

# **ONLINE-ONLY FARMLAND AUCTION**

**226.67 +/- Acres in Cross County, AR**



**ONLINE AUCTION BY**

**G GLAUB  
FARM  
MANAGEMENT**

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

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

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

## JOHNSON/DEAN AUCTION SUMMARY

### Property Overview:

Bidding is now open on 226.67+/- acres in Cross County Arkansas. The farm has a total of 215.15 FSA Cropland acres and is located about five miles northeast of Fair Oaks and lies about ½ mile west of the L'Anguille River. County Road 156 and 1630 adjoin the property and are well maintained public gravel roads. The farm has a history of rice and soybeans and well suited to improve with land leveling. This farm has duck hunting history and can be hunted in the fields and the slough located on the northern part of the property.



Lot 1 is 106.67+/- acres and includes 102.72 FSA Cropland Acres. The northern tract includes part of the slough that has been duck hunted and could be used for surface water. Soils are primarily Henry and Calloway silt loam. This tract is irrigated with a submersible well that transfers with sale.

Lot 2 is 120+/- acres and includes 112.43 FSA Cropland Acres. Soils are primarily Henry and Calloway silt loam. This tract is irrigated with a submersible well that transfers with sale. This tract also includes great spot that could be used as a building or camp site.

The online auction will allow bidders to bid on one or both tracts combined. To bid you must first create an account and then register for the auction. Approval of registration will be based on the terms and conditions of the auction below. The closing of the bidding begins at 5:00PM on November 16<sup>th</sup>. The ending clock will be reset to two minutes each time a bid is made within the last two minutes.

**Acres:** 226.67 +/- Acres  
Lot 1 – 106.67+/- acres  
Lot 2 - 120+/- acres

**Taxes:** \$1,625 (2021 estimate)

**Lease:** Sale is subject to a 2021 lease that will expire January 30, 2022.

**Inspections:** Contact Glaub Farm Management.

### Auction

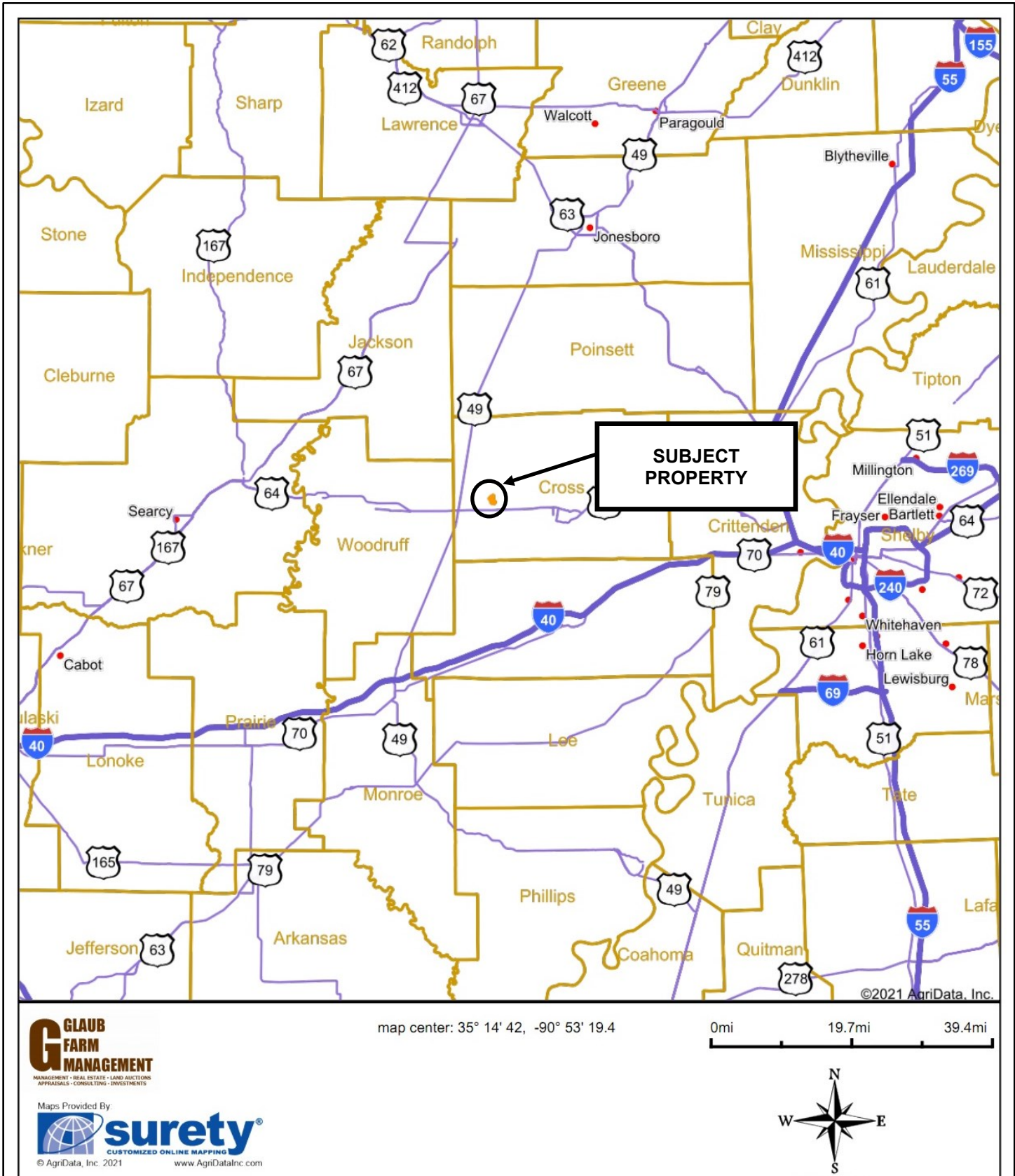
**Date & Time:** Bidding is open now and begins to close at 5:00PM CST on November 16, 2021.

