



OFFERED FOR SALE

WALTERS FARM

An Agricultural Investment Opportunity

280± Acres • Johnson County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

WILLE

REAL ESTATE

DISCLOSURE STATEMENT

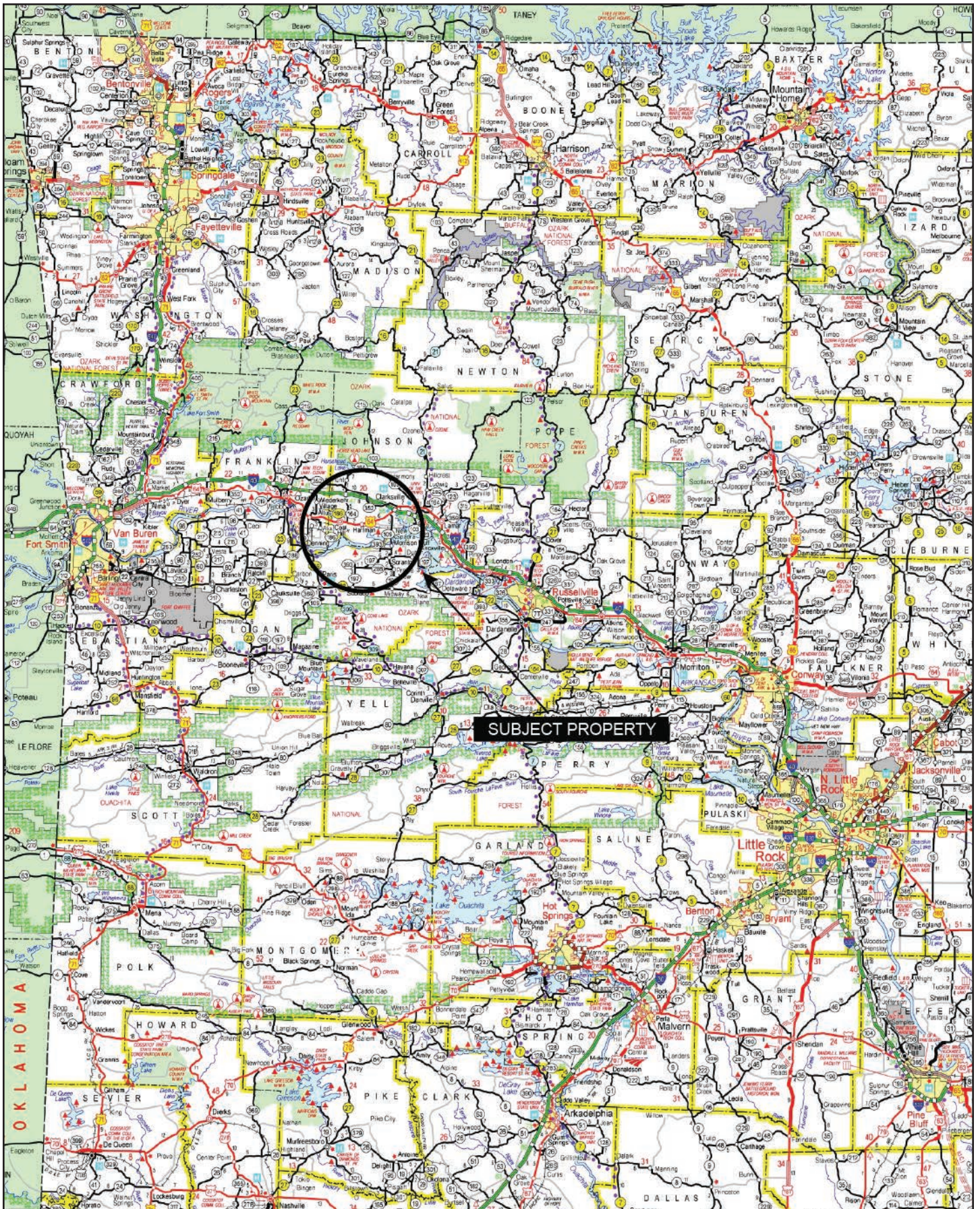
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. Pursuant to Ark. Code. Ann. § 17-42-110(d), a broker price opinion or market analysis 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 Walters Farm consists of approximately 280± acres located in Johnson County, Arkansas just south of the community of Hartmann in the Arkansas River Valley. The Farm Service Agency office reports a total of 268.18± cropland acres that are non-irrigated with the exception of approximately 120± acres on the west tract which are irrigated by an eight (8) inch diesel turbine well. The tillable acreage was leased to Estep Farms on a 75 / 25 crop share with shared expense for the 2023 crop year with full details provided below. The west tract has good access from County Road 2120, and the other two tracts are accessed by private roads.

