



OFFERED FOR SALE

LONG CREEK FARM

An Agricultural Investment Opportunity

160± Acres • Poinsett County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

WILLE

REAL ESTATE

DISCLOSURE STATEMENT

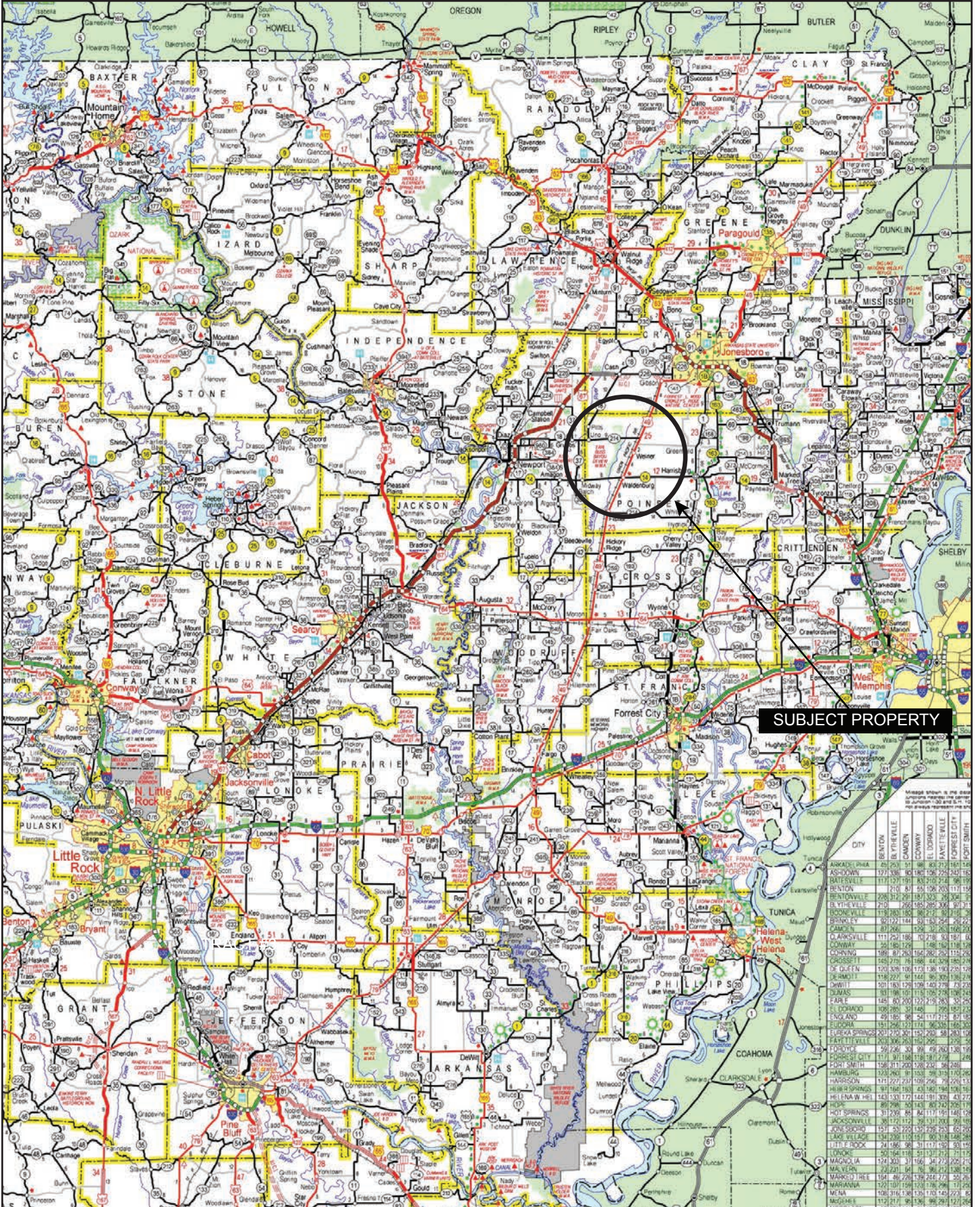
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. Pursuant to Ark. Code. Ann. § 17-42-110(d), a broker price opinion or market analysis 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 Long Creek Farm consists of approximately 160± acres located in Poinsett County, Arkansas just west of the town of Weiner. The Farm Service Agency office reports a total of 139± cropland acres that are irrigated by an eight (8) inch electric turbine well located on the northern central portion of farm, as well as a portable re-lift location in the northwest corner of the farm. The farm has a historical crop rotation of rice and soybeans. The tillable acreage is leased to Easter Farms on a cash rent for the 2024 crop year.

