

# **ABSOLUTE FARMLAND AUCTION**

**ONLINE BIDDING ONLY**

**20+/- Acre Pecan Orchard & Two Homes  
Phillips County, Arkansas**



**AUCTION BY:**

**G GLAUB  
FARM  
MANAGEMENT**

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

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

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

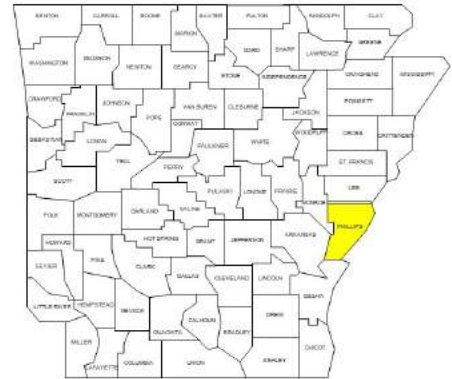
## AUCTION SUMMARY

### **Property Overview:**

Historic Pecan Orchard for sale in Phillips County, Arkansas. Comprised of 20 +/- acres fronting US Highway 49, just West of the city limits of West Helena.

Soil types consist of Loring and Henry Silt Loams, with an average NCCPI rating of 59.7.

The farm includes over 75 mature pecan trees, two rental houses and two farm buildings. (See photos)



**Acres:** 20+/- (Tax Parcels 130-00044-000, 130-00045-000, 130-00046-000)

### **Farm Production & Income:**

According to the owner and former tenants, the predominant pecan varieties are: Money Maker; Mahan; Stewart; Big Dan; Sly; Pabst and Owens. The orchard was begun in the 1930's by owners Dan and Frances Whelchel. Mr. Whelchel was pioneer in the Arkansas Pecan Industry, introducing new varieties to the state, as well as helping many other farmers establish orchards. This orchard was a well established and popular destination for pecan buyers and other orchard owners. Trees vary in age and productive capacity. There had been over 100 trees up until March of 2020, when a tornado destroyed over 30 trees. Rental income from the orchard during prior years has ranged between \$2,500 and \$5,000.

- Houses:**
- A) 873 Hwy 49: Green house on East side of property. Frame construction, built Circa 1975. Approximate measurements: 1340 Square feet (48' X 28'). Fair Condition. Three Bedroom, 1 bath. Currently rented for \$475/mo. Tenant willing to stay.
  - B) 905 Hwy 49: Yellow house: Frame and brick construction in poor condition but could be refurbished. Built circa 1954. Recently rented for over \$400/mo. Two-bedroom, 1 Bath, with carport. Approx. 1,040 Square feet.

- Buildings:**
- Wooden "Pecan House": Wood construction with concrete floor in fair condition. Approx. 2,400 Sq. Ft. (40' X 60')
  - Metal Storage Building: All steel construction on concrete floor. Main building (40' X 20') has sliding and walk in door, plus a 40' X20' side shed. Altogether 1,600 sq. ft. under roof.
- Entergy electrical services go to the buildings, but they need re-wiring.

**Property Taxes:** \$588 (Per County Tax Records)

**Inspections:** Contact Glaub Farm Management, LLC to inspect farm and/or houses.

**Auction**

**Date & Time:** Bidding is online only and now open. The auction will begin to close on Thursday, November 3, 2022 @ 5:00 PM CST. During the last two minutes of bidding, the auction ending time clock will reset to two minutes each time a new bid is made.

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

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

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

## TERMS AND CONDITIONS

**Method of Sale:** Glaub Farm Management, LLC (GFM) (Ted Glaub - Arkansas Real Estate License #PB00039905 & Arkansas Auctioneer License #2842) will offer this property for public auction online only now and until Thursday, November 03, 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. Each bid shall constitute an offer to purchase, and the final bid 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 sales price will be the auction bid price per acre for the tract, multiplied by the tract acreage estimated in the auction brochure.

**Absolute Sale:** This online auction is absolute. The successful bidder must enter into a separate written purchase agreement the day of the auction, immediately following the conclusion of the bidding.

