



SHERMAN FAMILY FARM

An Agricultural and Recreational Investment Opportunity

230± Total Acres | \$1,700,000.00

Arkansas County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



SHERMAN FAMILY FARM

QUICK FACTS

Acreage

230± total acres

Farmland

227.19± tillable acres

Location

Humphrey, Arkansas; Arkansas
County

Irrigation

5 wells and 1 re-lift

Recreation

Waterfowl hunting

Utilities

Central HVAC
Grand Prairie Water
First Electric
Septic tank

Access

West tract: Alcorn Gill Road,
Moore Lane, & Marhsall Lane
Center tract: Alcorn Gill Road
East tract: Browder Road &
Sherman Road

Offering Price

\$1,700,000.00







PROPERTY DESCRIPTION

SHERMAN FAMILY FARM

The Sherman Family Farm consists of approximately 230± acres, in three non-contiguous tracts, located in Arkansas County, Arkansas just south of the community of Humphrey. The Farm Service Agency office reports a total of 227.19± cropland acres that are all irrigated by five wells and one re-lift. All of the tillable acreage row waters with the exception of 13.24± acres, which has been leveled to a zero grade. The field that was leveled to a zero grade is the most southwestern field on the east farm. The tillable acreage has a historical crop rotation of rice and soybeans and is leased to Hoskyn Ag Partnership on a cash rent for the 2025 crop year.

The farm is situated just north of the Bayou Meto Wildlife Management area which is one of the most famous public hunting areas in the state of Arkansas. The east farm has a history of successful waterfowl hunting and has a 2,000± square foot 3 bedroom, 1 bath cabin, which is leased as a hunting camp along with the hunting rights to the east farm. There is an older shop that is in need of repair or could be torn down & replaced. The west tract has good access from Alcorn Gill Road, Moore Lane, & Marshall Lane, the center tract has good access from Alcorn Gill Road, and the east farm is accessed from both Browder Road & Sherman Road.





