



BAYOU BARTHOLOMEW FARM

An Agricultural and Recreational Investment Opportunity

253.82± Total Acres | \$750,000.00

Ashley County, Arkansas

PRICE IMPROVEMENT



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



BAYOU BAR- THOLOMEW FARM

QUICK FACTS

Acreage

253.82± total acres
91.69± tillable acres
33.93± CRP acres

Location

Parkdale, Arkansas

Access

Ashley County Road 943

Crop Rotation

Corn, cotton, and soybeans

Irrigation

One eight-inch discharge
gearhead well

Recreation

Waterfowl hunting

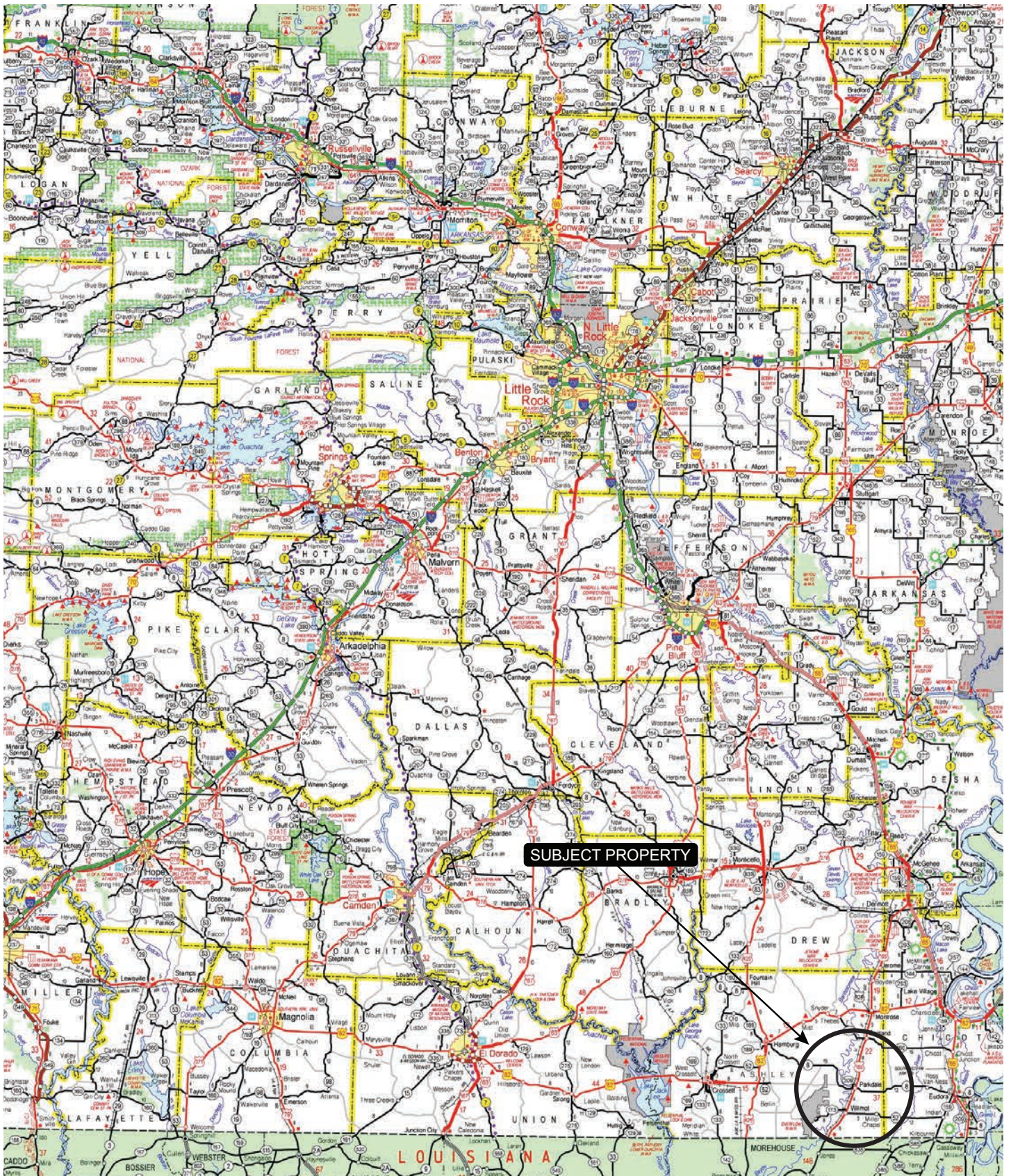
Notable Features

One mile of frontage along
Bayou Bartholomew

Offering Price

\$750,000.00 (originally
~~\$875,000.00~~)

