

LAND FOR SALE

605.68 +/- Acres

Monroe County, Arkansas



OFFERED BY:

G **GLAUB**
FARM
MANAGEMENT
MANAGEMENT • REAL ESTATE • CONSULTING
INVESTMENTS • LAND AUCTIONS

 **First Mid**
AG SERVICES

For Additional Information Contact:

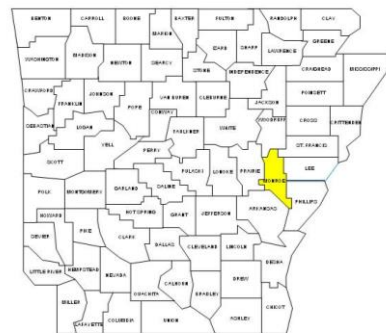
Jeffrey Hignight
1702 Stone, Suite C
Jonesboro, AR 72401
Office: (870) 972-6996
Fax: (870) 931-5985
Email: info@glaubfm.com

Ross Perkins
6 Heartland Dr, Suite A
Bloomington, IL 61704
Office: (309) 665-0059
Mobile: (217)249-4115
Email: RPerkins@firstmid.com

FARM SUMMARY

Property Overview:

This 605.668 +/- acre investment is located on the west side of Brinkley. The property are primarily silt loam soils and silty clay loams. The farm is irrigated and has a history of rice, corn, and soybeans. The farm has improvements ranging from underground irrigation pipe, land leveling, and 60,000 bushels of grain storage. Many of the irrigation wells come with electric motors.



The property is currently leased. The cropland has potential to be improved with precision leveling. Sub surface irrigation is ample and the farm has potential for surface water development. This property has waterfowl hunting potential.

Inspections: Contact Glaub Farm Management, LLC or First Mid Services to inspect farms.

Acreage: 605.68+/- FSA Farmland acres with 572.51+/- Cropland Acres

Lease: Property is subject to a crop and hunting leases.

