

LAND FOR SALE

315.57 +/- 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
Ted L. Glaub 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

MITCHELL FAMILY PARTERSHIP FARM SUMMARY

Property Overview:

This 315.57 +/- acre Arkansas farm for sale is comprised of two tracts located near Barton in Phillips County.

The northern tract lies to the west of Hwy 49 and 1 intersection. This tract consists of 218.75 total acres with 191.5 tillable acres. Approximately 107.5 acres is irrigated with a 1,152' Reinke center pivot installed in 2013. Soils are comprised of Loring, Jeanerette, Henry, Calloway, and Calhoun silt loams with a NCCPI rating of 65.8. Sweet potatoes, cotton, corn and soybeans have historically been produced on this tract.



The southern tract lies south of Barton and west of Hwy 85. This tract consists of 96.82 total acres with 93.42 tillable acres that are fully irrigated and precision leveled. Soils are comprised of Foley, Jeanerette, Dundee, Zachary, and Amagon silt loams with a NCCPI overall rating of 72.4. Corn and soybeans have historically been produced although the tract is well suited for rice production.

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

Acreage: 315.57+/- Tax Parcel Acres

FSA Data: Cropland Acres – 278.48 acres

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.

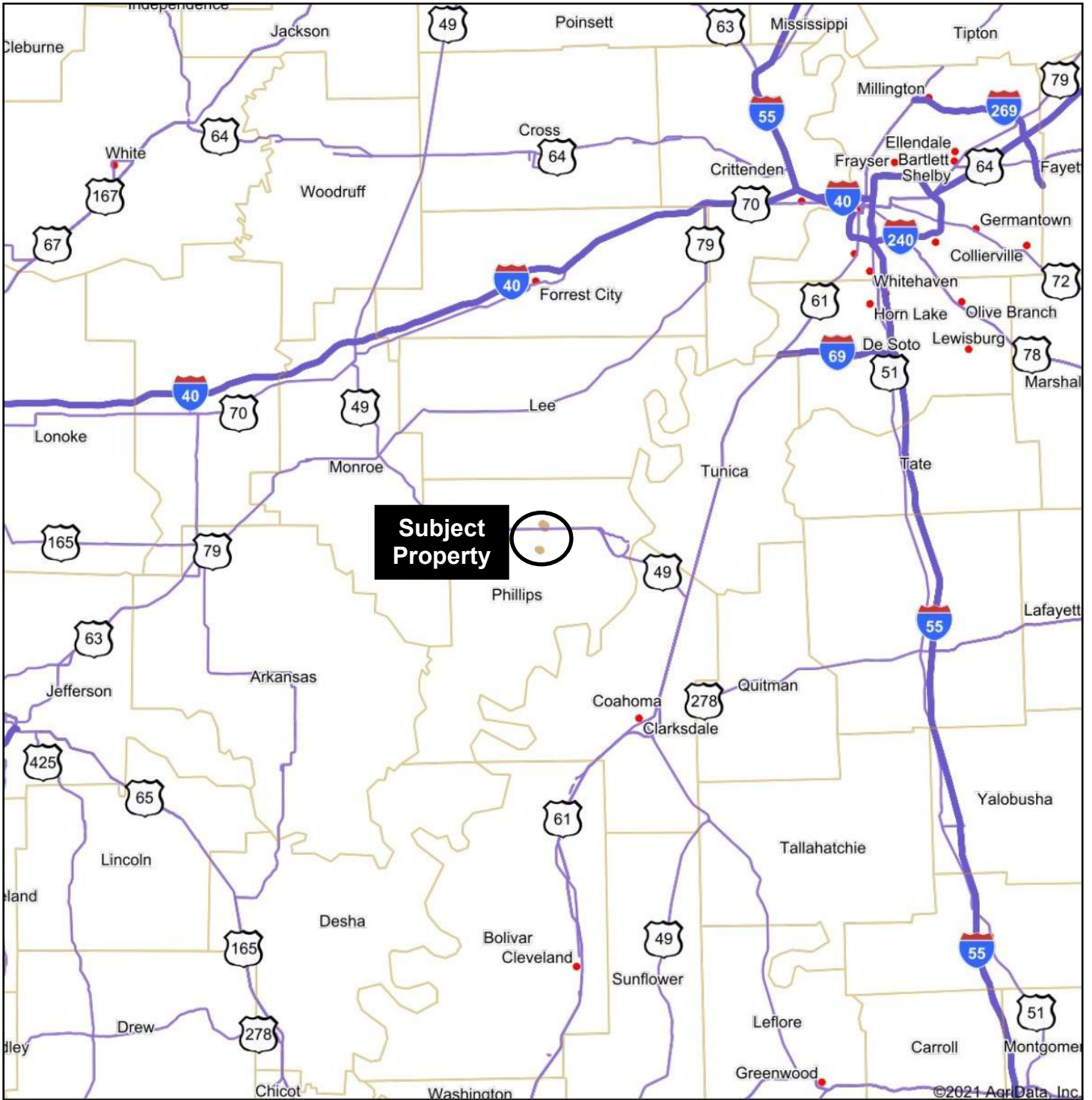
Real Estate Taxes: \$3,155 (Estimate)