Location: Hartman, Arkansas; Johnson County; Western to Central Region of Arkansas

Mileage Chart

Searcy, AR	34 Miles
Stuttgart, AR	49 Miles
Little Rock, AR	57 Miles

FSA Acreage: 283.06± total acres (FSA Farm #: 1311, Tract #: 518, 519, & 723)

- 268.18± acres in cropland
- 14.88± acres in woods, roads, & ditches

Irrigation: All of the tillable acreage is non-irrigated with the exception of approximately 120± acres on the western tract that is irrigated by an eight-inch diesel turbine well.

Access: County Road 2120 (West Tract)
Private Road (North Tract)
Private Road (East Tract)

Soils: Class I: 80%
Class III: 20%

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

Parcel Number	Acreage	Estimated Real Estate Tax
001-10941-000	160	\$1,728.34
001-10928-000	40	\$338.67
001-08820-000	82	\$750.39
	282	\$2,817.40

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

PROPERTY SUMMARY

Farming Contract: The tillable acreage is rented to Estep Farms on a 75 / 25 crop share with the landowner sharing in 25% of the fertilizer, irrigation, hauling, & spraying.

Offering Price: \$892,000.00

To learn more about the Walters Farm or to schedule a property tour, contact Gar Lile or Gardner Lile of Lile Real Estate, Inc.