**Online Bidding:** [Register To Bid Online Here](#)

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

**Online Video:** [Here](#)

# REGIONAL MAP



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

Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING

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## AUCTION TERMS AND CONDITIONS

**Method of Sale:** Glaub Farm Management, LLC (GFM) (Ted Glaub - Arkansas Real Estate License #PB00039905 & Arkansas Auctioneer License #1266) will offer this property for public auction online-only now and until Tuesday, November 16, 2021. At 5:00PM CST, the property will begin to close with a two minute ending time reset each to a bid is made within the last two minutes. The property will be offered as one total unit, in tracts, or in combinations. Each bid shall constitute an offer to purchase, and the final bid, if accepted by the Seller(s), shall constitute a binding contract between the Buyer(s) and the Seller(s). The auctioneer will settle any disputes as to bids and his decision will be final.

**Acreage:** The acreages listed in this brochure are estimates taken from the county assessor's records, survey, and/or FSA records.

**Survey:** The Seller(s) reserve the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for a tract or tracts, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, or if this property sells in multiple tracts requiring new legal descriptions, a survey will be completed, the cost of which will be shared 50/50 by the Seller(s) and the Buyer(s). The Seller(s) will choose the type of survey to be completed and warrants that it will be sufficient to provide an owner's title insurance policy for the tract(s). The price per acre will be the auction bid price for the tract, multiplied by the tract acreage estimated in the auction brochure.

**Approval of Bids:** The Seller(s) reserve the right to accept or reject any and all bids. All successful bidders must enter into a separate written purchase agreement the day of the auction, immediately following the conclusion of the bidding. Lot 1 has two separate owners. The successful bidder on Lot 1 will enter two contracts that will sum to the total winning bid amount.

**Down Payment:** 10% of the final purchase price is due by 4:00 PM CST on the following day of the auction with the balance due at closing. The down payment must be in the form of personal or company check accompanied with a bank letter guaranteeing minimum funds available to write a non-refundable bid deposit, cashier's check, or wire. **YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

**Deed:** The Seller(s) will provide a General Warranty Deed or similar deed at closing.

**Evidence of Title:** The Seller(s) will provide an Owner's Title Insurance Policy to the Buyer(s). The Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement(s) are null and void prior to the closing, and the Broker will return the Buyer's down payment.

**Easements:** The sale of this property is subject to any and all easements of record.

**Closing:** The closing shall be on or before Thursday, December 16, 2021. The Seller(s) have the choice to extend this date if necessary until the end of year.

**Possession:** Possession will be delivered at closing subject to a 2021 lease expiring January 30, 2021.

**Mineral Rights:** Any mineral rights owned by the Seller(s) will be conveyed to the Buyer(s).

**Real Estate Taxes:** The Seller(s) will pay the real estate and personal property taxes due and payable for calendar year 2021 at closing or by credit to Buyer. The Buyer(s) will also be responsible for real estate and personal property taxes in 2022 and thereafter.

**Property Inspections:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries and due diligence concerning the property. Further, Seller(s) disclaim any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by GFM or the Seller(s) without GFM present.

**Agency:** Glaub Farm Management, LLC, Ted Glaub (Broker/Auctioneer) and their representatives, are exclusive agents of the Seller(s).