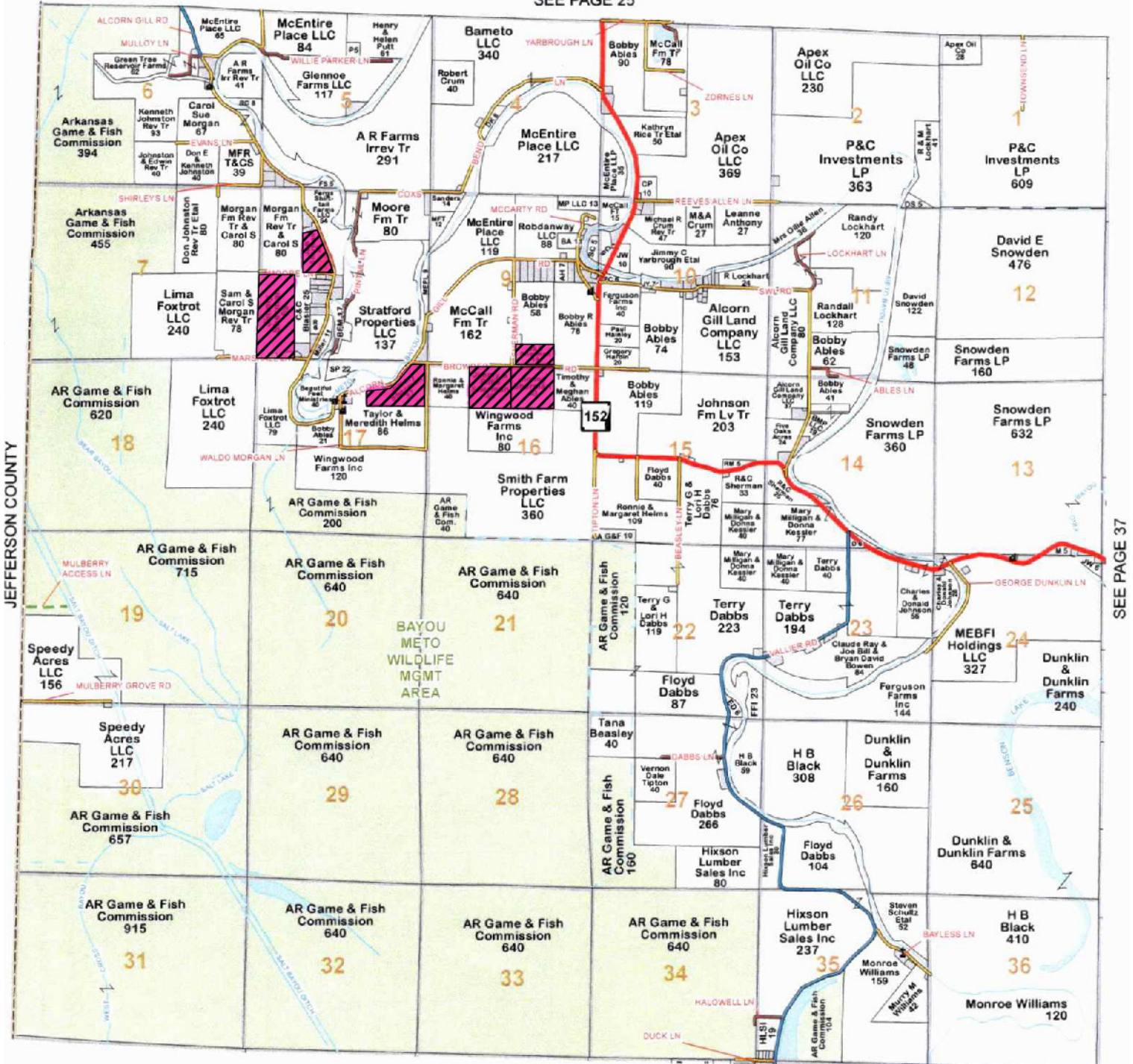
OWNERSHIP MAP

Township 4S - Range 6W

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SEE PAGE 25



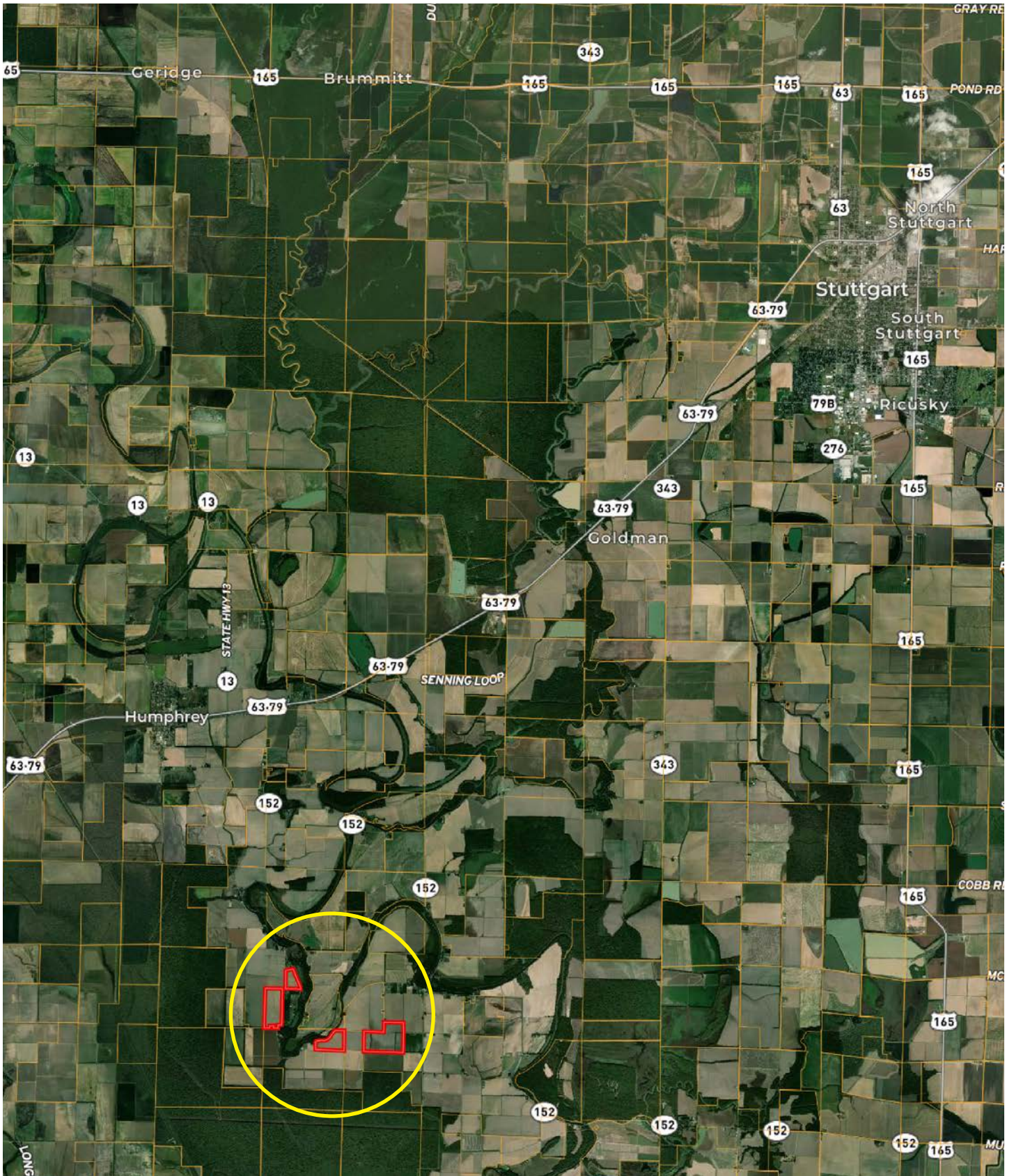
SEE PAGE 47

JEFFERSON COUNTY

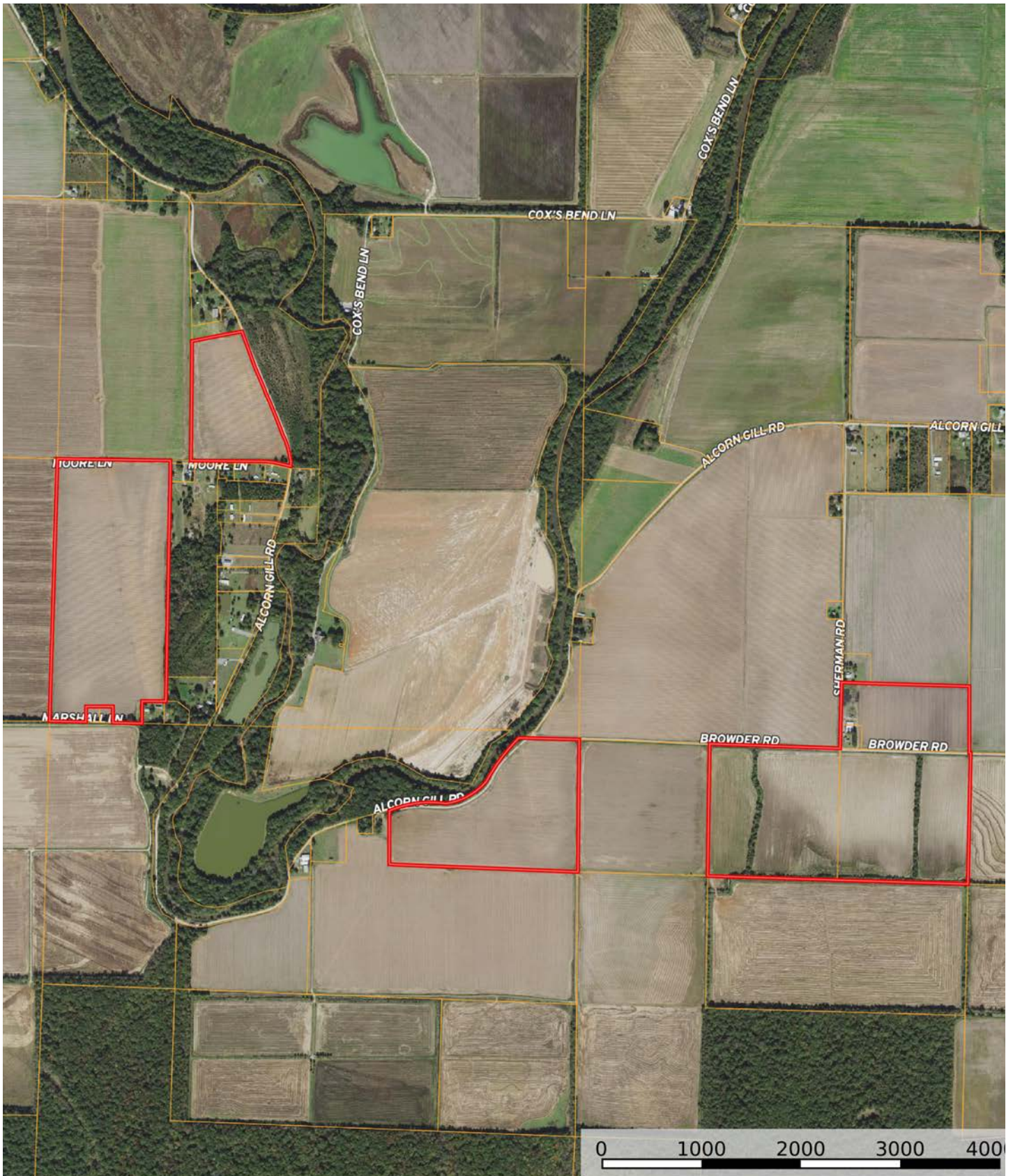
SEE PAGE 37



LOCATION MAP



AERIAL MAP





LOCATION & ACCESS

Humphrey, Arkansas; Arkansas County; Eastern Region of Arkansas

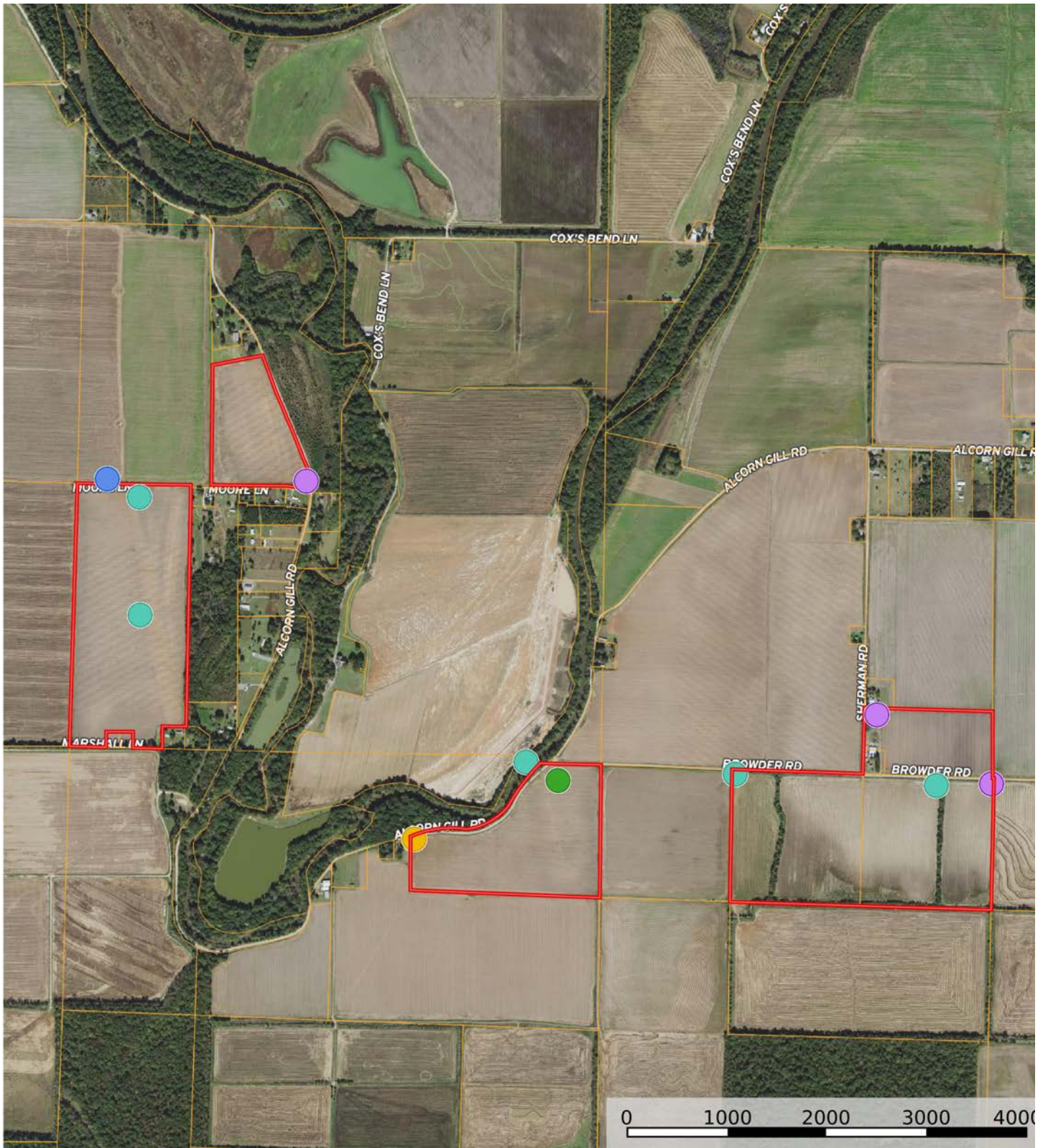
Mileage Chart

Stuttgart	16 miles
DeWitt	23 miles
England	32 miles
Pine Bluff	34 miles
Little Rock	60 miles

The west tract has good access from Alcorn Gill Road, Moore Lane, & Marshall Lane, the center tract has good access from Alcorn Gill Road, and the east farm is accessed from both Browder Road & Sherman Road.



IRRIGATION MAP



- 8" diesel turbine re-lift
- 6" diesel turbine
- Risers
- 8" electric submersible
- 6" electric submersible
- ▭ Boundary



FARM INFORMATION

Irrigation

All of the tillable acreage is irrigated by five wells and one re-lift. See irrigation map within this offering brochure for more details.

Soils

Class II: 73%

Class III: 16%

Class V: 11

Farm Bases

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



Farming Contract

The tillable acreage is leased to Hoskyn Ag Partnership on a cash rent for the 2025 crop year.








Common Land Unit

-  Non-Cropland; Cropland
-  Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2023

2025 Program Year

Map Created October 23, 2024



Farm **3622**
Tract **3001**

Tract Cropland Total: 21.91 acres




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).



Common Land Unit

-  Non-Cropland; Cropland
-  Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2023

2025 Program Year

Map Created October 23, 2024

Farm 3622
Tract 2014

Tract Cropland Total: 37.37 acres

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Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2023

