

FARMLAND AUCTION

IN-PERSON AND ONLINE AUCTION

293.96 +/- Acres – Greene County, Arkansas



AUCTION BY

**G GLAUB
FARM
MANAGEMENT**

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

For Additional Information Contact:

Ted Glaub or Jeffrey Hignight

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Jonesboro, AR 72401

Office: (870) 972-6996

Fax: (870) 931-5985

Email: info@glaubfm.com

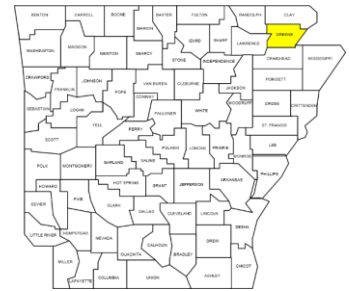
Website: www.GlaubFM.com

Serving Landowners in Arkansas, Mississippi, Arkansas, and Tennessee

MITCHELL FAMILY LIMITED PARTNERSHIP AUCTION SUMMARY

Property Overview:

This 293.96 +/- acre farmland for sale by auction is located in Greene County, AR. The farm is 100% irrigated and graded. Located within 6 miles of Dave Donaldson WMA and approximately 3 miles from Delaplaine, this farm would be a prime fit for the avid sportsman to duck hunt in the Cache River flyway and own an income generating property. The farm is well improved with productive silt loam soils with an NCCPI rating of 70.3. Crops grown have been corn, rice, and soybeans. This auction will be held simultaneously online and in person. Online bidders must register 24 hours to auction. Be the last bidder and own this farm!



Acres: 293.96 +/- Tax Parcel Acres

FSA Data: Farmland Acres – 292.03 acres Cropland Acres – 281.81 acres

<u>Crop</u>	<u>Acres</u>	<u>PLC Yield</u>	<u>Commodity Program</u>
Corn	49.96	96	ARC-CO
Grain Sorghum	12.86	62	ARC-CO
Rice-LG	152.73	5,546	PLC
Soybeans	75.08	27	ARC-CO
Wheat	48.77	36	ARC-CO
Total Base:	339.4		

Taxes: \$3,195.95 (2019)

Inspections: Contact Glaub Farm Management.

Auction

Date & Time: Tuesday, November 17, 2020 @ 10:00AM (9:00AM Registration opens)

