



OFFERED FOR SALE

SALT BAYOU 320

An Agricultural and Recreational Investment Opportunity

320± Acres • Jefferson County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

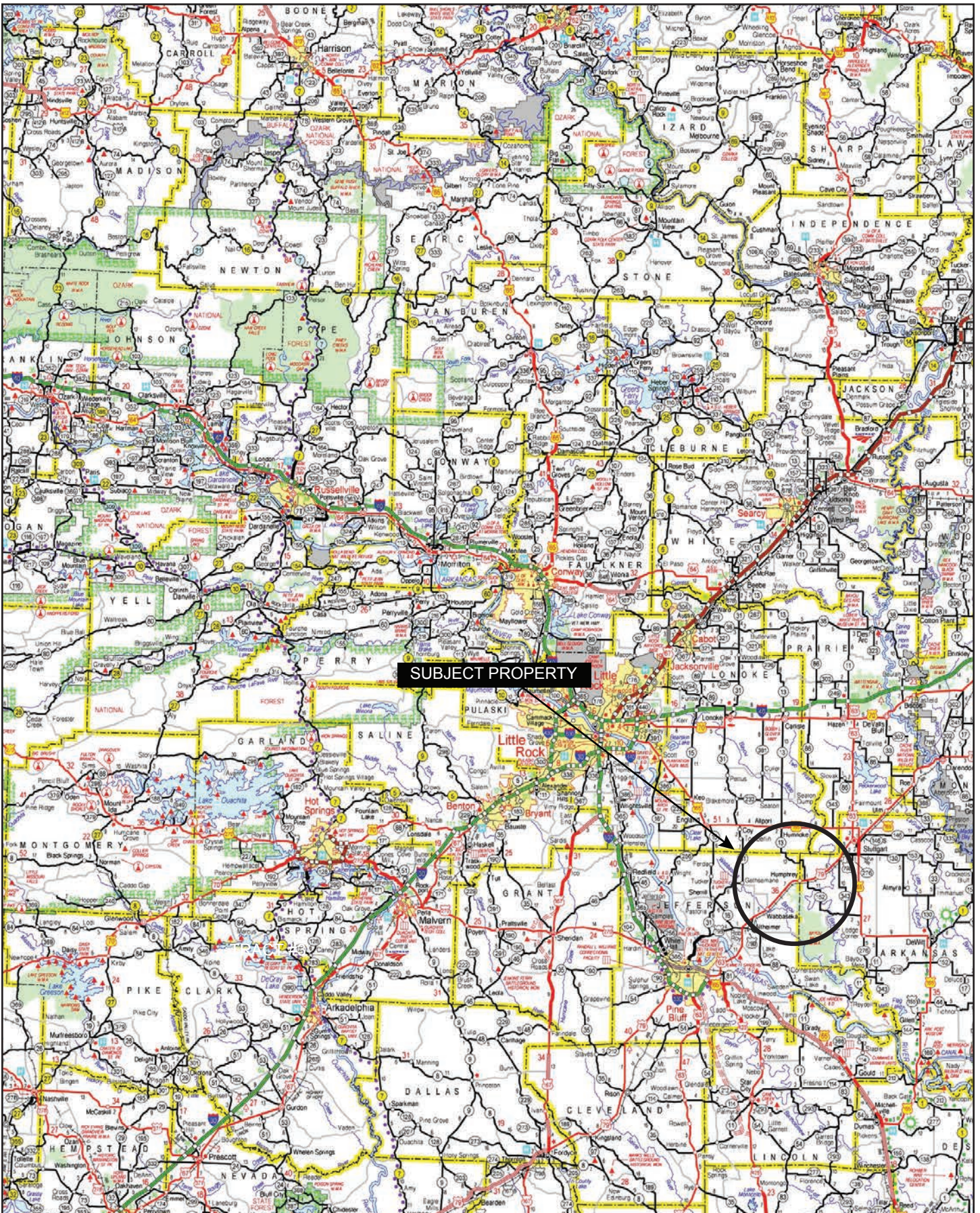
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

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.

