

# **McClure & Hardin Farm**

*St. Francis County, Arkansas*



**OFFERED BY:**

**G** **GLAUB**  
**FARM**  
**MANAGEMENT**

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**For Additional Information Contact:**

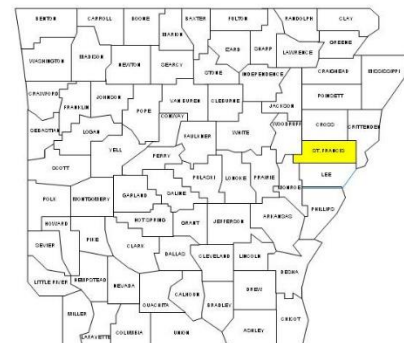
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*Serving Landowners in Arkansas, Mississippi, Missouri, and Tennessee*

## MCCLURE & HARDIN FARM SUMMARY

**Property Overview:**

This property of 766.33 +/- surveyed acres in St. Francis County, AR is located approximately 5.14 miles northeast of Hunter, AR along highway 306. The cropland has a history of rice and soybean production with a total of 744.6 cropland acres. Soils are primarily silt loams. The property includes 6 wells, 5 of which are electric.



This farm is a prime location for duck hunting and has been leased for several years. Located in the Mississippi Flyways this farm can provide a suitable habitat for migratory waterfowl.

**Inspections:** Contact Glaub Farm Management, LLC to inspect farms.

**Acreage:** 766.33 +/- surveyed acres

**FSA Data:** Cropland Acres – 744.6 acres

<u>Crop</u>	<u>Acres</u>	<u>PLC Yield</u>	<u>Commodity Program</u>
Wheat	114.2	40	ARC-CO
Rice-Long Grain	408.4	6225	PLC
Grain Sorghum	8.7	55	ARC-CO
Soybeans	173.8	29	ARC-CO
Rice-Med Grain	38.8	5484	PLC
<b>Total Base:</b>	<b>743.9</b>		

**Lease:** Property is subject to a crop and hunting lease.

**Oil, Gas & Mineral:** All rights owned will transfer.

**Real Estate Taxes:** \$4,420.00 (Estimate)

**Online Map:** <https://app.terrastridepro.com/property/64640/map/#ghyb,35.082605,-91.030561,14z>

**Online Video:** <https://youtu.be/CT4AGPoVyfg>

**Asking Price:** \$3,500,000

# REGIONAL MAP



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map center: 35° 4' 12.65, -90° 54' 50.46

