

# LAND FOR SALE

**3,300 +/- Acres**

*Monroe & St. Francis County, Arkansas*



**OFFERED BY:**

**G** **GLAUB**  
**FARM**  
**MANAGEMENT**  
MANAGEMENT • REAL ESTATE • CONSULTING  
INVESTMENTS • LAND AUCTIONS

 **First Mid**  
AG SERVICES

**For Additional Information Contact:**

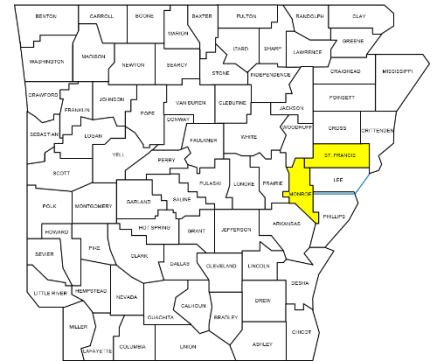
Jeffrey Hignight  
1702 Stone, Suite C  
Jonesboro, AR 72401  
Office: (870) 972-6996  
Fax: (870) 931-5985  
Email: [info@glaubfm.com](mailto:info@glaubfm.com)

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Bloomington, IL 61704  
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Mobile: (217)249-4115  
Email: [RPerkins@firstmid.com](mailto:RPerkins@firstmid.com)

## FARM SUMMARY

### Property Overview:

This 3,300 +/- acre investment is located in seven tracts from Brinkley to East of Hunter with three of the tracts very near I-40. From end to end the properties are about 20 miles apart. The properties are primarily silt loam soils with some silty clay and is irrigated. Crops are primarily rice and soybeans. The farm's have improvements ranging from underground irrigation pipe, land leveling, and grain bins. Many of the irrigation wells come with electric motors.



The properties are currently leased. The cropland has potential to be improved with precision leveling. Sub surface irrigation is ample and the farms have potential for surface water development. These properties all have waterfowl hunting potential. Some of the tracts are leased. Other income potential comes from billboards along the interstate.

**Inspections:** Contact Glaub Farm Management, LLC or First Mid Services to inspect farms.

**Acreage:** 3,300 +/- deeded acres with 3,089.21 +/- Cropland Acres

**Lease:** Properties are subject to a crop and hunting leases.

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

**Real Estate Taxes:** \$23,614 (2018)

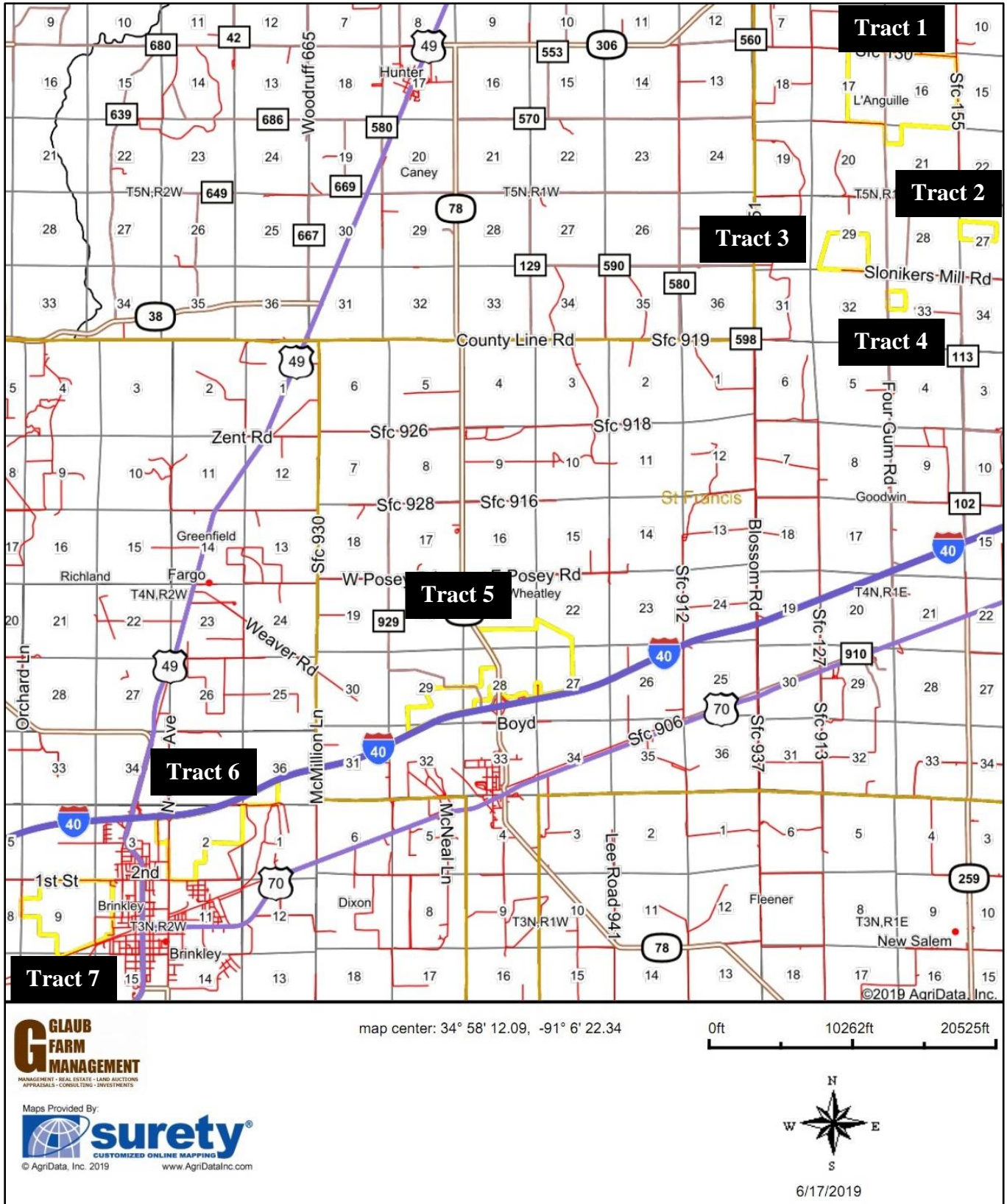
**Online Map:** <https://app.terrastridepro.com/property/71492/map?referer=iframe>

**Asking Price:** \$14,129,000

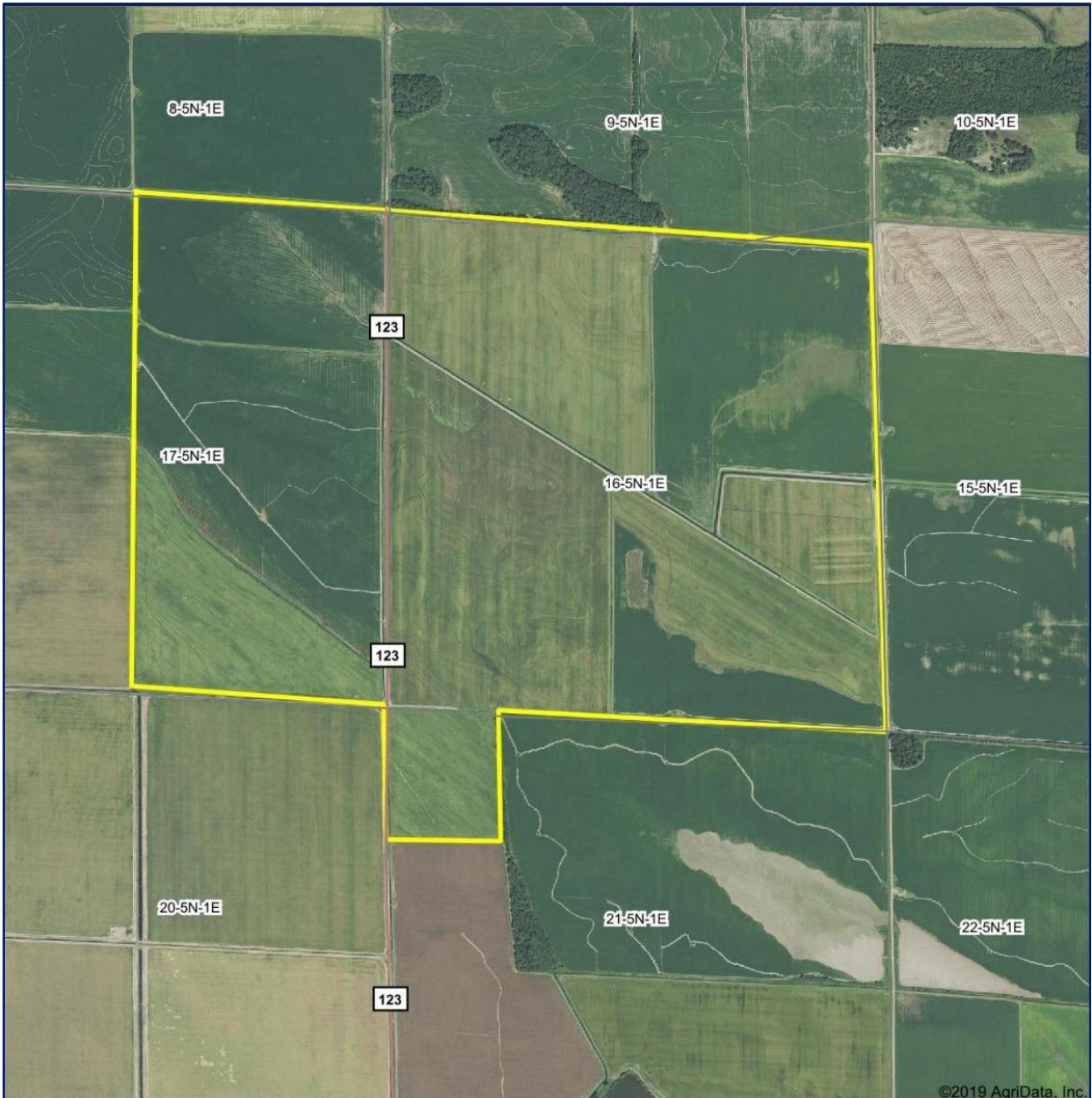
# REGIONAL MAP



# GENERAL LOCATION MAP



# TRACT 1 AERIAL MAP



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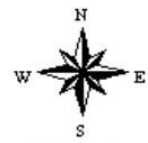
Map Center: 35° 2' 50.53, -91° 0' 26.27