VICINITY MAP



PROPERTY DESCRIPTION

BAYOU BARTHOLOMEW FARM

The Bayou Bartholomew Farm offers the opportunity to acquire a diverse ownership located on the banks of Bayou Bartholomew in Ashley County, Arkansas. The property consists of 253.82± acres and offers an agricultural and recreational investment opportunity. Access to the property is considered excellent via Ashley County Road 943. The Farm Service Agency reports a total of 91.69± tillable acres with a historic crop rotation of corn, cotton, and soybeans. All of the tillable acreage has been precision leveled to a tenth and half grade and is irrigated with one (1) eight-inch discharge gear-head well. However, the power unit belongs to the farm tenant and will not transfer. The soils are predominantly Rilla silt loam complex. The

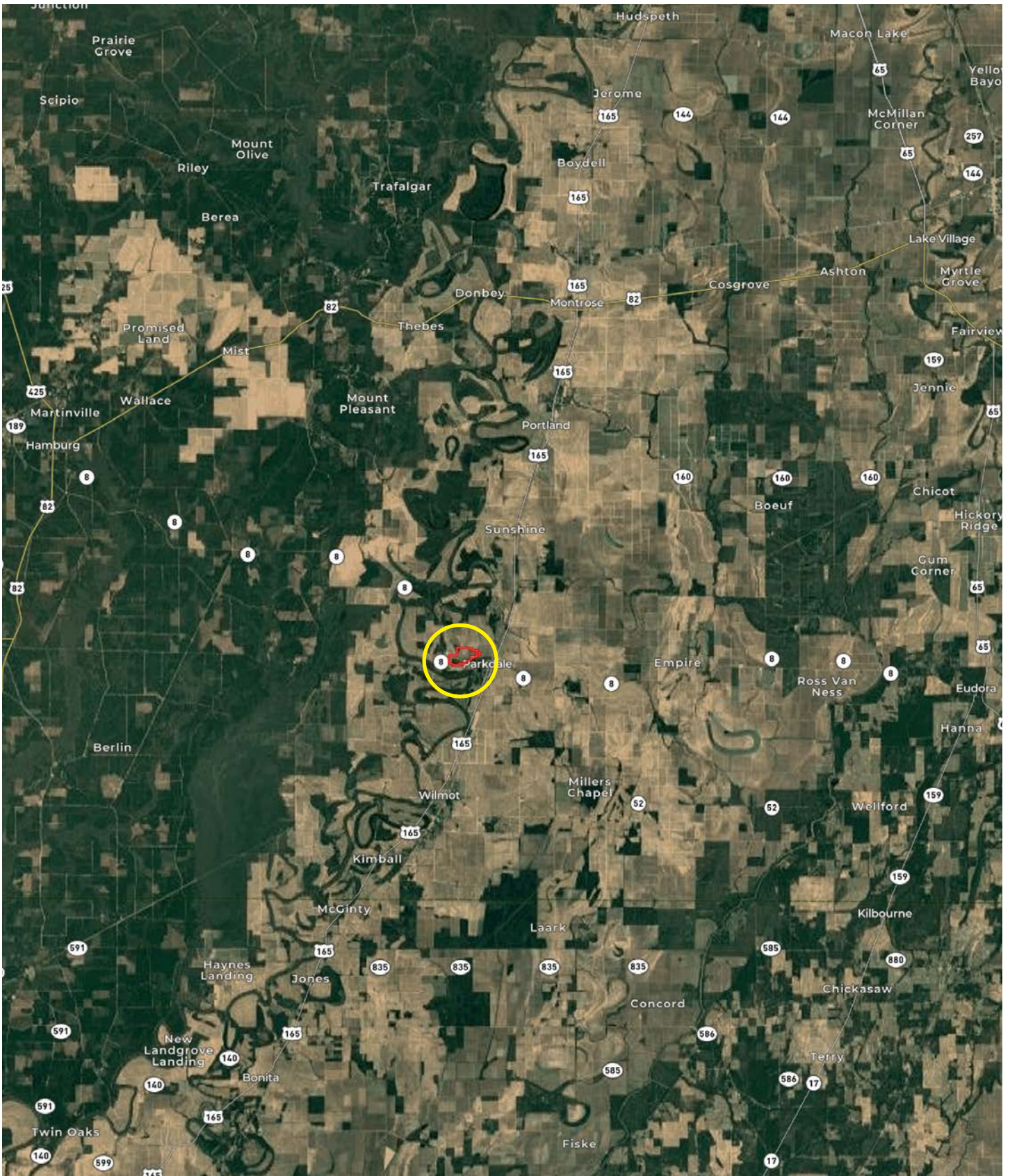
farm lease is available for 2025, or the owner / operator will farm on an 80 / 20 crop share.

