



# WARRIOR FARM

An Agricultural and Recreational Investment Opportunity

80± Total Acres | \$436,000.00

Lee County, Arkansas



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



# WARRIOR FARM

## QUICK FACTS

**Acreage**

80± total acres  
68.62± tillable acres

**Location**

Monroe, Arkansas

**Irrigation**

Fully irrigated

**Recreation**

Deer and waterfowl hunting opportunities exist

**Access**

Lee Road 132 and Lee Road 167

**Farming Contract**

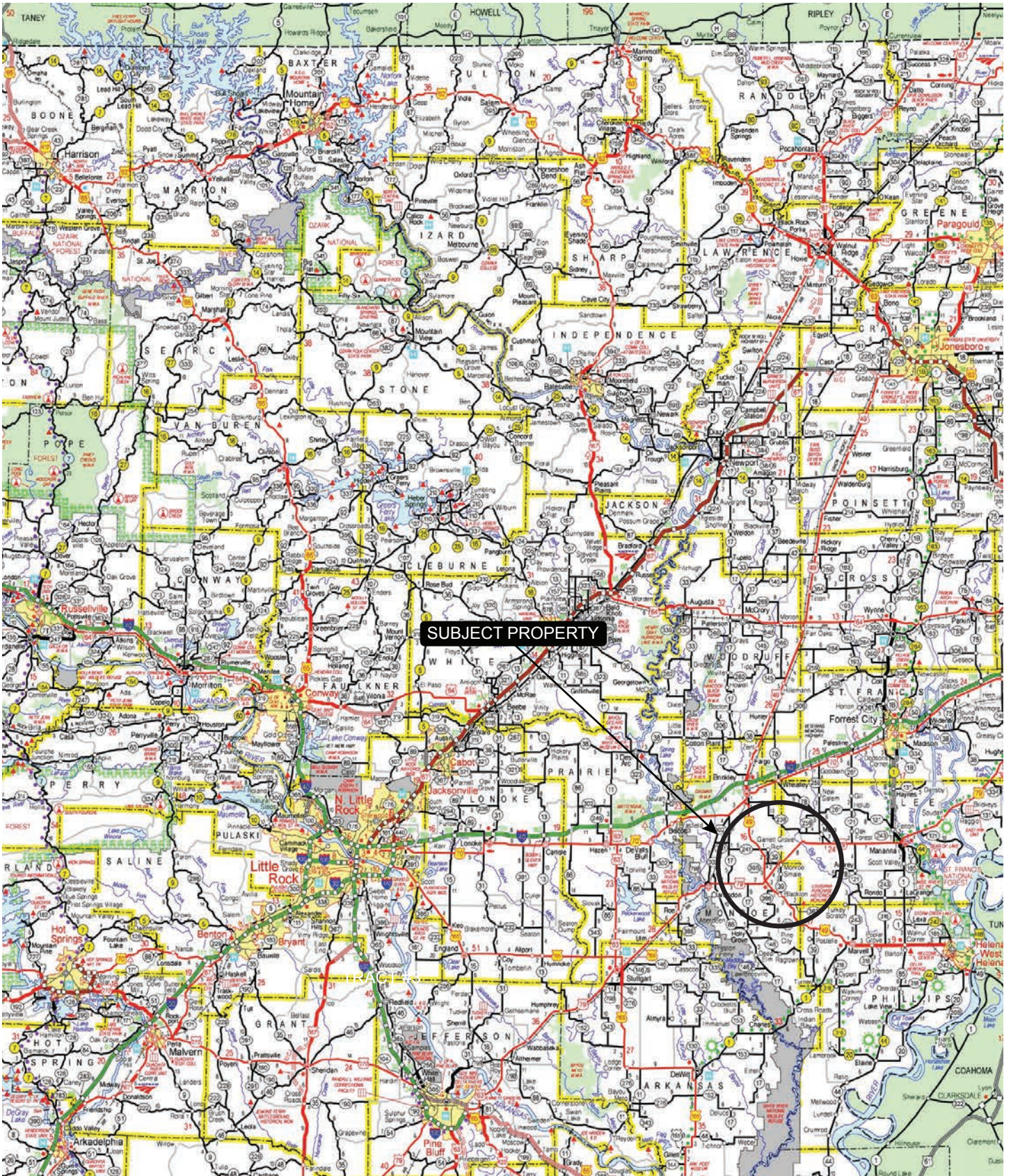
Leased through December 31, 2026

**Offering Price**

\$436,000.00



# VICINITY MAP





# PROPERTY DESCRIPTION

## WARRIOR FARM

The Warrior Farm consists of approximately 80± acres located in Lee County, Arkansas southeast of the community of Monroe. The Farm Service Agency office reports a total of 68.62± cropland acres that are all irrigated. The irrigation infrastructure consists of one diesel turbine well. 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