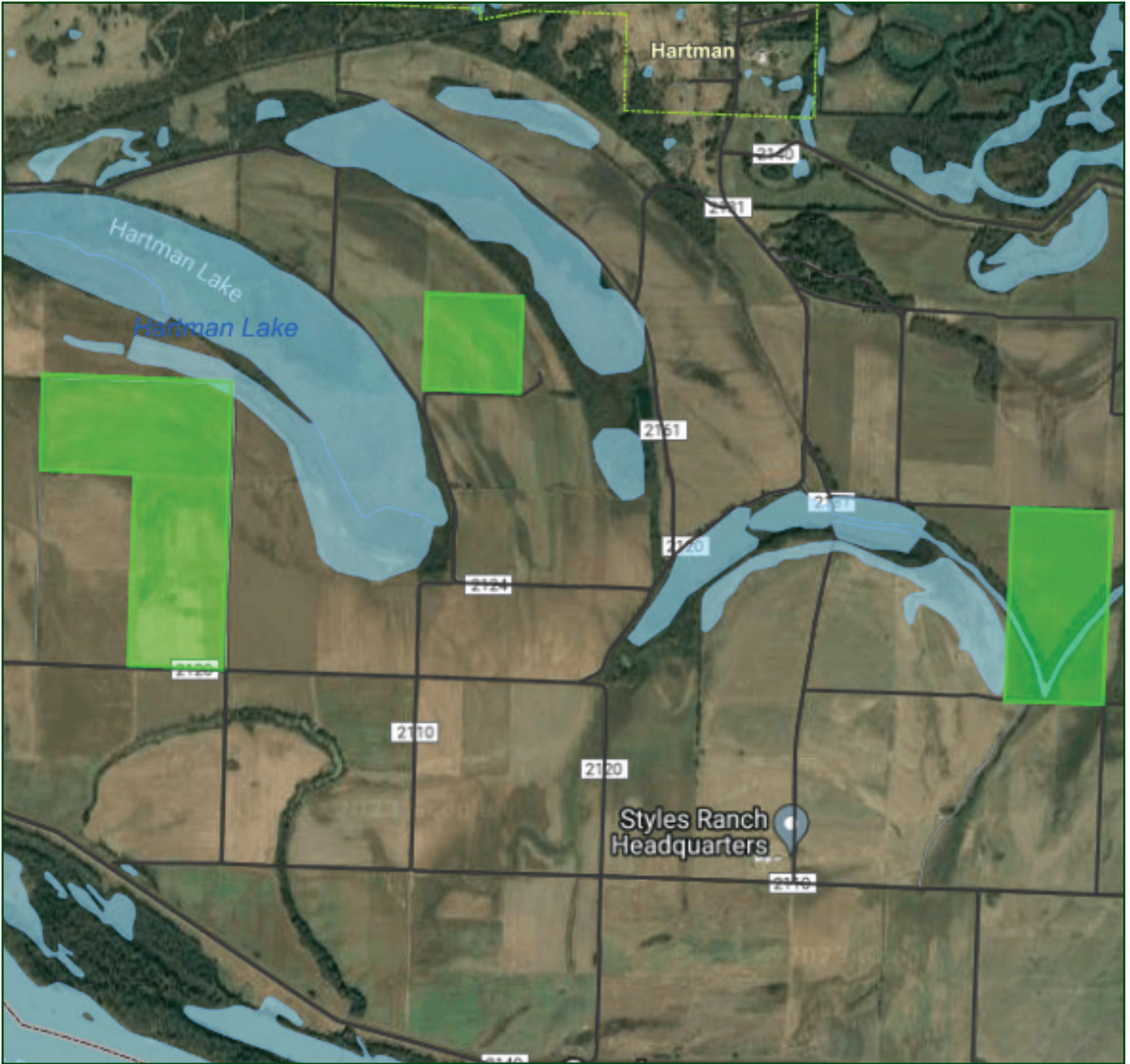
Gar Lile

501-920-7015 (mobile) | glile@lilerealestate.com

Gardner Lile

501-658-9275 (mobile) | gardner@lilerealestate.com

OWNERSHIP MAP



AERIAL MAP



AERIAL MAP



EAST TRACT

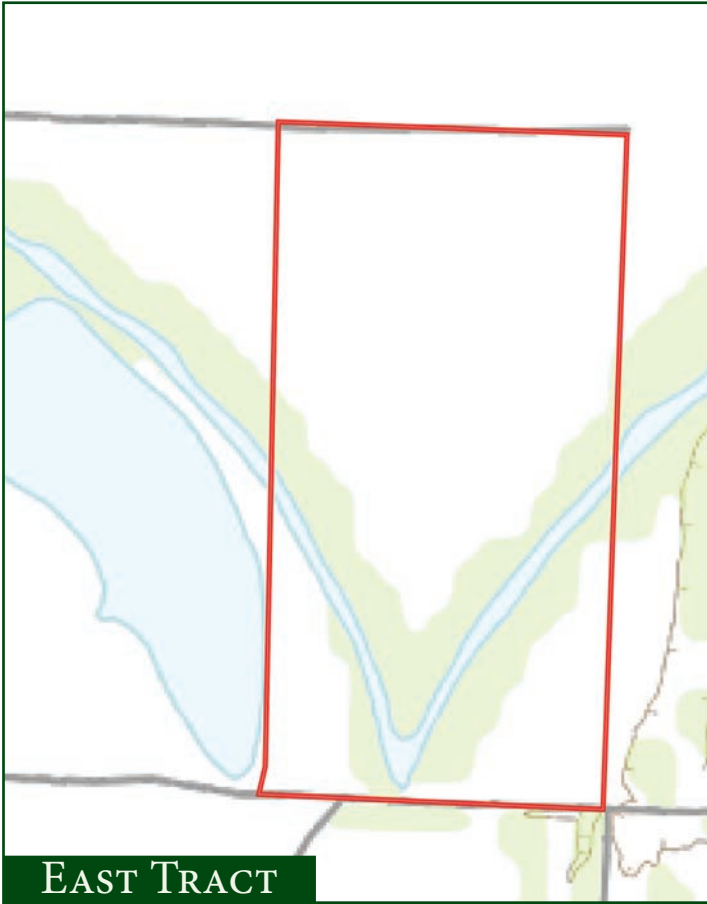


WEST TRACT

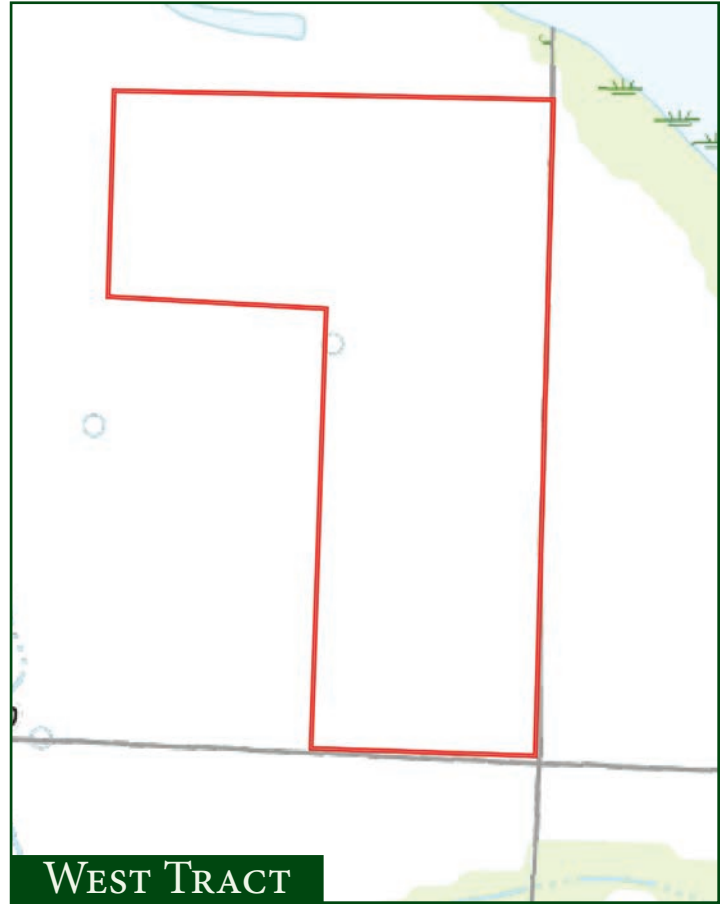


NORTH TRACT

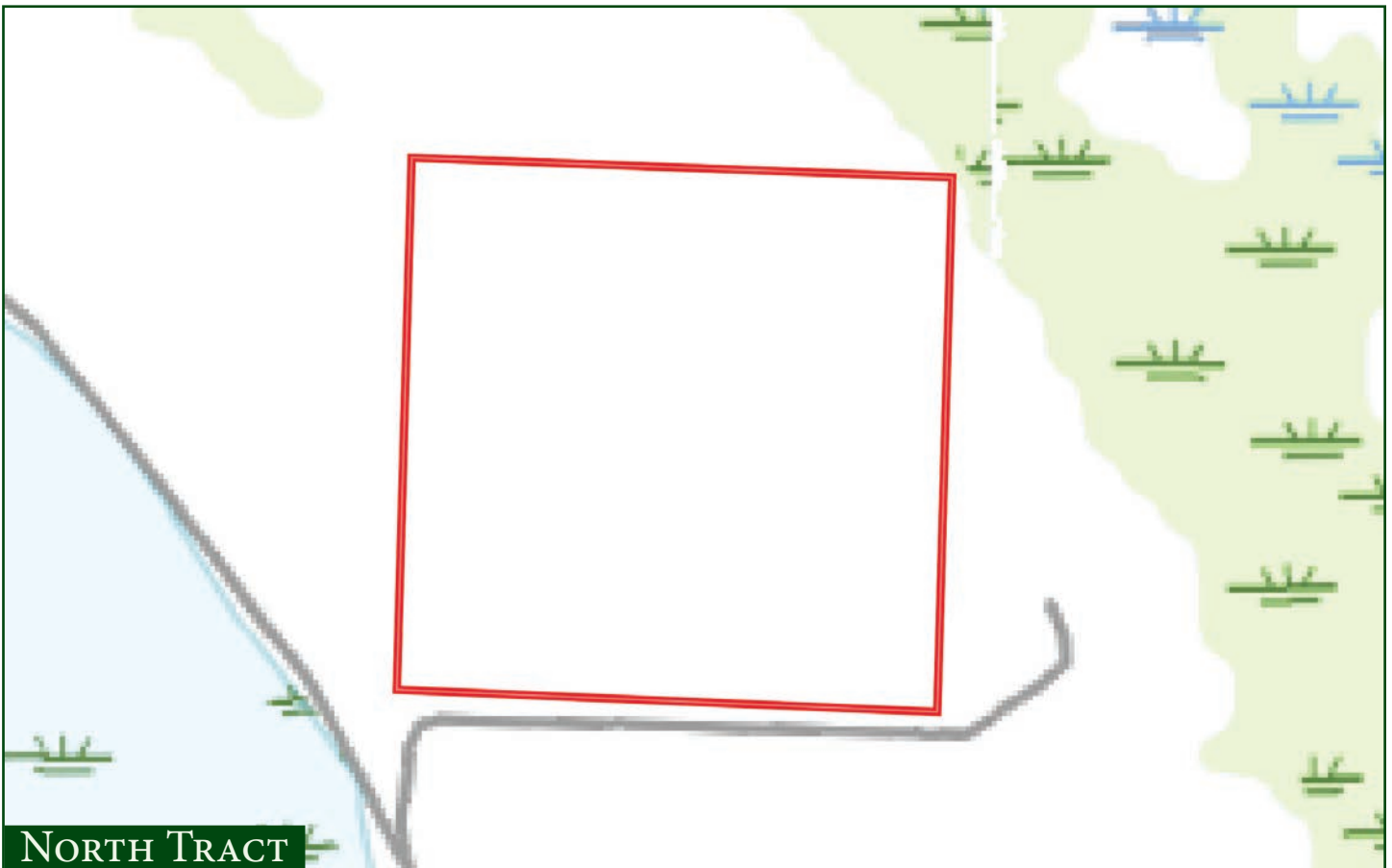
TOPOGRAPHY MAP



EAST TRACT



WEST TRACT



NORTH TRACT

SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Cp	Caspiana silt loam	147.09	51.87	0	85	1
Mg	Morganfield silt loam	79.67	28.1	0	90	1
Md	Moreland clay	49.1	17.32	0	59	3w
Ro	Roellen clay	7.68	2.71	0	62	3w
TOTALS		283.54(*)	100%	-	81.28	1.4

