

MULTI-PARCEL FARMLAND AUCTION

648.53 +/- Acres - Craighead County, Arkansas



AUCTION BY

**G GLAUB
FARM
MANAGEMENT**

**MANAGEMENT • REAL ESTATE • CONSULTING
INVESTMENTS • LAND AUCTIONS**

For Additional Information Contact:

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Website: www.GlaubFM.com

Serving Landowners in Arkansas, Mississippi, Arkansas, and Tennessee

DREW TRUST FARMLAND AUCTION SUMMARY

Property Overview:

This irrigated farm is located south of Bay, AR in Craighead County. Cropland acres are 563.33 according to FSA records and have been leveled for row irrigation. Soils are primarily silt loams suited for all southern row crops. The aquifer level in the area is excellent and the formation provides excellent pumping capacity. This ag land investment will be offered in multiple tracts on September 18th. Don't miss out!



Acres: 648.53 +/- Surveyed Acres

FSA Data: Farmland Acres –669.16 acres Cropland Acres – 563.33 acres

<u>Crop</u>	<u>Acres</u>	<u>PLC Yield</u>	<u>Commodity Program</u>
Wheat	27.63	37	ARC-CO
Corn	8.22	161	ARC-CO
Soybean	9.38	50	ARC-CO
Seed Cotton	383.48	2,225	PLC
Unassigned	95.87	2,225	
Rice – LG	2.14	4,565	PLC
Rice – MG	0.17	4,565	PLC
Total Base:	526.89		

Taxes: \$6,094.92 (Estimate for Property, Drainage, Levee taxes)

Inspections: Contact Glaub Farm Management.

Auction

Date & Time: Wednesday, September 18, 2019 @ 10:00AM (Registration starts @ 9:00 AM)

Auction Location: Hilton Garden Inn Jonesboro

2840 S Caraway Rd, Jonesboro, AR 72401

Google Map (<https://goo.gl/maps/mNdg6X5iGpkqcp1q8>)

Online Map: <https://app.terrastridepro.com/property/84687/map?referer=iframe>

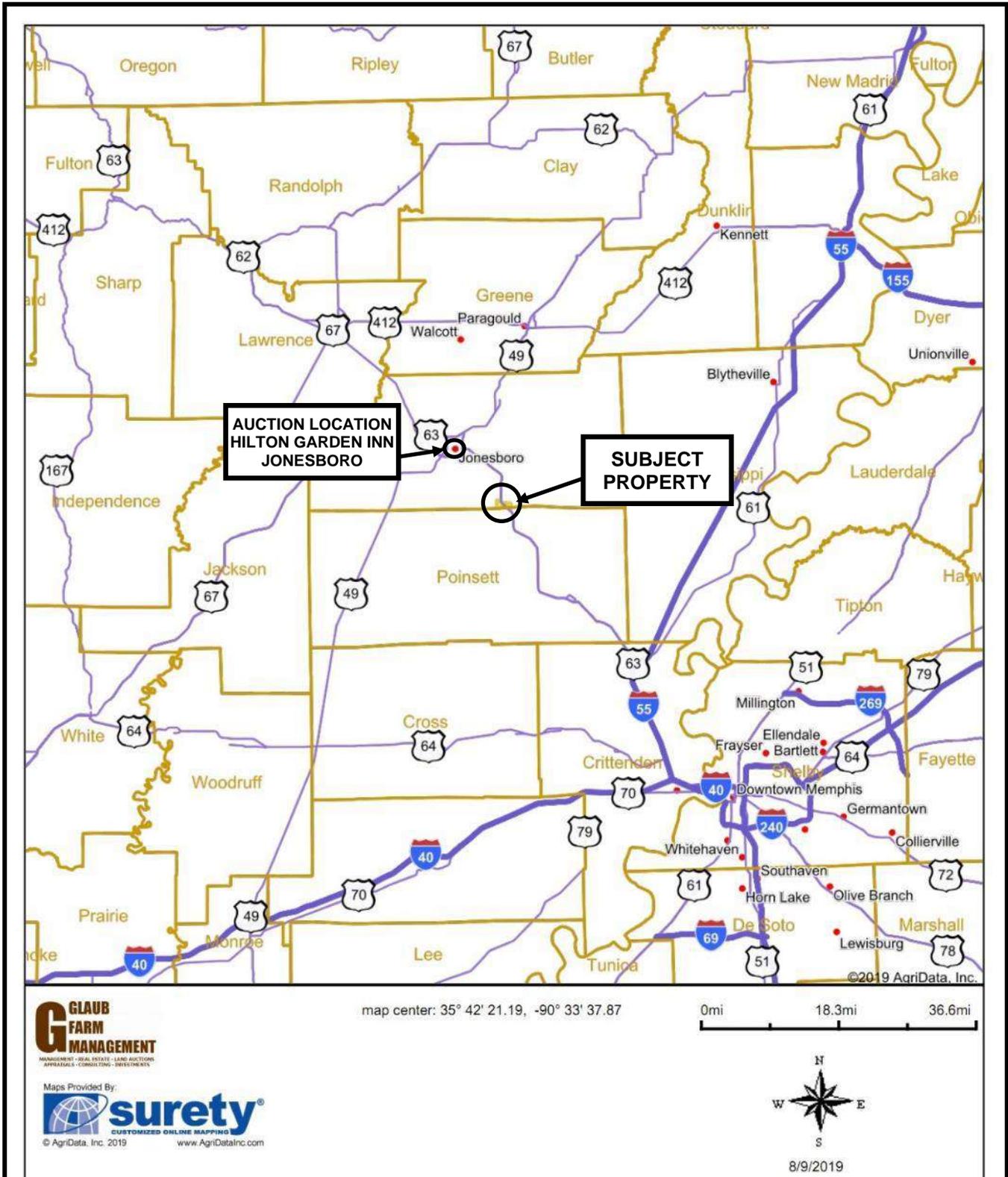
Online Video: <https://youtu.be/NHqoqe9Bm4U>