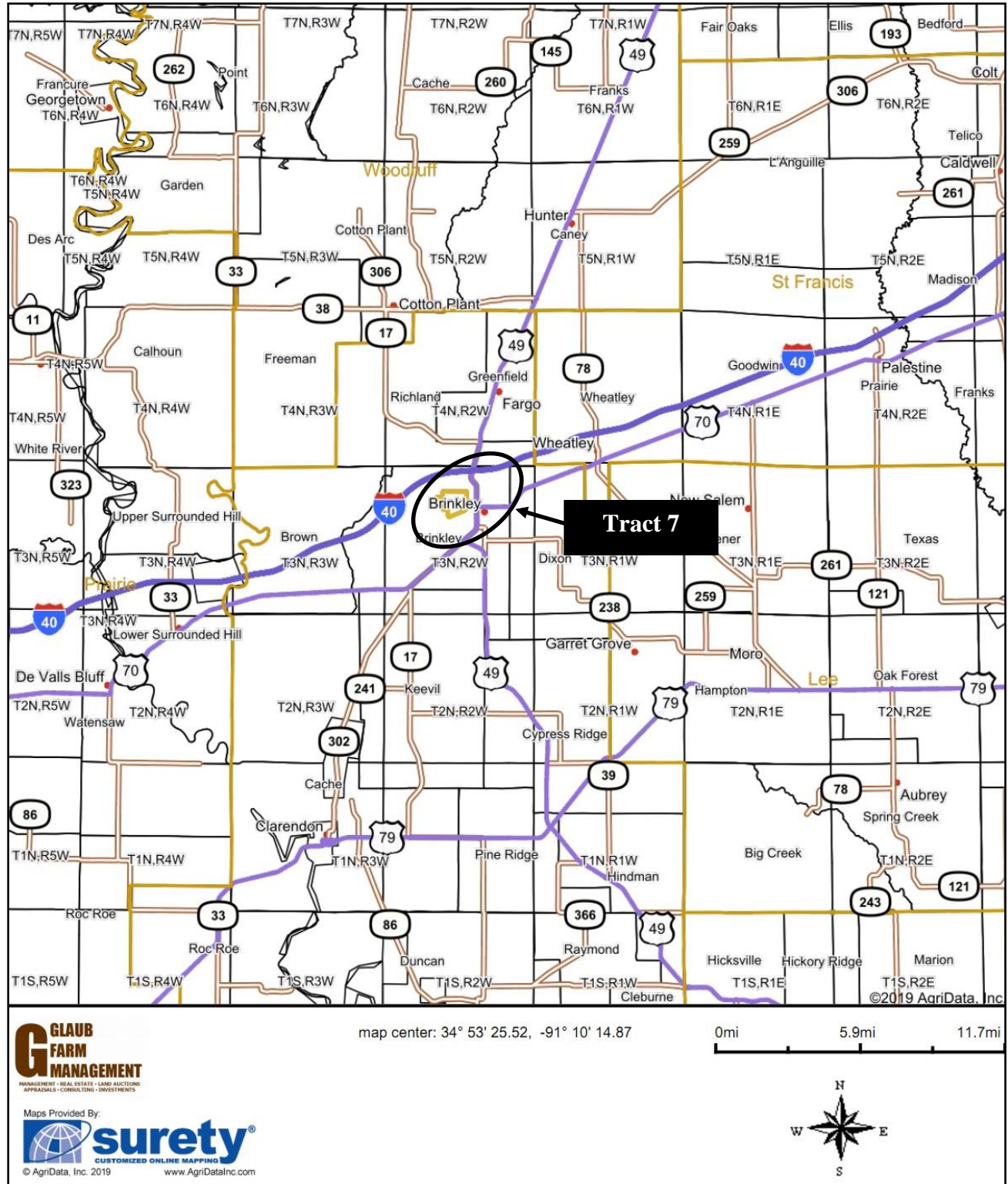
Oil, Gas & Mineral: All rights owned will transfer.

Real Estate Taxes: \$5,013.14 (estimate)

