

FARMLAND FOR SALE

160 +/- Acres in Lawrence County, AR



OFFERED BY

**G GLAUB
FARM
MANAGEMENT**

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

For Additional Information Contact:

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Jonesboro, AR 72401
Office: (870) 972-6996
Fax: (870) 931-5985
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Website: www.GlaubFM.com

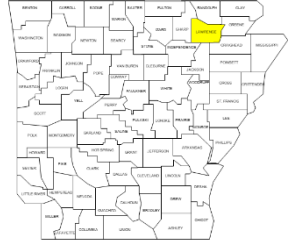
Serving Landowners in Arkansas, Mississippi, Arkansas, and Tennessee

FARM SUMMARY

Property

Overview:

The farm is 160+/- acres with 139.42 FSA Cropland acres located about two miles southeast of Minturn. County Road 715 adjoins on the western property line. The farm has silty clay and loam soils with crop history of rice and soybeans. Additionally, the farm has duck and deer hunting plus is only 11 miles away from Shirey Bay Rainey Break WMA for other hunting opportunities.



Acres:

160 +/- Acres

Taxes:

\$1,110 (2021 estimate)

Lease:

Sale is subject to a 2021 lease that will expire at midnight December 31, 2021.

Inspections:

Contact Glaub Farm Management.

Online Map:

[Here](#)

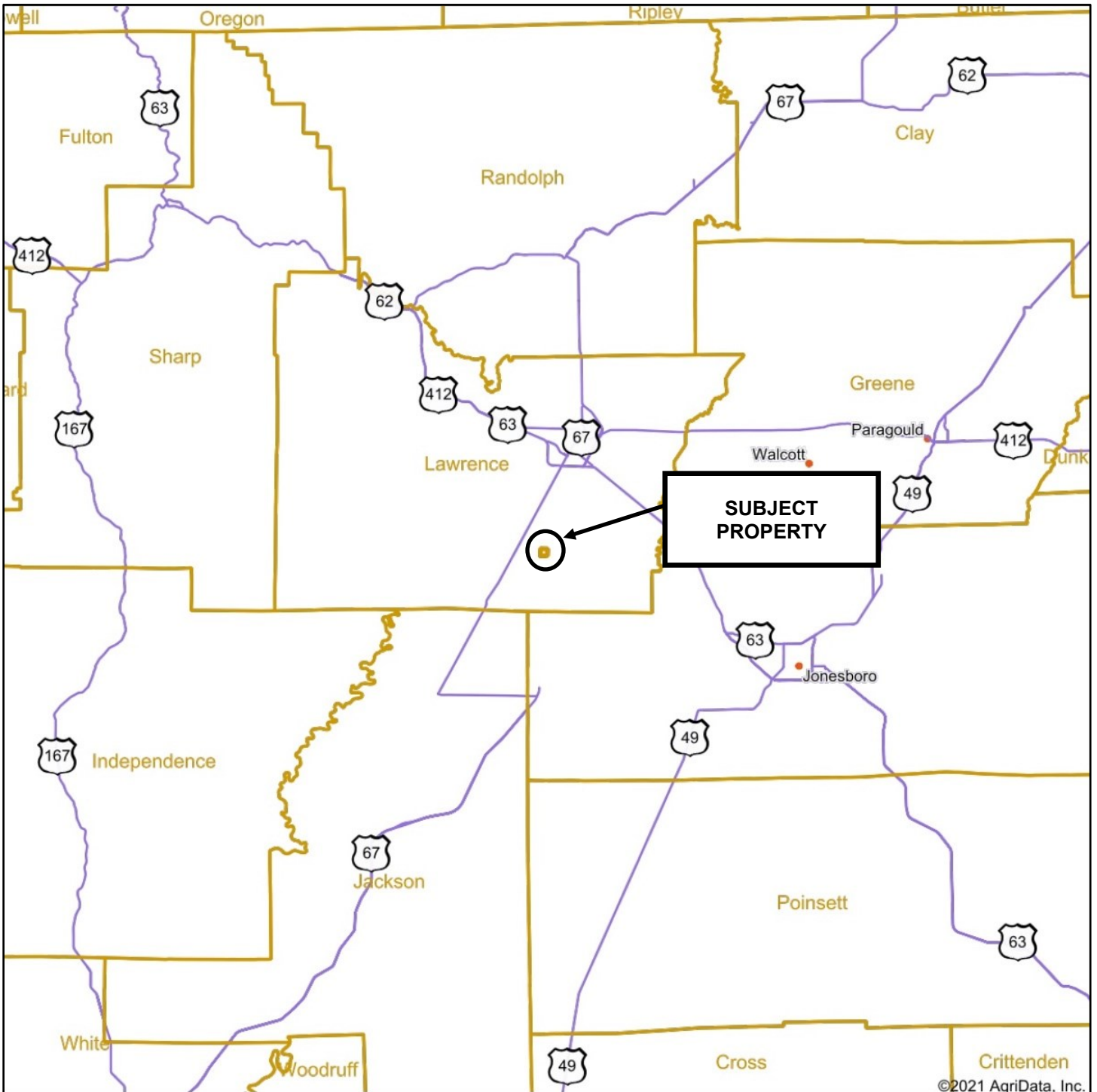
Online Video:

[Here](#)

Asking Price:

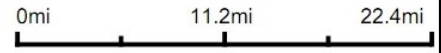
\$725,000

REGIONAL MAP



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map center: 35° 56' 52.41, -91° 0' 2.06

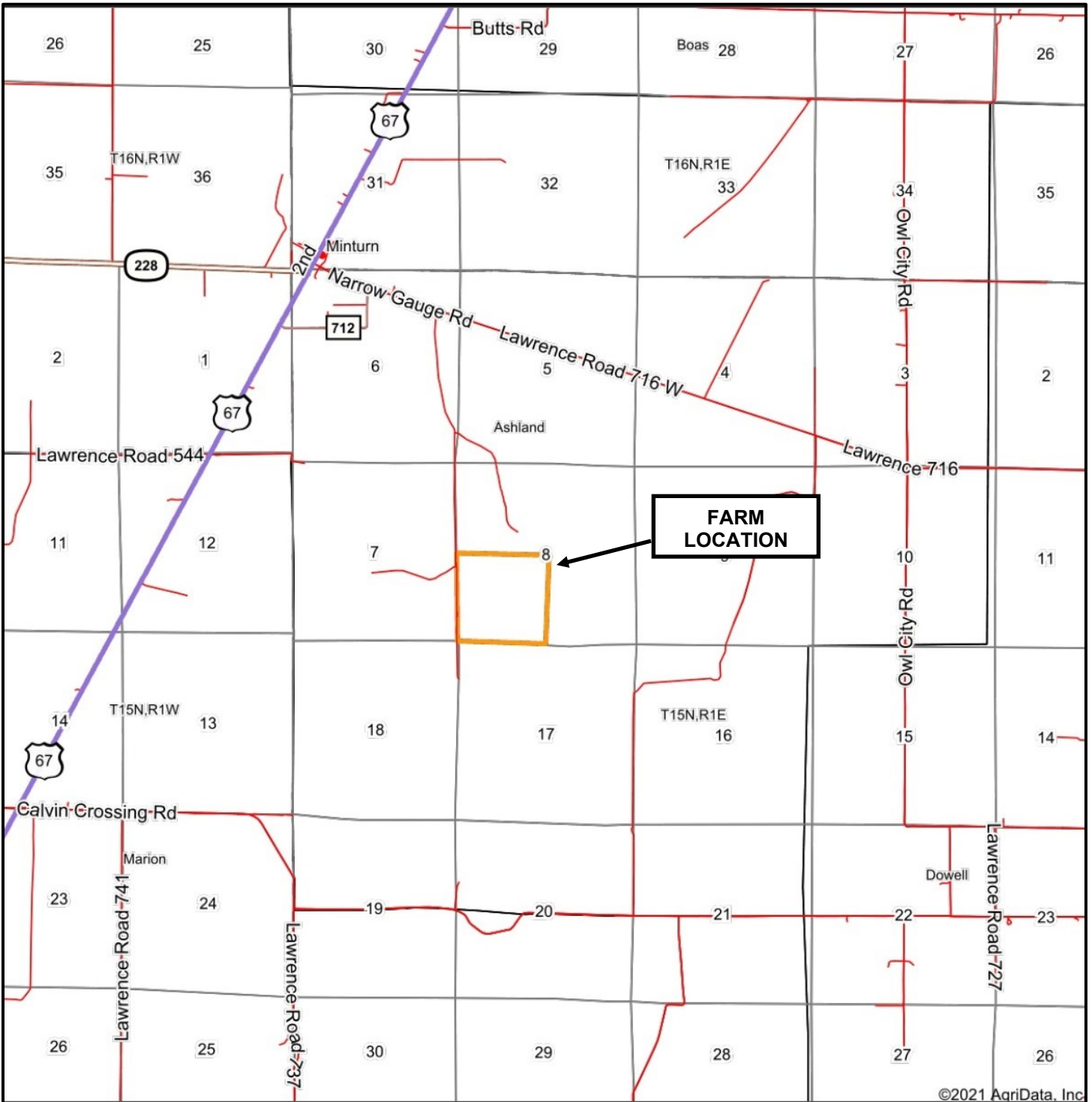


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Maps Provided By
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GENERAL LOCATION MAP



