

ONLINE-ONLY FARMLAND AUCTION

58 +/- Acres in Mississippi County, AR



ONLINE AUCTION BY

**G GLAUB
FARM
MANAGEMENT**

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

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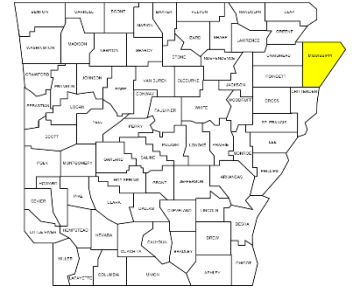
Serving Landowners in Arkansas, Mississippi, Arkansas, and Tennessee

FLAGG AG, LLC AUCTION SUMMARY

Property Overview:

Bidding is now open on 58+/- acres Mississippi County Arkansas. Bidding will begin to close on Thursday March 25th at 5:00pm CST.

The Flagg Ag farm is 58+/- acres with 57.06 FSA Cropland acres located about six miles southwest of Manila in the Milligan Ridge community. County Road 69 adjoins on the western property line. The farm has high quality soils and is graded with a history of row irrigation producing cotton and soybeans in the past four years. In addition, these soils and the farm's location is well suited to grow peanuts, corn, and potentially specialty crops.



Lot 1 is 40+/- acres and includes 38.95 FSA Cropland Acres. Soils are about 75% Routon-Dundee-Crevasse complex and 25% Hayti fine sandy loam with a NCCPI Overall rating of 68. This tract has historically been irrigated. A new well can be easily installed with electricity available for a submersible motor/pump.

Lot 2 is 18+/- acres and includes 18 FSA Cropland Acres. Soils are all Routon-Dundee-Crevasse complex with an overall NCCPI rating of 66. This tract includes an irrigation well.

The online auction will allow bidders to bid on one or both tracts combined. 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 March 25th. The ending clock will be reset to two minutes each time a bid is made within the last two minutes.

Acres: 58 +/- Acres
Lot 1 - 40+/- acres
Lot 2 - 18+/- acres

Taxes: \$626.53 (2020 estimate)

Lease: Sale is subject to a 2021 lease that will be assigned to the seller and a copy of the lease will be provided upon request.

Inspections: Contact Glaub Farm Management.