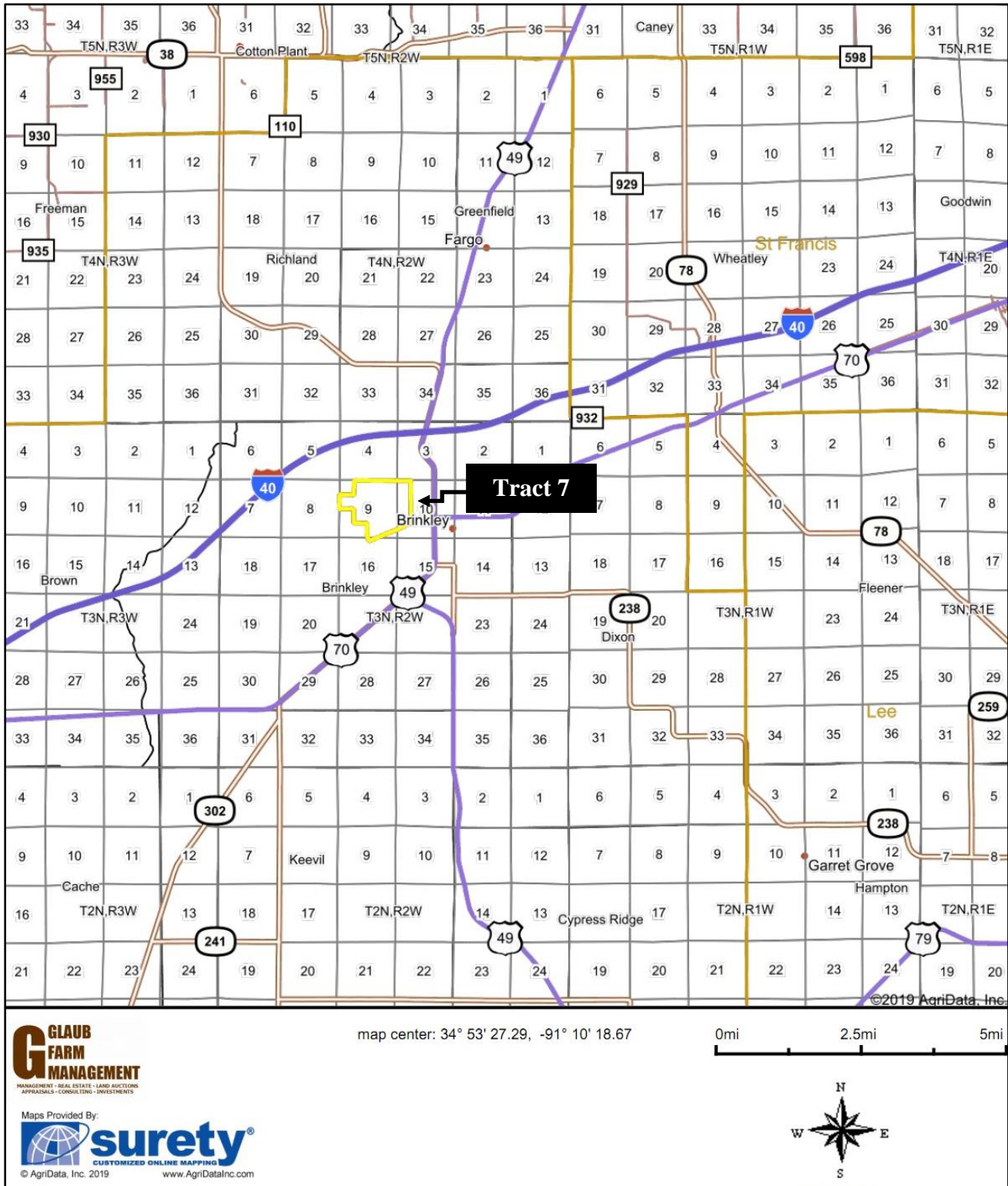
Online Map: [View Online Map Here](#)