Online Map: <https://app.terrastridepro.com/property/492779/map?referer=iframe>

Video: <https://youtu.be/fQ76pVdHyI0>

Asking Price: \$1,449,000

REGIONAL MAP



Subject Property

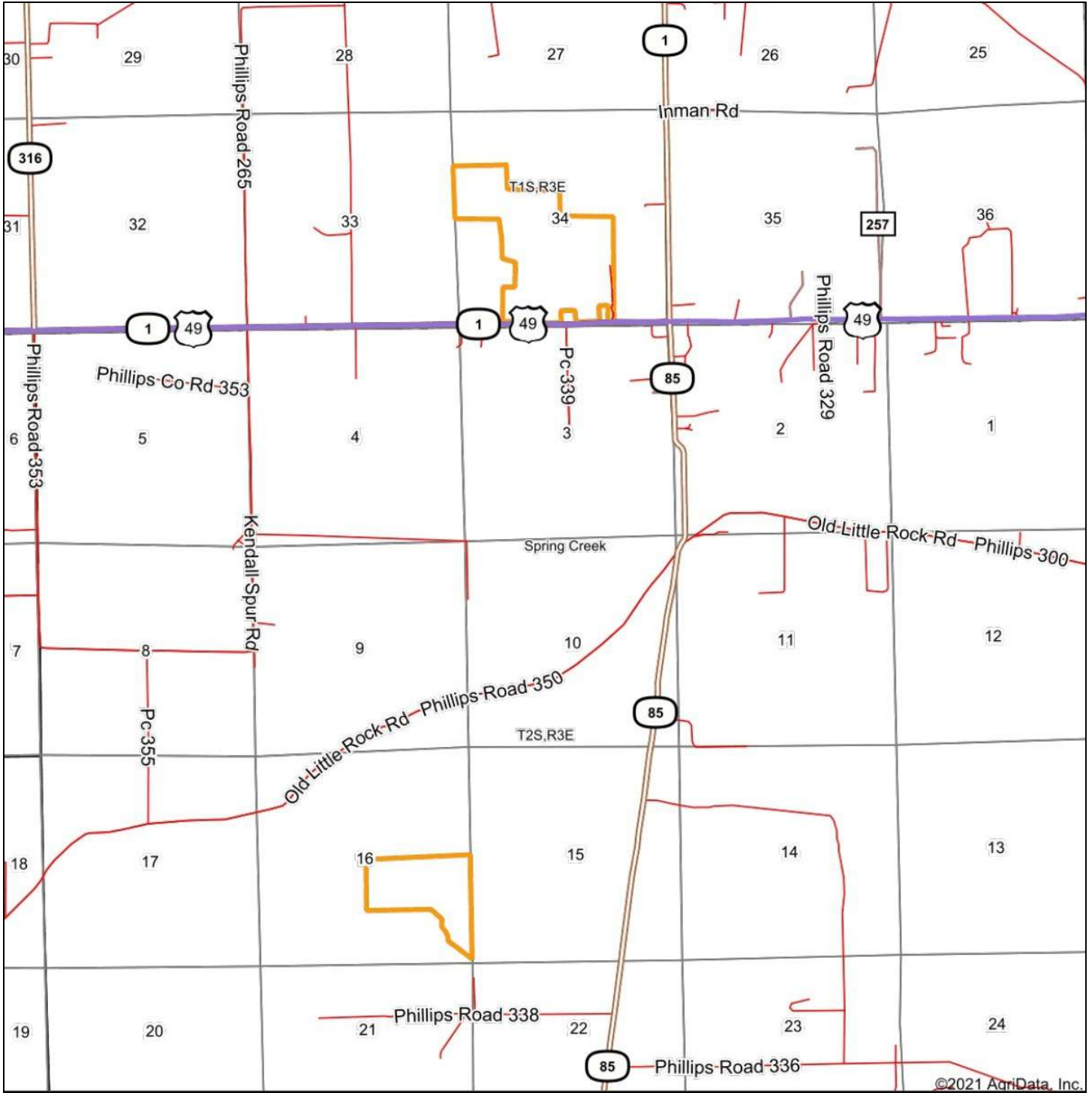
map center: 34° 30' 29.93, -90° 46' 30.09



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GENERAL LOCATION MAP



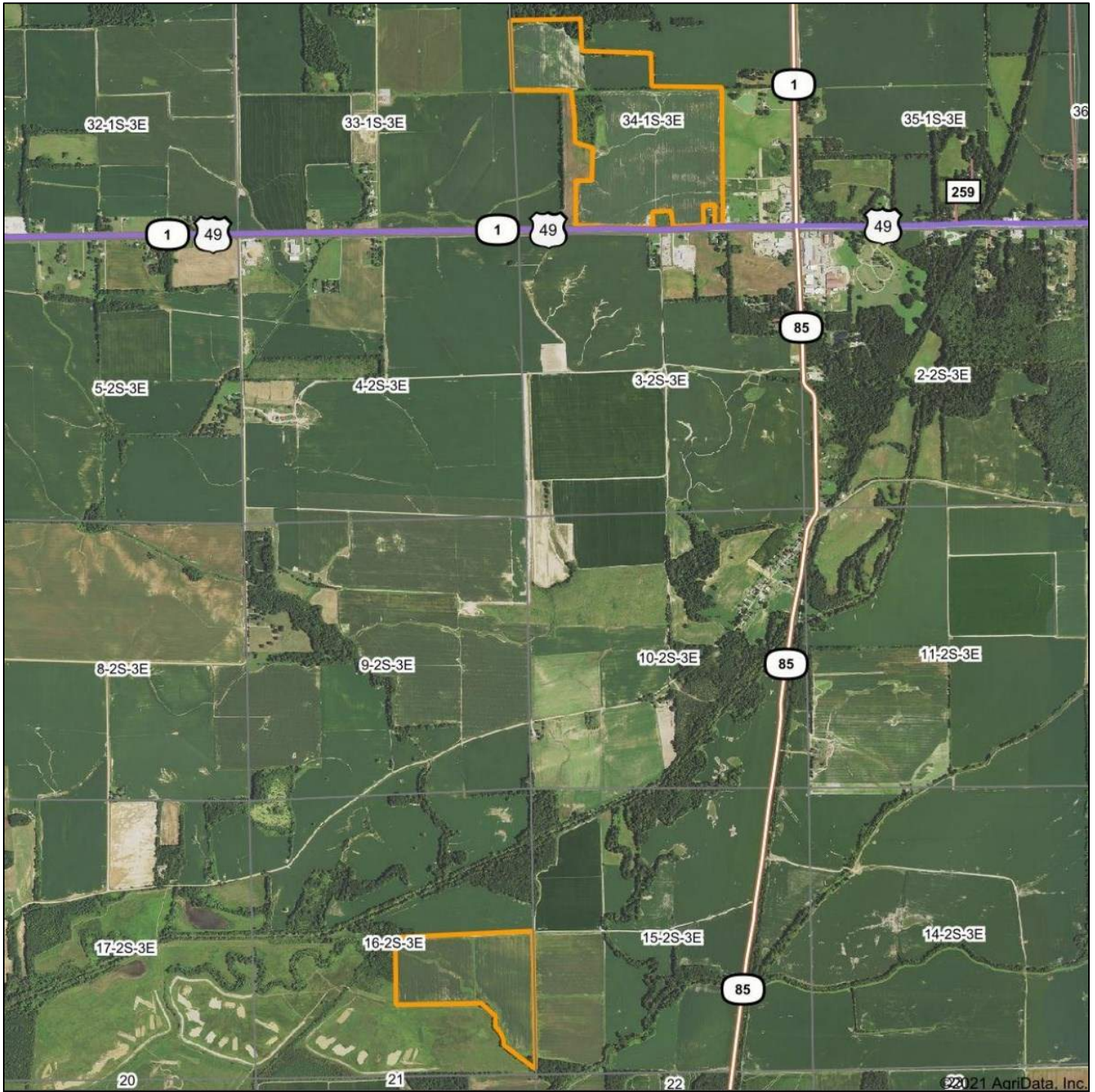
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map center: 34° 32' 23.18, -90° 46' 44.77



AERIAL MAP



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Map Center: 34° 32' 19.5, -90° 47' 3.58