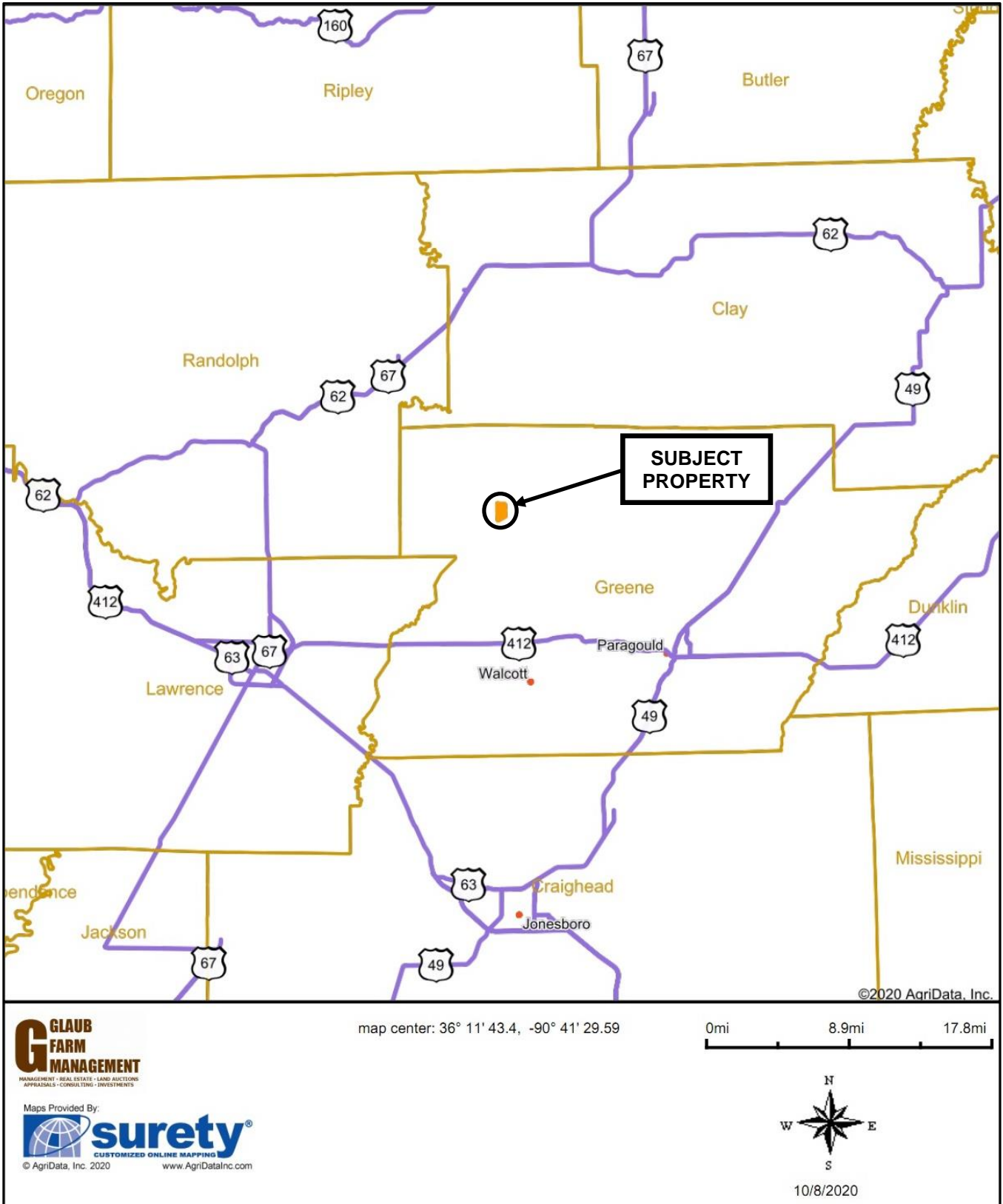
Auction Location: The Crossing 101 S Pruet St, Paragould, AR 72450

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

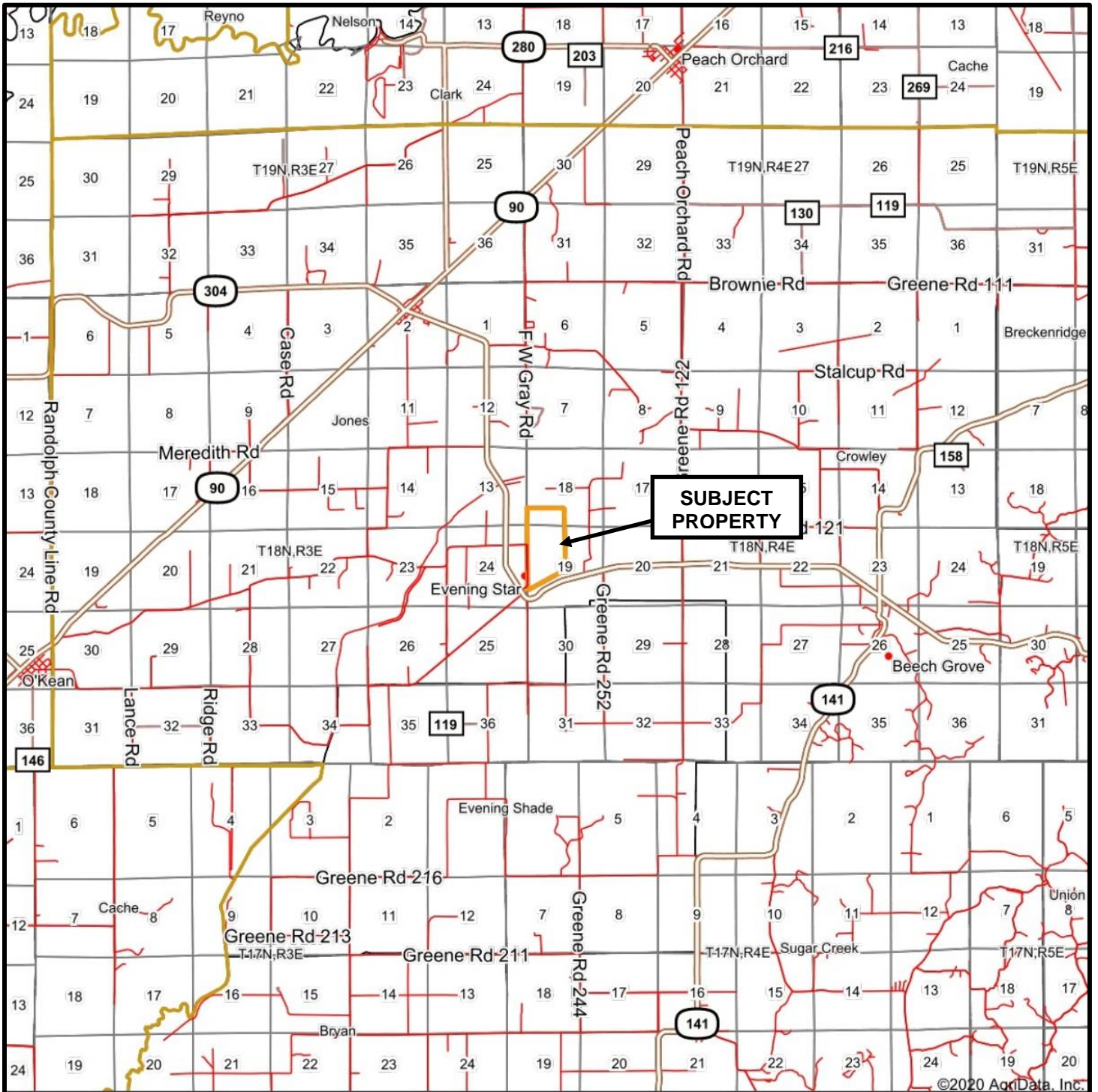
Online Map: [Click Here For Map](#)

