

LAND FOR SALE

761.79 +/- Acres

Cross 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

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

BAY VILLAGE TRACT SUMMARY

Property Overview:

This 760 +/- acre tract of land is approximately one mile south of Bay Village located on the east and west side of Highway 163 in Cross County. Distance from the property to Jonesboro is approximately 30 miles while Memphis is 55 miles. The west portion of the property also includes a 992 +/- sq. ft. dwelling that is currently being used as a lodge.



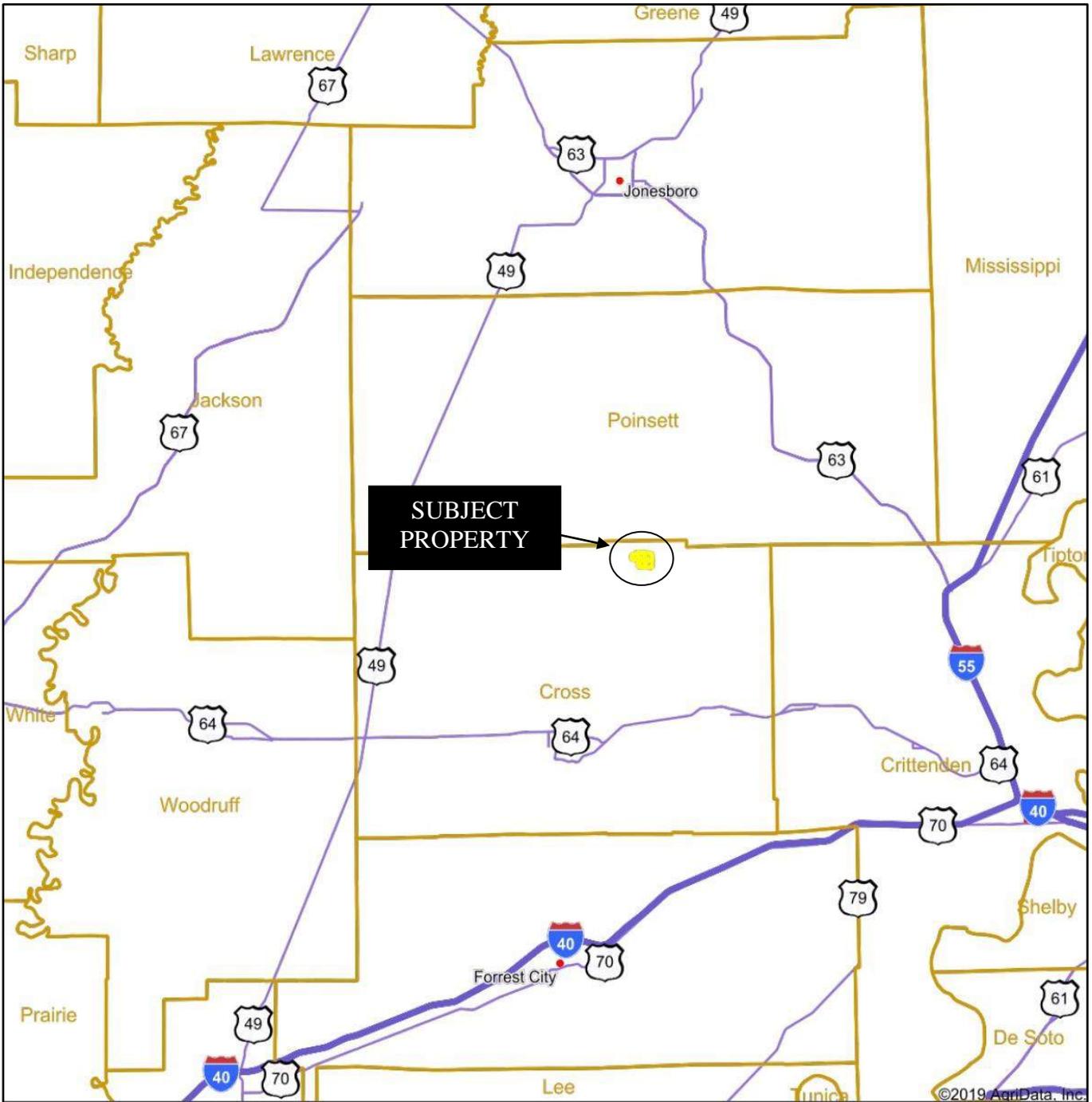
The west portion of the property containing 178.35+/- acres lies on Crowley's Ridge and has mostly hardwood timber which offers recreation, hunting, and investment opportunities including timber harvest and gravel mining.