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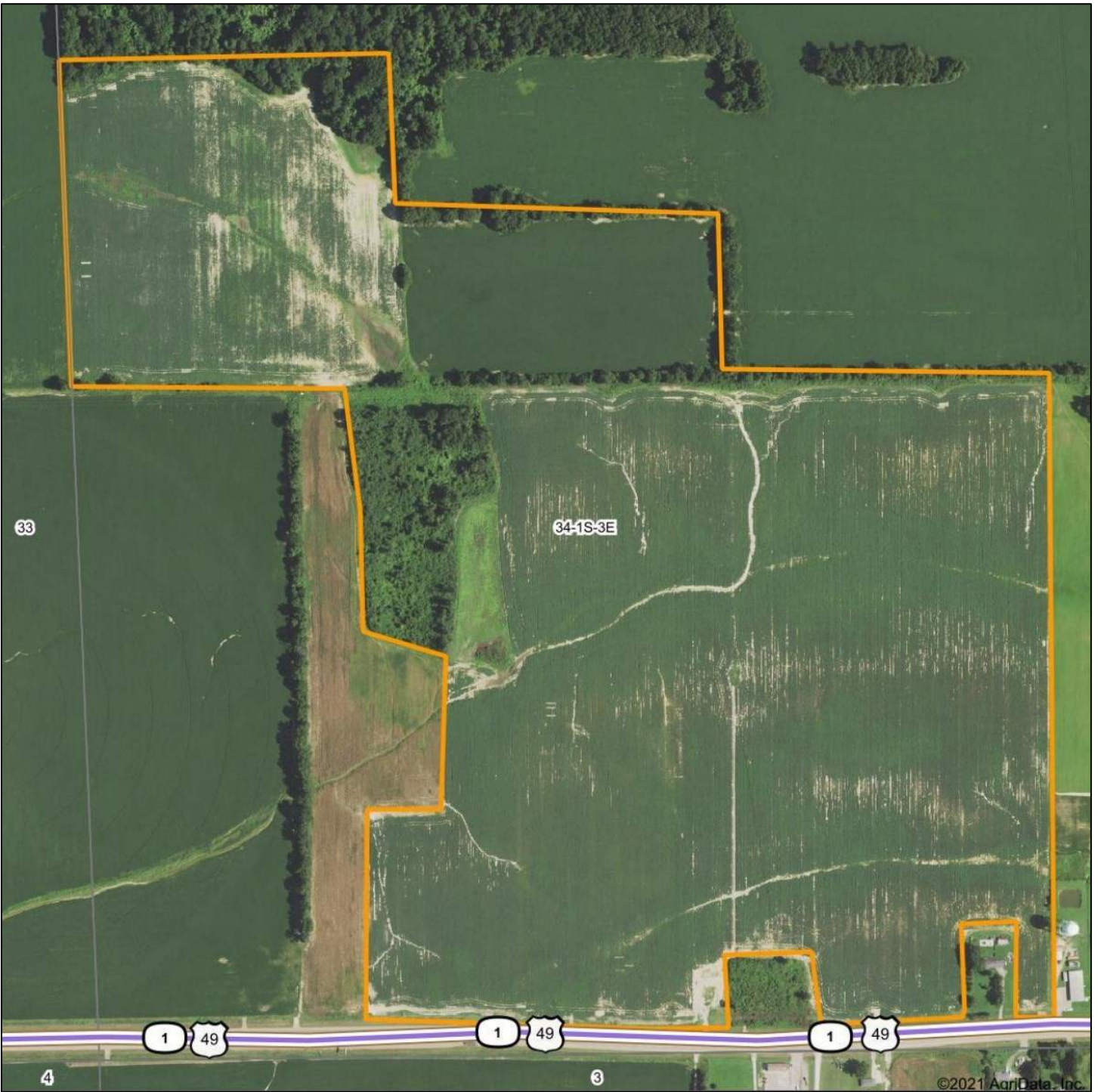
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10-2S-3E
Phillips County
Arkansas



8/17/2021

NORTH TRACT AERIAL



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Map Center: 34° 33' 38.2, -90° 46' 46.56

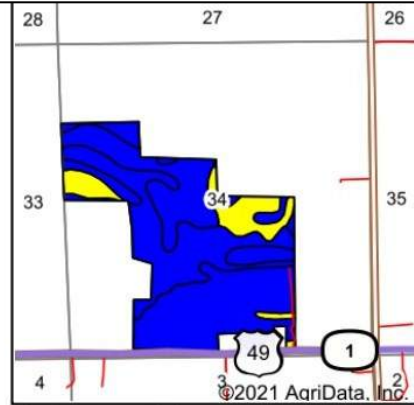
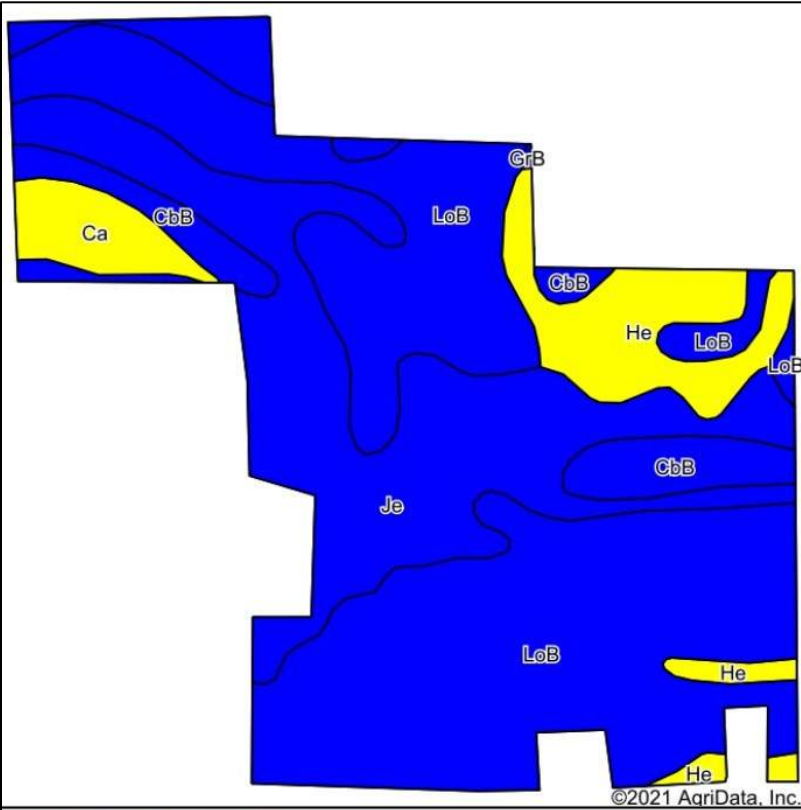
0ft 635ft 1270ft