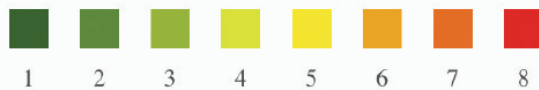
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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
JOHNSON
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 1311
 Prepared : 11/14/23 2:23 PM CST
 Crop Year : 2024

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : DEBORAH J ESTEP
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/M/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
283.06	268.18	268.18	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	268.18	44.10		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	49.44	0.00	52	
Corn	63.68	0.00	118	
Soybeans	195.88	0.00	28	48
TOTAL	309.00	0.00		

NOTES

Tract Number : 518

Description : C-13/2A
FSA Physical Location : ARKANSAS/JOHNSON
ANSI Physical Location : ARKANSAS/JOHNSON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : MINNIE MAURINE WALTERS TESTAMENTARY IRREVOCABLE TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
41.03	41.03	41.03	0.00	0.00	0.00	0.00	0.0

FARM SERVICE AGENCY

ARKANSAS
JOHNSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1311
Prepared : 11/14/23 2:23 PM CST
Crop Year : 2024

Tract 518 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	41.03	6.60	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	7.54	0.00	52
Corn	9.71	0.00	118
Soybeans	29.87	0.00	28
TOTAL	47.12	0.00	

