



OFFERED FOR SALE

# MULLBERRY 80

An Agricultural and Recreational Investment Opportunity

80± 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.

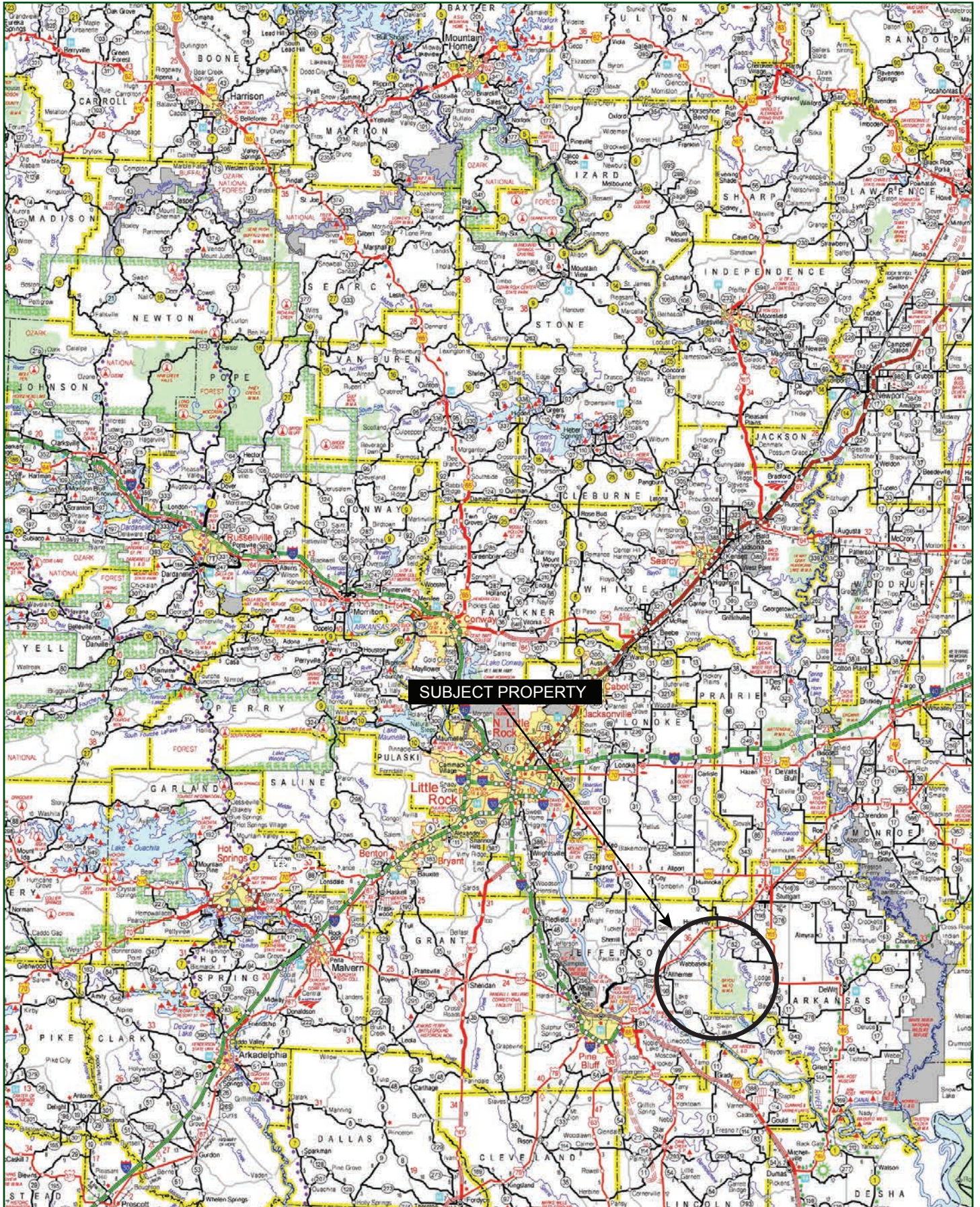
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for 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

