

LAND FOR SALE

153.01 +/- Acres

Greene County, Arkansas



OFFERED BY:

G **GLAUB**
FARM
MANAGEMENT

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APPRAISALS • CONSULTING • INVESTMENTS

For Additional Information Contact:

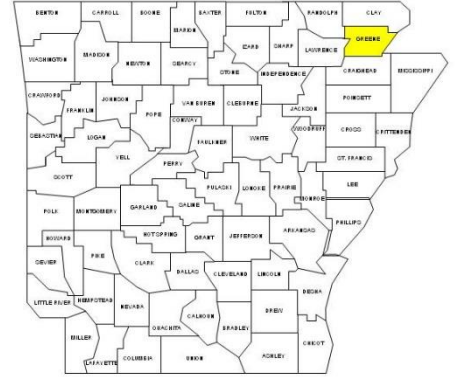
Glaub Farm Management, LLC
Sam King, Ted Glaub, or Jeffrey Hignight
1702 Stone, Suite C
Jonesboro, AR 72401
Office: (870) 972-6996
Fax: (870) 931-5985
Email: sam@glaubfm.com
Website: www.GlaubFM.com

Serving Landowners in Arkansas, Mississippi, Missouri, and Tennessee

Quadrant Land & Development Summary

Property Overview:

Arkansas land for sale in Greene County comprised of two 74.01 +/- and 79 +/- acre tracts are approximately 5 miles north and 5 miles southwest of Marmaduke, AR, 37 miles north of Jonesboro, AR and 97 miles from Memphis, TN. This property has county road frontage on both tracts with a history of soybean and miscanthus production. This farm is not only an income producing investment but also has the potential as a getaway for the avid outdoorsmen. The soils on both tracts are silt loam soils ideal for growing soybeans, grain sorghum, wheat, and hay.



The properties are adjoined by woods with multiple water sources on the property. Culver Creek and Hurricane Creek on Tract 1 provide water for wildlife and drainage, dividing the property from 9 +/- acres of trees which may provide habitat for wildlife. Tract 2 has a pond that may provide water for wildlife or potential cattle. The current miscanthus crop provides bedding and cover for deer as well as income for the farm. This property is not only an income investment but also an opportunity for recreation.

Inspections: Contact Glaub Farm Management, LLC to inspect farms.

Acreage: 153.01 +/- Taxed acres

FSA Data: Cropland Acres – acres

	<u>Crop</u>	<u>Acres</u>	<u>PLC Yield</u>	<u>Commodity Program</u>
Tract 1 -	Soybeans	72.3	24	ARC-C
Tract 2 -	None			
	Total Base:	72.3		

Lease: Property is not currently under any leases.