Live Auction Link: <https://youtu.be/XzWT0Q1OaAo>

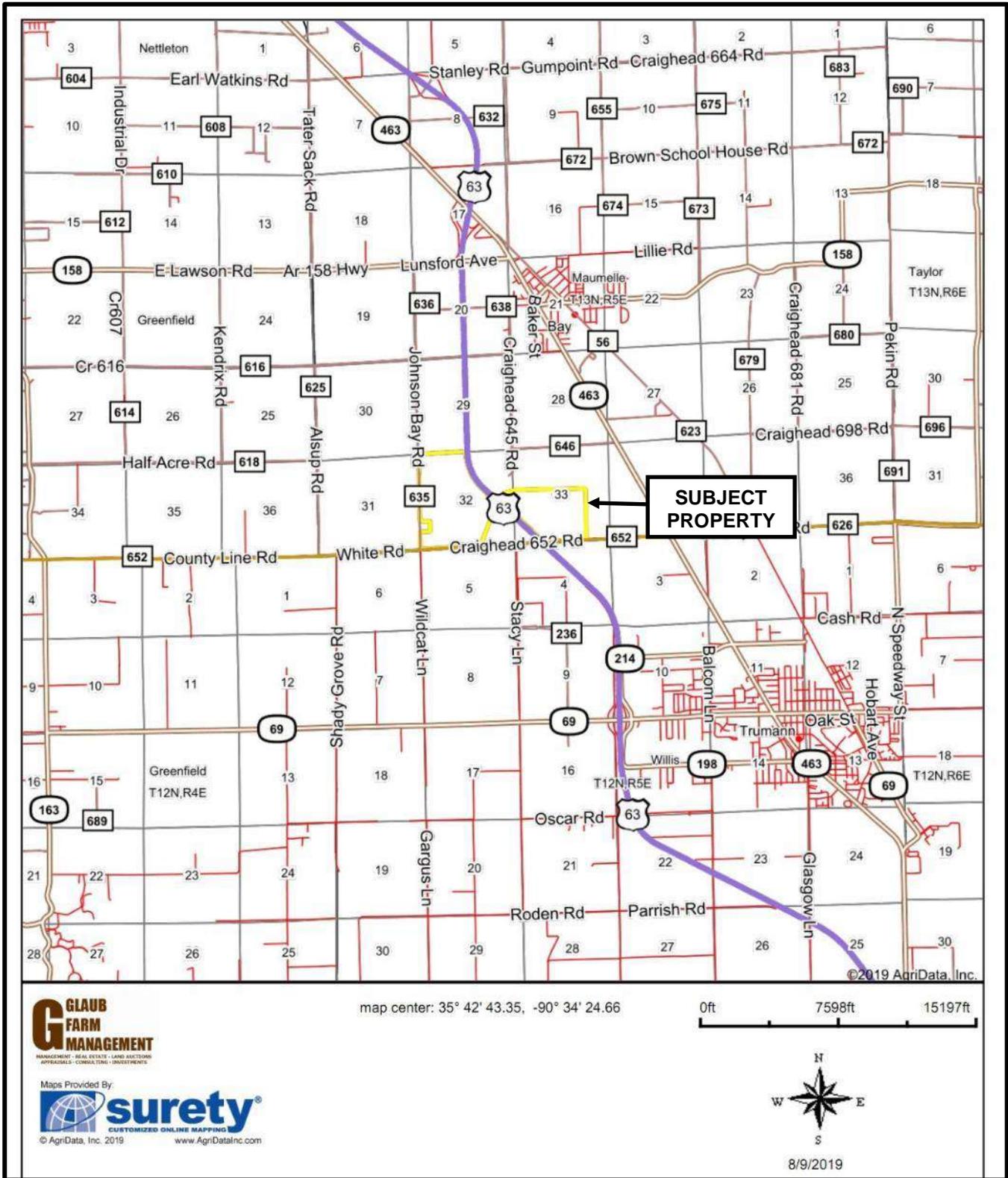
Auction Parcels:

- 1) 229.98+/- Total Acres (191.58 FSA Cropland Acres)
- 2) 176.19+/- Total Acres (166.40 FSA Cropland Acres)
- 3) 242.36+/- Total Acres (205.35 FSA Cropland Acres)

REGIONAL MAP



GENERAL LOCATION MAP



AUCTION TERMS AND CONDITIONS

Method of Sale: Glaub Farm Management, LLC (GFM) (Ted Glaub - Arkansas Real Estate License #PB00039905 & Arkansas Auctioneer License #1266) will offer this property for public auction on Wednesday, September 18, 2019. Auction location will be at the Hilton Garden Inn Jonesboro. At 10:00 AM, the property will be offered as one total unit, in tracts, or in combination. Each bid shall constitute an offer to purchase, and the final bid, if accepted by the Seller(s), shall constitute a binding contract between the Buyer(s) and the Seller(s). The auctioneer will settle any disputes as to bids and his decision will be final. If you are unable to attend the auction and would like to place a confidential sealed bid, please contact GFM at 870-972-6996.

Acreage: The acreages listed in this brochure are estimates taken from the county assessor's records, survey, and/or FSA records.

Survey: The Seller(s) reserve the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for a tract or tracts, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, or if this property sells in multiple tracts requiring new legal descriptions, a survey will be completed, the cost of which will be shared 50/50 by the Seller(s) and the Buyer(s). The Seller(s) will choose the type of survey to be completed and warrants that it will be sufficient to provide an owner's title insurance policy for the tract(s). The price per acre will be the auction bid price for the tract, multiplied by the tract acreage estimated in the auction brochure.

Buyer's Premium: A SIX PERCENT (6%) BUYER'S PREMIUM WILL BE ADDED TO THE HIGHEST BID TO ARRIVE AT THE FINAL PURCHASE PRICE FOR THE PROPERTY.

Down Payment: 10% of the final purchase price (which includes the Buyer's Premium) is due the day of the auction with the balance due at closing. The down payment must be in the form of personal or company check accompanied with a bank letter guaranteeing minimum funds available to write a non-refundable bid deposit, cashier's check, or cash. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

Approval of Bids: The Seller(s) reserve the right to accept or reject any and all bids. All successful bidders must enter into a separate written purchase agreement the day of the auction, immediately following the conclusion of the bidding.

Deed: The Seller(s) will provide a General Warranty Deed or similar deed at closing.

Evidence of Title: The Seller(s) will provide an Owner's Title Insurance Policy to the Buyer(s). The Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement(s) are null and void prior to the closing, and the Broker will return the Buyer's down payment.

