



OFFERED FOR SALE

TLM: OLD LITTLE ROCK ROAD FARM

An Agricultural Investment Opportunity
552± Acres • Phillips County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

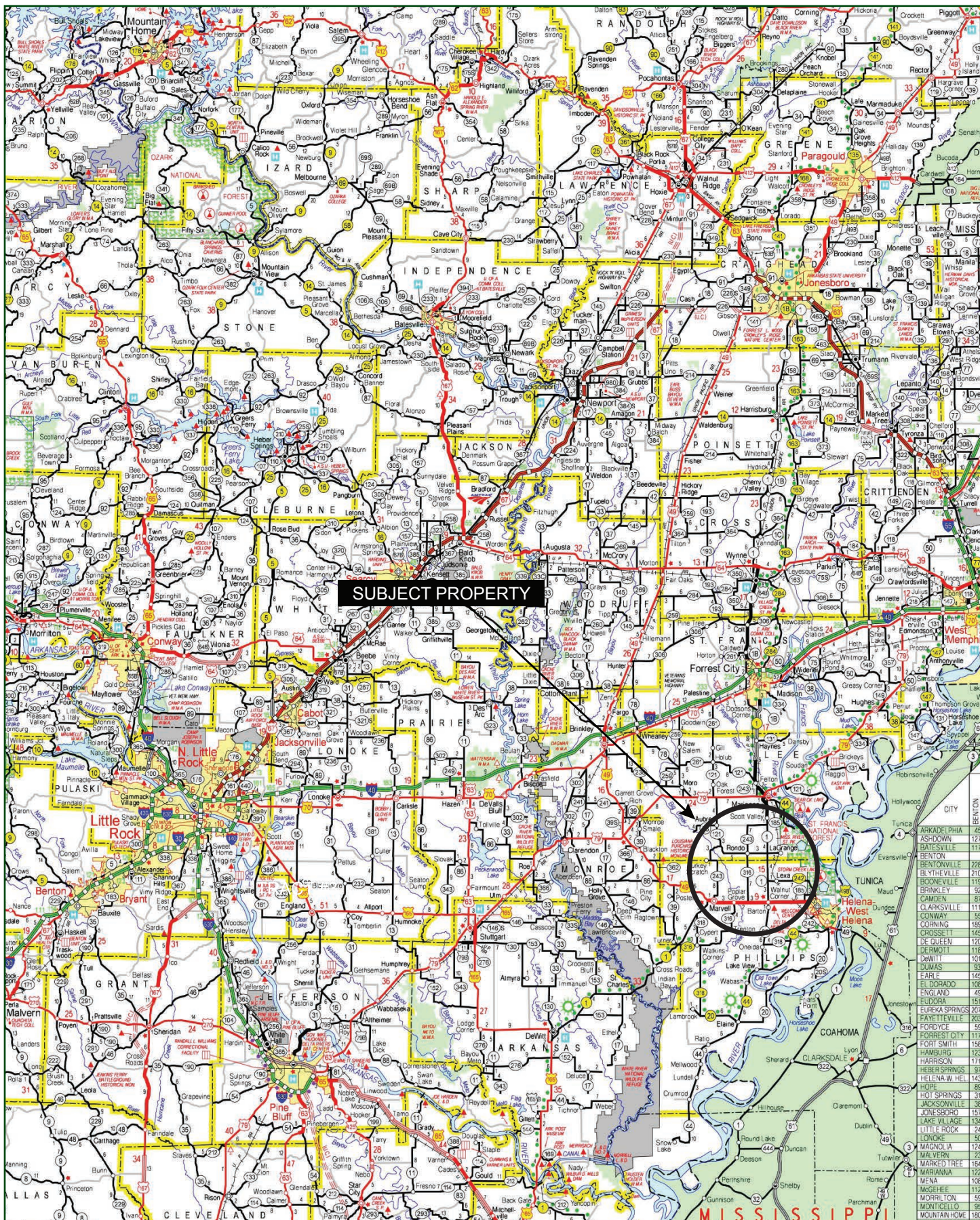
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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