0ft 1650ft 3301ft

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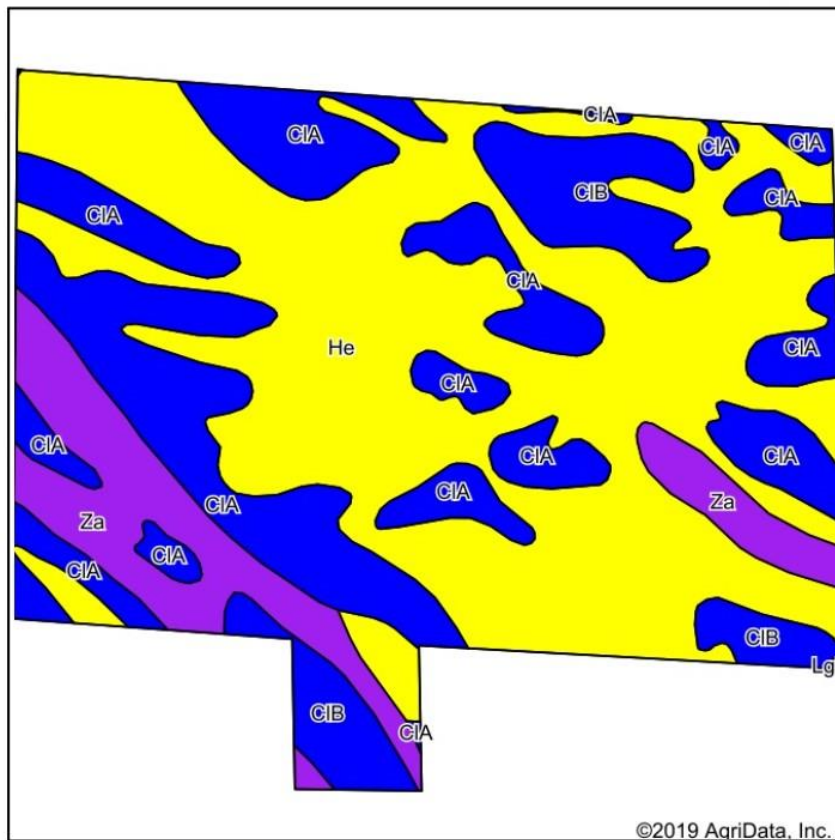
Maps Provided By:  
  
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**16-5N-1E**  
St Francis County  
Arkansas

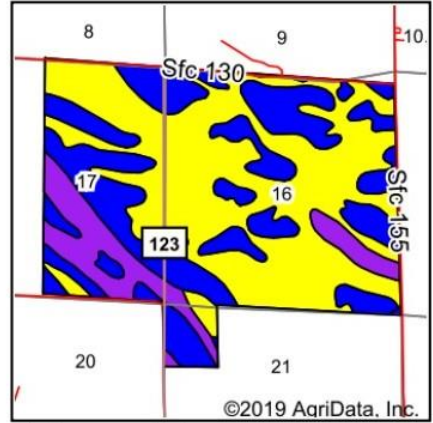


6/4/2019

# TRACT 1 SOILS MAP



Soils data provided by USDA and NRCS.



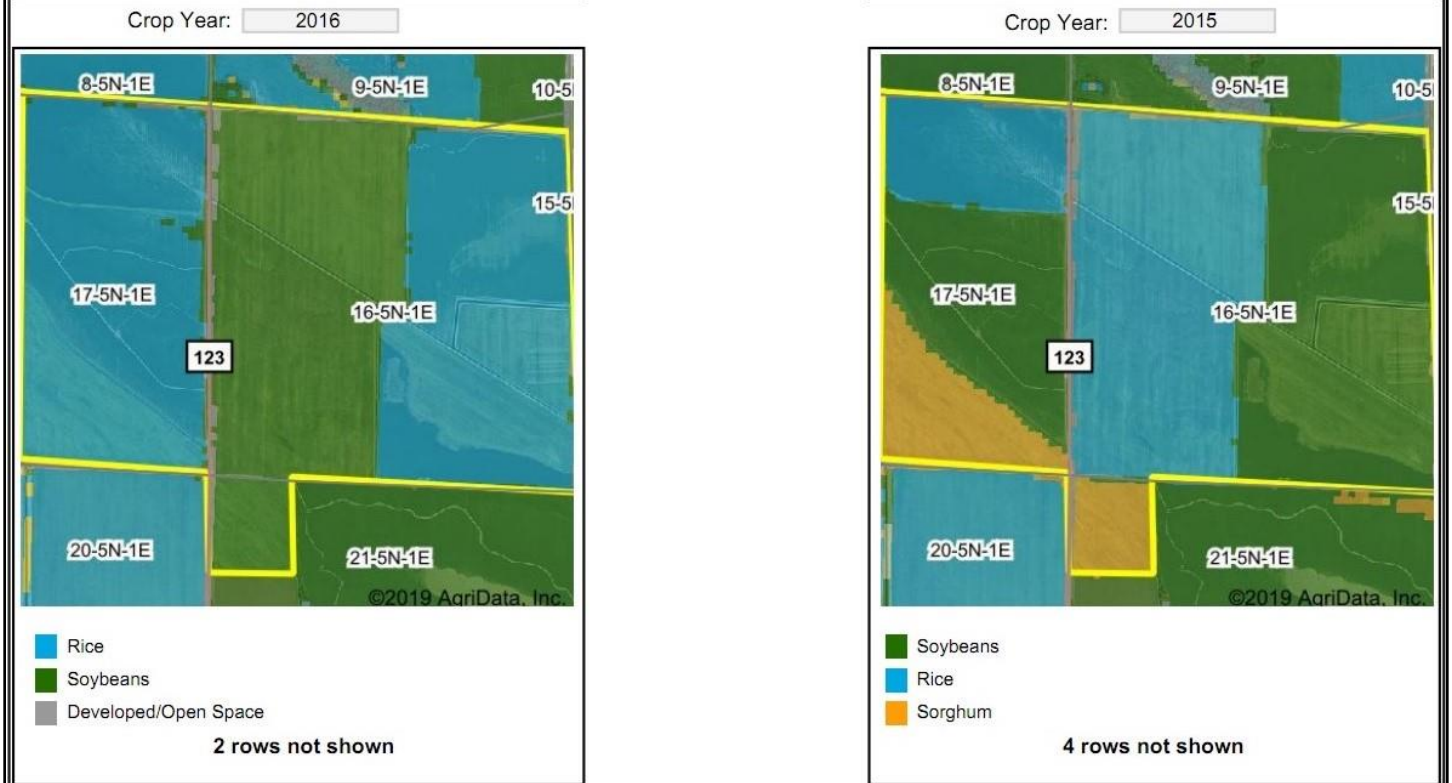
State: **Arkansas**  
 County: **St Francis**  
 Location: **16-5N-1E**  
 Township: **L'Anguille**  
 Acres: **971.96**  
 Date: **6/4/2019**



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	510.25	52.5%		IIIw	42
CIA	Calloway silt loam, 0 to 1 percent slopes	270.46	27.8%		IIw	49
Za	Zachary silt loam	108.00	11.1%		Vw	24
CIB	Calloway silt loam, 1 to 3 percent slopes	82.69	8.5%		IIe	49
LgB2	Loring silt loam, 1 to 3 percent slopes eroded	0.56	0.1%		IIe	56
<b>Weighted Average</b>						<b>*n 42.6</b>

# TRACT 1 CROP HISTORY



Map Center: 35° 2' 50.53, -91° 0' 26.27

State: AR County: St Francis

Legal: 16-5N-1E Twnshp: L'Anguille



Maps Provided By:  
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TRACT 2 AERIAL MAP



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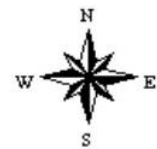
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Map Center: 35° 1' 17.35, -90° 59' 29.21