**Down Payment:** 10% of the final purchase price is due the day of the auction with the balance due at closing. If bidding online, the down payment must be received by 4:00PM CST the following day. 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 cash. 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 15, 2022. The Seller(s) have the choice to extend this date if necessary until January 15, 2023.

**Possession:** Possession will be delivered at closing subject to the house rental agreement.

**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 for 2022 calendar year and prior. Buyer is responsible for 2023 and subsequent years.

**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.

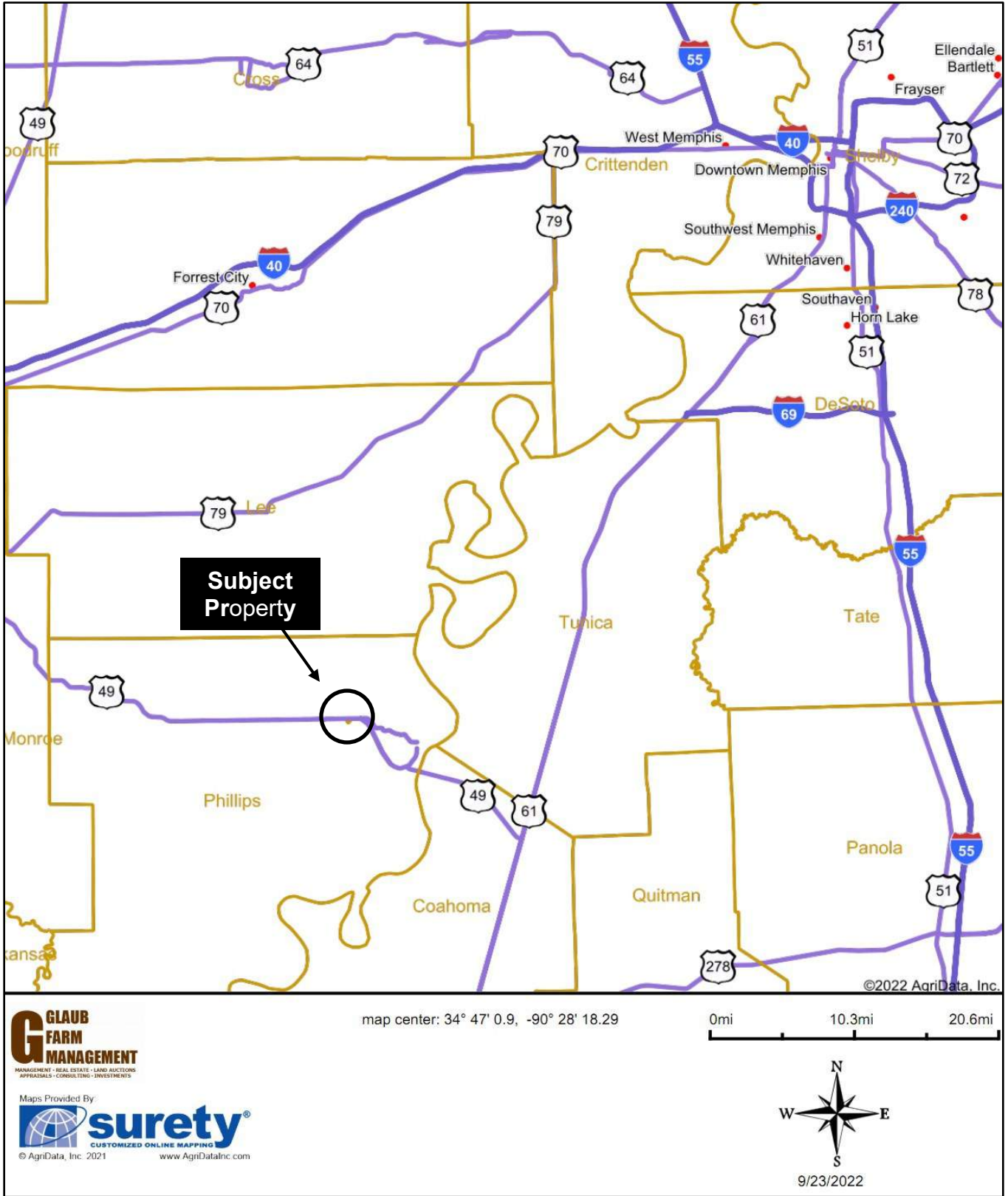
**Technical Issues:** In the event there are technical difficulties related to the server, software, internet or any other online auction-related technologies, Glaub Farm Management reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software,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

Call GFM @ 870-972-6996 to receive the broker/realtor participation form.