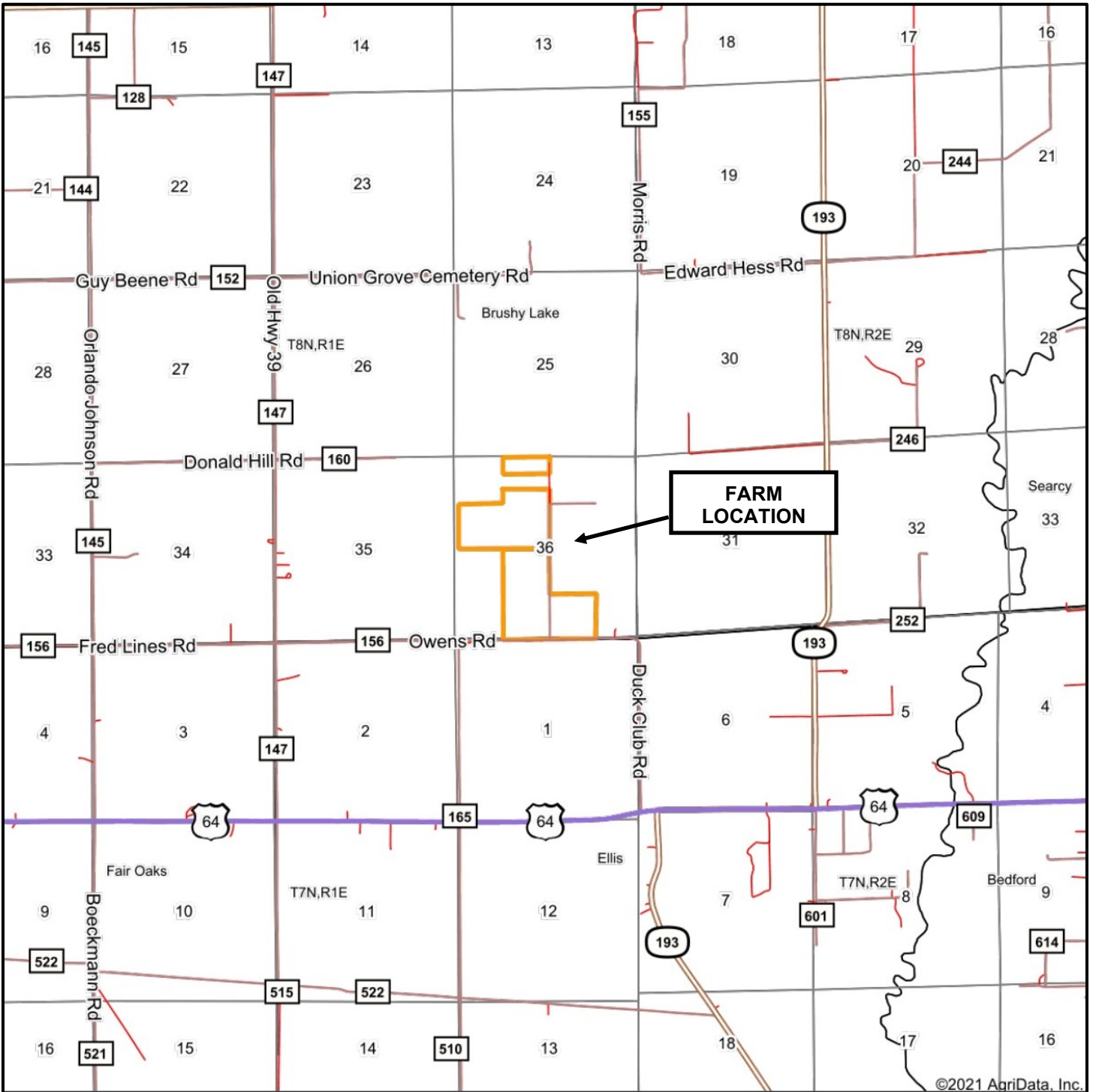
**Online Bidder Registration:** In order to bid online you must register for the auction online 24 hours prior to the auction at [bid.glaubfm.com](http://bid.glaubfm.com) and be approved by GFM. Contact GFM if you have issues registering or questions regarding online bidding.

**Technical Issues:** In the event there are technical difficulties related to the server, software, internet or any other online auction-related technologies, Glaub Farm Management reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software, nor Glaub Farm Management shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

**Disclosure:** Buyer has been informed that the Property, including without limitation garages, tool sheds, other outbuildings, fences, signs and mechanical equipment on the Property that were constructed prior to 1978, if any, may contain lead-based paint.

