



OFFERED FOR SALE

BARATI FARMS

An Agricultural and Recreational Investment Opportunity

72± Acres • Desha County, Arkansas

OFFERED BY

LILE
REAL ESTATE

AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

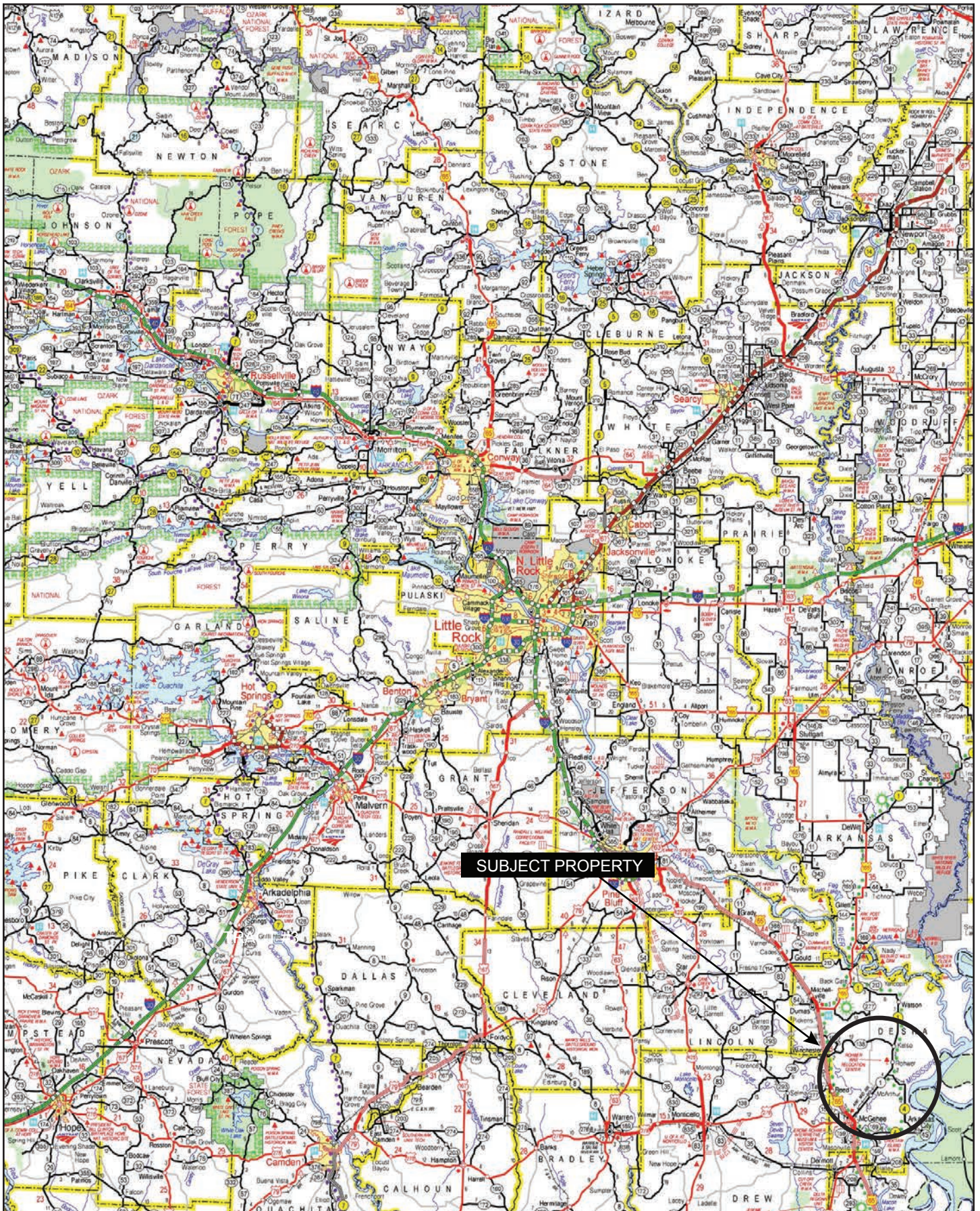
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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