34-1S-3E
Phillips County
Arkansas



8/17/2021

NORTH TRACT SOILS



State: **Arkansas**
 County: **Phillips**
 Location: **34-1S-3E**
 Township: **Spring Creek**
 Acres: **222.15**
 Date: **8/17/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

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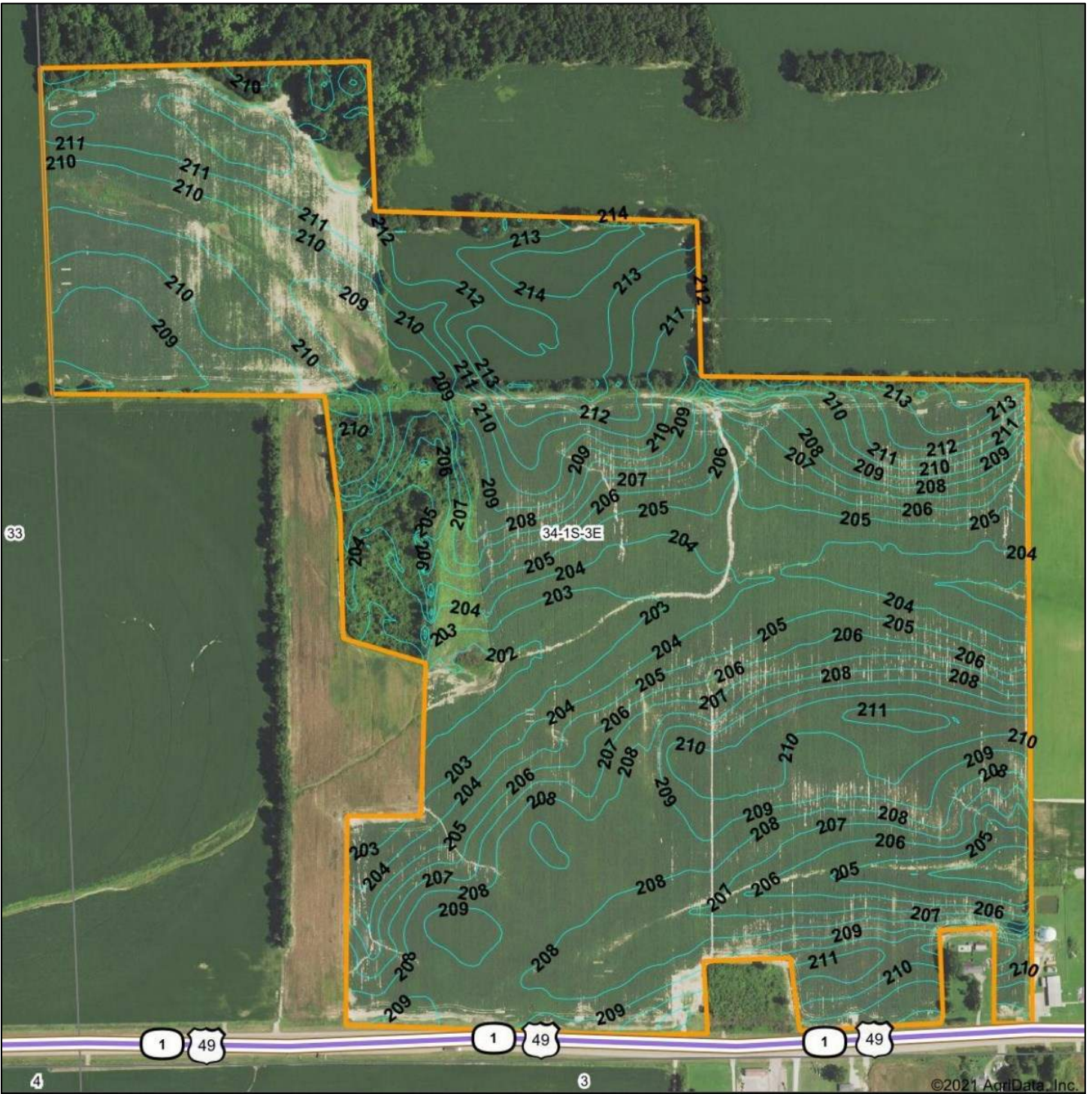
Area Symbol: AR107, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
LoB	Loring silt loam, 1 to 3 percent slopes, west	114.15	51.4%		IIe	62
Je	Jeanerette silt loam	67.04	30.2%		IIw	76
He	Henry silt loam, 0 to 1 percent slopes	19.62	8.8%		IIIw	56
CbB	Calloway silt loam, 1 to 3 percent slopes	13.69	6.2%		IIe	56
Ca	Calhoun silt loam	7.53	3.4%		IIIw	75
GrB	Grenada silt loam, 1 to 3 percent slopes	0.12	0.1%		IIe	63
Weighted Average						*n 65.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

NORTH TRACT TOPO



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Source: USGS 10 meter dem
 Interval(ft): 1.0
 Min: 201.4
 Max: 215.0
 Range: 13.6
 Average: 208.1
 Standard Deviation: 2.99 ft