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map center: 35° 57' 0.62, -91° 0' 19.89

0ft 4660ft 9320ft



AERIAL MAP



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Map Center: 35° 56' 47.88, -91° 0' 36.45



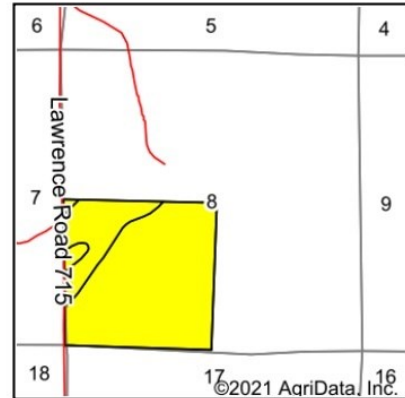
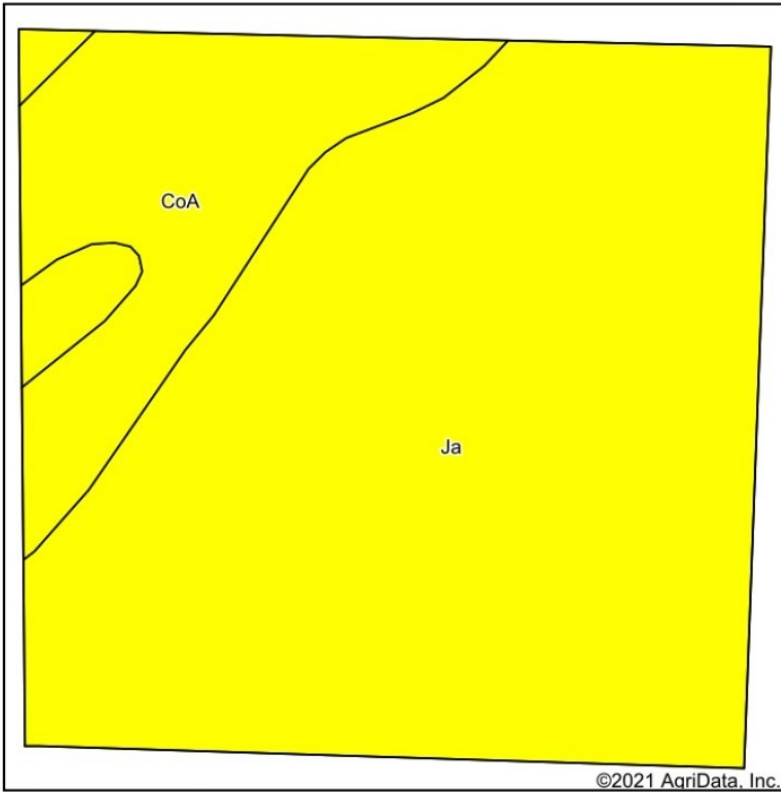
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8-15N-1E
Lawrence County
Arkansas

SOILS MAP

Soils Map



State: **Arkansas**
 County: **Lawrence**
 Location: **8-15N-1E**
 Township: **Ashland**
 Acres: **162.61**
 Date: **9/27/2021**