Auction

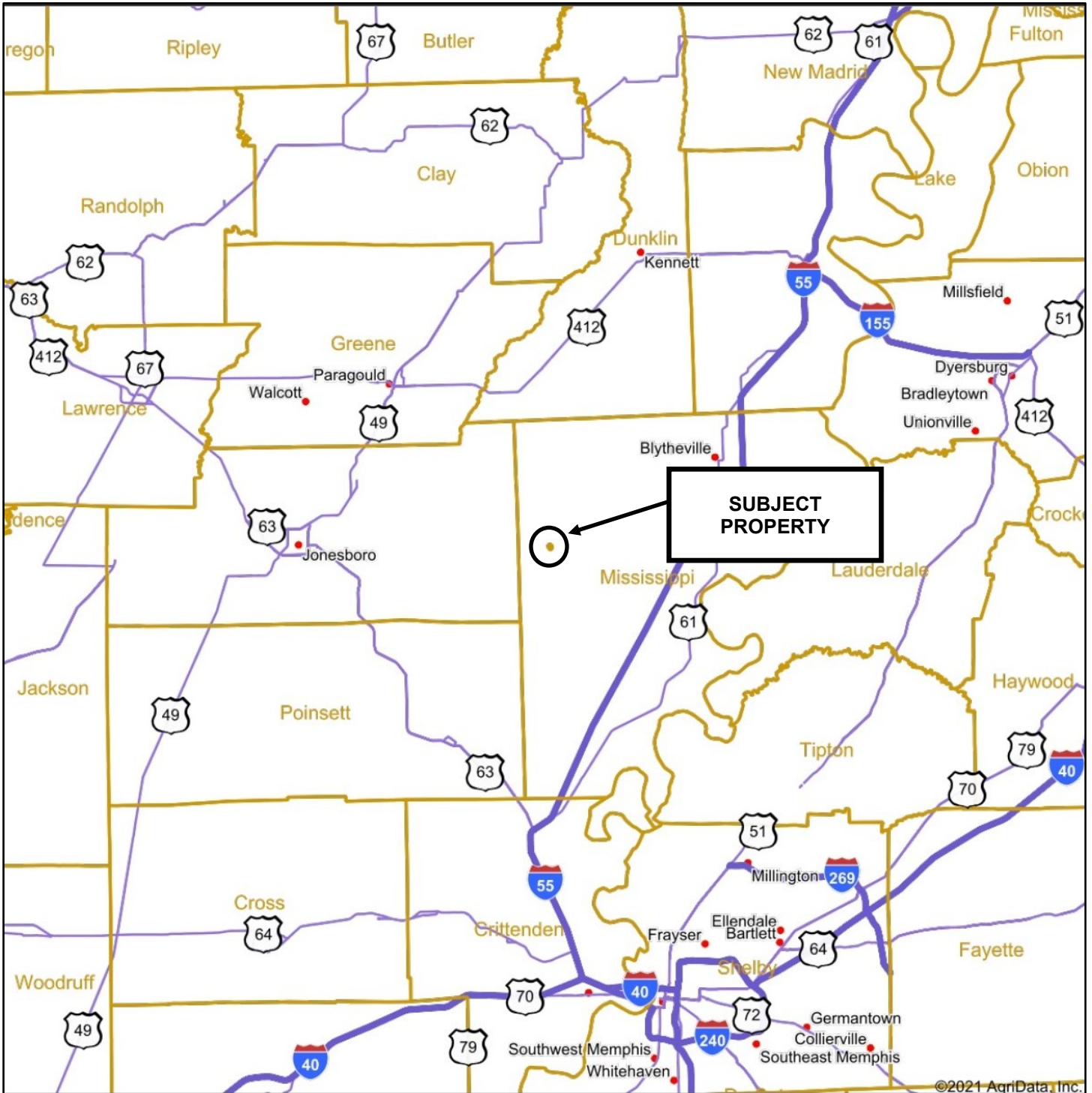
Date & Time: Bidding is open now and begins to close at 5:00PM CST on March 25, 2021.

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

Online Map: [Here](#)

Online Video: [Here](#)

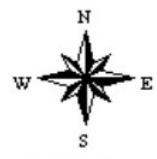
REGIONAL MAP



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map center: 35° 48' 4.75, -90° 13' 40.97



3/3/2021

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 now and until Thursday, Mach 25, 2021. At 5:00PM CST, the property will begin to close with a two minute ending time reset each to 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, April 26, 2021. The Seller(s) have the choice to extend this date if necessary.

Possession: Possession will be delivered at closing subject to a 2021 crop share lease.

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 at or before closing. The Buyer(s) will also be responsible for real estate and personal property taxes in 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).