8/17/2021

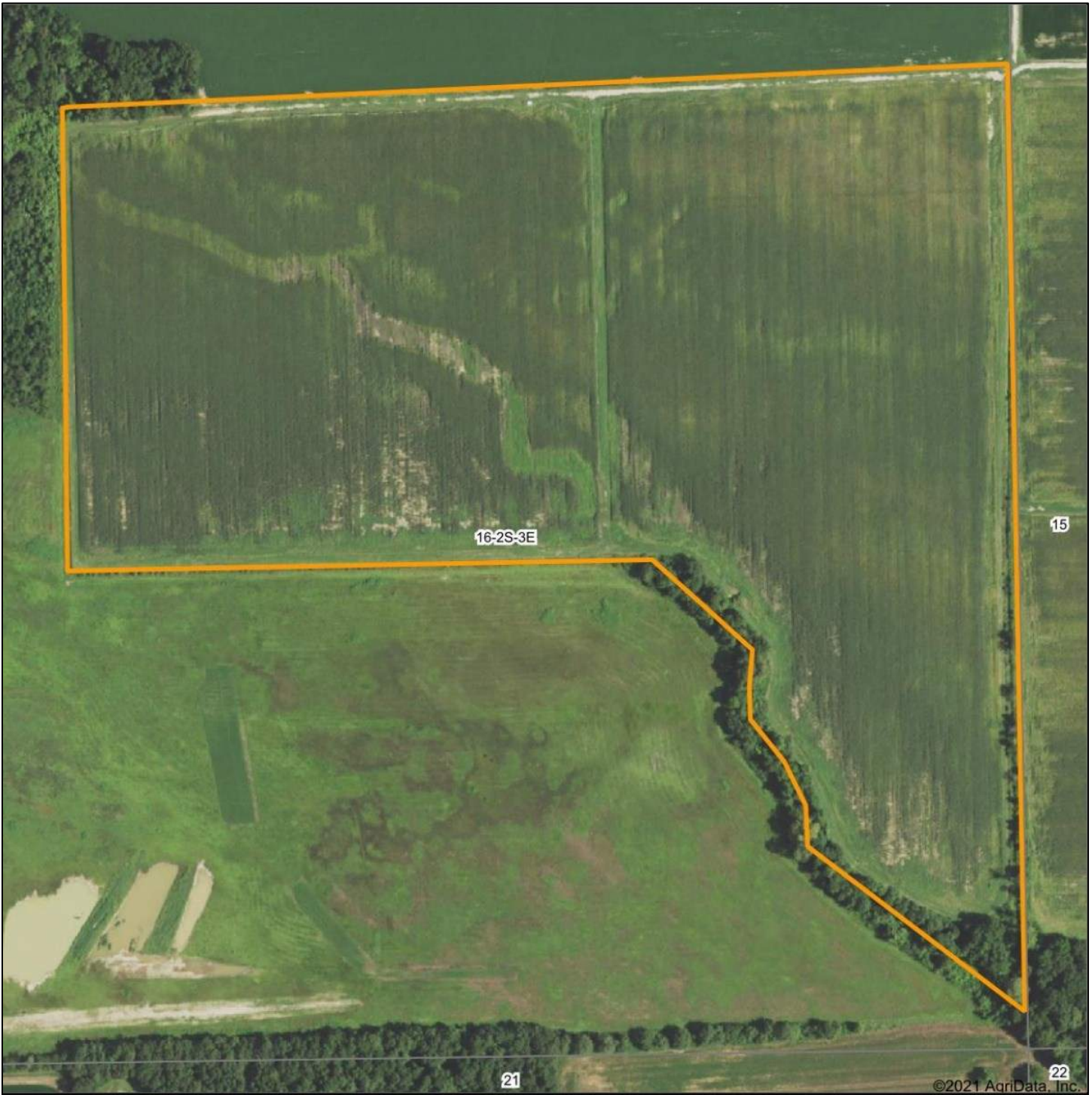
34-1S-3E
Phillips County
Arkansas

Map Center: 34° 33' 38.2, -90° 46' 46.56

NORTH TRACT CROP HISTORY



SOUTH TRACT AERIAL



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Map Center: 34° 30' 53.92, -90° 47' 24.73



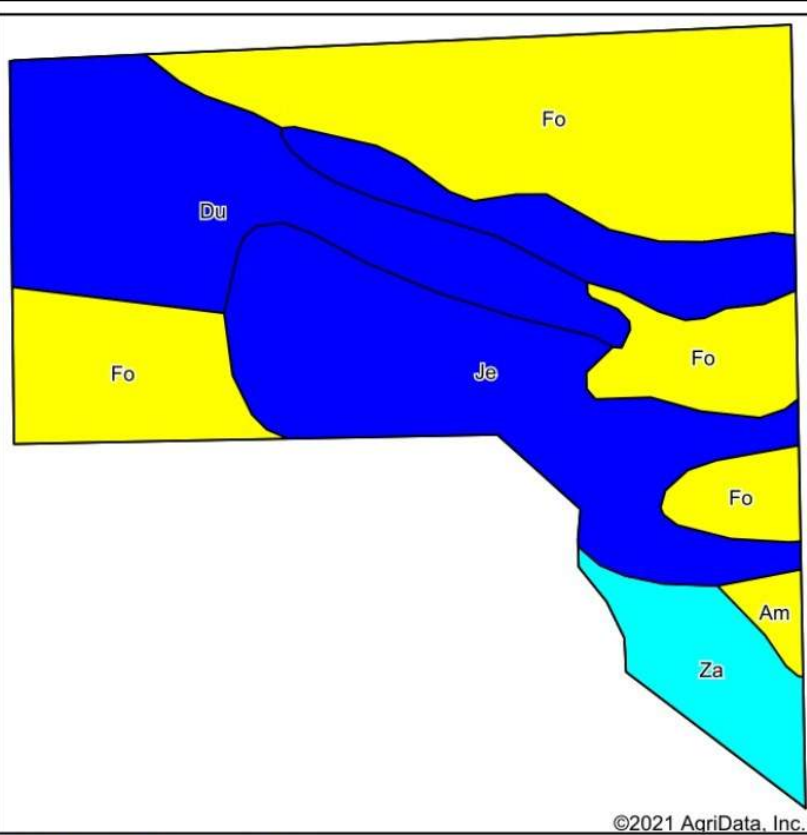
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16-2S-3E
Phillips County
Arkansas



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING

SOUTH TRACT SOILS

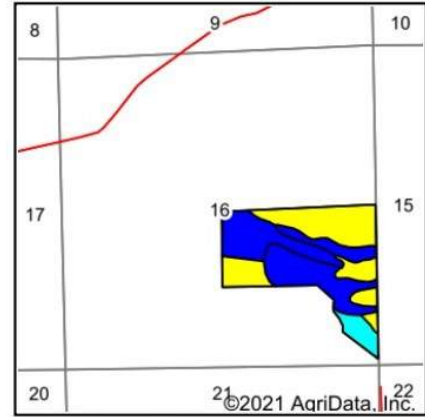


Soils data provided by USDA and NRCS.

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
Fo	Foley silt loam	38.56	40.1%		IIIw	74
Je	Jeanerette silt loam	29.36	30.5%		IIw	76
Du	Dundee silt loam, 0 to 1 percent slopes	20.53	21.4%		IIw	81
Za	Zachary soils, frequently flooded	6.51	6.8%		IVw	20
Am	Amagon silt loam	1.18	1.2%		IIIw	74
Weighted Average						*n 72.4