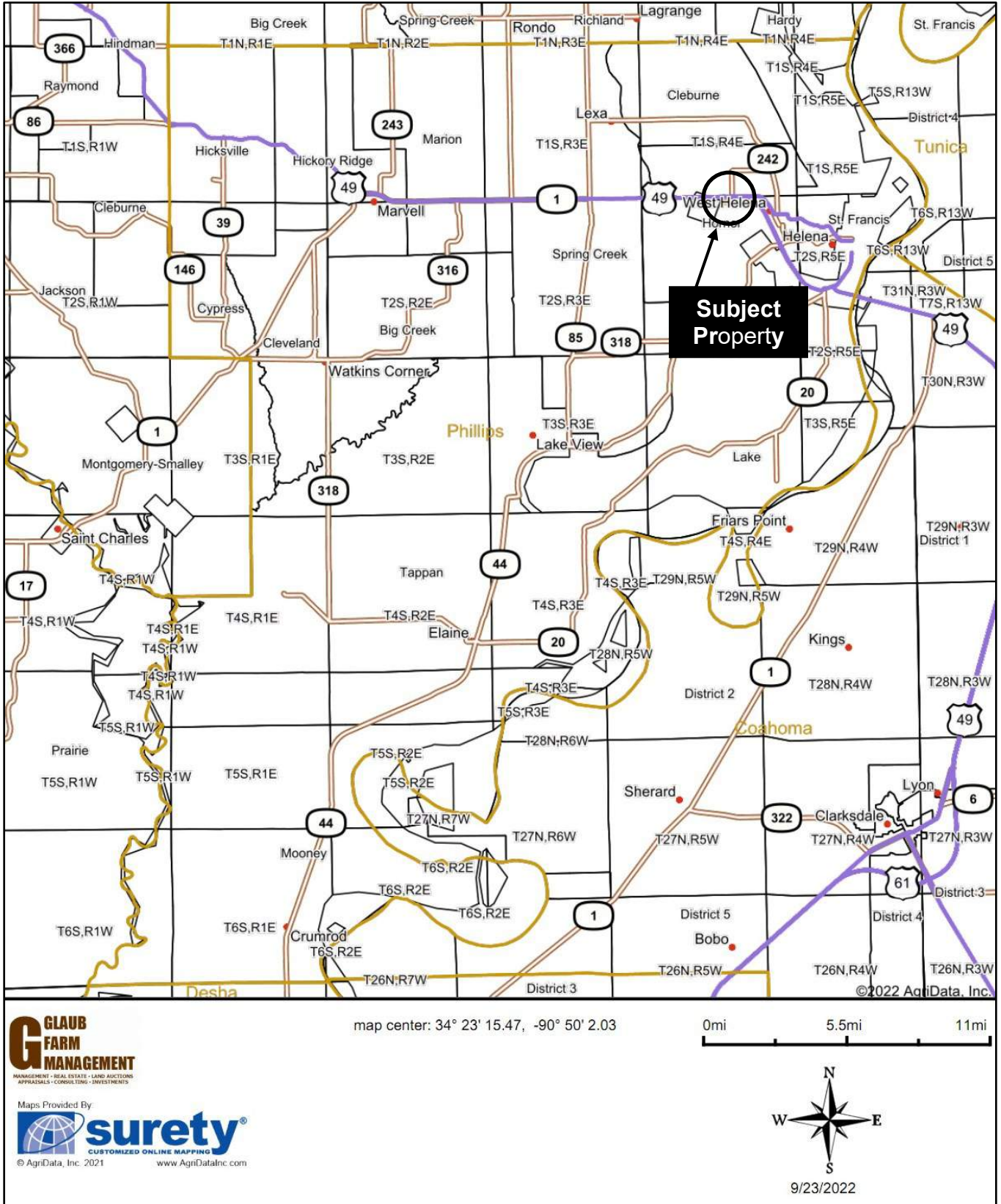
**Disclosure:** Buyer has been informed that the Property, including without limitation: garages, tool sheds, other outbuildings, fences, signs and mechanical equipment on the Property that were constructed prior to 1978, if any, may contain lead-based paint.

