

# LAND FOR SALE

**1,293.29 +/- Acres**

*St. Francis County, Arkansas*



**OFFERED BY:**

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

 **First Mid**  
AG SERVICES

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## FARM SUMMARY

### **Property Overview:**

This 1,293.29 +/- acre farm is located northwest of Palestine, AR in 4 tracts. The investment grade property is primarily silt loam soils and is all irrigated. Crops are primarily rice, soybeans, and corn. The farm has improvements ranging from underground irrigation pipe, land leveling, and tailwater recovery.

In addition, this property has a history of waterfowl hunting and would be an excellent income and recreational investment property.



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

**Acreage:** 1,293.29 +/- Farmland acres with 1,256.1 +/- FSA Cropland Acres

**Lease:** Contact for terms.

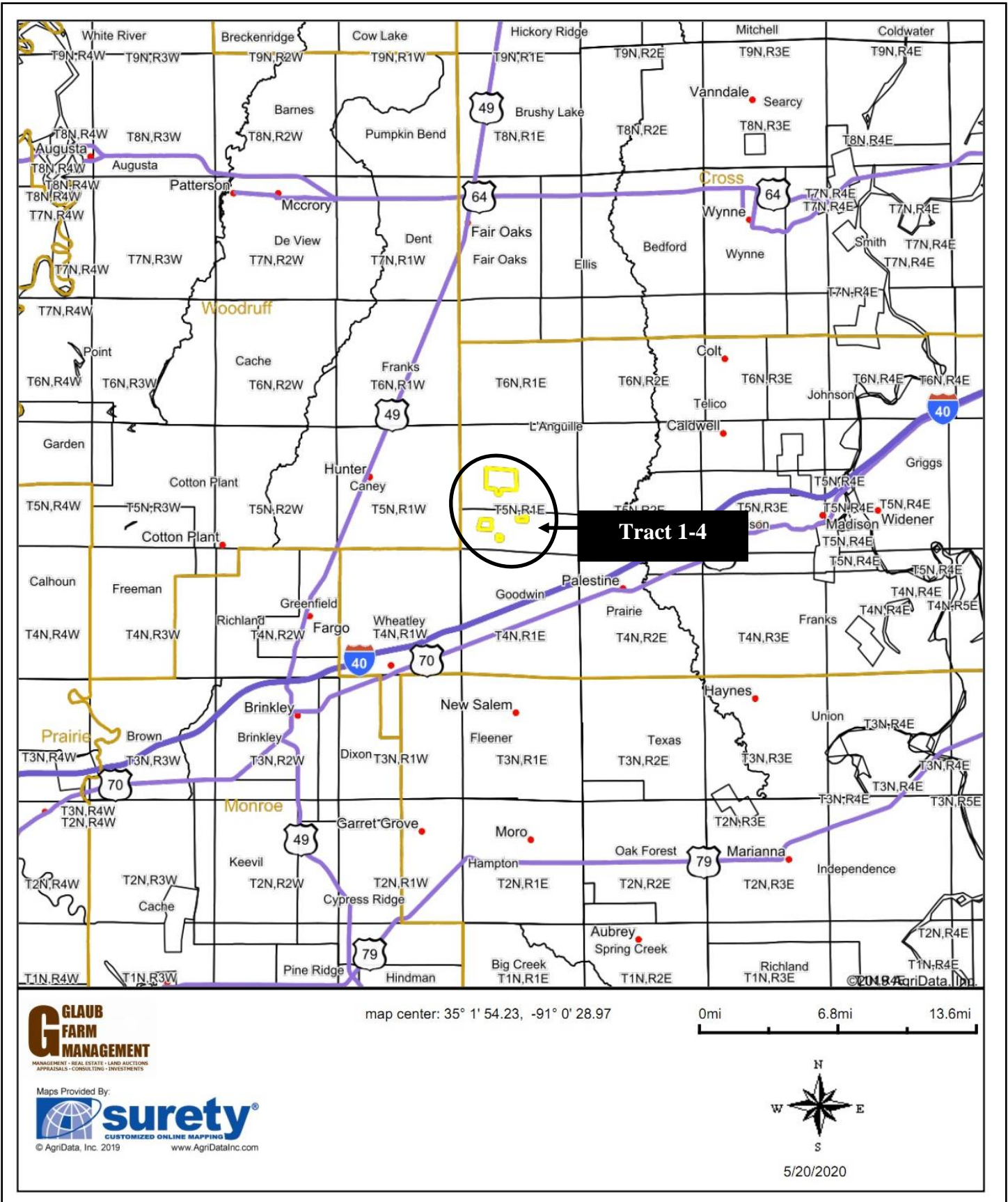
**Oil, Gas & Mineral:** All rights owned will transfer.

