

MULTI-PARCEL FARMLAND ONLINE-ONLY AUCTION

**274 +/- Acres
Mississippi County, Arkansas**



ONLINE AUCTION BY

**G GLAUB
FARM
MANAGEMENT**

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

For Additional Information Contact:

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Jonesboro, AR 72401

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Email: info@glaubfm.com

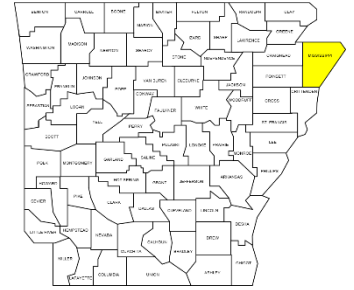
Website: www.GlaubFM.com

Serving Landowners in Arkansas, Mississippi, Arkansas, and Tennessee

BEVILL AUCTION SUMMARY

Property Overview:

This 274+/- acre investment farmland for sale by online auction is located in Mississippi County, AR between Big Lake and the city of Gosnell. The farm will be auctioned in three tracts. Tract 1 is a 160+/- acre field irrigated with a pivot and electric turbine motor that transfer with the sale. Tract 2 is 40+/- acres that is fully irrigated, precision leveled and includes a submersible well. Tract 3 is a 74+/- field ½ mile away from Big Lake which could provide waterfowl hunting opportunities. This tract is fully irrigated, precision leveled, and includes a submersible irrigation well. Tracts 2 and 3 are equipped with AgSense that allows the irrigation equipment to be turned on or off from a phone.



The online auction will allow bidders to bid on one, the total or any combination. To bid you must first create an account and then register for the auction. Approval of registration will be based on the terms and conditions of the auction below. The closing of the bidding begins at 5:00PM on December 10th. Two minutes will be added to the ending clock if a bid is made within the last two minutes. Be the last bidder and own this investment grade farm!

Acres: 274 +/- Acres (Lot 1 – 160+/- acres, Lot 2 – 40+/- acres, Lot 3 – 74+/- acres)

FSA Data: Farmland Acres – 283.37 acres Cropland Acres – 271.74 acres
Tract 1 – Farmland Acres – 162.88 acres Cropland Acres - 158.46 acres
Tract 2 – Farmland Acres – 39.82 acres Cropland Acres – 39.82 acres
Tract 3 – Farmland Acres – 80.67 acres Cropland Acres – 73.46 acres

Taxes: \$1,767.40 (2019 estimate - \$6.45/acre)

Inspections: Contact Glaub Farm Management.