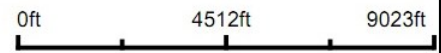
**Disclaimer:** All information contained in this brochure and all related materials are subject to the Terms and Conditions contained in the purchase agreement. No liability for the accuracy, errors or omissions of the information contained in this brochure and all related marketing materials is assumed by the Seller(s) or GFM. All sketches and dimensions in this brochure are approximate. ANNOUNCEMENTS MADE BY GFM, LEGAL COUNSEL, AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller(s) or GFM. Except for any express warranties set forth in the purchase agreement and sale documents, Buyer(s) accepts the property "AS IS," and Buyer(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller(s) and GFM make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Seller(s) or GFM be liable for any damages of any kind, including but not limited to nominal, compensatory, general, special or punitive damages. Conduction of the auction and increments of bidding are at the direction and discretion of GFM and/or the auctioneer. The Seller(s) and GFM reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of GFM, and/or the auctioneer are final.

# GENERAL LOCATION MAP



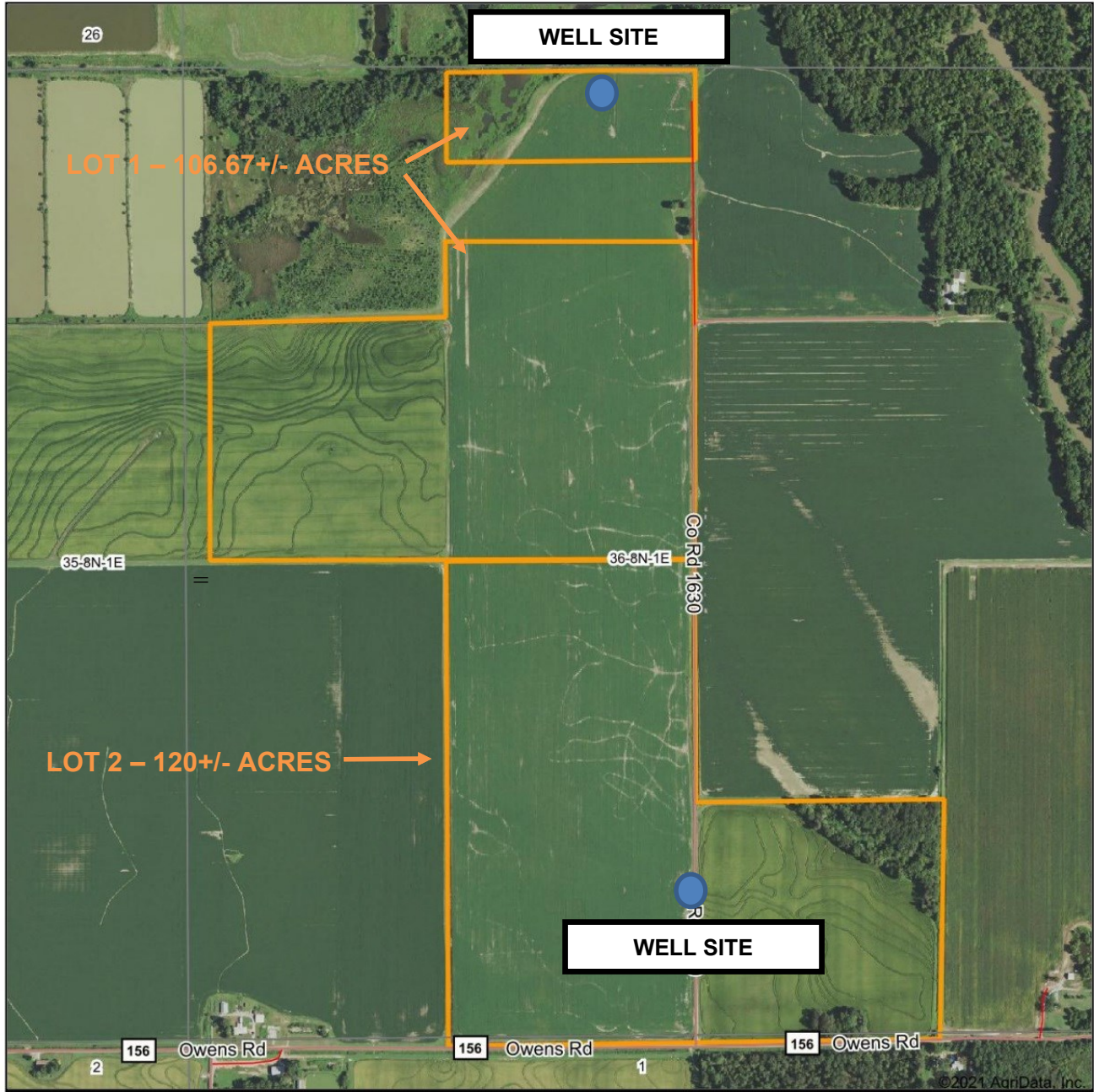
**FARM LOCATION**

map center: 35° 16' 22.25, -90° 56' 32.94



# AERIAL MAP

## Aerial Map



Map Center: 35° 16' 22.58, -90° 56' 40.97



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APPRAISALS - CONSULTING - INVESTMENTS

