

FARMLAND FOR SALE

255 +/- 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
Jeffrey Hignight or Ted L. Glaub

1702 Stone, Suite C

Jonesboro, AR 72401

Office: (870) 972-6996

Fax: (870) 931-5985

Email: info@glaubfm.com

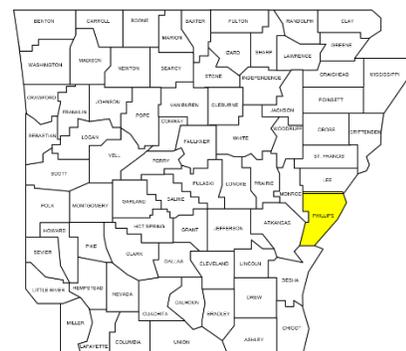
Website: www.GlaubFM.com

Serving Landowners in Arkansas, Mississippi, Missouri, and Tennessee

FARM SUMMARY

Property Overview:

For nearly 100 years, this 255+/- acre farm has been owned by the same family. Known to some as the Howe farm, it is located on the Lee/Phillips County line south of Lagrange on Phillips County Road 240. According the FSA records, the farm includes 224.44 cropland acres (88% tillable) with 201.83 acres irrigated and precision leveled. Soils are silt loams that provide versatility for multiple cropping options. The farm includes two turbine irrigation wells with underground pipe that provides water to the precision leveled fields. The static aquifer level is approximately 40 feet and has good recharge being close to the Mississippi river.



The farm also includes a few blocks of timber where many deer have been seen by the landowner. These timber blocks also provide habitat for small game. This is a good opportunity for an owner/operator or investor.

Inspections: [Contact Glaub Farm Management, LLC to inspect farms.](#)

Acreage: 255+/- acres

FSA Data: Cropland Acres – 224.44 acres

<u>Crop</u>	<u>Acres</u>	<u>PLC Yield</u>	<u>Commodity Program</u>
Rice-Lg	15.95	5690	PLC
Corn	136.67	176	ARC-CO
Soybean	37.28	26	ARC-CO
Seed Cotton	25.12	1356	PLC
UNA Generic	<u>6.28</u>		
Total Base:	221.30		

Lease: The farm is currently cash rented with an option to terminate at purchase.

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

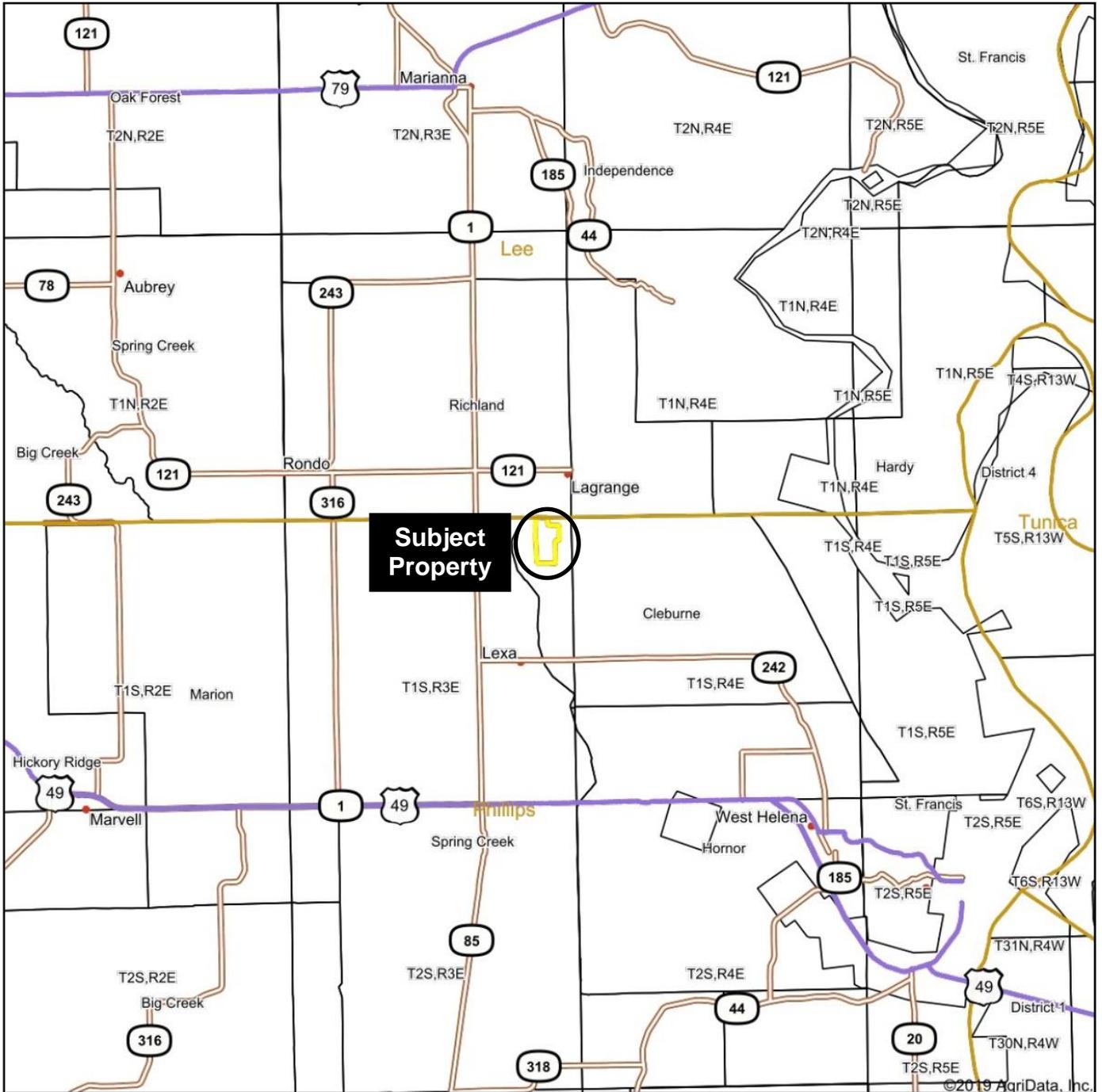
Real Estate Taxes: \$1,885 (estimate)