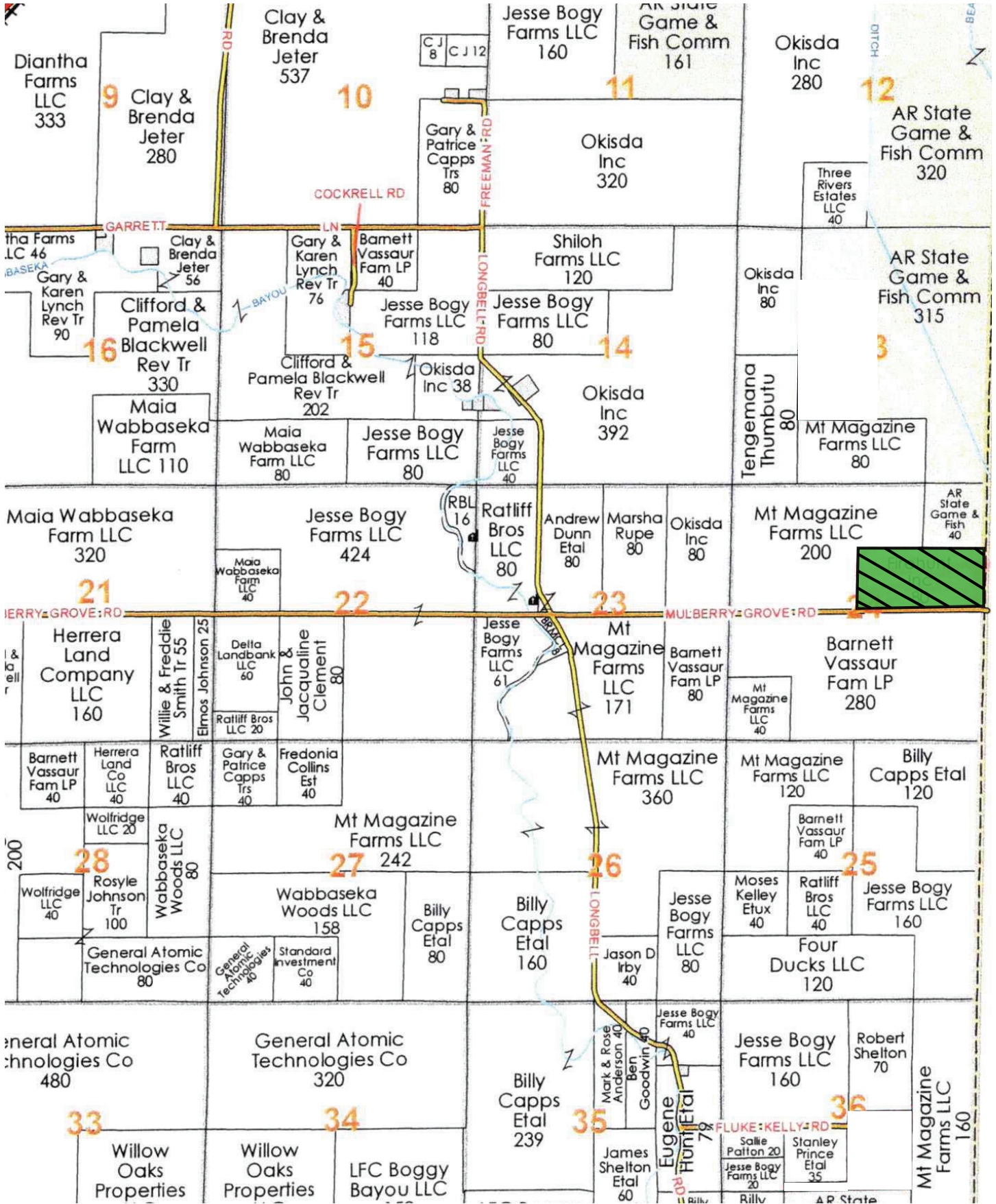
<b>Description:</b>	Mullberry 80 is located in Jefferson County, Arkansas near Wabbaseka and consists of 80± acres. The tract offers a unique opportunity to acquire income producing farms, located in an excellent waterfowl hunting area. Of the 80± acres, 78± are considered improved tillable acres and all irrigated with an eight-inch gearhead well. The well is located in the southwestern corner of the property. The northeastern and eastern property lines offer approximately 1/2 a mile of frontage along the Bayou Meto WMA. The property can be accessed easily via Mulberry Gearhead Road.
<b>Location:</b>	Wabbaseka, Arkansas; Jefferson County; Eastern Region of Arkansas
	<u>Mileage Chart</u>
	Stuttgart, AR 18 Miles
	Little Rock, AR 112 Miles
	Memphis, TN 133 Miles
<b>Recreation:</b>	Great waterfowl hunting opportunities exist and are improved by the half a mile of frontage along the famous Bayou Meto Wildlife Management Area. Other recreational opportunities include deer and turkey hunting.
<b>Acreage:</b>	80± acres (78± tillable acres)
<b>Access:</b>	Mullberry Grove Road
<b>Real Estate Taxes:</b>	\$840 (estimated)
<b>Mineral Rights:</b>	All mineral rights owned by the Seller, if any, shall convey to the Buyer.
<b>Farm Bases:</b>	Farm Service Agency (FSA) 156EZ documents and field maps can be found in this brochure.
<b>Offering Price:</b>	\$512,000.00

To find out more about the Mullberry 80 or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

