

LAND FOR SALE

109 +/- Acres

Greene County, Arkansas



OFFERED BY:

G **GLAUB**
FARM
MANAGEMENT

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

For Additional Information Contact:

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Ted Glaub

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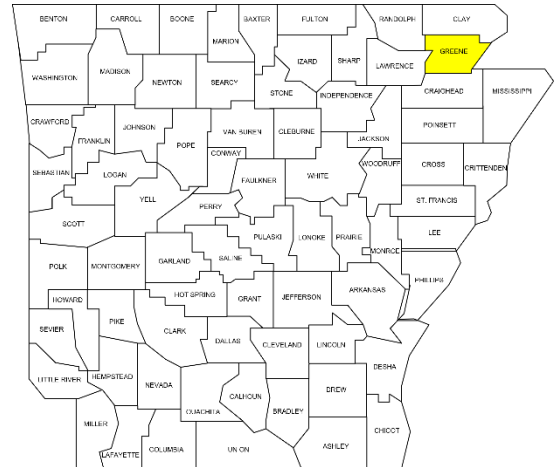
Website: www.GlaubFM.com

Serving Landowners in Arkansas, Mississippi, Missouri, and Tennessee

FARM SUMMARY

Property Overview:

The Nutt Farm is a property that is ideal for a variety of activities, from hunting, fishing, livestock, crop cultivation, and homesteading. According to FSA information, the farm measures 71.7 acres of woodland and 37.1 acres of cropland. Located on Hwy 168 and just west of Lorado, the property is a mere 15 miles away from both Paragould and Jonesboro. It has 960 feet of paved frontage, is situated near Lake Frierson State Park, and the Cache River, famed for its duck hunting, is 4 miles away. Furthermore, electricity and rural water are available on the western side of the property.



Acreage: **Deeded Acres:** 109 +/- Per County Tax Records

Cropland Acres: 37.10 per USDA/FSA Records

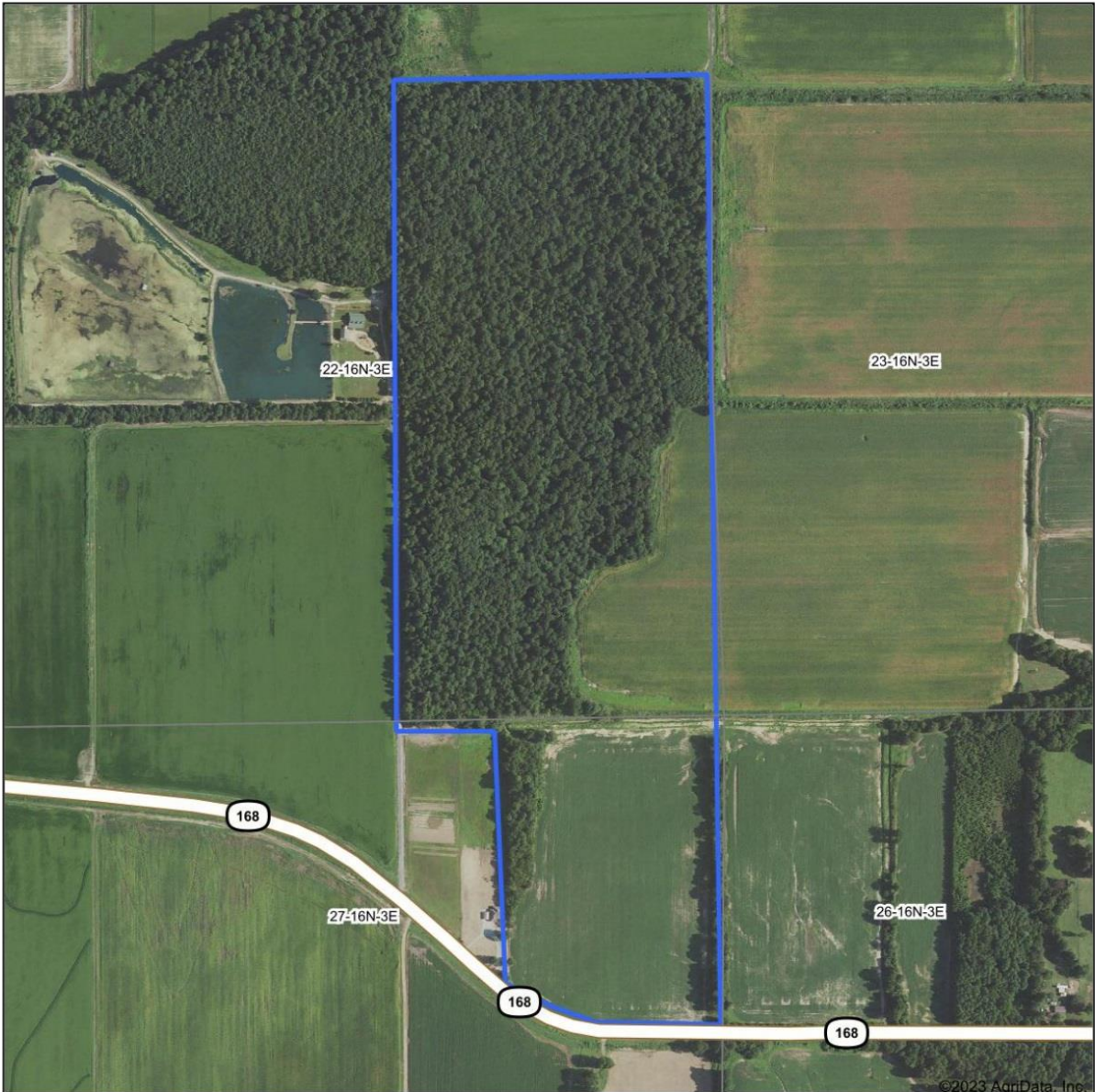
Real Estate Taxes: \$685 Annually per County Tax Records

