

LAND FOR SALE

320 +/- Acres

Crittenden County, Arkansas



OFFERED BY:

**G GLAUB
FARM
MANAGEMENT**

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

For Additional Information Contact:

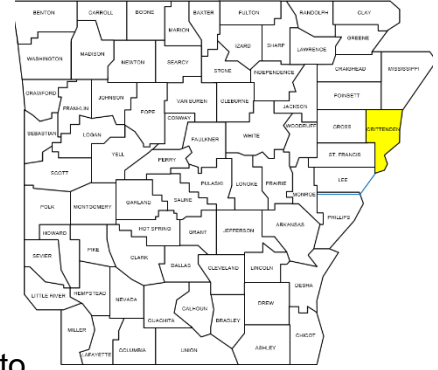
Glaub Farm Management, LLC
Ted L. Glaub or Jeffrey Hignight
1702 Stone, Suite C
Jonesboro, AR 72401
Office: (870) 972-6996
Fax: (870) 931-5985
Email: info@glaubfm.com
Website: www.GlaubFM.com

Serving Landowners in Arkansas, Mississippi, Missouri, and Tennessee

SPOOKY TREE, LLC SUMMARY

Property Overview:

This 320 +/- acre farm and timber land for sale is located in Crittenden County Arkansas approximately 4 miles west of Turrell & Wapanocca National Wildlife Refuge and less than 30 miles from Memphis.



Rice, soybean, wheat, and milo have historically been produced. The property has approximately 130.12 precision leveled and irrigated cropland acres. The remaining cropland is non-irrigated with potential to be developed.

The farm has approximately 90 acres of timber that is ready for a selective thinning. Total value of the timber was recently estimated to be \$68,000. The largest block of timber has a potential to be developed into a green tree reservoir for duck hunting. This is a nice tract for crop and timber income as well as hunting and recreation. For more information and to view this property please contact us.

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

Acreage: 320+/- Tax Parcel Acres

FSA Data: Cropland Acres – 157.9 acres

<u>Crop</u>	<u>Acres</u>	<u>PLC Yield</u>	<u>Commodity Program</u>
Wheat	158.3	42	PLC
Soybeans	165.9	24	ARC-CO
Total Base:	324.2		

Lease: The farm is under a written year to year crop share lease.

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

Real Estate Taxes: \$2,054.56 (Estimate)