Of the 253.82± acres, 33.93± acres are enrolled in the Conservation Reserve Program and provides \$2,551.00 in annual income. The contract expires September 30, 2025. Copies of the contract can be found in this brochure.

In addition to the agricultural investment opportunity, waterfowl hunting opportunities exist in the natural oxbow reservoir and year-round fishing along the bayou. The property has approximately a mile of frontage along Bayou Bartholomew.



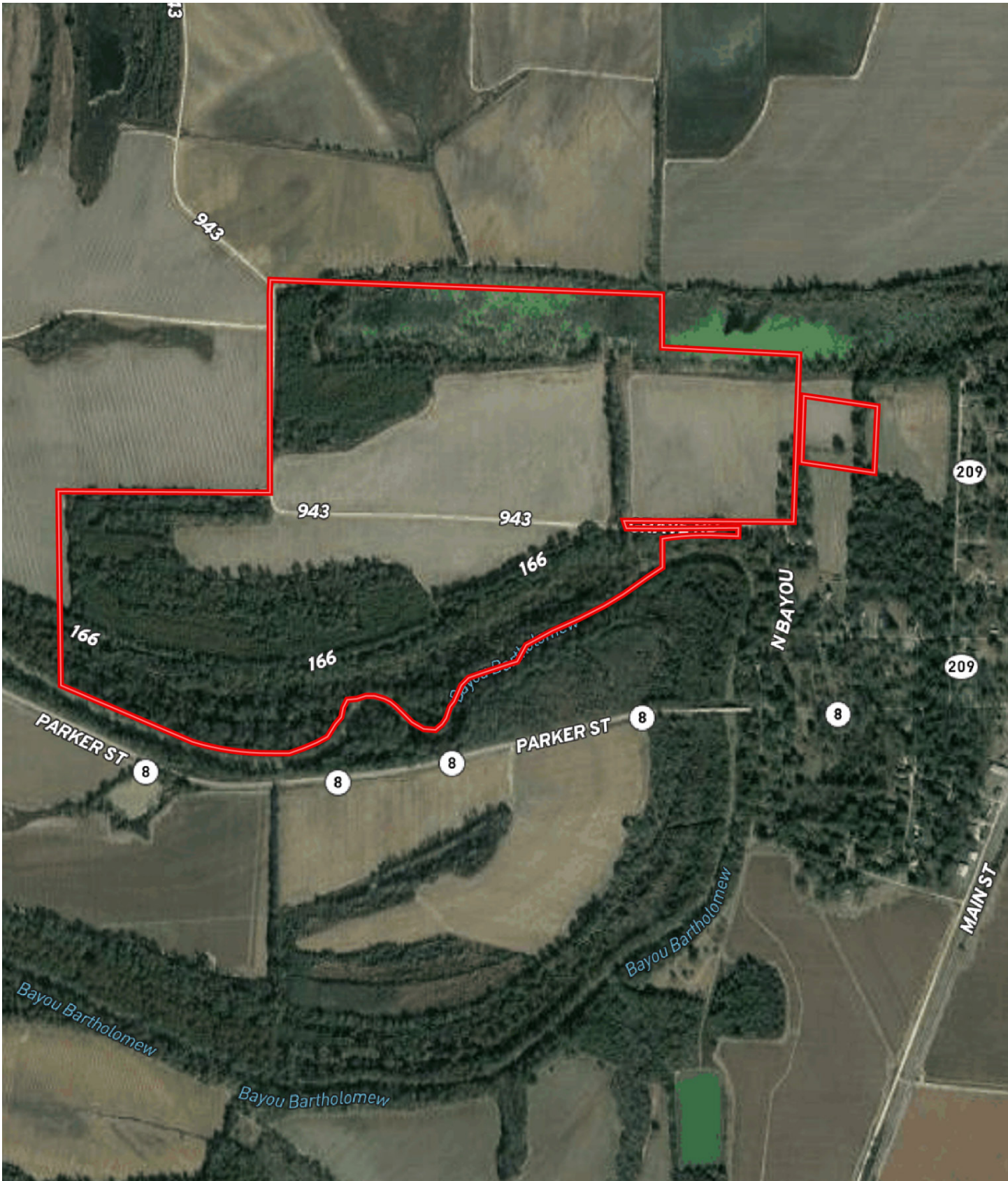
LOCATION MAP







AERIAL MAP



LOCATION & ACCESS

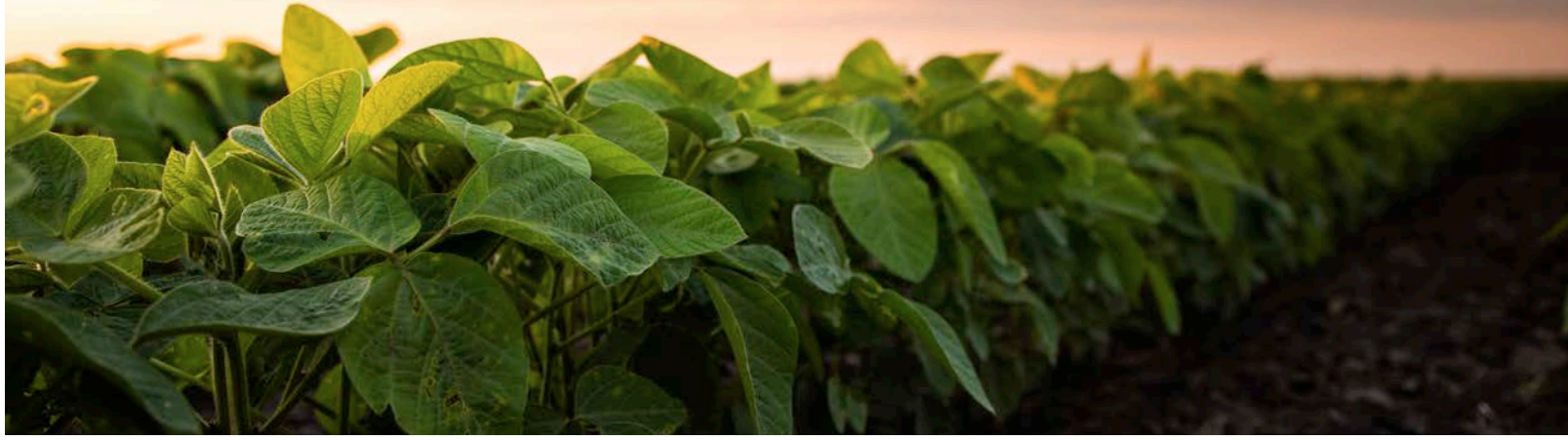
Parkdale, Ashley County, Arkansas
Southeastern Region of Arkansas

Mileage Chart

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

Access is excellent via Ashley County Road 943.