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

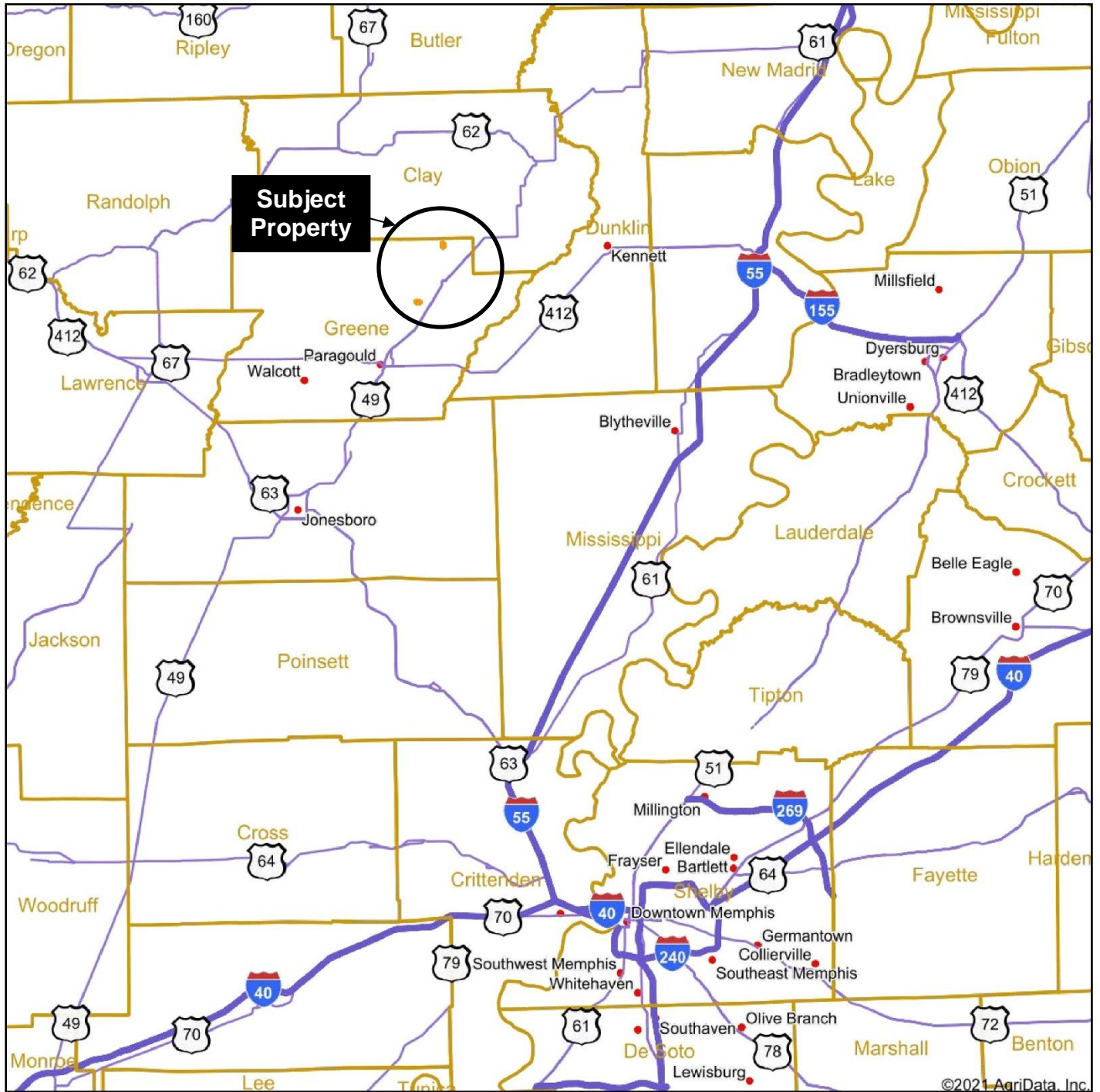
Real Estate Taxes: \$656.07 (Estimate)

Online Map: [Click Here](#)

Video: [Click Here](#)