Easements: The sale of this property is subject to any and all easements of record.

Closing: The closing shall be on or before Friday, October 18, 2019 at Community Title in Jonesboro. The Seller(s) have the choice to extend this date if necessary.

Possession: Possession will be delivered at closing subject to the rights of current tenant.

Mineral Rights: Any mineral rights owned by the Seller(s) will be conveyed to the Buyer(s).

Real Estate Taxes: The Seller(s) will pay the real estate and personal property taxes due and payable for calendar year 2018. A credit will be provided to Buyer for estimated 2019 property taxes paid in 2020, prorated to Closing. The Buyer(s) will pay the 2019 prorated real estate and personal property taxes, along with any and all assessments due in calendar year 2020 and thereafter.

Property Inspections: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries and due diligence concerning the property. Further, Seller(s) disclaim any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by GFM or the Seller(s) without GFM present.

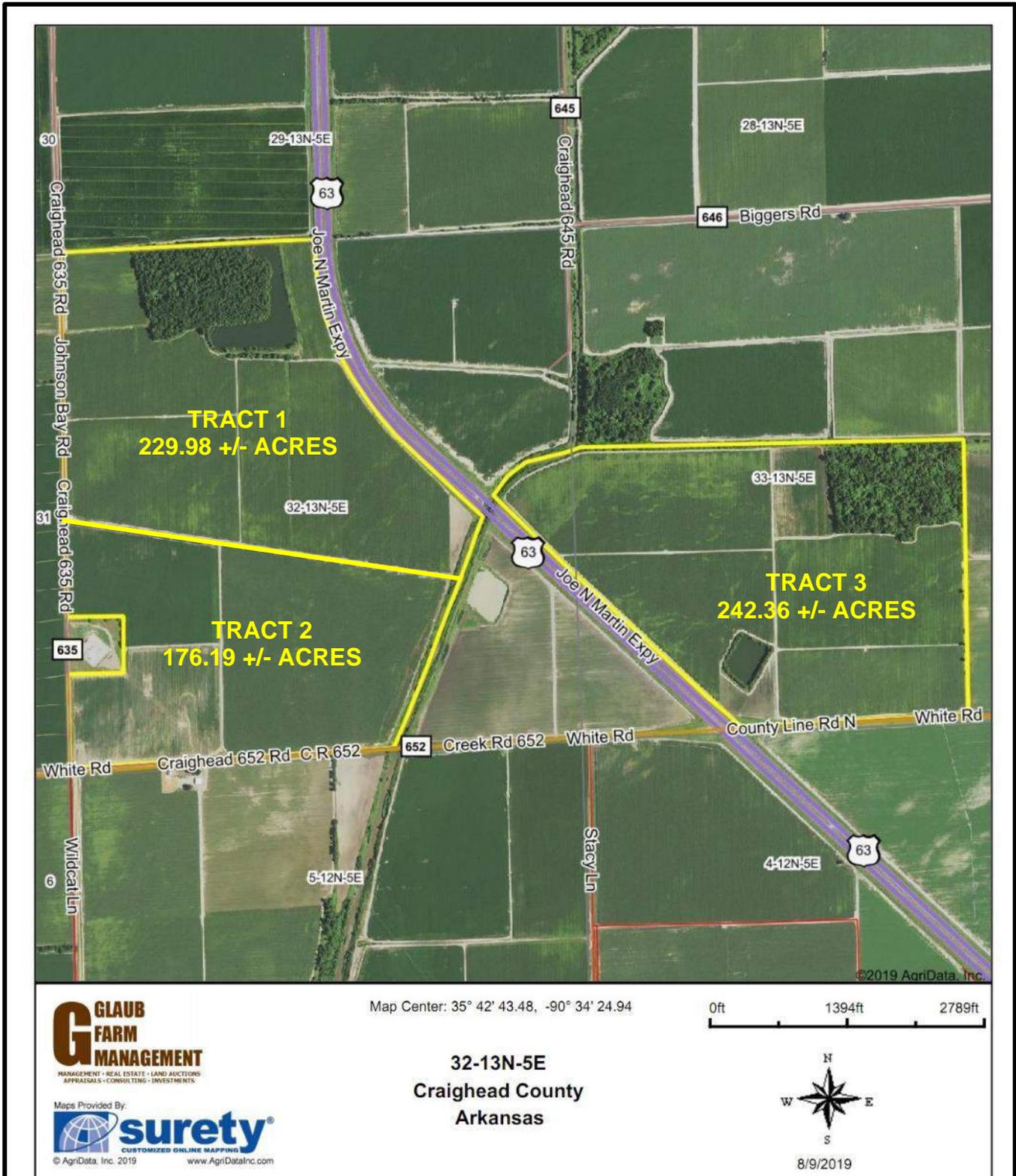
Agency: Glaub Farm Management, LLC, Ted Glaub (Broker/Auctioneer) and their representatives, are exclusive agents of the Seller(s).