VICINITY MAP



PROPERTY SUMMARY

- Description:** The Salt Bayou 320 offers a unique opportunity to acquire an agricultural and recreational farm that is located less than two (2) miles from the famous Bayou Meto Wildlife Management Area. The property has a good acreage mix consisting of both cropland and areas dedicated to wildlife food plots, with one being a moist soil unit. Last year the moist soil unit was managed for native grasses, and there was a corn field planted and left unharvested for wintering waterfowl. The farm's location is superb for waterfowl hunting with the famous "Circle T" hunting club bordering the south and east, and the "Gardner" woods to the north. An additional bonus to the property is that the south half of the farm has tree lines along all four (4) borders which provides great privacy and buffer for waterfowl.
- The tillable acreage is irrigated with two (2) gearhead wells and supplemented with 900" of underground pipeline. The farm is typically planted in a rice and soybean rotation. Access is considered excellent via Clint Henderson Road, an improved Jefferson County maintained road.
- Location:** Humphrey, Arkansas; Jefferson County; Eastern Region of Arkansas
- Mileage Chart
- | | |
|-----------------|-----------|
| Humphrey, AR | 4 Miles |
| Stuttgart, AR | 14 Miles |
| Pine Bluff, AR | 26 Miles |
| Little Rock, AR | 48 Miles |
| Memphis, TN | 123 Miles |
- Acreege:** 320± surveyed acres
- Access:** Accessible via Clint Henderson Road, an improved Jefferson County Road.
- Soils:** Class II: 31%
Class III: 26%
Class IV:
- Irrigation:** Two (2) gearhead wells.
- Farm Bases:** See attached Farm Service Agency (FSA) 156EZ in this brochure.
- Farm Lease:** Open for 2024
- Hunting Lease:** Open for 2024
- Mineral Rights:** All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

PROPERTY SUMMARY

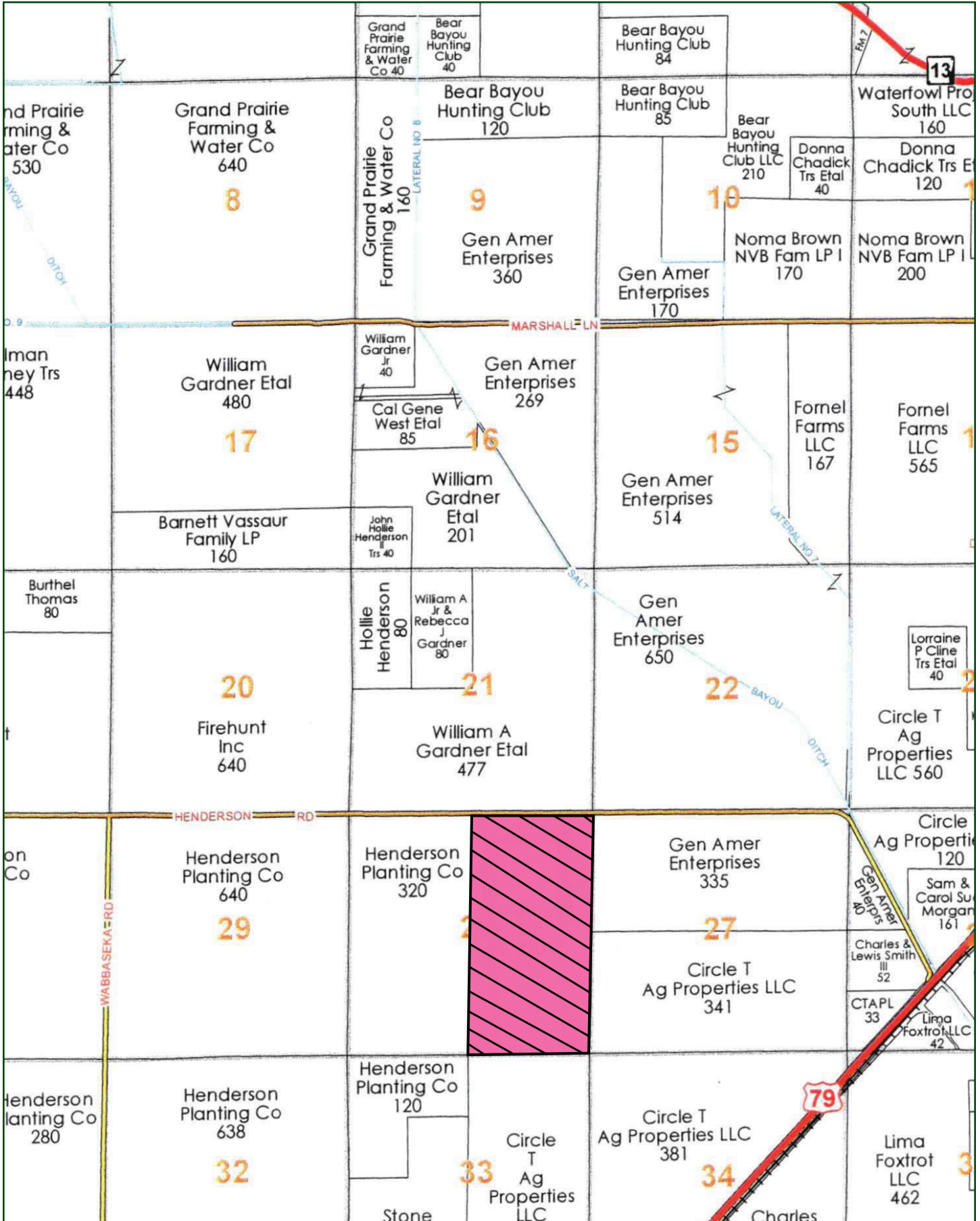
Real Estate Taxes:	Parcel Number	Acreage	Estimated Tax
	001-00286-000	320	\$3,548.58