Asking Price: \$535,500

GENERAL LOCATION MAP



map center: 35° 44' 59.5, -90° 10' 25.56

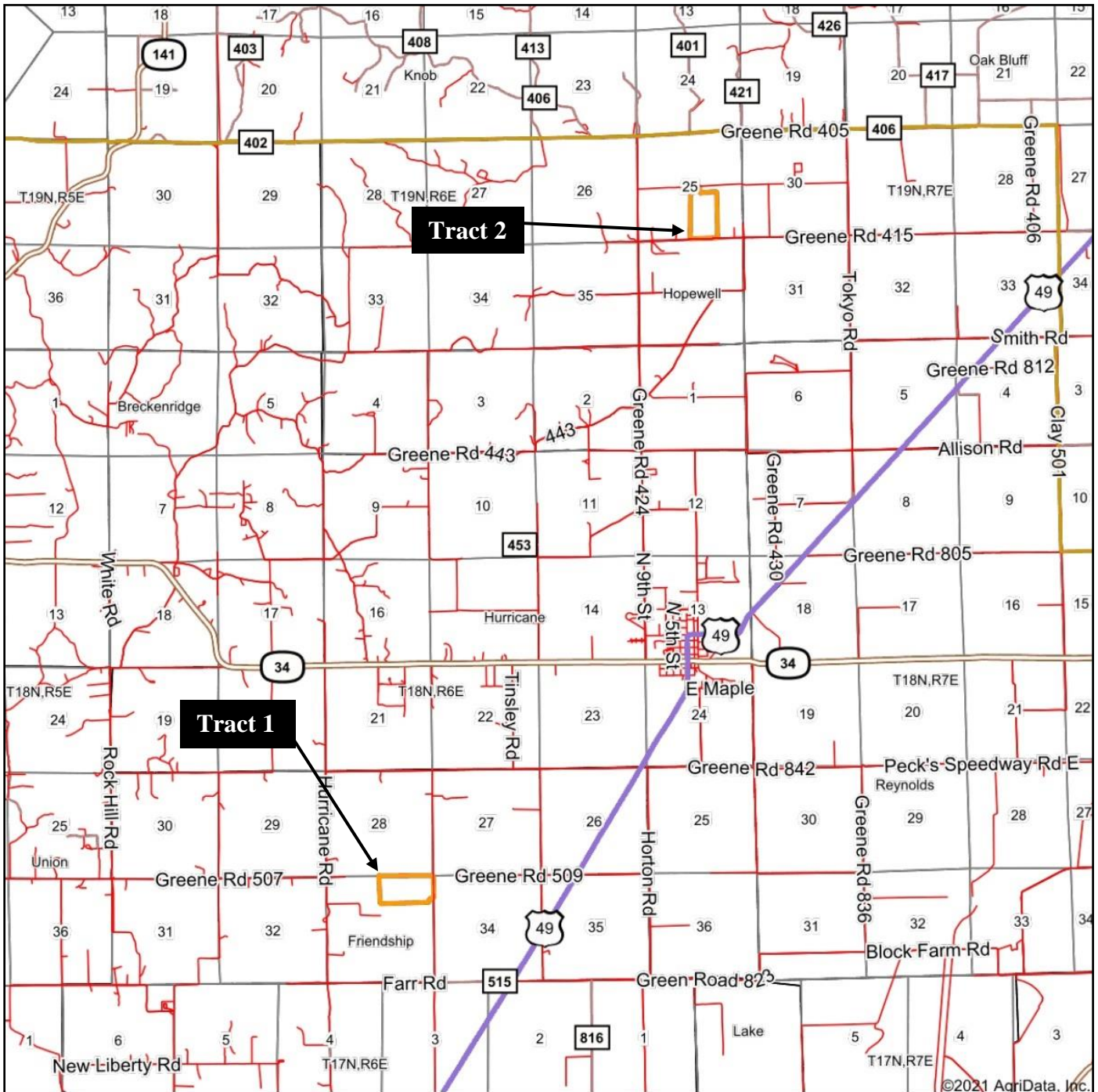


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REGIONAL MAP



map center: 36° 12' 12.42, -90° 24' 28.39

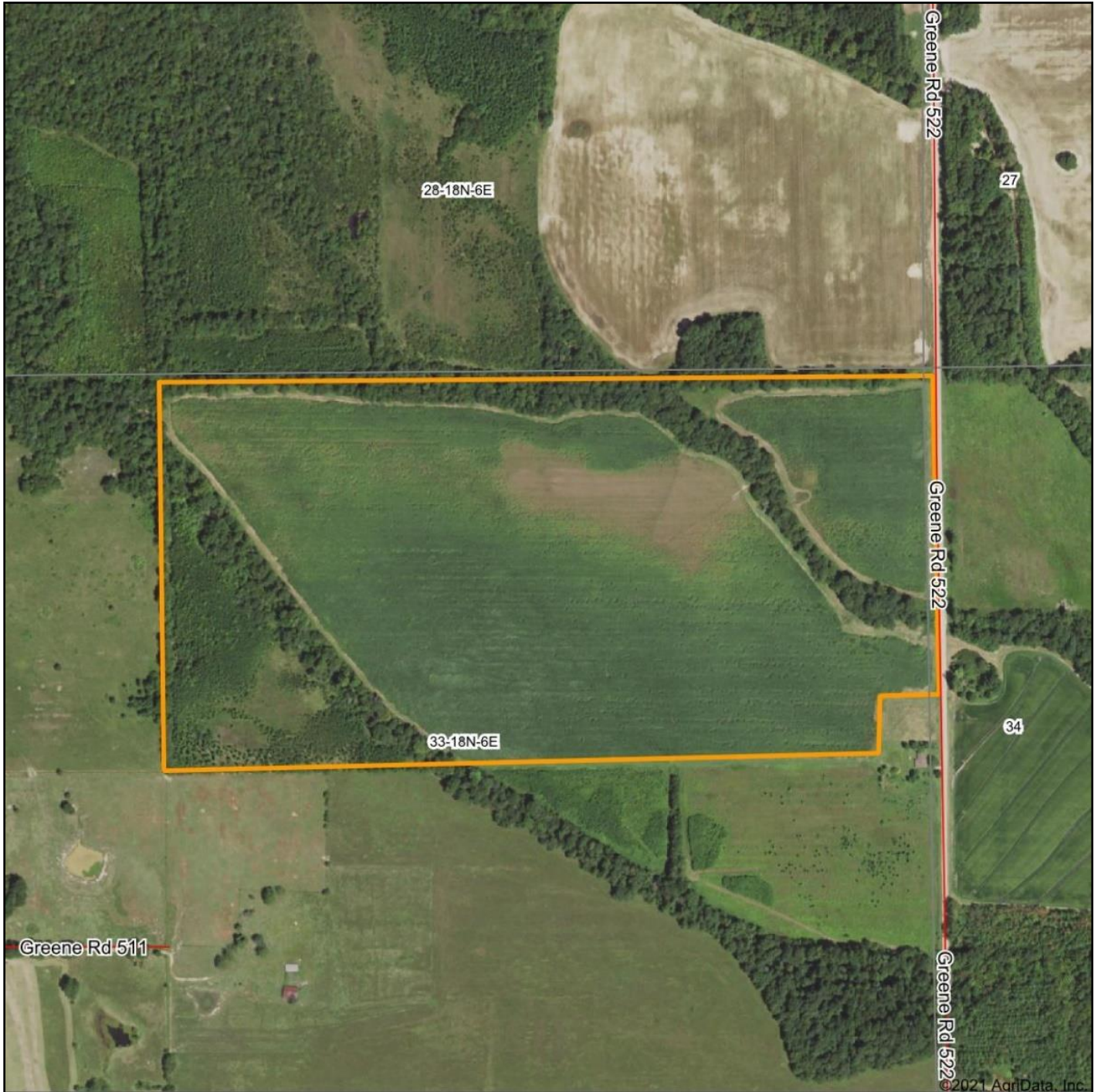


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Tract 1 Aerial Map



Map Center: 36° 9' 24.53, -90° 26' 0.59



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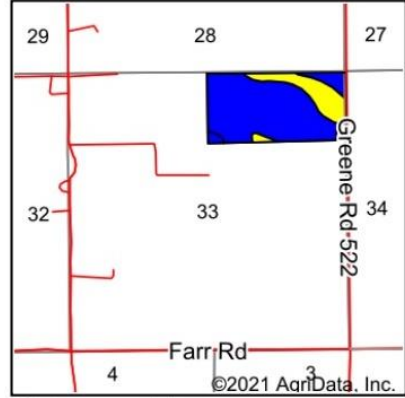
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33-18N-6E
Greene County
Arkansas



10/21/2021

Tract 1 Soils Map



State: **Arkansas**
 County: **Greene**
 Location: **33-18N-6E**
 Township: **Friendship**
 Acres: **80.4**
 Date: **10/21/2021**



Soils data provided by USDA and NRCS.