NOTES

Tract Number : 519

Description : C-13/1A

FSA Physical Location : ARKANSAS/JOHNSON

ANSI Physical Location : ARKANSAS/JOHNSON

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : MINNIE MAURINE WALTERS TESTAMENTARY IRREVOCABLE TRUST

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
159.30	158.97	158.97	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	158.97	26.30	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	29.33	0.00	52
Corn	37.78	0.00	118
Soybeans	116.22	0.00	28
TOTAL	183.33	0.00	

NOTES

FARM SERVICE AGENCY

ARKANSAS
JOHNSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1311
Prepared : 11/14/23 2:23 PM CST
Crop Year : 2024

Tract Number : 723

Description : D-13/2A
FSA Physical Location : ARKANSAS/JOHNSON
ANSI Physical Location : ARKANSAS/JOHNSON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : MINNIE MAURINE WALTERS TESTAMENTARY IRREVOCABLE TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
82.73	68.18	68.18	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	68.18	11.20	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	12.57	0.00	52
Corn	16.19	0.00	118
Soybeans	49.79	0.00	28
TOTAL	78.55	0.00	

NOTES

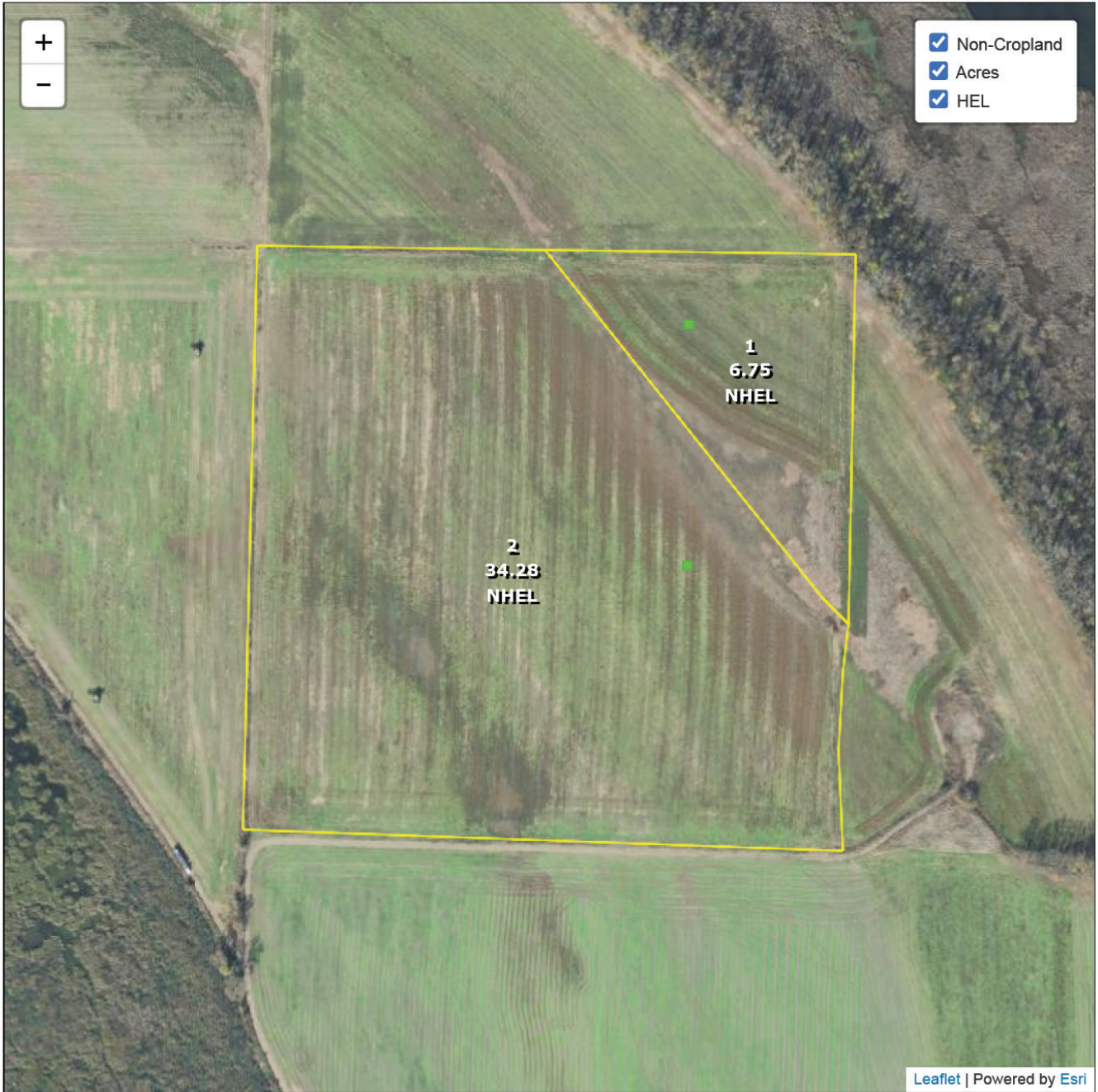
In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FARM SERVICE AGENCY