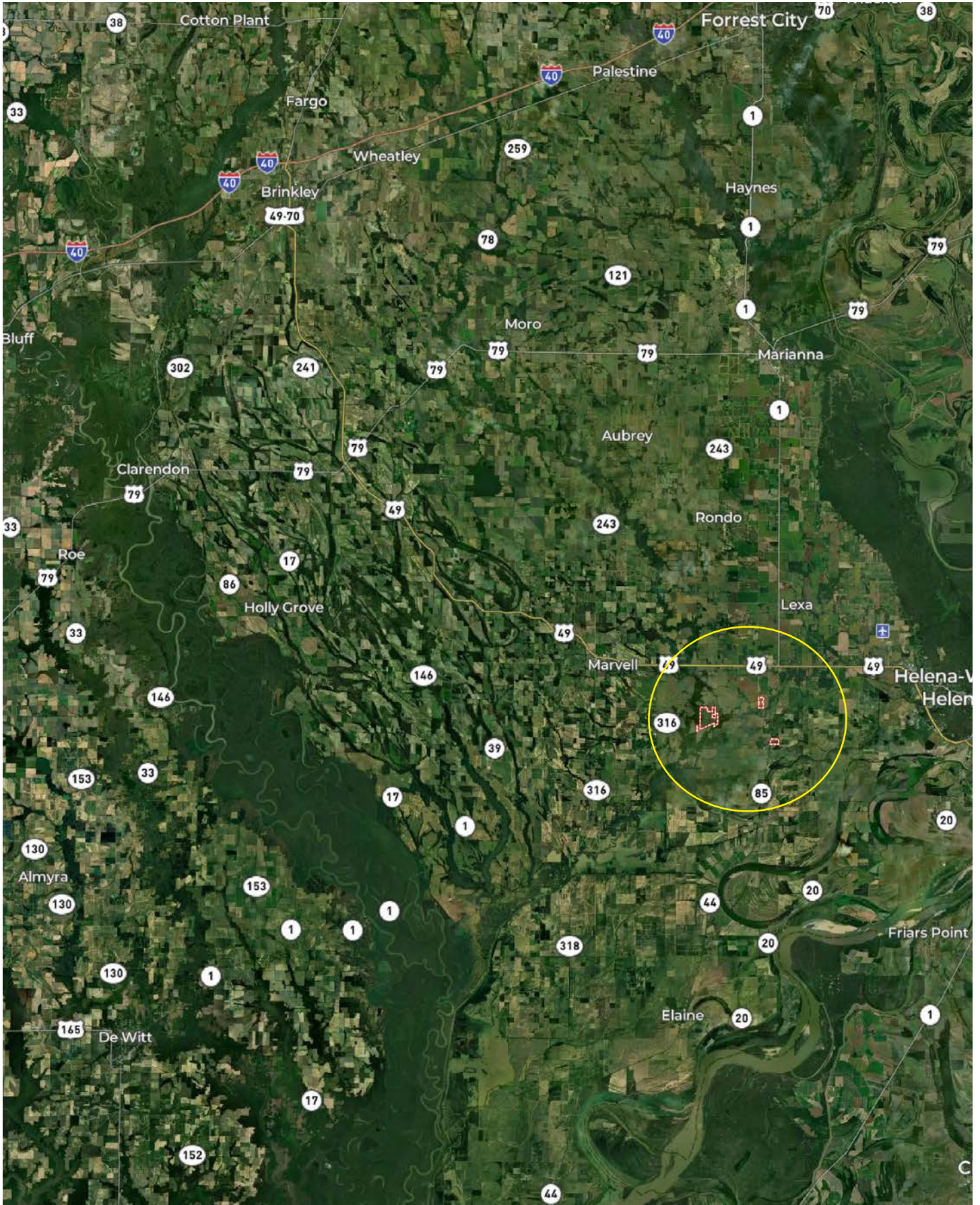
Description:	The TLM: Old Little Rock Road Farm consists of 552± total acres located southeast of the community of Marvell in three non-contiguous tracts. The tillable acreage consists of 538± acres, all of which are furrow irrigated by ten (10) wells, except for 13± acres. The irrigation map included in this offering brochure provides additional details. This core tract has frontage and is accessible from both Phillips County Roads 350 & 357; while the northeast tract is easily accessible from Phillips County Road 350 and the southeast tract from Phillips County Road 336.												
Location:	Phillips County; Eastern Region of Arkansas												
	<table><thead><tr><th colspan="2">Mileage Charge</th></tr></thead><tbody><tr><td>Brinkley, AR</td><td>51 Miles</td></tr><tr><td>Memphis, TN</td><td>70 Miles</td></tr><tr><td>Lake Village, AR</td><td>80 Miles</td></tr><tr><td>Greenville, MS</td><td>95 Miles</td></tr><tr><td>Little Rock, AR</td><td>118 Miles</td></tr></tbody></table>	Mileage Charge		Brinkley, AR	51 Miles	Memphis, TN	70 Miles	Lake Village, AR	80 Miles	Greenville, MS	95 Miles	Little Rock, AR	118 Miles
Mileage Charge													
Brinkley, AR	51 Miles												
Memphis, TN	70 Miles												
Lake Village, AR	80 Miles												
Greenville, MS	95 Miles												
Little Rock, AR	118 Miles												
Acreage:	552± total acres (538± tillable acres)												
Access:	Phillips County Roads 350, 336, and 357												
Real Estate Taxes:	\$4,308.04 (based on 538.26± acres) Estimated taxes are based on assessor information and can vary. A breakdown of each farm's estimated taxes can be found in the <i>Estimated Real Estate Taxes Breakdown</i> section of this brochure. Some parcels listed are no longer under the current ownership and are marked with an asterisk.												
Mineral Rights:	All mineral rights owned by the Seller, if any, shall convey to the Buyer.												
Farm Bases:	Farm Service Agency (FSA) 156EZ documents and field maps can be found in the separate documents provided.												
Offering Price:	\$4,096,870.00 (\$7,615.00 per tillable acre)												

Any questions concerning this offering or to schedule a property tour should be directed to Gar Lile or Gardner Lile of Lile Real Estate, Inc.

