



OFFERED FOR SALE

# **BAYOU BARTHOLOMEW FARM**

**An Agricultural and Recreational Investment Opportunity**

253.82 (+/-) Acres • Ashley County, Arkansas

OFFERED BY



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



**DISCLOSURE STATEMENT**

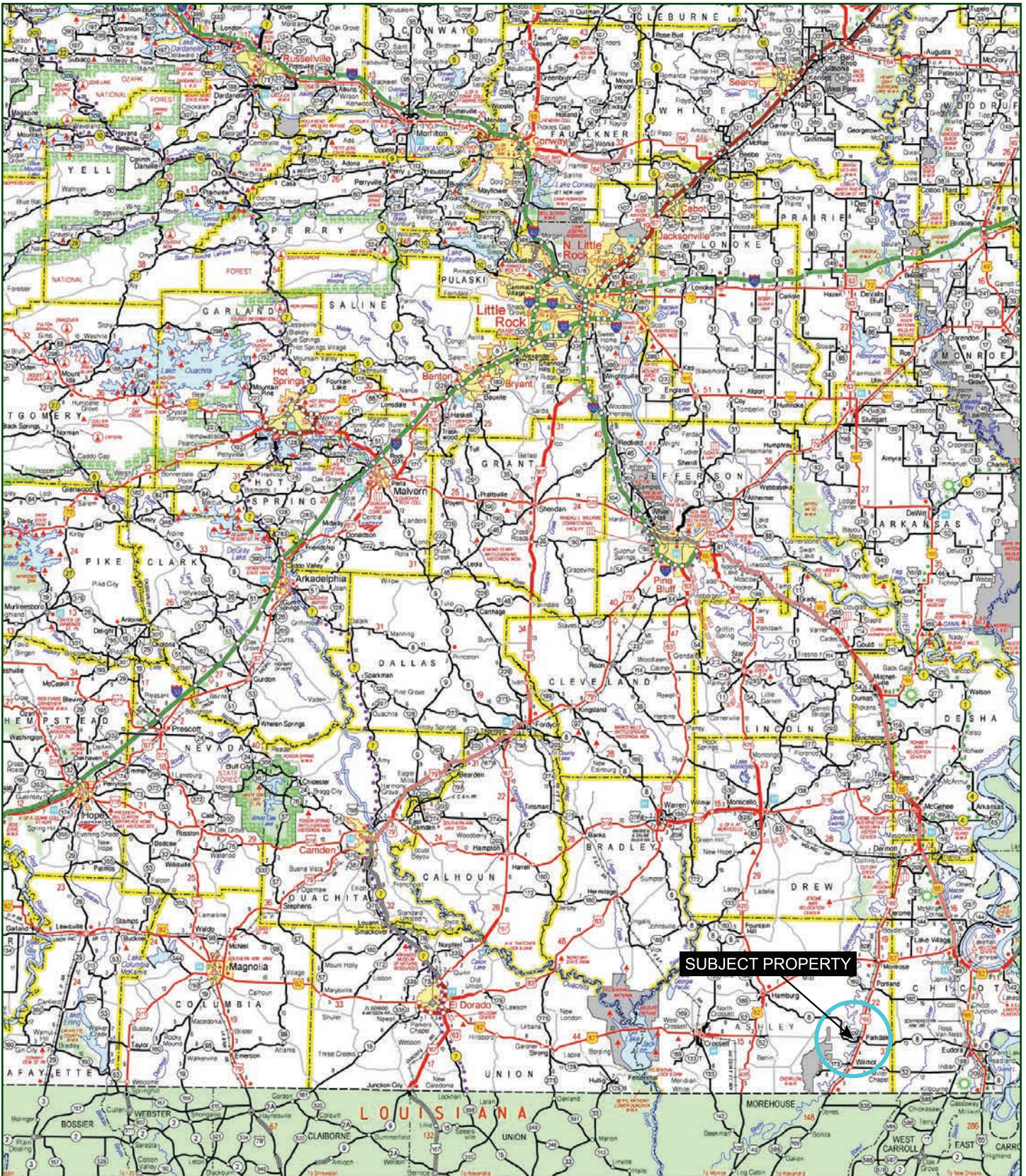
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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:** We are pleased to offer an opportunity to acquire a diverse ownership located on the banks of Bayou Bartholomew. This property offers an agricultural investment, Conservation Reserve Program payments, waterfowl hunting in a natural oxbow reservoir, and year-round fishing along the bayou. Access is excellent from Ashley County Road 943. Crop rotation is diverse with the farm being comprised of Rilla silt loam soils.