0ft 482ft 965ft

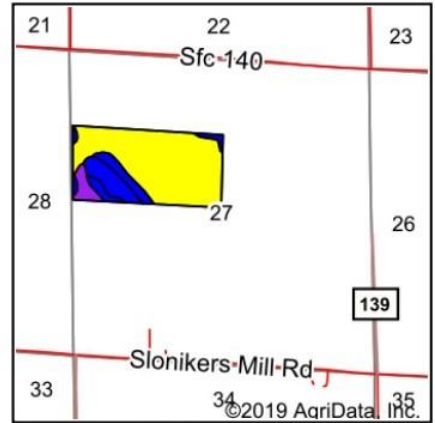
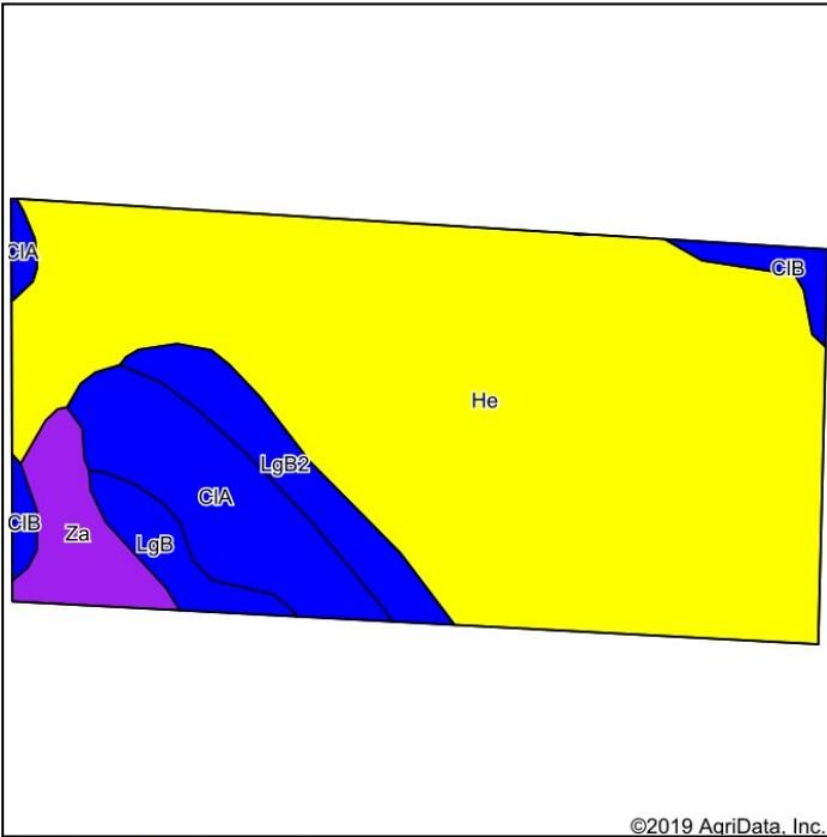
**27-5N-1E**  
**St Francis County**  
**Arkansas**



6/4/2019



# TRACT 2 SOILS MAP



State: **Arkansas**  
 County: **St Francis**  
 Location: **27-5N-1E**  
 Township: **Goodwin**  
 Acres: **77.12**  
 Date: **6/4/2019**



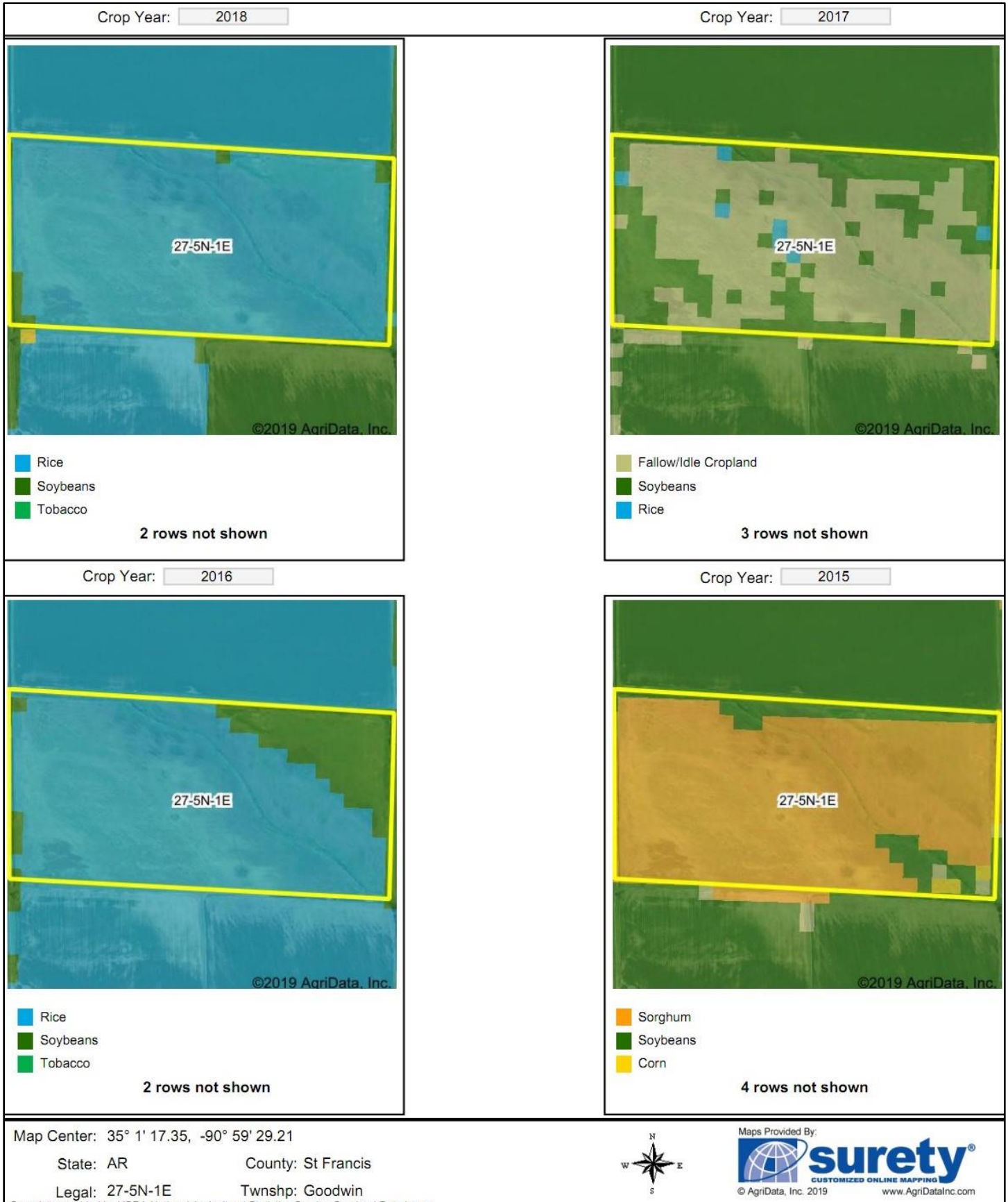
Soils data provided by USDA and NRCS.

Area Symbol: AR123, Soil Area Version: 16

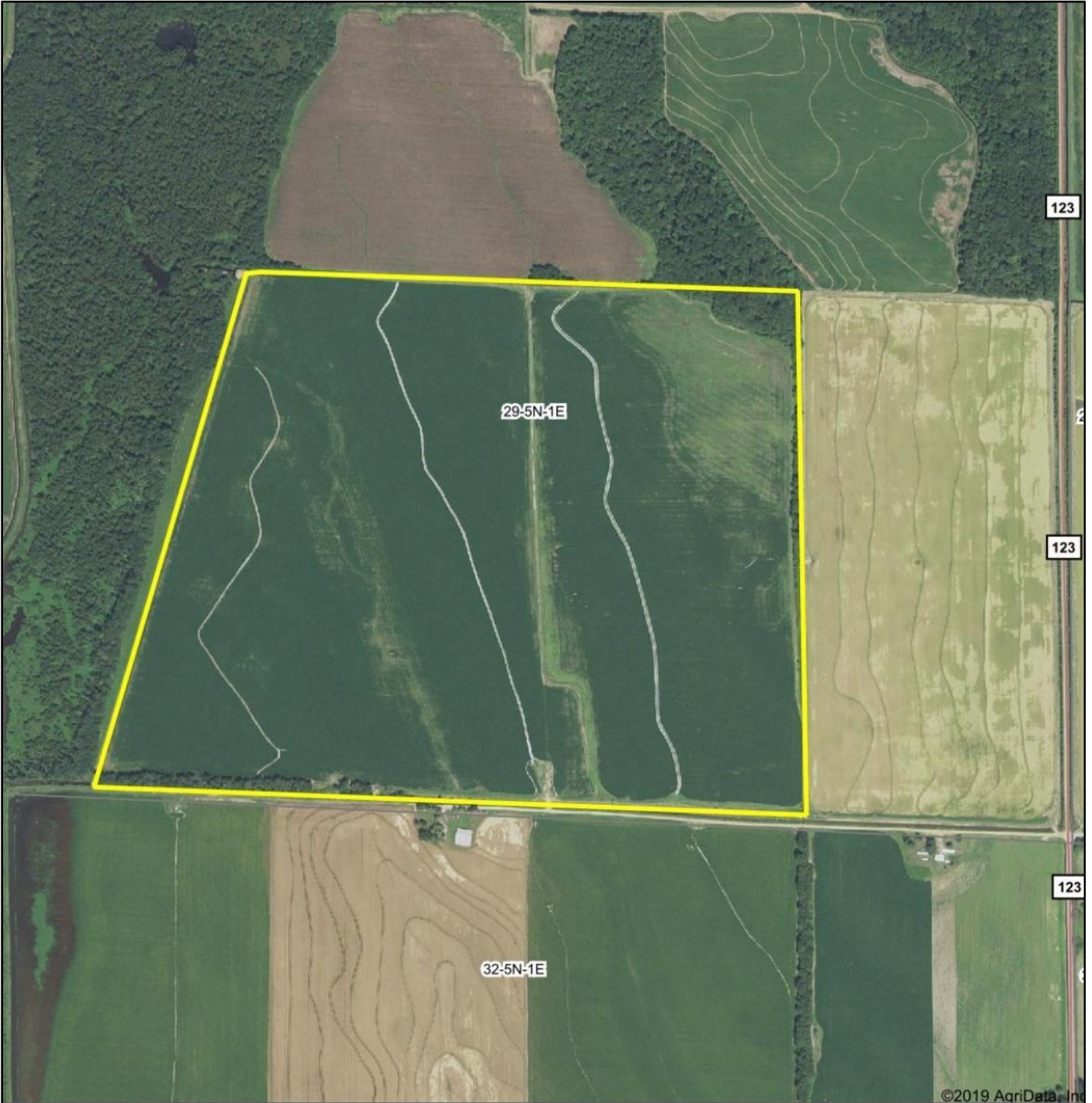
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
He	Henry silt loam, 0 to 1 percent slopes	56.91	73.8%		IIIw	42
CIA	Calloway silt loam, 0 to 1 percent slopes	8.14	10.6%		IIw	49
LgB2	Loring silt loam, 1 to 3 percent slopes eroded	4.36	5.7%		IIe	56
Za	Zachary silt loam	3.79	4.9%		Vw	24
LgB	Loring silt loam, 1 to 3 percent slopes, west	2.25	2.9%		IIe	54
CIB	Calloway silt loam, 1 to 3 percent slopes	1.67	2.2%		IIe	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