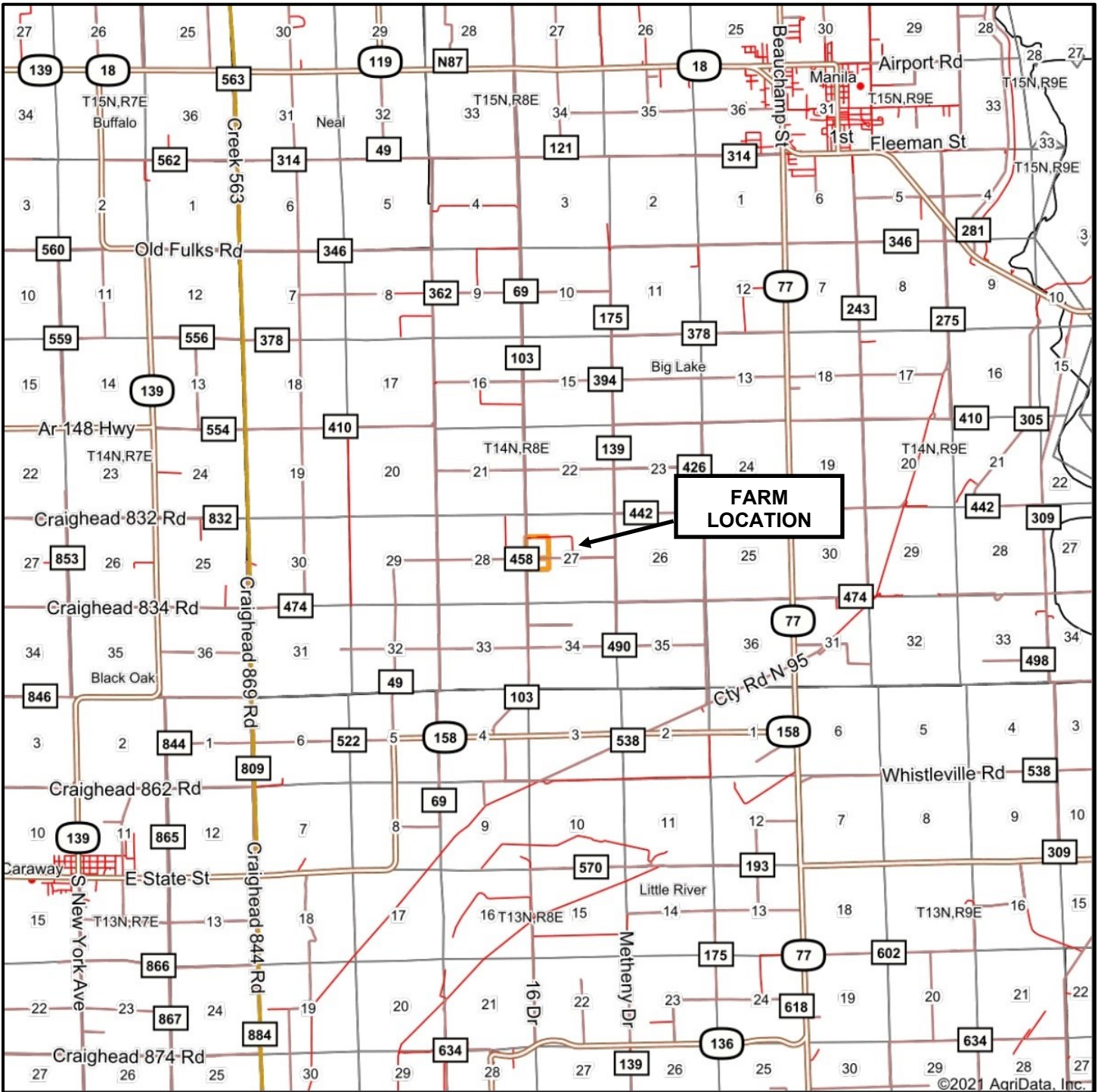
Online Bidder Registration: In order to bid online you must register for the auction online 24 hours prior to the auction at bid.glaubfm.com and be approved by GFM. Contact GFM if you have issues registering or questions regarding online bidding.

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. Cover picture is for advertising and is a representation of crops grown on this property.

GENERAL LOCATION MAP



**FARM
LOCATION**



map center: 35° 48' 37.43, -90° 13' 37.84



3/3/2021

AERIAL MAP



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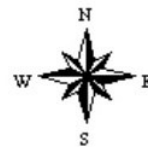
Map Center: 35° 48' 32.43, -90° 13' 44.28