Auction

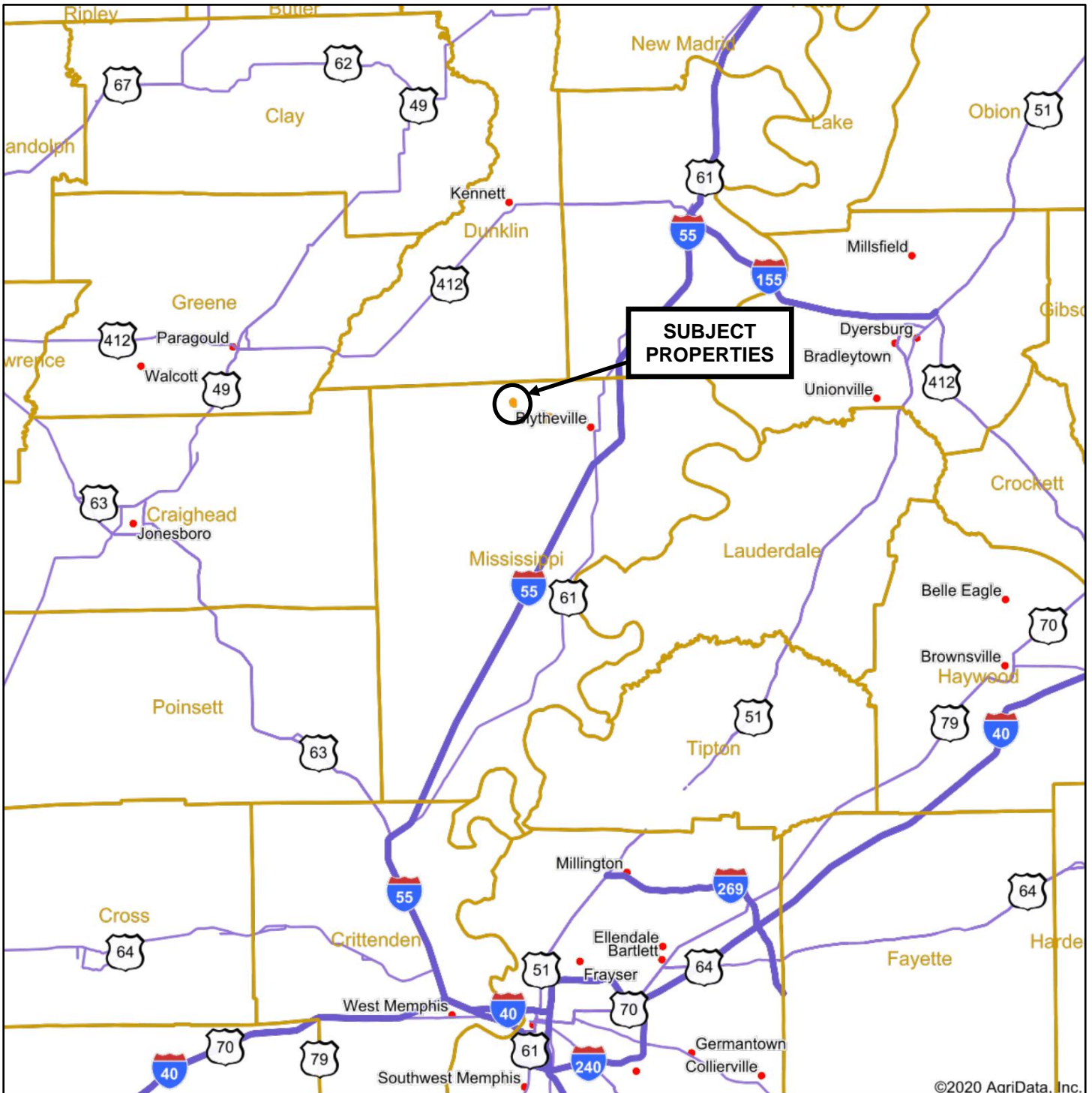
Date & Time: Bidding is open now and begins to close at 5:00PM CST on December 10, 2020.

Online Bidding: [Register To Bid Online Here](#)

Online Map: [Click Here For Map](#)

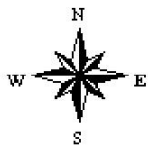
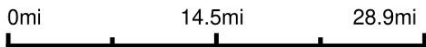
Farm Video: [Watch Here](#)