## TRACT 2 CROP HISTORY



# TRACT 3 AERIAL MAP



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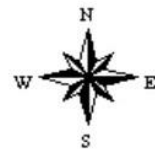
Map Center: 35° 1' 4.46, -91° 1' 19.22



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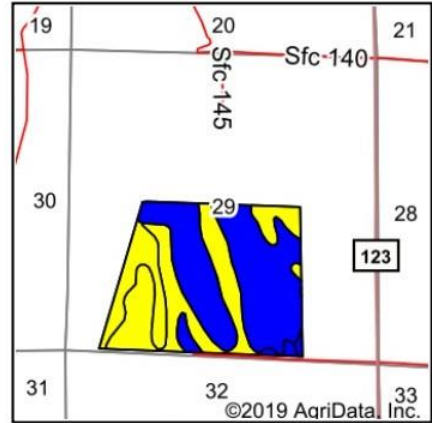
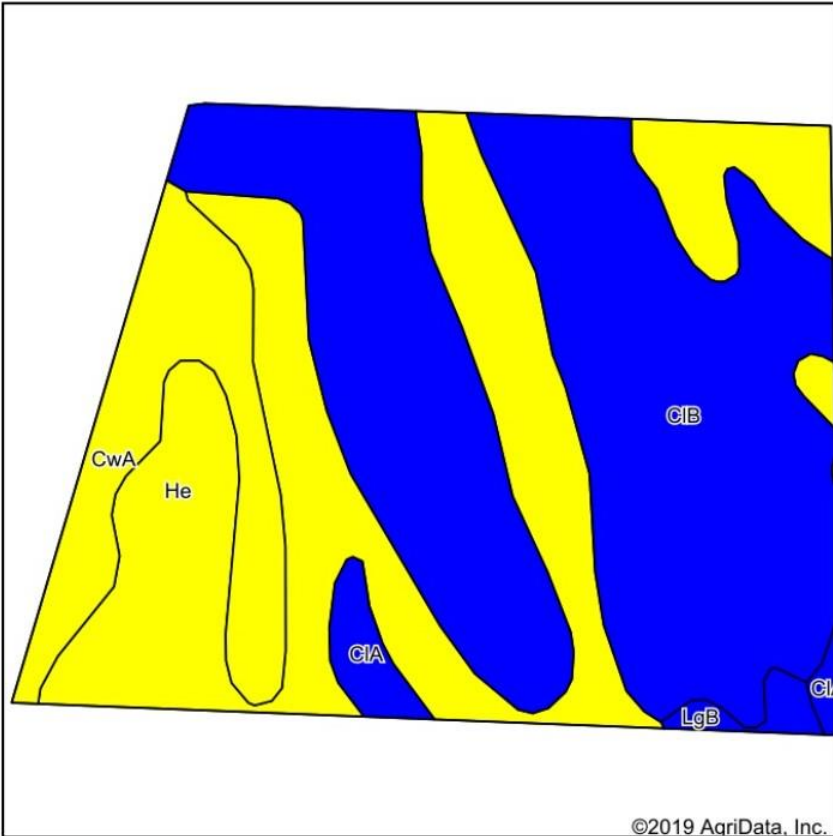
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**29-5N-1E**  
**St Francis County**  
**Arkansas**



6/4/2019

# TRACT 3 SOILS MAP



State: **Arkansas**  
 County: **St Francis**  
 Location: **29-5N-1E**  
 Township: **Goodwin**  
 Acres: **192.04**  
 Date: **6/4/2019**



Soils data provided by USDA and NRCS.

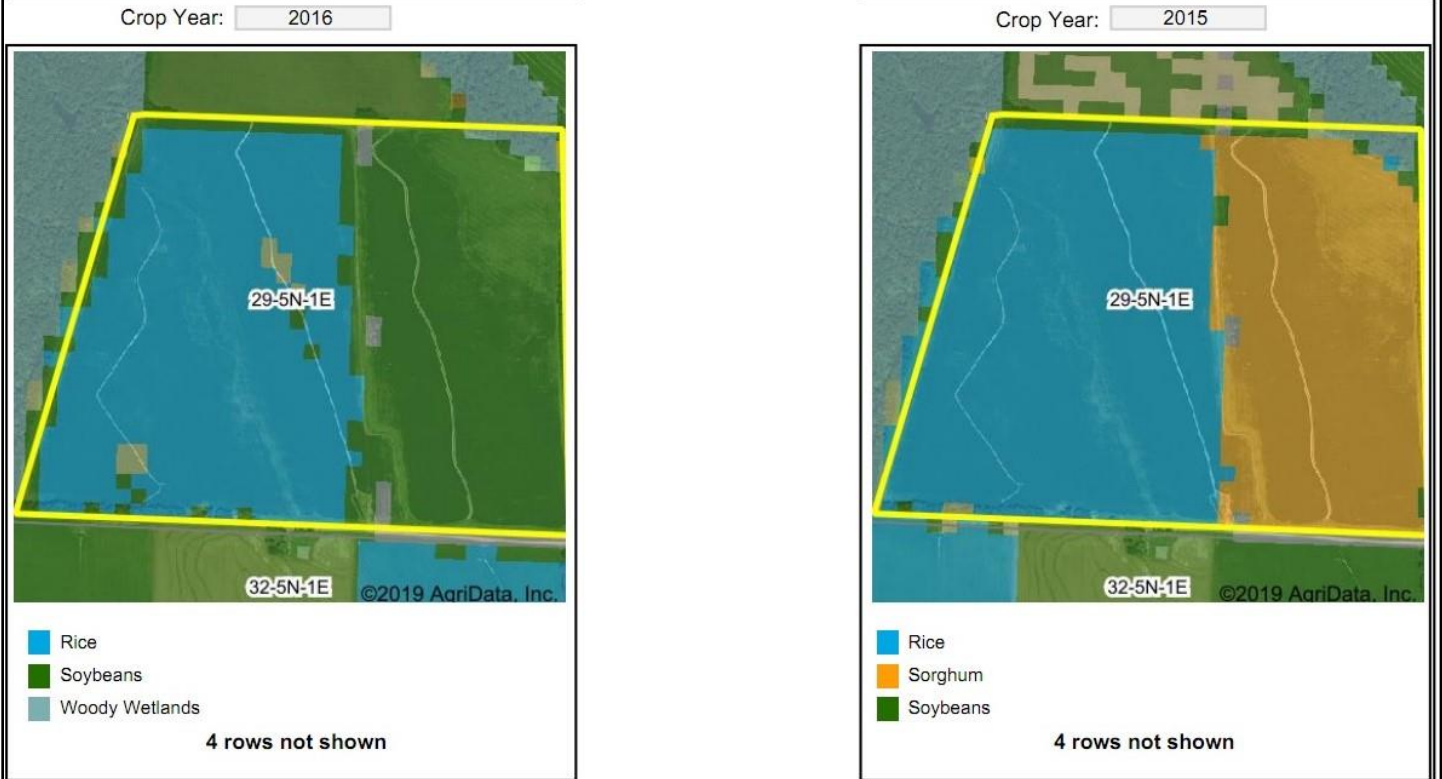
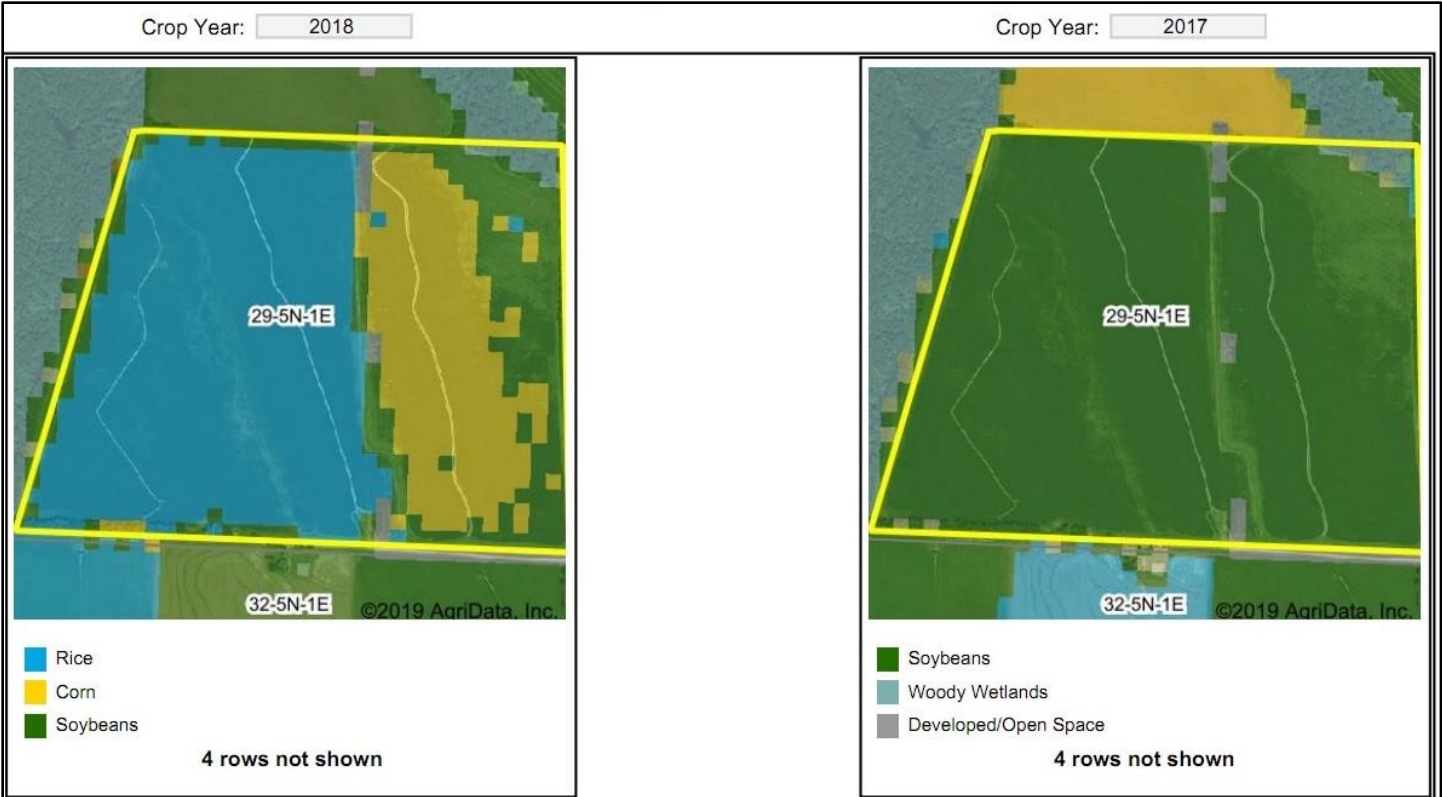
Area Symbol: AR123, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
CIB	Calloway silt loam, 1 to 3 percent slopes	97.88	51.0%		IIe	49
He	Henry silt loam, 0 to 1 percent slopes	66.07	34.4%		IIIw	42
CwA	Crowley silt loam, 0 to 1 percent slopes	21.72	11.3%		IIIw	71
CIA	Calloway silt loam, 0 to 1 percent slopes	4.37	2.3%		IIw	49
LgB	Loring silt loam, 1 to 3 percent slopes, west	2.00	1.0%		IIe	54
<b>Weighted Average</b>						<b>*n 49.1</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# TRACT 3 CROP HISTORY