Asking Price: **\$2,689,000**

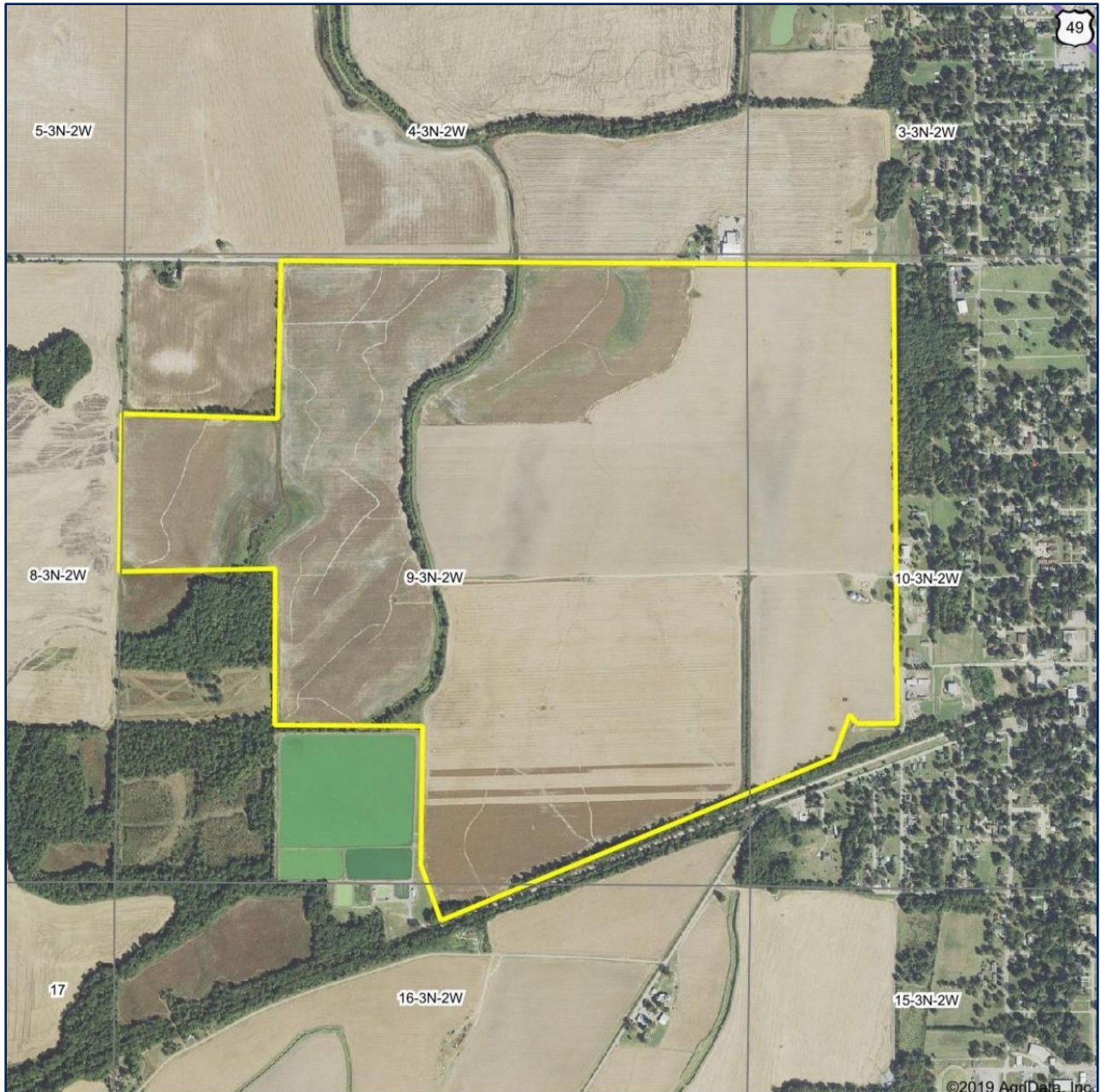
REGIONAL MAP



GENERAL LOCATION MAP



TRACT 7 AERIAL MAP



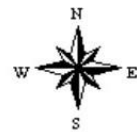
©2019 AgriData, Inc.