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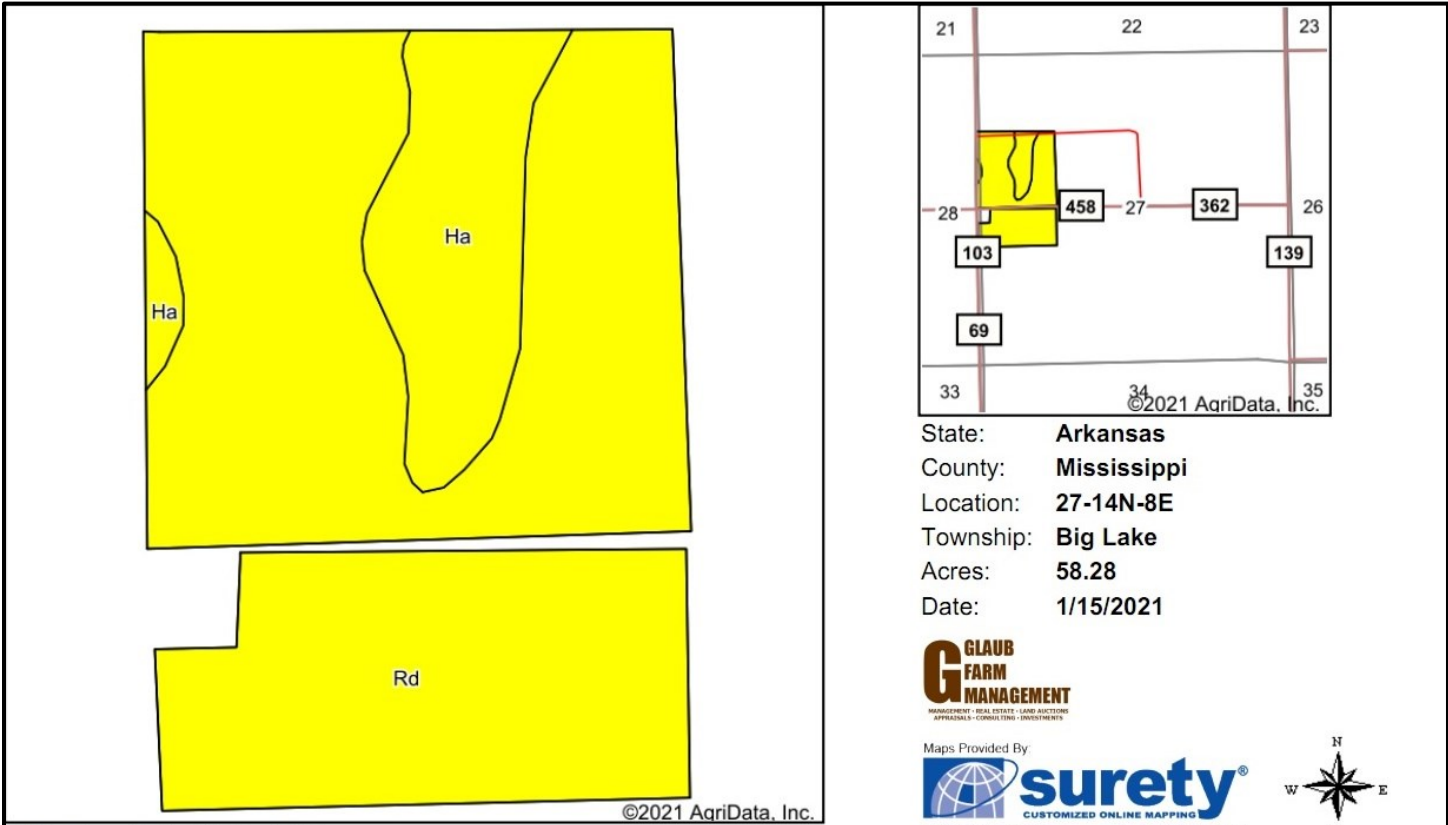
Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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27-14N-8E
Mississippi County
Arkansas



1/15/2021

SOILS MAP



Soils data provided by USDA and NRCS.