Map Center: 35° 1' 6.3, -91° 1' 20.53  
 State: AR                      County: St Francis  
 Legal: 29-5N-1E              Twnshp: Goodwin



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TRACT 4 AERIAL MAP



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Map Center: 35° 0' 29, -91° 0' 40.66

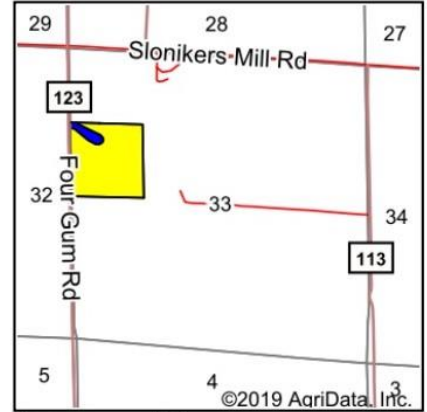
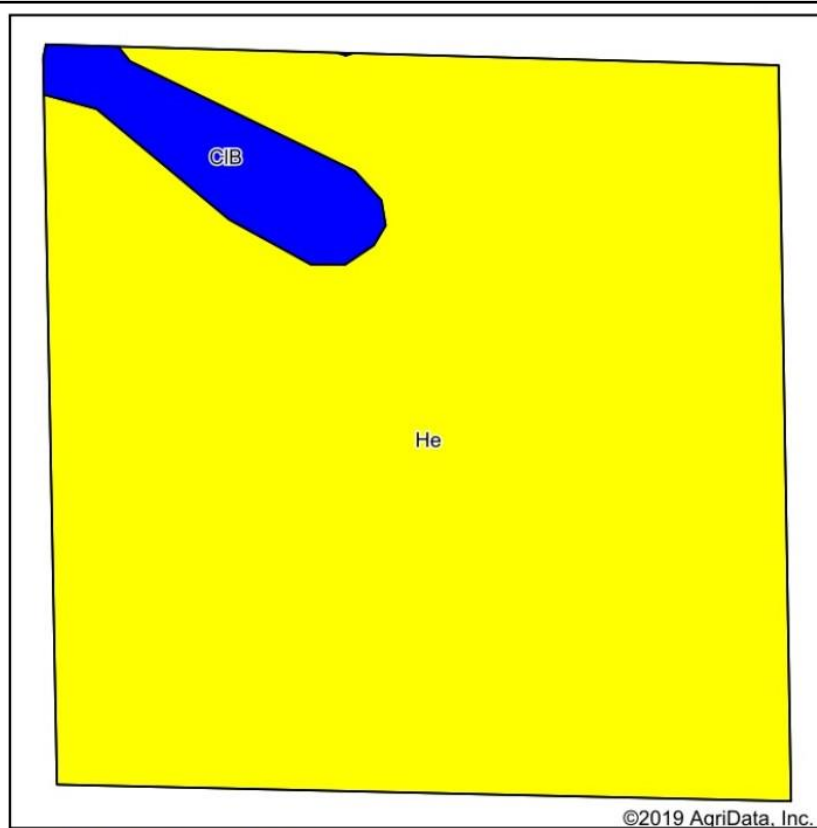
0ft 295ft 591ft

**33-5N-1E**  
**St Francis County**  
**Arkansas**



6/4/2019

# TRACT 4 SOILS MAP



State: **Arkansas**  
 County: **St Francis**  
 Location: **33-5N-1E**  
 Township: **Goodwin**  
 Acres: **38.77**  
 Date: **6/4/2019**



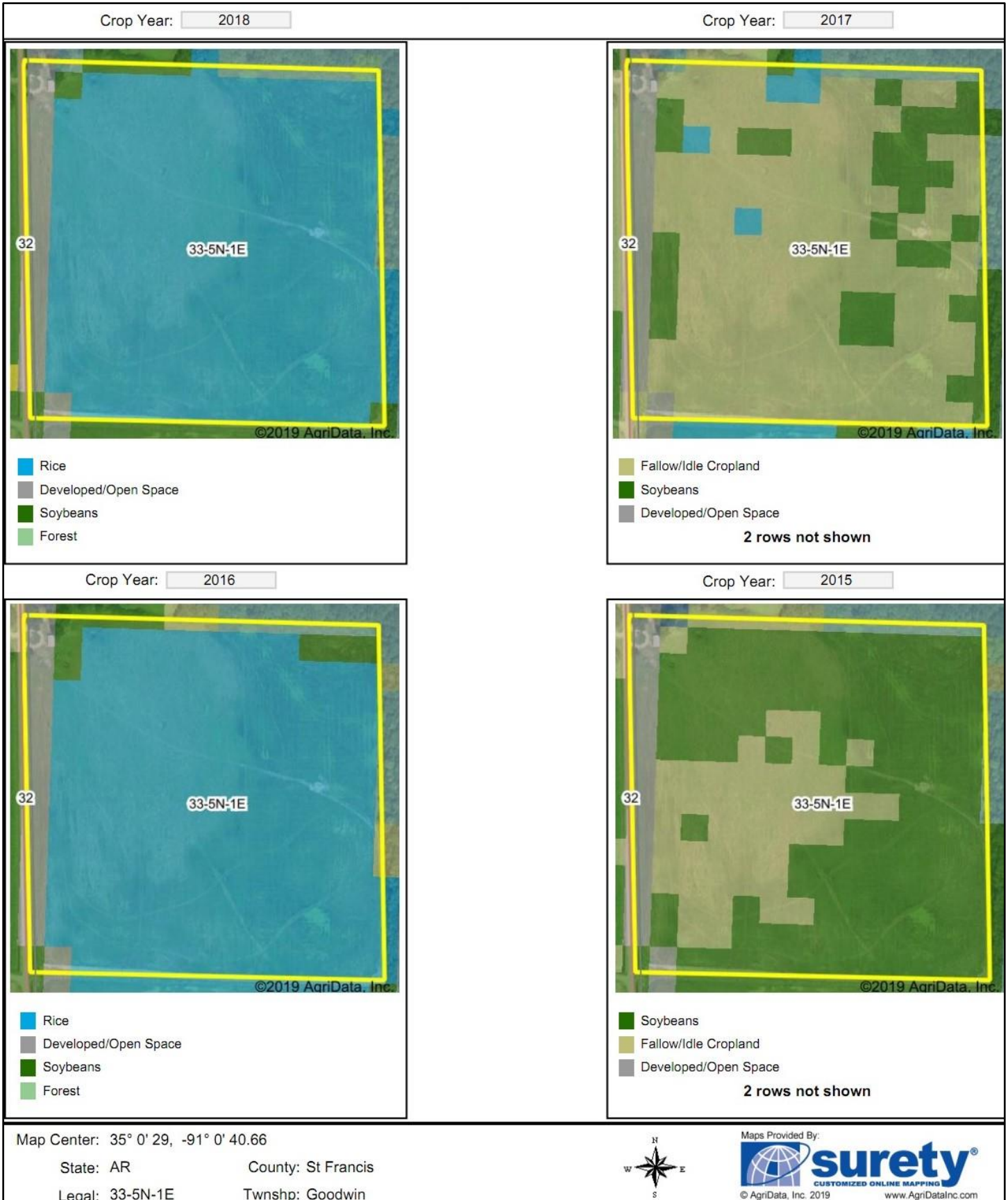
Soils data provided by USDA and NRCS.