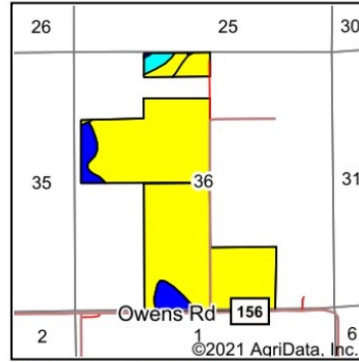
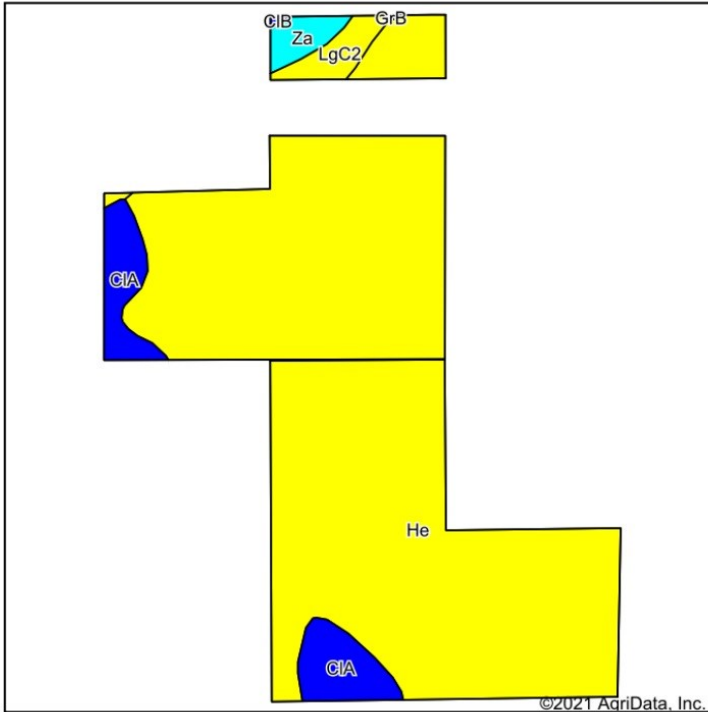
Maps Provided By  
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CUSTOMIZED ONLINE MAPPING  
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36-8N-1E  
Cross County  
Arkansas



# SOILS MAP

## Soils Map



State: **Arkansas**  
 County: **Cross**  
 Location: **36-8N-1E**  
 Township: **Brushy Lake**  
 Acres: **228.84**  
 Date: **10/4/2021**



Soils data provided by USDA and NRCS.

Area Symbol: AR037, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
He	Henry silt loam, 0 to 1 percent slopes	204.25	89.3%		IIIw	56
CIA	Calloway silt loam, 0 to 1 percent slopes	15.67	6.8%		IIw	58
LgC2	Loring silt loam, 3 to 8 percent slopes, eroded	4.97	2.2%		IIIe	53
Za	Zachary silt loam	3.69	1.6%		IVw	19
CIB	Calloway silt loam, 1 to 3 percent slopes	0.18	0.1%		Ile	56
GrB	Grenada silt loam, 1 to 3 percent slopes	0.08	0.0%		Ile	66
<b>Weighted Average</b>						<b>*n 55.5</b>

