FARMLAND FOR SALE

163+/- Acres Lee County, Arkansas



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For Additional Information Contact:

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Email: info@glaubfm.com
Website: www.GlaubFM.com

FARM PROPERTY SUMMARY

Property Overview:

This 163 +/- mix use farm is located approximately 13

miles Southwest of Brinkley, AR. This farm has approximately 83.48 +/- irrigated tillable acres and 79.70 +/- acres of timber. Soils are Loring silt loam and Calloway silt loam. Farm has history of growing

Calloway silt loam. Farm has history of growing irrigated soybeans, wheat, and long grain rice.

This farm is not only income producing but also has deer and turkey hunting, and could also be your own

personal ducking hunting hole. Flat Fork Creek that runs through the 79.70 +/-timber acres giving a good water source for wildlife and flows into Big Creek. The creeks keep the bottomland flooded throughout the winter and early spring

creating quality habitat for various species of waterfowl.

Acreage: 163+/- acres

Lease: Property is under a Year to Year lease.

USDA Information: Farmland Acres – 163.18 acres Cropland Acres – 83.48 acres

Crop	<u>Acres</u>	PLC Yield	Commodity Program
Wheat	20.00	29	
Soybeans	21.00		
Rice-Long Grain	<u>63.10</u>	4551	
Total Base:	104.10		

Online Map: https://tinyurl.com/ycaqd6aq

Online Video: https://youtu.be/3E3QeQu3z6g

Oil, Gas, Minerals: All rights owned will transfer.

Inspections: Contact Glaub Farm Management, LLC

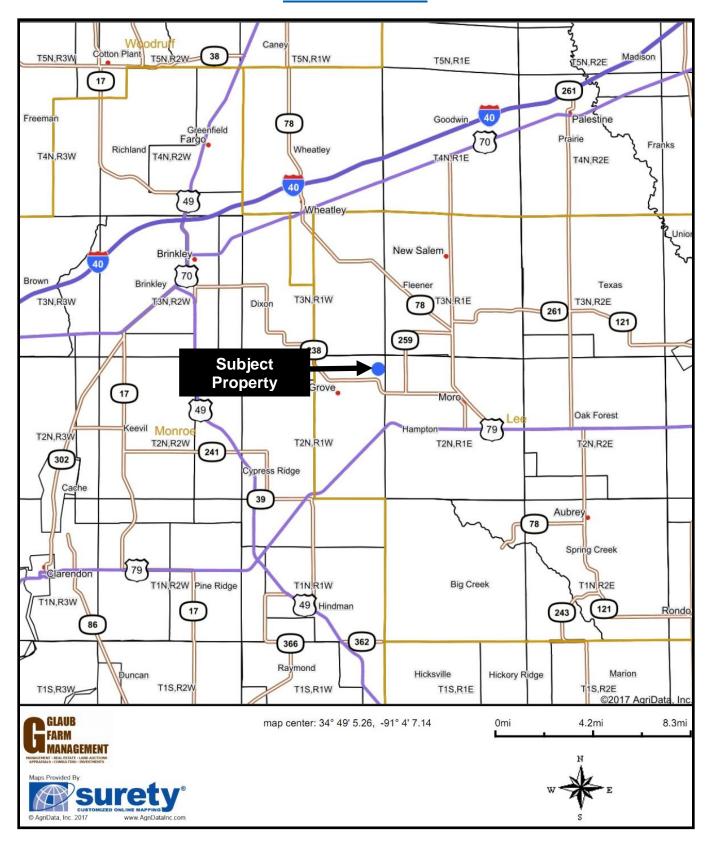
to inspect farm.