Online Map: [Click Here](#)

Asking Price: \$400,000

AERIAL MAP

Aerial Map



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Boundary Center: 35° 59' 53.18, -90° 44' 49.69

0ft 659ft 1317ft



MANAGEMENT - REAL ESTATE - LAND AUCTIONS
APPRAISALS - CONSULTING - INVESTMENTS

Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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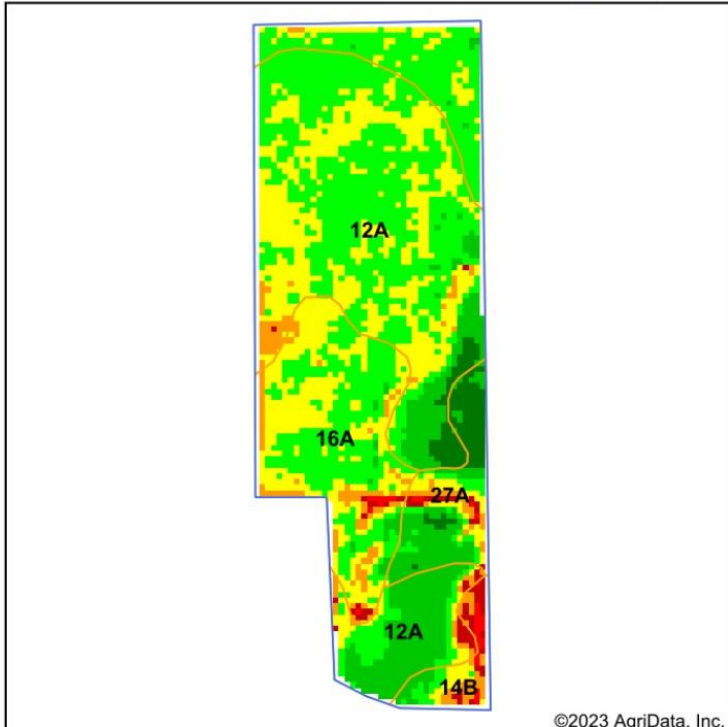
22-16N-3E
Greene County
Arkansas