The east portion contains 583+/- acres with 387+/- acres being row crop. The soils are primarily silt loam and suitable for most crops. There are 5 irrigation wells throughout the property. The remaining 196 +/- acres are mainly cleared pasture land and timber. This could be used for building a home, shop, facilities, horses, livestock or food plots for hunting.

There are numerous trails throughout the property. The dwelling on the premises would make a great base camp for deer, turkey, and small game hunting along with waterfowl in the general area. In addition, there are several State Parks in the region to enjoy fishing, hiking, nature, golf, and Arkansas history.

- Inspections:** Contact Glaub Farm Management, LLC to inspect farms.
- Acreage:** 761.79 +/- surveyed acres
- 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:** \$4,425 (Estimate)
- Online Map:** <https://app.terrastridepro.com/property/43292/map?referer=iframe>
- Asking Price:** \$2,500,000

REGIONAL MAP



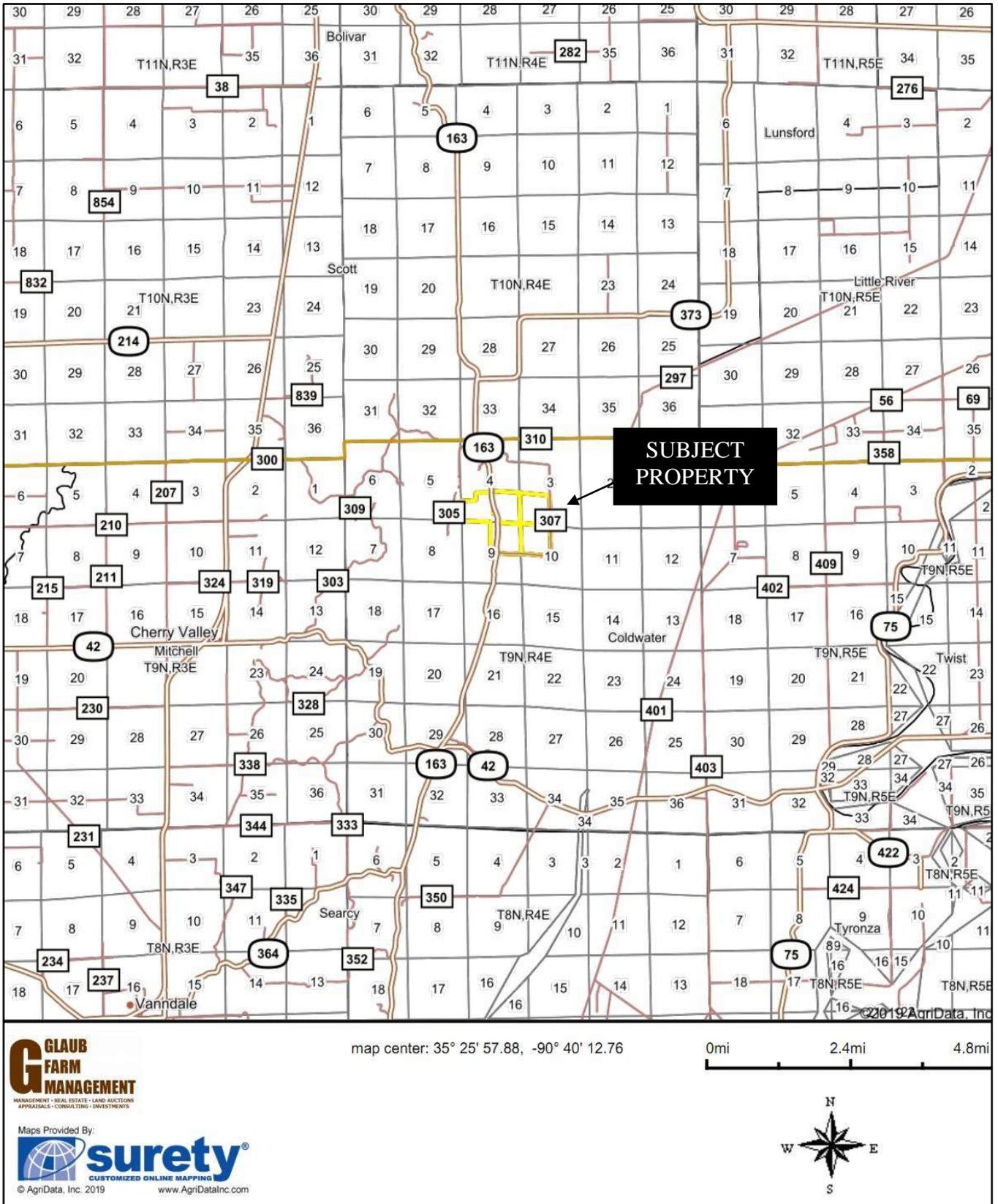
©2019 AgriData, Inc.