Asking Price: \$400,000

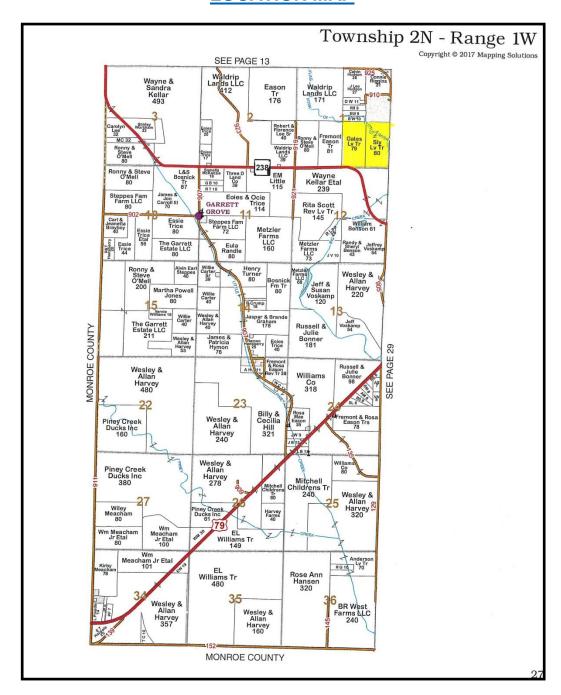


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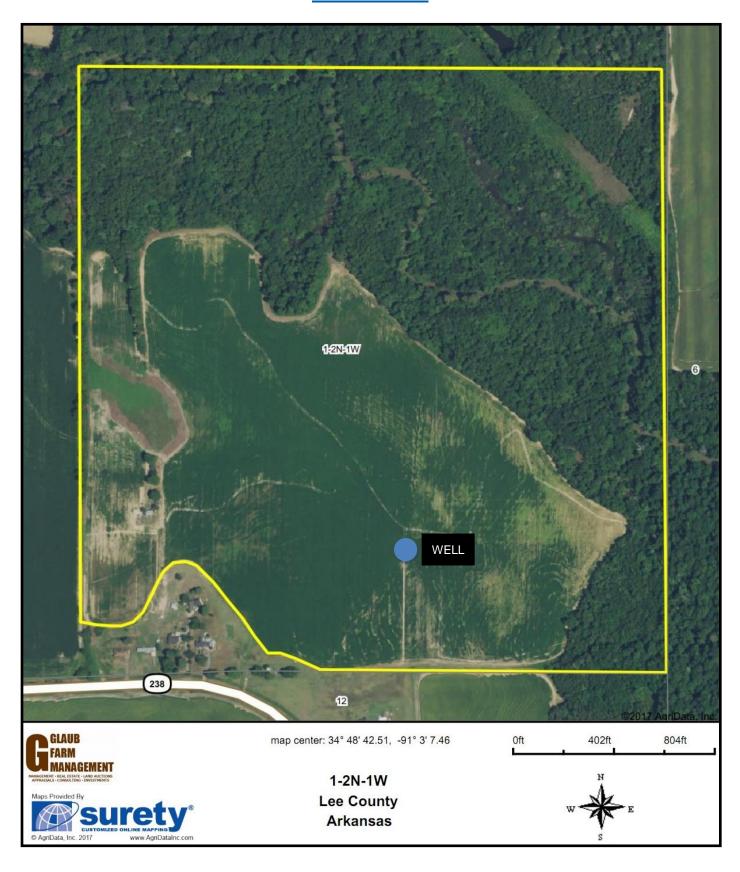
LOCATION MAP