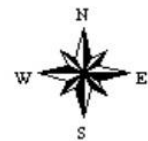
0mi 16.8mi 33.7mi



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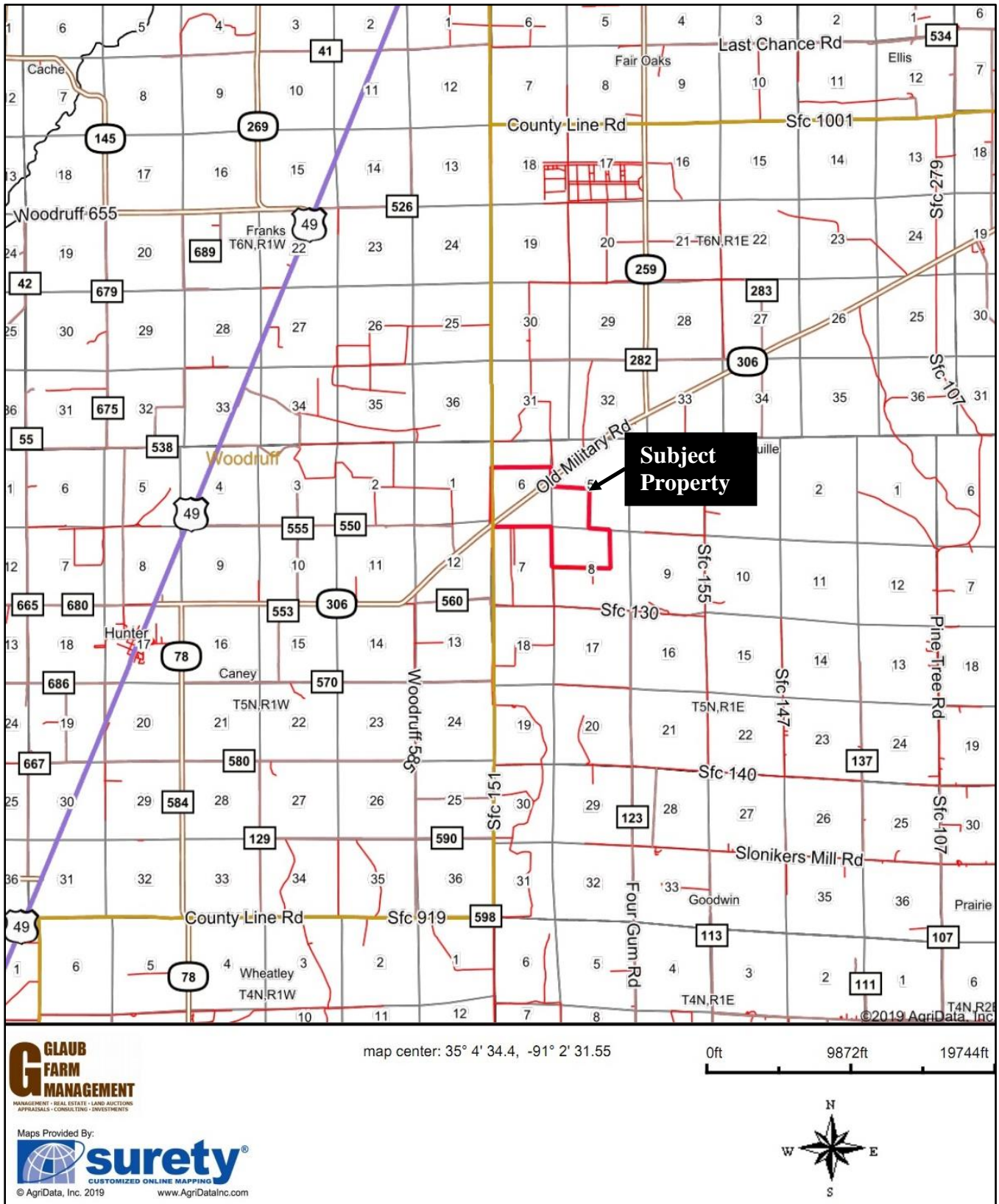


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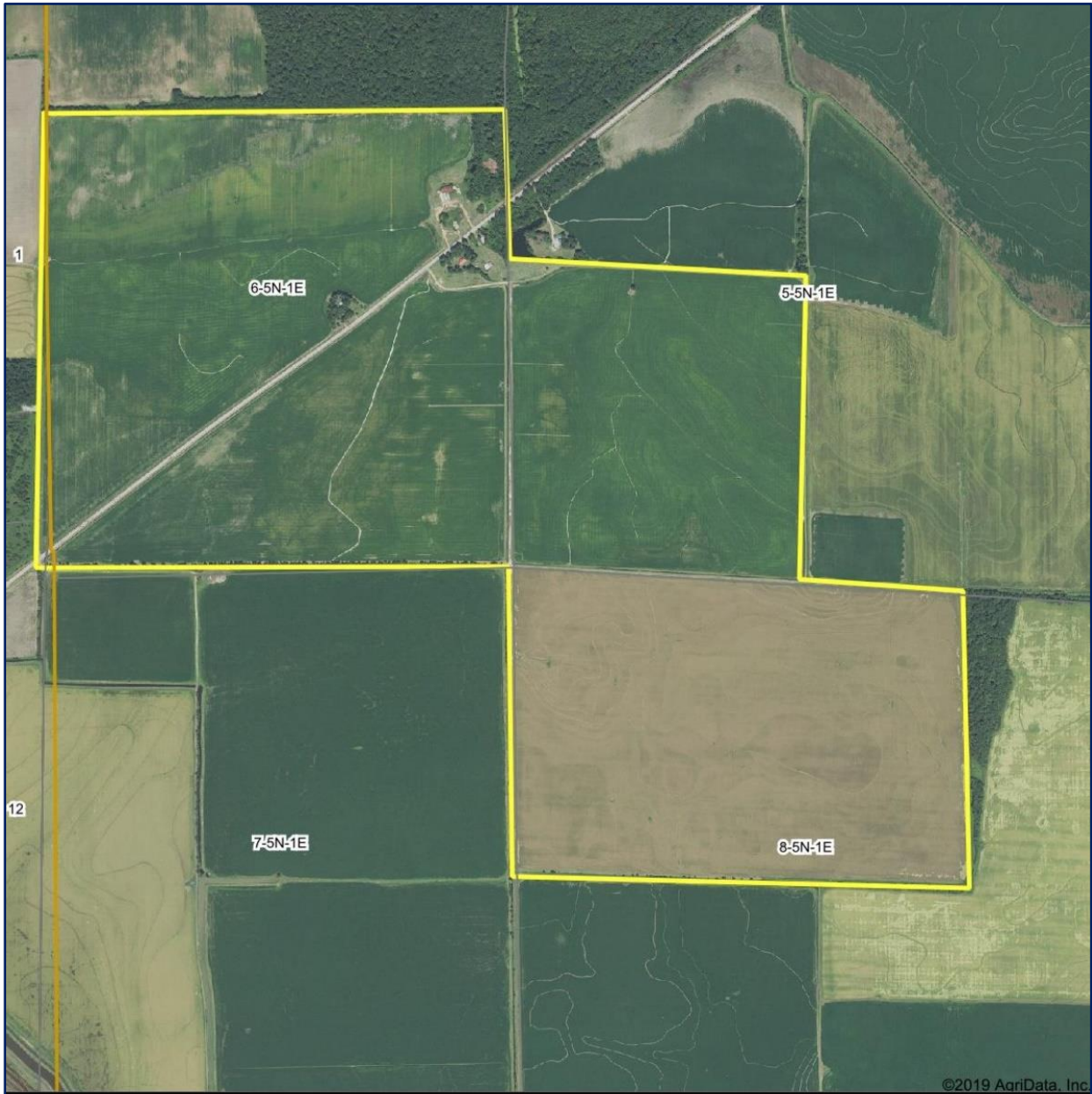