REGIONAL MAP



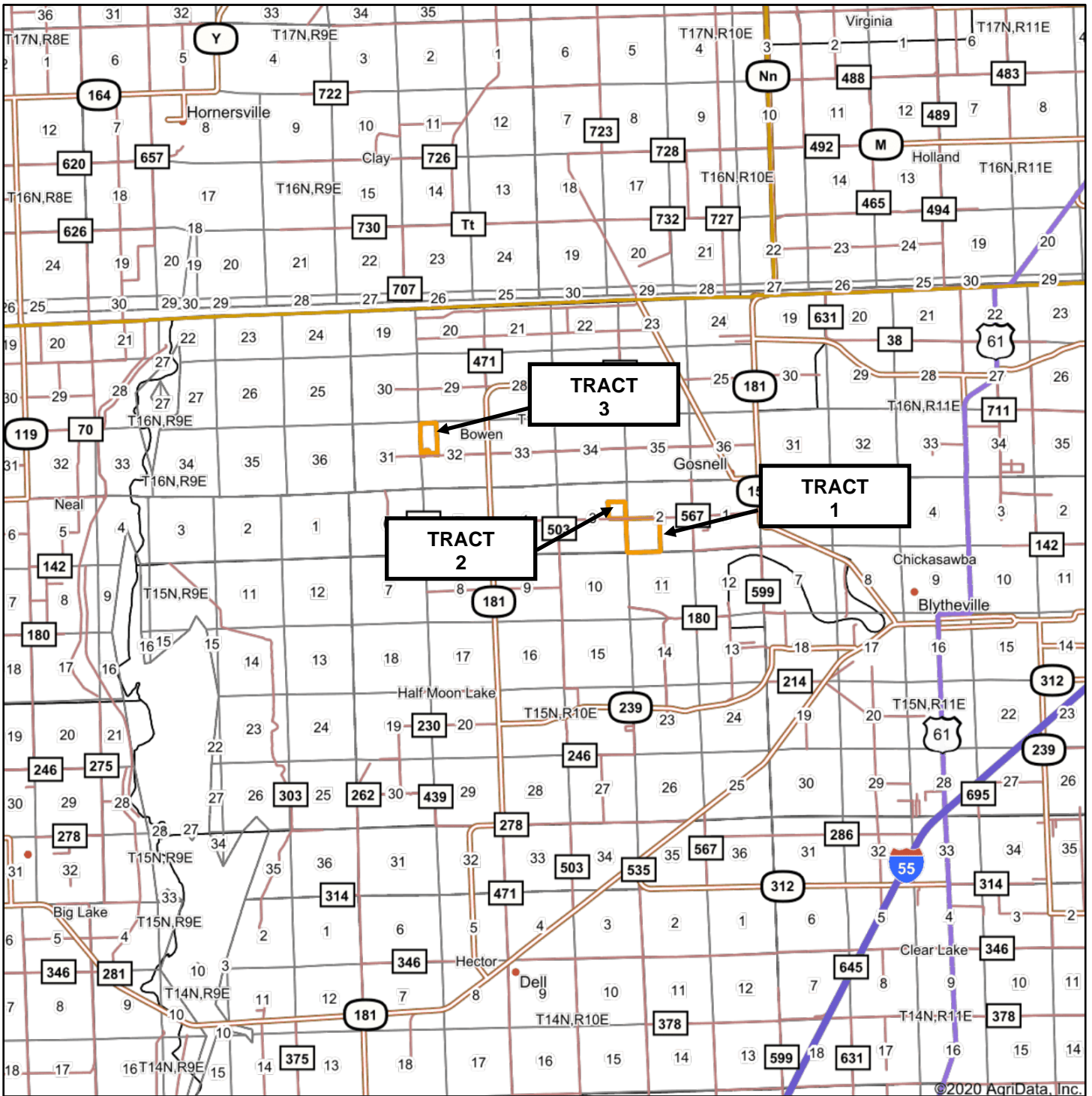
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map center: 35° 46' 7.05, -90° 0' 2.29



11/10/2020

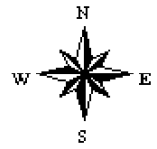
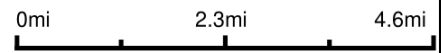
GENERAL LOCATION MAP



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map center: 35° 56' 44.35, -90° 1' 20.94



11/10/2020

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 online-only on Thursday, December 10, 2020. At 5:00PM CST, the property will begin to close with two minutes added to the ending time if a bid is made within the last two minutes. The property will be offered as one total unit, in tracts, or in combinations. 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.

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.

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.

Down Payment: 10% of the final purchase price is due by 4:00 PM CST on the following 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 wire. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

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 Monday, January 11, 2021 at Terry Abstract in Osceola. The Seller(s) have the choice to extend this date if necessary. Seller(s) would prefer to close in 2020 if possible.

Possession: Possession will be delivered at closing.

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 2020. A credit will be provided to Buyer for estimated 2020 property taxes paid in 2021. The Buyer(s) will pay the 2020 real estate and personal property taxes, along with any and all assessments due in calendar year 2021 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).

Online Bidder Registration: In order to bid online you must register for the auction online 24 hours prior to the auction at bid.glaubfm.com and be approved by GFM. Contact GFM if you have issues registering or questions regarding online bidding.