Online Map: <https://app.terrastridepro.com/property/118238/map?referer=iframe>

Online Video: <https://youtu.be/dA0O6oW3TAs>

Asking Price: \$998,000

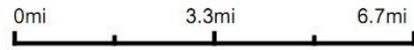
REGIONAL MAP



Subject Property

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map center: 34° 38' 6.26, -90° 44' 28.83

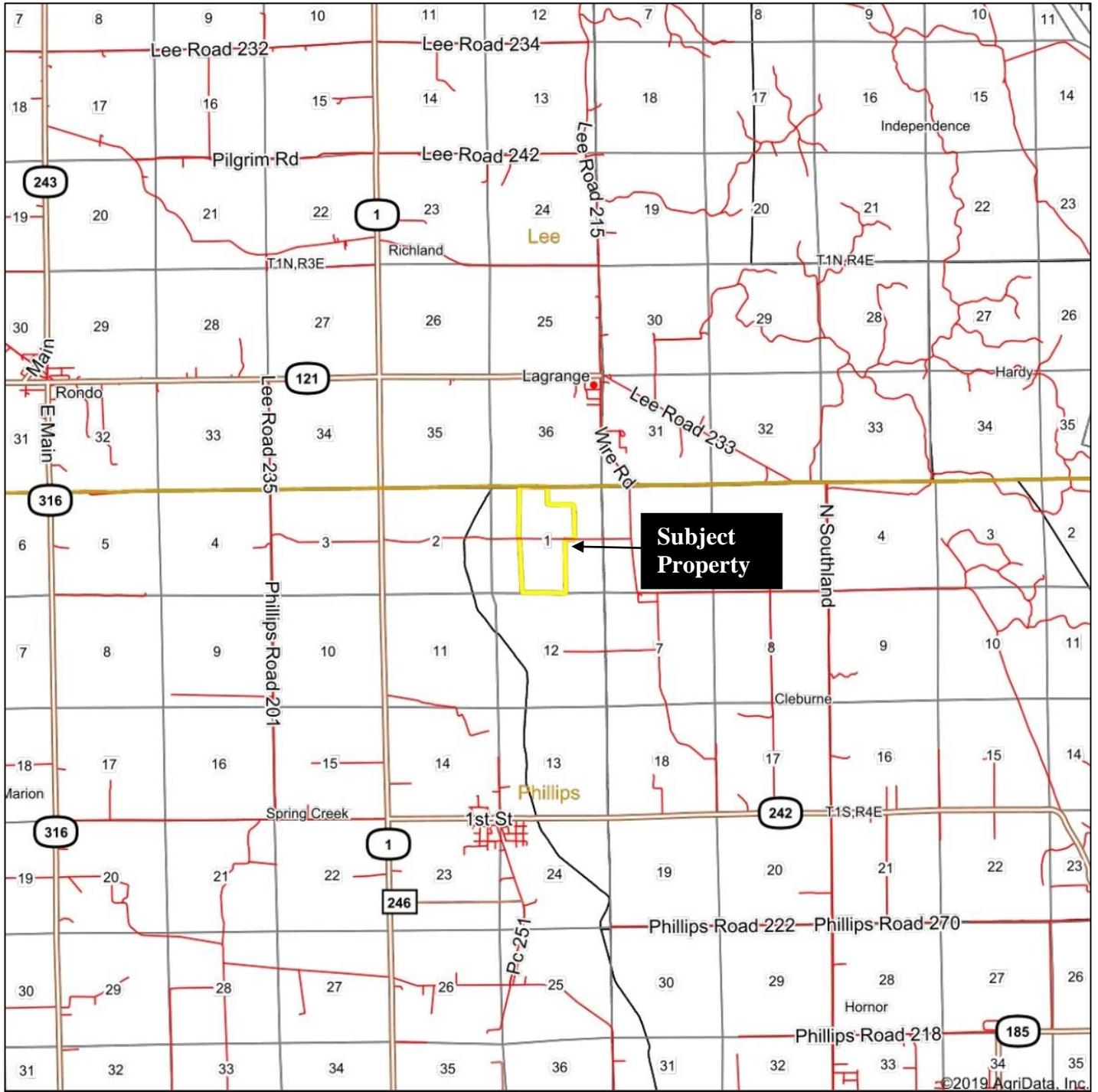


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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

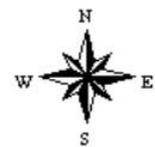
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GENERAL LOCATION MAP