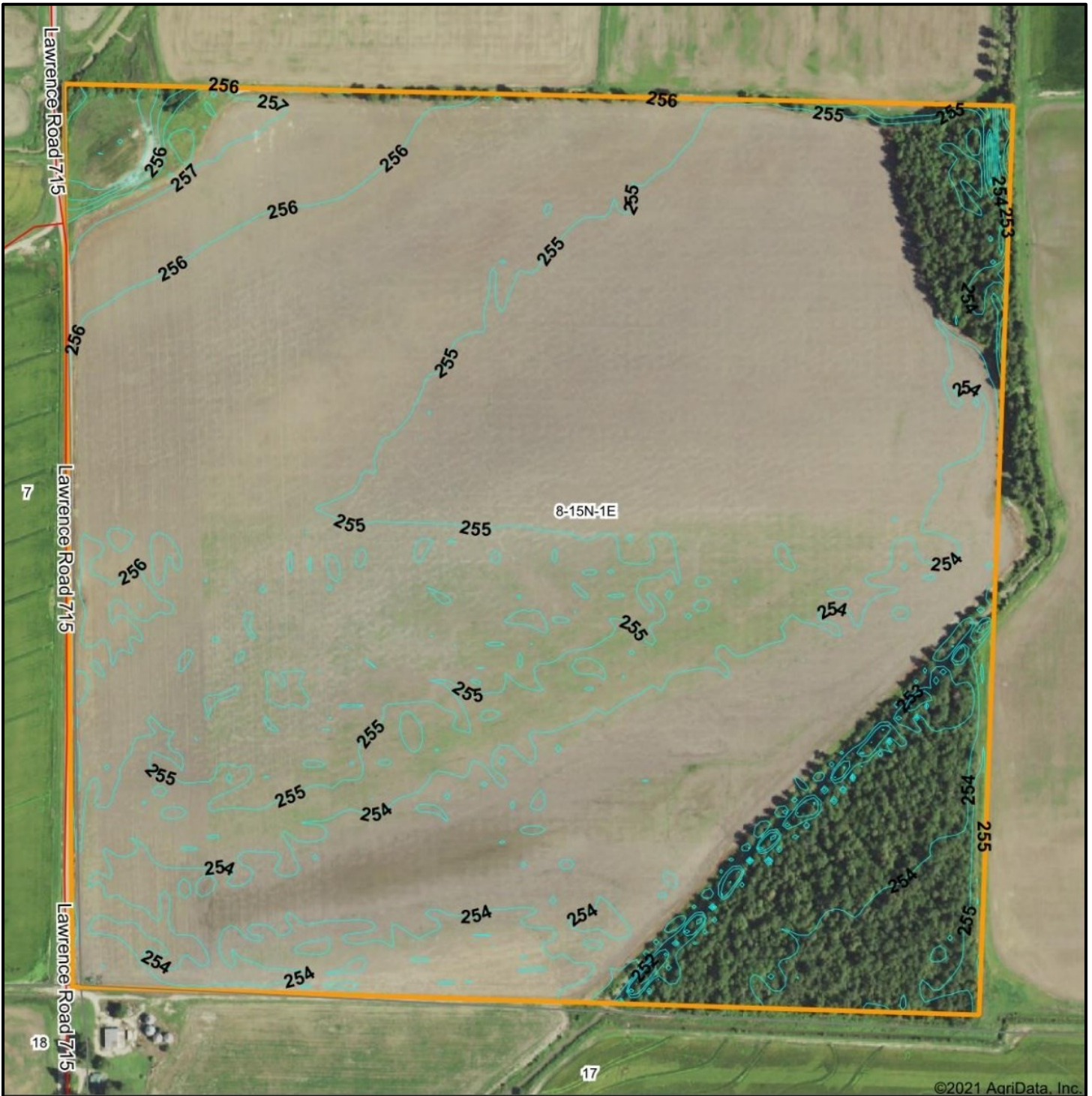
Soils data provided by USDA and NRCS.

Area Symbol: AR075, Soil Area Version: 17						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
Ja	Jackport silty clay, 0 to 1 percent slopes	131.65	81.0%		IIIw	55
CoA	Crowley silt loam, 0 to 1 percent slopes	30.96	19.0%		IIIw	61
Weighted Average						*n 56.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPOGRAPHY MAP



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Source: USGS 10 meter dem
Interval(ft): 1.0
Min: 249.8
Max: 258.4
Range: 8.6
Average: 254.7
Standard Deviation: 0.92 ft

0ft 453ft 906ft



9/27/2021

8-15N-1E
Lawrence County
Arkansas

Map Center: 35° 56' 47.88, -91° 0' 36.45

FSA MAP

USDA Lawrence County, Arkansas



Common Land Unit
 Cropland Non-cropland

2021 Crop Year

Farm 0000640
Tract 1923

Wetland Determination Identifiers

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



Tract Page: 1 of 1

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 ESRI imagery service. 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

Lawrence

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.

Farm Identifier

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
165.09	139.42	139.42	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Sugarcane			
0.00	0.00	139.42	0.00	0.00	0.00			

ARC/PLC

ARC-IC
NONE

ARC-CO
NONE

PLC
RICE-LONG GRAIN, RICE-MED GRAIN

PLC-Default
NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction	HIP
RICE	80.03	0	6708	0.00	None
RICE	53.27	0	7208	0.00	None
Total Base Acres:	133.30				

Tract Number: 1923 Description: L12

BIA Range Unit Number: None

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

Wetland Status: Tract does not contain a wetland

WL Violations: no

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
165.09	139.42	139.42	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.00	0.00	139.42	0.00	0.00		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
RICE	53.27	0	7208	0.00
RICE	80.03	0	6708	0.00
Total Base Acres:	133.30			