Farm Video : [Watch Here](#)

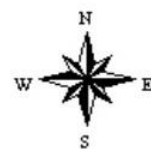
REGIONAL MAP



GENERAL LOCATION MAP



map center: 36° 11' 17.8, -90° 41' 39.77



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AUCTION TERMS AND CONDITIONS

Method of Sale: Glaub Farm Management, LLC (GFM) (Ted Glaub - Arkansas Real Estate License #PB00039905 & Arkansas Auctioneer License #1266) will offer this property for public auction simultaneously in-person and online on Tuesday, November 17, 2020. The physical auction location will be at the Crossing in Paragould. At 10:00 AM, the property will be offered as one total unit, in tracts, or in combination. Each bid shall constitute an offer to purchase, and the final bid, if accepted by the Seller(s), 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. To place a confidential sealed bid, please contact GFM at 870-972-6996.

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 price per acre will be the auction bid price for the tract, multiplied by the tract acreage estimated in the auction brochure.

Approval of Bids: The Seller(s) reserve the right to accept or reject any and all bids. All successful bidders 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 by 4:00 PM CST on the following day of the auction with the balance due at closing. 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 wire. **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 17, 2020 at Community Title in Paragould. The Seller(s) have the choice to extend this date if necessary.

Possession: Possession will be delivered at closing.

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 due and payable for calendar year 2019. A credit will be provided to Buyer for estimated 2020 property taxes paid in 2021. The Buyer(s) will pay the 2020 real estate and personal property taxes, along with any and all assessments due in calendar year 2021 and thereafter.

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 and be approved by GFM. Contact GFM if you have issues registering or questions regarding online bidding.

Broker Participation: GFM will accept broker/realtor participation if the proper form is filled out at least 48 hours prior to the auction and the broker/realtor must attend the auction. Call GFM @ 870-972-6996 to receive the broker/realtor participation form.

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.

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.

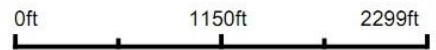
Disclaimer: All information contained in this brochure and all related materials are subject to the Terms and Conditions contained in the purchase agreement. No liability for the accuracy, errors or omissions of the information contained in this brochure and all related marketing materials is assumed 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.