map center: 34° 38' 6.84, -90° 44' 30.04

0ft 7533ft 15066ft

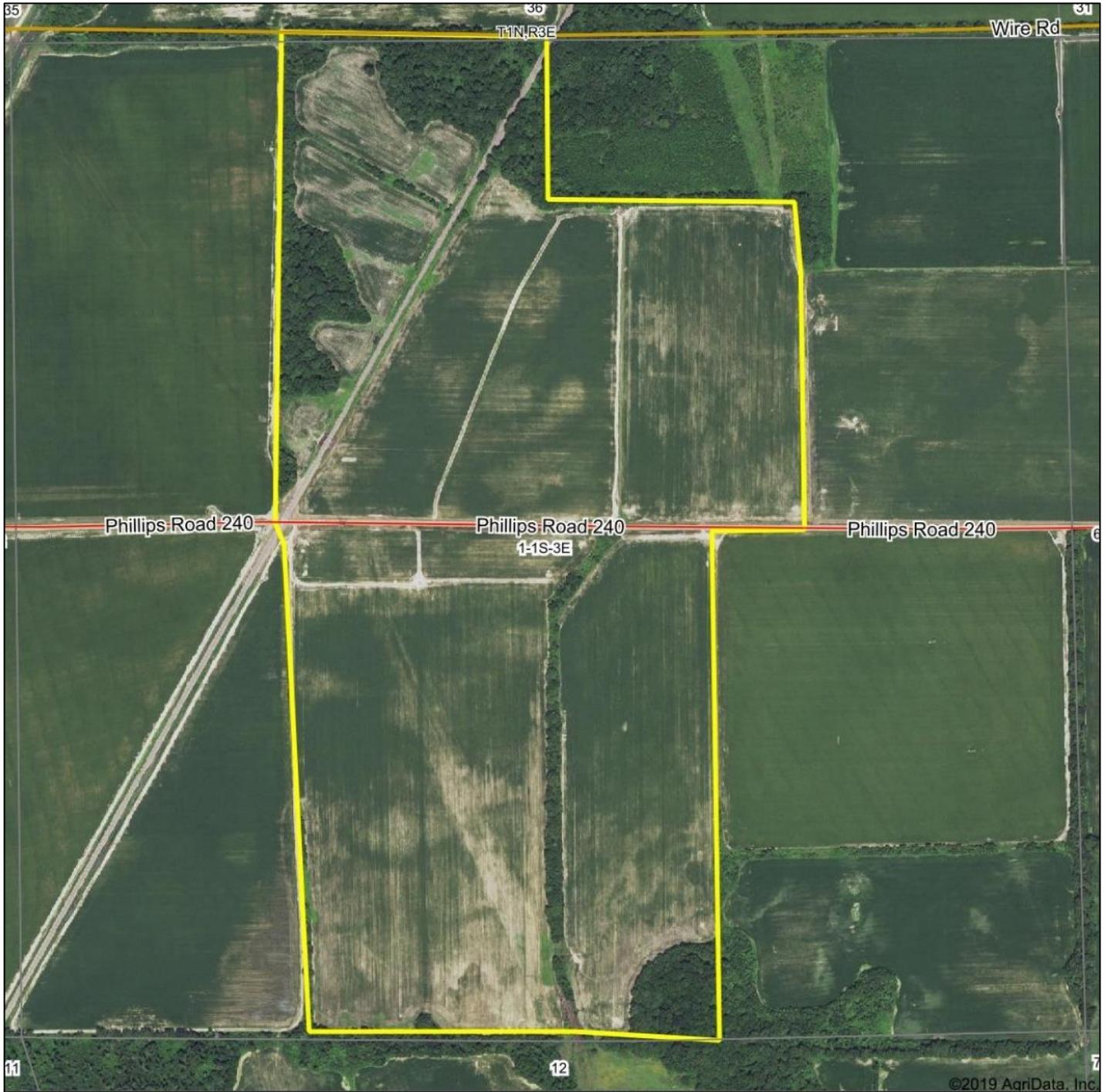


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AERIAL MAP



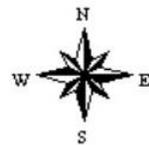