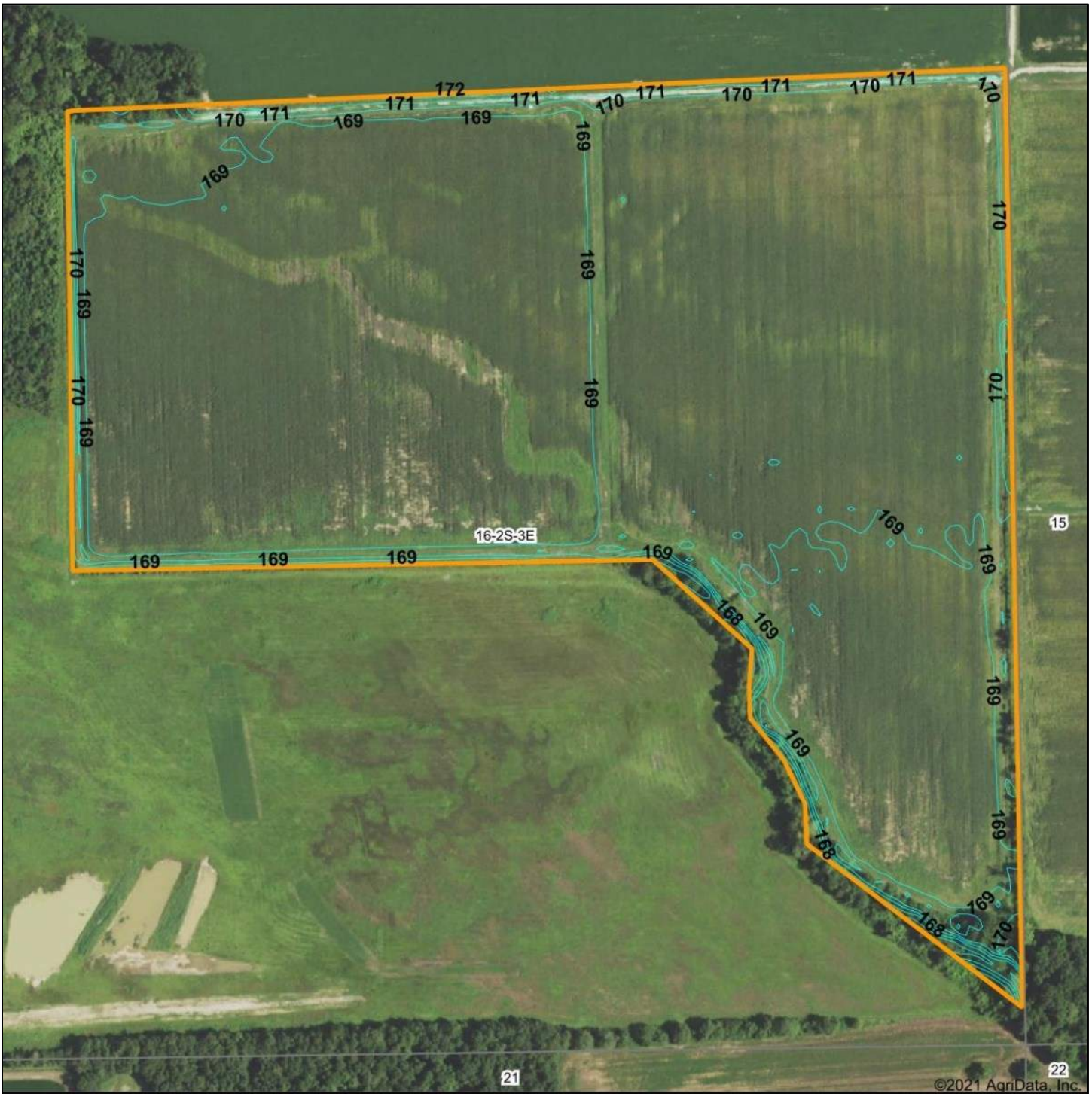
*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method



State: **Arkansas**
 County: **Phillips**
 Location: **16-2S-3E**
 Township: **Spring Creek**
 Acres: **96.14**
 Date: **8/17/2021**



SOUTH TRACT TOPO



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Maps Provided By

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Source: USGS 10 meter dem
 Interval(ft): 1.0
 Min: 165.7
 Max: 172.5
 Range: 6.8
 Average: 169.0
 Standard Deviation: 0.46 ft