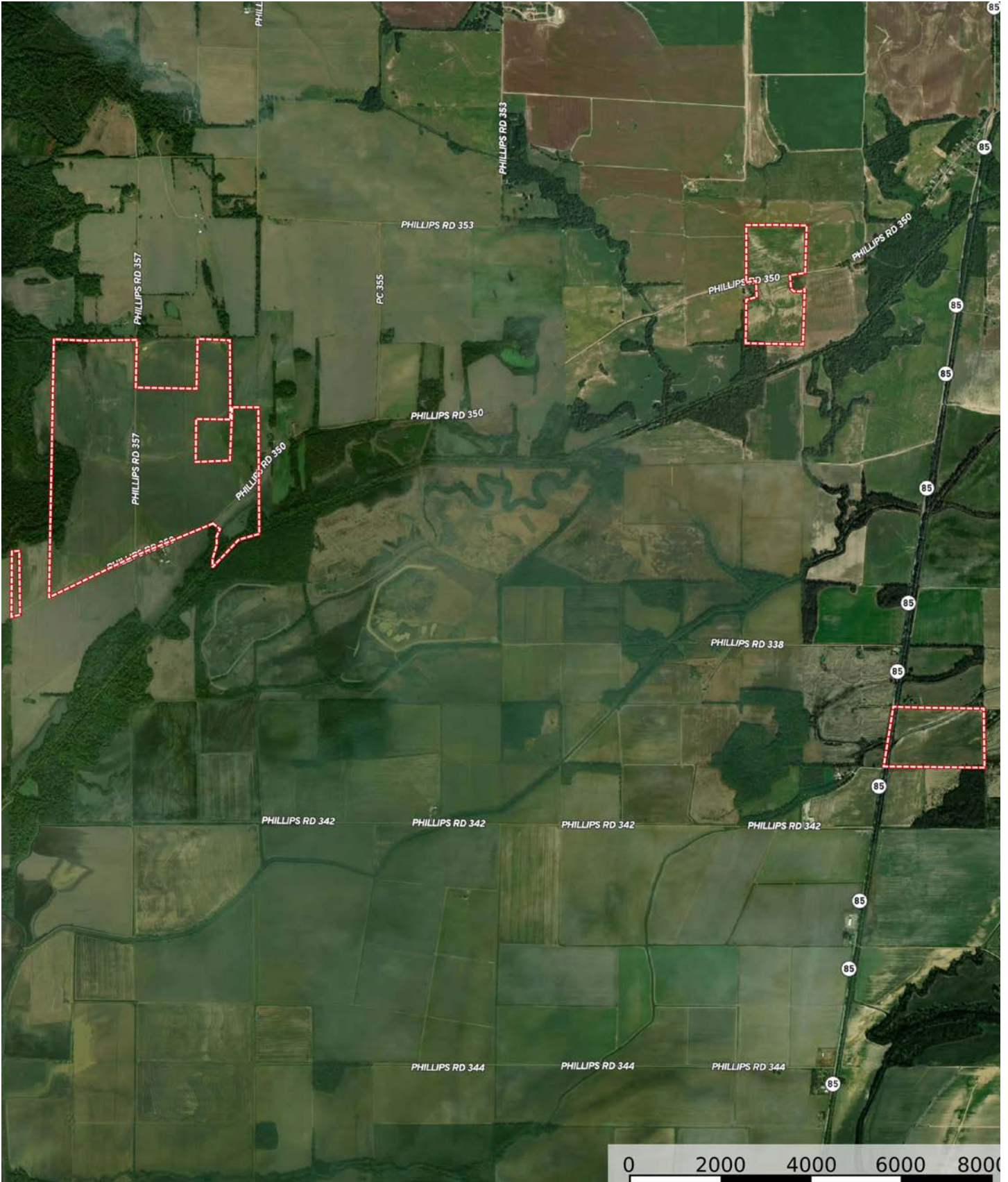
Gar Lile
501-920-7015 | glile@lilerealestate.com

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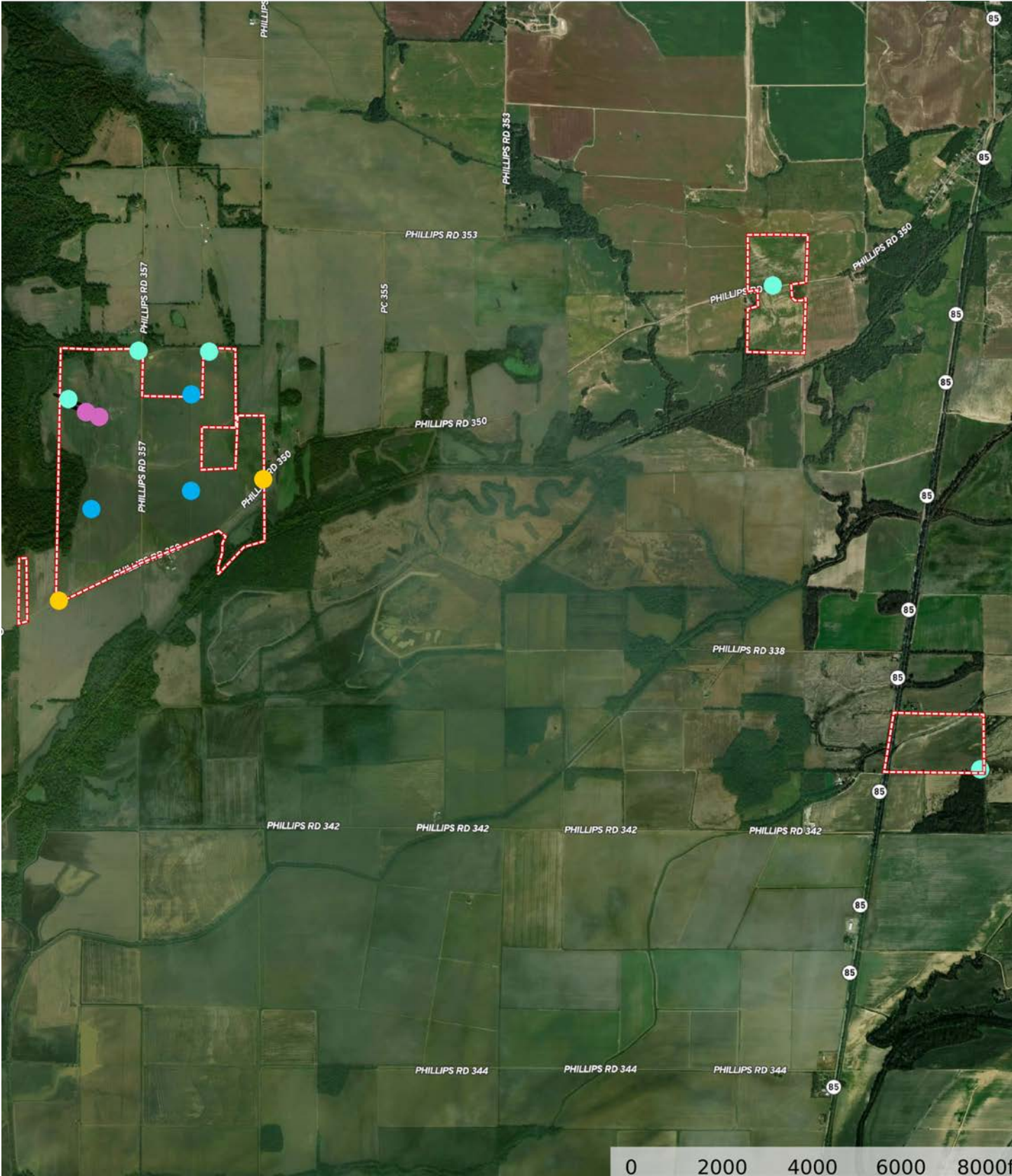
LOCATION MAP