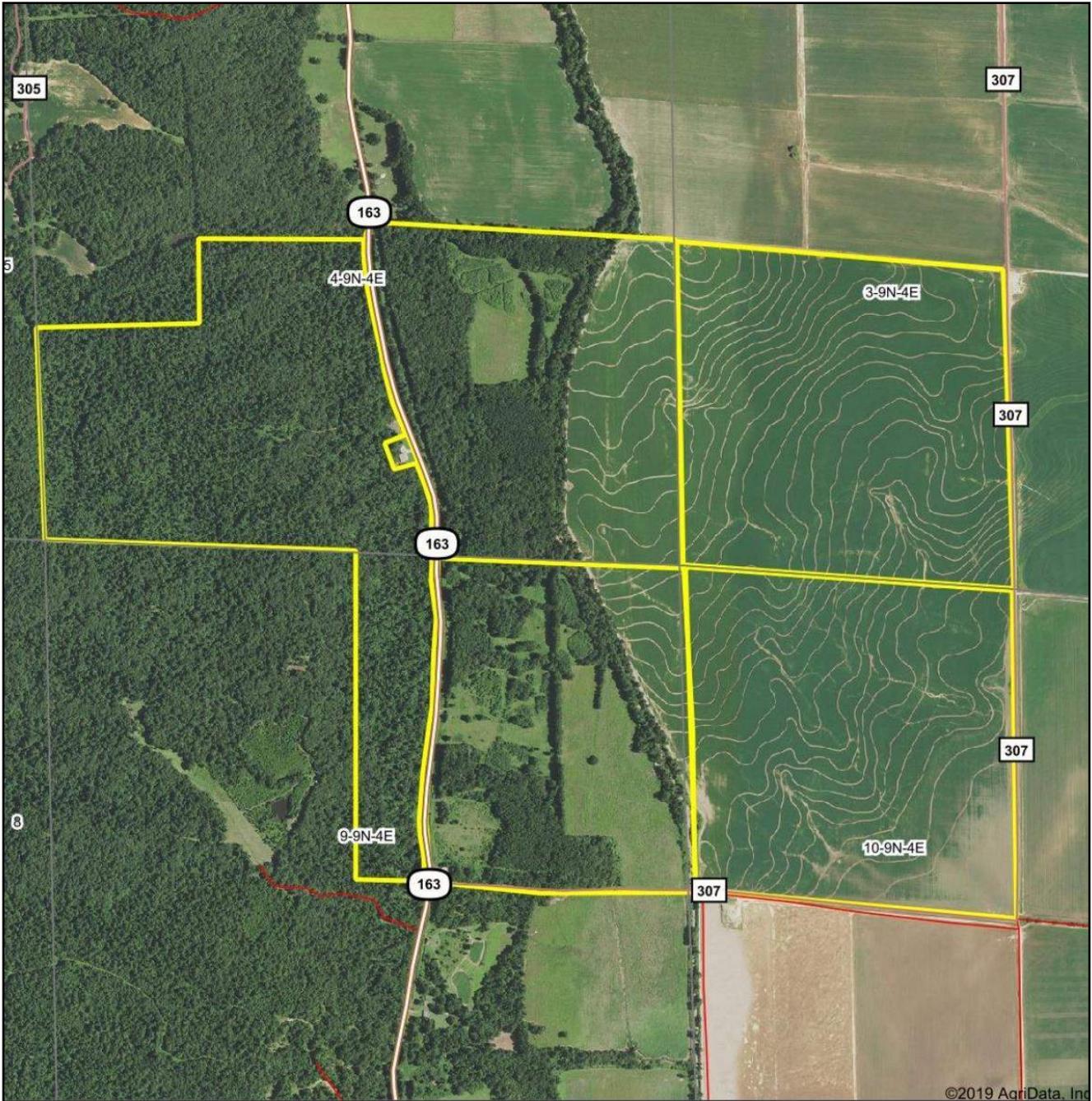
map center: 35° 26' 43.35, -90° 47' 11.43



GENERAL LOCATION MAP



AERIAL MAP



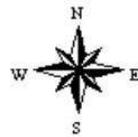
Map Center: 35° 25' 47.26, -90° 40' 5.49