Map Center: 34° 38' 6.93, -90° 44' 29.73



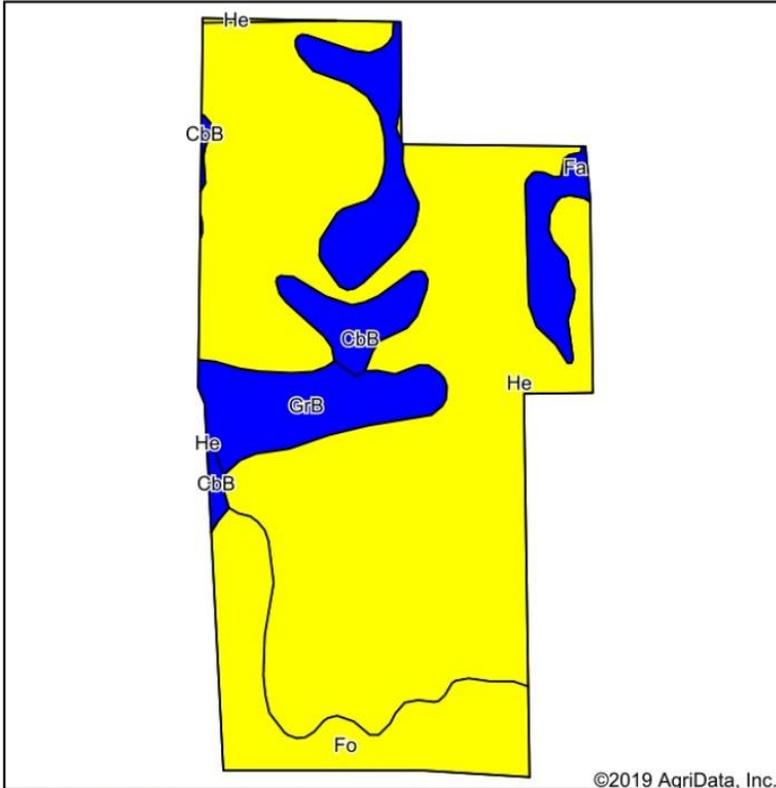
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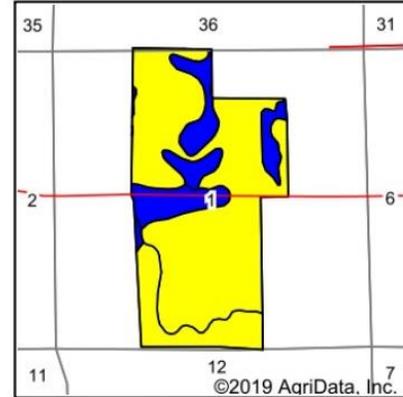
1-1S-3E
Phillips County
Arkansas