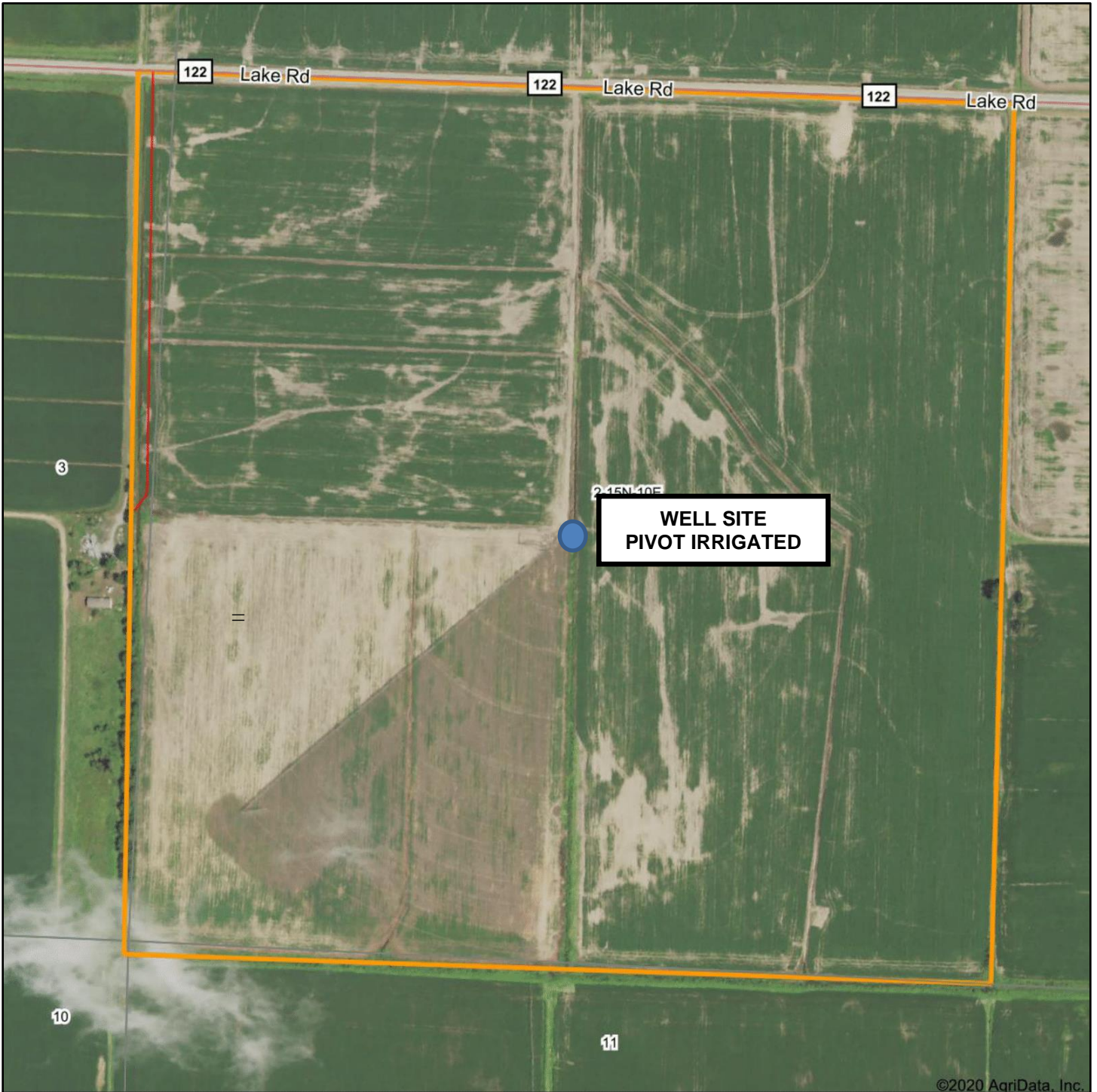
Broker Participation: GFM will accept broker/realtor participation if the proper form is filled out at least 48 hours prior to the auction and the broker/realtor must attend the auction. Call GFM @ 870-972-6996 to receive the broker/realtor participation form.

Technical Issues: In the event there are technical difficulties related to the server, software, internet or any other online auction-related technologies, Glaub Farm Management reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software, nor Glaub Farm Management shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

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.

