

LAND FOR SALE

20.0 +/- Acres

Phillips County, Arkansas



OFFERED BY:

G **GLAUB**
FARM
MANAGEMENT

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

For Additional Information Contact:

Glaub Farm Management, LLC
Ashley Cheney 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

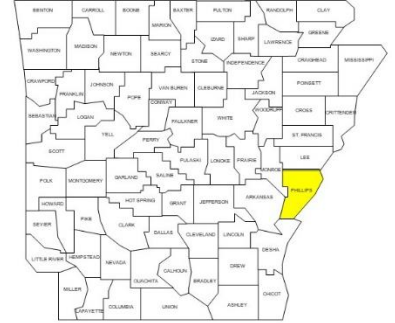
Serving Landowners in Arkansas, Mississippi, Missouri, and Tennessee

BARFIELD FARM SUMMARY

Property Overview:

This 20.0 +/- acre tract of land is approximately 10 miles northwest of Helena, AR and roughly 4 miles west of the St. Francis National Forest located on Southland Rd one-quarter mile north of Highway 242. This non-irrigated property has a history of soybean production and is primarily composed of silt loam soils.

This property could continue to be used for row crops or converted to a homesite, shop/barn site, orchard, pasture, or recreational tract.



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

Lease: Property is currently leased under a written crop share that renews annually.

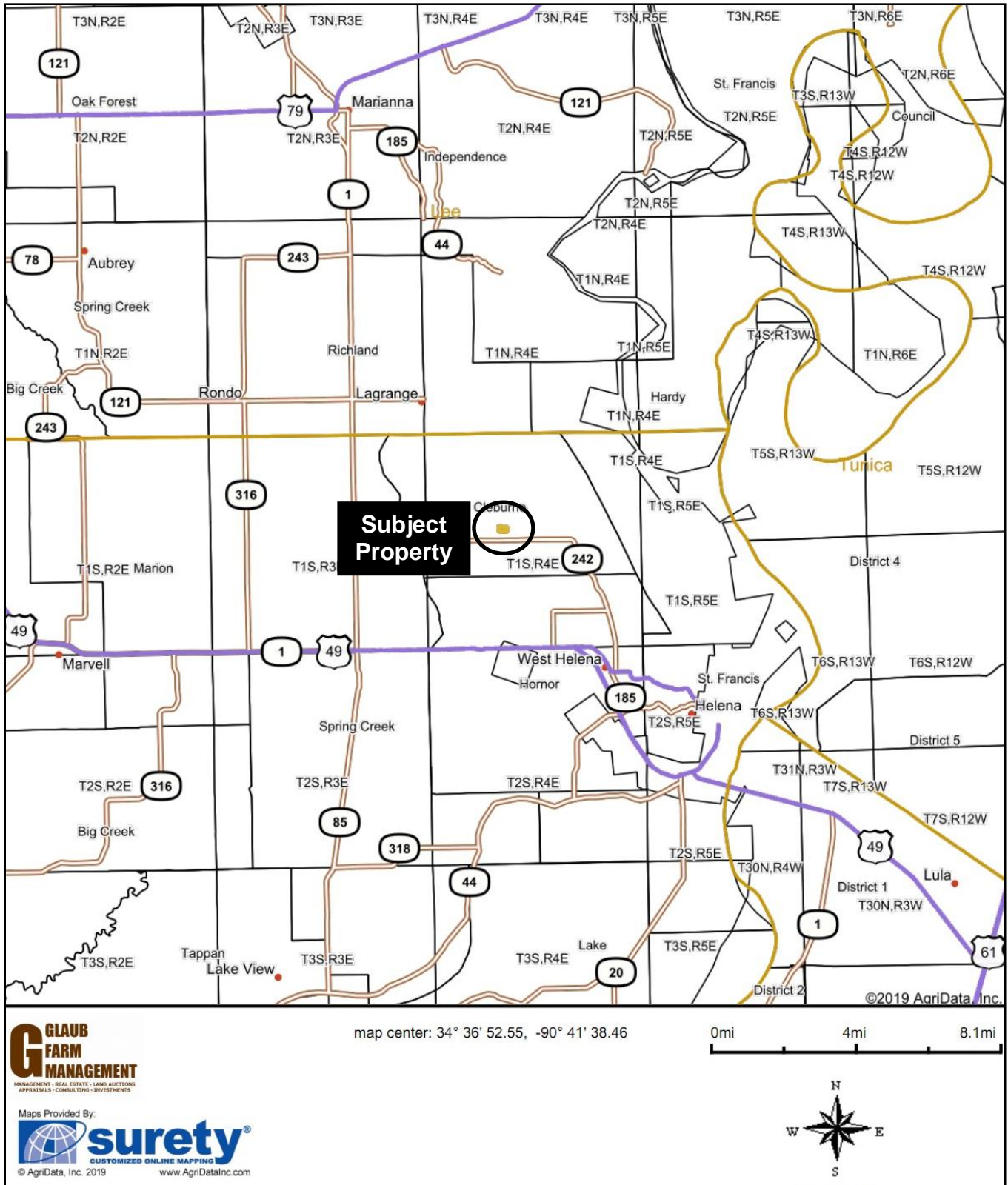
Oil, Gas & Mineral: All rights owned will transfer.

