

FARMLAND FOR SALE

Sims & Family

Crittenden County, Arkansas



OFFERED BY:

G **GLAUB**
FARM
MANAGEMENT

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

For Additional Information Contact:

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

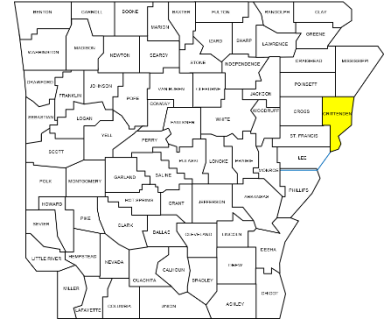
Serving Landowners in Arkansas, Mississippi, Missouri, and Tennessee

SIMS & FAMILY SUMMARY

Property

Overview:

The farm is located approximately 28 miles west of Memphis, TN. This farm includes approximately 90.91 acres of cropland according to FSA records. With improvements the cropland could become very productive. Additionally, the investments to improve the land could increase cultivatable acres. Ground water in the area is excellent. Soils are primarily silty clay.



Inspections:

Contact Glaub Farm Management, LLC to inspect farms.

Acreeage:

91.56 tax parcel acres

FSA Data:

Cropland Acres – 90.91 acres

<u>Crop</u>	<u>Acres</u>	<u>PLC Yield</u>	<u>Commodity Program</u>
Wheat	13.70	38	ARC-CO
Soybeans	90.40	24	ARC-CO
Total Base:	104.10		

Lease:

Property is offered free and clear of any leases for 2019 and beyond.

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

Real Estate Taxes: \$840 (Estimate)

Other Documents: Please contact GFM for more information.

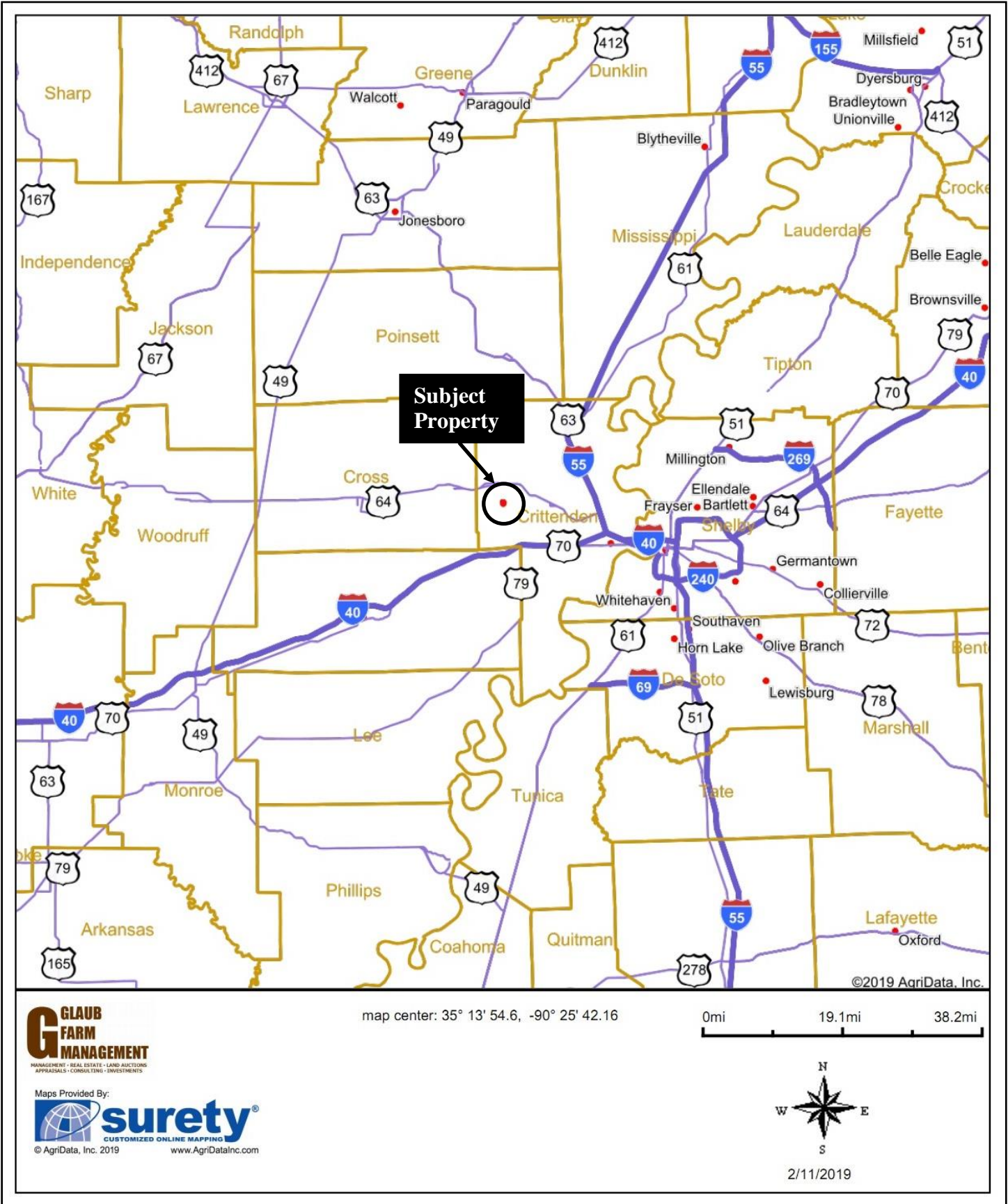
Online Map:

<https://app.terrastridepro.com/property/43246/map?referer=iframe>

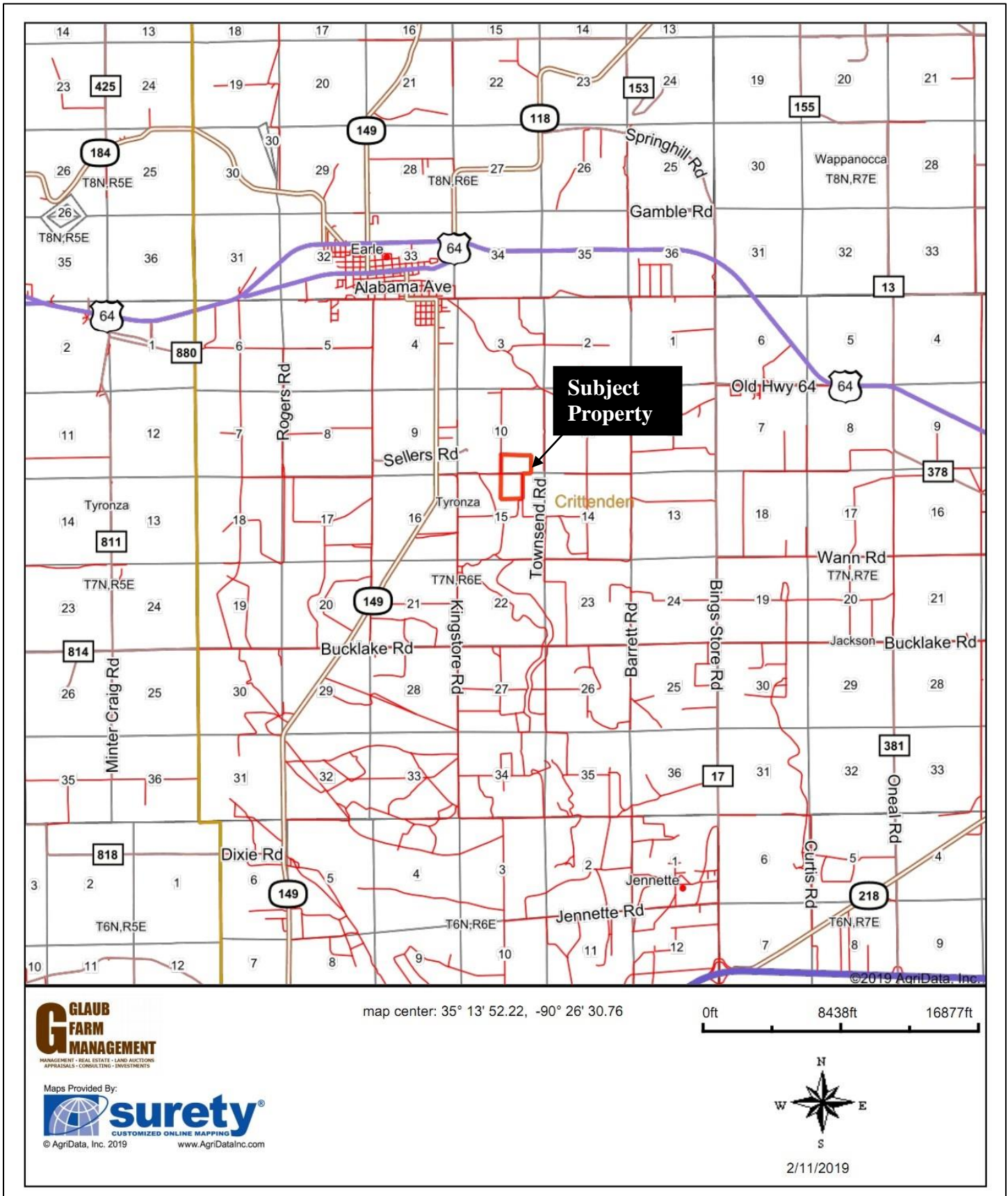
Online Video:

<https://youtu.be/LIV5kyy615g>

REGIONAL MAP



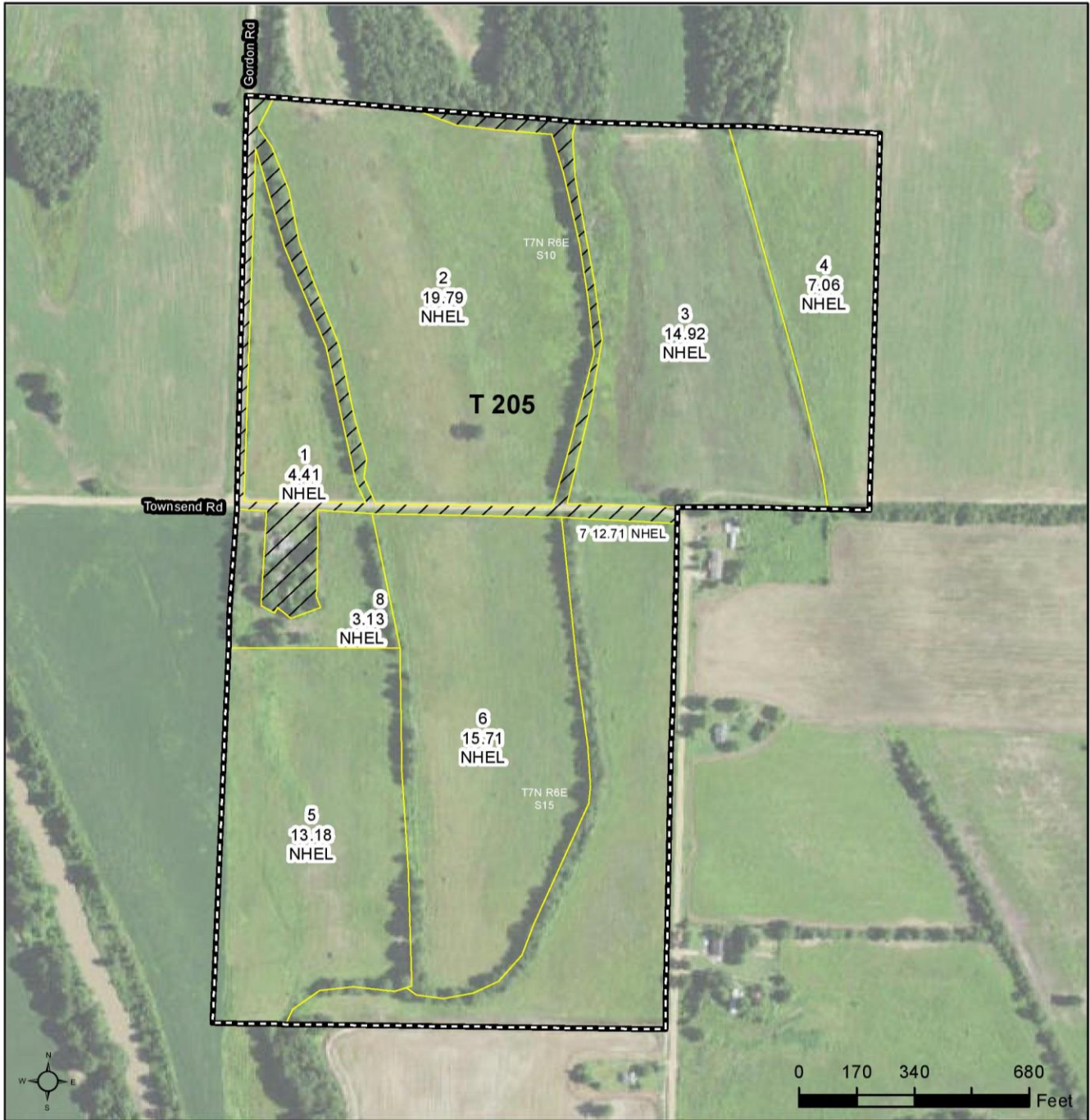
GENERAL LOCATION MAP



FSA MAP



Crittenden County, Arkansas



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 PLSS

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

Imagery Year: 2017

2018 Program Year
Map Created January 30, 2018

Farm 226
Tract 205

Tract Cropland Total: 90.91 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).

AERIAL MAP



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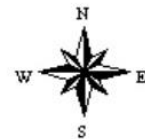
map center: 35° 14' 8.68, -90° 26' 23.07



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Maps Provided By:
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15-7N-6E
Crittenden County
Arkansas

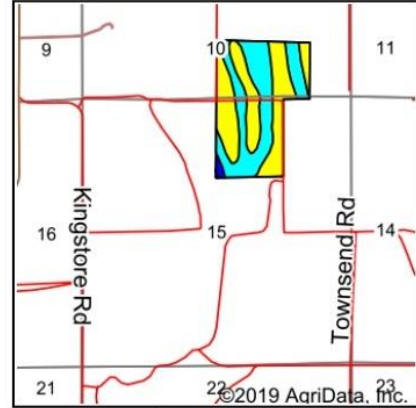


2/11/2019

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Crittenden**
 Location: **15-7N-6E**
 Township: **Tyronza**
 Acres: **96.07**
 Date: **2/11/2019**



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Area Symbol: AR035, Soil Area Version: 17

