

# **FARMLAND FOR SALE**

**160 +/- Acres**

*Lee County, Arkansas*



**OFFERED BY:**

**G** **GLAUB**  
**FARM**  
**MANAGEMENT**

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

**For Additional Information Contact:**

Glaub Farm Management, LLC  
Jeffrey Hignight or Ted L. Glaub

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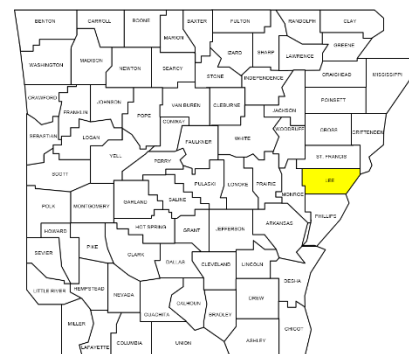
Website: [www.GlaubFM.com](http://www.GlaubFM.com)

*Serving Landowners in Arkansas, Mississippi, Missouri, and Tennessee*

## FARM SUMMARY

### Property Overview:

This 160+/- acre agricultural investment has been owned by the same family for nearly 100 years. The farm is located in Lee County, AR approximately two miles east of Rondo and adjoins the Phillips/Lee County line on Lee County Rd 187.



Cropland acres total 157.98. Soils are silt loams with a NCCPI soil rating of 61.8 and are suited for southern row crops. The farm has been pivot irrigated although it could be leveled for row irrigation. Improvements include a large parking area and a 40x50 metal framed shop building with sliding doors on both ends and concrete floors.

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

**Acreage:** 160+/- acres

**FSA Data:** Cropland Acres – 157.98 acres

<u>Crop</u>	<u>Acres</u>	<u>PLC Yield</u>	<u>Commodity Program</u>
Wheat	50.28	55	PLC
Corn	39.29	140	ARC-CO
Soybean	100.95	34	ARC-CO
Seed Cotton	29.12	1949	PLC
UNA Generic	<u>7.28</u>	0	
<b>Total Base:</b>	<b>226.92</b>		