Offering Price: \$2,496,000.00 (\$7,800 per surveyed acre)

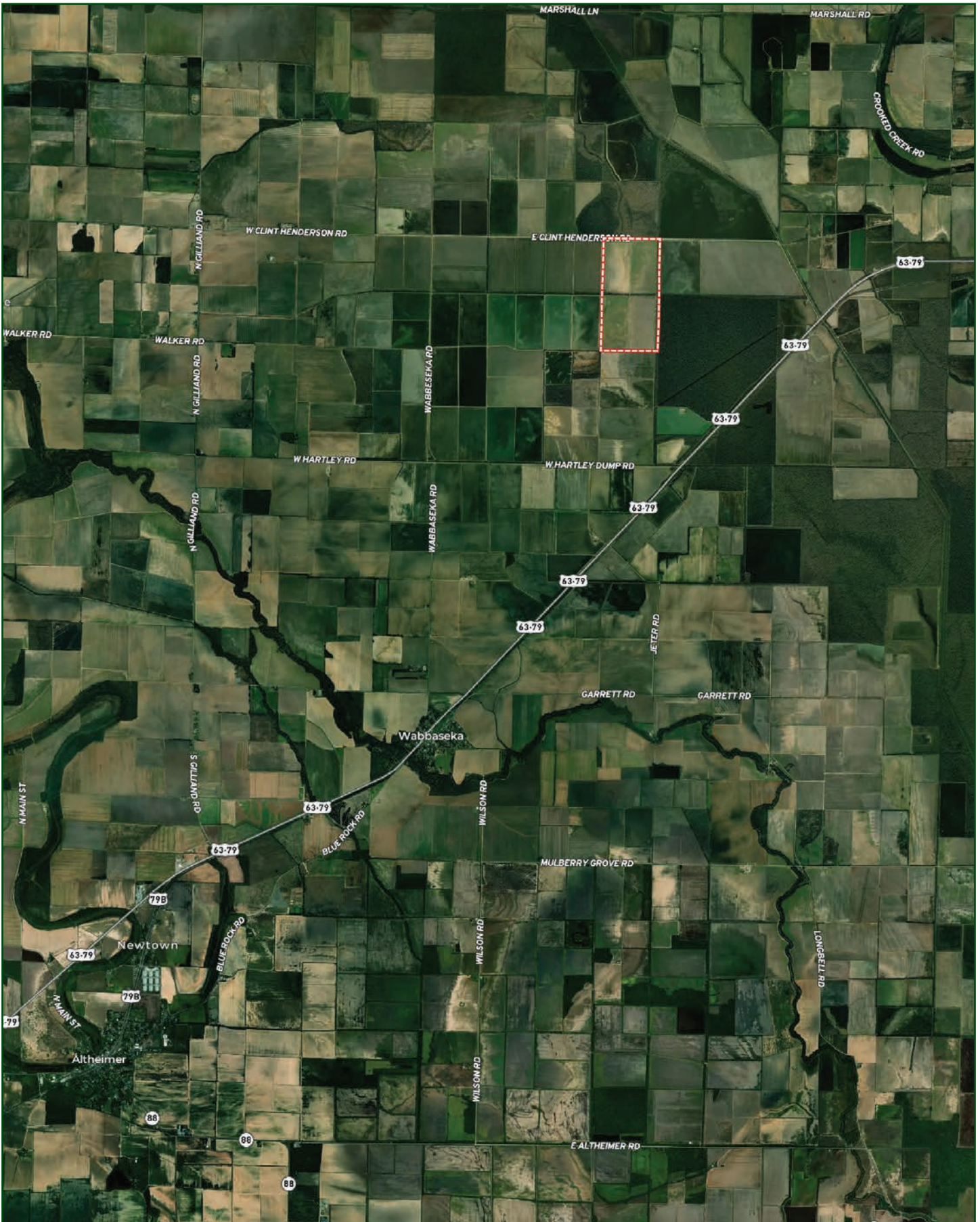
For any questions concerning this offering or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