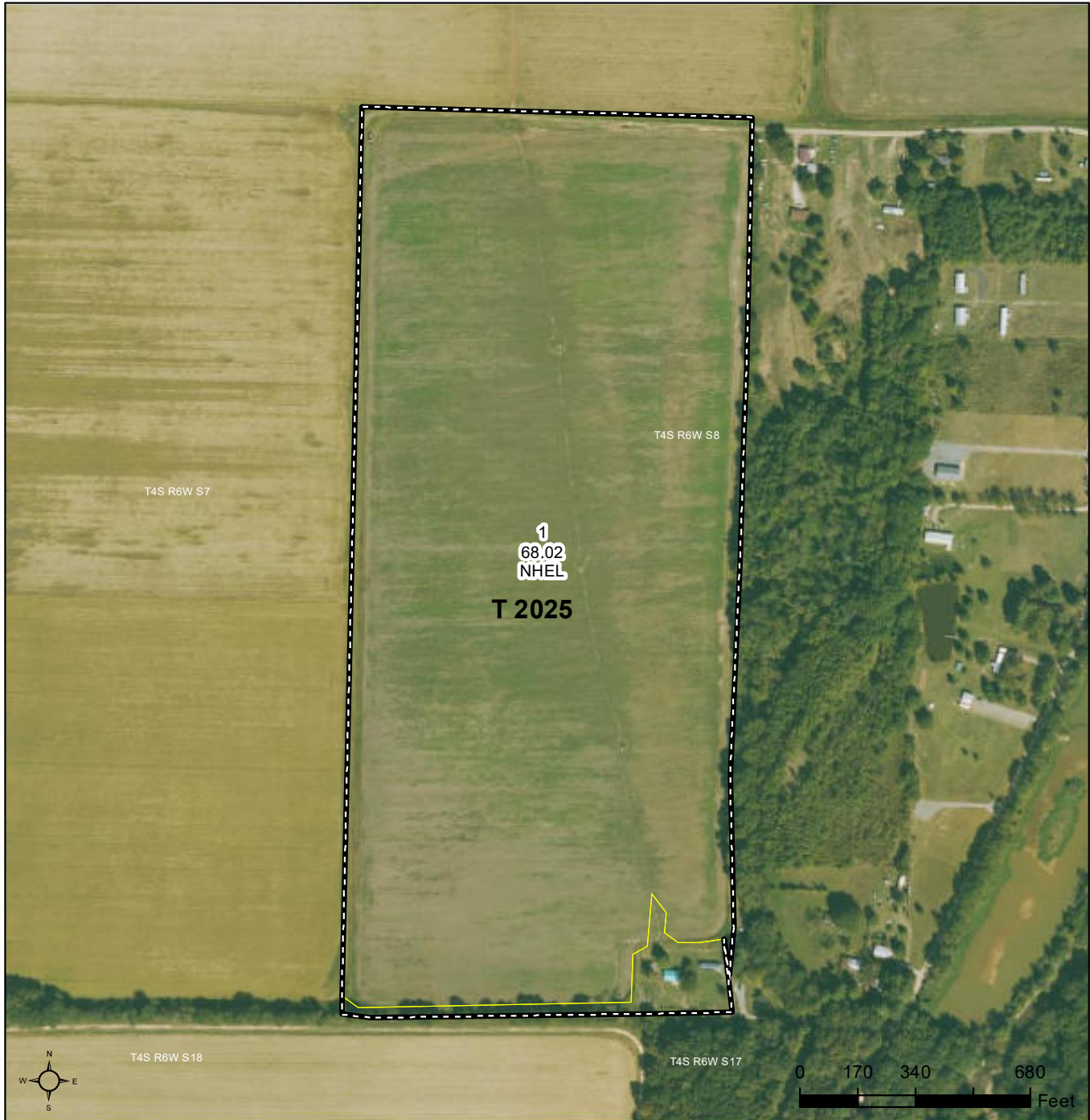
2025 Program Year

Map Created October 23, 2024

Farm 3622
Tract 2016

Tract Cropland Total: 36.37 acres

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Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2023

2025 Program Year

Map Created October 23, 2024

Farm 3373
Tract 2025

Tract Cropland Total: 68.02 acres

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Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2023

2025 Program Year

Map Created October 23, 2024



Farm **2992**
Tract **2030**

Tract Cropland Total: 39.16 acres





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Common Land Unit

-  Non-Cropland; Cropland
-  Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2023

2025 Program Year

Map Created October 23, 2024

Farm **3373**

Tract **3114**

Tract Cropland Total: 24.31 acres

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ARKANSAS
 ARKANSAS
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2992
 Prepared : 12/5/24 3:29 PM CST
 Crop Year : 2025

See Page 4 for non-discriminatory Statements.

Operator Name : HOSKYN AG PARTNERSHIP
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/W/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
310.07	273.43	273.43	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	273.43	49.60		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	54.37	0.00	46	
Oats	4.53	0.00	68	
Corn	33.24	0.00	148	
Soybeans	126.70	0.00	43	
Rice-Long Grain	95.39	0.00	7972	
Rice-Medium Grain	7.20	0.00	5871	
TOTAL	321.43	0.00		

NOTES

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Tract Number : 1511

Description : C6/C7

FSA Physical Location : ARKANSAS/ARKANSAS

ANSI Physical Location : ARKANSAS/ARKANSAS

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 : WILLIE MAE YARBROUGH

Other Producers : None

Recon ID : None



Abbreviated 156 Farm Record

Tract Land Data

Tract 1511 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
88.82	72.43	72.43	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	72.43	13.10	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	14.34	0.00	46
Oats	1.20	0.00	68
Corn	8.75	0.00	148
Soybeans	34.11	0.00	43
Rice-Long Grain	24.91	0.00	7972
Rice-Medium Grain	2.20	0.00	5871

TOTAL **85.51** **0.00**

NOTES

Tract Number : 2030

Description : B-7
FSA Physical Location : ARKANSAS/ARKANSAS
ANSI Physical Location : ARKANSAS/ARKANSAS
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 : JIMMY RAY SHERMAN, BILLIE JEAN SHERMAN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
46.69	39.16	39.16	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	39.16	6.90	0.00	0.00	0.00	0.00



Abbreviated 156 Farm Record

DCP Crop Data

Tract 2030 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	7.55	0.00	46
Oats	0.63	0.00	68
Corn	4.61	0.00	148
Soybeans	17.52	0.00	43
Rice-Long Grain	12.99	0.00	7972
Rice-Medium Grain	1.20	0.00	5871
TOTAL	44.50	0.00	

NOTES

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Tract Number : 2827

Description : B-7 B-8
 FSA Physical Location : ARKANSAS/ARKANSAS
 ANSI Physical Location : ARKANSAS/ARKANSAS
 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 : WILLIE MAE YARBROUGH
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
174.56	161.84	161.84	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	161.84	29.60	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	32.48	0.00	46
Oats	2.70	0.00	68
Corn	19.88	0.00	148
Soybeans	75.07	0.00	43
Rice-Long Grain	57.49	0.00	7972
Rice-Medium Grain	3.80	0.00	5871

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : HOSKYN AG PARTNERSHIP
CRP Contract Number(s) : None
Recon ID : 05-001-2013-6
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
100.99	92.33	92.33	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	92.33	51.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	8.57	0.00	40	
Corn	32.51	0.00	134	
Soybeans	56.45	0.00	35	
Rice-Long Grain	40.27	0.00	5430	
TOTAL	137.80	0.00		

NOTES

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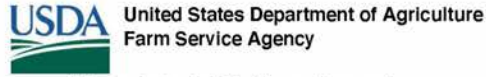
Tract Number : 2025

Description : A7
FSA Physical Location : ARKANSAS/ARKANSAS
ANSI Physical Location : ARKANSAS/ARKANSAS
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 : BILLIE JEAN SHERMAN, JIMMY RAY SHERMAN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
70.14	68.02	68.02	0.00	0.00	0.00	0.00	0.0

ARKANSAS
 ARKANSAS
 Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 3373
 Prepared : 12/5/24 3:27 PM CST
 Crop Year : 2025

Tract 2025 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	68.02	37.40	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	6.30	0.00	40
Corn	23.91	0.00	134
Soybeans	41.52	0.00	35
Rice-Long Grain	29.62	0.00	5430

TOTAL 101.35 0.00

NOTES

Tract Number : 3114

Description :
 FSA Physical Location : ARKANSAS/ARKANSAS
 ANSI Physical Location : ARKANSAS/ARKANSAS
 BIA Unit Range Number :
 HEL Status : HEL determinations not completed for all fields on the tract
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : BILLIE JEAN SHERMAN, JIMMY RAY SHERMAN
 Other Producers : None
 Recon ID : 05-001-2013-4

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
30.85	24.31	24.31	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	24.31	13.60	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	2.27	0.00	40
Corn	8.60	0.00	134
Soybeans	14.93	0.00	35
Rice-Long Grain	10.65	0.00	5430

TOTAL 36.45 0.00

ARKANSAS
 ARKANSAS
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 3622
 Prepared : 12/4/24 9:32 AM CST
 Crop Year : 2025

See Page 4 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : HOSKYN AG PARTNERSHIP
 CRP Contract Number(s) : None
 Recon ID : 05-001-2019-2
 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
106.84	95.65	95.65	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	95.65	13.80		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	13.26	0.00	44	
Oats	5.27	0.00	68	
Corn	15.07	0.00	158	
Soybeans	32.88	0.00	43	
Rice-Long Grain	42.95	0.00	7604	
TOTAL	109.43	0.00		

NOTES

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Tract Number : 2014

Description : B-7
 FSA Physical Location : ARKANSAS/ARKANSAS
 ANSI Physical Location : ARKANSAS/ARKANSAS
 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 : JIMMY RAY SHERMAN
 Other Producers : None
 Recon ID : None

Tract Land Data

Tract 2014 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
40.47	37.37	37.37	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	37.37	5.40	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	5.18	0.00	44
Oats	2.06	0.00	68
Corn	5.89	0.00	158
Soybeans	12.85	0.00	43
Rice-Long Grain	16.79	0.00	7604
TOTAL	42.77	0.00	

NOTES

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Tract Number : 2016

Description : B-7
FSA Physical Location : ARKANSAS/ARKANSAS
ANSI Physical Location : ARKANSAS/ARKANSAS
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 : MARY G SHERMAN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
40.24	36.37	36.37	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	36.37	5.20	0.00	0.00	0.00	0.00

DCP Crop Data

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

Abbreviated 156 Farm Record

Tract 2016 Continued ...

Wheat	5.04	0.00	44
Oats	2.00	0.00	68
Corn	5.72	0.00	158
Soybeans	12.49	0.00	43
Rice-Long Grain	16.31	0.00	7604
TOTAL	41.56	0.00	

NOTES

Tract Number : 3001

Description : b-7

FSA Physical Location : ARKANSAS/ARKANSAS

ANSI Physical Location : ARKANSAS/ARKANSAS

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 : MARY G SHERMAN

Other Producers : None

Recon ID : 05-001-2010-12

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
26.13	21.91	21.91	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	21.91	3.20	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	3.04	0.00	44
Oats	1.21	0.00	68
Corn	3.46	0.00	158
Soybeans	7.54	0.00	43
Rice-Long Grain	9.85	0.00	7604
TOTAL	25.10	0.00	

NOTES



RESOURCES & PRICE

Mineral Rights

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

Real Estate Taxes

Parcel Number	Acreage	Est. Real Estate Tax
001-02647-004	23	\$275.89
001-02660-000	69	\$637.32
001-02815-000	36.69	\$404.67
001-02801-000	40	\$292.81
001-02796-000	40	\$354.85
001-02698-000	19	\$421.12
001-02699-00	1	\$633.09
Total	228.69	\$3,019.75

Offering Price

\$1,700,000.00 (\$7,390.00 / acre)

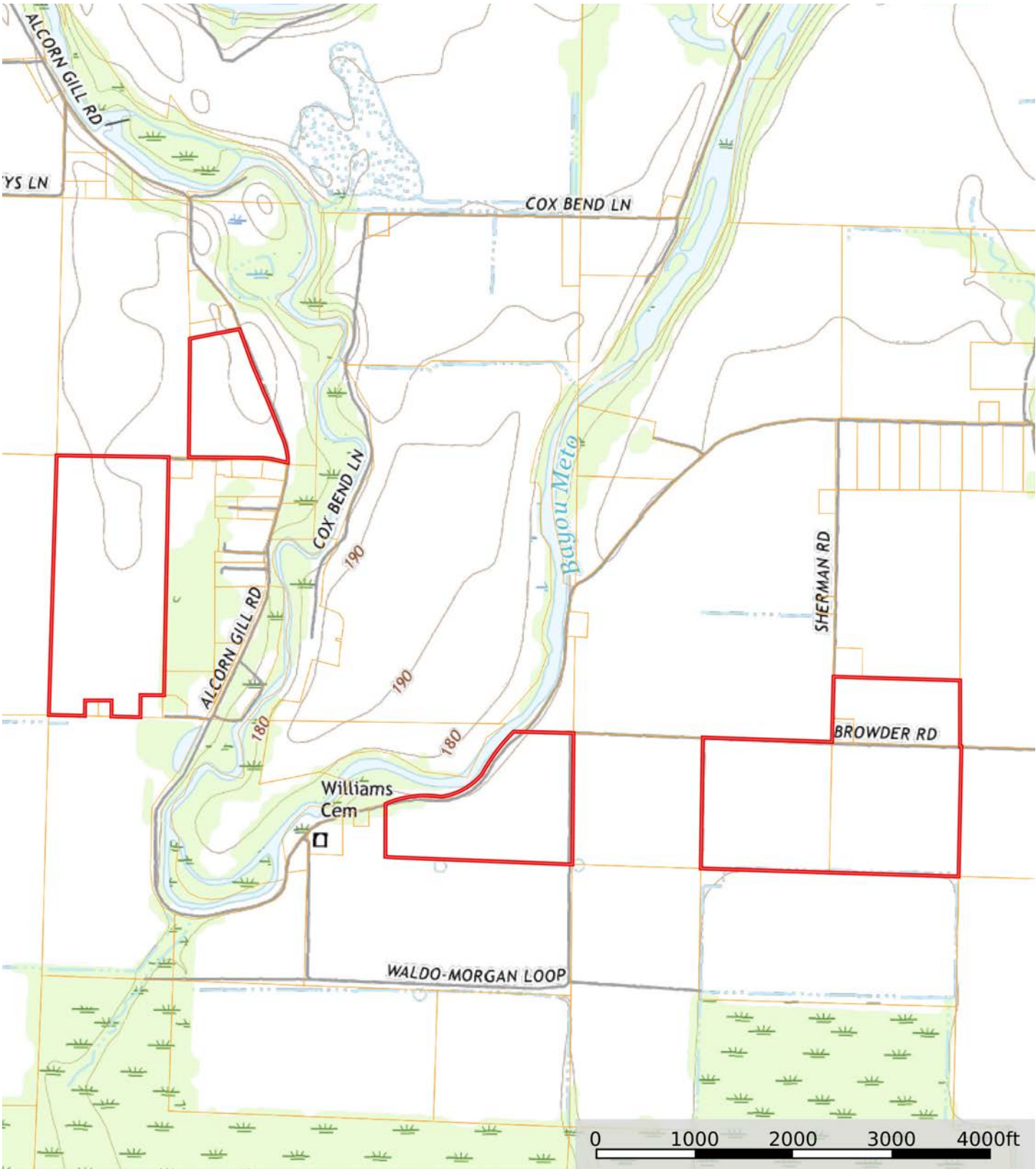
To learn more about the Sherman Family Farm or to schedule a property tour, contact Gar Lile or Gardner Lile of Lile Real Estate, Inc.

Gar Lile | 501.920.7015 (m)
glile@lilerealestate.com

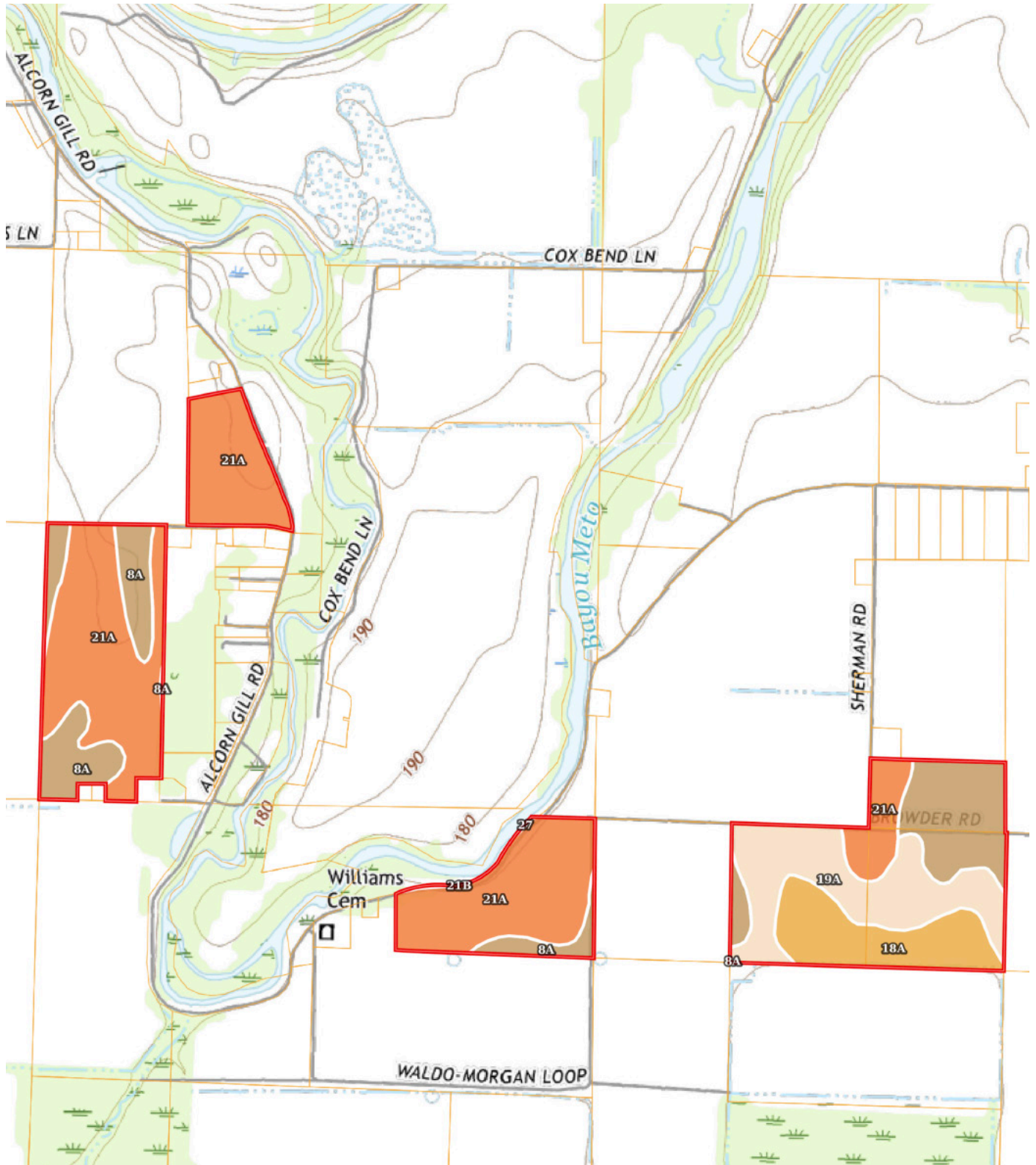
Gardner Lile | 501.658.9275 (m)
gardner@lilerealestate.com



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
21A	Rilla silt loam, 0 to 1 percent slopes	115.65	49.67	0	85	2e
8A	Hebert silt loam, 0 to 1 percent slopes	52.64	22.61	0	86	2w
19A	Portland clay, 0 to 1 percent slopes	38.71	16.63	0	56	3w
18A	Perry clay, 0 to 1 percent slopes, frequently flooded	25.58	10.99	0	38	5w
21B	Rilla silt loam, 1 to 3 percent slopes	0.2	0.09	0	86	2e
27	Water	0.09	0.04	0	-	8
TOTALS		232.87(*)	100%	-	75.22	2.5

(*) 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



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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Lile Real Estate is a dedicated team of professionals with an in-depth understanding and a network of qualified buyers within the Mid-South and across the country. For over 30 years, we've connected land sellers with buyers in Arkansas, Louisiana, Mississippi, and Tennessee. In the last five years alone, we surpassed **\$500 million in sales**. You can be a part of that success story.



For more information or to
schedule a property tour, contact:

GAR LILE

501.920.7015 (m)
glile@lilerealestate.com

GARDNER LILE

501.658.9275 (m)
gardner@lilerealestate.com

Scan for
more info





401 Autumn Road
Little Rock, AR 72211

WWW.LILEREALSTATE.COM



501.374.3411 (Office)
501.421.0031 (Fax)

INFO@LILEREALSTATE.COM