



BIG PINEY CREEK FARM

An Agricultural and Recreational Investment Opportunity

630± Total Acres | \$4,504,500.00

Lee County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



BIG PINEY CREEK FARM

QUICK FACTS

Acreage

630± total acres
518.05± tillable acres

Location

Monroe, Arkansas

Irrigation

Fully irrigated, except for
13.38± acres

Recreation

Deer and waterfowl hunting
opportunities exist

Access

Arkansas State Highway 79
and Lee Road 152

Farming Contract

Leased through December
31, 2026

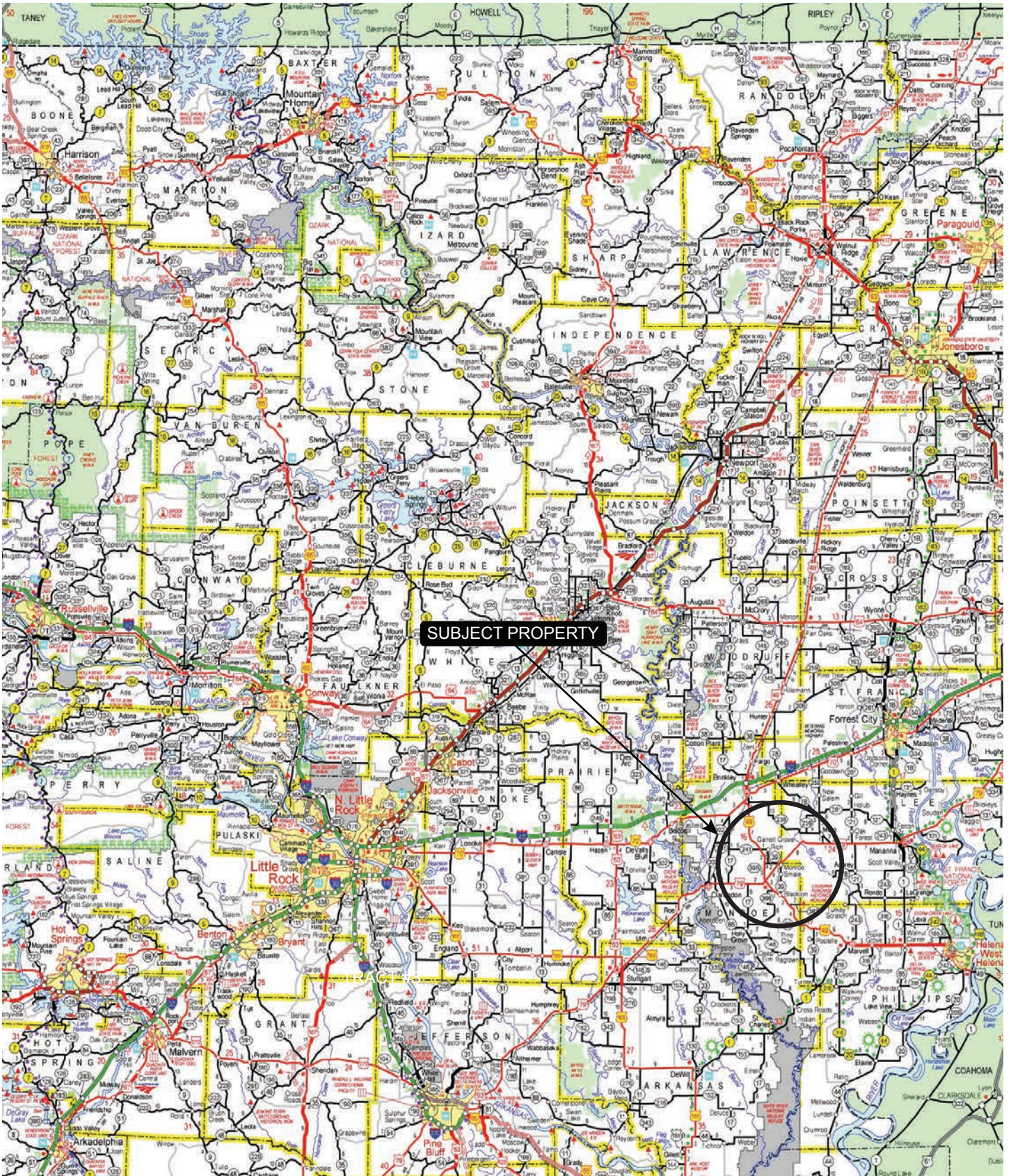
Offering Price

\$4,504,500.00





VICINITY MAP



PROPERTY DESCRIPTION

BIG PINEY CREEK FARM

The Big Piney Creek Farm consists of approximately 630± acres located in Lee County, Arkansas just east of the community of Monroe. The Farm Service Agency office reports a total of 518.05± cropland acres that are all irrigated except for 13.38± acres. The irrigation infrastructure consists of five (5) wells, two (2) re-lifts, and a network of underground pipe. The west re-lift can pump on, or off and the re-lift in the northeast portion of the farm is a pump-off re-lift. 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.