**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.

# REGIONAL MAP



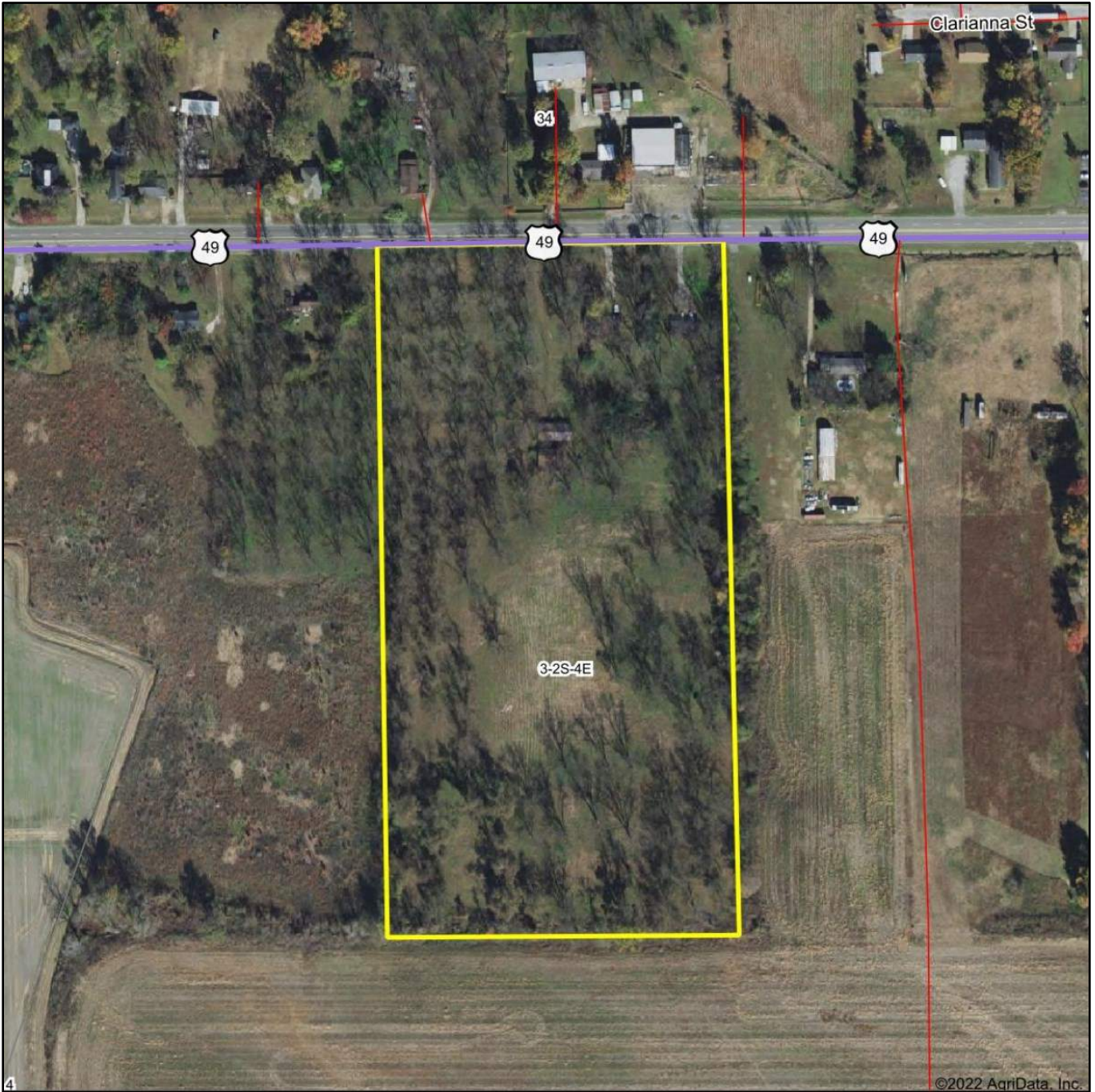
# GENERAL MAP







# AERIAL MAP



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APPRAISALS - CONSULTING - INVESTMENTS