0ft 434ft 868ft

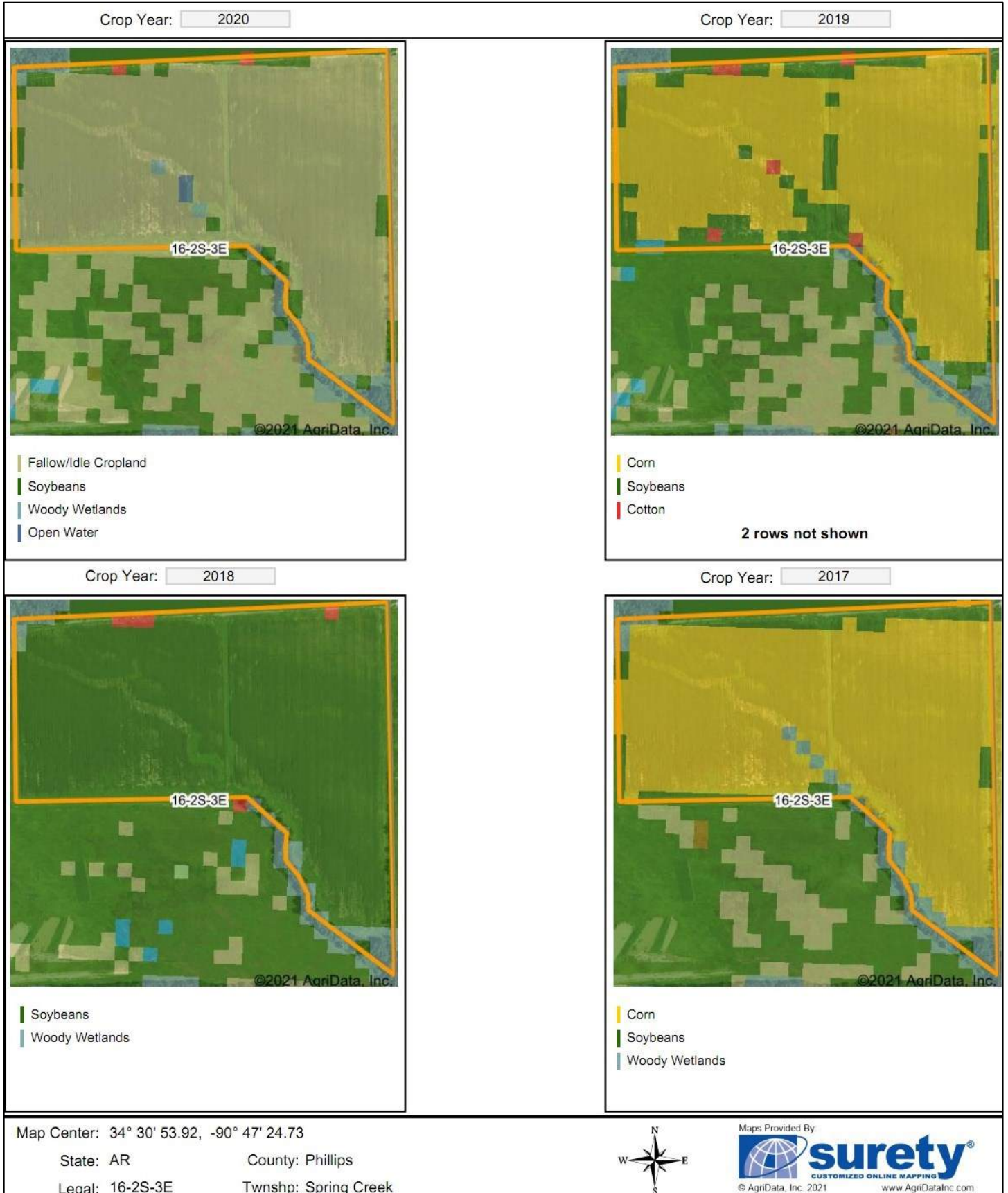


8/17/2021

16-2S-3E
Phillips County
Arkansas

Map Center: 34° 30' 53.92, -90° 47' 24.73

SOUTH TRACT CROP HISTORY



FSA MAP



United States
Department of
Agriculture

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

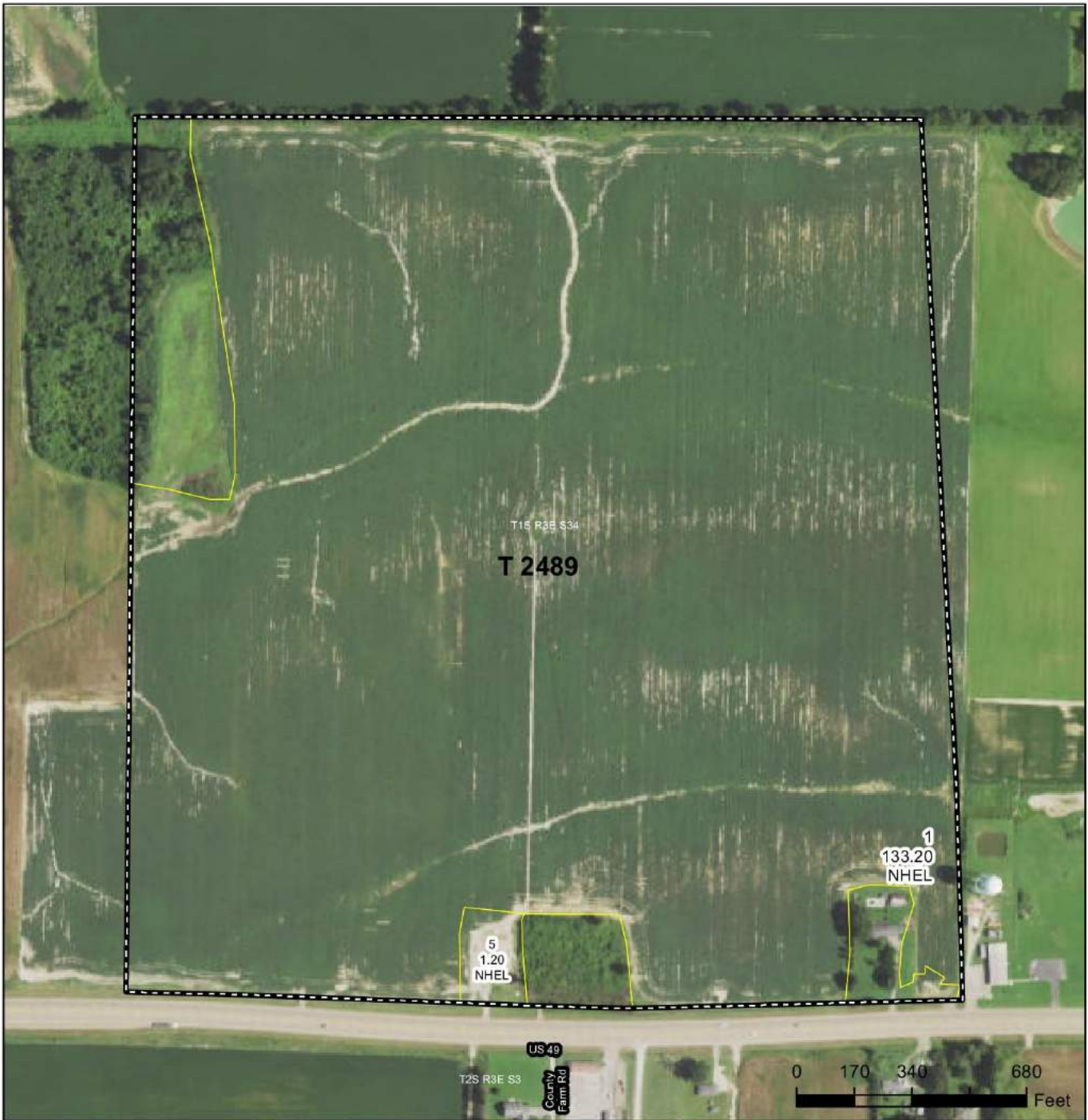
Map Created January 30, 2020

Farm 1352

Tract 2483

Tract Cropland Total: 19.29 acres

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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 1411
Tract 2489

Tract Cropland Total: 134.40 acres

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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 4382
Tract 7069

Tract Cropland Total: 19.92 acres

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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 4383
Tract 7070

Tract Cropland Total: 18.05 acres

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Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2019

