

LAND FOR SALE

67.24 +/- Acres

Phillips County, Arkansas



OFFERED BY:

G **GLAUB**
FARM
MANAGEMENT

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

For Additional Information Contact:

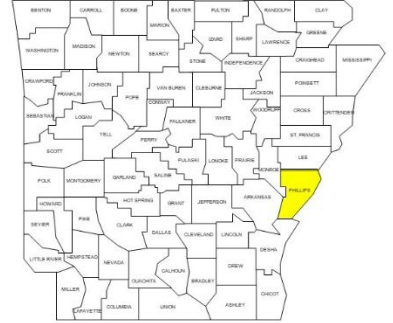
Glaub Farm Management, LLC
Jeffrey Hignight or Ted L. Glaub
1702 Stone, Suite C
Jonesboro, AR 72401
Office: (870) 972-6996
Fax: (870) 931-5985
Email: info@glaubfm.com
Website: www.GlaubFM.com

Serving Landowners in Arkansas, Mississippi, Missouri, and Tennessee

FARM SUMMARY

Property Overview:

This 67.24 +/- acre tract of land is approximately 5 miles northwest of West Helena, AR and includes 38.36 FSA cropland acres. The farm has 1,000 feet of frontage along the pave Southland Rd one-quarter mile south 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, solar, orchard, pasture, or recreational tract.

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

Lease: Property is currently leased under a written agreement that expires at harvest.

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

FSA Information:

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
75.14	38.36	38.36	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	38.36	8.50	0.00	0.00	0.00	0.00

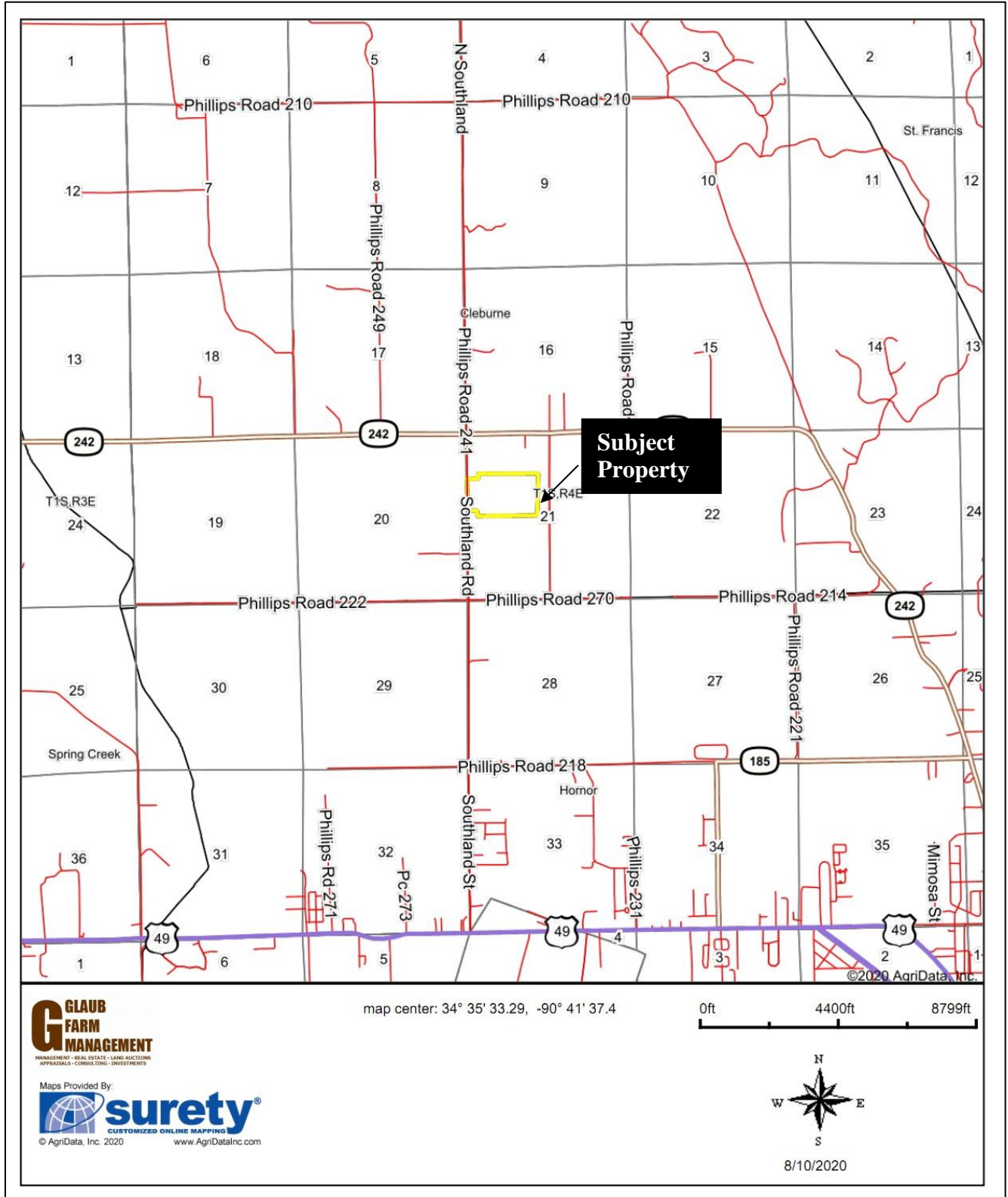
DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	28.70	0.00	37
Soybeans	17.50	0.00	26
TOTAL	46.20	0.00	

Real Estate Taxes: \$440 (Estimate)

Online Map: <https://app.terrastridepro.com/property/217027/map?referer=iframe>

Asking Price: \$200,000

GENERAL LOCATION MAP



AERIAL MAP



Phillips County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2019

2020 Program Year

Map Created January 30, 2020

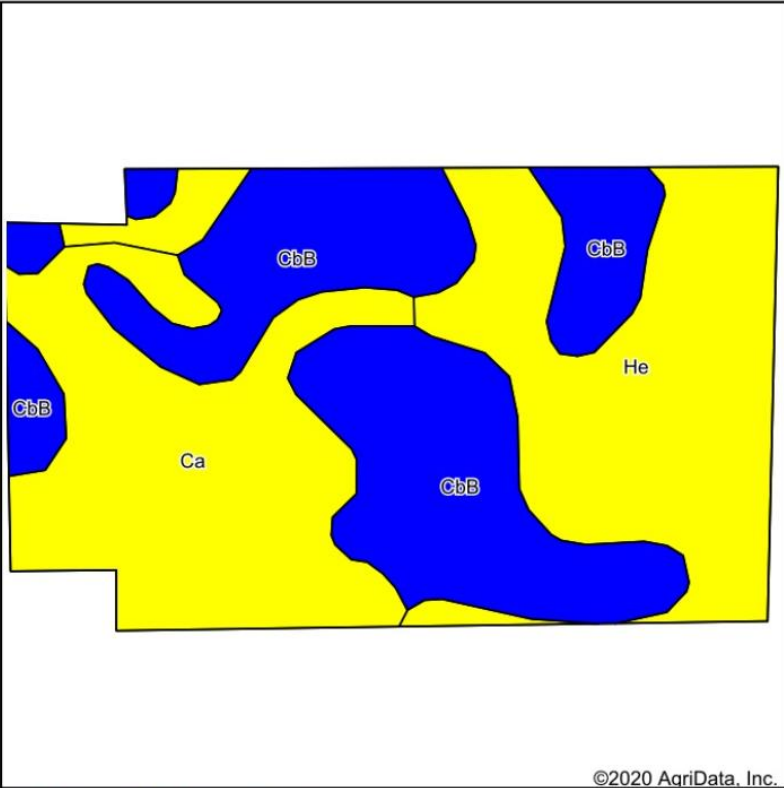
Farm 3480

Tract 7096

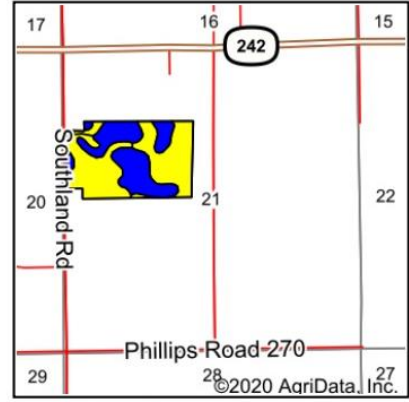
Tract Cropland Total: 38.36 acres

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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Phillips**
 Location: **21-1S-4E**
 Township: **Cleburne**
 Acres: **67.24**
 Date: **8/10/2020**



Area Symbol: AR107, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
CbB	Calloway silt loam, 1 to 3 percent slopes	26.09	38.8%		IIe	56
He	Henry silt loam, 0 to 1 percent slopes	21.59	32.1%		IIIw	56
Ca	Calhoun silt loam	19.56	29.1%		IIIw	75
Weighted Average						*n 61.5

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

TOPOGRAPHY MAP