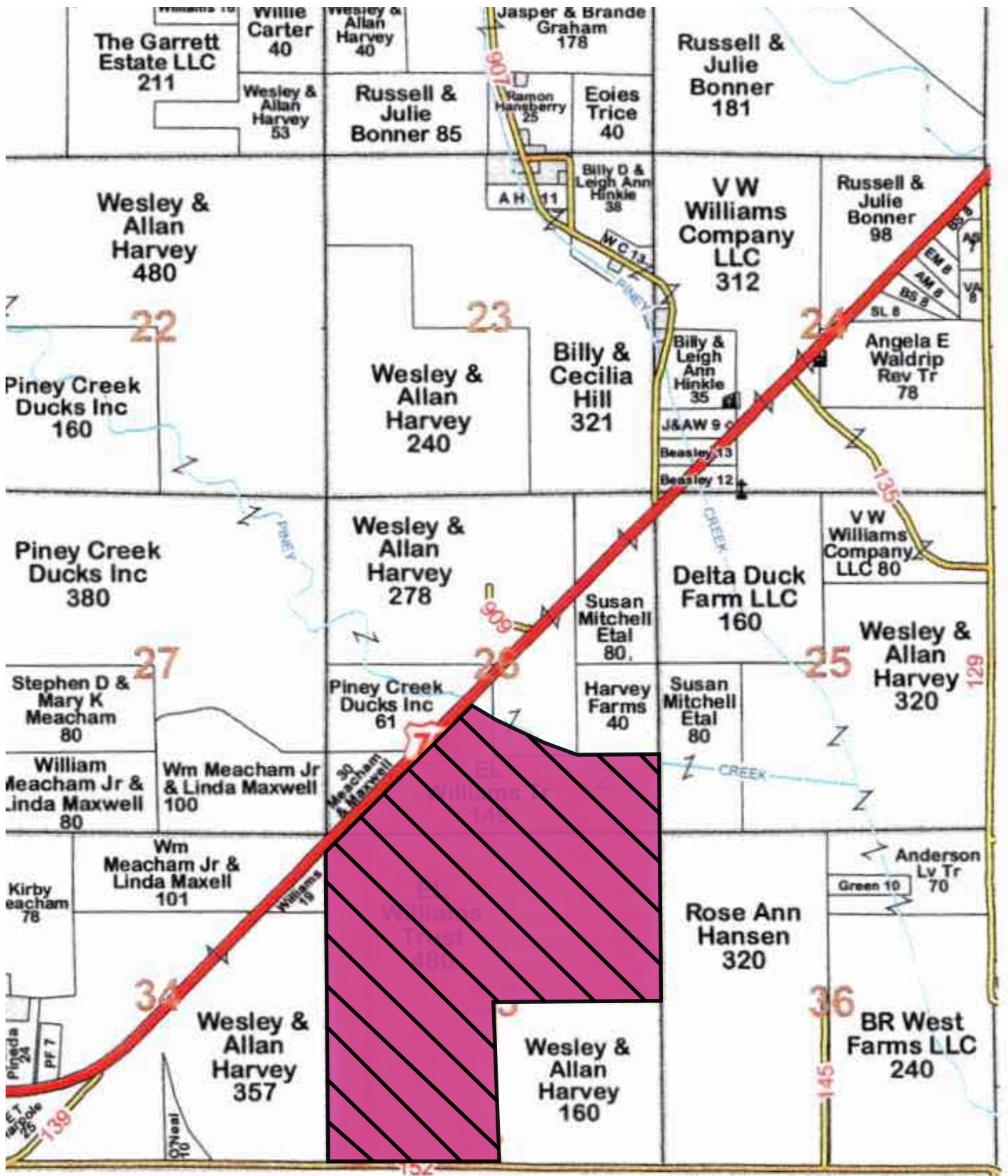
The farm has great access from both Arkansas

State Highway 79 and Lee Road 152. There is a headquarters site on the southeast corner of the farm that has three (3) 20k bushel grain bins that the farm tenant leases as well.