AERIAL MAP

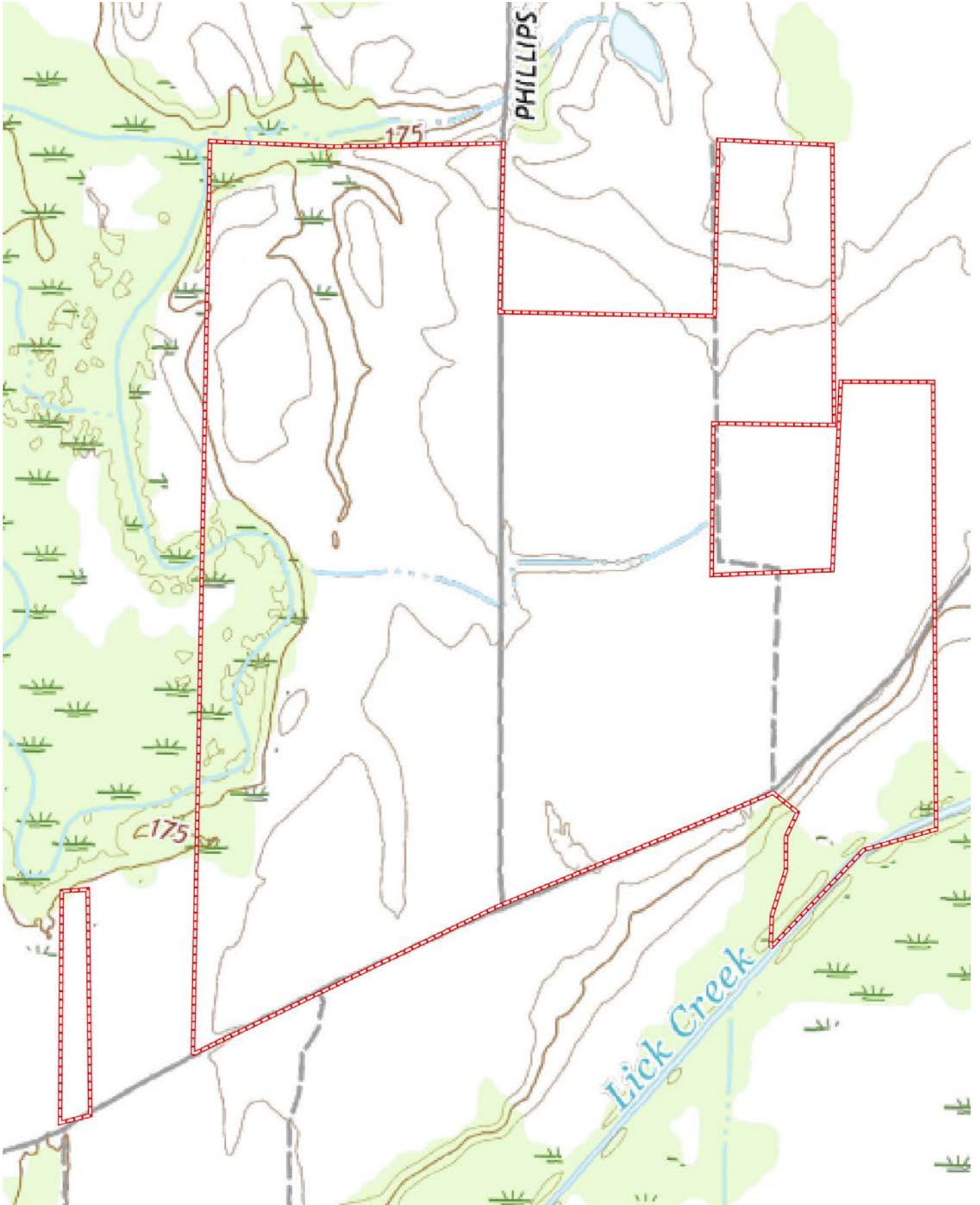


IRRIGATION MAP

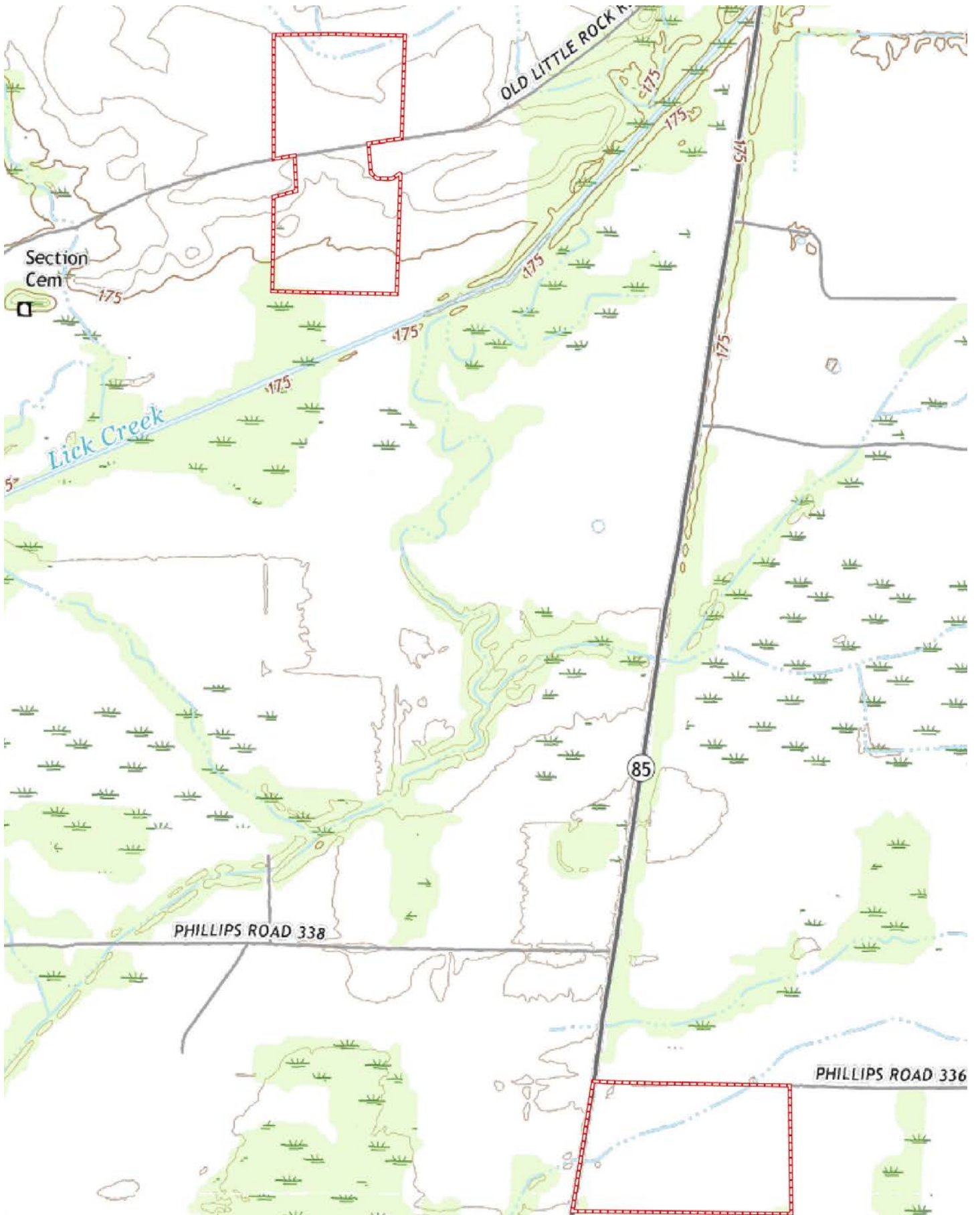


- 6" Diesel Turbine Well
- 6" Electric Submersible
- Risers
- 8" Diesel Turbine Well
- Boundary 1
- Boundary
- Pivot

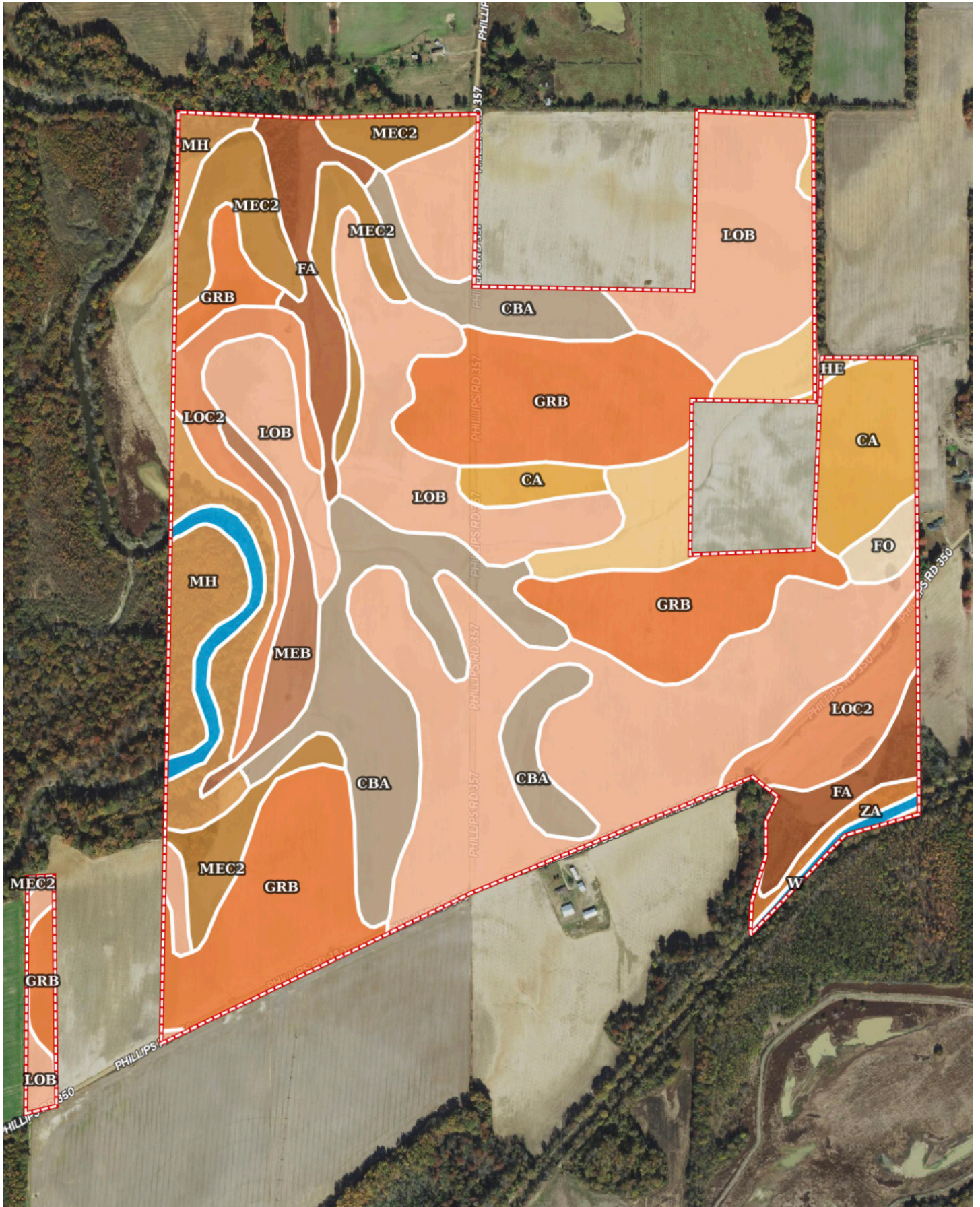
TOPOGRAPHY MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LoB	Loring silt loam, 1 to 3 percent slopes, west	169.77	29.68	0	64	2e
GrB	Grenada silt loam, 1 to 3 percent slopes	84.6	14.79	0	63	2e
Fo	Foley silt loam	58.3	10.19	0	74	3w
CbA	Calloway silt loam, 0 to 1 percent slopes	49.09	8.58	0	56	2w
Fa	Falaya silt loam	31.55	5.51	0	76	2w
MeC2	Memphis silt loam, 3 to 8 percent slopes, eroded	31.38	5.49	0	81	3e
LoC2	Loring silt loam, 3 to 8 percent slopes, eroded	25.41	4.44	0	53	3e
Mh	Mhoon soils, frequently flooded	24.06	4.21	0	42	4w
Ca	Calhoun silt loam	18.9	3.3	0	75	3w
CbB	Calloway silt loam, 1 to 3 percent slopes	15.58	2.72	0	56	2e
Za	Zachary soils, frequently flooded	15.31	2.68	0	20	4w
He	Henry silt loam, 0 to 1 percent slopes	14.9	2.6	0	57	3w
MeB	Memphis silt loam, 1 to 3 percent slopes	14.7	2.57	0	86	2e
W	Water	6.68	1.17	0	-	-
Du	Dundee silt loam, 0 to 1 percent slopes	6.24	1.09	0	82	2w
Am	Amagon silt loam	5.59	0.98	0	73	3w
TOTALS		572.06(*)	100%	-	63.25	2.41

