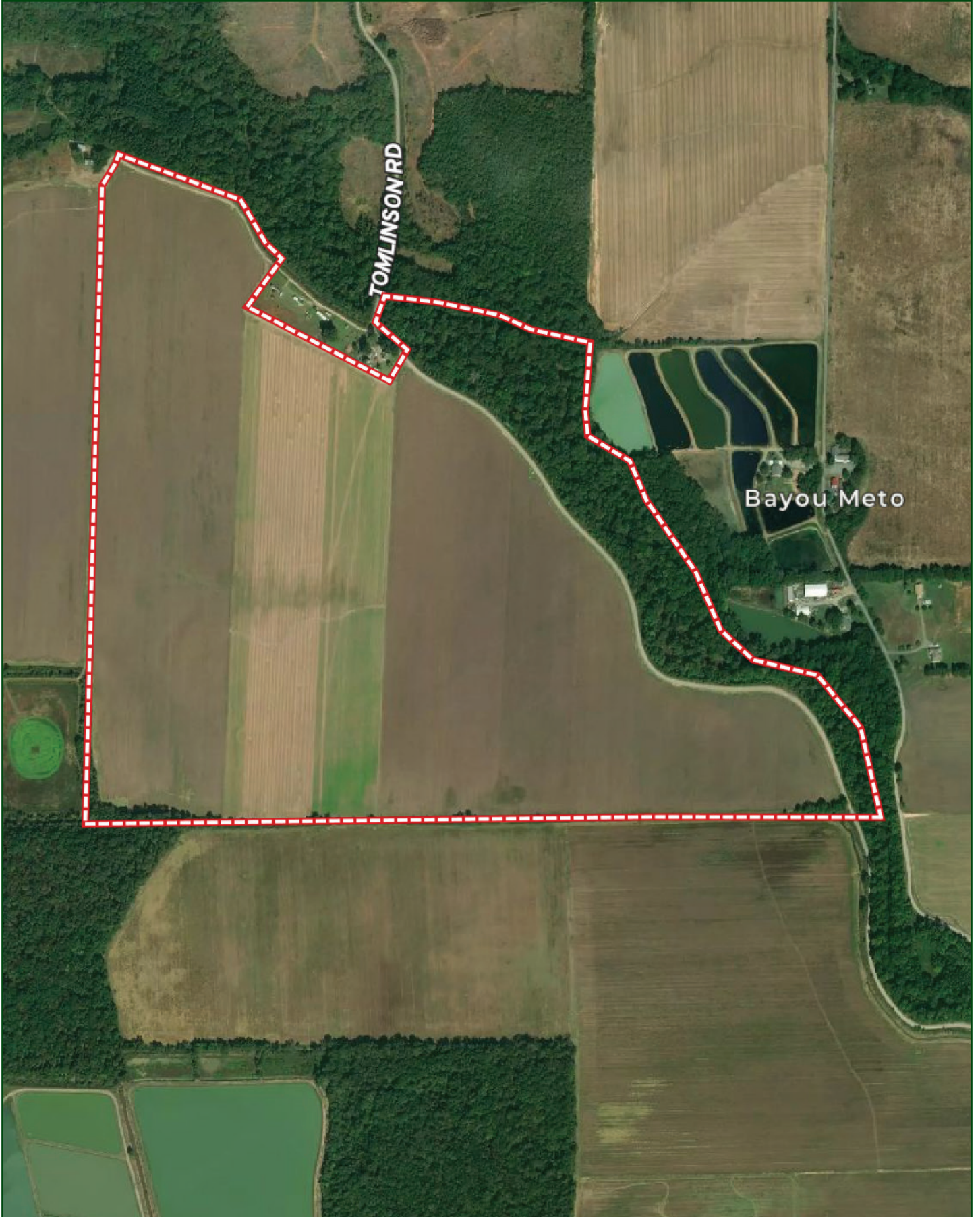
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# OWNERSHIP MAP