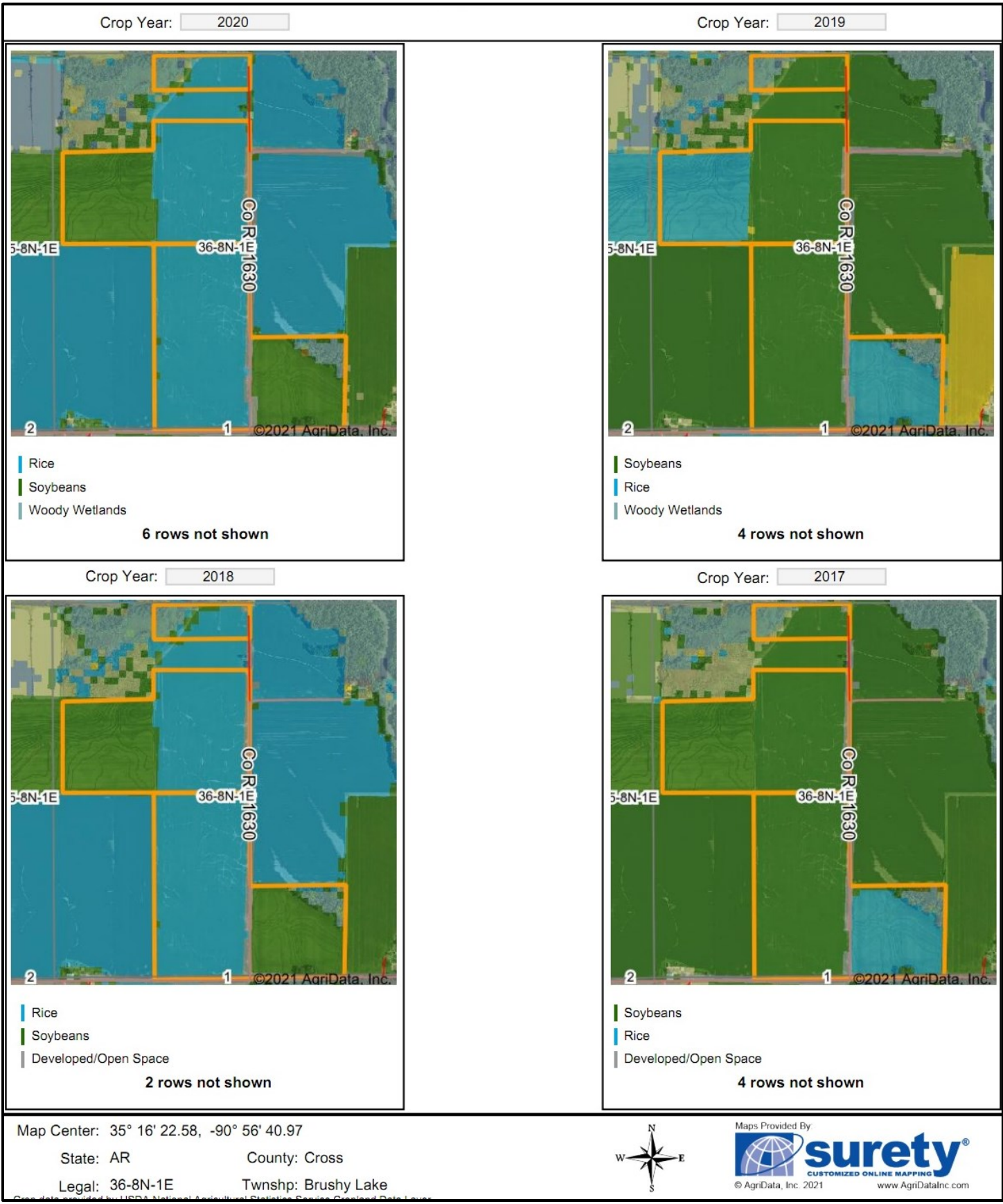
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# CROP HISTORY MAP