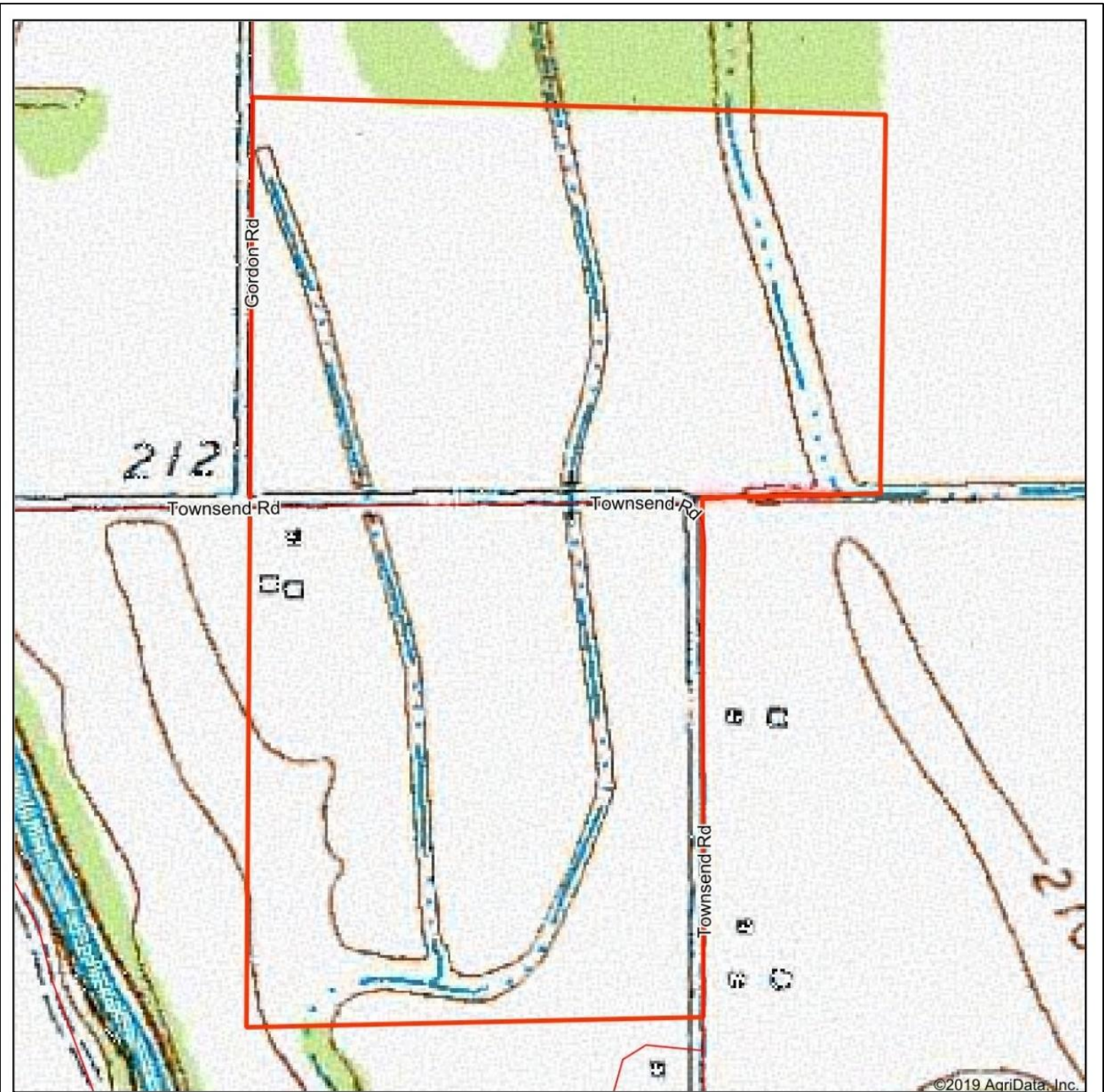
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
ShA	Sharkey silty clay, 0 to 1 percent slopes, protected	43.99	45.8%		IVw	31
AIU	Alligator silty clay, gently undulating	38.57	40.1%		IIIw	51
ShU	Sharkey silty clay, gently undulating	12.39	12.9%		IIIw	54
DuA	Dundee silt loam, 0 to 1 percent slopes	1.12	1.2%		IIw	82
Weighted Average						*n 42.6

*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



map center: 35° 14' 8.68, -90° 26' 23.07

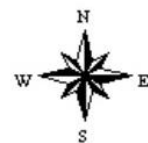
0ft 449ft 899ft

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