Area Symbol: AR055, Soil Area Version: 21

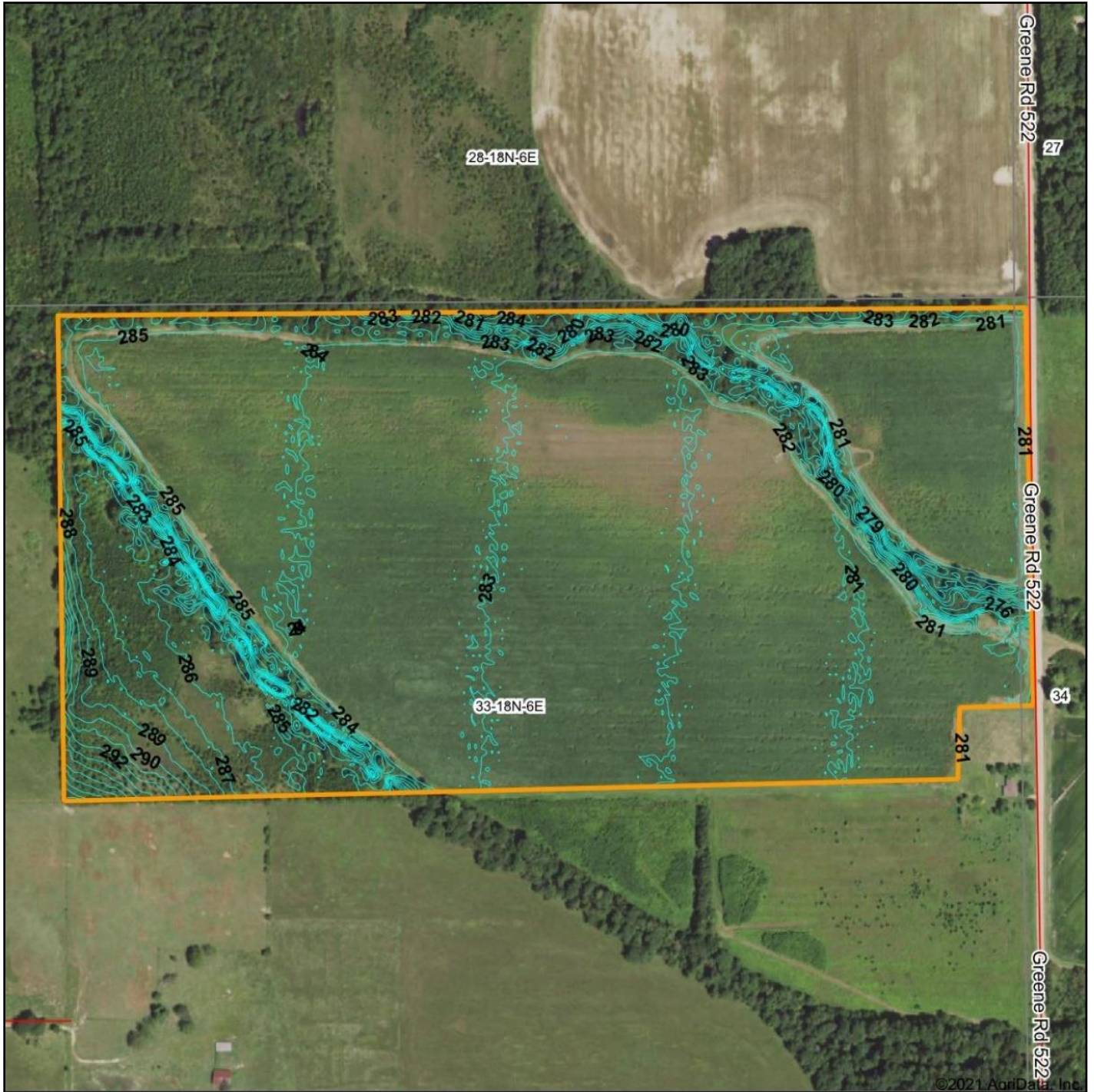
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
19A	Hillemann-Lafe complex, 0 to 1 percent slopes	63.46	78.9%		IIw	71
6A	Calhoun silt loam, 0 to 1 percent slopes	15.75	19.6%		IIIw	63
24B	Loring silt loam, 1 to 3 percent slopes, west	1.19	1.5%		Ile	62
Weighted Average					2.20	*n 69.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract 1 Topography Map



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Source: USGS 3 meter dem
 Interval(ft): 1.0
 Min: 274.6
 Max: 298.9
 Range: 24.3
 Average: 283.1
 Standard Deviation: 2.49 ft