# GENERAL LOCATION MAP



# AERIAL MAP



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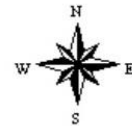


CUSTOMIZED ONLINE MAPPING  
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map center: 35° 4' 26.07, -91° 1' 45.44

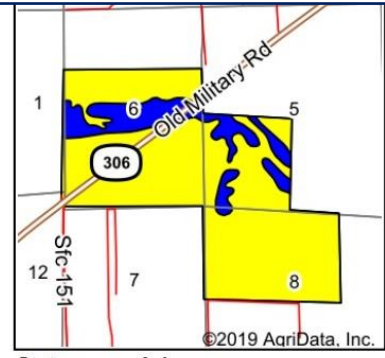
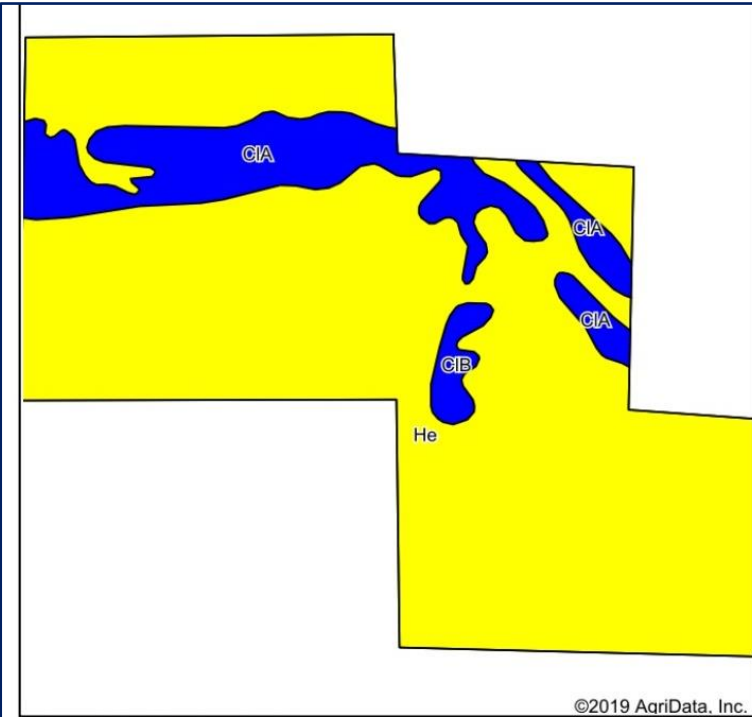
0ft 1166ft 2331ft

5-5N-1E  
St Francis County  
Arkansas



2/27/2019

# SOILS MAP



State: **Arkansas**  
 County: **St Francis**  
 Location: **5-5N-1E**  
 Township: **L'Anguille**  
 Acres: **787.9**  
 Date: **2/27/2019**



Soils data provided by USDA and NRCS.