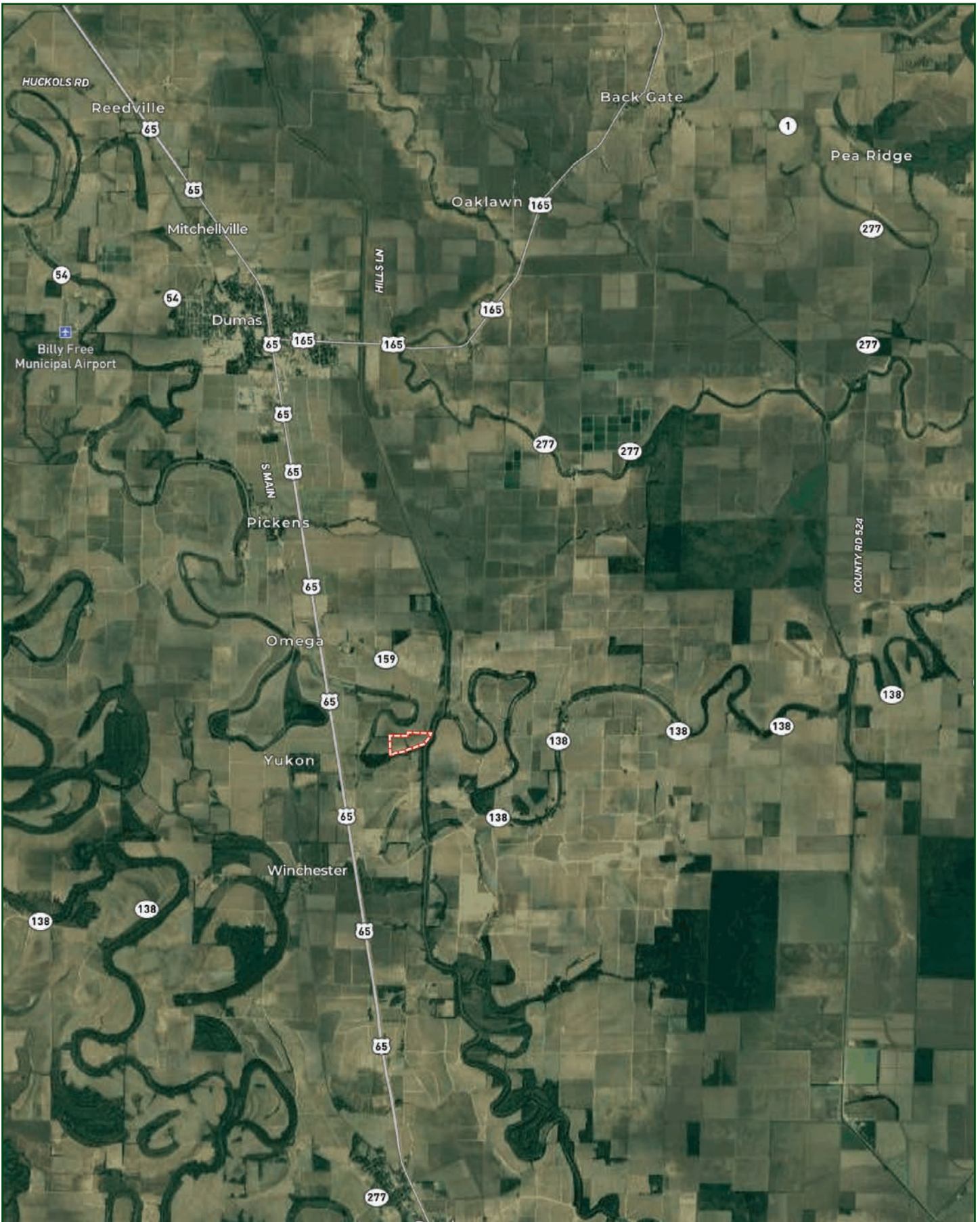
PROPERTY SUMMARY

Description:	<p>The Barati Farm consists of 72± acres located in Desha County, Arkansas near Winchester. The Farm Service Agency reports a total of 61.76 tillable acres of which the majority has been precision leveled. An underground pipeline has been installed for irrigation and there are also two irrigation wells. Access is considered great as the tract is located not far off of U.S. Highway 65.</p> <p>The property is located in a known waterfowl flyway and is well suited for hunting blinds. Waterfowl hunting is improved by the property adjoining the Boeuf River and it being easy to flood. The tillable acres are typically planted in rice, soybeans, or corn, which provides excellent duck food as well. Additional recreational opportunities include dove hunting and whitetail deer hunting.</p>										
Location:	Winchester, Arkansas; Desha County; Southeastern Region of Arkansas										
	<table><thead><tr><th colspan="2">Mileage Chart</th></tr></thead><tbody><tr><td>Monticello, AR</td><td>26 Miles</td></tr><tr><td>Greenville, MS</td><td>56 Miles</td></tr><tr><td>Pine Bluff, AR</td><td>48 Miles</td></tr><tr><td>Monroe, LA</td><td>110 Miles</td></tr></tbody></table>	Mileage Chart		Monticello, AR	26 Miles	Greenville, MS	56 Miles	Pine Bluff, AR	48 Miles	Monroe, LA	110 Miles
Mileage Chart											
Monticello, AR	26 Miles										
Greenville, MS	56 Miles										
Pine Bluff, AR	48 Miles										
Monroe, LA	110 Miles										
Acreage:	72± acres										
Access:	Accessible via an improved field road.										
Soils:	Class II: 85% Class III: 15%										
Irrigation:	Two irrigation wells and 830 feet of underground pipeline.										
Farm Bases:	Please see attached Farm Service Agency (FSA) 156EZ in this brochure.										
Farming Contract:	Open for 2024										
Hunting Lease:	Open for 2024										
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.										
Offering Price:	\$458,000.00										

To find out more about Barati Farm or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