Online Map: <https://app.terrastridepro.com/property/475485/map?referer=iframe>

Asking Price: \$1,200,000

REGIONAL MAP

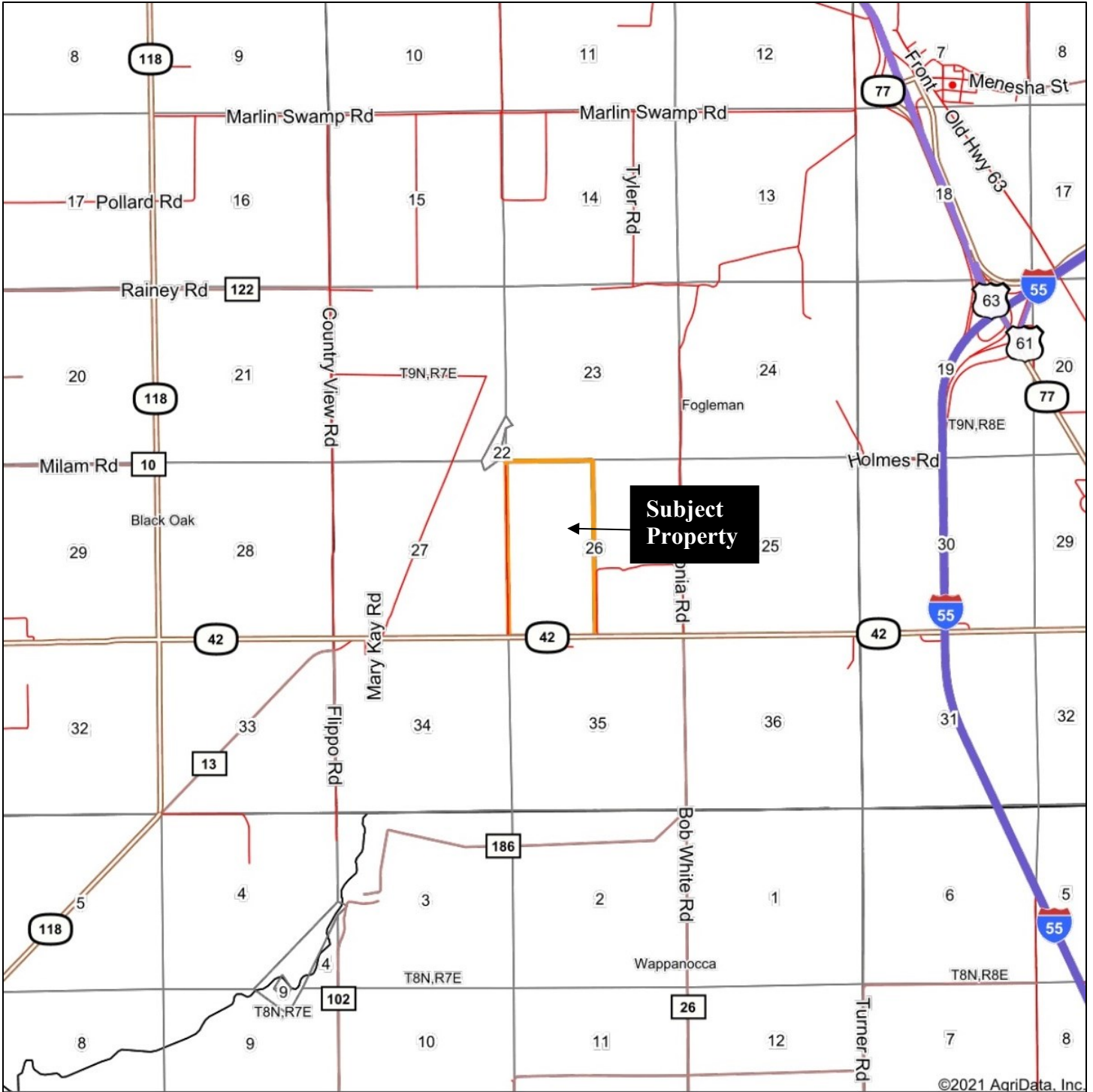


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map center: 35° 22' 16.36, -90° 18' 53.69



GENERAL LOCATION MAP



map center: 35° 22' 24.93, -90° 19' 11.45

0ft 4723ft 9445ft



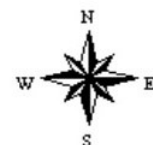
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Maps Provided By:



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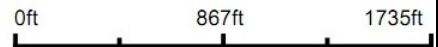


AERIAL MAP



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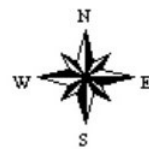
Map Center: 35° 22' 24.98, -90° 19' 11.56