AERIAL MAP

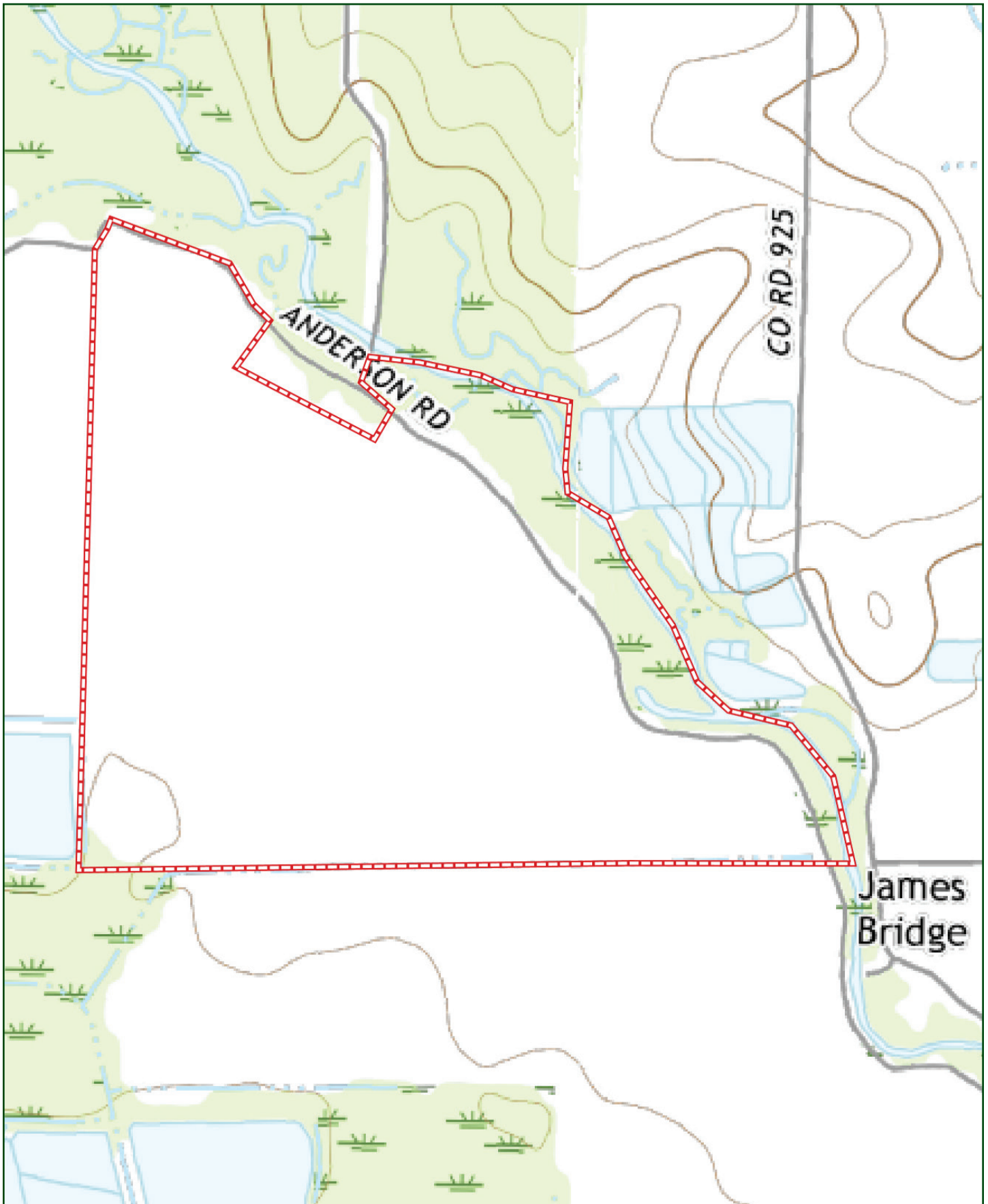


# IRRIGATION MAP

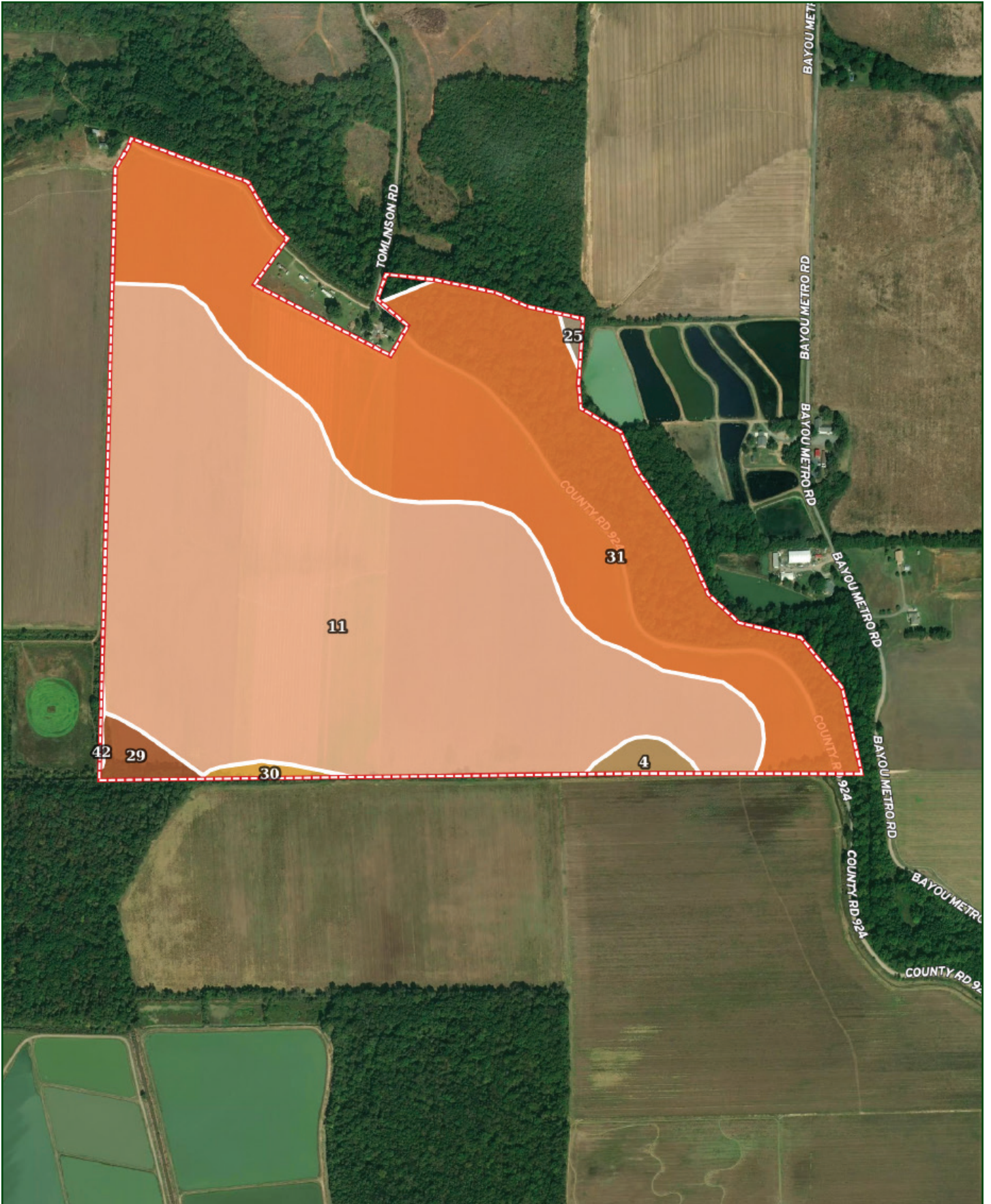




TOPOGRAPHY MAP



# SOIL MAP



## SOIL MAP KEY

| SOIL CODE | SOIL DESCRIPTION                           | ACRES     | %     | CPI | NCCPI | CAP  |
|-----------|--|-----------|-------|-----|-------|------|
| 11        | Hebert silt loam, 0 to 1 percent slopes    | 132.98    | 58.03 | 0   | 86    | 2w   |
| 31        | Rilla silt loam, 1 to 3 percent slopes     | 89.21     | 38.93 | 0   | 86    | 2e   |
| 29        | Portland silty clay, 0 to 1 percent slopes | 3         | 1.31  | 0   | 56    | 3w   |
| 4         | Caspiana silt loam, 0 to 1 percent slopes  | 2.09      | 0.91  | 0   | 85    | 1    |
| 30        | Rilla silt loam, 0 to 1 percent slopes     | 1.22      | 0.53  | 0   | 85    | 2e   |
| 25        | Muskogee silt loam, 3 to 8 percent slopes  | 0.52      | 0.23  | 0   | 70    | 3e   |
| 42        | Water                                      | 0.15      | 0.07  | 0   | -     | 8    |
| TOTALS    |  | 229.17(*) | 100%  | -   | 85.5  | 2.01 |

(\*) 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











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