0ft 1283ft 2566ft

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

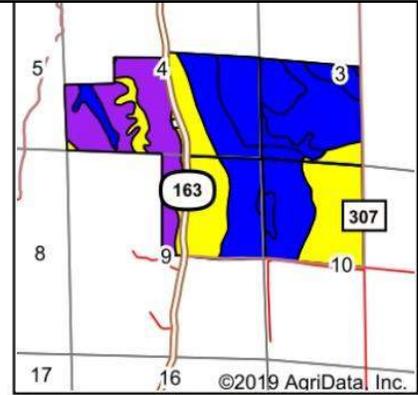
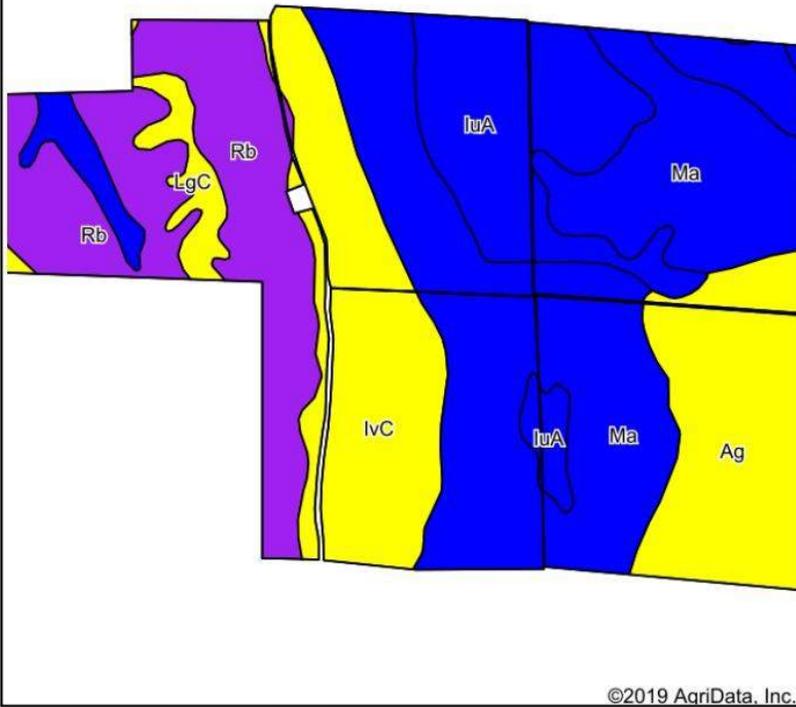
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2019 www.AgriDataInc.com

4-9N-4E
Cross County
Arkansas



8/21/2019

SOILS MAP



State: **Arkansas**
 County: **Cross**
 Location: **4-9N-4E**
 Township: **Coldwater**
 Acres: **761.79**
 Date: **8/21/2019**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: AR037, Soil Area Version: 18