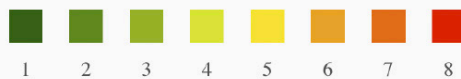
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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

ESTIMATED REAL ESTATE TAXES BREAKDOWN

Parcel Number	Acreage	Est. Real Estate Tax
001-04934-000	75	\$395.88
001-04935-000	117	\$659.13
001-04933-000	40	\$318.15
001-04930-000	30	\$268.76
001-04929-000	11	\$98.96
001-04940-000	24.66	\$194.79
001-04941-000	20	\$194.51
01-04939-000	30	\$247.78
0010-04937-000	36.6	\$289.79
001-04840-000	20	\$210.55
001-04840-001	20	\$210.55
001-04838-000	16	\$204.77
001-04841-000	36	\$387.77
001-05000-000	22	\$198.03
001-04999-000	40	\$428.62
Total	538.26	\$4,308.04

*The final acreage and boundaries will be determined by a new survey. The tax parcel information provided is intended to provide prospective buyers with a general idea of real estate taxes annually.

FARM SERVICE AGENCY: OLD LITTLE ROCK ROAD FARM

ARKANSAS
PHILLIPS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 4542
Prepared : 3/8/24 3:48 PM CST
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : GRIFFIN FARMS PARTNERSHIP
CRP Contract Number(s) : None
Recon ID : 05-107-2024-21
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
110.25	101.83	101.83	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	101.83	45.20		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	11.56	0.00	37	
Corn	12.28	0.00	128	
Soybeans	27.06	0.00	27	68
Seed Cotton	62.30	0.00	1553	
Unassigned Generic Base	15.57	0.00	0	
TOTAL	128.77	0.00		

NOTES

Tract Number : 7856

Description :
FSA Physical Location : ARKANSAS/PHILLIPS
ANSI Physical Location : ARKANSAS/PHILLIPS
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 : TLM LAND LLC
Other Producers : None
Recon ID : 05-107-2024-20

FARM SERVICE AGENCY: OLD LITTLE ROCK ROAD FARM

ARKANSAS
PHILLIPS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4542
Prepared : 3/8/24 3:48 PM CST
Crop Year : 2024

Tract Land Data

Tract 7856 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
110.25	101.83	101.83	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	101.83	45.20	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	11.56	0.00	37
Corn	12.28	0.00	128
Soybeans	27.06	0.00	27
Seed Cotton	62.30	0.00	1553
Unassigned Generic Base	15.57	0.00	0
TOTAL	128.77	0.00	