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Phillips**
 Location: **1-1S-3E**
 Township: **Cleburne**
 Acres: **253**
 Date: **9/23/2019**

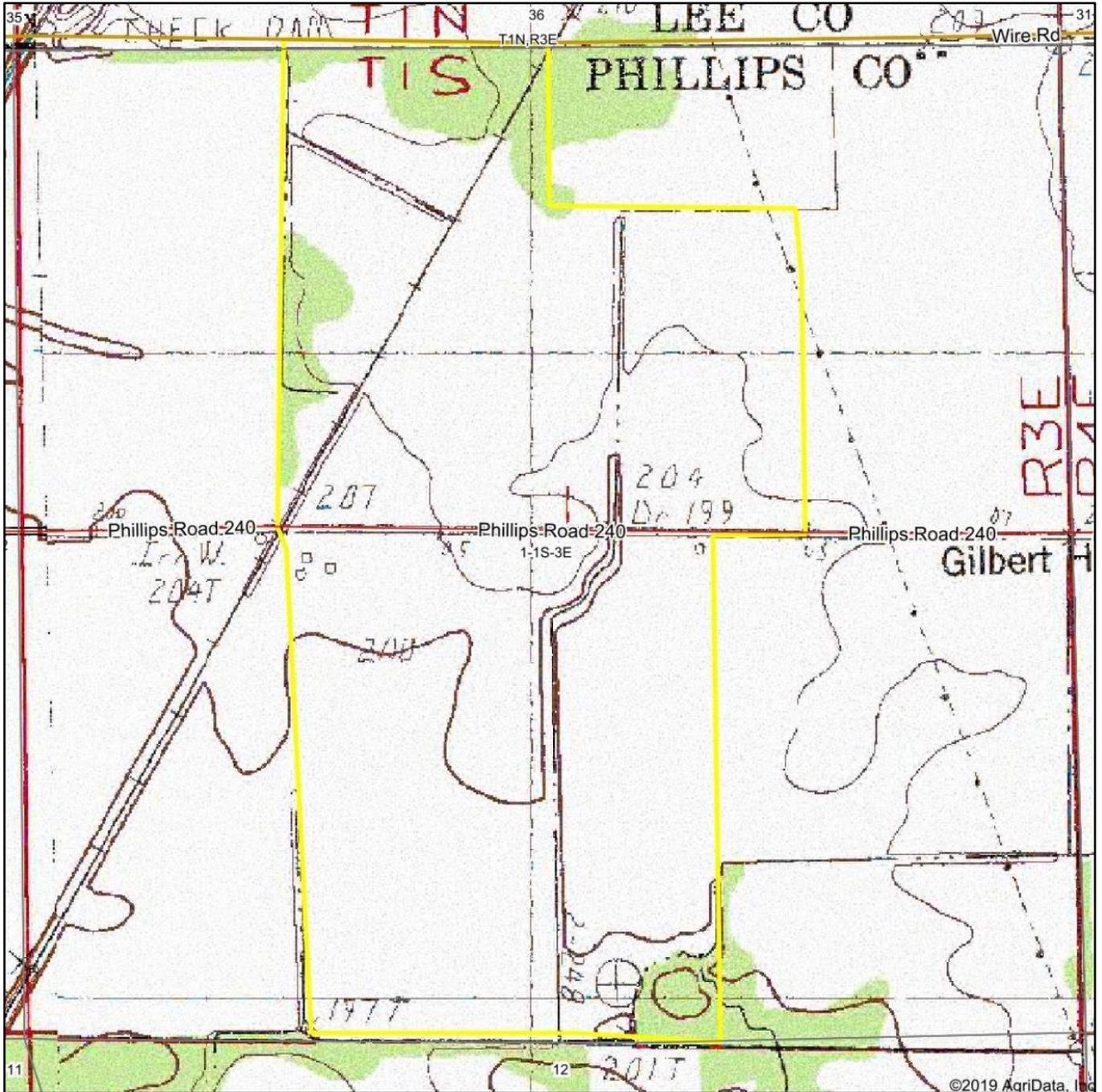


Area Symbol: AR077, Soil Area Version: 18
 Area Symbol: AR107, Soil Area Version: 18

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	174.66	69.0%		IIIw	42
Fo	Foley silt loam	31.06	12.3%		IIIw	79
Fa	Falaya silt loam	20.55	8.1%		IIw	81
GrB	Grenada silt loam, 1 to 3 percent slopes	17.51	6.9%		IIe	57
CbB	Calloway silt loam, 1 to 3 percent slopes	8.89	3.5%		IIe	49
He	Henry silt loam, 0 to 1 percent slopes	0.33	0.1%		IIIw	42
Weighted Average						*n 51