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Area Symbol: AR123, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
He	Henry silt loam, 0 to 1 percent slopes	665.72	84.5%		IIIw	42
CIA	Calloway silt loam, 0 to 1 percent slopes	110.78	14.1%		IIw	49
CIB	Calloway silt loam, 1 to 3 percent slopes	11.40	1.4%		Ile	49
<b>Weighted Average</b>						<b>*n 43.1</b>

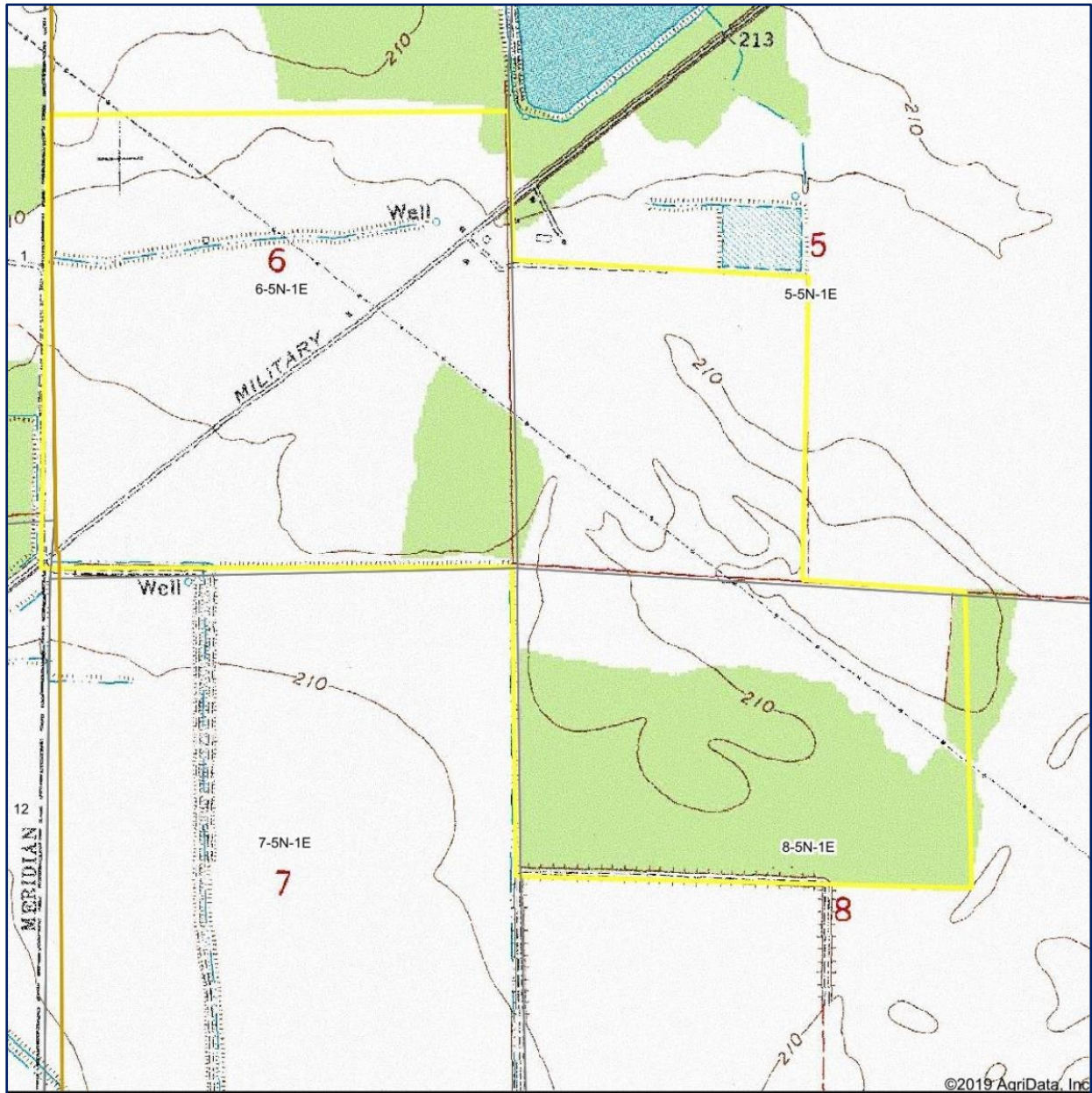
\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# TOPOGRAPHY MAP