Brandon Stafford
501-416-9748 (m) | bstafford@lilerealestate.com

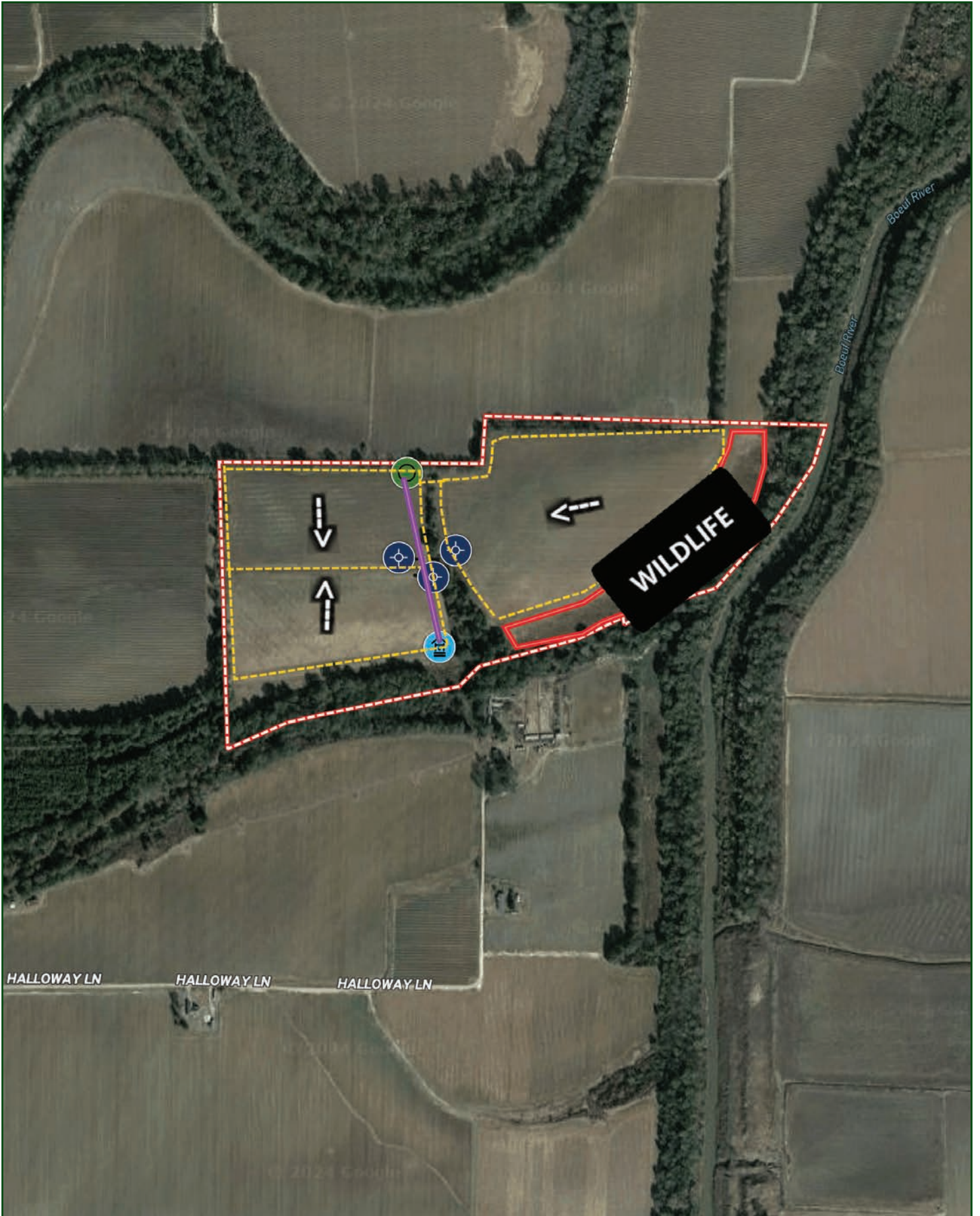
LOCATION MAP



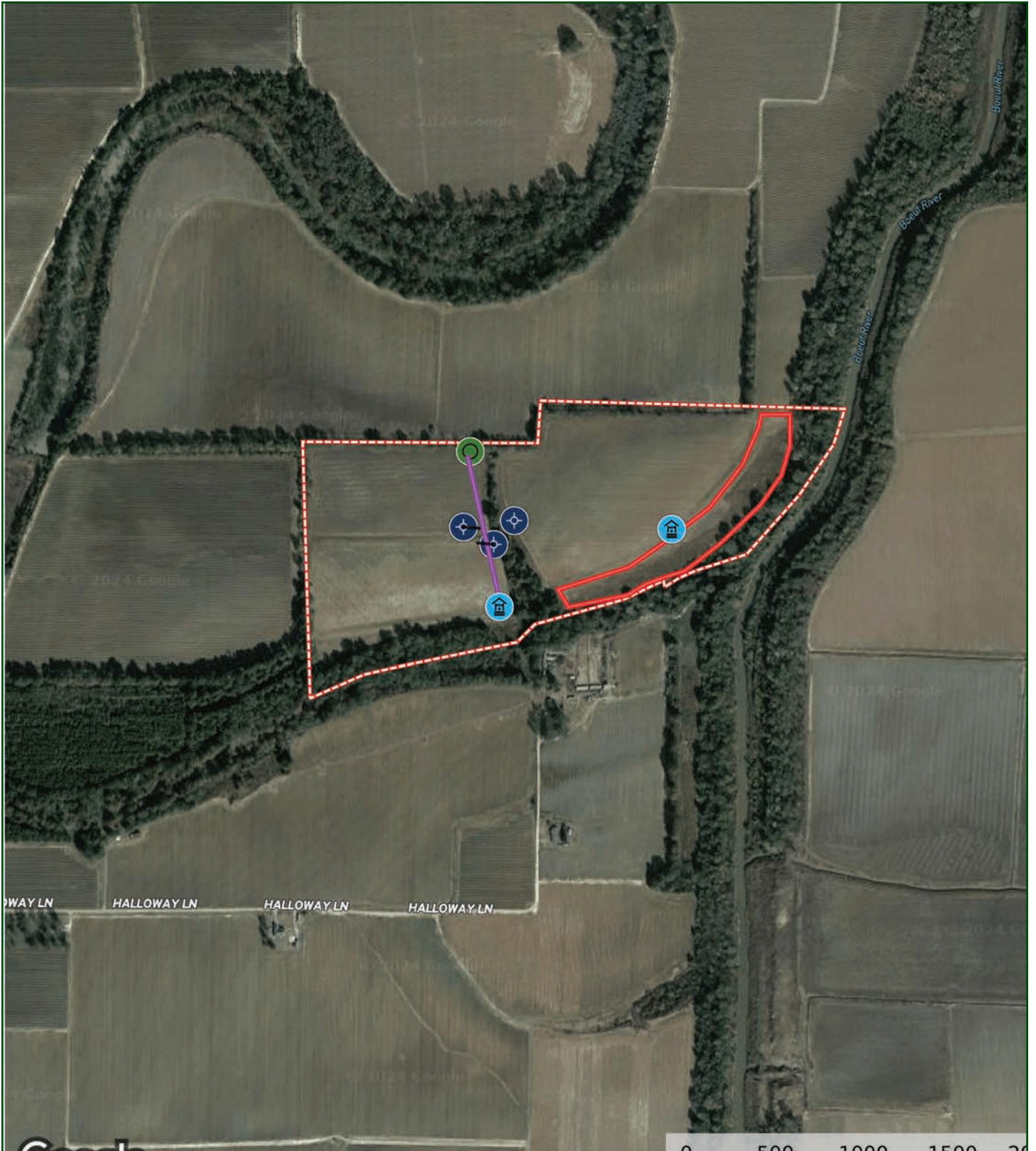
AERIAL MAP



AERIAL MAP II



IRRIGATION MAP

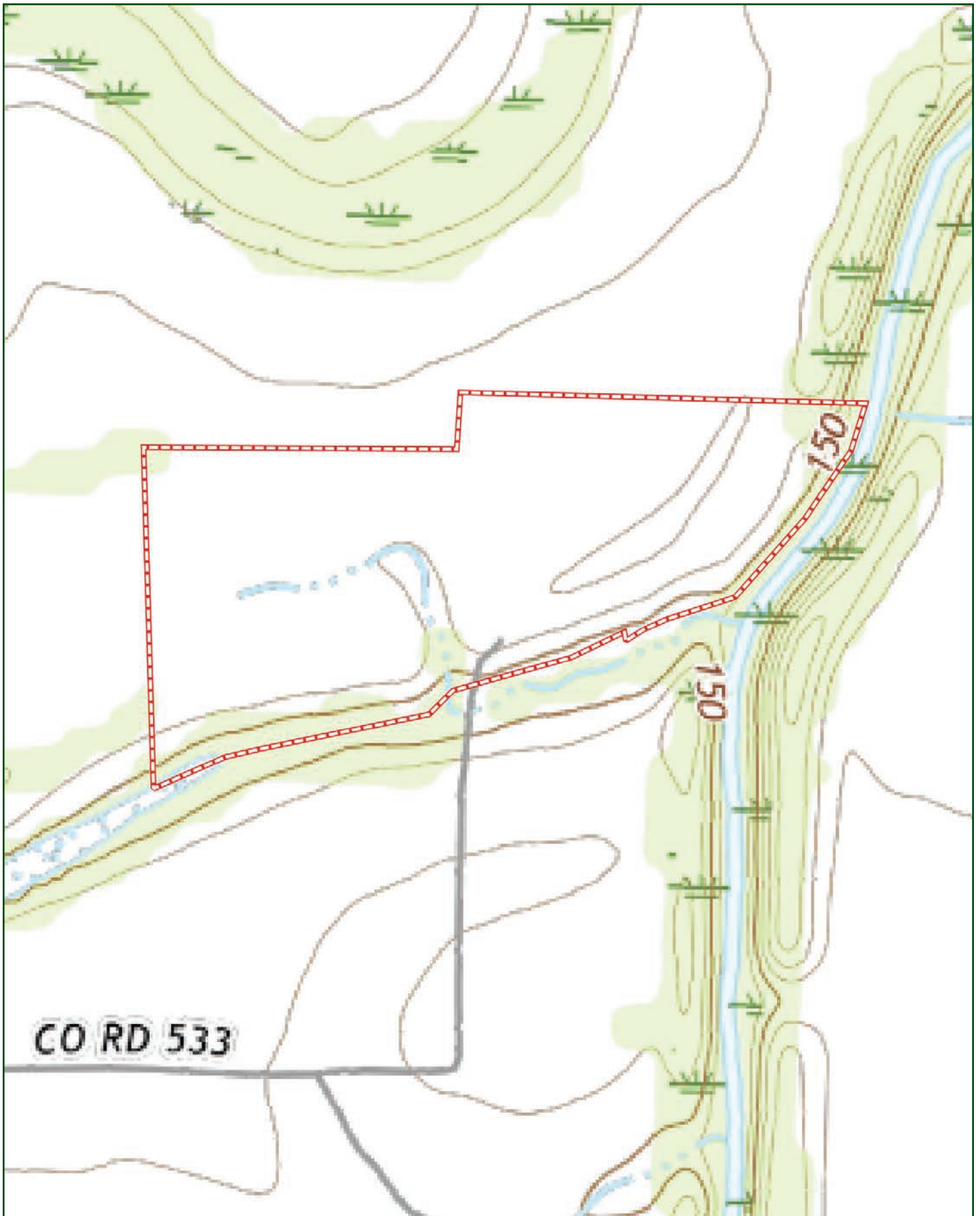


Google

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- Pipe
- Wellhead SI
- Well
- Pipeline
- Boundary
- Boundary

TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RsA	Rilla silt loam, 0 to 1 percent slopes	31.42	43.46	0	85	2e
He	Hebert silt loam, 0 to 1 percent slopes	24.51	33.9	0	86	2W
Pe	Perry clay, 0 to 1 percent slopes	10.64	14.72	0	48	3W
RsB	Rilla silt loam, 1 to 3 percent slopes	5.48	7.58	0	86	2e
W	Water	0.19	0.26	0	-	-
Po	Portland silt loam, 0 to 1 percent slopes	0.07	0.1	0	57	3W
TOTALS		72.31(*)	100%	-	79.73	2.15