**Real Estate Taxes:** \$8,231.68 (2018)

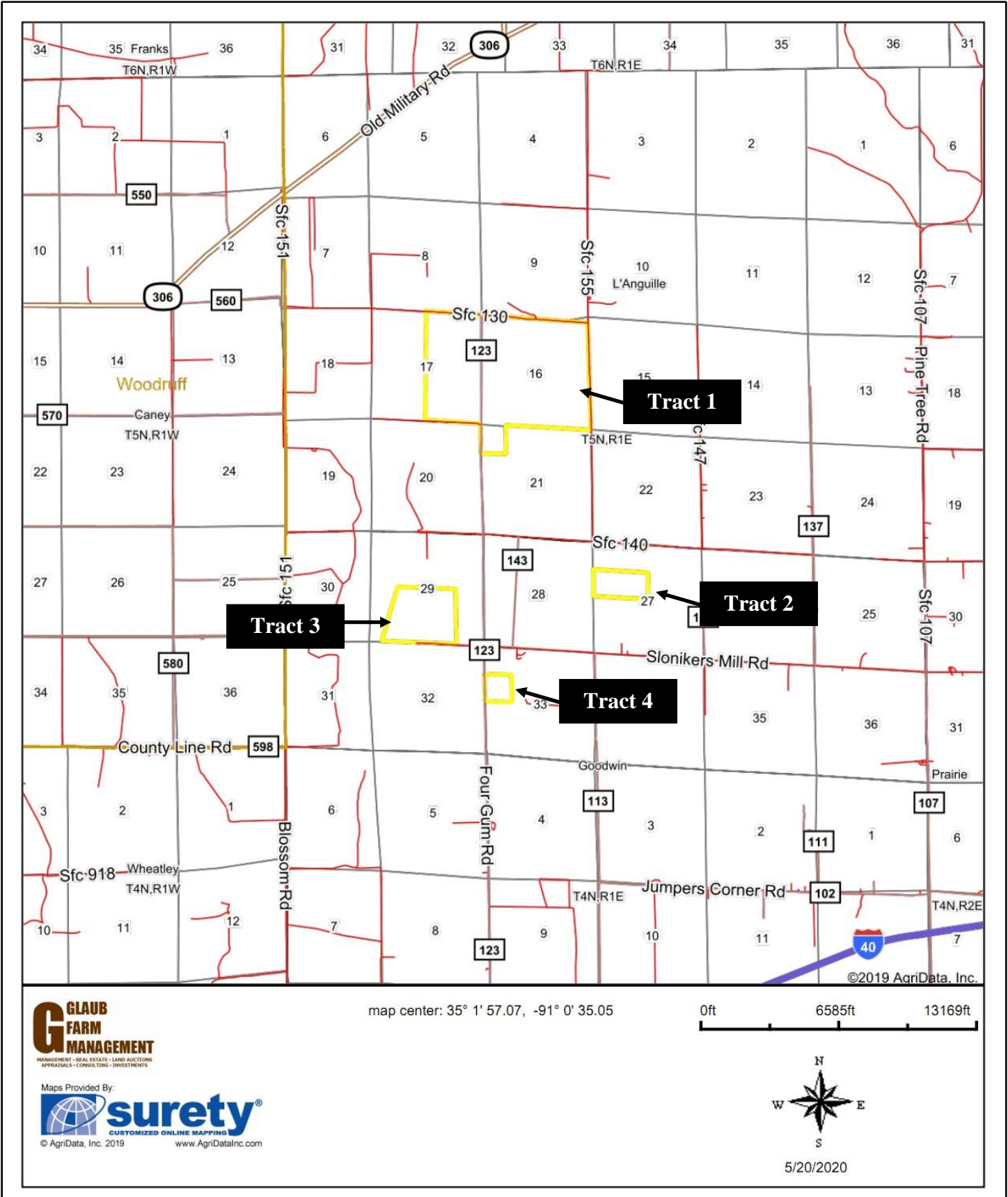
**Online Map:** [TerraStride Pro Online Map](#)