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	36.61	94.4%		IIIw	42
CIB	Calloway silt loam, 1 to 3 percent slopes	2.16	5.6%		Ile	49
<b>Weighted Average</b>						<b>*n 42.4</b>

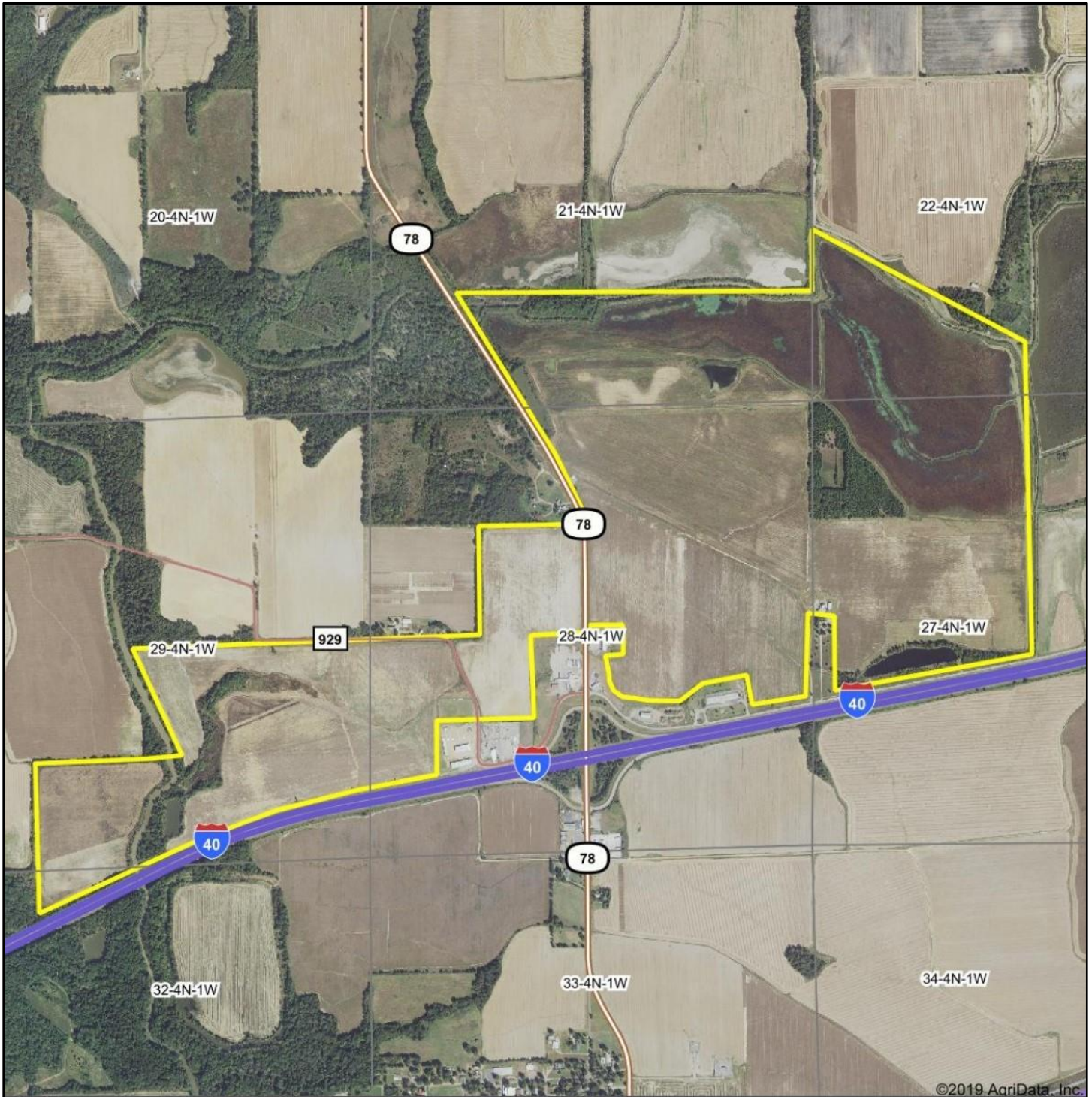
\*n: The aggregation method is "Weighted Average using major components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

# TRACT 4 CROP HISTORY





# TRACT 5 AERIAL MAP



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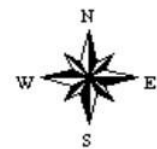
Map Center: 34° 56' 10.8, -91° 6' 35.04

0ft 1857ft 3714ft

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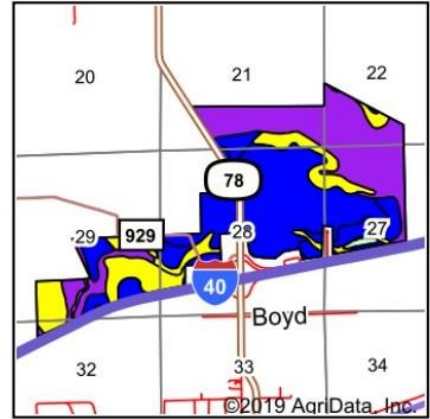
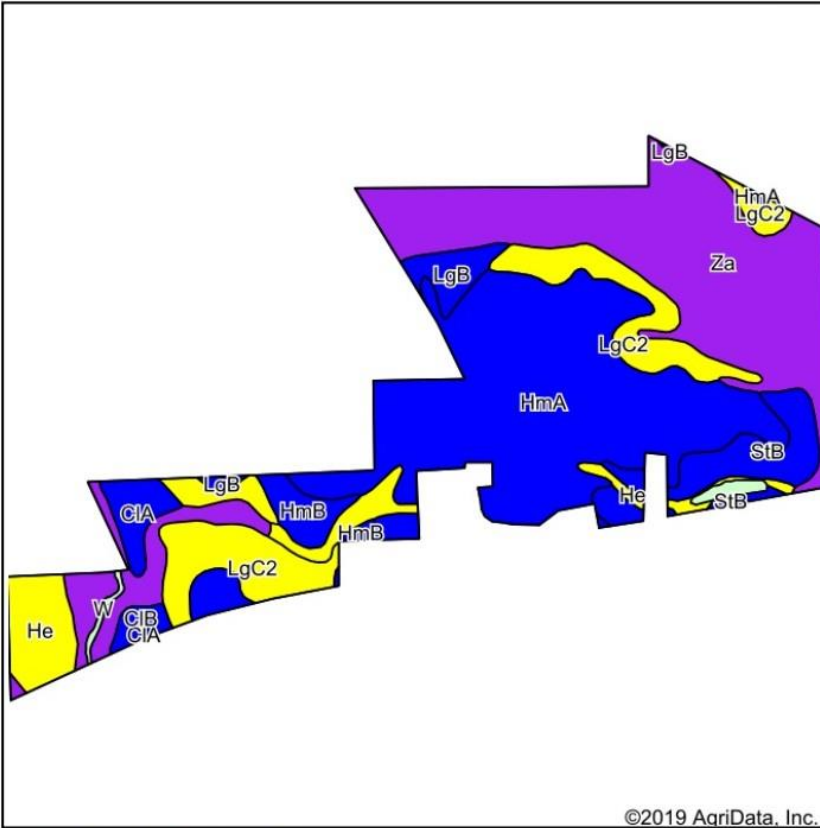
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**28-4N-1W**  
**St Francis County**  
**Arkansas**



6/4/2019

# TRACT 5 SOILS MAP



State: **Arkansas**  
 County: **St Francis**  
 Location: **28-4N-1W**  
 Township: **Wheatley**  
 Acres: **866.61**  
 Date: **6/4/2019**



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.

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
HmA	Hillemann silt loam, 0 to 1 percent slopes	301.29	34.8%		IIw	46
Za	Zachary silt loam	279.45	32.2%		Vw	24
LgC2	Loring silt loam, 3 to 8 percent slopes, eroded	110.74	12.8%		IIIe	31
He	Henry silt loam, 0 to 1 percent slopes	55.64	6.4%		IIIw	42
StB	Stuttgart silt loam, 1 to 3 percent slopes	47.60	5.5%		IIe	71
HmB	Hillemann silt loam, 1 to 3 percent slopes	19.43	2.2%		IIe	79
LgB	Loring silt loam, 1 to 3 percent slopes, west	19.30	2.2%		IIe	54
CIA	Calloway silt loam, 0 to 1 percent slopes	18.17	2.1%		IIw	49
CIB	Calloway silt loam, 1 to 3 percent slopes	7.84	0.9%		IIe	49
W	Water	7.15	0.8%			
<b>Weighted Average</b>						<b>*n 38.7</b>