**Location:** Parkdale, Arkansas; Ashley County

### Mileage Chart

Lake Village, AR	27 miles
Dermott, AR	31 miles
Monroe, LA	61 miles
Pine Bluff, AR	100 miles

**Acreage:** 253.82 +/- acres (Source: Farm Service Agency)

- 91.69 tillable acres
- 33.93 acres enrolled in the Conservation Reserve Program

**Access:** Access is excellent via Ashley County Road 943.

**Irrigation:** One 8 inch discharge gearhead well  
\* The power unit belongs to the farm tenant and shall not transfer.

**Soils:** Predominantly Rilla silt loam complex

**Farm Service Agency:** Farm #2672, Tract #1342

Total Farm Acres 253.82  
Total Tillable Acres 91.69

<b>Real Estate Taxes:</b>	<u>Parcel Number</u>	<u>Acreage</u>	<u>Est. Real Estate Tax</u>
	001-00826-000	145.22	\$667.78
	001-02028-000	40.00	\$74.32
	401-00215-000	30.00	\$246.94
	001-02037-000	7.92	\$7.02
	701-00176-000	4.83	\$47.81
	<u>Total</u>	<u>227.97</u>	<u>\$1,043.87</u>

## PROPERTY SUMMARY

**CRP:** Total Acres 33.93  
Rental Rate/Acre \$75.18  
Annual Payment \$2,551.00  
Term 10-01-2020 to 09-30-2035

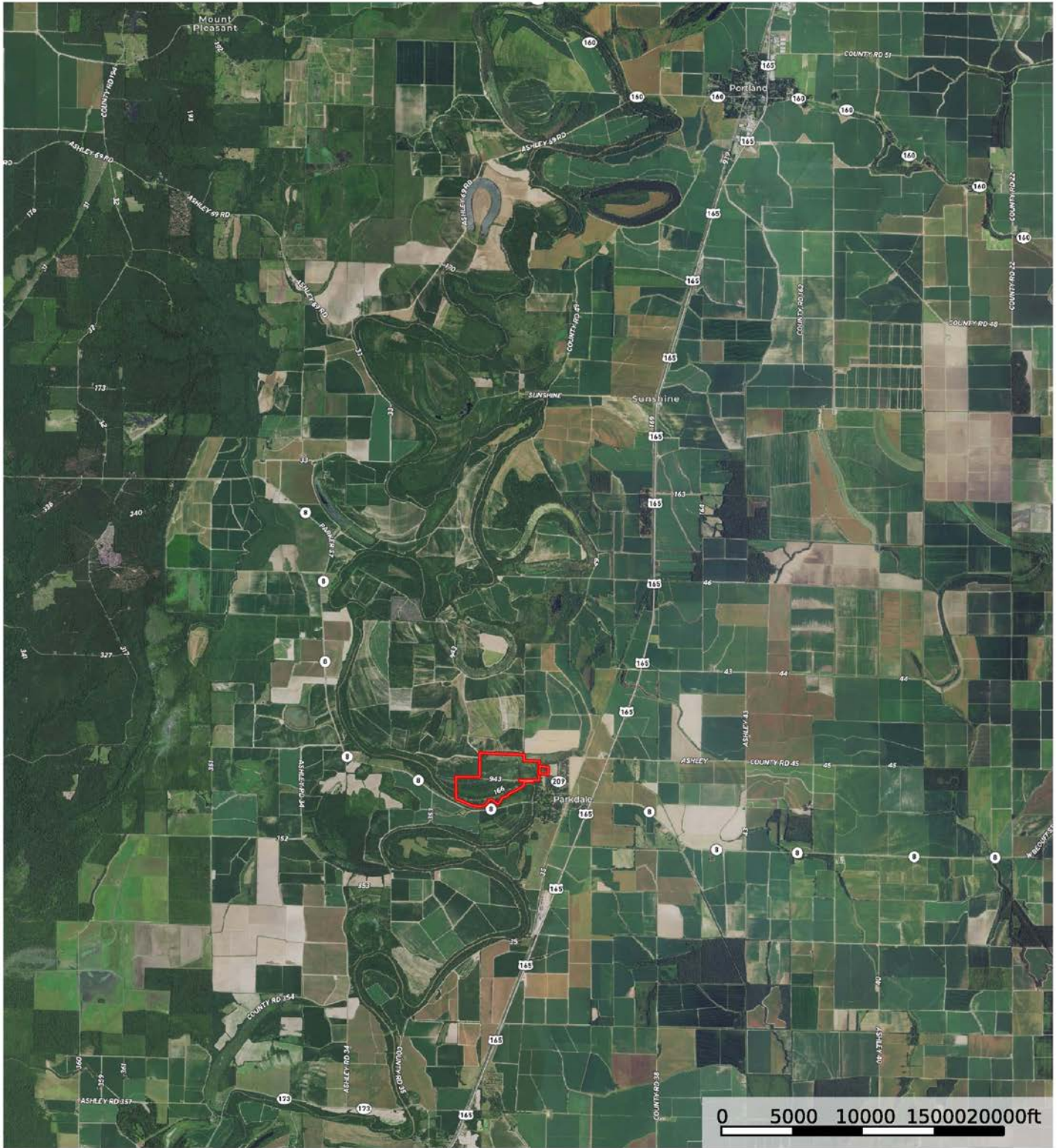
**Farm Lease:** Open for the 2022 crop year