Broker Participation: GFM will accept broker/realtor participation if the proper form is filled out at least 24 hours prior to the auction and the broker/realtor must attend the auction. Call GFM @ 870-972-6996 to receive the broker/realtor participation form.

Disclosure: Buyer has been informed that the Property, including without limitation garages, tool sheds, other outbuildings, fences, signs and mechanical equipment on the Property that were constructed prior to 1978, if any, may contain lead-based paint.

Disclaimer: All information contained in this brochure and all related materials are subject to the Terms and Conditions contained in the purchase agreement. No liability for the accuracy, errors or omissions of the information contained in this brochure and all related marketing materials is assumed by the Seller(s) or GFM. All sketches and dimensions in this brochure are approximate. ANNOUNCEMENTS MADE BY GFM, LEGAL COUNSEL, AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller(s) or GFM. Except for any express warranties set forth in the purchase agreement and sale documents, Buyer(s) accepts the property "AS IS," and Buyer(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller(s) and GFM make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Seller(s) or GFM be liable for any damages of any kind, including but not limited to nominal, compensatory, general, special or punitive damages. Conduction of the auction and increments of bidding are at the direction and discretion of GFM and/or the auctioneer. The Seller(s) and GFM reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of GFM, and/or the auctioneer are final.

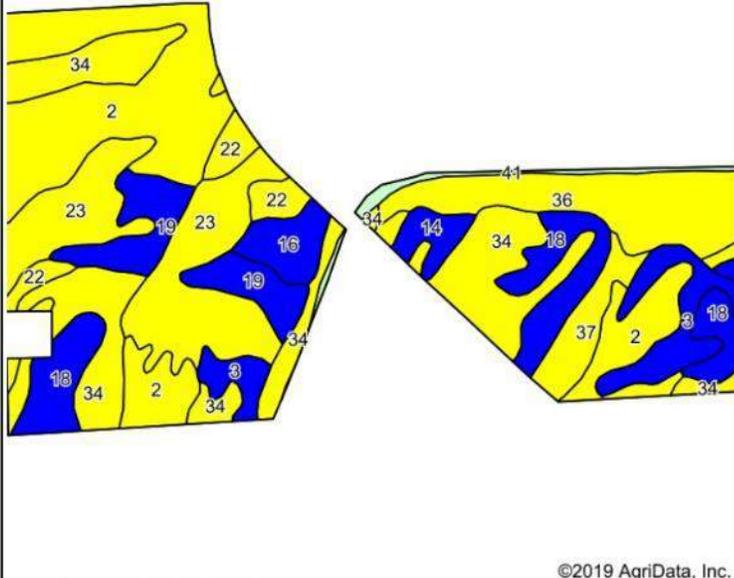
AERIAL MAP



IRRIGATION MAP

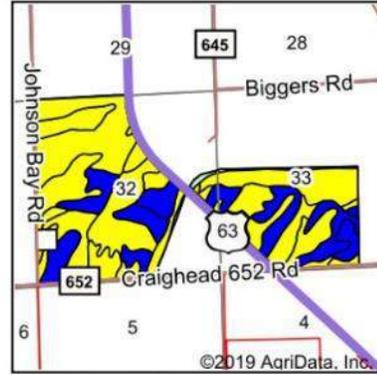


SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Arkansas**
 County: **Craighead**
 Location: **32-13N-5E**
 Township: **Maumelle**
 Acres: **651.98**
 Date: **8/9/2019**