FARM INFORMATION

Crop Rotation

Corn, cotton, and soybeans

Irrigation

One (1) eight-inch discharge well irrigates the tillable acreage. The power unit belongs to the farm tenant and shall not transfer.

Land Leveling

All tillable acres have been precision leveled to a tenth and half grade.

Farming Contract

The farm lease is available for 2025, or the owner / operator will farm on an 80 / 20 crop share.

Soils

Class II: 59.84%

Class III: 11.50%

Class VI: 15.63%

Class VII: 11.57%

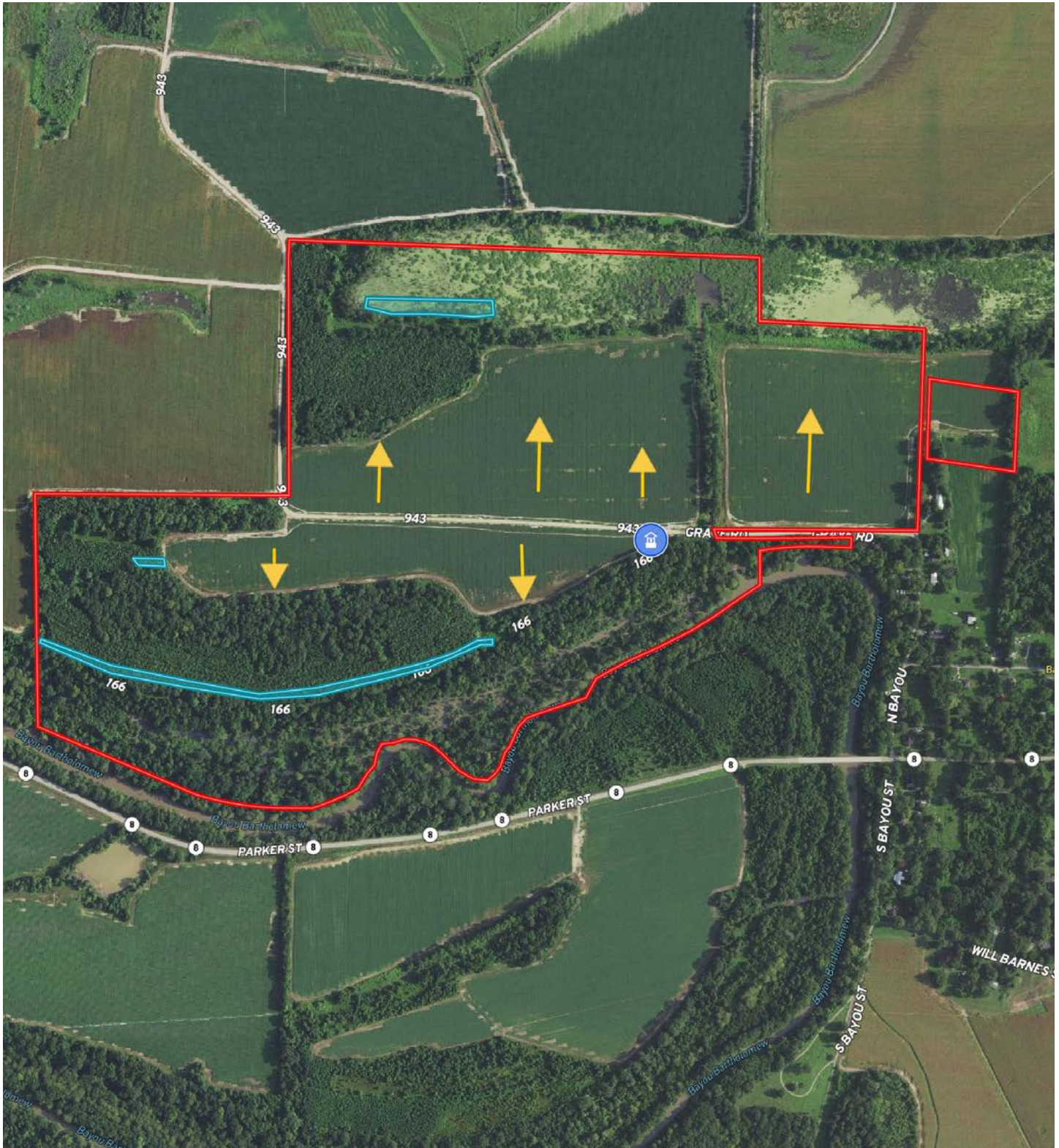
Water: 1.47%

Farm Bases

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



IRRIGATION MAP



Well



Direction



Wildlife Food Plot

TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
25	Rilla silt loam, 0 to 1 percent slopes	141.7 1	59.82	0	85	2e
9	Fluvaquents flooded	37.02	15.63	0	-	6w
35	Yorktown silty clay, 0 to 1 percent slopes, frequently flooded, frequently ponded	27.42	11.57	0	10	7w
19	Perry clay, 0 to 1 percent slopes	27.24	11.5	0	48	3w
36	Water	3.49	1.47	0	-	8
26	Rilla silt loam, 3 to 5 percent slopes	0.04	0.02	0	85	2e
TOTALS		236.9 2(*)	100%	-	57.54	3.41

(*) 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

Estimated Real Estate Taxes

Parcel Number	Acreage	Real Estate Tax
001-00826-000	145.22	\$667.78
001-02028-000	40	\$74.32
401-00215-000	30	\$246.94
001-02037-000	7.92	\$ 7.02
701-00176-000	4.83	\$ 47.81
	227.97	\$914.72

Mineral Rights

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

To learn more about the Bayou Bartholomew Farm or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

Offering Price

\$750,000.00 (originally \$875,000.00)

Brandon Stafford

501.416.9748 (m)

bstafford@lilerealestate.com



FARM SERVICE AGENCY

FARM: 2672

Arkansas

U.S. Department of Agriculture

Prepared: 7/20/21 11:45 AM

Ashley

Farm Service Agency

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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

Farms Associated with Operator: 410

ARC/PLC G/I/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	
Total Base Acres:	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
SEED COTTON	91.69	1142	6.41
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FARM SERVICE AGENCY

Arkansas
Ashley

Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM: 2672

Prepared: 7/20/21 11:45 AM

Crop Year: 2021

Page: 2 of 2

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Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