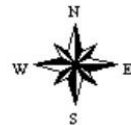


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map center: 35° 4' 26.07, -91° 1' 45.44

0ft 1388ft 2776ft

5-5N-1E  
St Francis County  
Arkansas



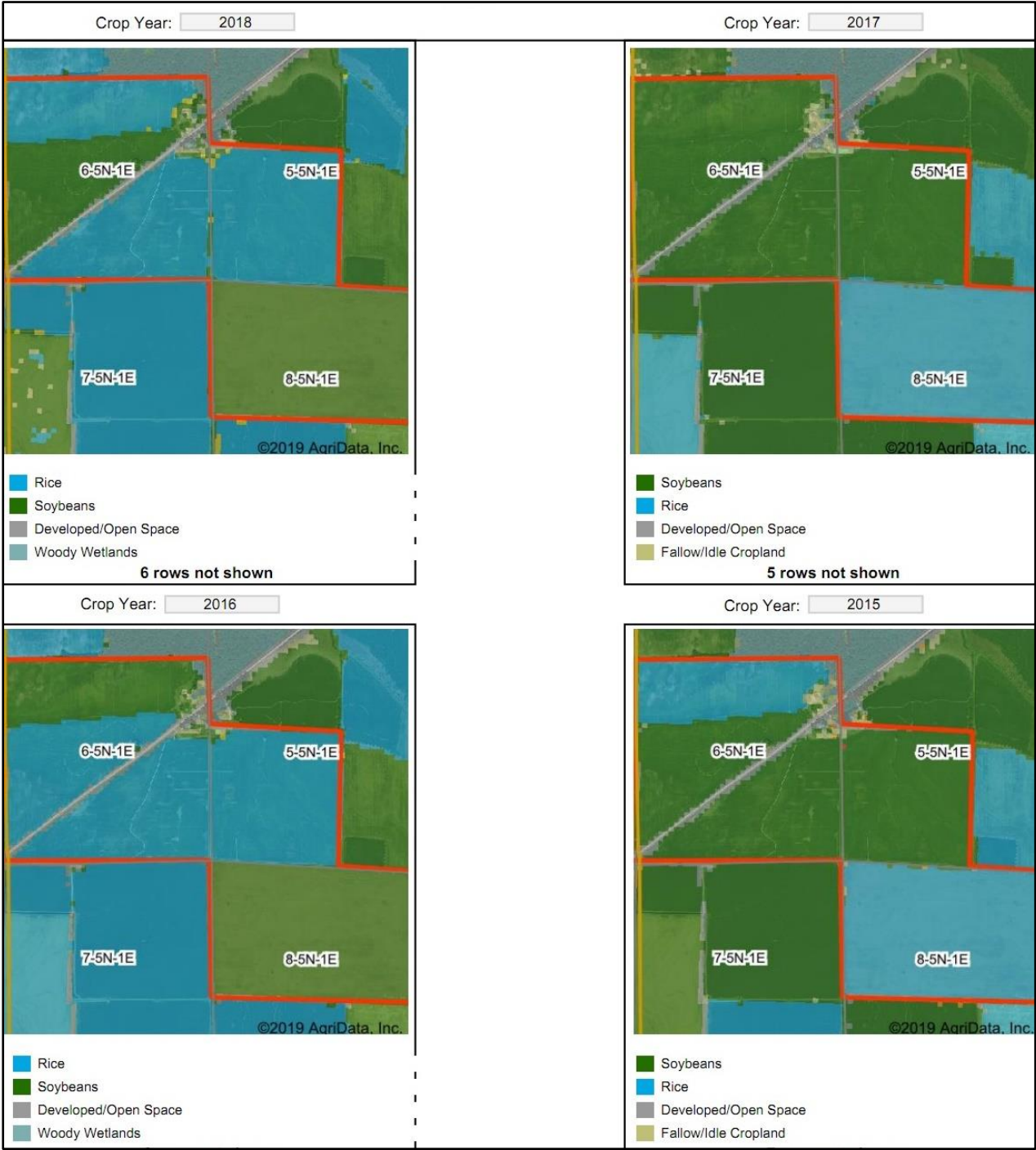
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# CROP HISTORY MAP







PICTURES