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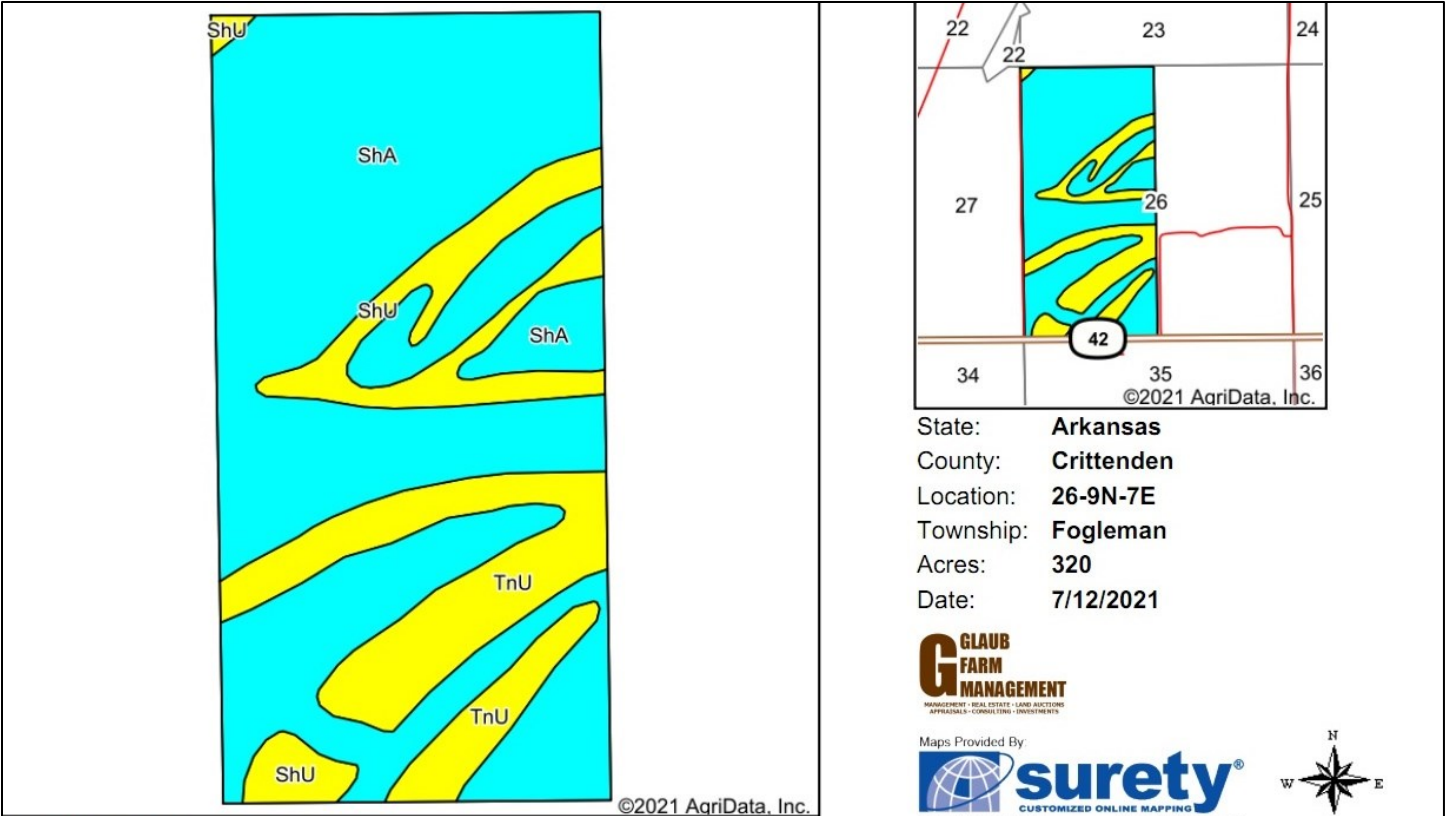
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26-9N-7E
Crittenden County
Arkansas



7/12/2021

SOILS MAP



Soils data provided by USDA and NRCS.

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Area Symbol: AR035, Soil Area Version: 19