# FSA MAP

**USDA** Cross County, Arkansas



**Common Land Unit**  
 Cropland     Non-cropland

**Farm 0004023**  
**Tract 263**

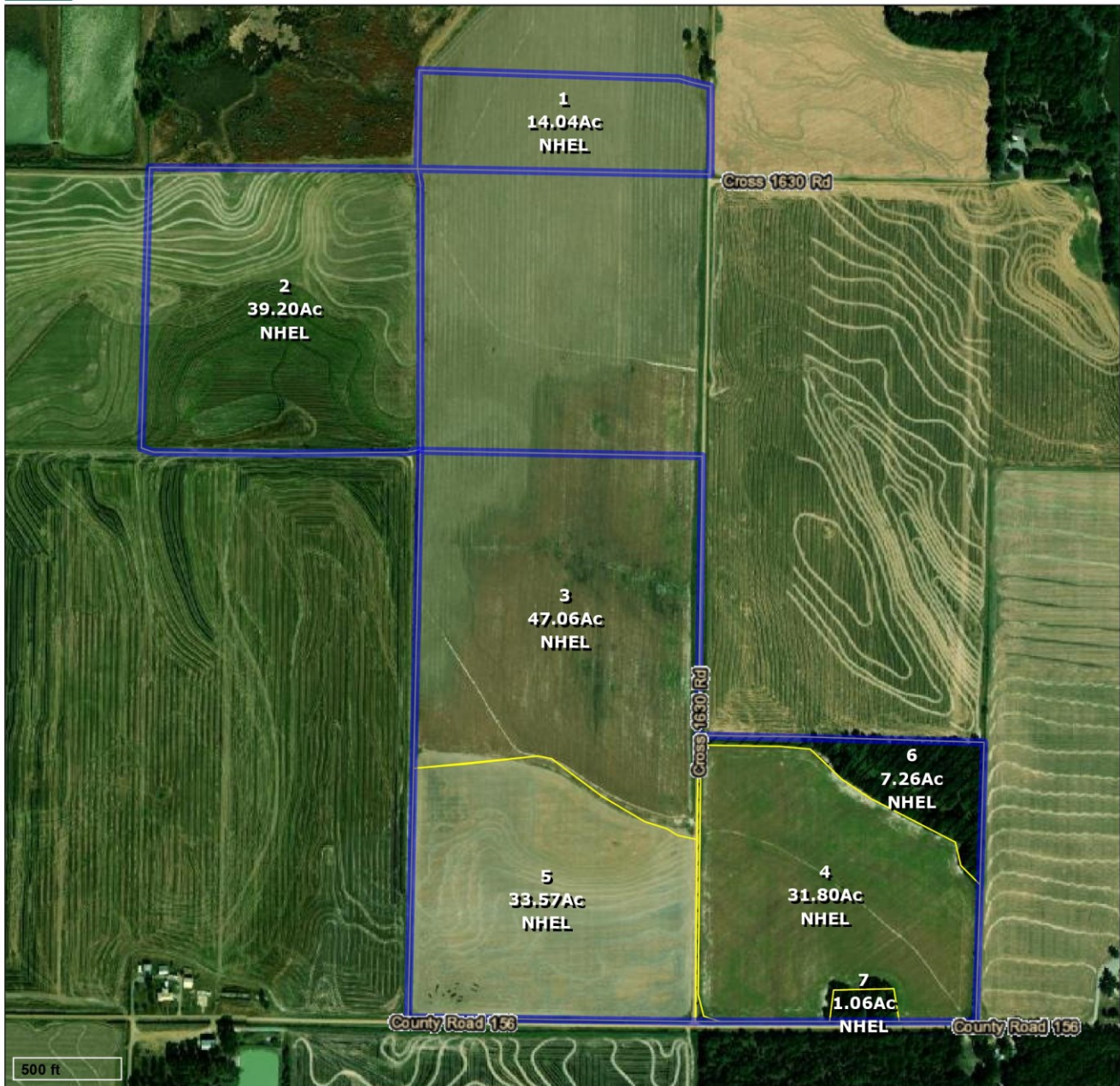
**Wetland Determination Identifiers**  
● Restricted Use  
▼ Limited Restrictions  
■ Exempt from Conservation Compliance Provisions

**2021 Crop Year**



Tract Page: 1 of 1

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 ESRI imagery service. 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).



Common Land Unit  
 Cropland  Non-cropland

Farm 0004023  
 Tract 265

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

2021 Crop Year



Tract Page: 1 of 1

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Common Land Unit  
 [Yellow Box] Cropland [Hatched Box] Non-cropland

Farm 0004022  
 Tract 264

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

2021 Crop Year



Tract Page: 1 of 1

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# FSA 156-EZ

Arkansas  
Cross

U.S. Department of Agriculture  
Farm Service Agency

**FARM: 4023**  
Prepared: 7/12/21 3:12 PM  
Crop Year: 2021  
Page: 1 of 2

DISCLAIMER: This is data extracted from FSAfarm+. Because of potential delayed farm or tract updates, this data is not guaranteed to be an accurate and complete representation of data contained in the system of record for Farm Records.

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CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
187.44	174.88	174.88	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Sugarcane			
0.00	0.00	174.88	55.10	0.00	0.00			

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ARC-IC NONE	ARC-CO CORN, SOYBN	ARC/PLC SORGH, OATS, RICE-LONG GRAIN, RICE-MED GRAIN, WHEAT	PLC-Default NONE
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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction	HIP
RICE	9.00	0	4914	0.00	None
SOYBEANS	4.30	0	37	0.00	96
GRAIN SORGHUM	6.40	0	54	0.00	None
WHEAT	63.10	0	48	0.00	None
RICE	95.30	0	6073	0.00	None
<b>Total Base Acres:</b>	178.10				