Total Base Acres:	91.69		

Owners: M & M MYERS LLC

Other Producers: None

FARM SERVICE AGENCY



Ashley County, Arkansas



Common Land Unit
 Non-Cropland, Cropland
 CRP

Tract Boundary
 PLSS

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

CRP-1 U.S. DEPARTMENT OF AGRICULTURE (12-02-19) Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 05 003		2. SIGN-UP NUMBER 53	
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 11078		4. ACRES FOR ENROLLMENT 33.93	
		5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) ASHLEY COUNTY FARM SERVICE AGENCY 310 N CHERRY ST HAMBURG, AR 71646-0000		5-PL	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (870) 853-9881 x2		6. TRACT NUMBER 1342		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2020 09-30-2035	
		8. SIGNUP TYPE: Continuous			
<p><i>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.</i></p>					
9A. Rental Rate Per Acre \$ 75.18		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment \$ 2,551.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment \$		1342	0003	CP22	3.40
<i>(Item 9C is applicable only when the first year payment is prorated.)</i>		1342	0006	CP22	14.42
		1342	0009	CP22	13.60
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) M & M MYERS LLC 1018 S HIGHWAY 65 EUDORA, AR 71640-9302		(2) SHARE 100.00 %	(3) SIGNATURE (By) 	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY Member	(5) DATE (MM-DD-YYYY) 06-23-2020
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE 			B. DATE (MM-DD-YYYY) 9-28-2020
<p>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.</p> <p>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.</p>					

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form AD-3027, found online at <http://www.ers.usda.gov/topics/conservation-and-stewardship/conservation-reserve-program> and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by (1) mail, U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax, (202) 690-7442; or (3) email, procomplaint@usda.gov. USDA is an equal opportunity provider, employer, and lender.

RECEIVED

JUN 23 2020

Date Printed: 06/18/2020



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.

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



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Scan for
more info





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