Map Center: 34° 53' 24.57, -91° 12' 40.8

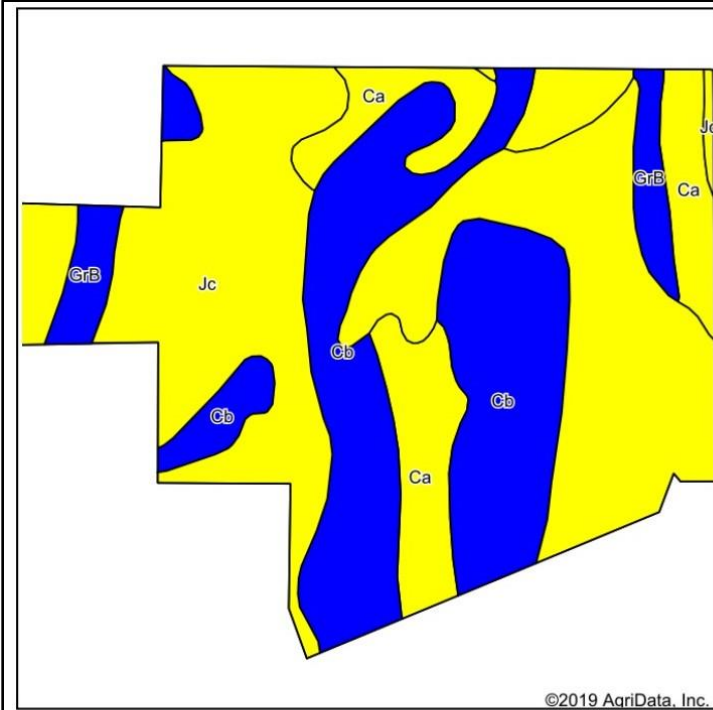
0ft 1325ft 2651ft

9-3N-2W
Monroe County
Arkansas



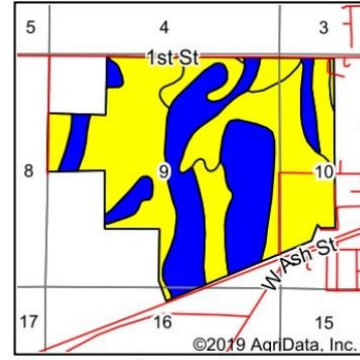
6/6/2019

TRACT 7 SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Arkansas**
 County: **Monroe**
 Location: **9-3N-2W**
 Township: **Brinkley**
 Acres: **586.47**
 Date: **6/6/2019**



Maps Provided By:



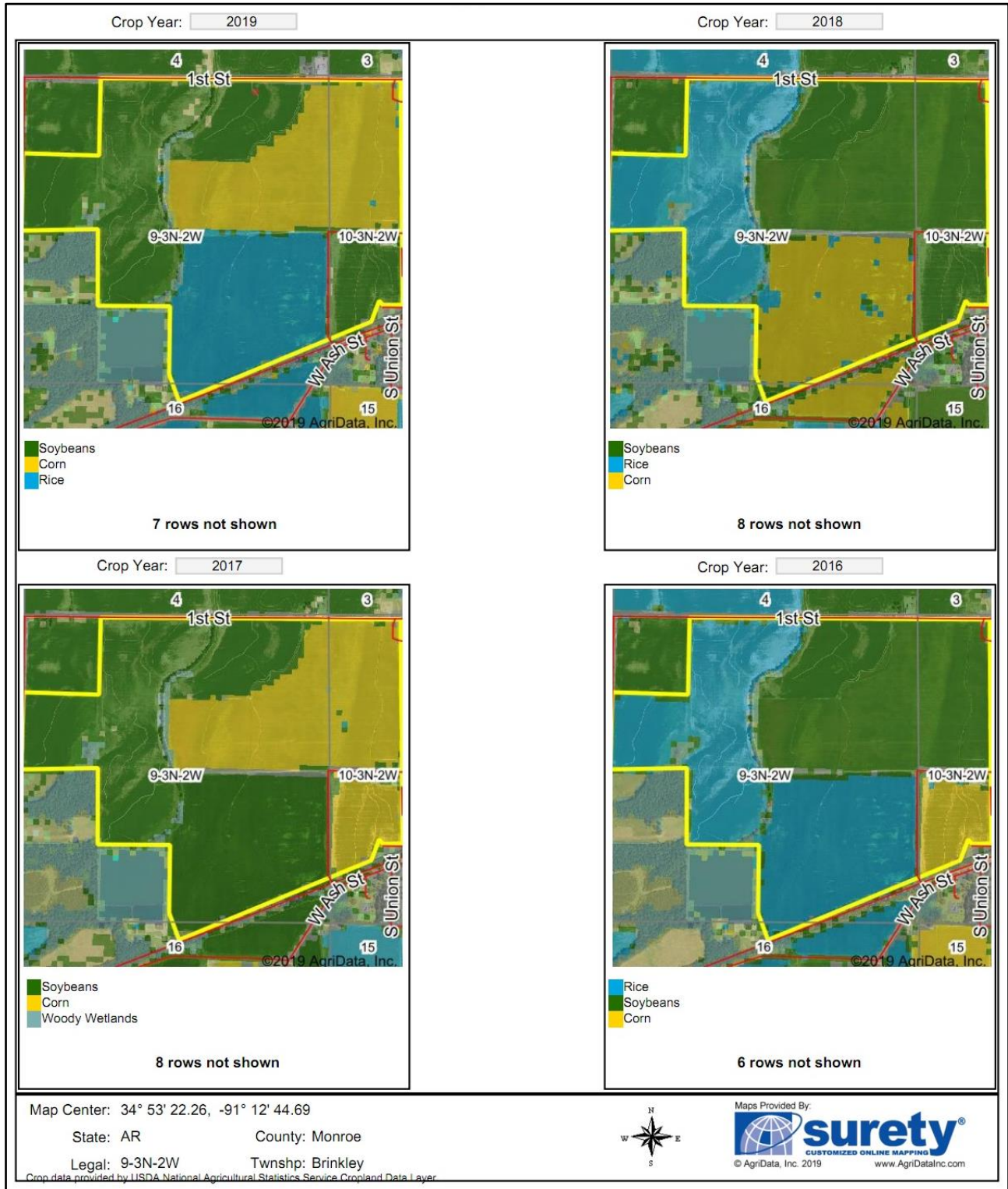
© AgriData, Inc. 2019



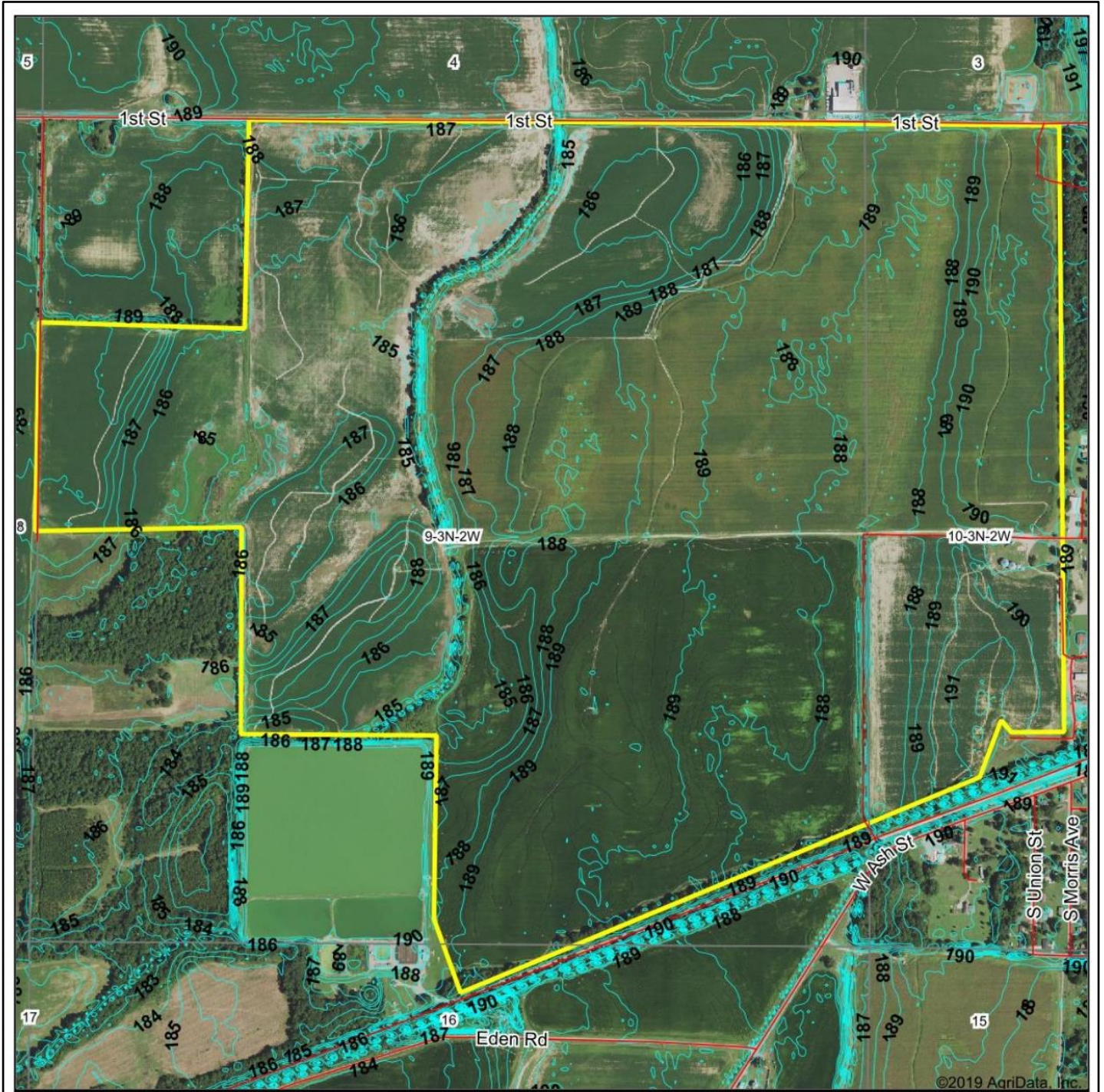
Area Symbol: AR095, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
Jc	Jackport silty clay loam, 0 to 1 percent slopes	284.82	48.6%		IIIw	56
Cb	Calloway silt loam, 0 to 1 percent slopes	181.75	31.0%		IIw	49
Ca	Calhoun silt loam, 0 to 1 percent slopes	89.94	15.3%		IIIw	67
GrB	Grada silt loam, 1 to 3 percent slopes	29.94	5.1%		Ile	51
Weighted Average						*n 55.3