**Asking Price:** \$5,920,000

# REGIONAL MAP

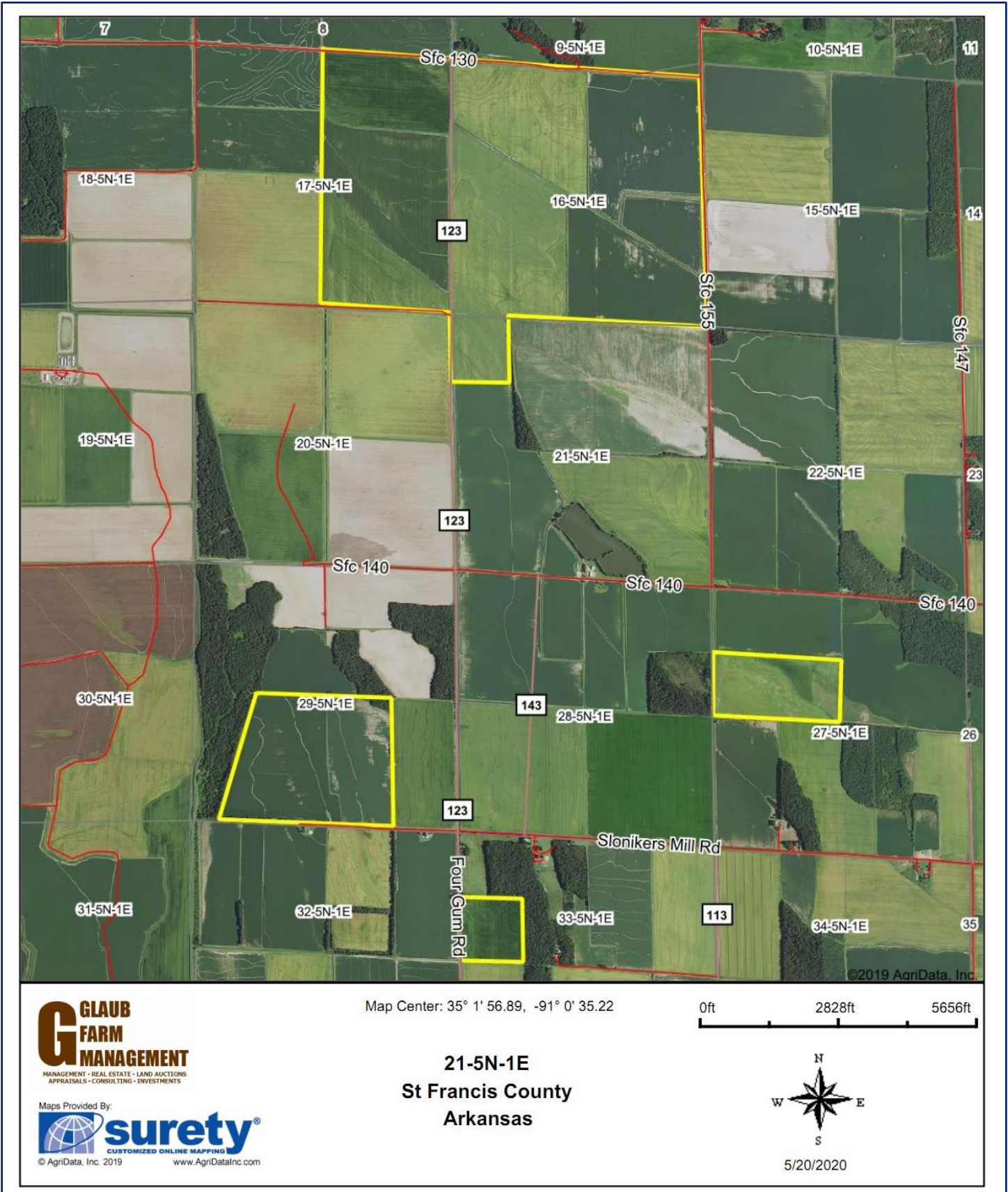


# GENERAL LOCATION MAP

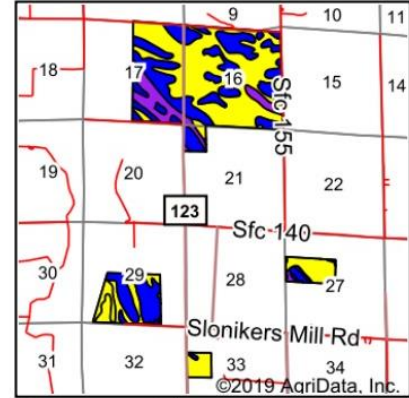
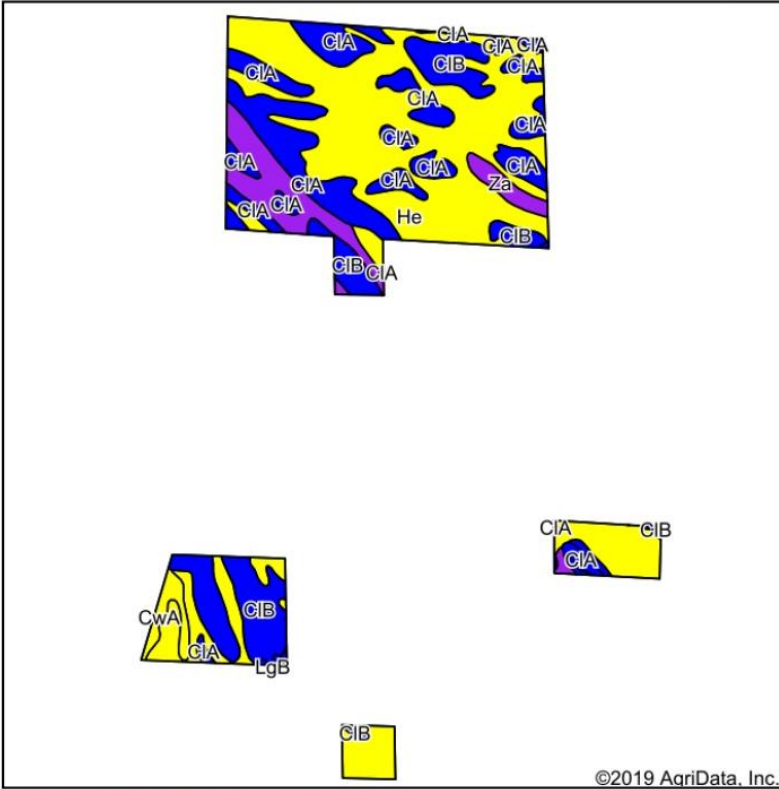




# TRACT 1-4 AERIAL MAP



# TRACT 1-4 SOILS MAP



State: **Arkansas**  
 County: **St Francis**  
 Location: **21-5N-1E**  
 Township: **L'Anguille**  
 Acres: **1279.89**  
 Date: **5/20/2020**



Area Symbol: AR123, Soil Area Version: 17

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	669.86	52.3%		IIlw	41
CIA	Calloway silt loam, 0 to 1 percent slopes	282.99	22.1%		IIlw	49
CIB	Calloway silt loam, 1 to 3 percent slopes	184.38	14.4%		Ile	49
Za	Zachary silt loam	111.76	8.7%		Vw	24
CwA	Crowley silt loam, 0 to 1 percent slopes	21.72	1.7%		IIIw	71
LgB2	Loring silt loam, 1 to 3 percent slopes eroded	4.92	0.4%		Ile	56
LgB	Loring silt loam, 1 to 3 percent slopes, west	4.26	0.3%		Ile	54
<b>Weighted Average</b>						<b>*n 43</b>