The farm is not currently used for waterfowl hunting, but is located in a famous waterfowl hunting area and could be developed to offer hunting opportunities. Long Creek Lane makes up the eastern border and offers great access to the farm. The road is a gravel, county-maintained road.

Location:

Weiner, Arkansas; Poinsett County; Northeastern Region of Arkansas

Mileage Chart

Jonesboro, AR	20 Miles
Newport, AR	25 Miles
Batesville, AR	54 Miles
Searcy, AR	60 Miles
Memphis, TN	72 Miles
Little Rock, AR	109 Miles

Acreage:

159.87± total acres (FSA Farm #: 292, Tract 3: 73)

- 139± acres in cropland
- 20.87± acres in woods, roads, etc.

Access:

Long Creek Lane (county road)

Irrigation:

The tillable acreage is irrigated by an eight-inch electric turbine well that is located on the north side of the farm. There is a spot for a portable re-lift in the northwest corner of the farm.

Soils:

Class II: 40%
Class III: 55%
Class V: 5%

Farm Bases:

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

Real Estate Taxes:

\$1,360.00 (estimated)

Mineral Rights:

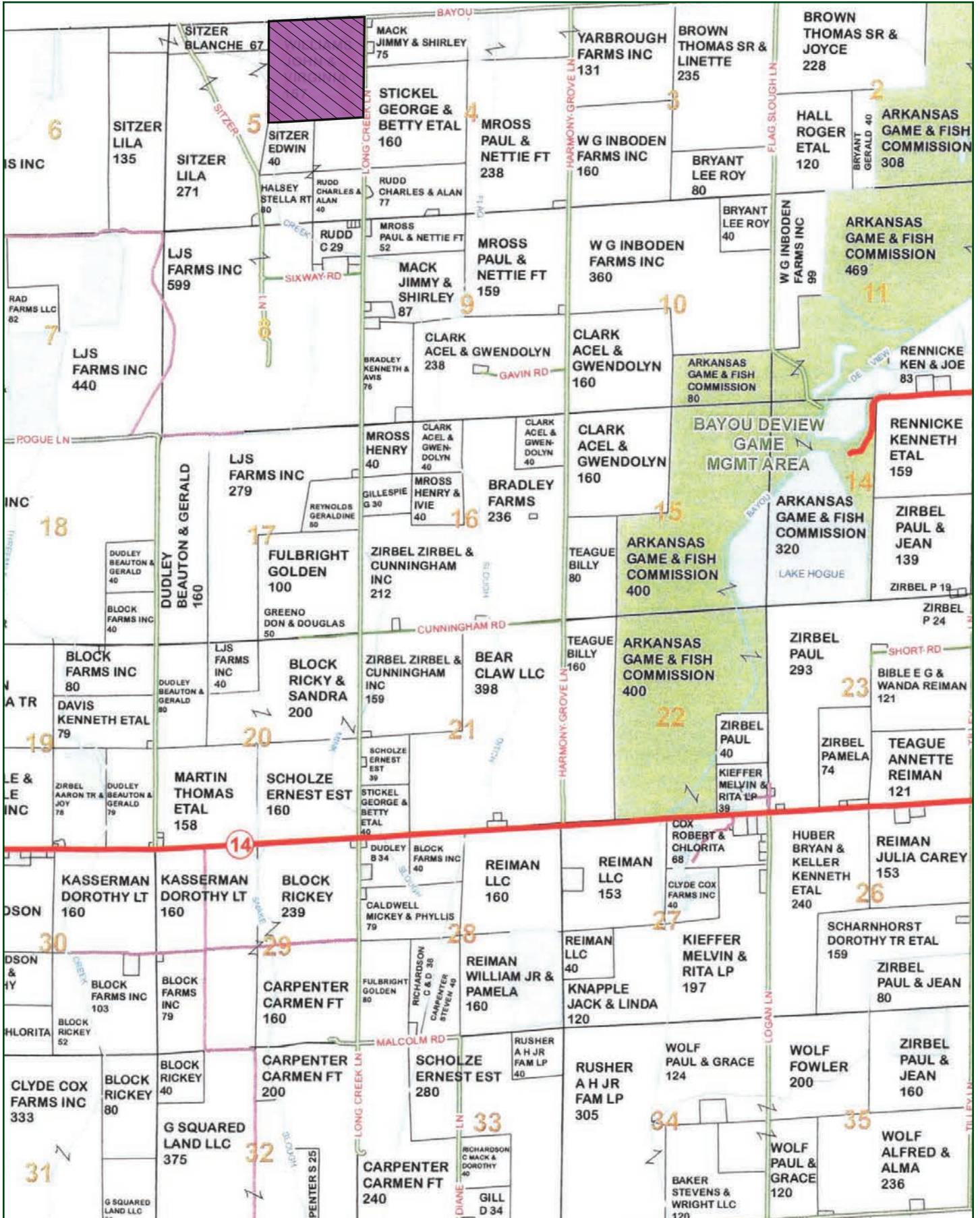
All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