12/13/2023

SOILS MAP

Max NDVI(2022) with Soils



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	

State: **Arkansas**
 County: **Greene**
 Location: **22-16N-3E**
 Township: **Shady Grove**
 Acres: **110.51**
 Date: **12/13/2023**

Crop:
 Woody Wetlands - 67%
 Dbl Crop WinWht/Soybeans - 25%

*USDA CropScape



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: AR055, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall	NDVI 2022
12A	Foley-Bonn complex, 0 to 1 percent slopes	61.65	55.8%	Poorly drained	IIIw	54	77.2
16A	Forestdale silty clay loam, 0 to 1 percent slopes, frequently flooded	35.32	32.0%	Poorly drained	IVw	66	75.2
27A	Oaklimeter silt loam, 0 to 1 percent slopes, occasionally flooded	9.23	8.4%	Moderately well drained	IIw	82	79.6
14B	Fontaine silt loam, 0 to 3 percent slopes	4.31	3.9%	Moderately well drained	Ile	82	70
Weighted Average					3.20	*n 61.3	

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPOGRAPHY MAP

Hillshade Maximum NDVI 2022

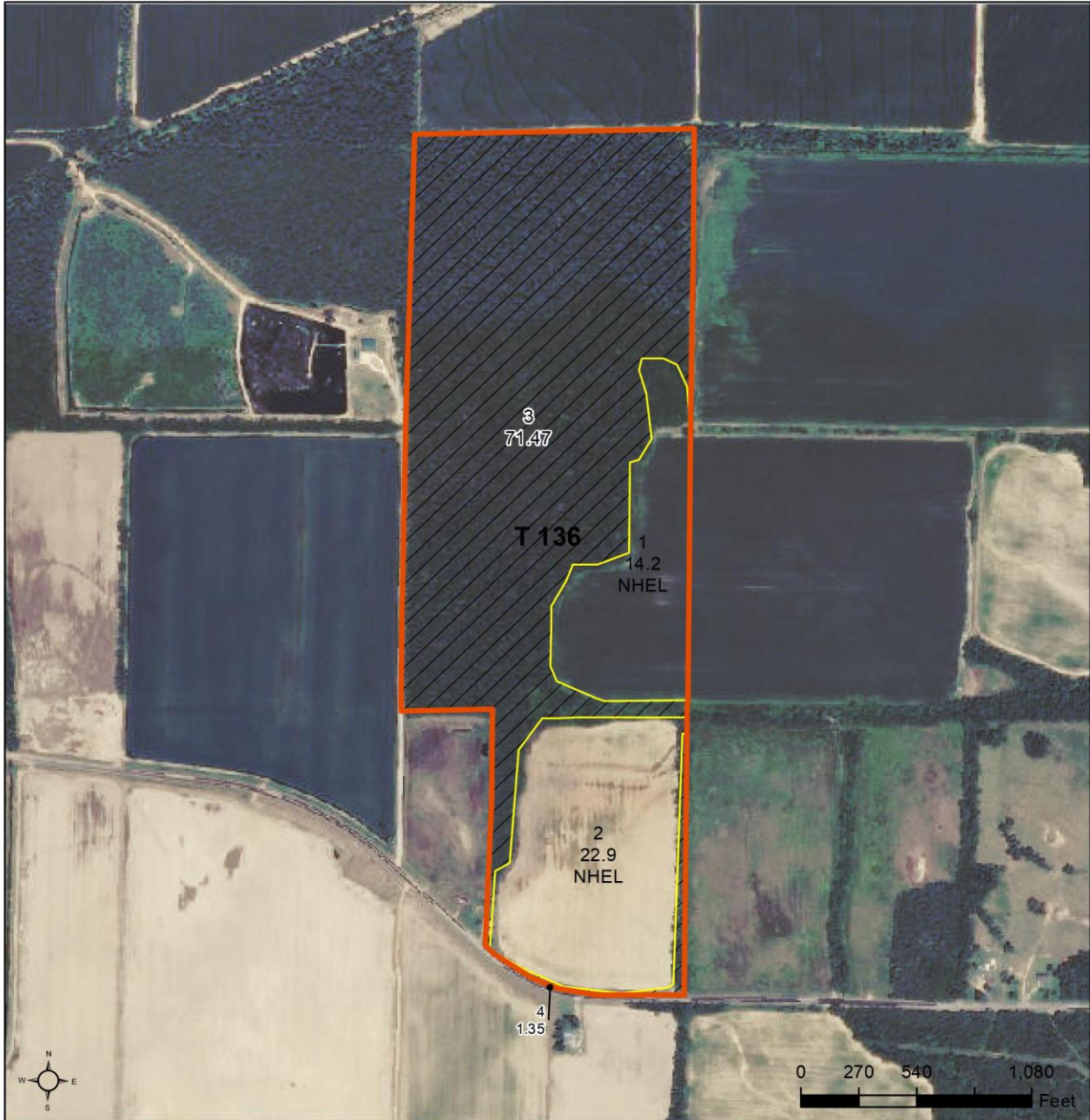


<p>Low High</p> <p>Relative Biomass</p>	<p>Crop: Woody Wetlands - 67% Dbl Crop WinWht/Soybeans -</p> <p>*USDA CropScope</p> <p>Elevation Min: 257.8 Max: 275.7 Range: 17.9 Average: 261.0 Standard Deviation: 1.94 ft</p>	<p>0ft 601ft 1202ft</p> <p>12/13/2023</p>	<p>22-16N-3E Greene County Arkansas</p> <p>Boundary Center: 35° 59' 53.18, -90° 44' 49.69</p>
<p>MANAGEMENT - REAL ESTATE - LAND AUCTIONS APPROVALS - CONSULTING - INVESTMENTS</p> <p>Maps Provided By:</p> <p>CUSTOMIZED ONLINE MAPPING</p> <p>© AgriData, Inc. 2023 www.AgriDataInc.com</p>			

FSA MAP

USDA FSA USDA Farm Service Agency
Greene County, Arkansas

FSA Aero Map



- Common Land Unit**
- Cropland
 - Non-cropland
 - Conservation Reserve Program