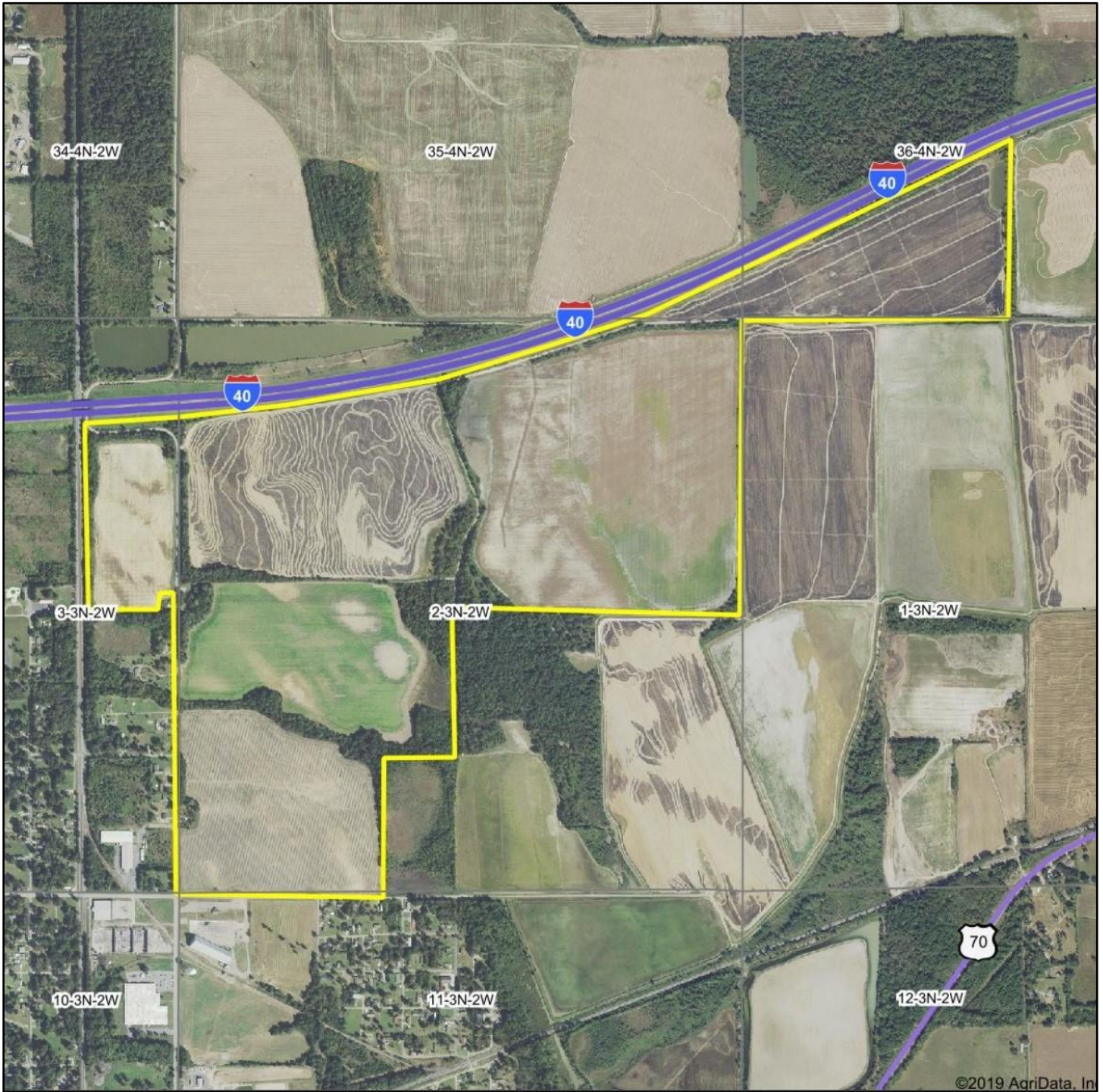
\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# TRACT 5 CROP HISTORY

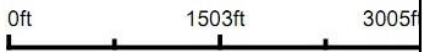


# TRACT 6 AERIAL MAP



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Map Center: 34° 54' 20.29, -91° 10' 33.66



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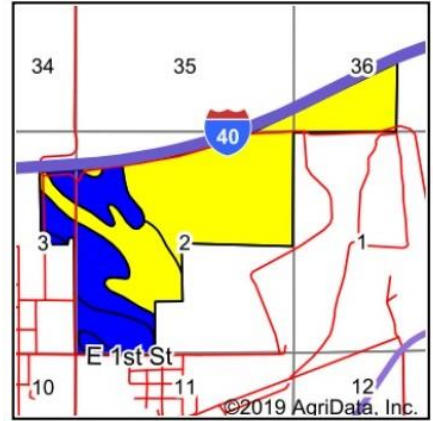
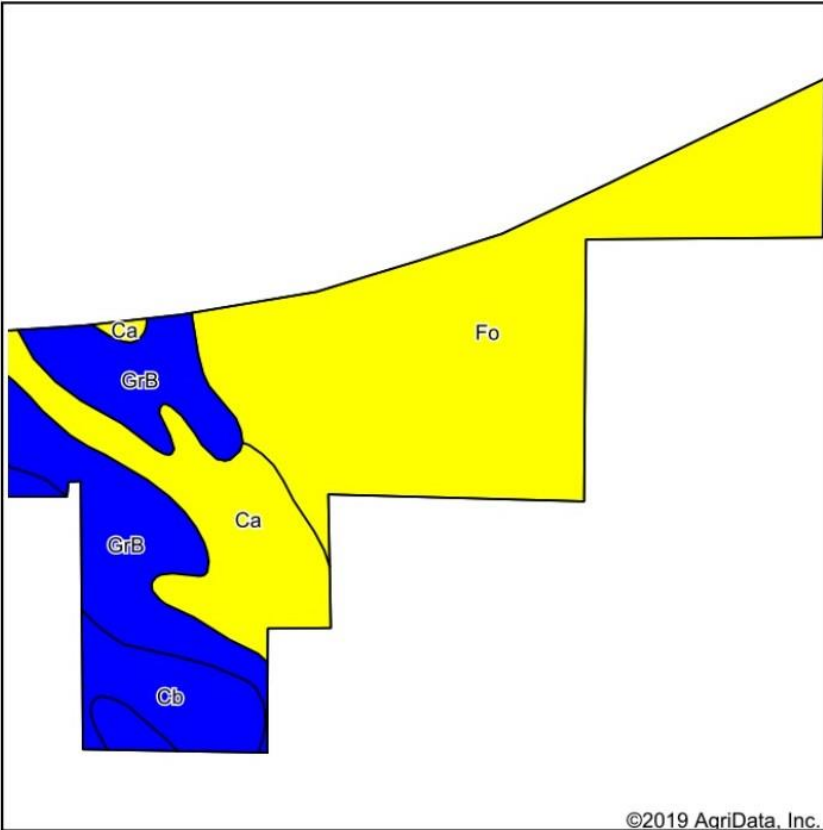
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**2-3N-2W**  
**Monroe County**  
**Arkansas**



6/4/2019

# TRACT 6 SOILS MAP



State: **Arkansas**  
 County: **Monroe**  
 Location: **2-3N-2W**  
 Township: **Brinkley**  
 Acres: **523.32**  
 Date: **6/4/2019**



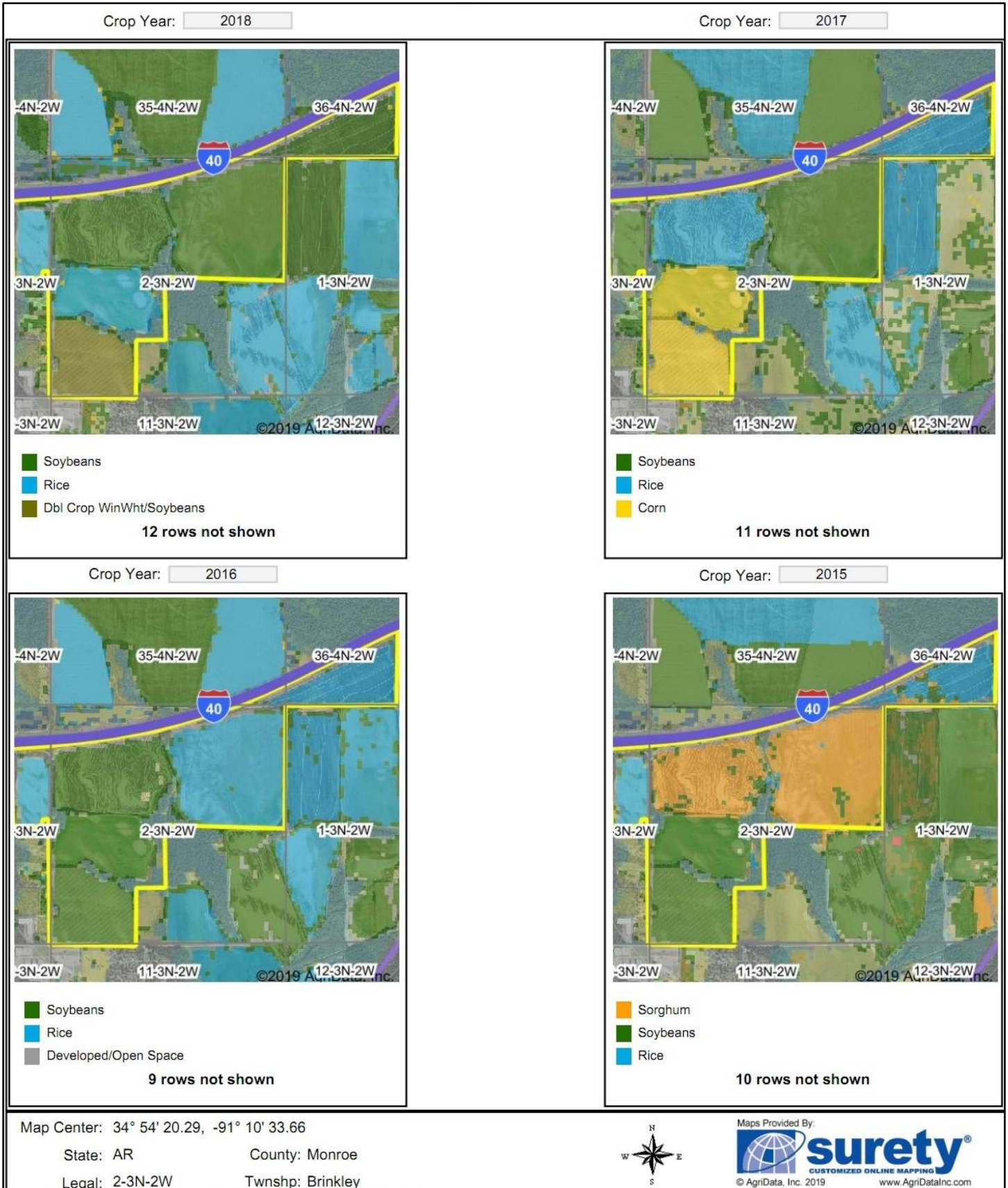
Soils data provided by USDA and NRCS.