**Notes:** One (1) mile of frontage along Bayou Bartholomew.  
All tillable acres have been precision leveled to a tenth and half grade.

**Offering Price:** \$875,000.00


**Contact:** Any questions concerning this offering, or to schedule a property tour should be directed to Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc.

# AERIAL MAP I

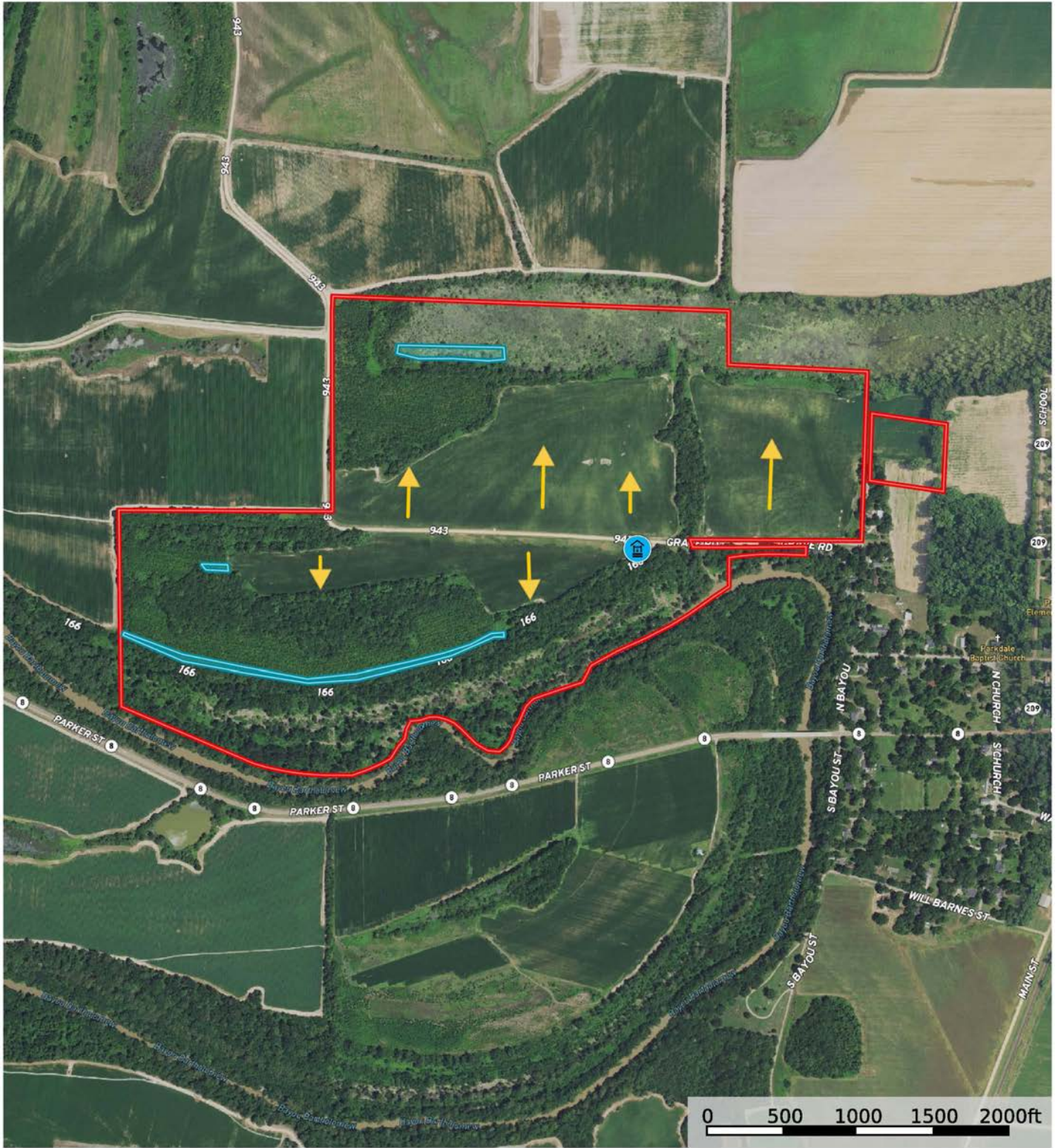


 Boundary

Sindy Cruthis

 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.