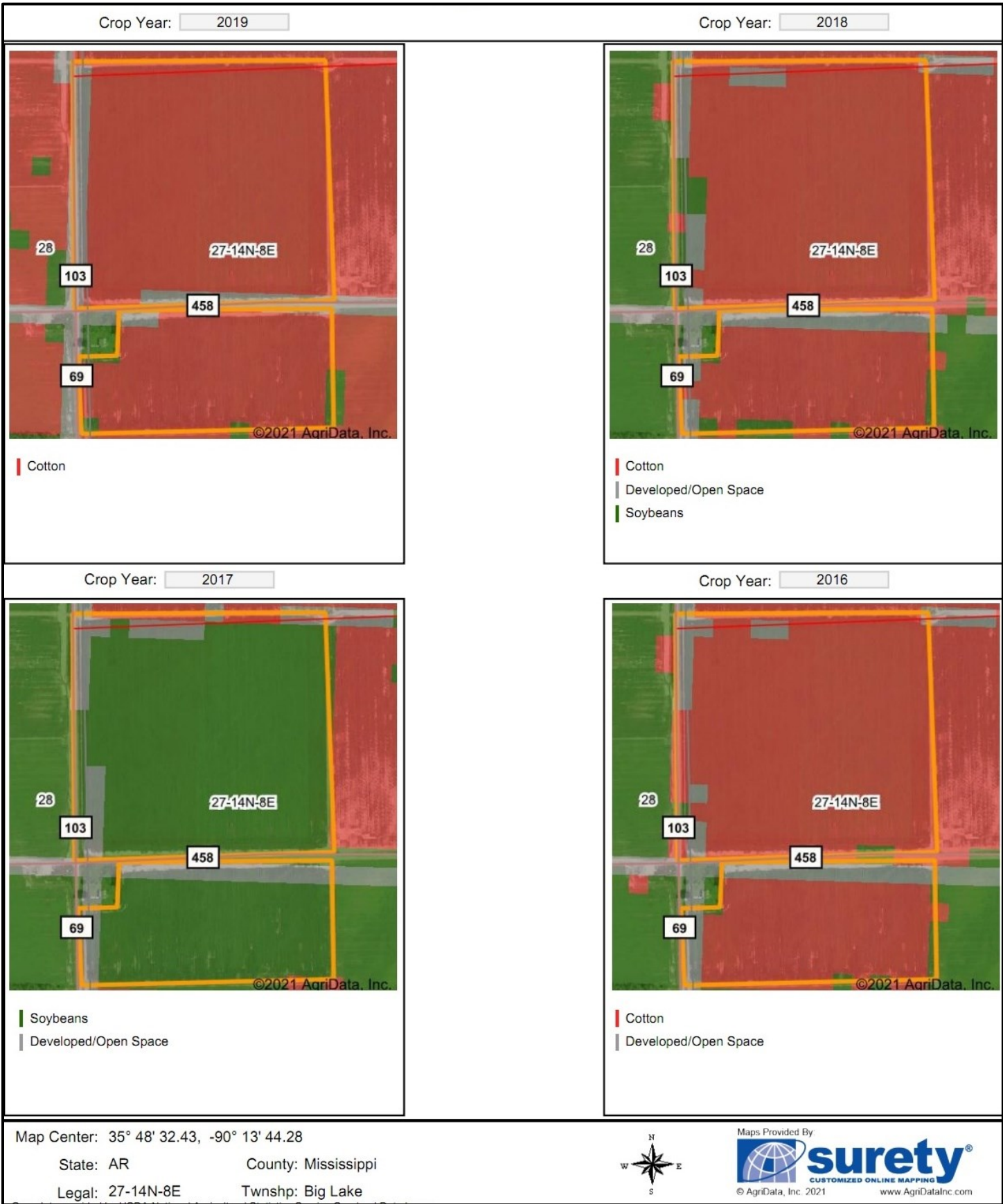
Area Symbol: AR093, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
Rd	Routon-Dundee-Crevasse complex	49.23	84.5%		IIIw	66
Ha	Hayti fine sandy loam	9.05	15.5%		IIIw	74
Weighted Average						*n 67.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

CROP HISTORY MAP



FSA MAP

1/13/2021

USDA FSA FarmPlus

USDA Mississippi County, Arkansas



Common Land Unit
 Cropland Non-cropland

Farm **0006506**
 Tract **497**

- Wetland Determination Identifiers
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

2021 Crop Year



Tract Page: 1 of 1

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 ESRI imagery service. 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).

FSA 156-EZ

Tract Number: 497 **Description:** C7 sec/27

BIA Range Unit Number: None

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

Wetland Status: Wetland determinations not complete

WL Violations: no

					WRP/EWP	CRP Cropland
					0.00	0.00
					GRP	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.00	0.00	57.06	0.00	0.00		
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
UNA GENERIC	10.96	0	0	0.00		
SEED COTTON	43.84	0	1606	0.00		
Total Base Acres:	54.80					

Owners: FLAGG AG

Other Producers:

Field#: 1 Acres: 38.95 Congressional District: 01 3-CM: Cropland

Field#: 2 Acres: 18.11 Congressional District: 01 3-CM: Cropland

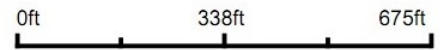
TOPOGRAPHY MAP



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Source: USGS 10 meter dem
Interval(ft): 1.0
Min: 226.0
Max: 228.7
Range: 2.7
Average: 227.8
Standard Deviation: 0.36 ft



1/15/2021

27-14N-8E
Mississippi County
Arkansas

Map Center: 35° 48' 32.43, -90° 13' 44.28