Maps Provided By:



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Area Symbol: AR031, Soil Area Version: 18

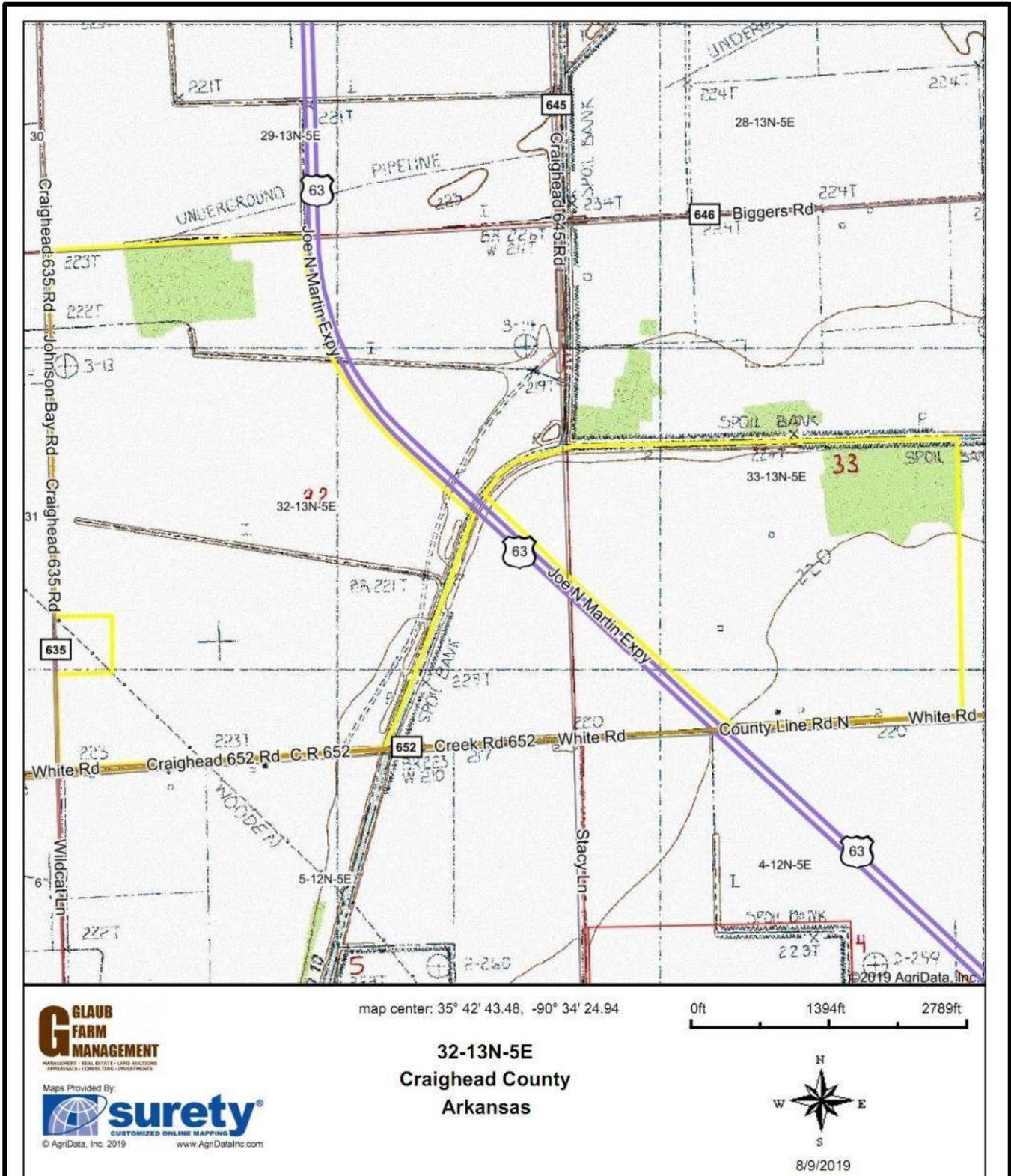
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
2	Amagon silt loam, 0 to 1 percent slopes	146.86	22.5%		llw	71
34	Mhoon fine sandy loam	123.11	18.9%		llw	76
23	Fountain silt loam, 0 to 1 percent slopes	97.77	15.0%		llw	71
36	Roellen silty clay loam	64.44	9.9%		llw	66
18	Dundee fine sandy loam	62.59	9.6%		llw	83
19	Dundee silt loam, 0 to 1 percent slopes	39.70	6.1%		llw	82
3	Beulah fine sandy loam, 0 to 1 percent slopes	36.38	5.6%		lls	74
37	Sharkey clay, 0 to 1 percent slopes, protected	22.15	3.4%		llw	34
22	Foley silt loam, 0 to 1 percent slopes	21.87	3.4%		llw	49
16	Dubbs fine sandy loam, 0 to 3 percent slopes	17.11	2.6%		lle	76
14	Convent fine sandy loam	10.96	1.7%		llw	84
41	Water	9.04	1.4%			
Weighted Average						*n 70.8