The farm is situated along the southern side of Big Piney Creek which is a known waterfowl flyway and there are numerous pits on the farm that offer waterfowl hunting opportunities. There are 40± acres of bottomland hardwoods that will flood when the creek is up that offers green timber duck hunting. Deer hunting opportunities exist in the hardwoods and along the creek. There is potential to build a camp at the headquarters site.

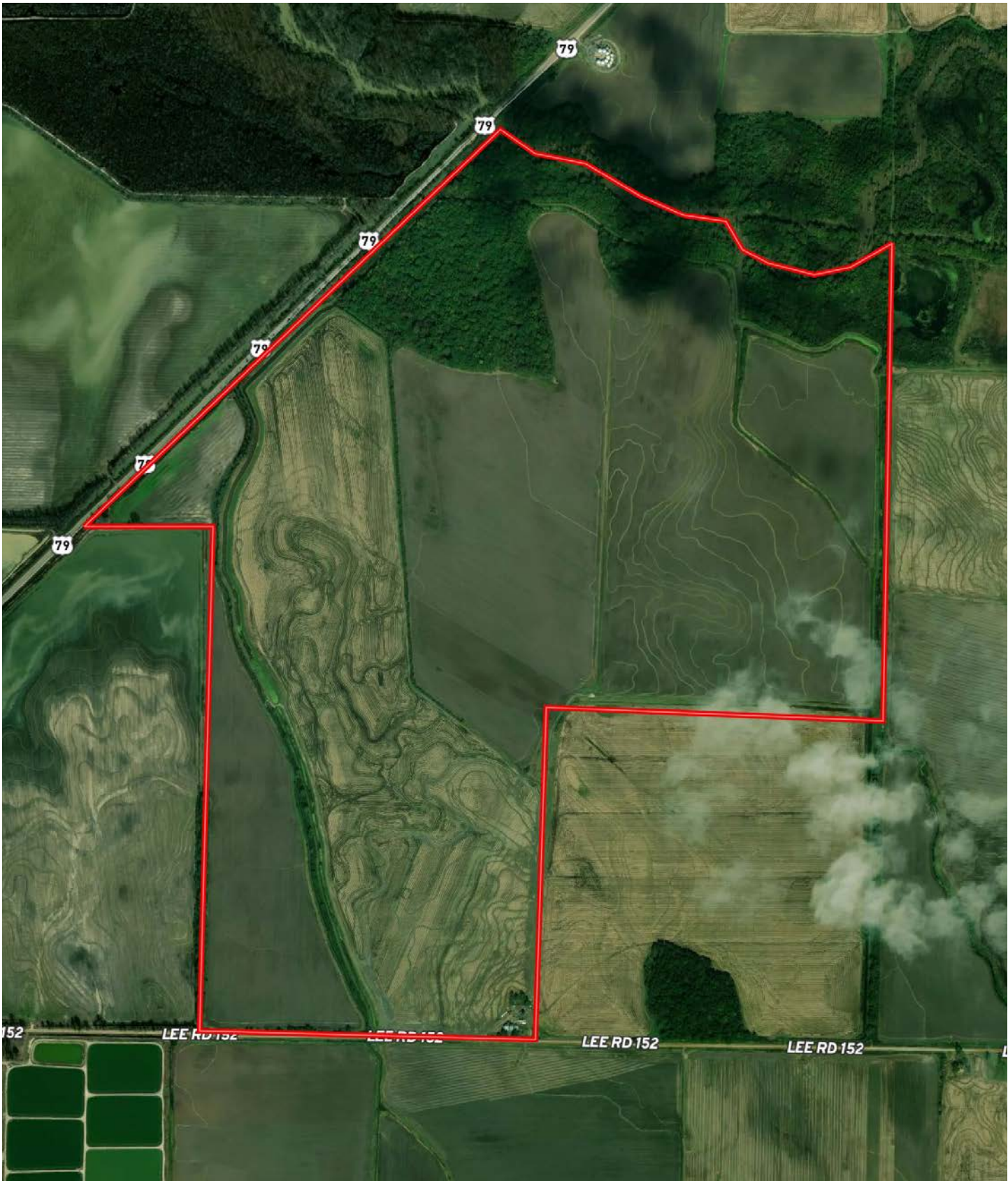


OWNERSHIP MAP





AERIAL MAP







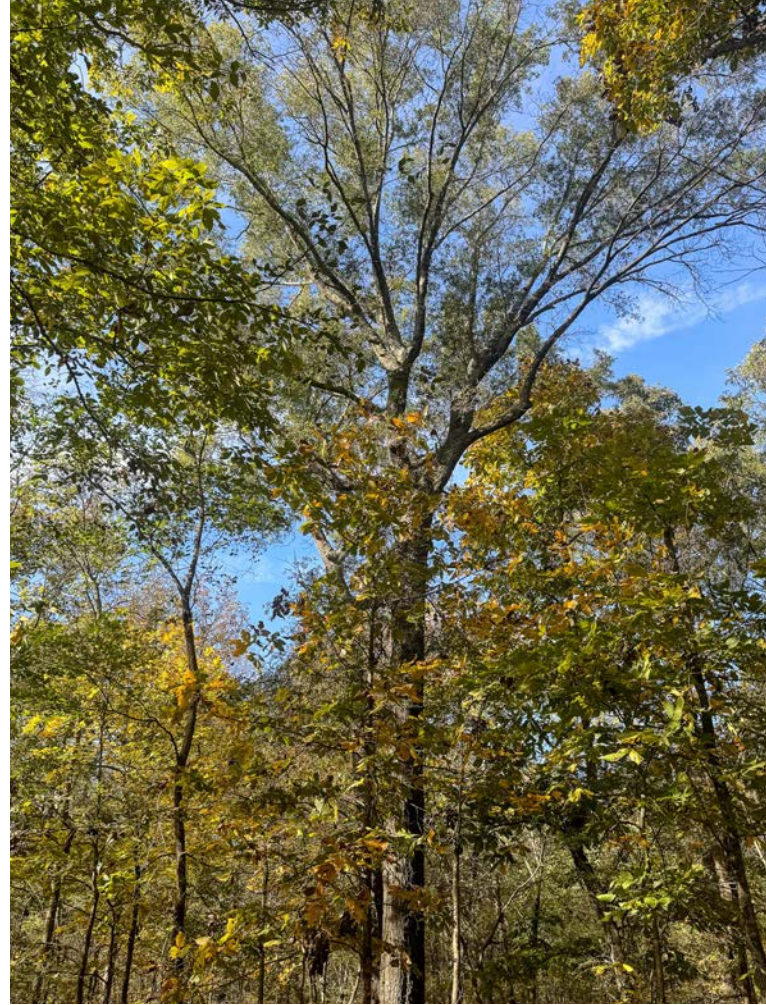
LOCATION & ACCESS

Monroe, Arkansas; Lee County; Eastern Region of Arkansas

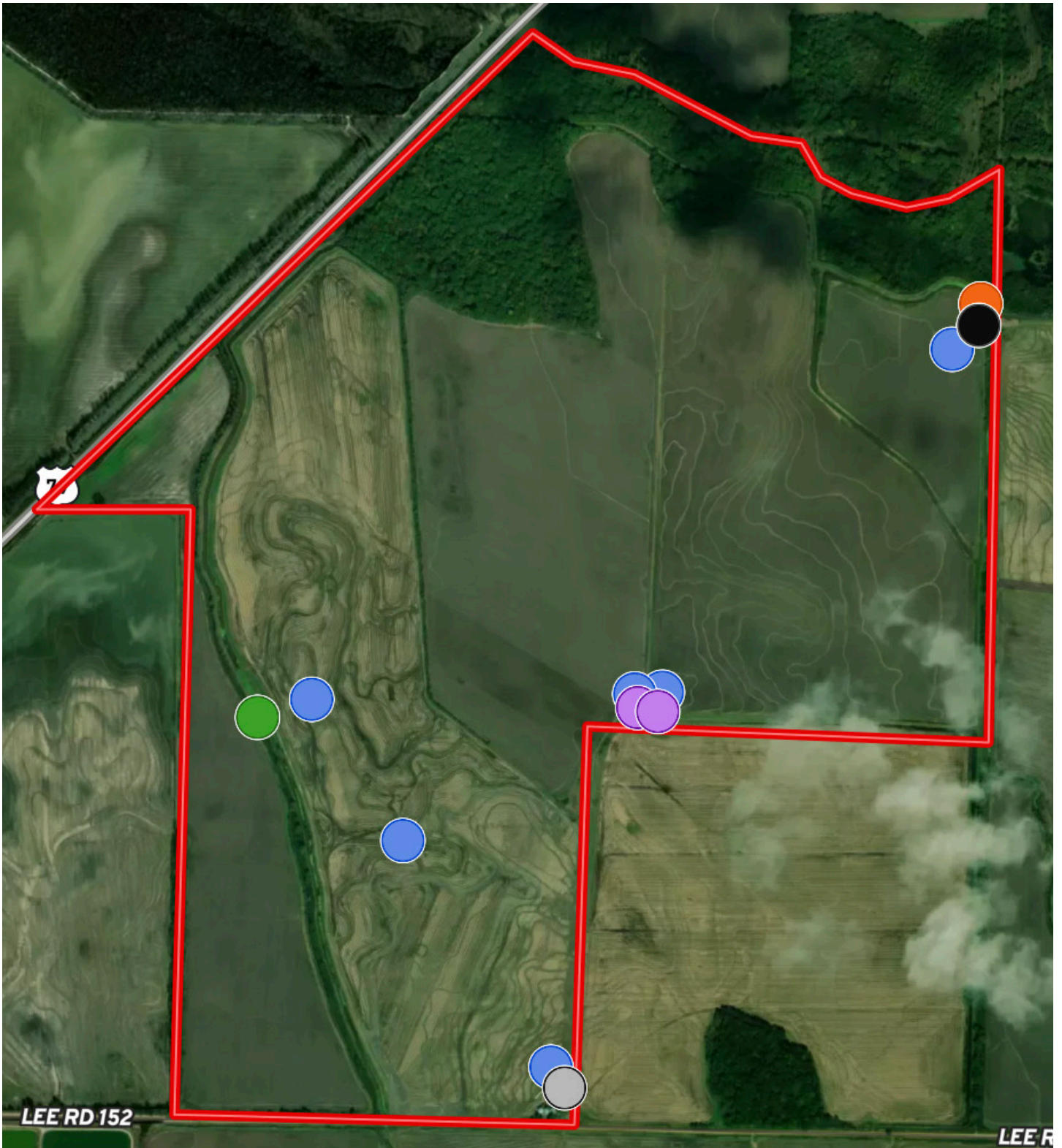
Mileage Chart

| | |
|-----------------|----------|
| 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 |

Good access from Arkansas State Highway 79 and Lee Road 152.



IRRIGATION MAP



- 16 " Diesel Turbine Relift
- 6 " Diesel Turbine Well
- 14 " Diesel Turbine Re-lift
- 8 " Diesel Turbine Well
- Risers



FARM INFORMATION

Soils

Class II: 2%

Class III: 85%

Class V: 13%

Irrigation

All of the tillable acreage is irrigated except for 13.38 acres±. The irrigation system consists of five (5) wells, two (2) re-lifts, and a network of underground pipe. See the irrigation map in this offering brochure for more details.