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions
- Tract Boundary

2013 Program Year

Map Created April 15, 2013

Farm 153
Tract 136

USDA 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 the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency 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 NRCS.

FSA 156

ARKANSAS Nutt 156 EZ
GREENE



United States Department of Agriculture
Farm Service Agency

FARM : 153

Prepared : 12/6/21 6:00 PM

Form: FSA-156EZ

Crop Year : 2022

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : EASON FARMS PARTNERSHIP
 05-055-6, 05-055-62, 05-055-63, 05-055-114, 05-055-153, 05-055-162, 05-055-220, 05-055-235, 05-055-310,
 05-055-3273, 05-055-4159, 05-055-4310, 05-055-4764, 05-055-5194, 05-055-5282, 05-055-5390, 05-055-5441,
 05-055-5442, 05-055-5777, 05-055-5812, 05-055-5813, 05-055-5912, 05-055-5998, 05-055-5999, 05-055-6009,
 05-055-6010

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
109.92	37.10	37.10	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	37.10	22.20		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, SORGH, SOYBN	RICE-LGR, RICE-MGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	25.40	0.00	66	
Grain Sorghum	3.70	0.00	63	0
Soybeans	21.20	0.00	40	34
Rice-Long Grain	5.30	0.00	4823	
Rice-Medium Grain	0.50	0.00	4823	
TOTAL	56.10	0.00		

NOTES

Tract Number : 136

Description : E10/1B S22 T16N R3E

FSA Physical Location : ARKANSAS/GREENE

ANSI Physical Location : ARKANSAS/GREENE

BIA Unit Range Number :

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

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : DORIS F NUTT

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
109.92	37.10	37.10	0.00	0.00	0.00	0.00	0.00