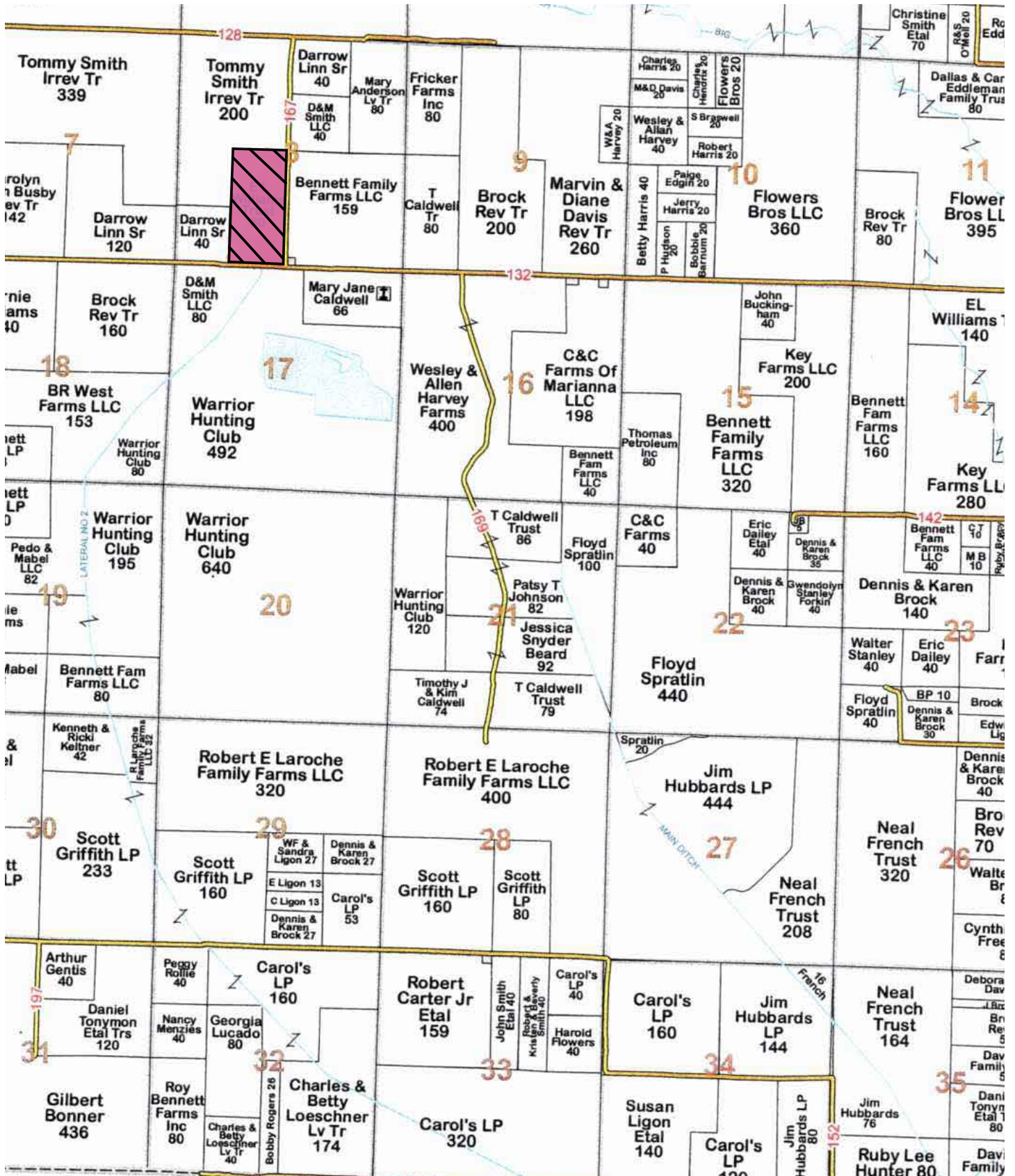
from both Lee Road 132 and Lee Road 167.