(*) 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

FARM: 2858

Arkansas

U.S. Department of Agriculture

Prepared: 4/24/20 9:57 AM

Desha

Farm Service Agency

Crop Year: 2020

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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.

Operator Name	Farm Identifier	Recon Number
PEACOCK & STAUDINGER FARMS		2016 - 17

Farms Associated with Operator:

812, 816

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
202.09	167.89	167.89	0.0	0.0	11.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	156.89	0.0	0.0				

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	10.9	32	0.0
SEED COTTON	107.5	1997	0.0
UNA GENERIC	26.87	0	0.0
Total Base Acres:	145.27		

Tract Number: 217 **Description:** B-9 SEC: 25,30

FSA Physical Location: Desha, AR **ANSI Physical Location:** Desha, 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
84.47	67.55	67.55	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	67.55	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	10.9	32	0.0
SEED COTTON	45.28	1997	0.0
UNA GENERIC	11.32	0	0.0

FARM SERVICE AGENCY

FARM: 2858

Arkansas

U.S. Department of Agriculture

Prepared: 4/24/20 9:57 AM

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Abbreviated 156 Farm Record

Page: 2 of 2

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Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
Total Base Acres:	67.5		

Owners: PRICE SERVICES INC

Other Producers: None

Tract Number: 7659 **Description**

FSA Physical Location : Desha, AR

ANSI Physical Location: Desha, AR

BIA Range Unit Number:

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

Recon Number

Wetland Status: Tract does not contain a wetland

2016- 14

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
117.62	100.34	100.34	0.0	0.0	11.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	89.34	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SEED COTTON	62.22	1997	0.0
UNA GENERIC	15.55	0	0.0
Total Base Acres:	77.77		

Owners: PRICE SERVICES INC

Other Producers: None

USDA Desha County, Arkansas



Common Land Unit
 Cropland Non-cropland CRP

Farm 2858
Tract 217

Wetland Determination Identifiers

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

2020 Crop Year



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).





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