# AERIAL MAP II




- Well
- Boundary
- Wildlife Food Plot
- Direction

# TOPOGRAPHY MAP



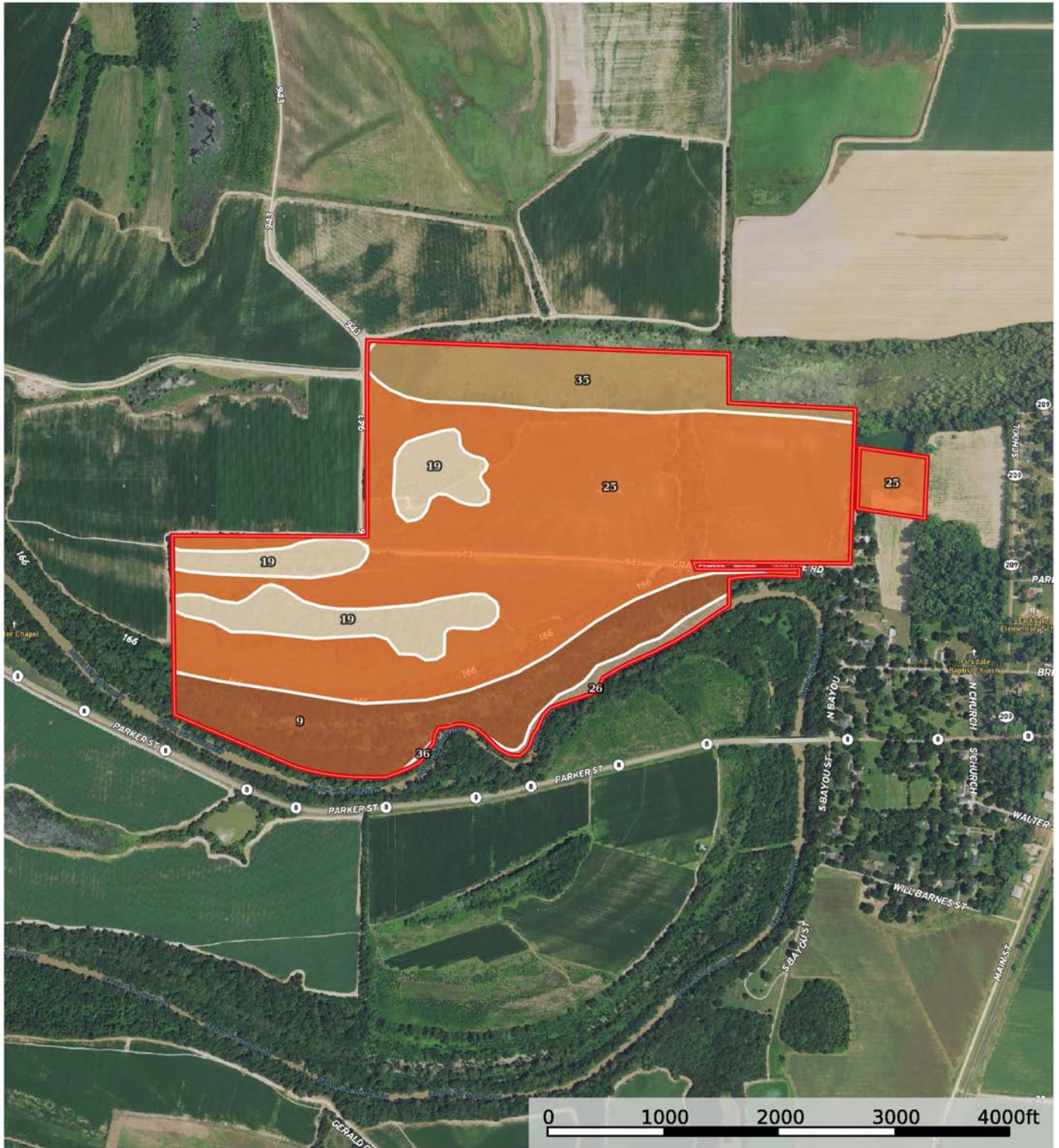
 Boundary

Sindy Cruthis

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# SOIL MAP



 Boundary

Sindy Cruthis

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# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
35	Yorktown silty clay, 0 to 1 percent slopes, frequently flooded, frequently ponded	27.3	11.51	7w
25	Rilla silt loam, 0 to 1 percent slopes	141.9	59.78	2e
19	Perry clay, 0 to 1 percent slopes	27.3	11.5	3w
26	Rilla silt loam, 3 to 5 percent slopes	0.0	0.02	2e
9	Fluvaquents flooded	37.2	15.66	6w
36	Water	3.6	1.53	-
TOTALS		237.4	100%	3.29

## 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

# FARM SERVICE AGENCY

**FARM: 2672**

Arkansas  
Ashley  
Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

Prepared: 7/20/21 11:45 AM  
Crop Year: 2021  
Page: 1 of 2

**DISCLAIMER:** This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name S & E MYERS FARM INC	Farm Identifier	Recon Number 2013 - 3
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Farms Associated with Operator:  
410

ARC/PLC GI/F Eligibility: Eligible

CRP Contract Number(s): 11078

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
253.82	125.62	125.62	0.0	0.0	0.0	33.93	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	91.69	0.0	0.0					

**ARC/PLC**

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
SUP	SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
SOYBEANS	0.0	0	8.40	62
SEED COTTON	91.69	1142	6.41	
UNA GENERIC	0.0	0	18.10	
<b>Total Base Acres:</b>	91.69			

Tract Number: 1342      Description S-11

FSA Physical Location : Ashley, AR

ANSI Physical Location: Ashley, AR

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
253.82	125.62	125.62	0.0	0.0	0.0	33.93	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	91.69	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	0.0	0	8.40
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Report ID: FSA-156EZ

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## Abbreviated 156 Farm Record

**FARM: 2672**

Prepared: 7/20/21 11:45 AM

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Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
<b>Total Base Acres:</b>	91.69		

Owners: M & M MYERS LLC

Other Producers: None

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# FARM SERVICE AGENCY



## Ashley County, Arkansas



**Common Land Unit** Tract Boundary  
 Non-Cropland, Cropland PLSS  
 CRP

Imagery Year: 2019

2021 Program Year

Map Created June 03, 2021

**Wetland Determination Identifiers**  
 ● Restricted Use  
 ▽ Limited Restrictions  
 □ Exempt from Conservation Compliance Provisions

Tract Cropland Total: 125.62 acres

Farm 2672  
 Tract 1342

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).