“Warrior Hunting Club” is situated just south of the farm, and is well known for duck and deer hunting which positively impacts the farm. Waterfowl hunting opportunities exist in the east field which could be further enhanced with dirt work. Deer hunting opportunities exist in the wooded area on the southwest area of the farm. There is an old field situated in the southwest corner of the property, off the north side of County Road 132, that could be cleaned up as a camp site or put back in production.



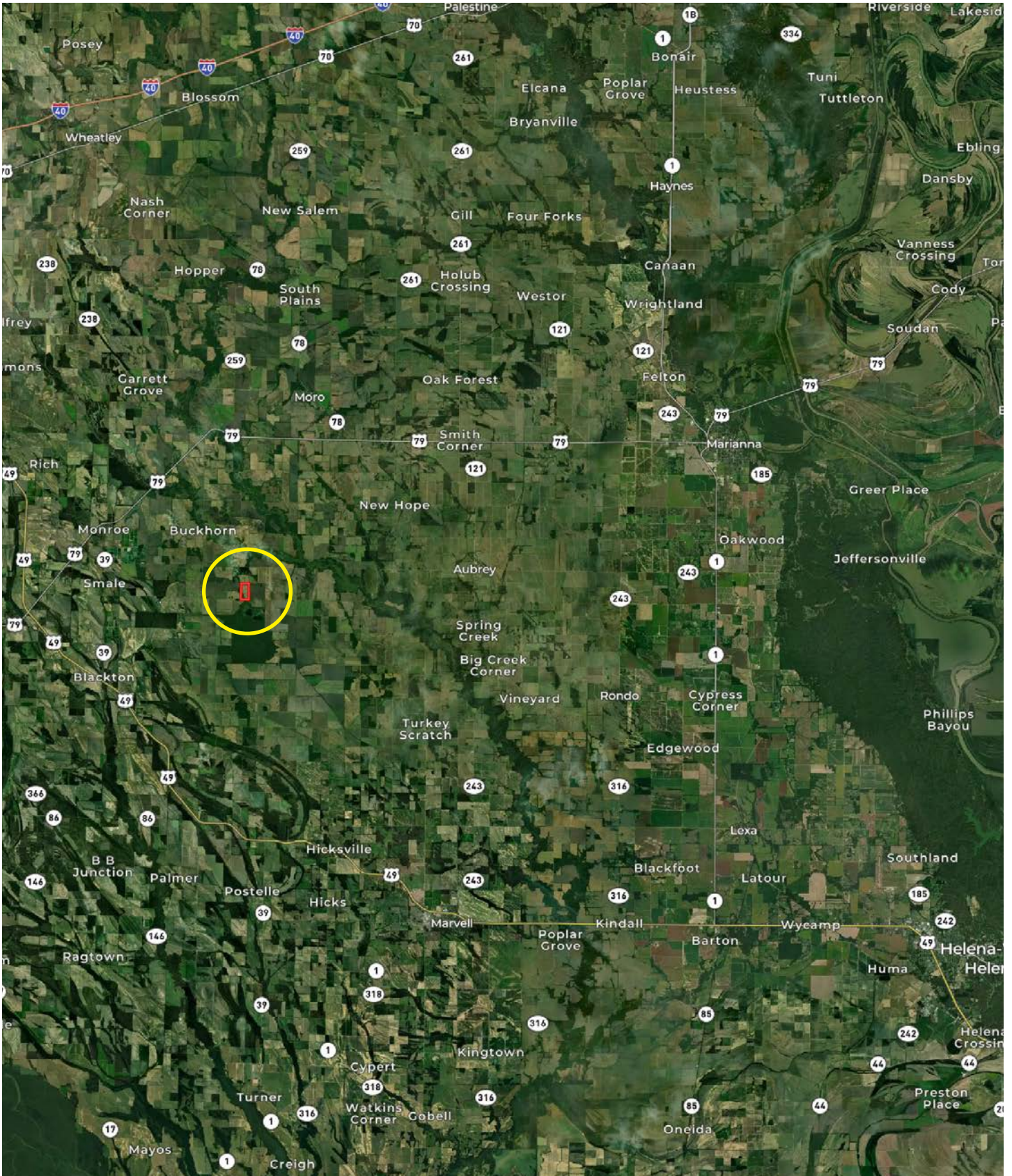


# OWNERSHIP MAP





# LOCATION MAP

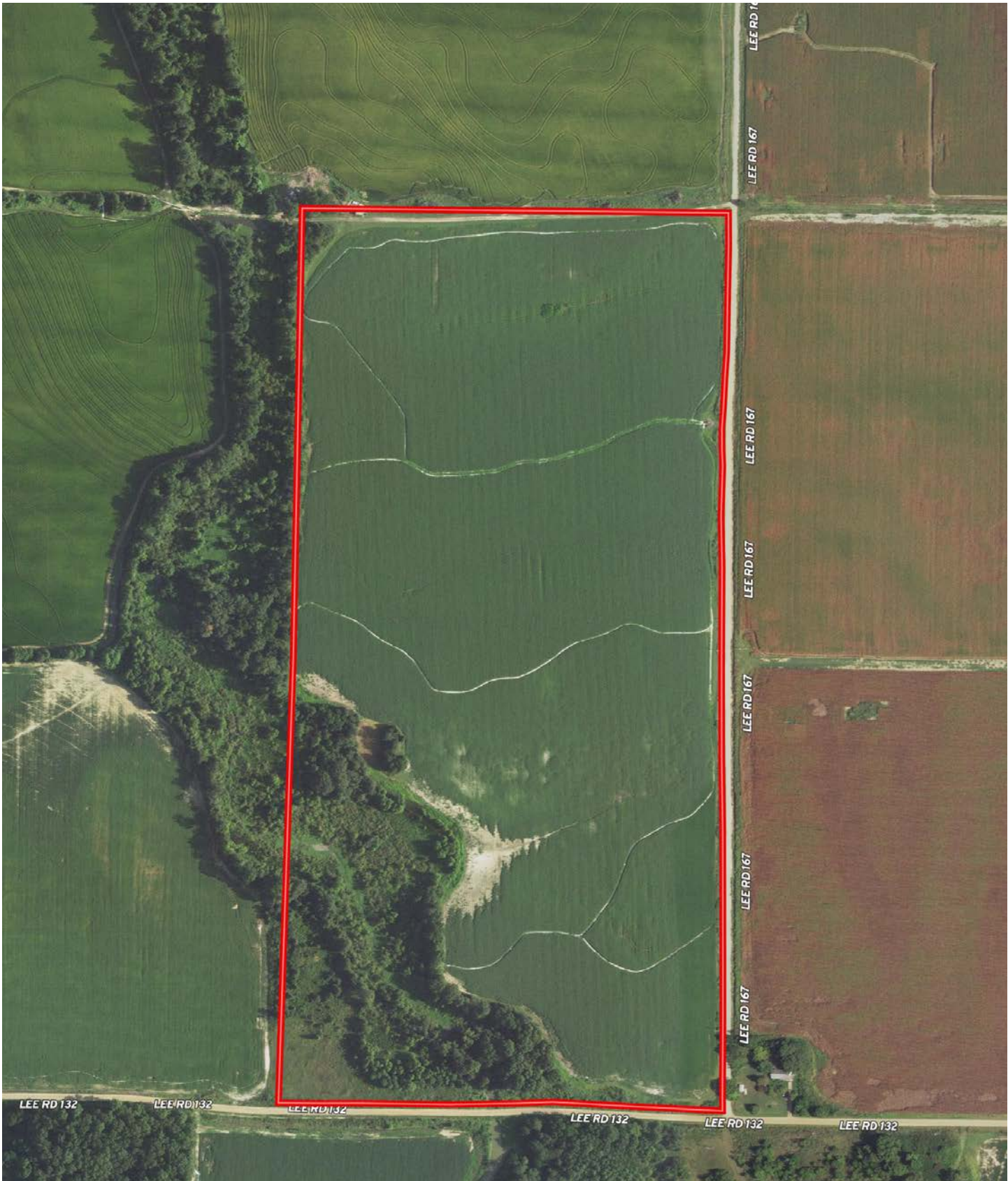








# AERIAL MAP





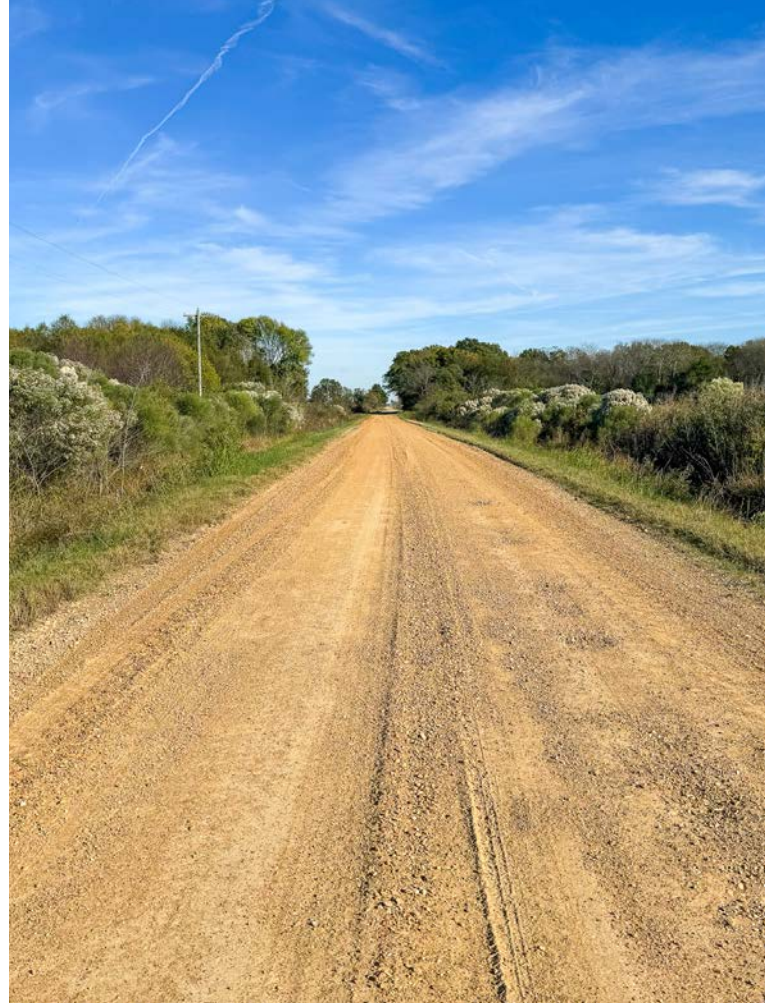
# LOCATION & ACCESS

Monroe, Arkansas; Lee 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 good access from both Lee Road 132 and Lee Road 167.





# IRRIGATION MAP



 8 " Diesel Turbine Well