**Lease:** The crop and shop lease expire at the end of 2019.

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

**Real Estate Taxes:** \$927.14 (2018)

**Online Map:** <https://app.terrastridepro.com/property/80530/map?referer=iframe>

**Online Video:** <https://youtu.be/FzkNBZSvpes>

**Asking Price:** \$656,000

# REGIONAL MAP



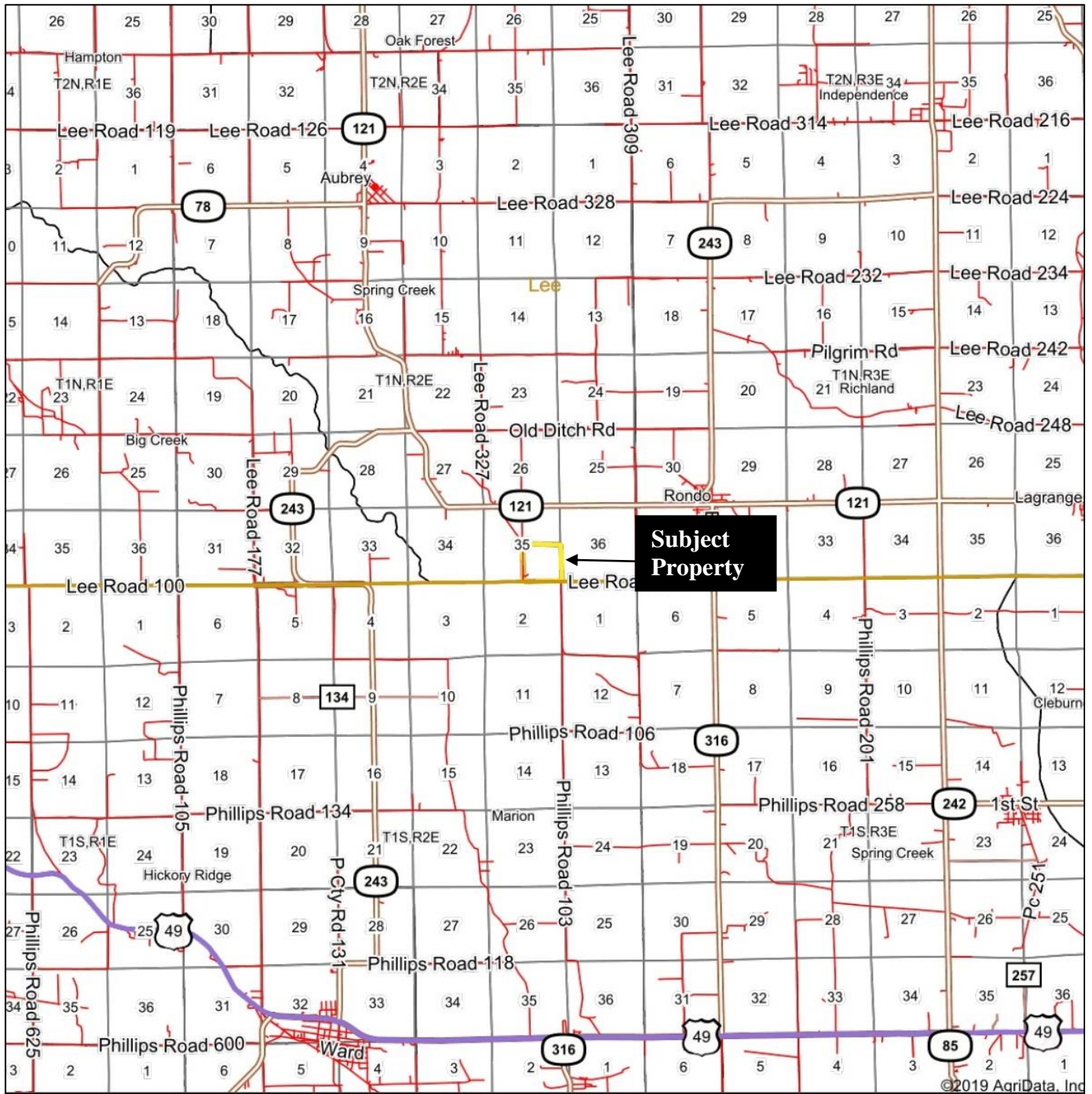
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map center: 34° 40' 30.41, -90° 53' 6.44

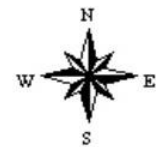


# GENERAL LOCATION MAP



map center: 34° 39' 3.27, -90° 51' 33.8

0mi      2.1mi      4.2mi



# AERIAL MAP



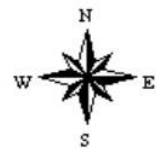
Map Center: 34° 38' 48.34, -90° 51' 37.61