Real Estate Taxes: \$163.00 (Estimate)

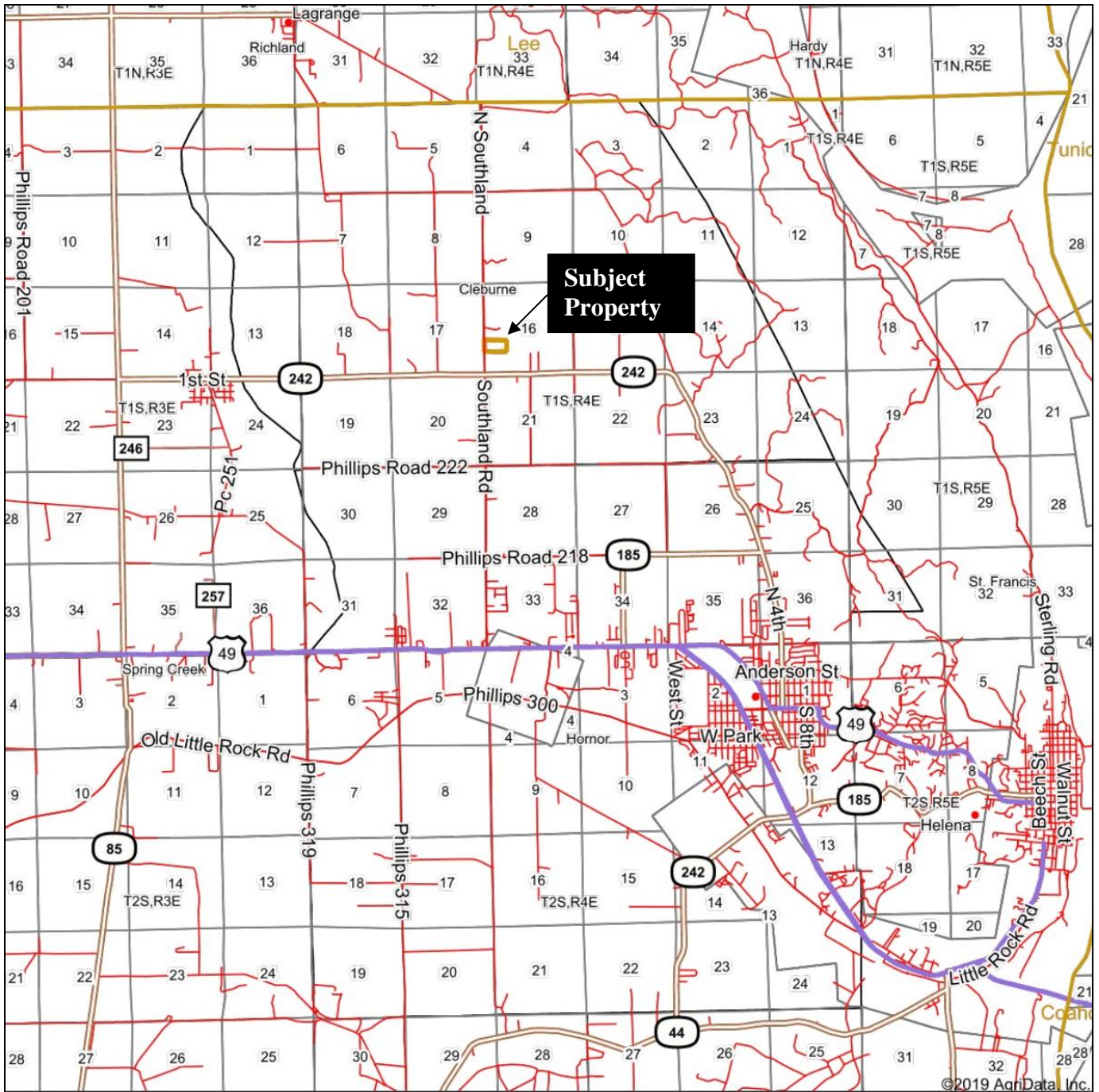
Online Map: <https://app.terrastridepro.com/property/148866/map/#ghyb,34.603015,-90.695102,18z>