# FARM INFORMATION

## Soils

Class II: 50%

Class III: 50%

## Irrigation

All of the tillable acreage is irrigated by one (1) diesel turbine well. 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





# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GrB	Grenada silt loam, 1 to 3 percent slopes	33.07	41.51	0	59	2e
Fo	Foley-Bonn complex	21.98	27.59	0	74	3w
He	Henry silt loam, 0 to 1 percent slopes	17.13	21.5	0	57	3w
CbB	Calloway silt loam, 1 to 3 percent slopes	7.49	9.4	0	57	2e
TOTALS		79.67(*)	100%	-	62.53	2.49

(\*) 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

\$436,000.00 (\$5,450 / acre)

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

## Gar Lile

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glile@lilerealestate.com

## Gardner Lile

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gardner@lilerealestate.com

## Estimated Real Estate Taxes

Parcel Number	Acreage	Estimated Tax
01-00058	80.00	\$506.31
<b>Total</b>	<b>80.00</b>	<b>\$506.31</b>





# FARM SERVICE AGENCY

ARKANSAS  
MONROE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 3747**  
Prepared : 11/12/24 10:53 AM CST  
Crop Year : 2025

**Tract 2894 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	518.05	30.20	0.00	0.00	0.00	0.00

**Tract Number : 2898**

**Description :** LEE COUNTY  
**FSA Physical Location :** ARKANSAS/LEE  
**ANSI Physical Location :** ARKANSAS/LEE  
**BIA Unit Range Number :**  
**HEL Status :** HEL determinations not completed for all fields on the tract  
**Wetland Status :** Tract does not contain a wetland  
**WL Violations :** None  
**Owners :** E L WILLIAMS TRUST  
**Other Producers :** None  
**Recon ID :** None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
82.83	73.83	73.83	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	73.83	4.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