AERIAL MAP



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Map Center: 36° 11' 21.26, -90° 41' 43.42

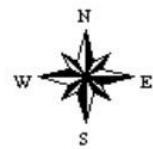


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Maps Provided By:
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CUSTOMIZED ONLINE MAPPING

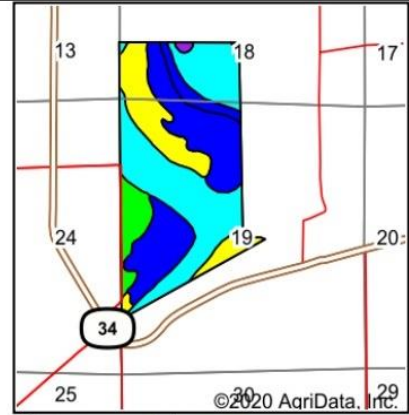
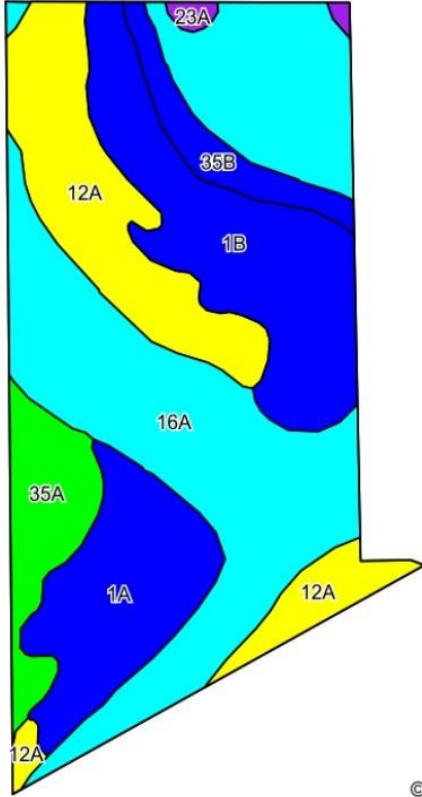
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19-18N-4E
Greene County
Arkansas



10/8/2020

SOILS MAP



State: **Arkansas**
 County: **Greene**
 Location: **19-18N-4E**
 Township: **Jones**
 Acres: **297**
 Date: **10/8/2020**



Soils data provided by USDA and NRCS.

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Area Symbol: AR055, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
16A	Forestdale silty clay loam, 0 to 1 percent slopes, frequently flooded	118.00	39.7%		IVw	66
12A	Foley-Bonn complex, 0 to 1 percent slopes	53.63	18.1%		IIIw	52
1B	Askew silt loam, 1 to 3 percent slopes	52.40	17.6%		IIe	85
1A	Askew silt loam, 0 to 1 percent slopes	37.72	12.7%		IIw	84
35A	Wiville fine sandy loam, 0 to 1 percent slopes	21.04	7.1%		I	77
35B	Wiville fine sandy loam, 1 to 3 percent slopes	12.13	4.1%		IIe	78
23A	Lafe silt loam, 0 to 1 percent slopes	2.08	0.7%		VI	49
Weighted Average						*n 70.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

IRRIGATION AND FIELD DIRECTION MAP



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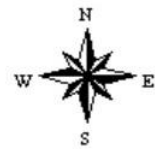
Map Center: 36° 11' 21.26, -90° 41' 43.42



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Maps Provided By:
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19-18N-4E
Greene County
Arkansas



10/8/2020

CROP HISTORY MAP



FSA 156-EZ

Arkansas
Greene

U.S. Department of Agriculture
Farm Service Agency

FARM: 5514

Prepared: 10/19/18 1:12 PM
Crop Year: 2019

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 3

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.

Recon Number
2007 05055 5

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
292.03	281.81	281.81	0.0	0.0	0.0	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	281.81	87.5	0.0				

ARC/PLC

ARC-IC NONE	ARC-CO WHEAT, CORN, SORGH SOYBN	PLC RICE-LGR	PLC-Default NONE
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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	48.77		38	0.0	
RICE-LONG GRAIN	152.73		5548	0.0	
CORN	49.96		96	0.0	
GRAIN SORGHUM	12.86		62	0.0	0
SOYBEANS	75.08		27	0.0	100
Total Base Acres:	339.4				