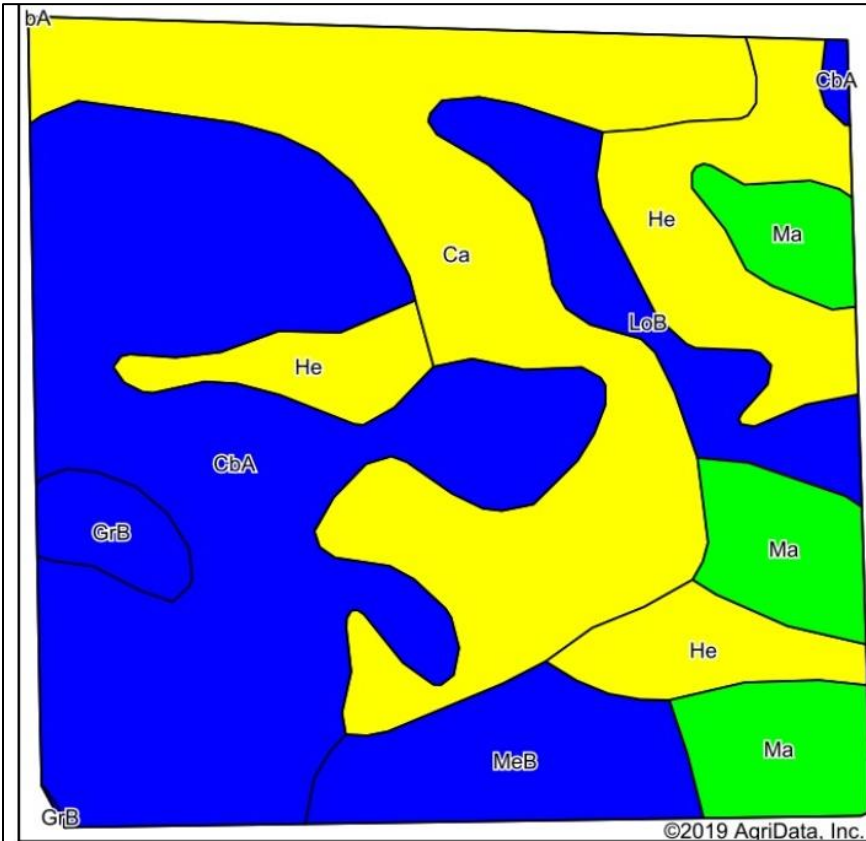
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Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING

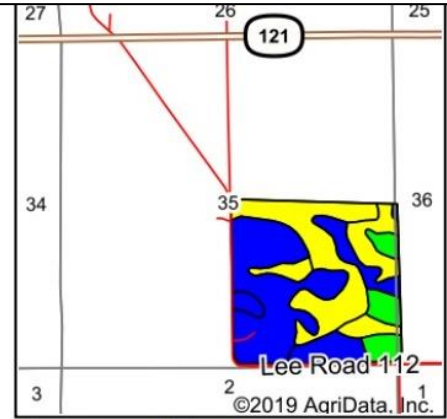
**35-1N-2E**  
**Lee County**  
**Arkansas**



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**  
 County: **Lee**  
 Location: **35-1N-2E**  
 Township: **Spring Creek**  
 Acres: **160**  
 Date: **7/26/2019**



