# LAND FOR SALE

675.97 +/- Acres

Phillips County, Arkansas



### **OFFERED BY:**



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

## For Additional Information Contact:

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#### **EDDINS FARM TRUST SUMMARY**

Property Overview:

This 675.97 +/- acre Arkansas farm for sale is

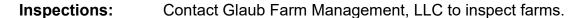
located near Barton in Phillips County. Its northern border is Hwy 49 and its eastern border is Hwy 85.

The farm includes 623.23 tillable acres.

Approximately 174 acres is row irrigated, 50 acre has irrigation and could row water with dirtwork, 239 acres has historically been pivot irrigated, and 160.23

acres is non-irrigated with the remaining balance in trees and ditches. Soils are comprised of Loring,

Jeanerette, Henry, Calloway, and Zachary silt loams with a NCCPI rating of 63.1. Cotton, corn, soybeans, and wheat have historically been produced on this tract.



**Acreage:** 675.97+/- Tax Parcel Acres

FSA Data: Cropland Acres – 623.23 acres

Crop	Acres	PLC Yield	<b>Commodity Program</b>
Seed Cotton	89.44	1373	PLC
Wheat	336.00	38	PLC
<b>UNA Generic</b>	22.30	0	
Soybeans	503.60	15	ARC-CO
Total Base:	951 40		

**Lease:** The farm is free of all leases in 2022 although the current operator would like to

continue leasing.

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

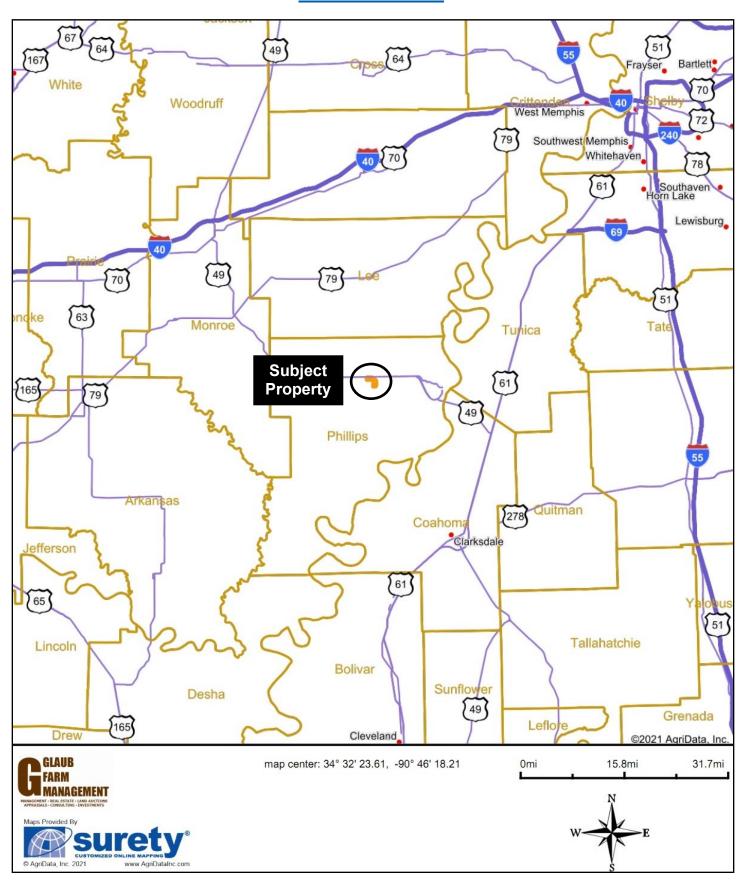
Real Estate Taxes: \$5,760 (Estimate)

Online Map: <a href="https://app.terrastridepro.com/property/409227/map?referer=iframe">https://app.terrastridepro.com/property/409227/map?referer=iframe</a>