NOTES

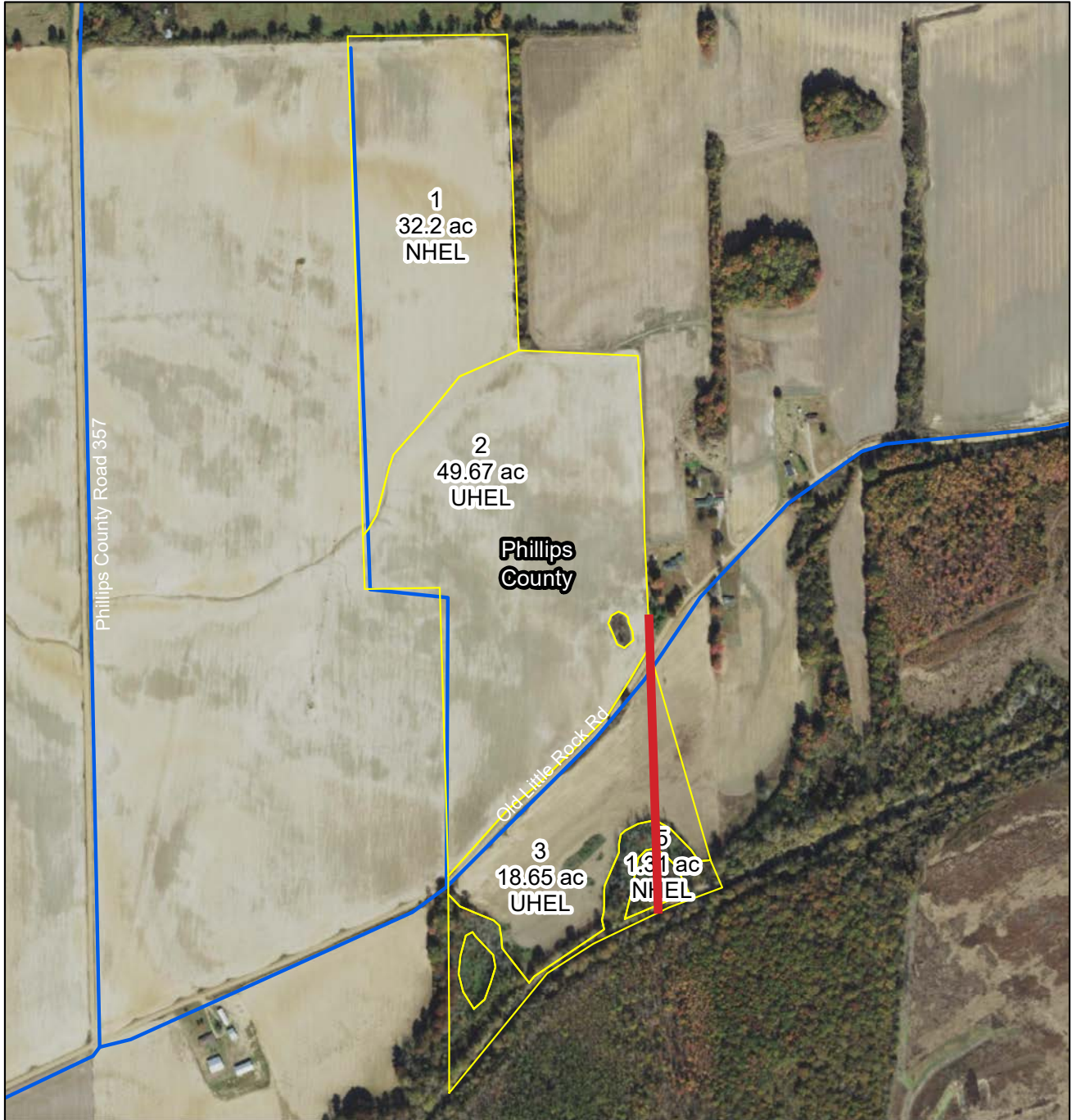
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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide 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.

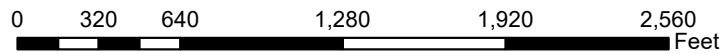
FARM SERVICE AGENCY: OLD LITTLE ROCK ROAD FARM



Farm: 4542

Phillips County, Arkansas

Tract: 7856



Program Year 2022

USDA FARM SERVICE AGENCY

Date Printed: March 04, 2024

Photography Date: 2021

Wetland Determination Identifiers

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

Disclaimer: USDA FSA maps are for FSA Program administration only. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of 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 wetland boundaries and determinations, or contact NRCS.

FARM SERVICE AGENCY: OLD LITTLE ROCK ROAD FARM

ARKANSAS PHILLIPS Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 3642 Prepared : 2/26/24 8:29 AM CST Crop Year : 2024
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Tract Number : 2506

Description : F4/1B
FSA Physical Location : ARKANSAS/PHILLIPS
ANSI Physical Location : ARKANSAS/PHILLIPS
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 : TLM LAND LLC
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.26	74.08	74.08	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	74.08	18.60	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

Tract 2506 Continued ...			
Crop	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	10.97	0.00	37
Corn	13.37	0.00	124
Soybeans	38.55	0.00	28
Seed Cotton	2.88	0.00	1553
Unassigned Generic Base	0.72	0.00	0
TOTAL	66.49	0.00	
NOTES			

FARM SERVICE AGENCY: OLD LITTLE ROCK ROAD FARM



United States
Department of
Agriculture

Phillips 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 February 14, 2023

Farm 3642
Tract 2506

Tract Cropland Total: 73.74 acres

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FARM SERVICE AGENCY: OLD LITTLE ROCK ROAD FARM

ARKANSAS
 PHILLIPS
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 4163
 Prepared : 2/26/24 8:31 AM CST
 Crop Year : 2024

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : GRIFFIN FARMS PARTNERSHIP
CRP Contract Number(s) : None
Recon ID : 05-107-2014-35
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
553.15	469.01	469.01	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	469.01	199.10		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	59.23	0.00	37	
Corn	59.23	0.00	113	
Soybeans	145.94	0.00	27	79
Seed Cotton	195.84	0.00	1668	
Unassigned Generic Base	48.96	0.00	0	
TOTAL	509.20	0.00		

NOTES

Tract Number : 2540

Description : F5/2A
FSA Physical Location : ARKANSAS/PHILLIPS
ANSI Physical Location : ARKANSAS/PHILLIPS
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 : TLM LAND LLC
Other Producers : None
Recon ID : None

FARM SERVICE AGENCY: OLD LITTLE ROCK ROAD FARM

ARKANSAS
PHILLIPS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4163
Prepared : 2/26/24 8:31 AM CST
Crop Year : 2024

Tract Land Data

Tract 2540 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
63.80	59.54	59.54	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	59.54	24.70	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	7.90	0.00	37
Corn	7.90	0.00	113
Soybeans	19.45	0.00	27
Seed Cotton	22.24	0.00	1668
Unassigned Generic Base	5.56	0.00	0
TOTAL	63.05	0.00	

NOTES

FARM SERVICE AGENCY: OLD LITTLE ROCK ROAD FARM

ARKANSAS
PHILLIPS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4163
Prepared : 2/26/24 8:31 AM CST
Crop Year : 2024

Tract 6769 Continued ...