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

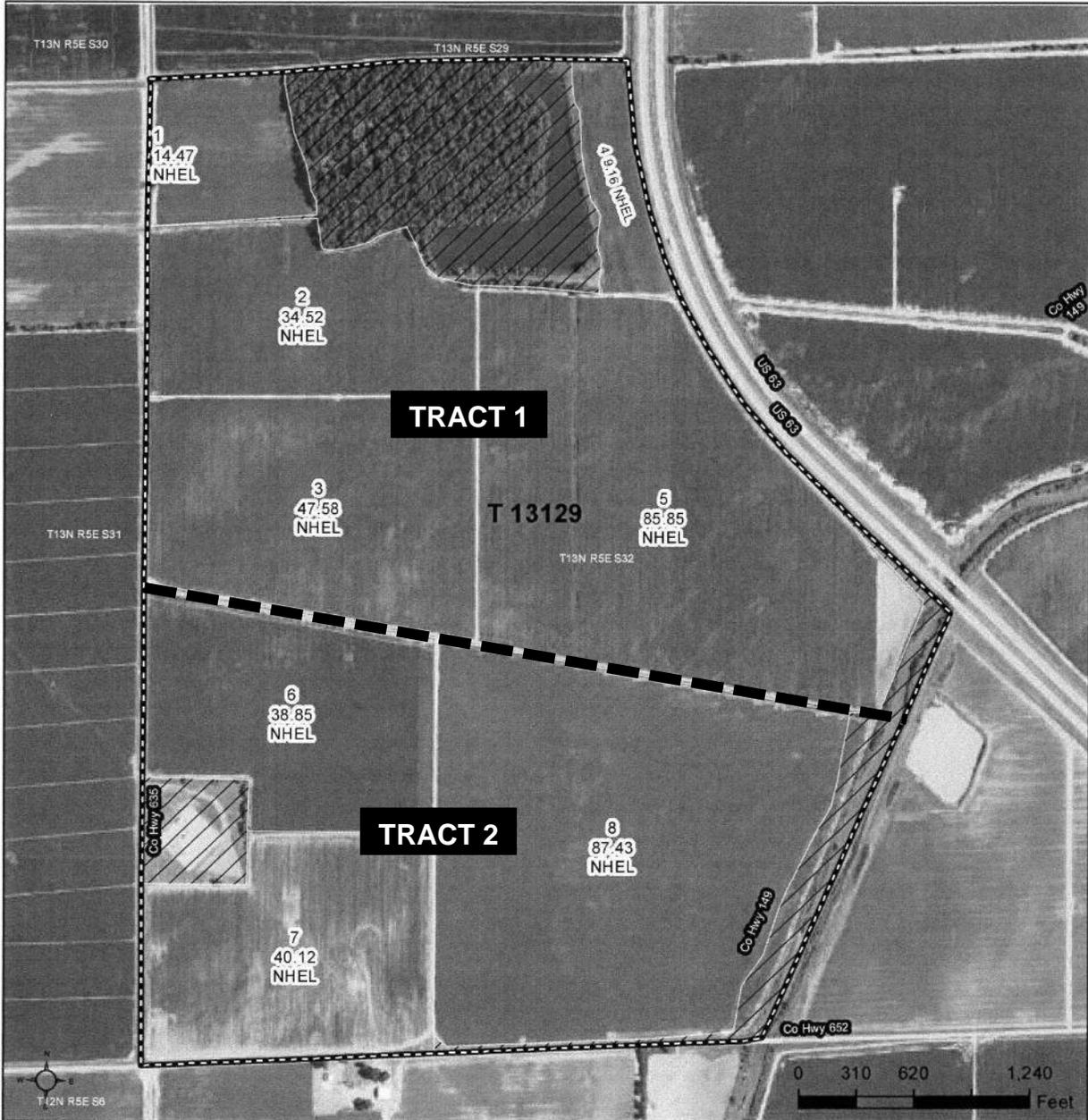
Soils data provided by USDA and NRCS.