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

OWNERSHIP MAP



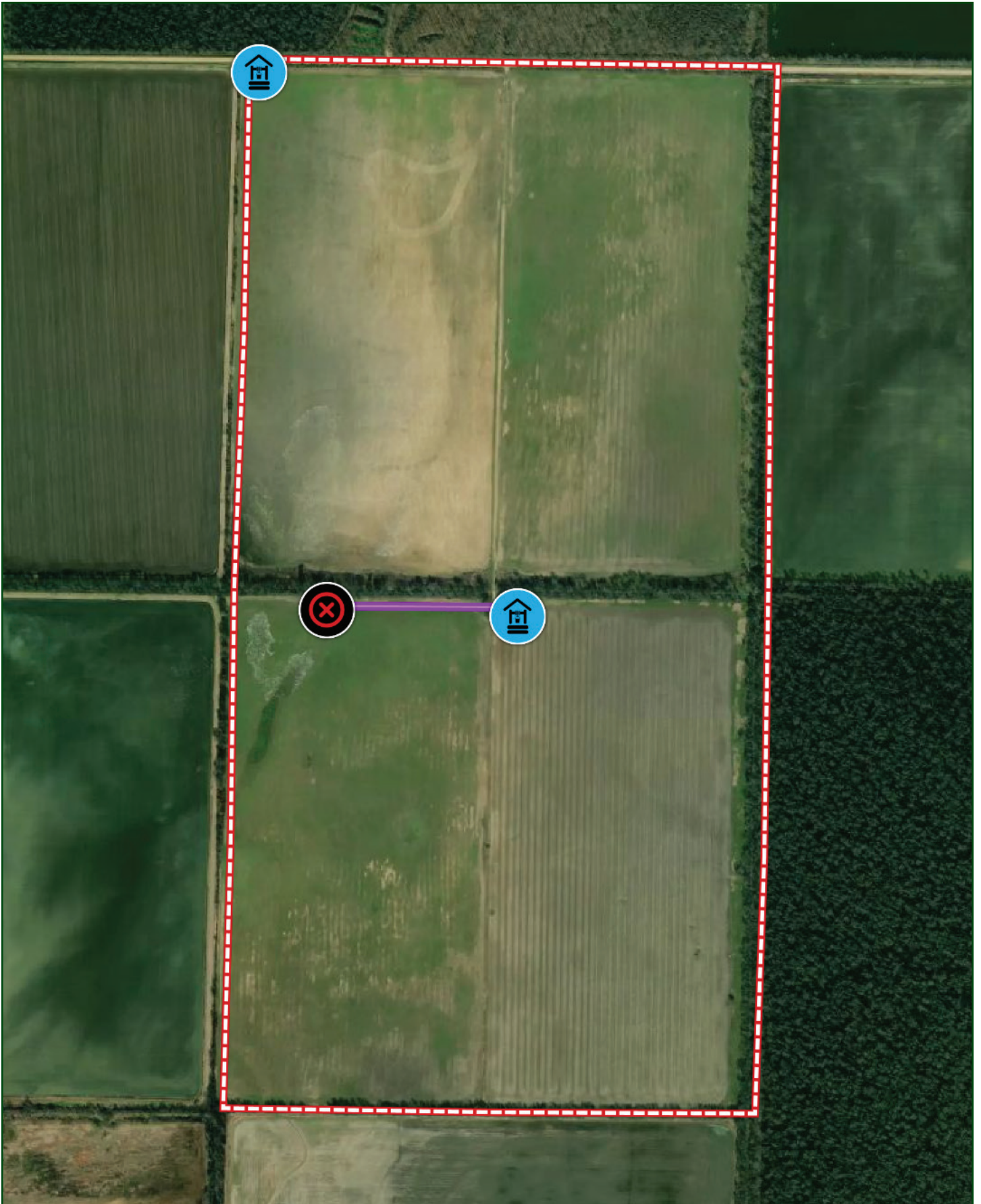
LOCATION MAP



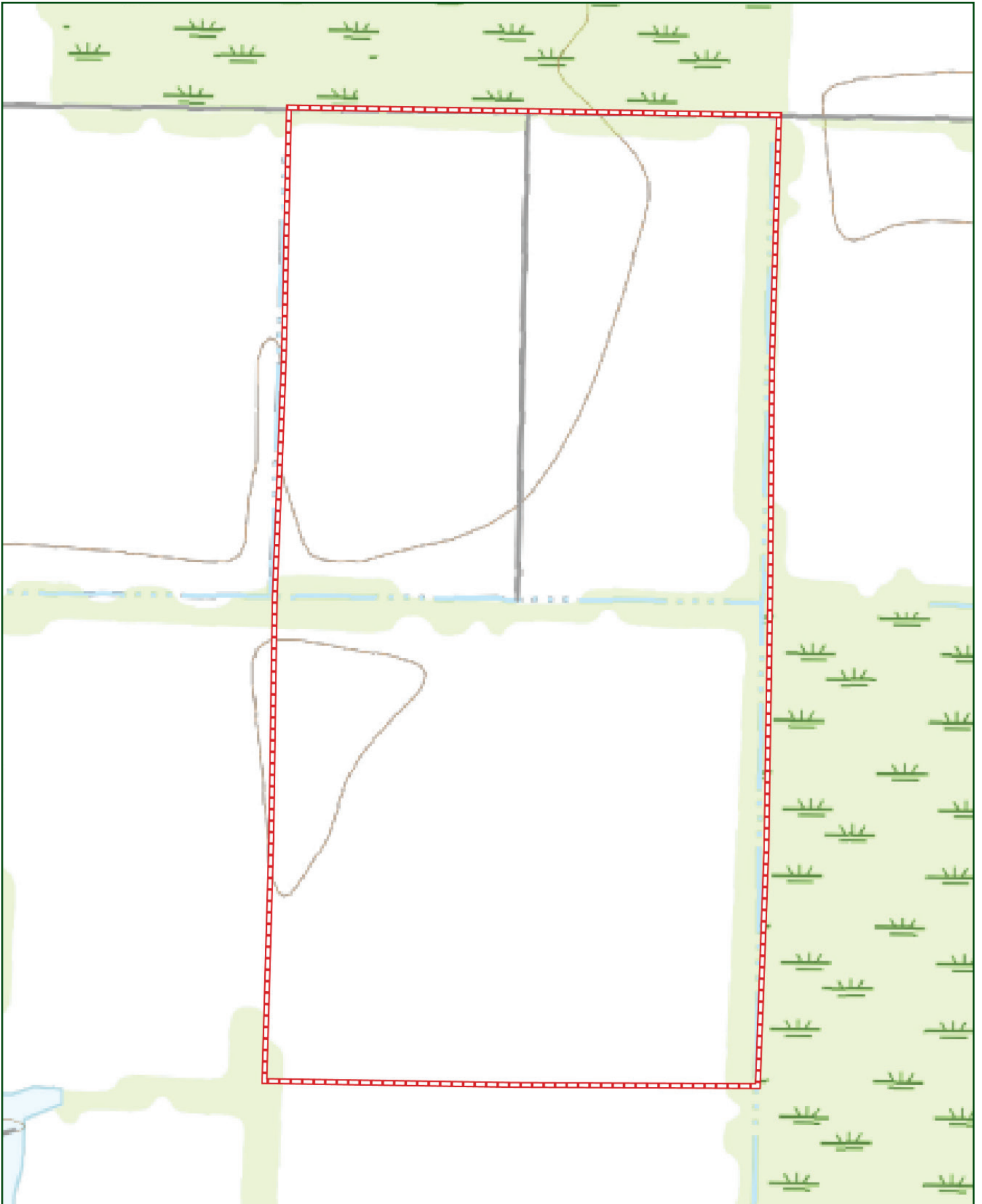
AERIAL MAP



IRRIGATION MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
27	Perry clay, 0 to 1 percent slopes, occasionally flooded, Arkansas River	137.85	43.06	0	32	4w
33	Rilla silt loam, 0 to 1 percent slopes	82.32	25.72	0	85	2e
30	Portland clay, 0 to 1 percent slopes	55.96	17.48	0	56	3w
26	Perry clay, 0 to 1 percent slopes	26.38	8.24	0	48	3w
19	Hebert silt loam, 0 to 1 percent slopes	17.59	5.5	0	86	2w
TOTALS		320.1(*)	100%	-	54.11	3.12

(*) 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

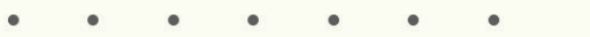
Land, Capability



'Wild Life'



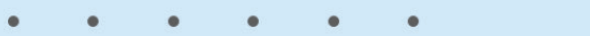
Forestry



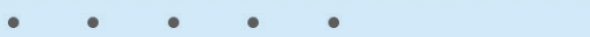
Limited



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
JEFFERSON



United States Department of Agriculture
Farm Service Agency

FARM : 3230

Prepared : 10/7/21 11:48 AM

Form: FSA-156EZ

Crop Year : 2022

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : FIREHUNT INC
Farms Associated with Operator : 05-043-931, 05-043-981, 05-043-1009, 05-043-1524, 05-043-2018, 05-043-2045, 05-043-2050, 05-043-2194, 05-043-2272, 05-043-2557, 05-043-2565, 05-041-3039, 05-069-3230