Area Symbol: AR095, Soil Area Version: 17

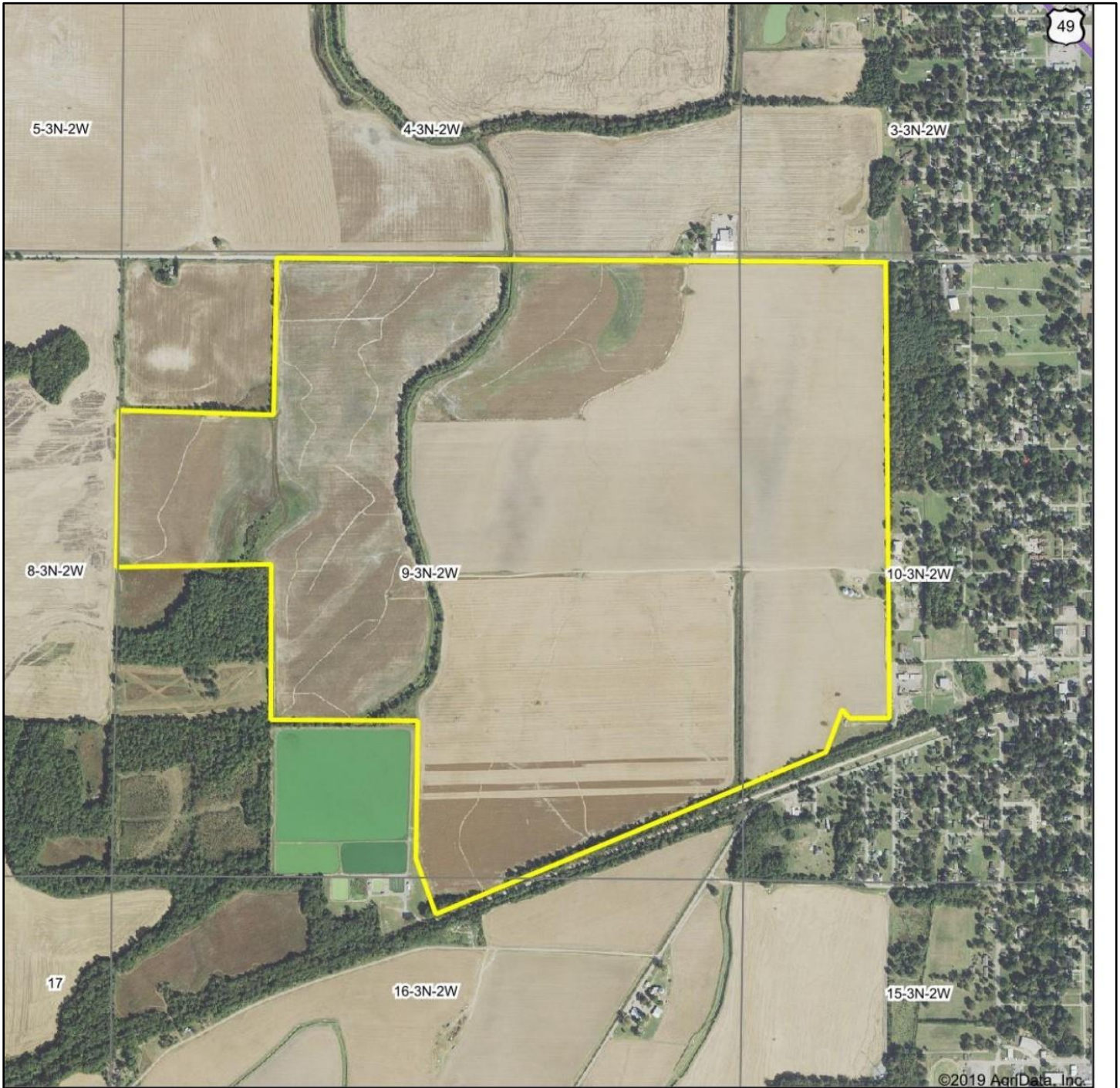
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
Fo	Foley-Calhoun-Bonn complex	282.22	53.9%		IIIw	77
GrB	Grenada silt loam, 1 to 3 percent slopes	117.60	22.5%		IIe	51
Ca	Calhoun silt loam, 0 to 1 percent slopes	83.15	15.9%		IIIw	67
Cb	Calloway silt loam, 0 to 1 percent slopes	40.35	7.7%		IIw	49
<b>Weighted Average</b>						<b>*n 67.4</b>

\*n: The aggregation method is "Weighted Average using major components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

# TRACT 6 CROP HISTORY



# TRACT 7 AERIAL MAP



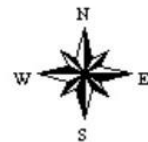
Map Center: 34° 53' 24.57, -91° 12' 40.8



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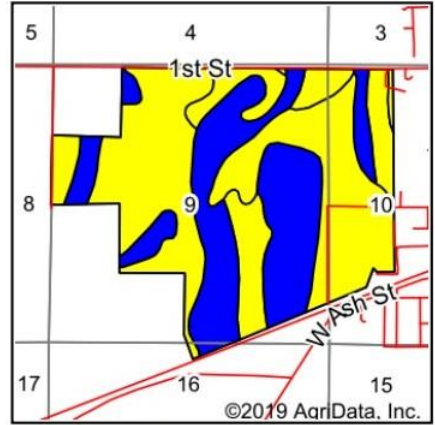
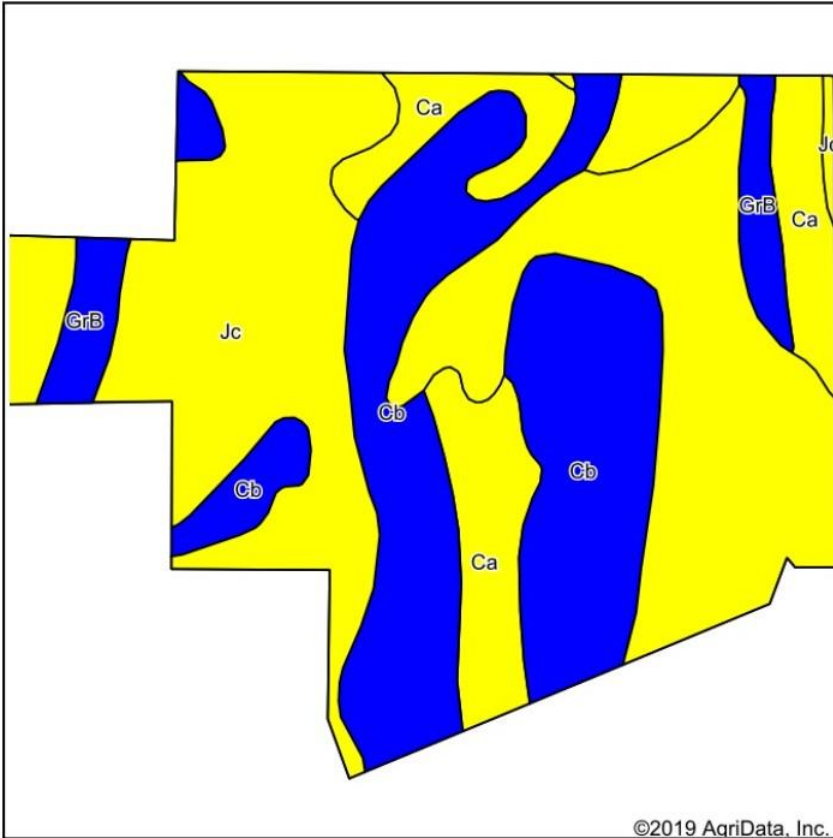
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**9-3N-2W**  
**Monroe County**  
**Arkansas**



6/6/2019

# TRACT 7 SOILS MAP



State: **Arkansas**  
 County: **Monroe**  
 Location: **9-3N-2W**  
 Township: **Brinkley**  
 Acres: **586.47**  
 Date: **6/6/2019**



Soils data provided by USDA and NRCS.

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Area Symbol: AR095, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
Jc	Jackport silty clay loam, 0 to 1 percent slopes	284.82	48.6%		IIIw	56
Cb	Calloway silt loam, 0 to 1 percent slopes	181.75	31.0%		IIw	49
Ca	Calhoun silt loam, 0 to 1 percent slopes	89.94	15.3%		IIIw	67
GrB	Grenada silt loam, 1 to 3 percent slopes	20.96	3.6%		Ile	51
					<b>Weighted Average</b>	<b>*n 55.3</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# TRACT 7 CROP HISTORY