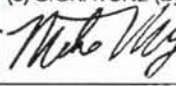
# CONSERVATION RESERVE PROGRAM


<b>CRP-1</b> (12-02-19)  <b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>	<b>1. ST. &amp; CO. CODE &amp; ADMIN. LOCATION</b>  05 003  <b>3. CONTRACT NUMBER</b>  11078	<b>2. SIGN-UP NUMBER</b> 53  <b>4. ACRES FOR ENROLLMENT</b> 33.93
<b>5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)</b> ASHLEY COUNTY FARM SERVICE AGENCY 310 N CHERRY ST HAMBURG, AR 71646-0000	<b>6. TRACT NUMBER</b>  1342	<b>7. CONTRACT PERIOD</b> FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY)  10-01-2020 09-30-2035
<b>5B. COUNTY FSA OFFICE PHONE NUMBER</b> (Include Area Code): (870) 853-9881 x2	<b>8. SIGNUP TYPE:</b>  Continuous	

**THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.**

<b>9A. Rental Rate Per Acre</b> \$ 75.18	<b>10. Identification of CRP Land (See Page 2 for additional space)</b>				
<b>9B. Annual Contract Payment</b> \$ 2,551.00	<b>A. Tract No.</b>	<b>B. Field No</b>	<b>C. Practice No</b>	<b>D. Acres</b>	<b>E. Total Estimated Cost-Share</b>
<b>9C. First Year Payment</b> \$	1342	0003	CP22	3.40	\$ 418.00
(Item 9C is applicable only when the first year payment is prorated.)	1342	0006	CP22	14.42	\$ 1,774.00
	1342	0009	CP22	13.60	\$ 1,673.00

**11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)**

<b>A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</b> M & M MYERS LLC 1618 S HIGHWAY 65 EUDORA, AR 71640-9302	<b>(2) SHARE</b>  100.00 %	<b>(3) SIGNATURE (By)</b> 	<b>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</b>  Member	<b>(5) DATE (MM-DD-YYYY)</b>  06-23-2020
<b>B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</b>	<b>(2) SHARE</b>  %	<b>(3) SIGNATURE (By)</b>	<b>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</b>	<b>(5) DATE (MM-DD-YYYY)</b>
<b>C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</b>	<b>(2) SHARE</b>  %	<b>(3) SIGNATURE (By)</b>	<b>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</b>	<b>(5) DATE (MM-DD-YYYY)</b>

<b>12. CCC USE ONLY</b>	<b>A. SIGNATURE OF CCC REPRESENTATIVE</b> 	<b>B. DATE (MM-DD-YYYY)</b>  9-28-2020
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**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2 Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

**Paperwork Reduction Act (PRA) Statement:** The information collection is exempted from PRA as specified in 7 U.S.C. 9091(2)(c)(B). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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RECEIVED

JUN 23 2020



# BAYOU BARTHOLOMEW



Bayou Bartholomew is proclaimed to be the longest bayou in the world. It begins just northwest of Pine Bluff, Arkansas and flows an estimated 375 miles to join the Ouachita River in Sterlington, Louisiana. This bayou has a one million acre watershed and is lined with old growth cypress and tupelo trees. The bayou is home to over 117 different species of fish and reported to be one of the most diverse streams in North America.

In the late 1700s, Spanish colonists used Bayou Bartholomew for transportation via flat-bottom barges as there were no good roads in the area at the time. In the early 1800s, steamboats were used on the Bayou for exporting cotton, timber, and other goods and was also used for importing supplies. Steam-boating continued on the Bayou during the Civil War, as it was used as a transportation route for troops and supplies. The bayou also has a history of being a major recreational site for locals.

The Bayou Bartholomew Alliance was created in 1995 by Curtis Merrell. The alliance, in conjunction with the Arkansas Game and Fish Commission, Arkansas Soil and Water Conservation Commission, Arkansas Department of Environmental Quality, USDA Natural Resources Conservation Service, Environmental Protection Agency, U. S. Fish and Wildlife Service, and Ducks Unlimited—and the public, is working to preserve Bayou Bartholomew's natural beauty.

**Source:**

**Encyclopedia of Arkansas**

<http://www.encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?entryID=2226>











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