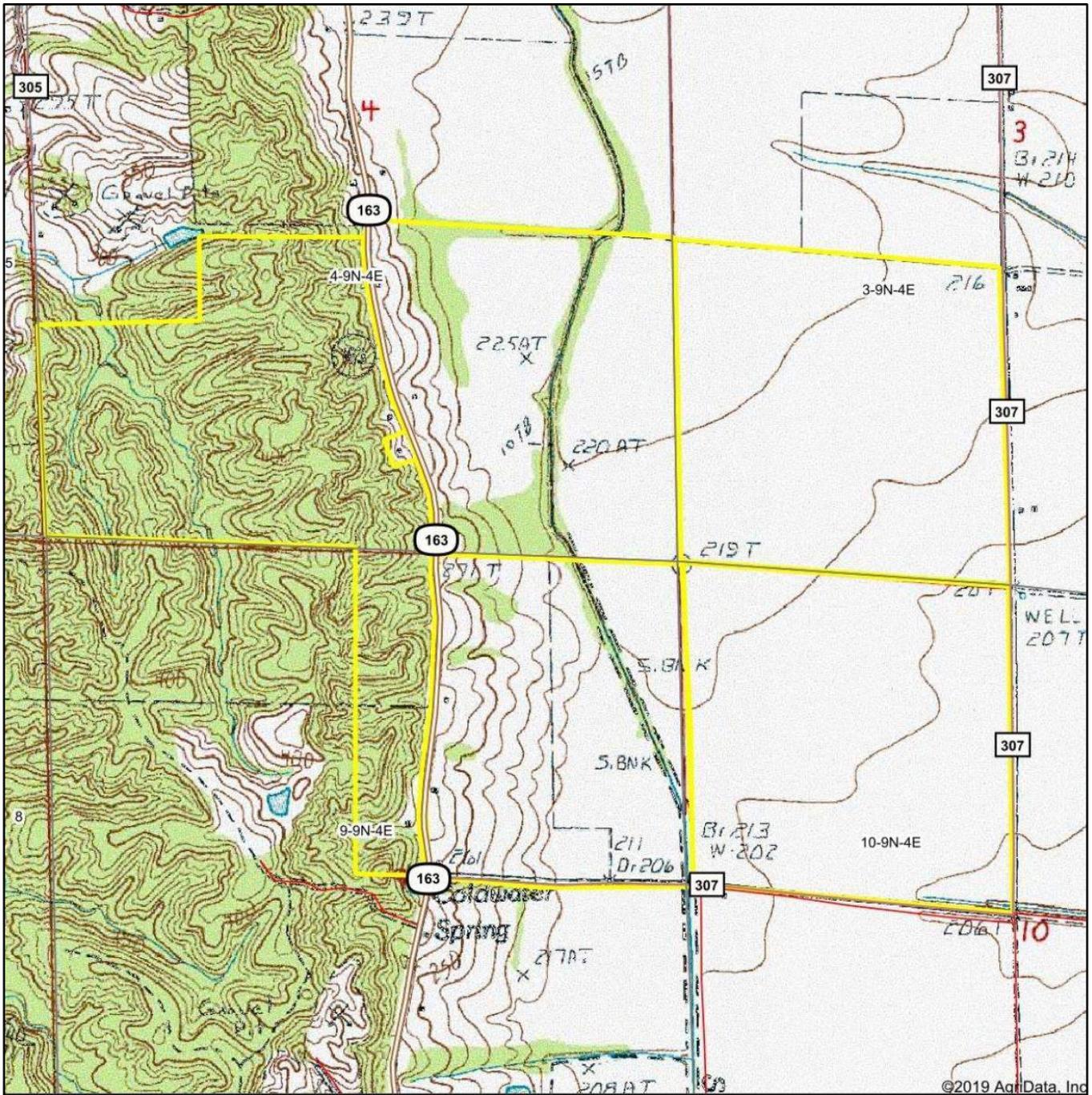
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
Ma	Mantachie loam	274.90	36.1%		IIw	74
Rb	Gullied land, gravelly	137.48	18.0%		VIIe	
IuA	Iuka loam, 0 to 1 percent slopes	117.34	15.4%		IIw	90
IvC	Iuka soils, local alluvium, 3 to 8 percent slopes (beulah)	113.03	14.8%		IIIe	83
Ag	Alligator silt loam	101.44	13.3%		IIIw	53
LgC	Loring silt loam, 3 to 8 percent slopes, west	17.60	2.3%		IIIe	57
Weighted Average						*n 61.3

*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



©2019 AgriData, Inc

map center: 35° 25' 47.26, -90° 40' 5.49



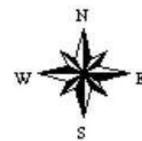
GLAUB FARM MANAGEMENT
MANAGEMENT - REAL ESTATE - LAND AUCTIONS
APPRAISALS - CONSULTING - INVESTMENTS

Maps Provided By:



© AgriData, Inc. 2019 www.AgriDataInc.com

4-9N-4E
Cross County
Arkansas



CROP HISTORY MAP



FSA MAP

USDA United States Department of Agriculture
Cross County, Arkansas



Common Land Unit Tract Boundary

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

Tract Cropland Total: 473.43 acres

Imagery Year: 2017

2019 Program Year

Map Created November 20, 2018

Farm 1852
Tract 10610

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).

CROP HISTORY MAP

Arkansas
 Cross
 Report ID: FSA-156EZ

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

FARM: 1852
 Prepared: 9/4/15 11:25 AM
 Crop Year: 2015
 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
 COMB OF 1020 & 1024

Recon Number

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
850.27	473.43	473.43	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				FAV/WR History
0.0	0.0	473.43	0.0	0.0				N

Crop	Base Acreage	CTAP Tran Yield	ARC/PLC		PLC-Default
			ARC-IC NONE	ARC-CO SOYBN	
WHEAT	13.2			51	0.0
RICE-LONG GRAIN	351.6			6615	0.0
SOYBEANS	37.6			36	0.0
RICE-MED GRAIN	33.4			6615	0.0
Total Base Acres:	435.8				

Tract Number: 10610 Description: L1/2A,B

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
850.27	473.43	473.43	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	473.43	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	13.2		51	0.0
RICE-LONG GRAIN	351.6		6615	0.0
RICE-MED GRAIN	33.4		6615	0.0
SOYBEANS	37.6		36	0.0
Total Base Acres:	435.8			

PICTURES