TOPO MAP



FSA MAP- TRACT 1 & 2

USDA United States Department of Agriculture
Craighead County, Arkansas



Common Land Unit Tract Boundary

Non-Cropland
 Cropland

Wetland Determination Identifiers

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

Imagery Year: 2017

2019 Program Year
 Map Created November 19, 2018

Farm 9022
Tract 13129

Tract Cropland Total: 357.98 acres

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).

FSA MAP- TRACT 3

USDA United States Department of Agriculture
Craighead County, Arkansas



Common Land Unit Tract Boundary

Non-Cropland
 Cropland

Wetland Determination Identifiers

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

Imagery Year: 2017

2019 Program Year
 Map Created November 19, 2018

Farm 9022
Tract 13130

Tract Cropland Total: 205.35 acres

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FSA 156-EZ

ARKANSAS
CRAIGHEAD

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9022

Prepared : Feb 20, 2019

Crop Year : 2019

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) :

Recon ID :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
669.16	563.33	563.33	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	563.33	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, OATS, FLAX, CORN, SORGH, SNFLR, SFLWR, SOYBN, BARLY, RAPE, MUSTD, SESME, CANOL, CRAMB, SML-CHIKP, LRG-CHIKP, PEAS, LENTI	PNUTS, SUP, RICE-LGR, RICE-MGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	27.63	0.00	0	37	
Corn	8.22	0.00	0	161	
Soybeans	9.38	0.00	0	50	
Seed Cotton	383.48	0.00	0	2225	
Unassigned Generic Base	95.87	0.00	0	0	
Rice-Long Grain	2.14	0.00	0	4565	
Rice-Medium Grain	0.17	0.00	0	4565	
Grain Sorghum	0.00	0.00	0	0	100
TOTAL	526.89	0.00			

NOTES

Tract Number : 13129

TRACT 1 & 2

Description :

FSA Physical Location : ARKANSAS/CRAIGHEAD

ANSI Physical Location : ARKANSAS/CRAIGHEAD

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : DEBORAH A DREW TRUST

Other Producers : None

Recon ID : 05-031-2018-44

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
416.67	357.98	357.98	0.00	0.00	0.00	0.00	0.00

FSA 156-EZ

ARKANSAS CRAIGHEAD Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 9022 Prepared : Feb 20, 2019 Crop Year : 2019
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Tract 13129 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	357.98	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	17.56	0.00	0	37
Corn	5.22	0.00	0	161
Soybeans	5.96	0.00	0	50
Seed Cotton	243.69	0.00	0	2225
Unassigned Generic Base	60.92	0.00	0	0
Rice-Long Grain	1.36	0.00	0	4565
Rice-Medium Grain	0.11	0.00	0	4565
TOTAL	334.82	0.00		

NOTES

Tract Number : 13130

TRACT 3

Description :
FSA Physical Location : ARKANSAS/CRAIGHEAD
ANSI Physical Location : ARKANSAS/CRAIGHEAD
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete.
WL Violations : None
Owners : DEBORAH A DREW TRUST
Other Producers : None
Recon ID : 05-031-2018-44

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
252.49	205.35	205.35	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	205.35	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	10.07	0.00	0	37
Corn	3.00	0.00	0	161
Soybeans	3.42	0.00	0	50
Seed Cotton	139.79	0.00	0	2225
Unassigned Generic Base	34.95	0.00	0	0
Rice-Long Grain	0.78	0.00	0	4565
Rice-Medium Grain	0.06	0.00	0	4565
TOTAL	192.07	0.00		