Maps Provided By  
  
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Map Center: 34° 33' 10.78, -90° 40' 37.43

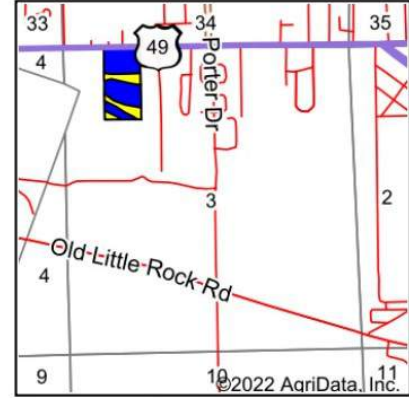
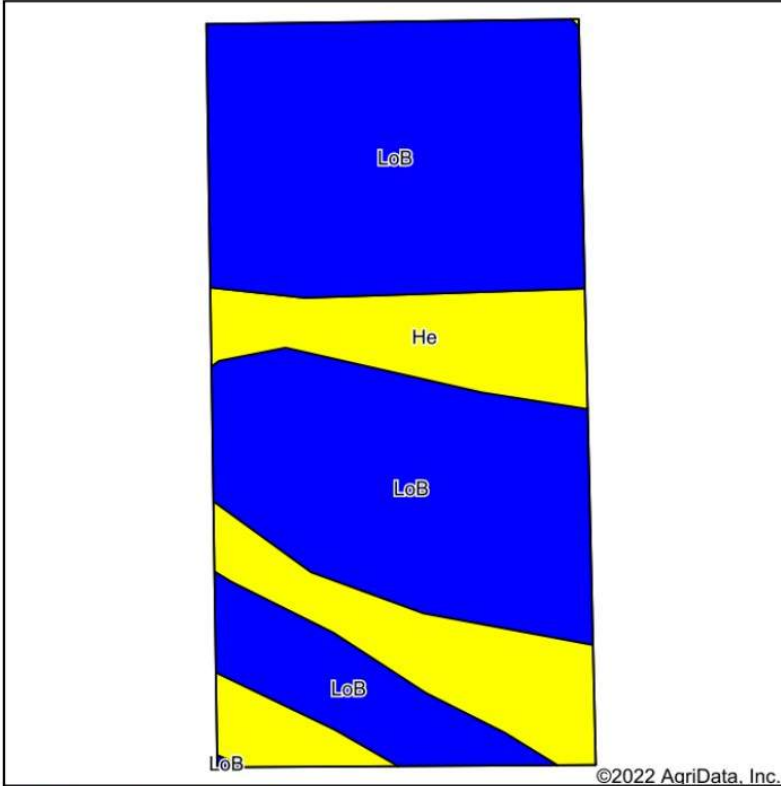
0ft 296ft 592ft

**3-2S-4E**  
Phillips County  
Arkansas



9/23/2022

# SOILS MAP



State: **Arkansas**  
 County: **Phillips**  
 Location: **3-2S-4E**  
 Township: **Hornor**  
 Acres: **20.1**  
 Date: **9/23/2022**



Soils data provided by USDA and NRCS.