NOTES

Tract Number	: 7527
Description	:
FSA Physical Location	: ARKANSAS/PHILLIPS
ANSI Physical Location	: ARKANSAS/PHILLIPS
BIA Unit Range Number	:
HEL Status	: HEL field on tract.Conservation system being actively applied
Wetland Status	: Tract contains a wetland or farmed wetland
WL Violations	: None
Owners	: TLM LAND LLC
Other Producers	: FARMGR LLC
Recon ID	: 05-107-2014-36

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
473.68	409.47	409.47	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	409.47	174.40	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	51.33	0.00	37
Corn	51.33	0.00	113
Soybeans	126.49	0.00	27
Seed Cotton	173.60	0.00	1668
Unassigned Generic Base	43.40	0.00	0

TOTAL **446.15** **0.00**

NOTES

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FARM SERVICE AGENCY: OLD LITTLE ROCK ROAD FARM



Phillips 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 February 14, 2023

Farm 4163

Tract 2540

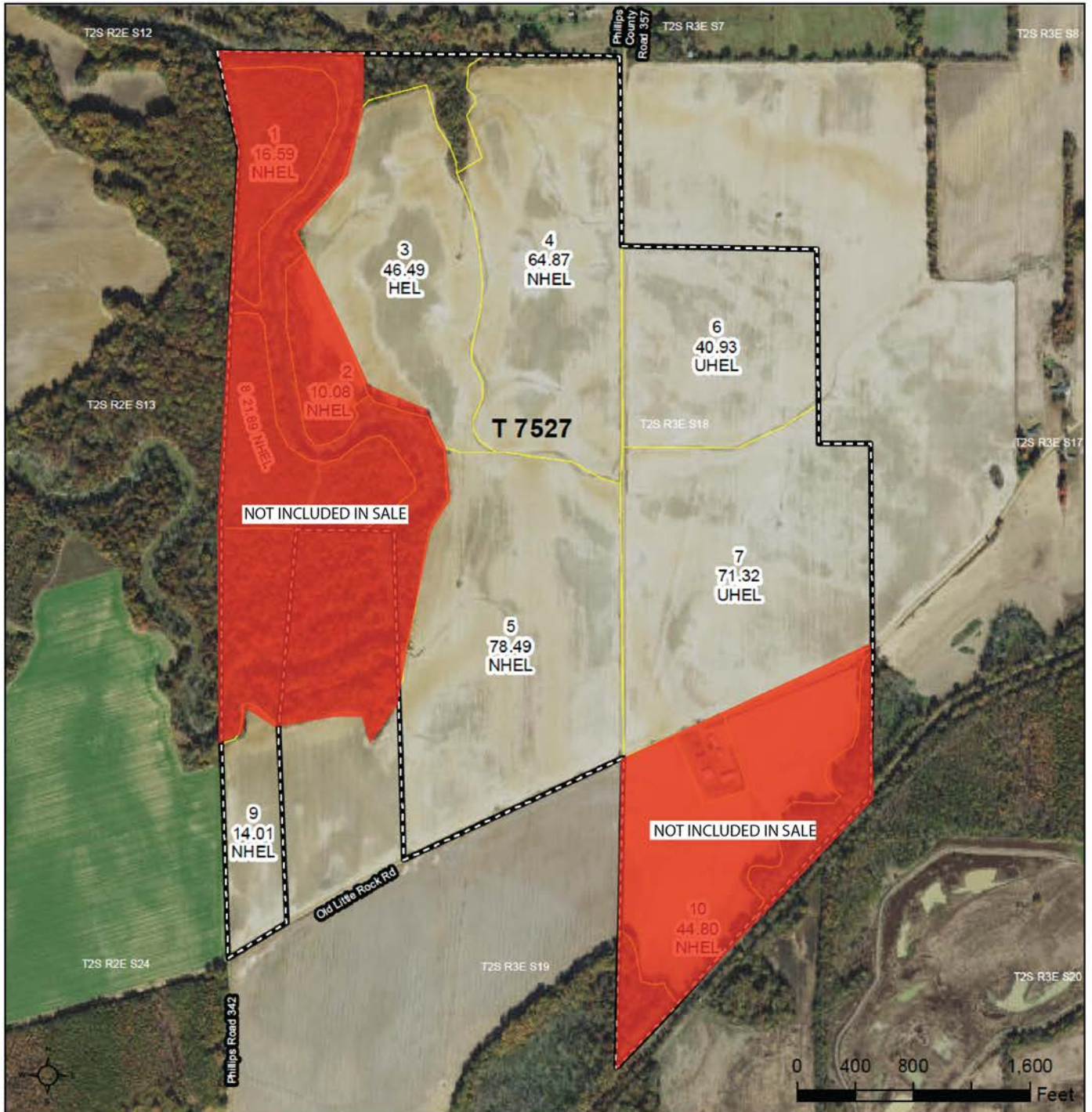
Tract Cropland Total: 59.54 acres

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FARM SERVICE AGENCY: OLD LITTLE ROCK ROAD FARM



Phillips 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 February 14, 2023

Farm 4163

Tract 7527

Tract Cropland Total: 409.47 acres

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IMAGES: OLD LITTLE ROCK ROAD FARM





















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