CRP Contract Number(s) : 11229
Recon ID : 05-069-2014-8
Transferred From : None
ARCPLC G/W/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
2,916.47	2,741.04	2,741.04	0.00	0.00	29.13	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	2,711.91	81.10		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, OATS, SORGH, SOYBN	SUP, RICE-LGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	224.70	0.00	75	
Oats	11.30	0.00	63	
Grain Sorghum	6.00	0.00	59	
Soybeans	1220.10	0.00	31	97
Seed Cotton	363.92	0.00	1738	
Unassigned Generic Base	90.98	0.00	0	
Rice-Long Grain	789.30	0.00	5810	
TOTAL	2706.30	0.00		

NOTES

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Tract Number : 214

Description : N/3, O/3, P/3
FSA Physical Location : ARKANSAS/JEFFERSON
ANSI Physical Location : ARKANSAS/JEFFERSON
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 : FIREHUNT INC
Other Producers : FINCAM FARMS, CARTER BROTHERS, CARTER BROTHERS PLANTING CO LLC
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
2,592.26	2,441.68	2,441.68	0.00	0.00	29.13	0.00	0.00

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ARKANSAS
JEFFERSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3230
Prepared : 10/7/21 11:48 AM
Crop Year : 2022

Tract 214 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	2,412.55	72.20	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	200.00	0.00	75
Oats	11.30	0.00	63
Grain Sorghum	6.00	0.00	59
Soybeans	1,027.00	0.00	31
Seed Cotton	363.92	0.00	1738
Unassigned Generic Base	90.98	0.00	0
Rice-Long Grain	709.30	0.00	5810

TOTAL **2408.50** **0.00**

NOTES

Tract Number : 215

Description : P/4
FSA Physical Location : ARKANSAS/JEFFERSON
ANSI Physical Location : ARKANSAS/JEFFERSON
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 : FIREHUNT INC
Other Producers : CARTER BROTHERS, CARTER BROTHERS PLANTING CO LLC, FINCAM FARMS
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
324.21	299.36	299.36	0.00	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	299.36	8.90	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	24.70	0.00	75
Soybeans	193.10	0.00	31
Rice-Long Grain	80.00	0.00	5810

TOTAL **297.80** **0.00**

NOTES

FARM SERVICE AGENCY

ARKANSAS
JEFFERSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

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FARM SERVICE AGENCY



Jefferson County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2019

2021 Program Year

Map Created October 20, 2020

Farm 3230
Tract 215

Tract Cropland Total: 299.36 acres

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