Farming Contract

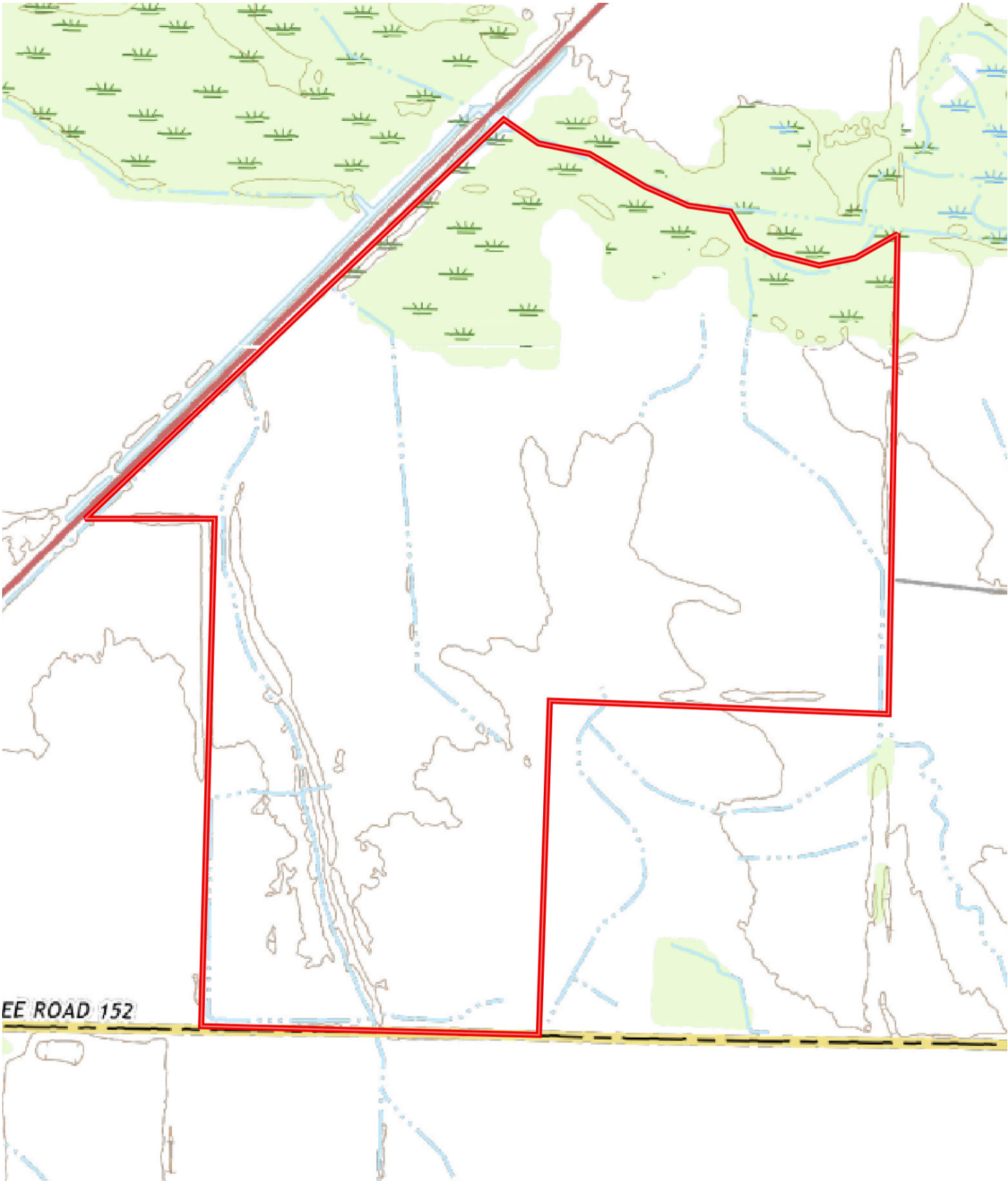
The tillable acreage is leased to J and B Farms Partnership on a crop share through a written lease that expires on December 31st, 2026. The crop share is 75 / 25 with the landowner being responsible for 25% of the fertilizer expense. A copy of the lease can be provided to qualified buyers.