Area Symbol: AR107, Soil Area Version: 21

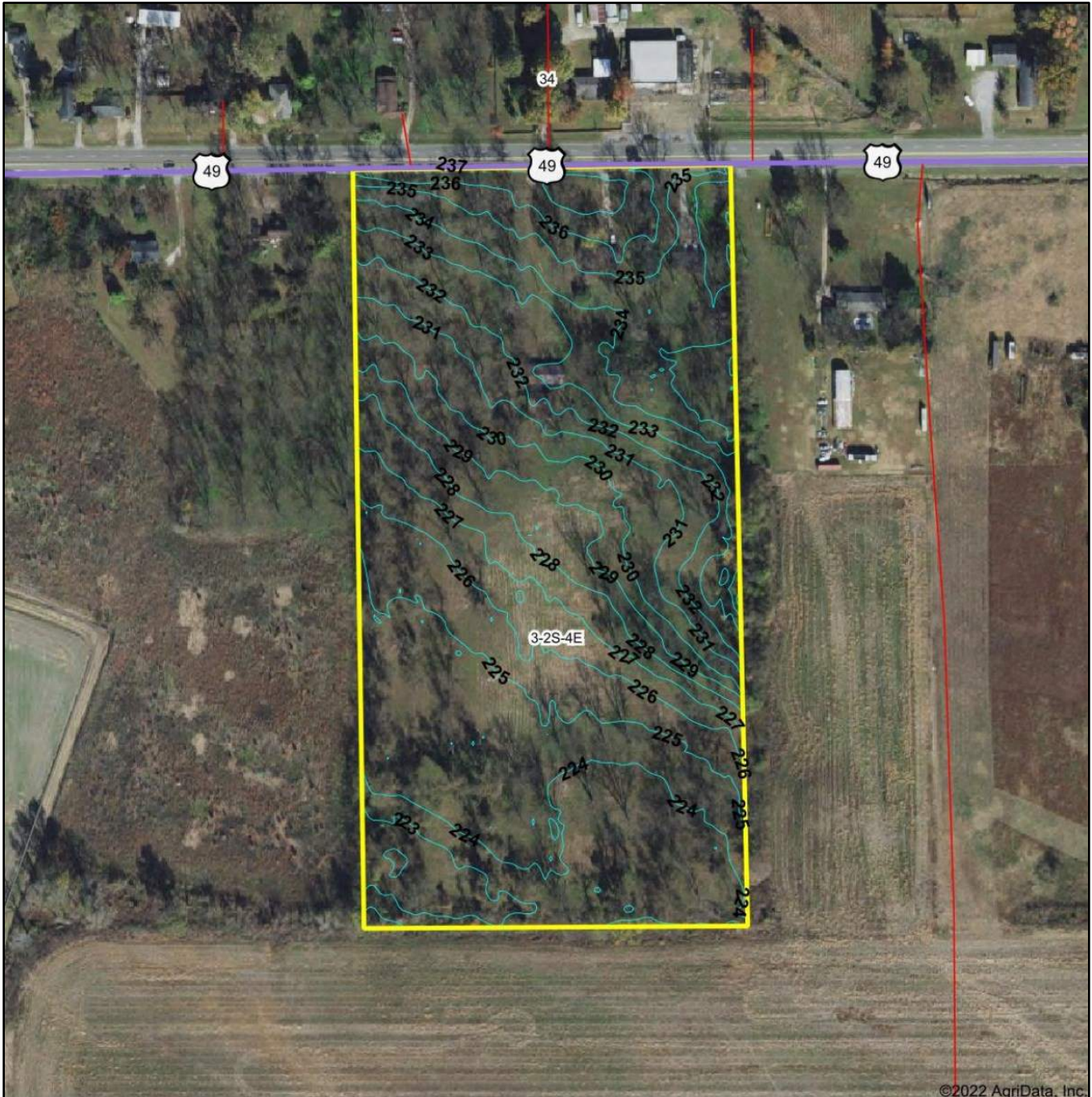
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
LoB	Loring silt loam, 1 to 3 percent slopes, west	15.01	74.7%		IIe	61
He	Henry silt loam, 0 to 1 percent slopes	5.09	25.3%		IIIw	56
<b>Weighted Average</b>					<b>2.25</b>	<b>*n 59.7</b>

\*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.