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Arkansas  
Cross

U.S. Department of Agriculture  
Farm Service Agency

**FARM: 4022**  
Prepared: 9/15/21 11:57 AM  
Crop Year: 2021  
Page: 1 of 2

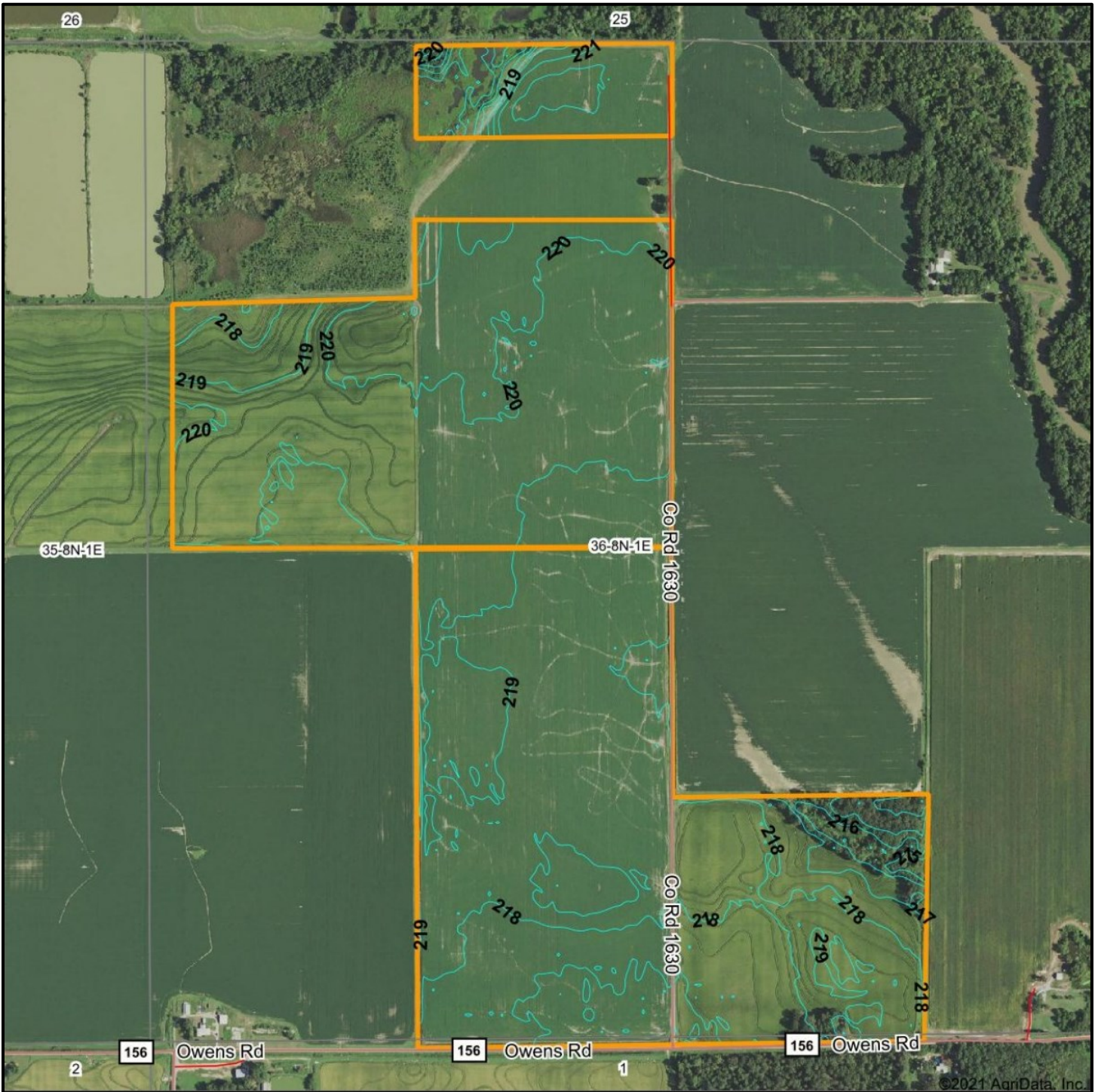
DISCLAIMER: This is data extracted from FSAfarm+. Because of potential delayed farm or tract updates, this data is not guaranteed to be an accurate and complete representation of data contained in the system of record for Farm Records.

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
40.27	40.27	40.27	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Sugarcane			
0.00	0.00	40.27	12.60	0.00	0.00			

Crop	Base Acreage	CTAP Tran Yield	ARC/PLC		CCC-505 CRP Reduction	HIP
			ARC-IC NONE	ARC-CO CORN, SOYBN		
RICE	13.90	0		6073	0.00	None
GRAIN SORGHUM	3.30	0		54	0.00	None
RICE	1.30	0		4914	0.00	None
SOYBEANS	11.40	0		37	0.00	96
WHEAT	14.50	0		48	0.00	None
<b>Total Base Acres:</b>	<b>44.70</b>					

# TOPOGRAPHY MAP



**G LAUB FARM MANAGEMENT**  
 MANAGEMENT • REAL ESTATE • LAND AUCTIONS  
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Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
 Interval(ft): 1.0  
 Min: 213.4  
 Max: 222.5  
 Range: 9.1  
 Average: 218.8  
 Standard Deviation: 1.25 ft

0ft      822ft      1644ft



10/4/2021

**36-8N-1E**  
**Cross County**  
**Arkansas**

Map Center: 35° 16' 22.58, -90° 56' 40.97