Farm Bases

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



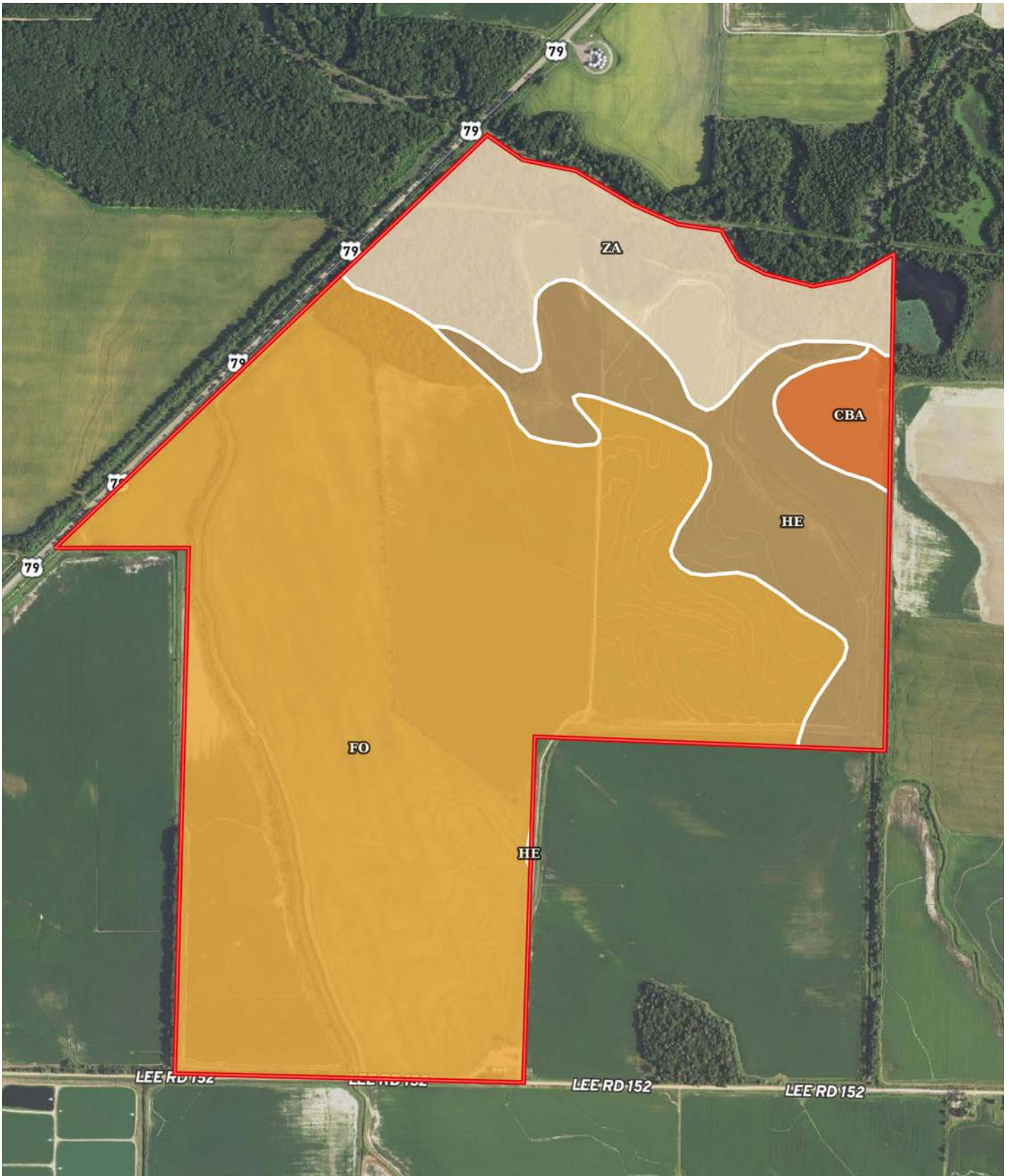
TOPOGRAPHY MAP







SOIL MAP



SOIL MAP KEY

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|---------------|-------|-----|-------|------|
| Fo | Foley-Bonn complex | 439.4 | 70.55 | 0 | 74 | 3w |
| Za | Zachary soils, frequently flooded | 85.5 | 13.73 | 0 | 23 | 5w |
| He | Henry silt loam, 0 to 1 percent slopes | 82.88 | 13.31 | 0 | 57 | 3w |
| CbA | Calloway silt loam, 0 to 1 percent slopes | 15.08 | 2.42 | 0 | 58 | 2w |
| TOTALS | | 622.8 6(*) | 100% | - | 64.35 | 3.25 |

(*) 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

\$4,504,500.00 (\$7,150.00 / acre)

To learn more about the Big Piney Creek 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

501-658-9275 (m)

gardner@lilerealestate.com

Estimated Real Estate Taxes

| Parcel Number | Acreage | Estimated Tax |
|---------------|---------------|-------------------|
| 01-02272 | 148.70 | \$441.64 |
| 01-02306MC | 480.00 | \$4,912.02 |
| Total | 628.70 | \$5,353.66 |



FARM SERVICE AGENCY

ARKANSAS
MONROE

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



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

Operator Name : J & B FARMS PARTNERSHIP
CRP Contract Number(s) : None
Recon ID : 05-095-2023-15
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 |
| 709.23 | 591.88 | 591.88 | 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 | 591.88 | | 34.20 | | 0.00 | 0.00 | 0.00 | 0.00 |

| Crop Election Choice | | |
|----------------------|------------|----------------------------|
| ARC Individual | ARC County | Price Loss Coverage |
| None | SOYBN | WHEAT, CORN, SUP, RICE-LGR |

| DCP Crop Data | | | | |
|-----------------|---------------|-----------------------------|-----------|-----|
| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
| Wheat | 13.42 | 0.00 | 38 | |
| Corn | 17.05 | 0.00 | 106 | |
| Soybeans | 362.43 | 0.00 | 35 | 100 |
| Rice-Long Grain | 195.44 | 0.00 | 6119 | |
| TOTAL | 588.34 | 0.00 | | |

| NOTES |
|-------|
| |

Tract Number : 2894

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 : Wetland determinations not complete

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 |
| 626.40 | 518.05 | 518.05 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |

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 |

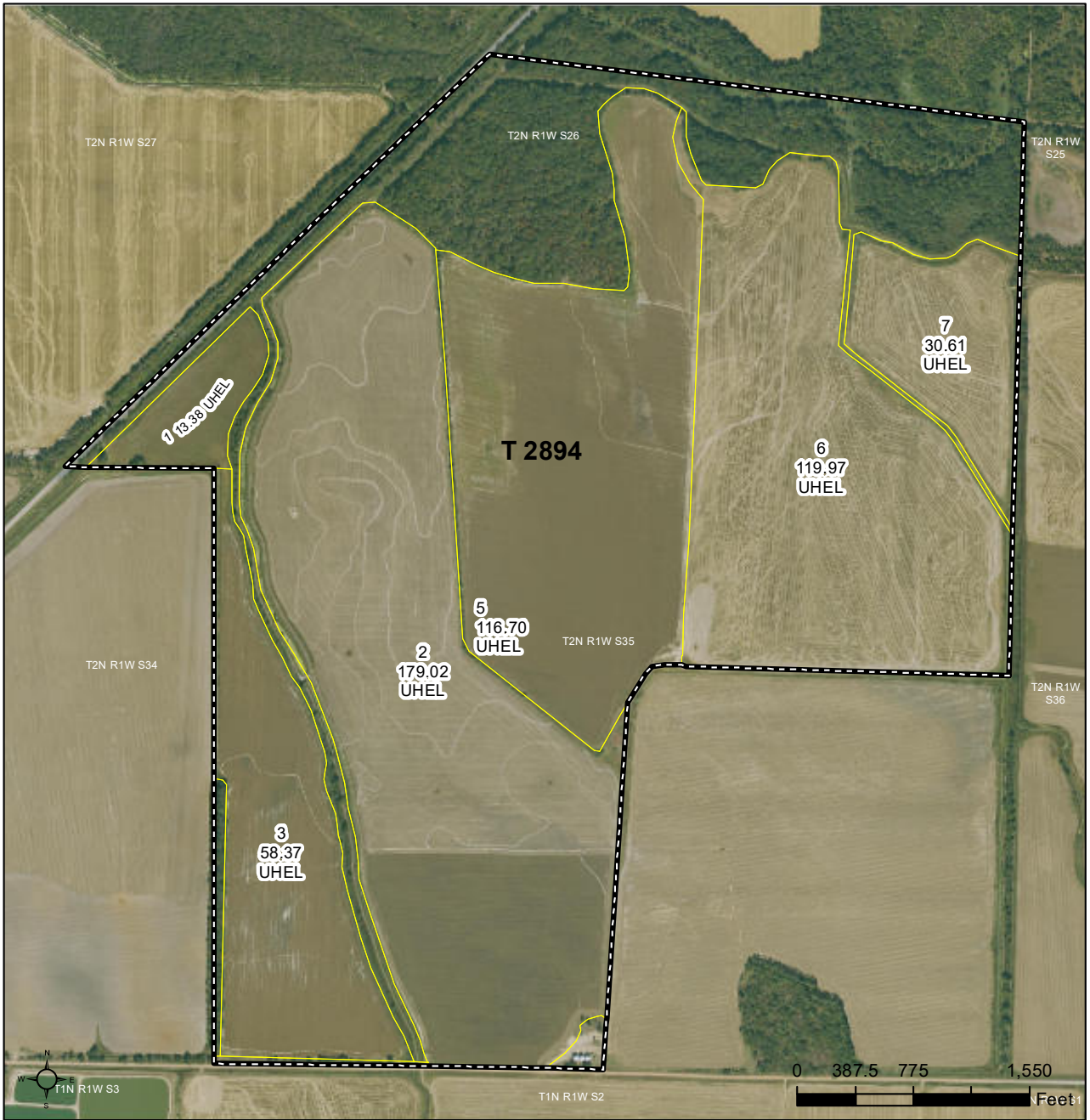
| DCP Crop Data | | | |
|-----------------|---------------|-----------------------------|-----------|
| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
| Wheat | 11.75 | 0.00 | 38 |
| Corn | 14.93 | 0.00 | 106 |
| Soybeans | 317.41 | 0.00 | 35 |
| Rice-Long Grain | 171.16 | 0.00 | 6119 |
| TOTAL | 515.25 | 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 3747
Tract 2894

Tract Cropland Total: 518.05 acres

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

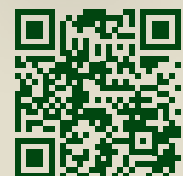
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