TRACT 1 AERIAL MAP



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Map Center: 35° 56' 53.34, -89° 59' 46.86

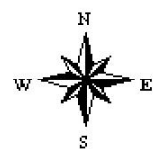


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Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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2-15N-10E
Mississippi County
Arkansas



11/10/2020

TRACT 2 AERIAL MAP



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Map Center: 35° 57' 13.83, -90° 0' 10.23

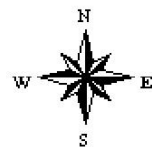
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3-15N-10E
Mississippi County
Arkansas



11/10/2020

TRACT 3 AERIAL MAP



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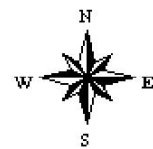
Map Center: 35° 58' 12.64, -90° 3' 7.74



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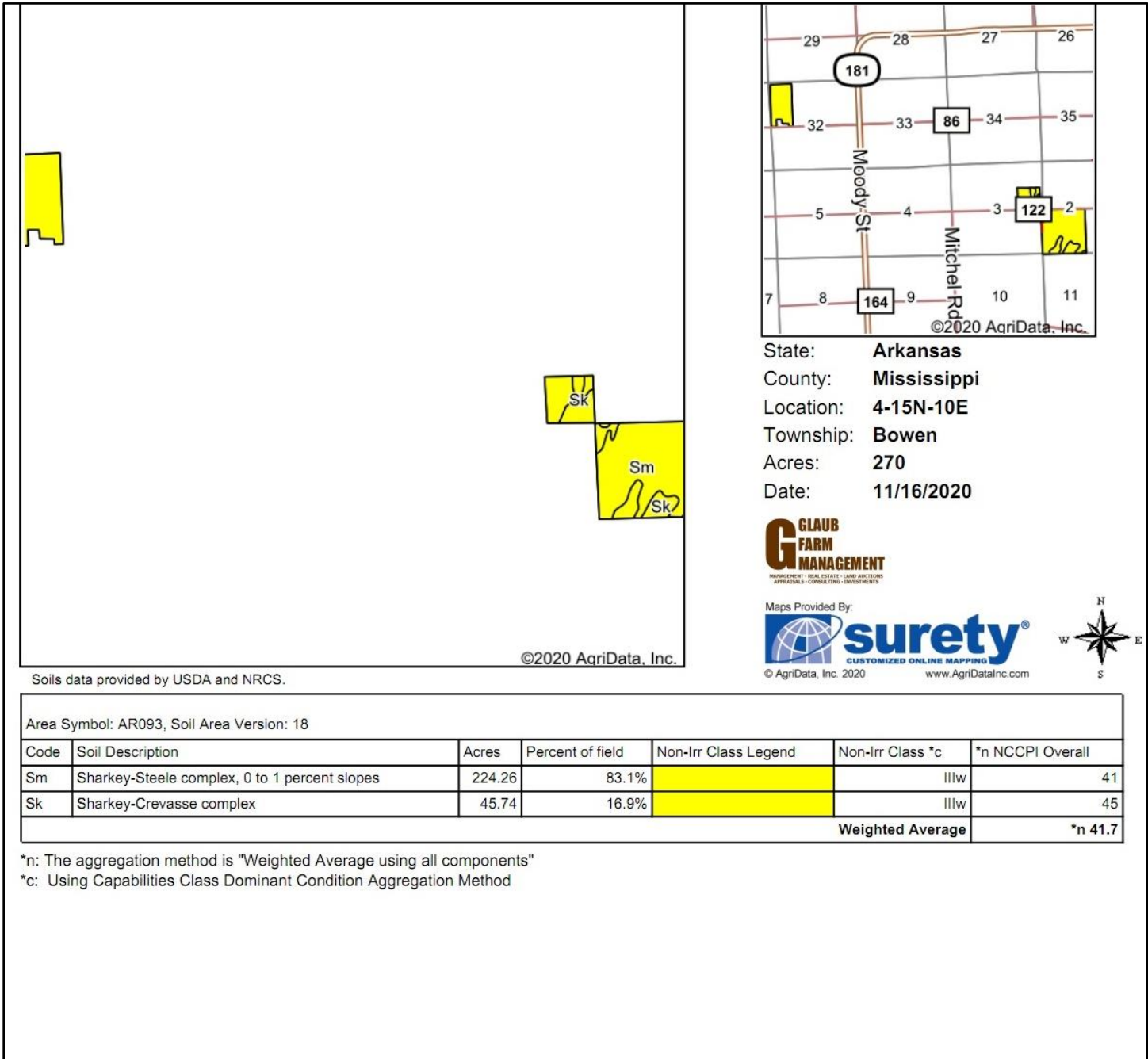
Maps Provided By:
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32-16N-10E
Mississippi County
Arkansas



11/10/2020

SOILS MAP



Soils data provided by USDA and NRCS.