*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

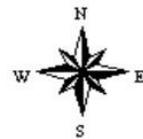


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map center: 34° 38' 6.93, -90° 44' 29.73

0ft 807ft 1614ft

1-1S-3E
Phillips County
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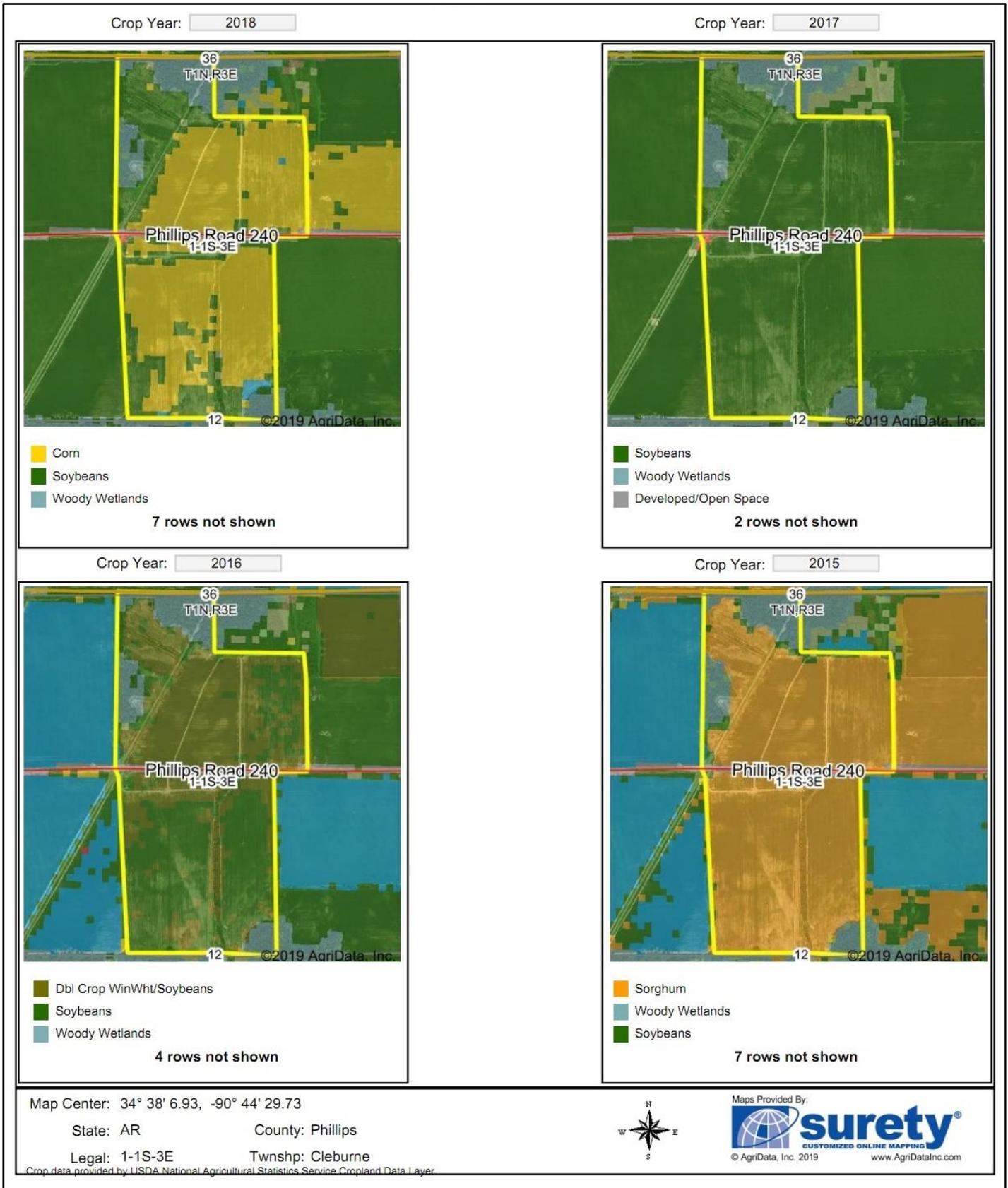


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CROP HISTORY MAP



PICTURES