USDA Johnson County, Arkansas



Common Land Unit

□ Cropland ■ Non-cropland ■ CRP

2024 Crop Year

Farm 1311
Tract 518

Wetland Determination Identifiers

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



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).

FARM SERVICE AGENCY

USDA Johnson County, Arkansas



Common Land Unit

- Cropland
- Non-cropland
- CRP

2024 Crop Year

Farm 1311
Tract 519

Wetland Determination Identifiers

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

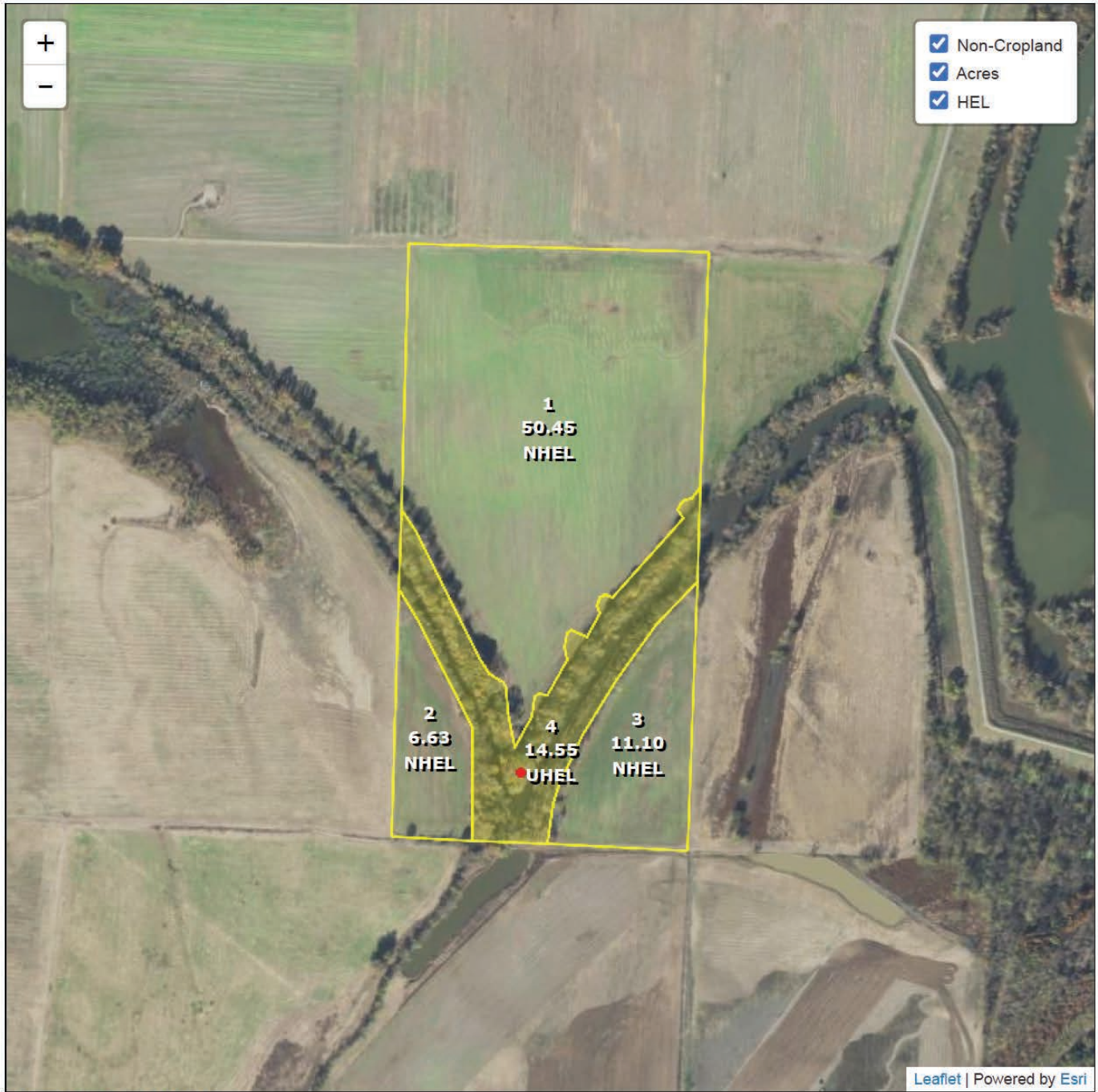