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

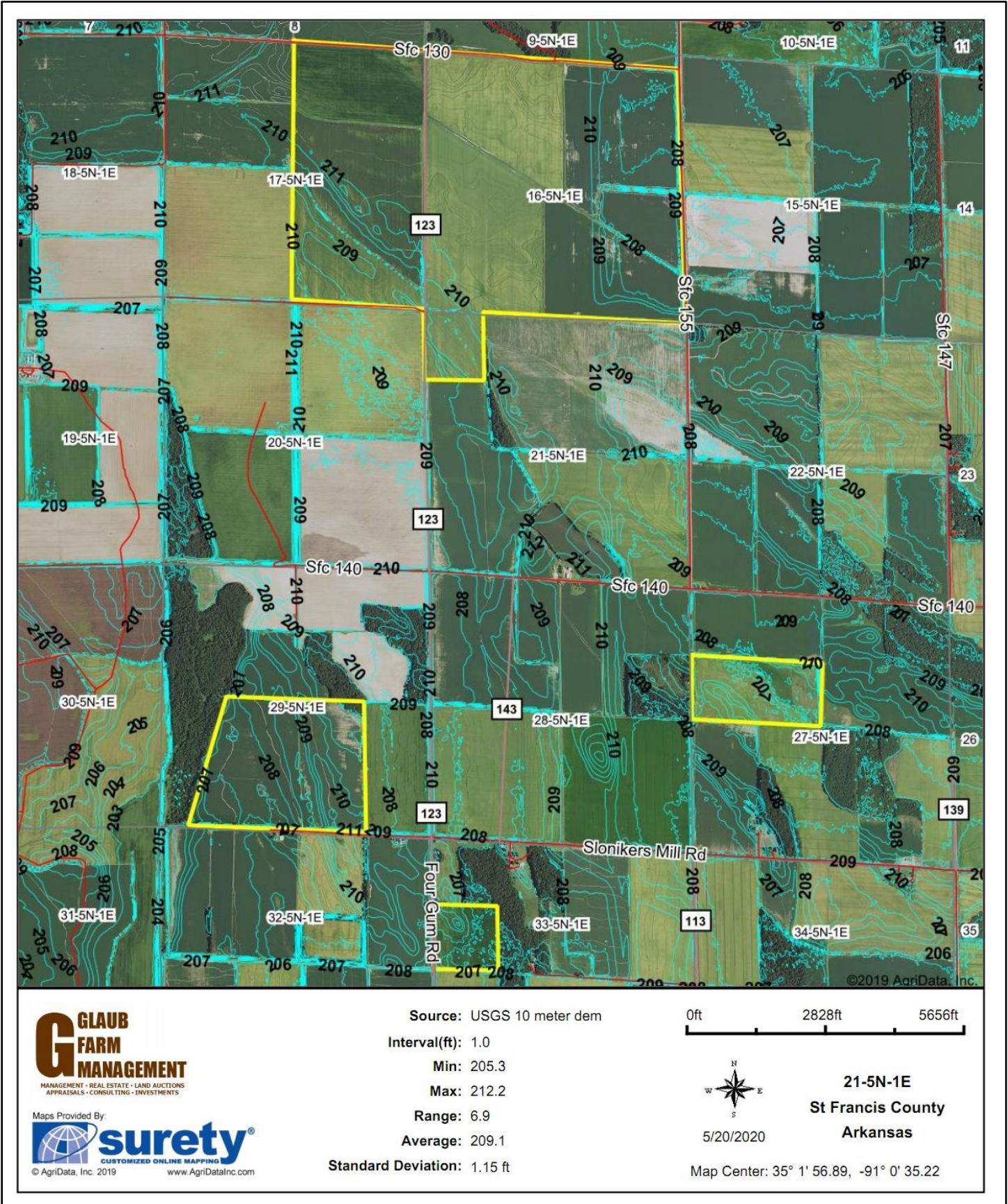


# TRACT 1-4 CROP HISTORY





# TRACT 1-4 ELEVATION MAP





## TRACT 1-4 FSA Information

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
711.19	649.57	649.57	0.0	0.0	0.0	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	649.57	56.3	0.0				
<b>ARC/PLC</b>								
ARC-IC NONE		ARC-CO WHEAT, SOYBN			PLC RICE-LGR		PLC-Default NONE	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction	HIP			
WHEAT	56.3		47	0.0				
RICE-LONG GRAIN	252.8		4968	0.0				
SOYBEANS	391.6		25	0.0	100			
<b>Total Base Acres:</b>	700.7							

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
618.77	606.51	606.51	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	606.51	0.0	0.0				
<b>ARC/PLC</b>								
ARC-IC NONE		ARC-CO SOYBN			PLC RICE-LGR, RICE-MGR		PLC-Default NONE	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction	HIP			
RICE-LONG GRAIN	283.2		6158	0.0				
SOYBEANS	288.6		33	0.0	100			
RICE-MED GRAIN	26.9		5090	0.0				
<b>Total Base Acres:</b>	598.7							