0ft 431ft 862ft

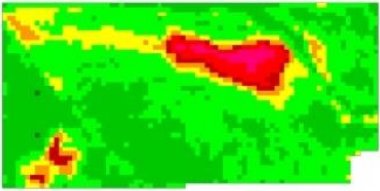
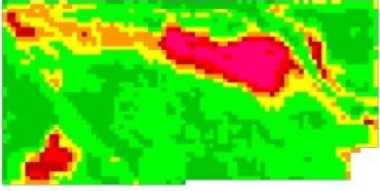
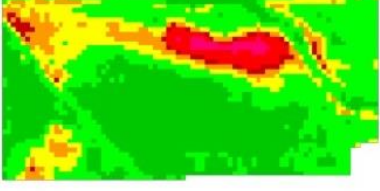
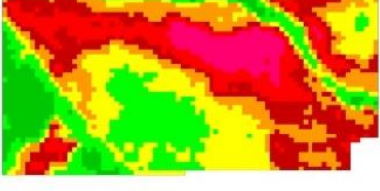


10/21/2021

33-18N-6E
Greene County
Arkansas

Map Center: 36° 9' 24.53, -90° 26' 0.59


Tract 1 NDVI Maps

 ©2021 AgriData, Inc.	2021	Client: <input type="text" value="Allen"/>
	Std. Dev: 6.66 Max: 86 Mean: 77.7 Min: 45	Farm: <input type="text" value="Allen"/> Field: <input type="text" value="522"/> Date: 10/21/2021 Acres: 80.4
	Crop: <input type="text"/>	State: AR County: Greene Location: 33-18N-6E Township: Friendship Map Center: 36° 9' 24.53, -90° 26' 0.59
	Remarks: <input type="text"/>	
 ©2021 AgriData, Inc.	2020	
	Std. Dev: 8.33 Max: 84 Mean: 75.52 Min: 44	
	Crop: Rice - 48% Woody Wetlands - 17%	
	Remarks: <input type="text"/>	
 ©2021 AgriData, Inc.	2019	
	Std. Dev: 6.8 Max: 83 Mean: 76.82 Min: 45	
	Crop: Soybeans - 39% Rice - 23%	
	Remarks: <input type="text"/>	
 ©2021 AgriData, Inc.	2018	
	Std. Dev: 9.07 Max: 84 Mean: 68.67 Min: 43	
	Crop: Soybeans - 43% Rice - 29%	
	Remarks: <input type="text"/>	


Low RELATIVE BIOMASS High		Value
	86 - 99	
	81 - 85	
	76 - 80	
	71 - 75	
	66 - 70	
	61 - 65	
	51 - 60	
	41 - 50	
	21 - 40	
	1 - 20	
	0 - 0	


Soils Weighted Average
NCCPI Overall: 69.3

Elevation (feet)
 Min: 274.6
 Max: 298.9
 Range: 24.3
 Mean: 283.1
 Std Dev: 2.5



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Tract 2 Aerial Map



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Map Center: 36° 14' 54.94, -90° 22' 48.12



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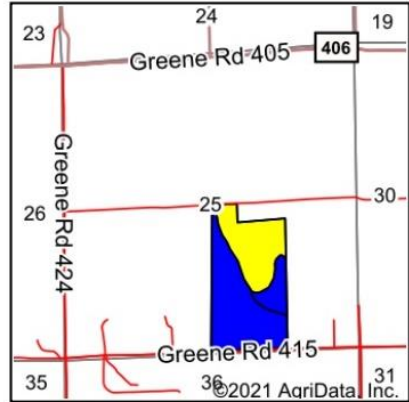
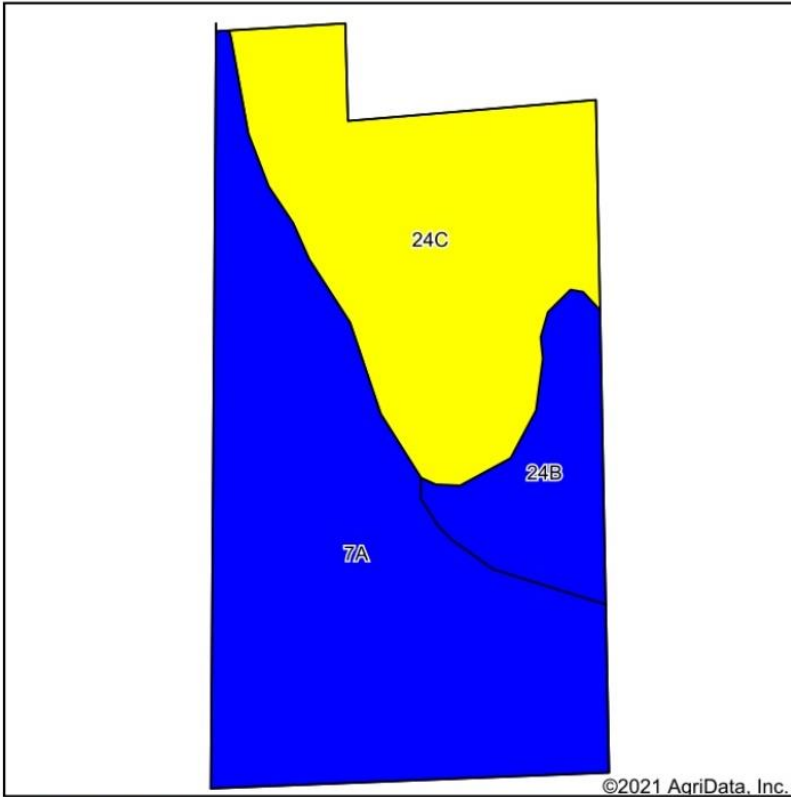
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25-19N-6E
Greene County
Arkansas