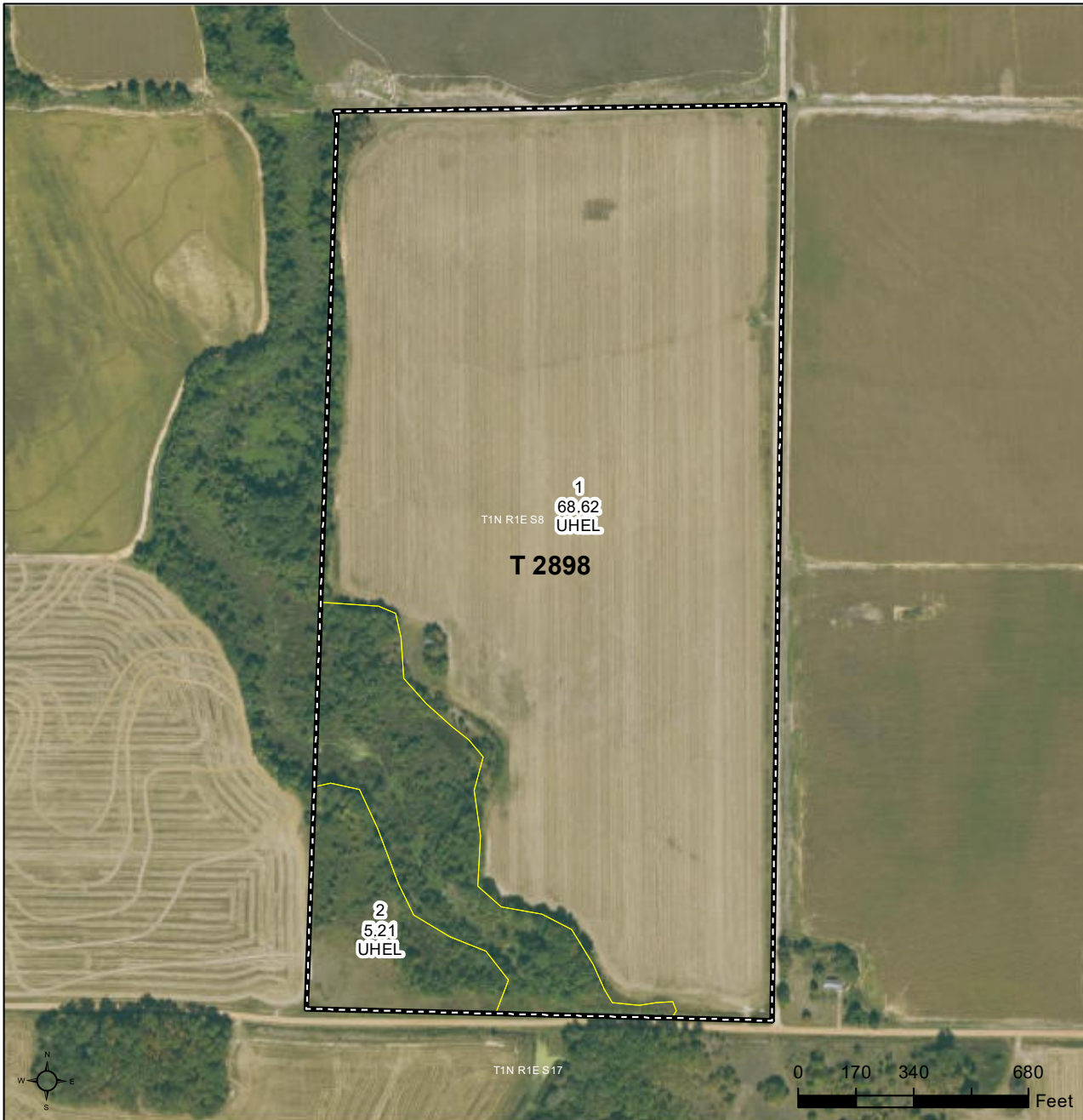
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.67	0.00	38
Corn	2.12	0.00	106
Soybeans	45.02	0.00	35
Rice-Long Grain	24.28	0.00	6119
<b>TOTAL</b>	<b>73.09</b>	<b>0.00</b>	



# 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 3747**  
**Tract 2898**

Tract Cropland Total: 73.83 acres

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

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