Asking Price: \$45,000

REGIONAL MAP

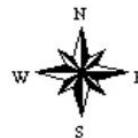


GENERAL LOCATION MAP

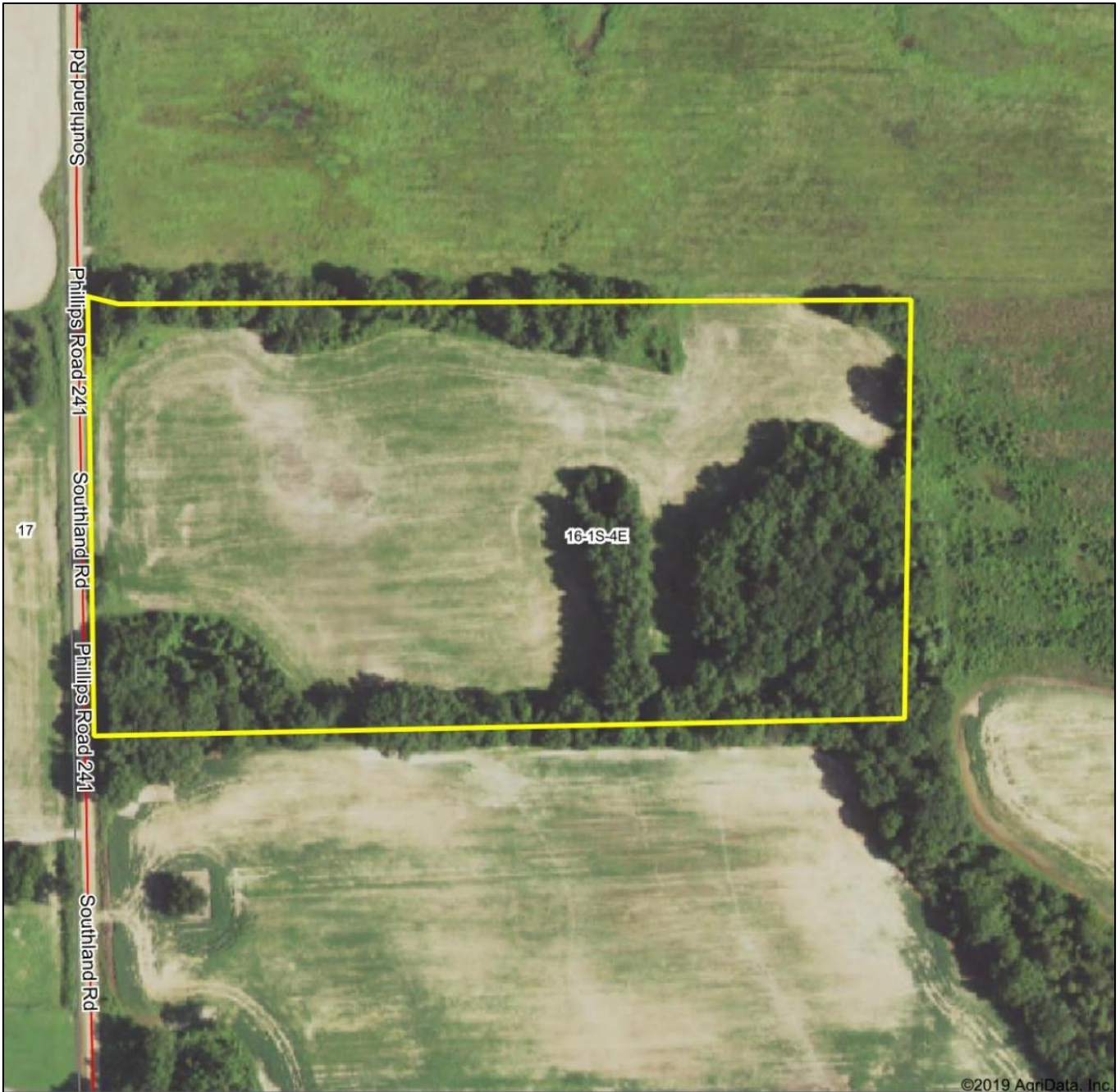


map center: 34° 34' 17.48, -90° 41' 9.61

0ft 9137ft 18274ft



AERIAL MAP



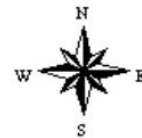
Map Center: 34° 36' 10.75, -90° 41' 41.39

0ft 253ft 505ft

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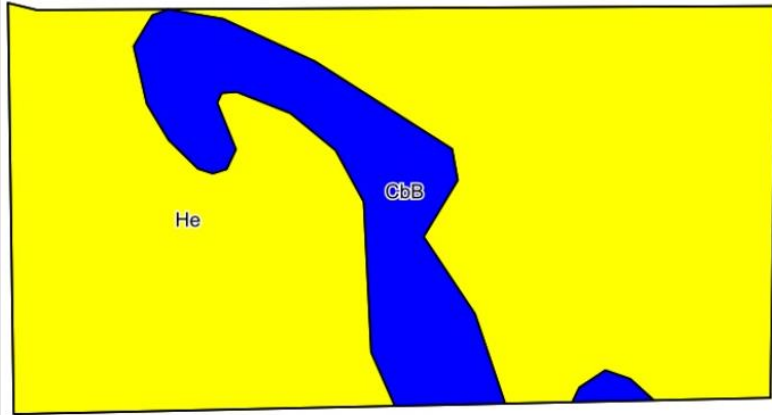
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16-1S-4E
Phillips County
Arkansas



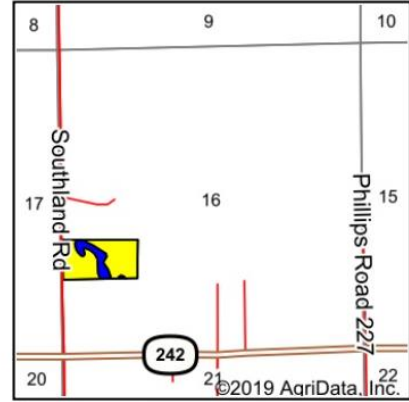
2/17/2020

SOILS MAP



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Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Phillips**
 Location: **16-1S-4E**
 Township: **Cleburne**
 Acres: **20**
 Date: **2/17/2020**



Maps Provided By:



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Area Symbol: AR107, Soil Area Version: 19

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	16.76	83.8%		IIIw	41
CbB	Calloway silt loam, 1 to 3 percent slopes	3.24	16.2%		IIe	49
Weighted Average						*n 42.3

*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