United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

FARM SERVICE AGENCY



Johnson County, Arkansas



Common Land Unit

- Cropland
- Non-cropland
- CRP

Farm 1311
Tract 723

Wetland Determination Identifiers

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

2024 Crop Year

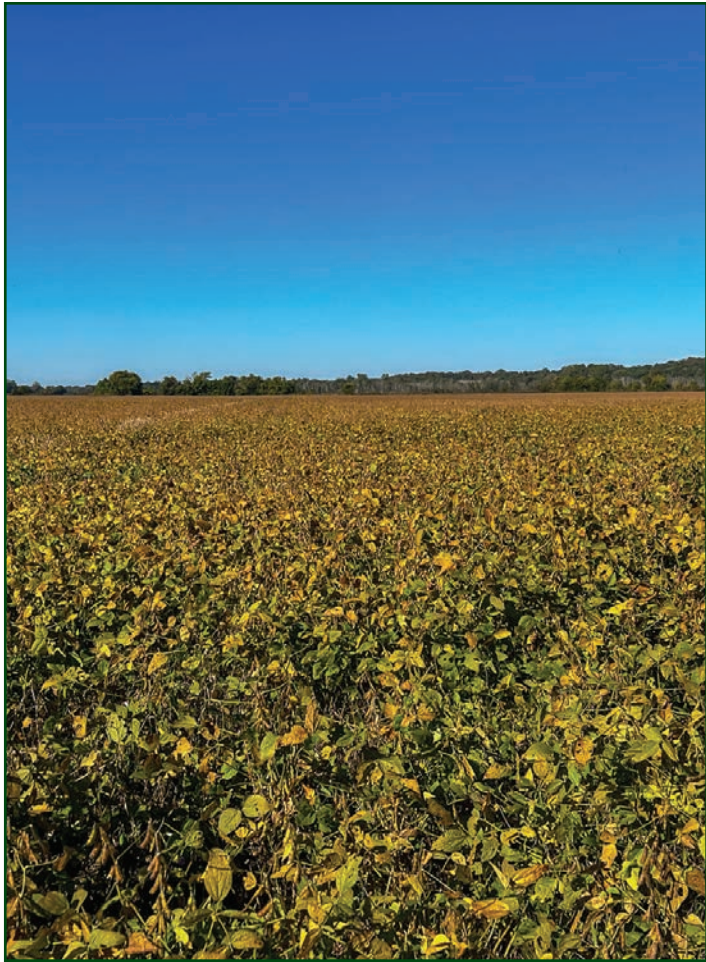


United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

















401 Autumn Road | Little Rock, AR 72211
501.374.3411 (office) | 501.421.0031 (fax)

info@lilerealestate.com | www.lilerealestate.com



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE