



COUNTY LINE 320

An Agricultural and Recreational Investment Opportunity

320± Total Acres | \$1,540,800.00

Monroe County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



COUNTY LINE 320

QUICK FACTS

Acreage

320± total acres
185.93± tillable acres

Location

Monroe, Arkansas

Irrigation

Fully irrigated

Recreation

Deer and waterfowl hunting opportunities exist

Access

Hog Farm Lane

Farming Contract

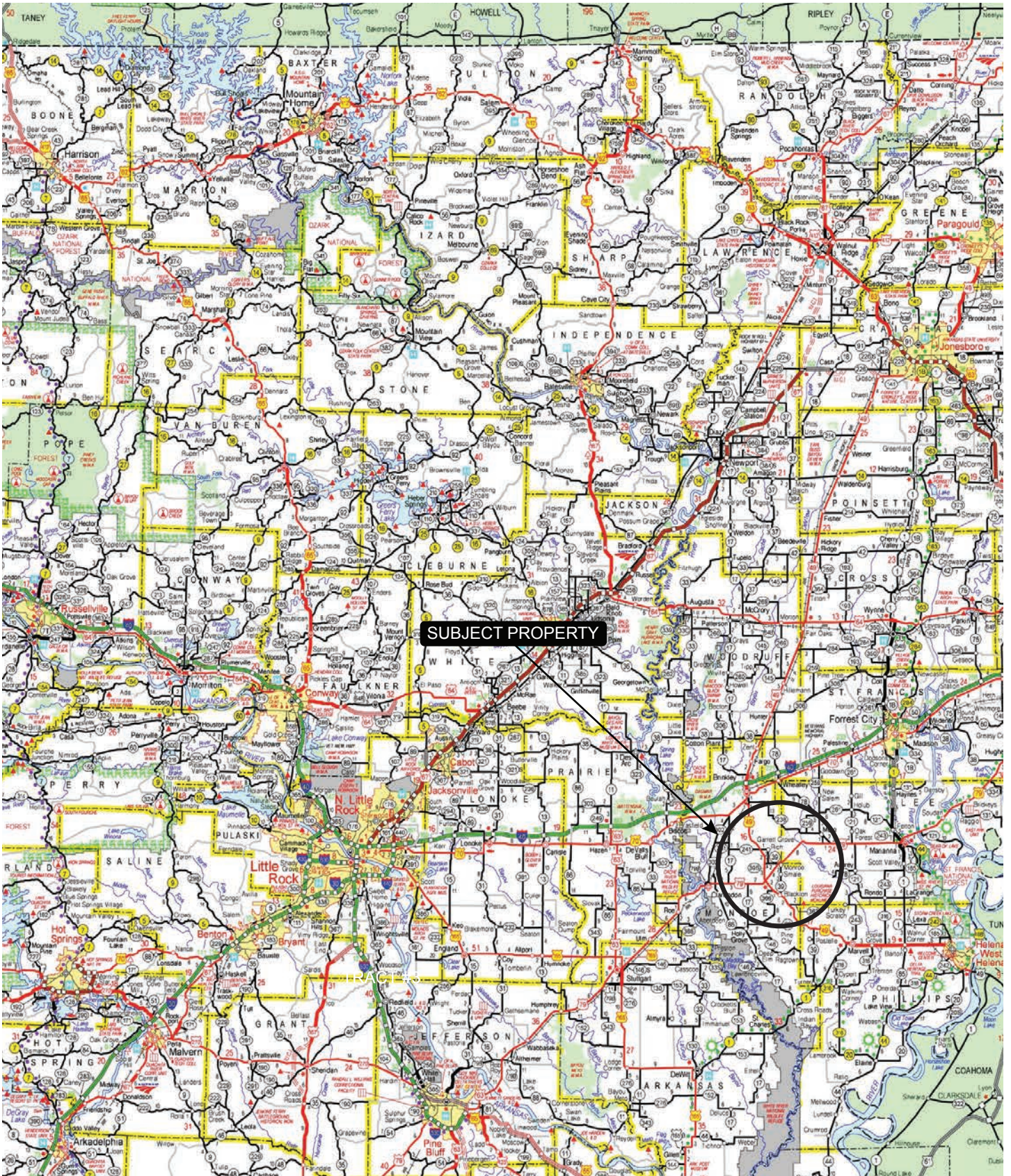
Leased through December 31, 2026

Offering Price

\$1,540,800.00



VICINITY MAP



PROPERTY DESCRIPTION

COUNTY LINE 320

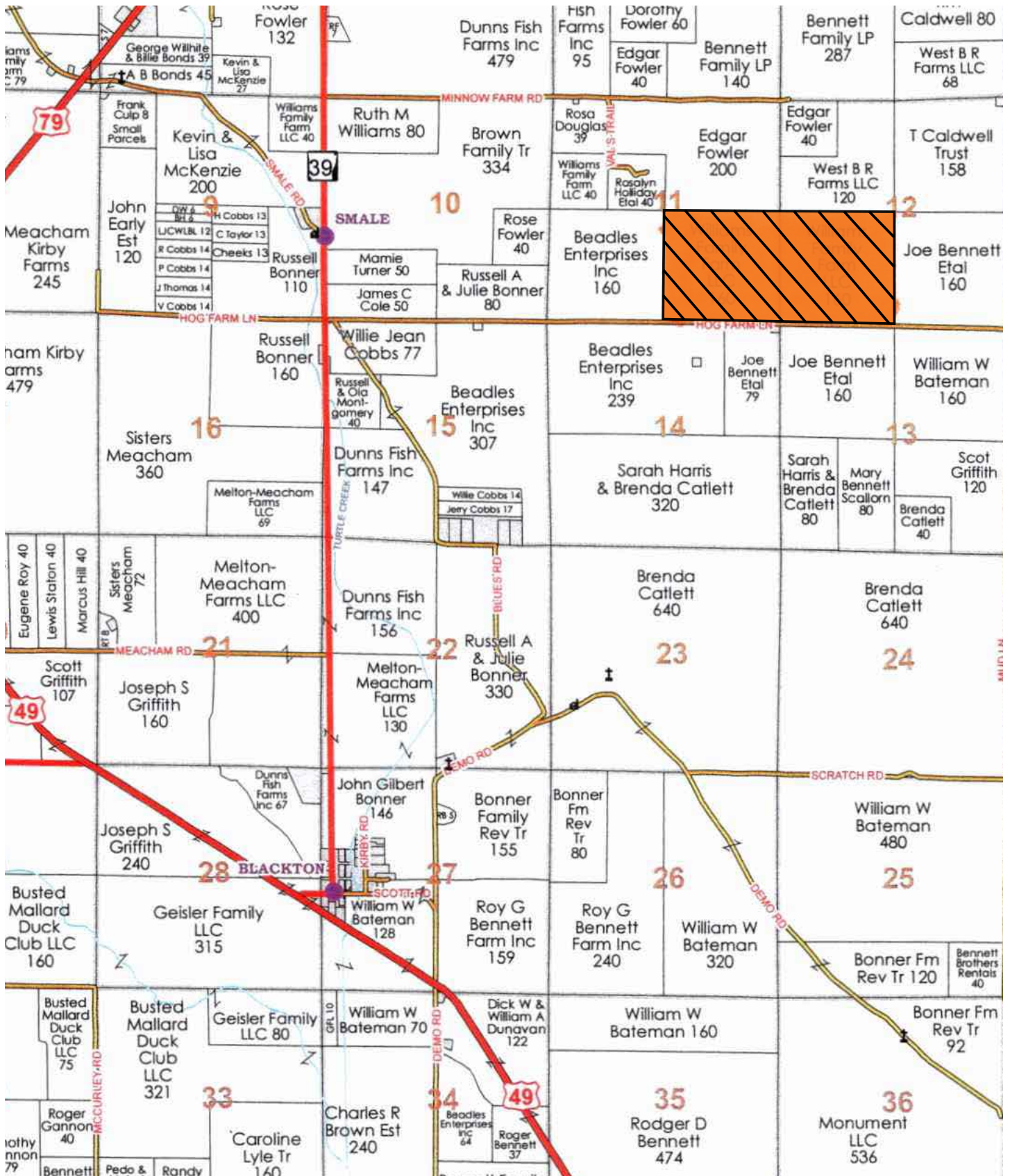
The County Line 320 consists of approximately 320± acres located in Monroe County, Arkansas just southeast of the community of Monroe. The Farm Service Agency office reports a total of 185.93± cropland acres that are all irrigated by two wells, and a network of underground pipe. The tillable acreage has a historical crop rotation of rice and soybeans and is leased to J and B Farms Partnership on a crop share through a written lease that expires on December 31st, 2026. The crop share is 75 / 25 with the landowner being responsible for 25% of the fertilizer expense. The farm has great access from Hog Farm Lane which runs the south boundary of the farm.

The farm is situated in a well-known waterfowl

area that is anchored by the Warrior Hunting Club which is located just east of the property. Field hunting opportunities exist in addition to hunting the slough on southwestern side of the woods. The 130± acres of woods offers deer hunting opportunities and could potentially be improved for waterfowl hunting. The woods were thinned several years ago but the harvest did not have any impact on the recreational opportunities that are offered. The stand has a diverse mix of species that ranges from red oaks to pine trees.

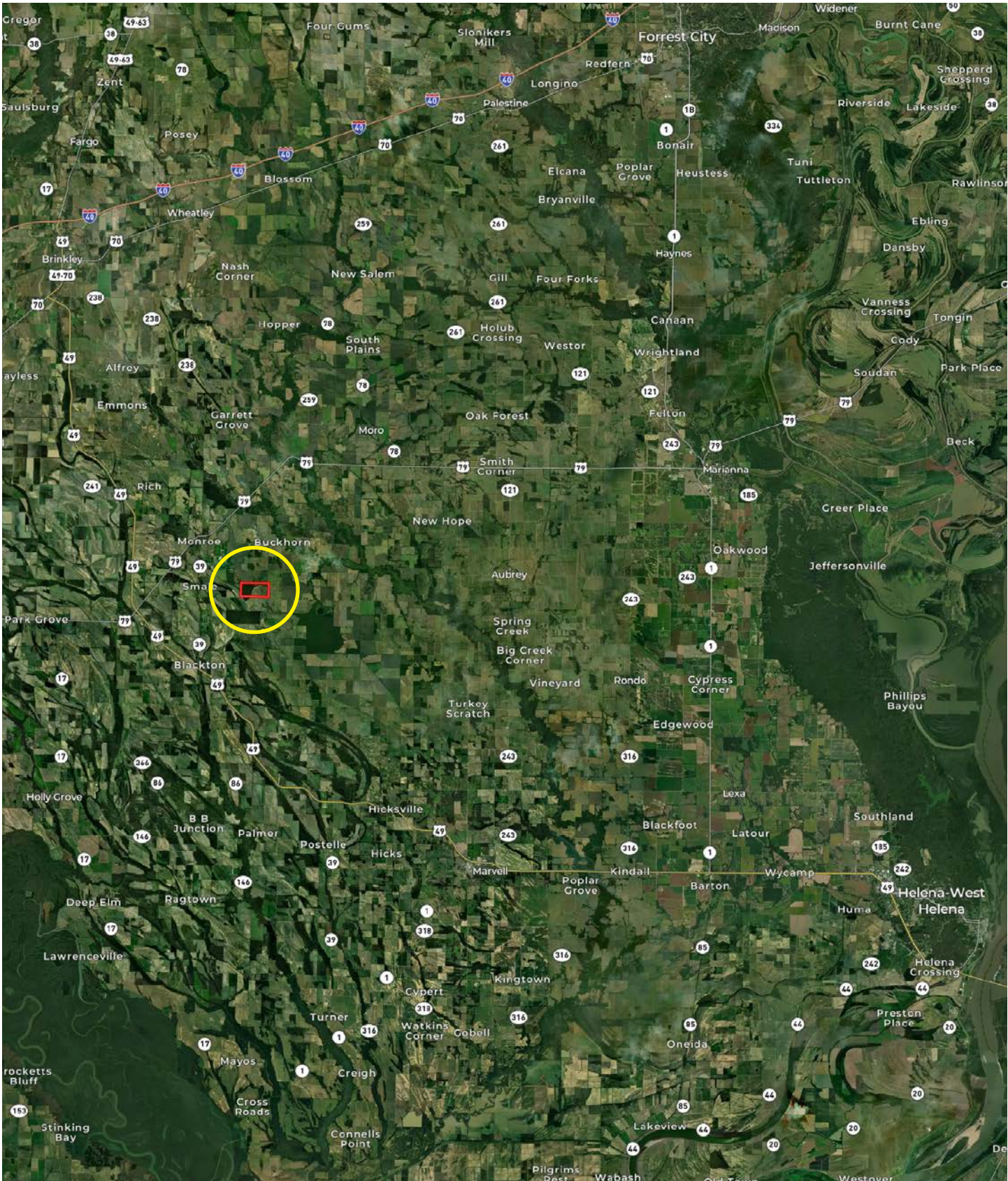


OWNERSHIP MAP





LOCATION MAP



AERIAL MAP



LOCATION & ACCESS

Monroe, Arkansas; Monroe County; Eastern Region of Arkansas

Mileage Chart

Brinkley, AR	15 Mile
Marianna, AR	20 Miles
Stuttgart, AR	34 Miles
Helena, AR	40 Miles
Searcy, AR	71 Miles
Memphis, TN	79 Miles
Little Rock, AR	80 Miles

The farm has excellent access from Hog Farm Lane.



IRRIGATION MAP



8 " Diesel Turbine Well



Risers



8 " Electric Submersible



FARM INFORMATION

Soils

Class II: 7%

Class III: 93%

Irrigation

All of the tillable acreage is irrigated by two wells, and a network of underground pipe. See the irrigation map in this offering brochure for more details.

Farming Contract

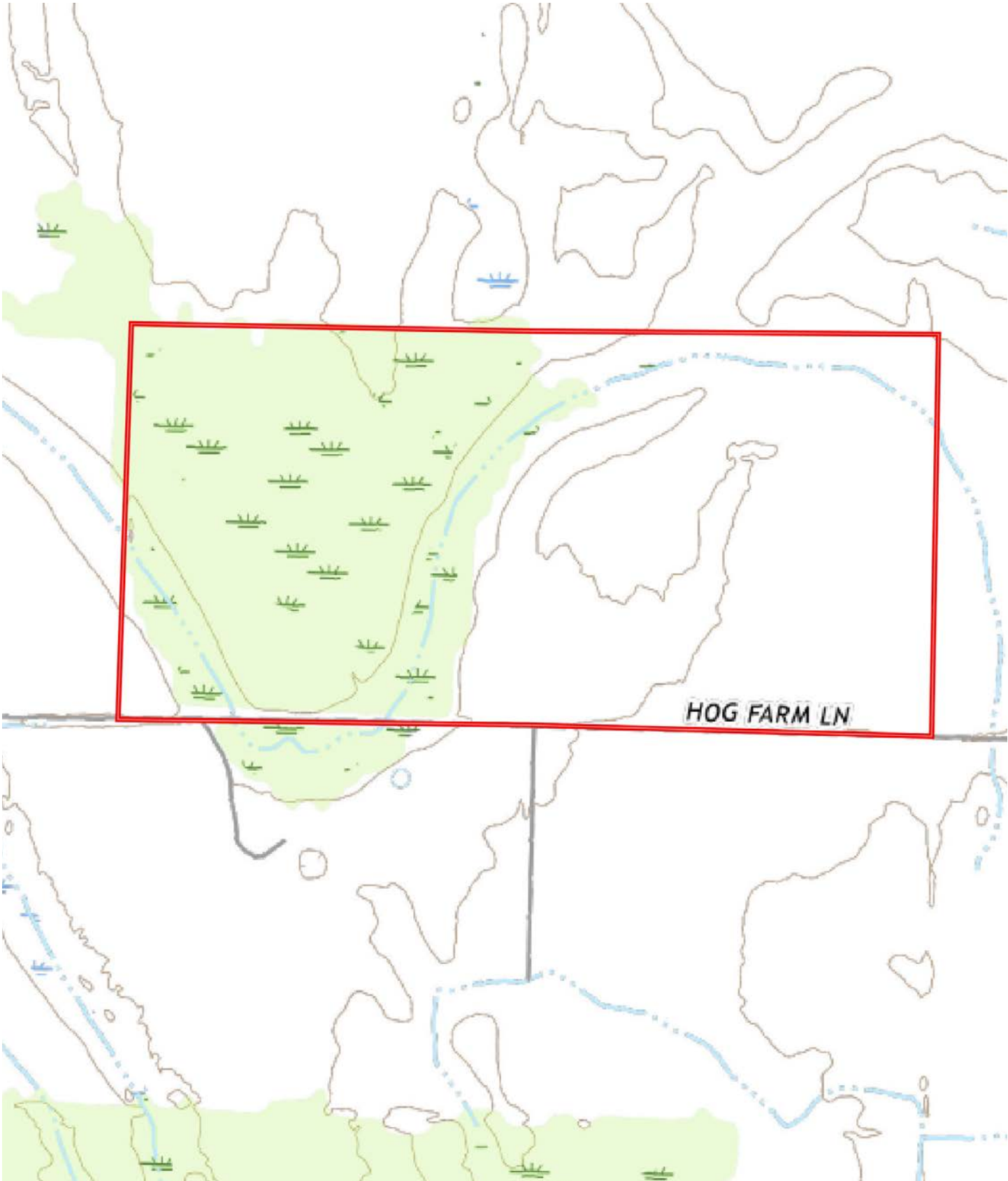
The tillable acreage is leased to J and B Farms Partnership on a crop share through a written lease that expires on December 31st, 2026. The crop share is 75 / 25 with the landowner being responsible for 25% of the fertilizer expense. A copy of the lease can be provided to qualified buyers.

Farm Bases

Copies of the Farm Service Agency (FSA) 156EZ can be found in this brochure.



TOPOGRAPHY MAP



SOIL MAP

AC +/-



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Fo	Foley-Calhoun-Bonn complex	312.69	92.67	0	74	3w
GrB	Grenada silt loam, 1 to 3 percent slopes	24.73	7.33	0	62	2e
TOTALS		337.42(*)	100%	-	73.12	2.93

(*) 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

RESOURCES & PRICE

Mineral Rights

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

Offering Price

\$1,540,800.00 (\$4,815.00 / acre)

Estimated Real Estate Taxes

Parcel Number	Acreage	Estimated Tax
0001-00164-000	160.00	\$394.38
0001-00173-000	160.00	\$1,472.72
Total	320.00	\$1,867.10

To learn more about County Line 320 or to schedule a property tour, contact Gar Lile or Gardner Lile of Lile Real Estate, Inc.

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FARM SERVICE AGENCY

ARKANSAS
MONROE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 2402
Prepared : 11/12/24 10:52 AM CST
Crop Year : 2025

Abbreviated 156 Farm Record

Tract Number	: 1491
Description	: K11,2A
FSA Physical Location	: ARKANSAS/MONROE
ANSI Physical Location	: ARKANSAS/MONROE
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	: WILLIAMS FAMILY FARM LLC
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
334.83	190.51	190.51	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	190.51	49.30	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	13.46	0.00	50
Corn	10.27	0.00	118
Soybeans	130.95	0.00	33
Seed Cotton	3.52	0.00	1344
Unassigned Generic Base	0.88	0.00	0
Rice-Long Grain	62.02	0.00	6512

Tract 1491 Continued ...

TOTAL **221.10** **0.00**

NOTES

FARM SERVICE AGENCY



Monroe County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2023

2024 Program Year

Map Created April 18, 2024

Farm 2402
Tract 1491

Tract Cropland Total: 190.51 acres

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

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