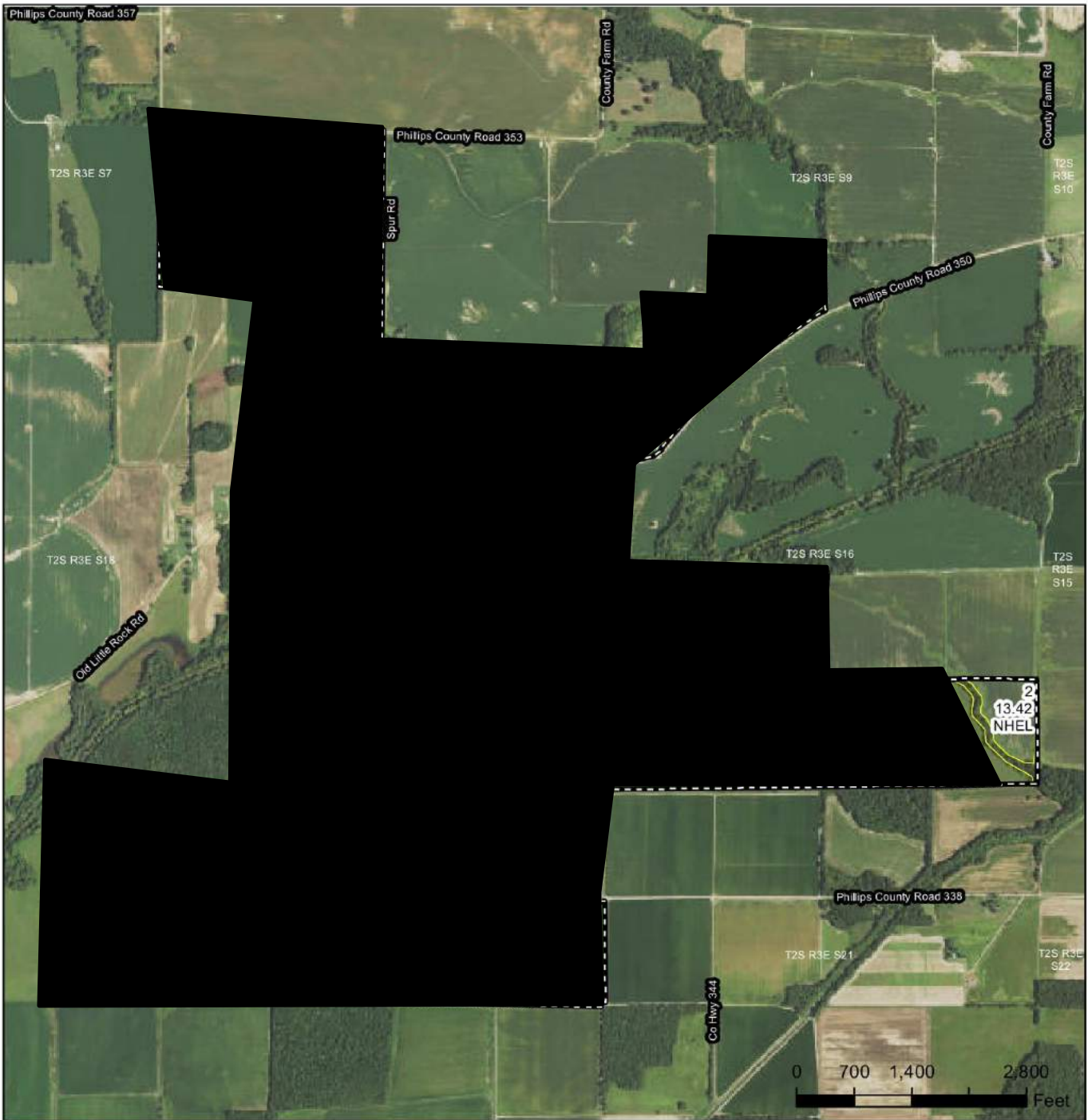
2020 Program Year

Map Created January 30, 2020

Farm 1411
Tract 2292

Tract Cropland Total: 73.40 acres

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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 2483
Tract 7685

Tract Cropland Total: 1207.42 acres

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FSA 156-EZ

NORTH TRACT

Arkansas

Phillips

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 1352

Prepared: 8/17/21 10:23 AM

Crop Year: 2021

Page: 2 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.

Tract Number: 2483 **Description** SB3 R3E T1S SEC34 F3/1B

FSA Physical Location : Phillips, AR

ANSI Physical Location: Phillips, AR

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
20.98	19.29	19.29	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	19.29	6.4	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	3.99	90	0.00
CORN	2.38	161	0.00
SOYBEANS	18.96	38	0.00
Total Base Acres:	25.33		

Arkansas
Phillips

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 1411
Prepared: 8/17/21 10:23 AM
Crop Year: 2021
Page: 1 of 2

Report ID: FSA-156EZ

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CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
224.21	207.8	207.8	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	207.8	185.2	0.0					

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT	SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	114.46	37	0.00	
SOYBEANS	278.34	26	0.00	100
Total Base Acres:	392.8			

Tract Number: 2292 Description S16 T2S R3E K6

SOUTH TRACT

FSA Physical Location : Phillips, AR

ANSI Physical Location: Phillips, AR

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
80.0	73.4	73.4	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	73.4	66.2	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	40.66	37	0.00
SOYBEANS	98.87	26	0.00
Total Base Acres:	139.53		

Owners: MITCHELL FAMILY PARTNERSHIP LTD

Arkansas
Phillips

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 1411
Prepared: 8/17/21 10:23 AM
Crop Year: 2021
Page: 2 of 2

Report ID: FSA-156EZ

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Other Producers: None

Tract Number: 2489 Description S34 T1S R3E L4

NORTH TRACT

FSA Physical Location : Phillips, AR

ANSI Physical Location: Phillips, AR

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
144.21	134.4	134.4	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	134.4	119.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	73.8	37	0.00
SOYBEANS	179.47	26	0.00
Total Base Acres:	253.27		

Owners: MITCHELL FAMILY PARTNERSHIP LTD

Other Producers: None

Arkansas
Phillips

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 4382
Prepared: 8/17/21 10:25 AM
Crop Year: 2021
Page: 1 of 2

Report ID: FSA-156EZ

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NORTH TRACT

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
20.27	19.92	19.92	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	19.92	2.3	0.0					

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, RICE-LGR, RICE-MGR	SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	3.4	38	0.00	
SOYBEANS	6.8	30	0.00	0
RICE-LONG GRAIN	6.4	4712	0.00	
RICE-MED GRAIN	0.6	4712	0.00	
Total Base Acres:	17.2			

Tract Number: 7069 Description SEC 34 T1S R3E

FSA Physical Location : Phillips, AR

ANSI Physical Location: Phillips, AR

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
20.27	19.92	19.92	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	19.92	2.3	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	3.4	38	0.00
RICE-LONG GRAIN	6.4	4712	0.00

Arkansas
Phillips

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 4383
Prepared: 8/17/21 10:25 AM
Crop Year: 2021
Page: 1 of 2

Report ID: FSA-156EZ

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NORTH TRACT

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
21.54	18.05	18.05	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	18.05	2.3	0.0					

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, RICE-LGR, RICE-MGR	SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	3.4	37	0.00	
SOYBEANS	6.8	26	0.00	0
RICE-LONG GRAIN	6.5	4712	0.00	
RICE-MED GRAIN	0.6	4712	0.00	
Total Base Acres:	17.3			

Tract Number: 7070 Description: SEC 34 T1S R3E
 FSA Physical Location: Phillips, AR ANSI Physical Location: Phillips, AR
 BIA Range Unit Number:
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields
 Wetland Status: Tract does not contain a wetland
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
21.54	18.05	18.05	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	18.05	2.3	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	3.4	37	0.00
RICE-LONG GRAIN	6.5	4712	0.00

Arkansas
Phillips

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 2483
Prepared: 8/17/21 10:24 AM
Crop Year: 2021
Page: 1 of 2

Report ID: FSA-156EZ

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Farm Identifier

Farms Associated with Operator:
554

ARC/PLC G/I/F Eligibility: Eligible

SOUTH TRACT
Proportionally base acreage
allocated to the 13.42
cropland acres

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
1393.64	1207.42	1207.42	0.0	846.77	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	360.65	0.0	0.0					

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
CORN , RICE-LGR, RICE-MGR	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	70.2	152	0.00
RICE-LONG GRAIN	264.9	5070	0.00
RICE-MED GRAIN	25.2	5070	0.00
Total Base Acres:	360.3		