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Area Symbol: AR093, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
Sm	Sharkey-Steele complex, 0 to 1 percent slopes	224.26	83.1%		IIIw	41
Sk	Sharkey-Crevasse complex	45.74	16.9%		IIIw	45
Weighted Average						*n 41.7

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

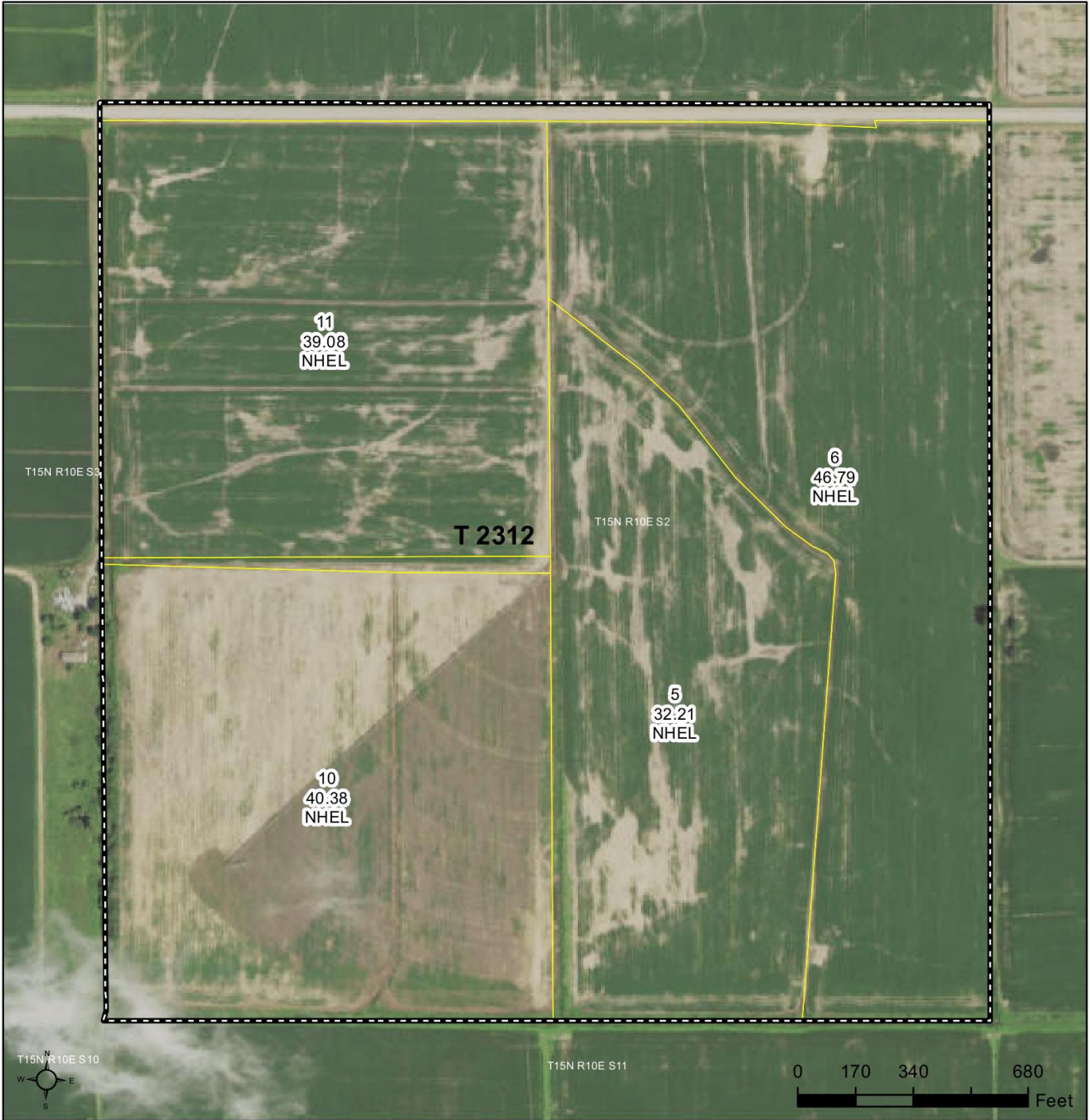
*c: Using Capabilities Class Dominant Condition Aggregation Method

TRACT 1 FSA MAP



United States
Department of
Agriculture

Mississippi County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2019

2021 Program Year

Map Created October 26, 2020

Farm 7310
Tract 2312

Tract Cropland Total: 158.46 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).