TRACT 7 CROP HISTORY



TRACT 7 ELEVATION MAP



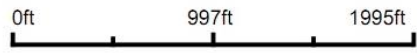
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MANAGEMENT - REAL ESTATE - LAND AUCTIONS
 APPRAISALS - CONSULTING - INVESTMENTS

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2019 www.AgriDataInc.com

Source: USGS 10 meter dem
 Interval: 1.0
 Min: 182.2
 Max: 191.7
 Range: 9.5
 Average: 187.7
 Standard Deviation: 1.74

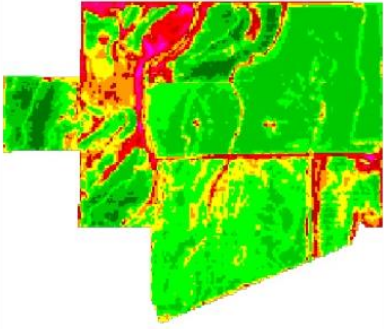
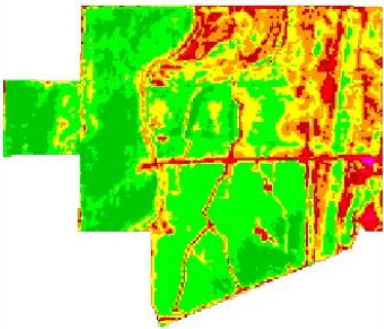
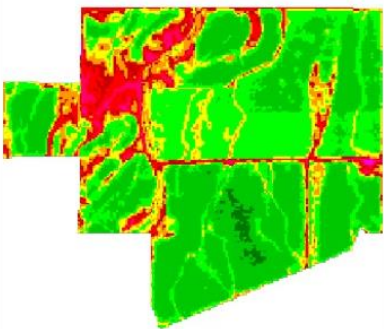