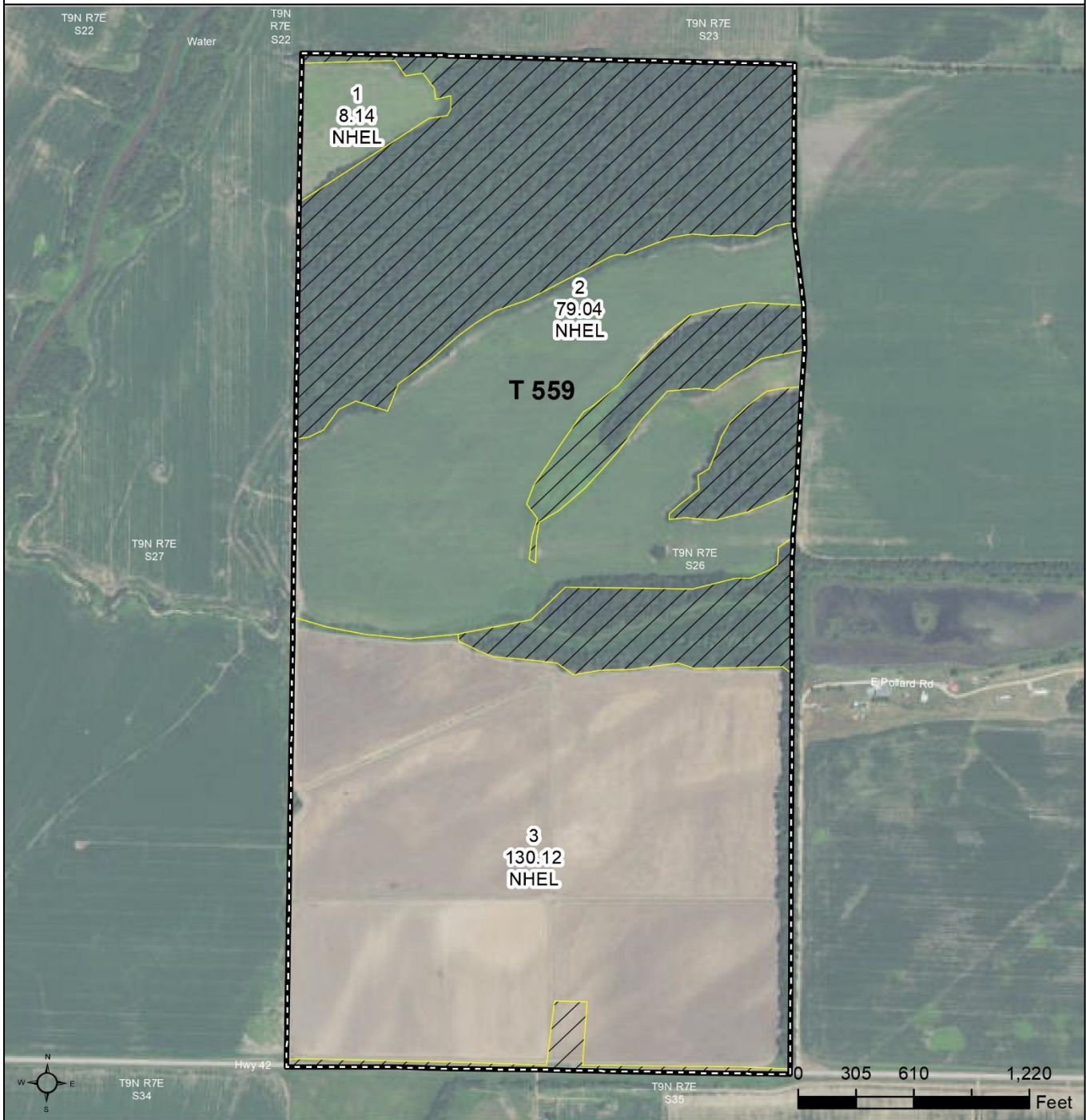
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
ShA	Sharkey silty clay, 0 to 1 percent slopes, protected	233.11	72.8%		IVw	32
TnU	Tunica clay, gently undulating	52.53	16.4%		IIIw	65
ShU	Sharkey silty clay, gently undulating	34.36	10.7%		IIIw	50
Weighted Average						*n 39.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

FSA MAP

USDA United States Department of Agriculture
Crittenden County, Arkansas



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

2017 Program Year
 Map Created March 13, 2017

Farm 514
Tract 559

Tract Cropland Total: 217.30 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).

FSA 156-EZ

Arkansas
Crittenden

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 514
Prepared: 7/7/20 2:47 PM
Crop Year: 2020
Page: 1 of 2

Report ID: FSA-156EZ

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.

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
323.97	217.3	217.3	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	217.3	106.9	0.0				

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
NONE	WHEAT, SOYBN	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	158.3	42	0.0	
SOYBEANS	165.9	24	0.0	0
Total Base Acres:	324.2			

Tract Number: 559 Description F3 1B

FSA Physical Location : Crittenden, AR

ANSI Physical Location: Crittenden, AR

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
323.97	217.3	217.3	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	217.3	106.9	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	158.3	42	0.0
SOYBEANS	165.9	24	0.0
Total Base Acres:	324.2		

Owners: SPOOKY TREE LLC