TRACT 1 FSA 156-EZ

Arkansas
Mississippi

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 7310
Prepared: 11/10/20 8:35 AM
Crop Year: 2021
Page: 1 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name BEVILL, A BLAKE	Farm Identifier	Recon Number 2020 - 2
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Farms Associated with Operator:
140, 6095, 6101

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
162.88	158.46	158.46	0.0	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	158.46	33.5	0.0					

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
RICE-LGR, SUP	SOYBN	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
SOYBEANS	143.46	42	0.00	78
RICE-LONG GRAIN	12.2	5812	0.00	
SEED COTTON	24.88	2071	0.00	
UNA GENERIC	6.22	0	0.00	
Total Base Acres:	186.76			

Tract Number: 2312 **Description:** K3 sec/2
FSA Physical Location : Mississippi, AR **ANSI Physical Location:** Mississippi, AR
BIA Range Unit Number:
HEL Status: NHEL: no agricultural commodity planted on undetermined fields
Wetland Status: Wetland determinations not complete
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
162.88	158.46	158.46	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	158.46	33.5	0.0			
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
RICE-LONG GRAIN	12.2	5812	0.00				
SOYBEANS	143.46	42	0.00				

TRACT 2 FSA MAP



United States
Department of
Agriculture

Mississippi County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2019

2021 Program Year

Map Created October 26, 2020

Farm 140
Tract 2861

Tract Cropland Total: 39.82 acres

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TRACT 2 FSA 156

Arkansas
Mississippi

U.S. Department of Agriculture
Farm Service Agency

FARM: 140
Prepared: 11/10/20 8:28 AM
Crop Year: 2021
Page: 1 of 2

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier
BEVILL, A BLAKE

Farms Associated with Operator:
6095, 6101, 7310

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
39.82	39.82	39.82	0.0	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	39.82	9.8	0.0					

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
RICE-LGR, SUP	SOYBN	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
SOYBEANS	29.36	27	0.00	67
RICE-LONG GRAIN	9.74	6197	0.00	
SEED COTTON	7.84	1601	0.00	
UNA GENERIC	1.96	0	0.00	
Total Base Acres:	48.9			

Tract Number: 2861 **Description:** I 3 2A

FSA Physical Location : Mississippi, AR **ANSI Physical Location:** Mississippi, AR