5/13/2020

9-3N-2W
Monroe County
Arkansas

Map Center: 34° 53' 22.26, -91° 12' 44.69

TRACT 7 NDVI CROP HEALTH

 ©2019 AgriData, Inc.	2019	Std. Dev: 9.31 Mean: 74.6	Max: 87 Min: 31		Client: <input type="text" value="Ballymore"/> Farm: <input type="text"/> Field: <input type="text"/> Date: 5/13/2020 Acres: 586.47																								
	Crop: Soybeans - 44% Corn - 29%		State: AR County: Monroe Location: 9-3N-2W Township: Brinkley Map Center: 34° 53' 22.26, -91° 12' 44.69																										
	Remarks																												
 ©2019 AgriData, Inc.	2018	Std. Dev: 7.09 Mean: 73.33	Max: 85 Min: 27		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="writing-mode: vertical-rl; transform: rotate(180deg);">Low Relative Biomass High</th> <th>Value</th> </tr> </thead> <tbody> <tr><td style="background-color: #008000;"></td><td>86 - 99</td></tr> <tr><td style="background-color: #00FF00;"></td><td>81 - 85</td></tr> <tr><td style="background-color: #00FF00;"></td><td>76 - 80</td></tr> <tr><td style="background-color: #FFFF00;"></td><td>71 - 75</td></tr> <tr><td style="background-color: #FFA500;"></td><td>66 - 70</td></tr> <tr><td style="background-color: #FF0000;"></td><td>61 - 65</td></tr> <tr><td style="background-color: #FF0000;"></td><td>51 - 60</td></tr> <tr><td style="background-color: #FF00FF;"></td><td>41 - 50</td></tr> <tr><td style="background-color: #FF00FF;"></td><td>21 - 40</td></tr> <tr><td style="background-color: #0000FF;"></td><td>1 - 20</td></tr> <tr><td style="background-color: #0000FF;"></td><td>0 - 0</td></tr> </tbody> </table>	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
	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																												
Crop: Soybeans - 47% Rice - 28%		Soils Weighted Average NCCPI Overall: 55.3																											
Remarks																													
 ©2019 AgriData, Inc.	2017	Std. Dev: 8.38 Mean: 76.18	Max: 86 Min: 34		Elevation (feet) Min: 182.2 Max: 191.7 Range: 9.5 Mean: 187.7 Std Dev: 1.7																								
	Crop: Soybeans - 62% Corn - 35%		© GLAUB FARM MANAGEMENT <small>MANAGEMENT - REAL ESTATE - LAND AUCTIONS APPRAISALS - CONSULTING - INVESTMENTS</small>																										
	Remarks																												
	2016	Std. Dev: Max: Mean: Min:			 Maps Provided By:  <small>© AgriData, Inc. 2019 www.AgriDataInc.com</small>																								
	Crop:																												
	Remarks																												

TRACT 7 FSA Information

Arkansas
Monroe

U.S. Department of Agriculture
Farm Service Agency

FARM: 3360

Prepared: 6/18/19 10:20 AM

Crop Year: 2019

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Farm Identifier
T3N,R2W,Sec.9 & 10

Recon Number
2013 05095 22

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
605.68	572.51	572.51	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	572.51	66.6	0.0				

Crop	ARC/PLC			
	ARC-IC NONE	ARC-CO WHEAT, CORN, SOYBN	PLC RICE-LGR	PLC-Default NONE
	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	107.19		38	0.0
RICE-LONG GRAIN	256.5		6482	0.0
CORN	15.14		98	0.0
SOYBEANS	254.67		25	0.0
Total Base Acres:	633.5			

Tract Number: 3517 Description T3N,R2W,Sec.9&10

FSA Physical Location : Monroe, AR ANSI Physical Location: Monroe, AR

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
605.68	572.51	572.51	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	572.51	66.6	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	107.19		38	0.0
RICE-LONG GRAIN	256.5		6482	0.0

TRACT 7 FSA Information Continued

Arkansas	U.S. Department of Agriculture	FARM: 3360
Monroe	Farm Service Agency	Prepared: 6/18/19 10:20 AM
Report ID: FSA-156EZ	Abbreviated 156 Farm Record	Crop Year: 2019
		Page: 2 of 2

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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	15.14		98	0.0
SOYBEANS	254.67		25	0.0
Total Base Acres:	633.5			

Owners: BALLYMORE LLC
Other Producers: None