Area Symbol: AR077, Soil Area Version: 18

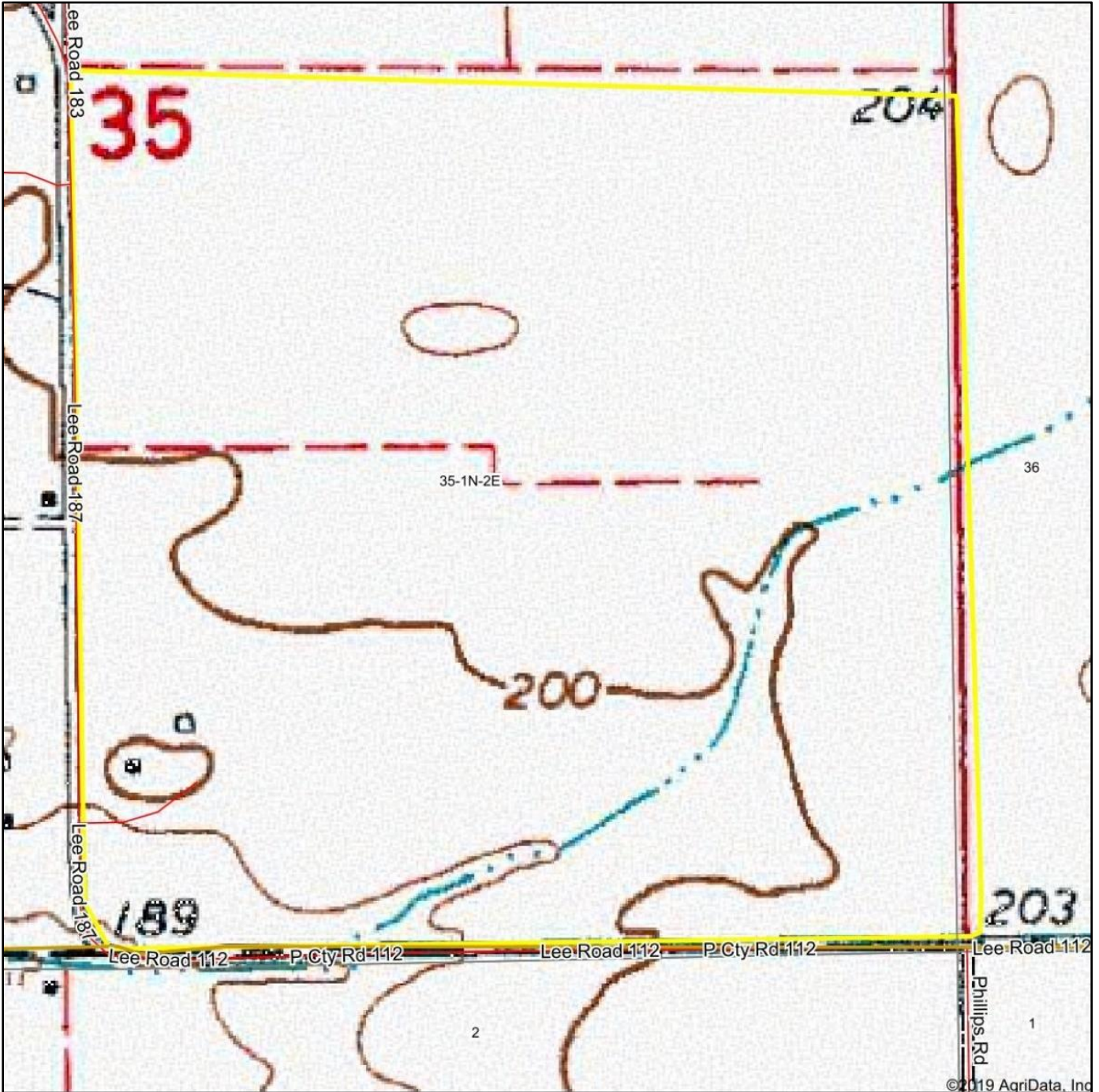
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
CbA	Calloway silt loam, 0 to 1 percent slopes	56.55	35.3%		IIw	49
Ca	Calhoun silt loam	42.59	26.6%		IIIw	80
He	Henry silt loam, 0 to 1 percent slopes	21.79	13.6%		IIIw	42
Ma	Marvell fine sandy loam	15.21	9.5%		I	75
MeB	Memphis silt loam, 1 to 3 percent slopes	10.79	6.7%		IIe	88
LoB	Loring silt loam, 1 to 3 percent slopes, west	9.68	6.0%		IIe	54
GrB	Grenada silt loam, 1 to 3 percent slopes	3.39	2.1%		IIe	52
<b>Weighted Average</b>						<b>*n 61.8</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# TOPOGRAPHY MAP



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map center: 34° 38' 48.34, -90° 51' 37.61

0ft 476ft 951ft

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**35-1N-2E**  
**Lee County**  
**Arkansas**



# CROP HISTORY MAP

Crop Year:

Crop Year:



- Soybeans
- Corn
- Developed/Open Space

6 rows not shown

- Soybeans
- Corn
- Cotton

7 rows not shown

Crop Year:

Crop Year:



- Soybeans
- Corn
- Developed/Open Space

7 rows not shown

- Dbl Crop WinWht/Soybeans
- Soybeans
- Corn

7 rows not shown

Map Center: 34° 38' 48.34, -90° 51' 37.61

State: AR County: Lee

Legal: 35-1N-2E Twnshp: Spring Creek

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer



Maps Provided By:

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PICTURES