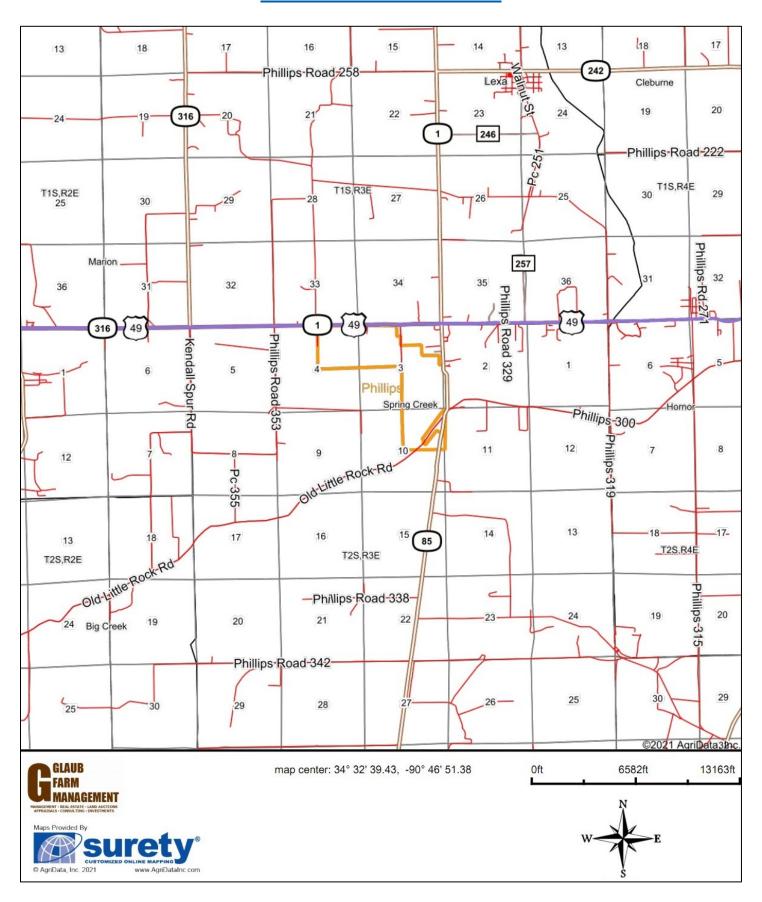
Video: https://youtu.be/mbeax9y3WaE

**Asking Price**: \$2,845,000

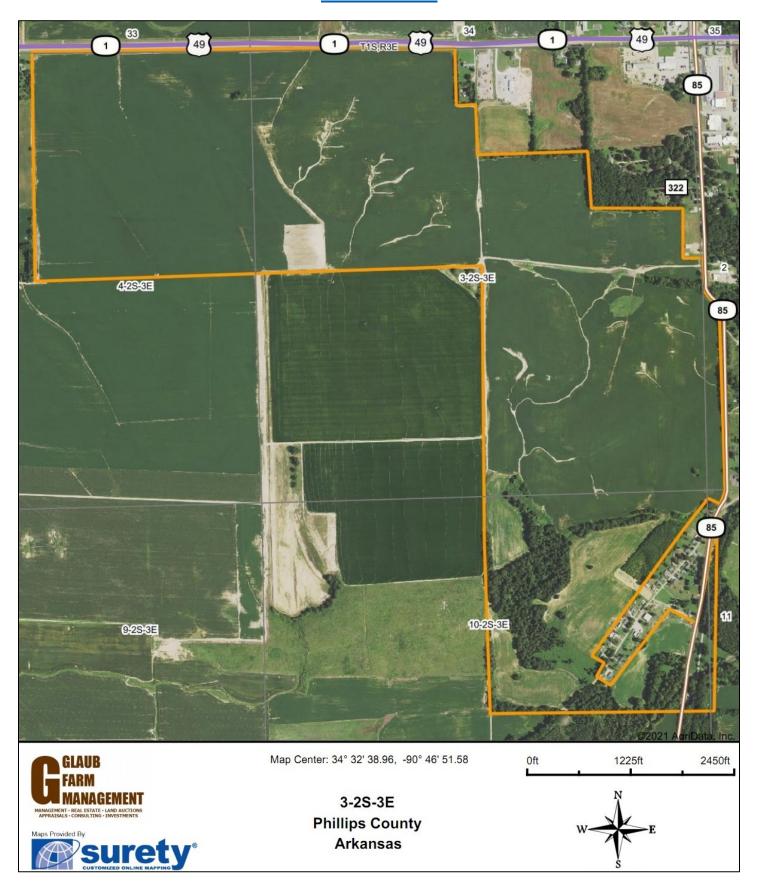
#### **REGIONAL MAP**



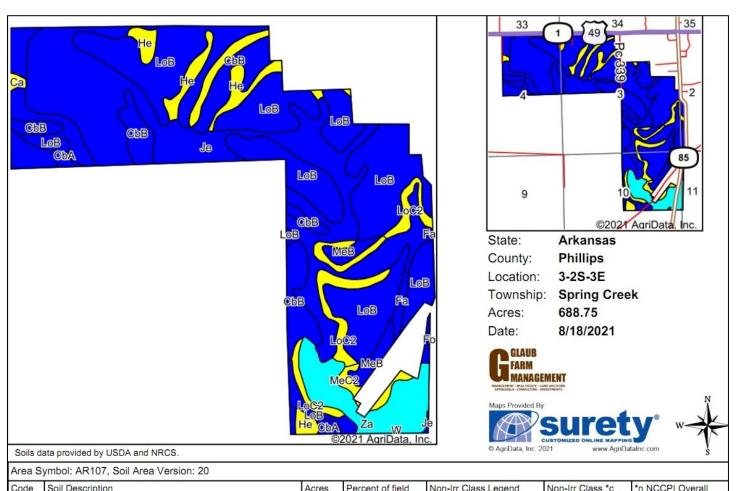
#### **GENERAL LOCATION MAP**



#### **AERIAL MAP**



#### **SOILS MAP**



Code	Soil Description	Acres	Percent of field	Non-irr Class Legend	Non-irr Class "c	"n NCCPI Overali
LoB	Loring silt loam, 1 to 3 percent slopes, west	272.03	39.5%		lle	62
Je	Jeanerette silt loam	205.14	29.8%		llw	76
CbB	Calloway silt loam, 1 to 3 percent slopes	61.17	8.9%		lle	56
Za	Zachary soils, frequently flooded	46.31	6.7%		IVw	20
He	Henry silt loam, 0 to 1 percent slopes	36.01	5.2%		Illw	56
LoC2	Loring silt loam, 3 to 8 percent slopes, eroded	25.58	3.7%		Ille	53
MeB	Memphis silt loam, 1 to 3 percent slopes	13.54	2.0%		lle	86
MeC2	Memphis silt loam, 3 to 8 percent slopes, eroded	12.53	1.8%		llle	81
Fa	Falava silt loam	8.19	1.2%		llw	76