PROPERTY SUMMARY

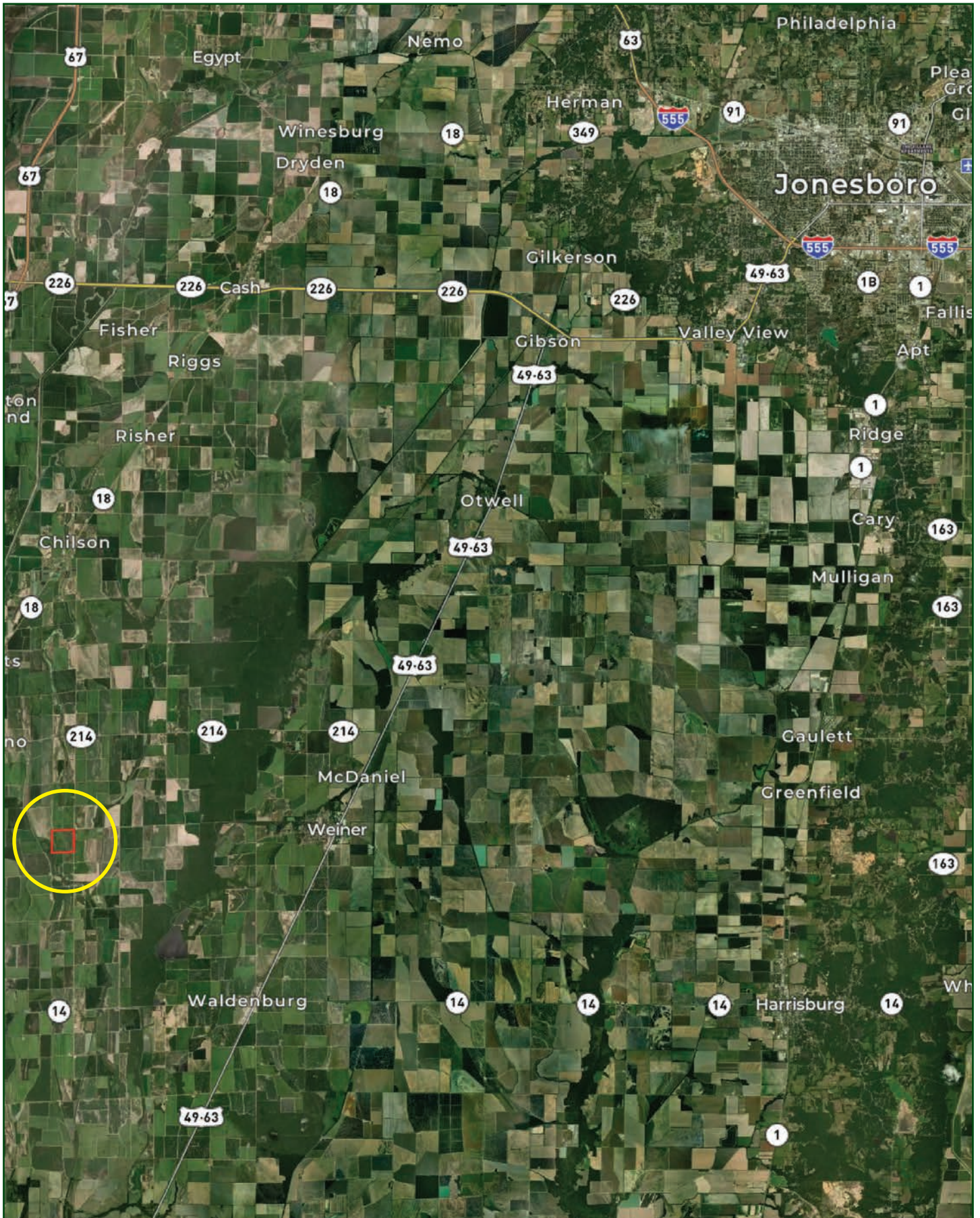
Farming Contract:	The tillable acreage was leased for the 2024 crop season on a cash rent to Easter Farms. A copy of the lease can be provided upon request.
Offering Price:	\$960,000.00