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

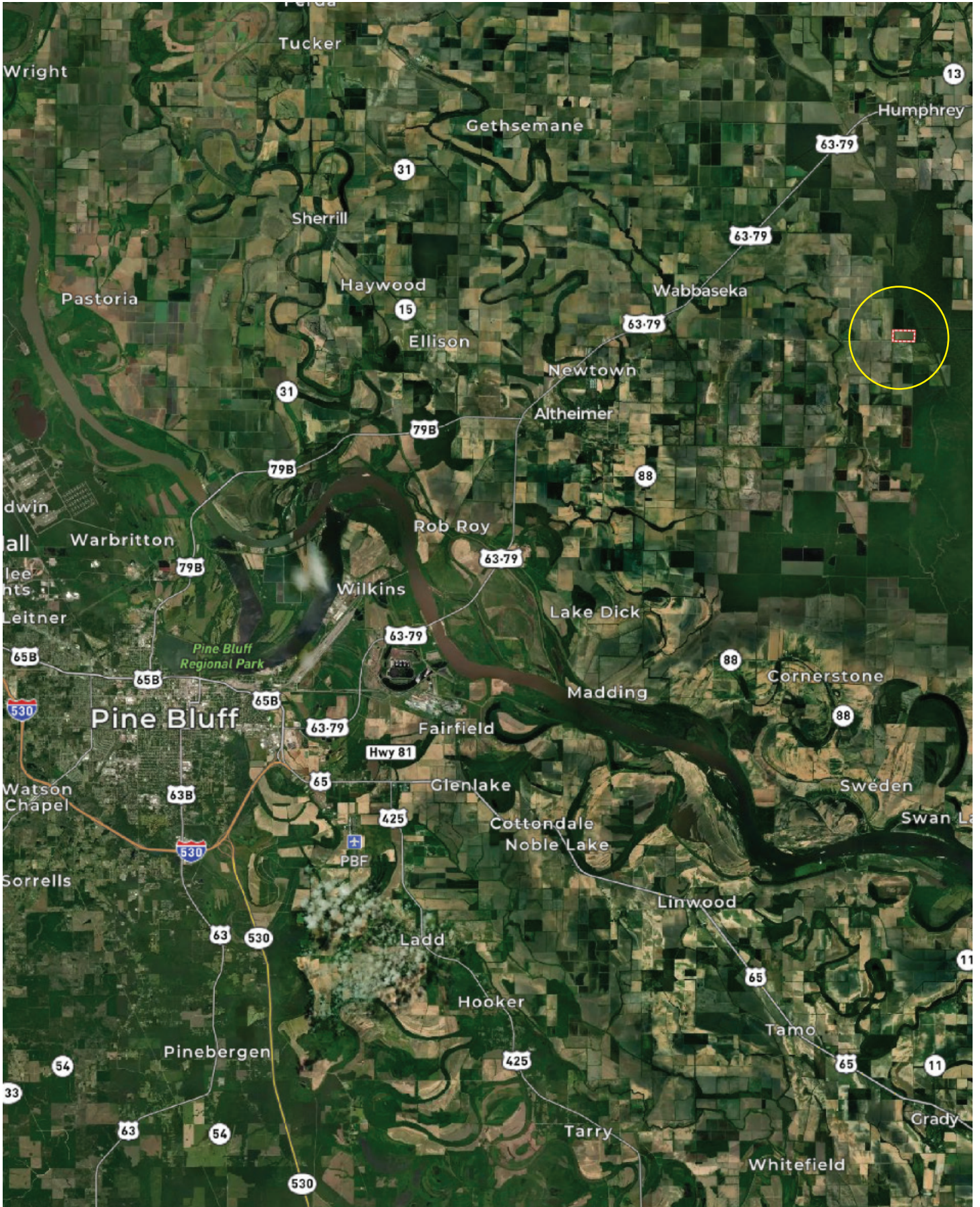


# OWNERSHIP MAP





# LOCATION MAP





AERIAL MAP



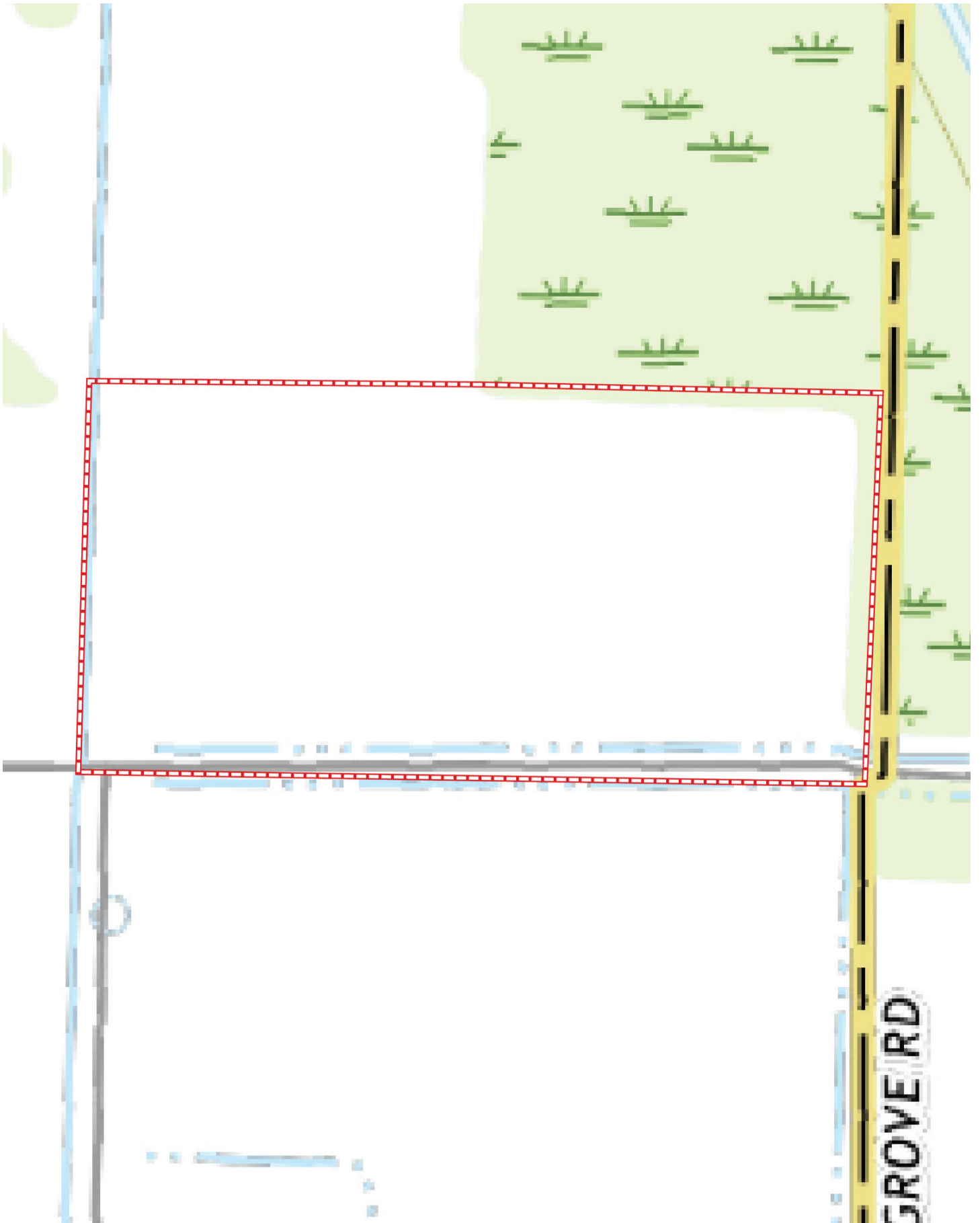


IRRIGATION MAP





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	63.34	79.03	0	32	4w
22	McGehee silt loam, 0 to 1 percent slopes	8.4	10.48	0	72	2w
33	Rilla silt loam, 0 to 1 percent slopes	4.4	5.49	0	85	2e
30	Portland clay, 0 to 1 percent slopes	4.01	5.0	0	56	3w
TOTALS		80.15(*)	100%	-	40.3	3.63

(\*) 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  
JEFFERSON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

**FARM : 3425**  
Prepared : 1/5/24 8:21 AM CST  
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

**Operator Name** : JET AG PLANTING COMPANY  
**CRP Contract Number(s)** : None  
**Recon ID** : 05-069-2016-56  
**Transferred From** : None  
**ARCPLC G/F Eligibility** : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
81.37	78.02	78.02	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	78.02	2.40		0.00	0.00	0.00	0.00	

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Soybeans	20.52	0.00	51	100
Rice-Long Grain	54.70	0.00	6901	
Rice-Medium Grain	5.20	0.00	4893	
<b>TOTAL</b>	<b>80.42</b>	<b>0.00</b>		

### NOTES

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**Tract Number** : 2187

**Description** : R/6  
**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** : None  
**Recon ID** : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
81.37	78.02	78.02	0.00	0.00	0.00	0.00	0.0



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## Abbreviated 156 Farm Record

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**Tract 2187 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	78.02	2.40	0.00	0.00	0.00	0.00

**DCP Crop Data**

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**NOTES**

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# FARM SERVICE AGENCY



United States  
Department of  
Agriculture

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: 2021

2023 Program Year

Map Created March 16, 2023

Farm **3425**

Tract **2187**

Tract Cropland Total: 78.02 acres

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# IMAGES













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