5.99

1.86

0.23

0.17

0.9%

0.3%

0.0%

0.0%

Calloway silt loam, 0 to 1 percent slopes

Calhoun silt loam

Foley silt loam

Water

CbA

Ca

W

Fo

llw

IIIw

Illw

Weighted Average

58

75

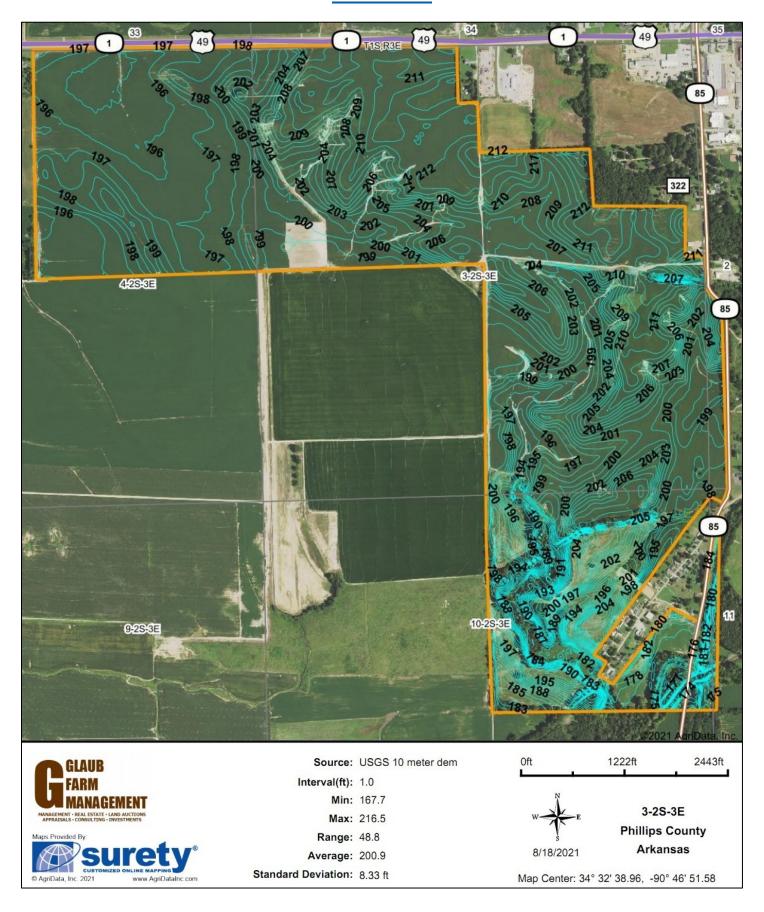
74

\*n 63.1

<sup>\*</sup>n: The aggregation method is "Weighted Average using all components"

<sup>\*</sup>c: Using Capabilities Class Dominant Condition Aggregation Method

#### **TOPO MAP**



#### **CROP HISTORY**





#### **Phillips County, Arkansas**



**Common Land Unit** 

Non-Cropland; Cropland
Tract Boundary

Imagery Year: 2019

2021 Program Year
Map Created October 28, 2020

Farm **1322** Tract **2278** 

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

Tract Cropland Total: 623.23 acres

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).

#### **FSA 156-EZ**

FARM: 1322

Prepared: 5/11/21 2:44 PM U.S. Department of Agriculture Arkansas

**Phillips** Farm Service Agency Crop Year: 2021 Page: 1 of 2

DISCLAIMER: This is data extracted from FSAfarm+. Because of potential delayed farm or tract updates, this data is not guaranteed to be an accurate and complete representation of data contained in the system of record for Farm Records.

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
748.36	623.23	623.23	0.00	0.00	0.00	0.00	Active	1
State Conservation 0.00	Other Conservation 0.00	Effective DCP Cropland 623.23	Double Cropped 334.90	<b>MPL/FWP</b> 0.00	Sugarcane 0.00			

ARC/PLC

ARC-IC NONE		ARC-CO SOYBN		PLC SUP, WHEAT		PLC-Default NONE
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction	HIP	
SEED COTTON	89.44	0	1373	0.00	None	
WHEAT	336.00	0	38	0.00	None	
UNA GENERIC	22.36	0	0	0.00	None	
SOYBEANS	503.60	0	15	0.00	71	
Total Base Acres:	951.40					

Tract Number: 2278 Description: F4/1A

**BIA Range Unit Number: None** 

HEL Status: HEL: Conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: no

Farmland 748.36	Cropland 623.23	DCP Cropland 623.23		<b>WBP</b> 0.00	<b>WRP/EWP</b> 0.00	CRP Cropland 0.00	<b>GRP</b> 0.00
State Conservation	Other Conservation	Effective DCP Cropla		Double Cropped	MPL/FWP		
0.00	0.00	623.23		334.90	0.00		
Crop	Base Acreag	CTAP Tran e Yield	PLC Yield	CCC-505 CRP Reduction			
WHEAT	336.00	0	38	0.00			
UNA GENE	RIC 22.36	0	0	0.00			
SOYBEANS	503.60	0	15	0.00			
SEED COT	TON 89.44	0	1373	0.00			
Total Base	Acres: 951.40						

# **NOTES**