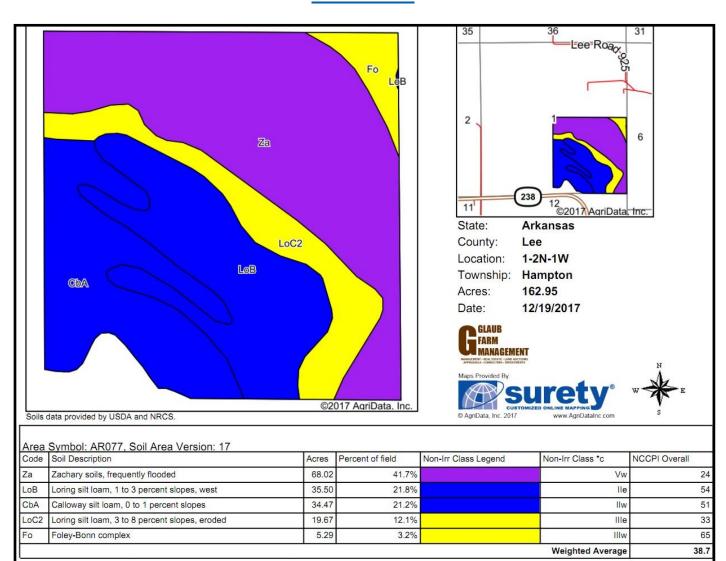
LOCATION MAP



AERIAL MAP



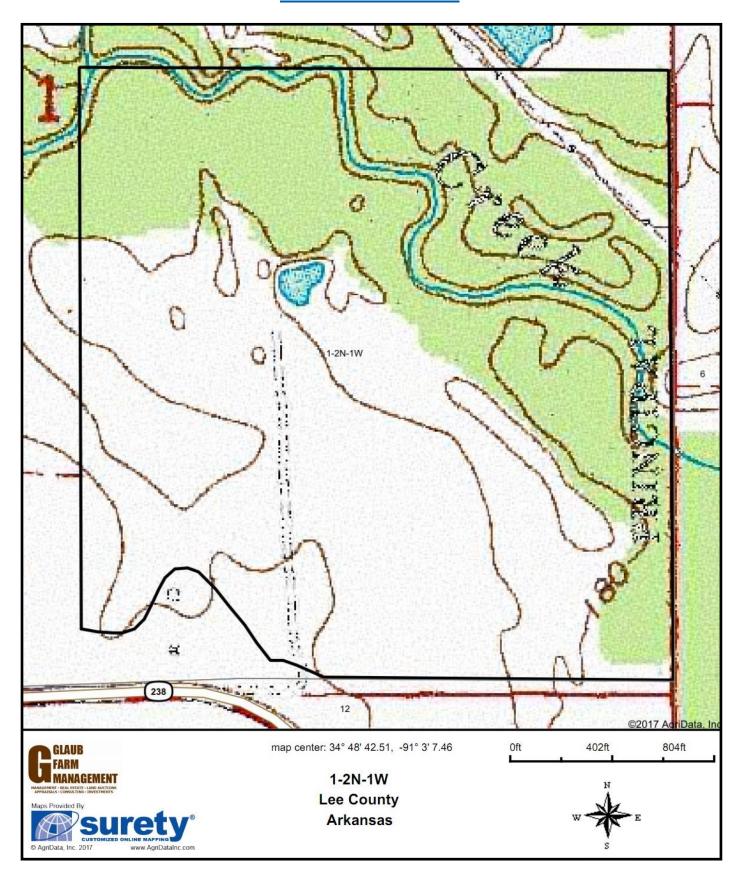
SOILS MAP



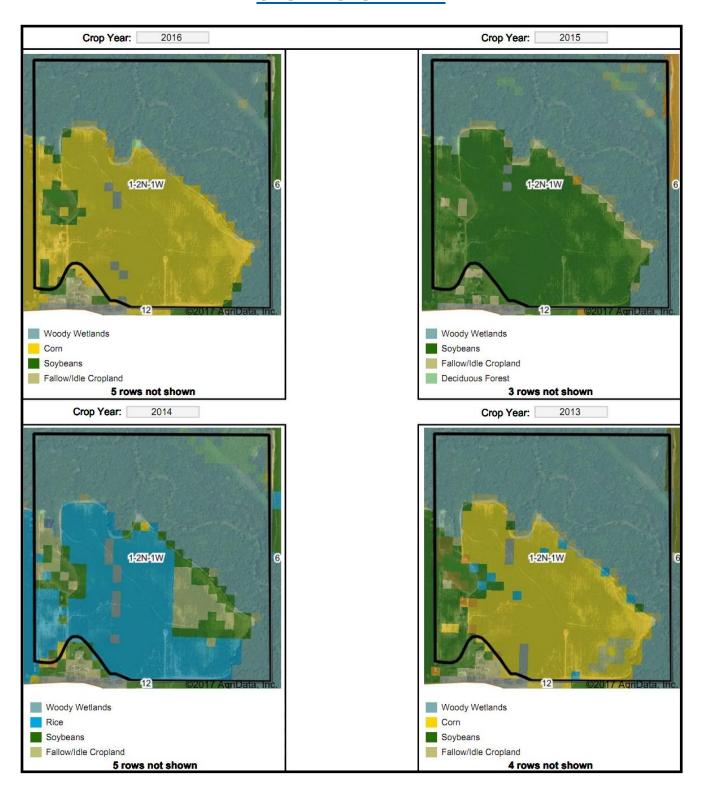
^{*}c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



CROP HISTORY MAP



PICTURES













NOTES

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