10/21/2021

Tract 2 Soils Map



State: **Arkansas**
 County: **Greene**
 Location: **25-19N-6E**
 Township: **Hopewell**
 Acres: **74.12**
 Date: **10/21/2021**



Soils data provided by USDA and NRCS.

Area Symbol: AR055, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
7A	Calloway silt loam, 0 to 1 percent slopes	39.83	53.7%		IIw	58
24C	Loring silt loam, 3 to 8 percent slopes, west	26.39	35.6%		IIIe	68
24B	Loring silt loam, 1 to 3 percent slopes, west	7.90	10.7%		IIe	62
Weighted Average					2.36	*n 62

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract 2 Topography Map




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Maps Provided By:

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Source: USGS 3 meter dem
 Interval(ft): 1.0
 Min: 311.6
 Max: 358.4
 Range: 46.8
 Average: 327.2
 Standard Deviation: 10.01 ft

0ft 433ft 866ft

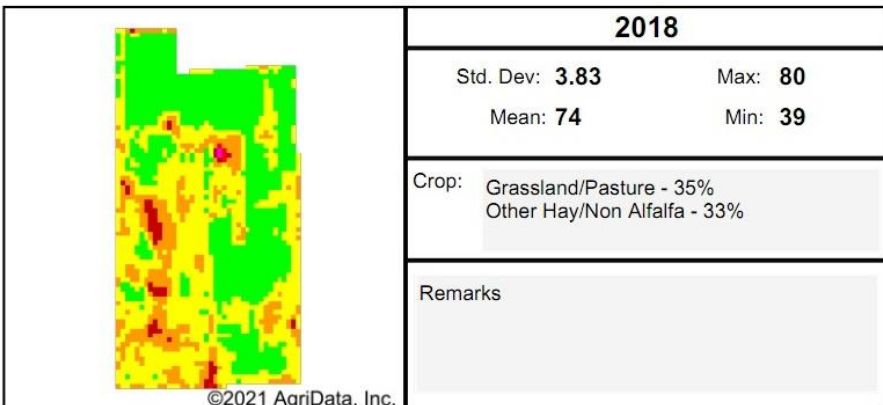


25-19N-6E
 Greene County
 Arkansas
 10/21/2021
 Map Center: 36° 14' 54.94, -90° 22' 48.12

Tract 2 NDVI Maps

Client: Allen
 Farm: Allen
 Field: 415
 Date: 10/21/2021
 Acres: 74.12

State: AR
 County: Greene
 Location: 25-19N-6E
 Township: Hopewell
 Map Center: 36° 14' 54.94, -90° 22' 48.12



Low RELATIVE BIOMASS High	Value
	86 - 99
	81 - 85
	76 - 80
	71 - 75
	66 - 70
	61 - 65
	51 - 60
	41 - 50
	21 - 40
	1 - 20
	0 - 0

Soils Weighted Average

NCCPI Overall: 62

Elevation (feet)

Min: 311.6
 Max: 358.4
 Range: 46.8
 Mean: 327.2
 Std Dev: 10.0



PICTURES