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

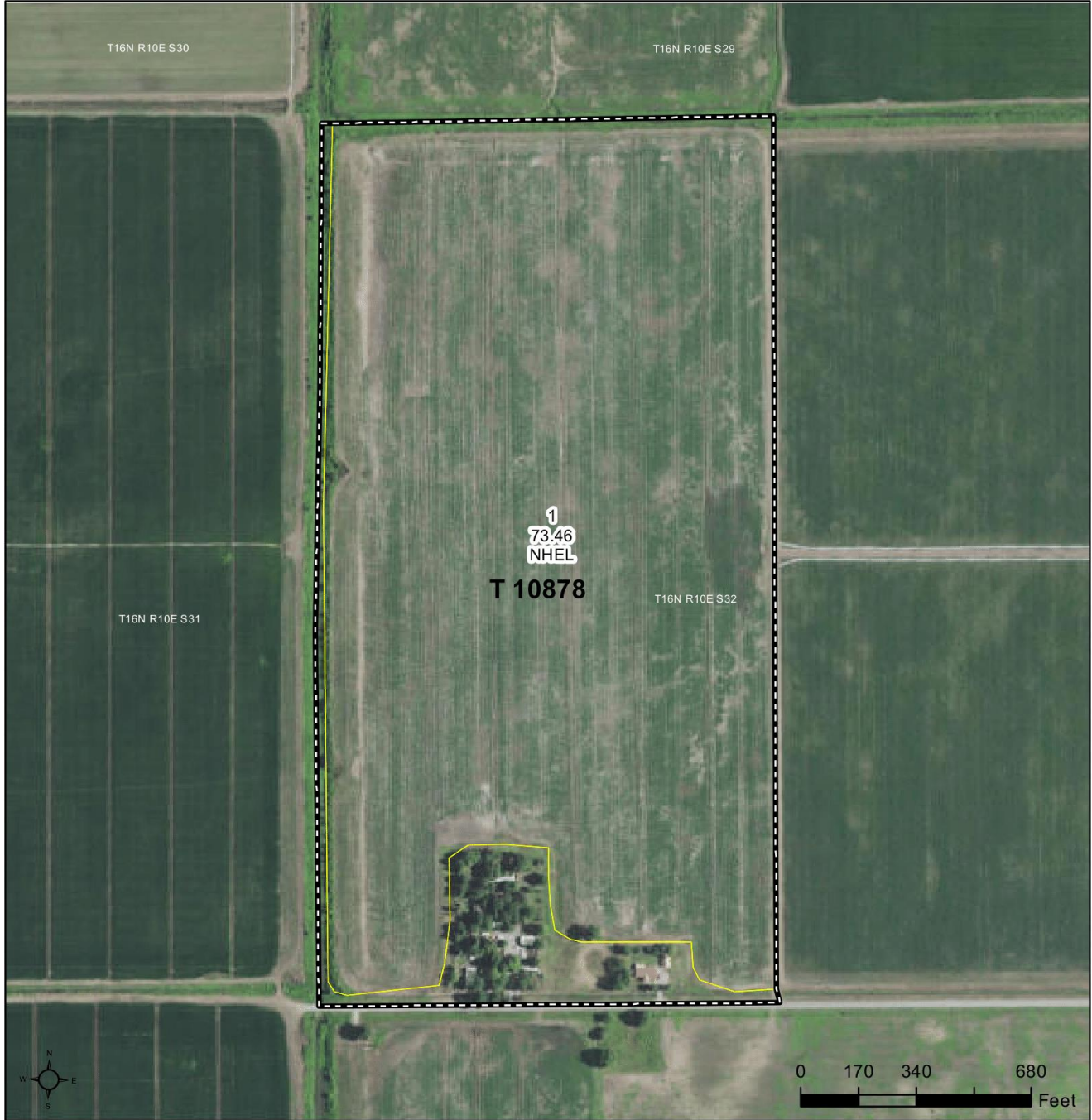
Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
39.82	39.82	39.82	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	39.82	9.8	0.0			
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
RICE-LONG GRAIN	9.74	6197	0.00				
SOYBEANS	29.36	27	0.00				

TRACT 3 FSA MAP



United States
Department of
Agriculture

Mississippi County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2019

2021 Program Year

Map Created October 26, 2020

Farm 6095
Tract 10878

Tract Cropland Total: 73.46 acres

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TRACT 3 FSA 156

Arkansas
Mississippi

U.S. Department of Agriculture
Farm Service Agency

FARM: 6095
Prepared: 11/10/20 8:32 AM
Crop Year: 2021
Page: 1 of 2

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name BEVILL, A BLAKE **Farm Identifier** 2004 DIV 3242

Farms Associated with Operator:
140, 6101, 7310

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
80.67	73.46	73.46	0.0	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	73.46	9.2	0.0					

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
RICE-LGR	WHEAT, CORN , SOYBN	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	19.52	49	0.00	0
CORN	19.52	112	0.00	100
SOYBEANS	3.18	32	0.00	100
RICE-LONG GRAIN	37.18	6360	0.00	
Total Base Acres:	79.4			

Tract Number: 10878 **Description** I2 S32/T16N/R10E
FSA Physical Location : Mississippi, AR **ANSI Physical Location:** Mississippi, AR
BIA Range Unit Number:
HEL Status: NHEL: no agricultural commodity planted on undetermined fields
Wetland Status: Wetland determinations not complete
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
80.67	73.46	73.46	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	73.46	9.2	0.0			
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
WHEAT	19.52	49	0.00				
RICE-LONG GRAIN	37.18	6360	0.00				