# TOPOGRAPHY MAP



**G** GLAUB  
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Maps Provided By  
  
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Source: USGS 3 meter dem  
 Interval(ft): 1.0  
 Min: 221.8  
 Max: 238.0  
 Range: 16.2  
 Average: 228.7  
 Standard Deviation: 4.36 ft

0ft      273ft      545ft

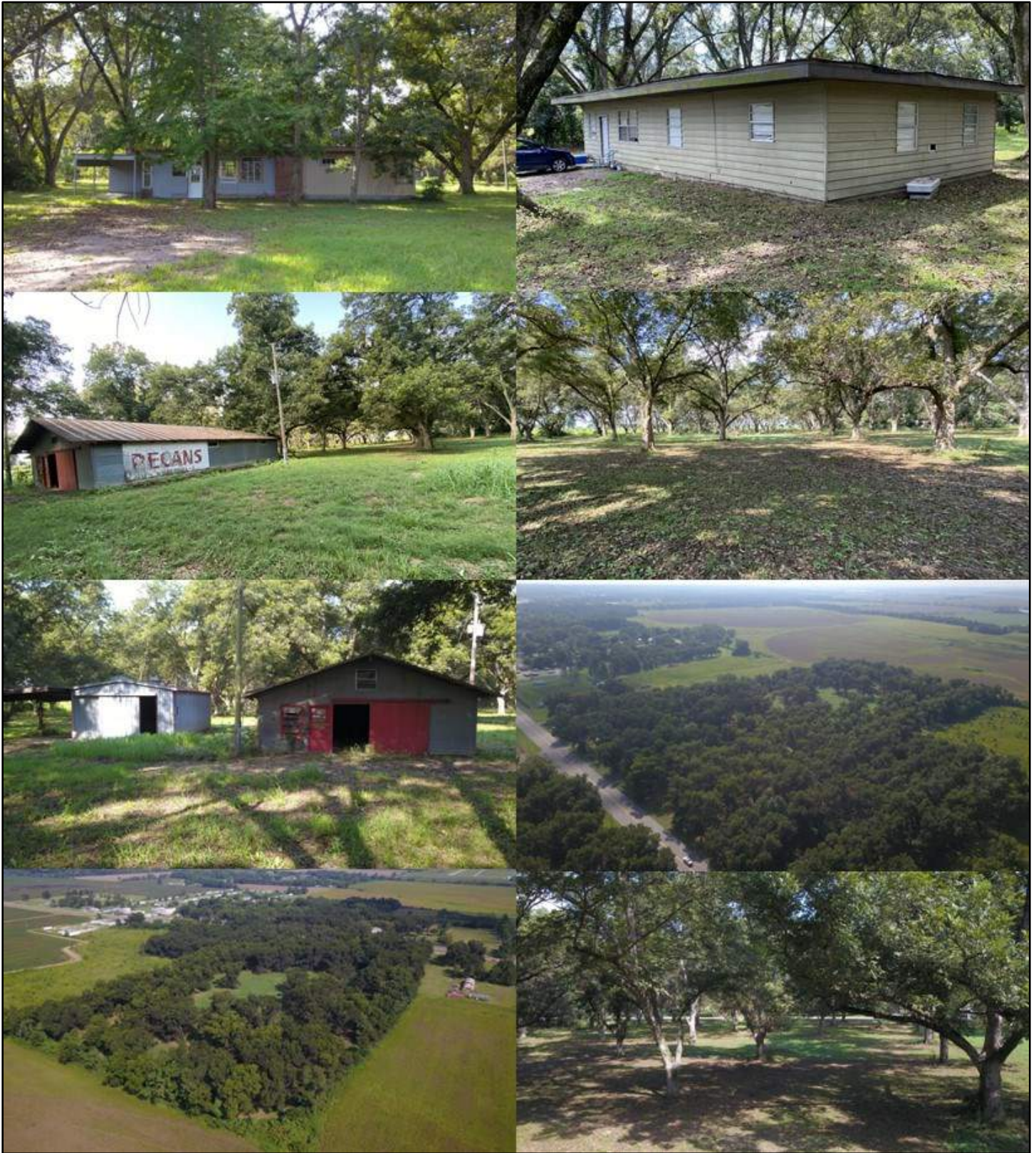


9/23/2022

**3-2S-4E**  
**Phillips County**  
**Arkansas**

Map Center: 34° 33' 10.78, -90° 40' 37.43

PHOTOS



## NOTES

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