To find out more about Long Creek Farm or to schedule a property tour, contact Gardner Lile (501-658-9275) of Lile Real Estate, Inc.

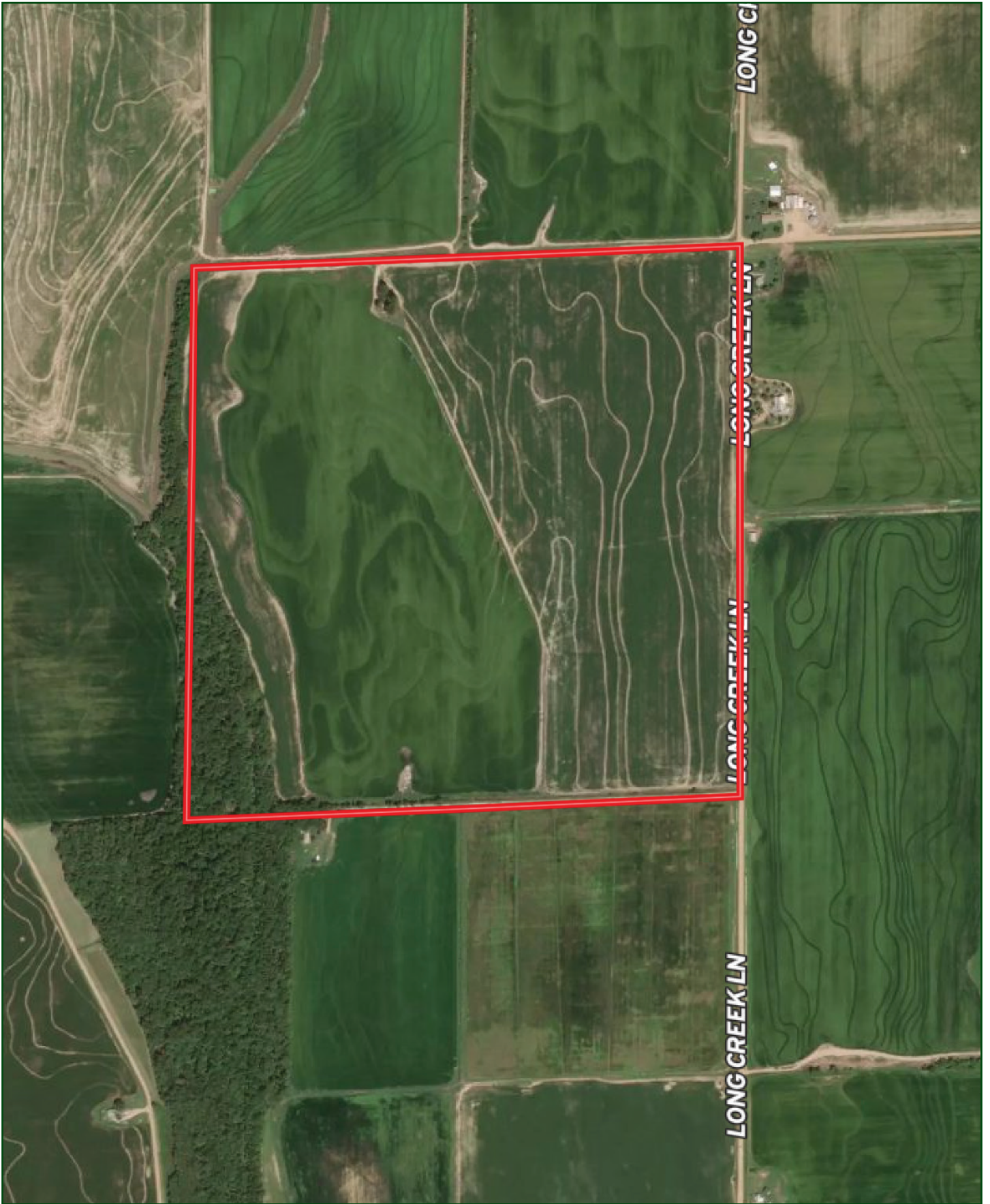
OWNERSHIP MAP



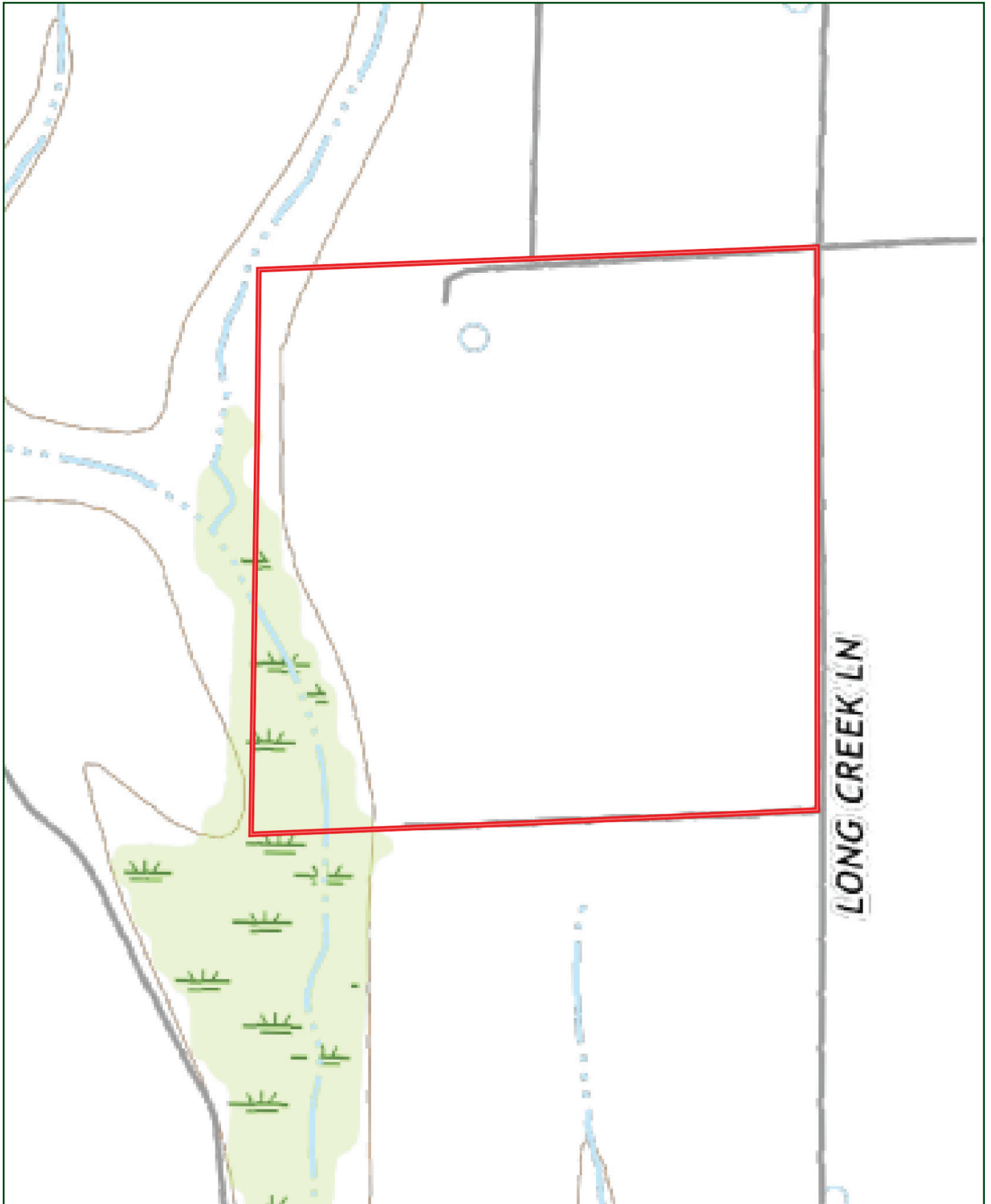
LOCATION MAP



AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	GPI	NCCPI	CAP
He	Henry silt loam, 0 to 1 percent slopes	72.09	46.93	0	57	3w
CaB	Calloway silt loam, 1 to 3 percent slopes	39.68	25.83	0	56	2e
CaA	Calloway silt loam, 0 to 1 percent slopes	22.02	14.34	0	56	2w
Jc	Jackport silty clay loam, 0 to 1 percent slopes	12.77	8.31	0	61	3w
Tc	Tichnor soils, frequently flooded	7.05	4.59	0	48	5w
TOTALS		153.6 1(*)	100%	-	56.52	2.69

(*) 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
POINSETT
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 292
Prepared : 1/12/24 8:58 AM CST
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Operator Name : JAMES DUSTIN EASTER
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/WF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
159.87	139.00	139.00	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	139.00		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	35.50	0.00	38	
Soybeans	36.20	0.00	36	100
Rice-Long Grain	16.70	0.00	5549	
Rice-Medium Grain	50.20	0.00	5872	
TOTAL	138.60	0.00		

NOTES

Tract Number : 73

Description : B5/1B
FSA Physical Location : ARKANSAS/POINSETT
ANSI Physical Location : ARKANSAS/POINSETT
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : NANCY SHOWALTER, JOHN R STOTTS, LINDSEY WILLIAMS
Other Producers : C R COLE JR ESTATE HEIRS
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
159.87	139.00	139.00	0.00	0.00	0.00	0.00	0.0

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ARKANSAS
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United States Department of Agriculture
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Abbreviated 156 Farm Record

FARM : 292
Prepared : 1/12/24 8:58 AM CST
Crop Year : 2024

Tract 73 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	139.00	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	35.50	0.00	38
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TOTAL	138.60	0.00	

NOTES

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FARM SERVICE AGENCY



Poinsett 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 January 31, 2023

Farm 292

Tract 73

Tract Cropland Total: 139.00 acres

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