

LAND FOR SALE

235 +/- Acres

Lee 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

1702 Stone, Suite C

Jonesboro, AR 72401

Office: (870) 972-6996

Fax: (870) 931-5985

Email: info@glaubfm.com

Website: www.GlaubFM.com

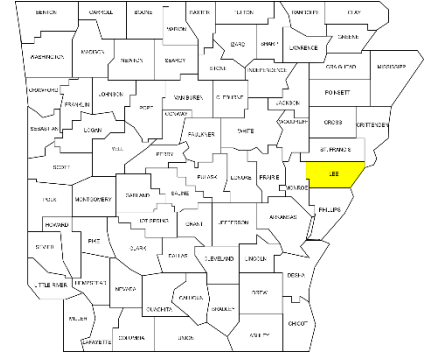
Serving Landowners in Arkansas, Mississippi, Missouri, and Tennessee

GARDNER WILKES FARM SUMMARY

Property Overview:

This 235 +/- acre Arkansas farm for sale is comprised of two tracts located in Lee County.

Tract 1 lies to the west of Moro on Highway 238. This tract consists of 168+/- total acres with 167.5 tillable acres. Approximately 100 acres irrigated. Soils are mostly comprised of Loring, Falaya, Henry, Grenanda, and Calhoun silt loams with a NCCPI rating of 60.8. The land is suitable for multiple crops and can be improved to increase irrigation and productivity.



Tract 2 lies south of Marianna just west of Highway 1 on County road 242/Pilgrim Rd. This tract consists of 67+/- total acres with 61.98 tillable acres. Approximately 49 acres are irrigated with a submersible well. Soils are mostly comprised of Loring, Calloway, and Falaya silt loams with a NCCPI rating of 60.7. The land is suitable for multiple crops and can be improved to increase irrigation and productivity.

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

Acreage: 235+/- Tax Parcel Acres

FSA Data: Cropland Acres – 229.48 acres

Lease: The farm is leased for 2022.

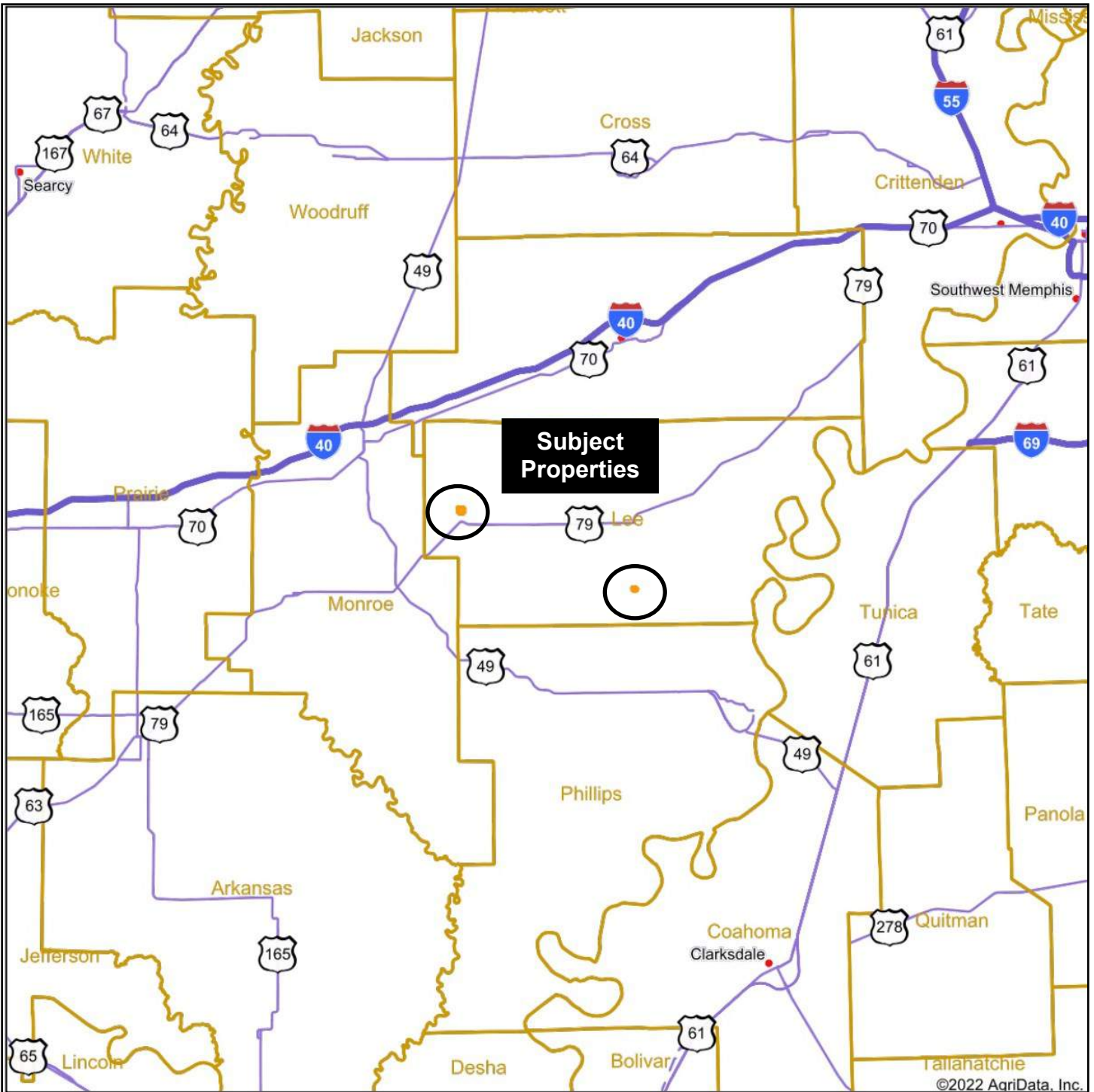
Oil, Gas & Mineral: All rights owned will transfer.

Real Estate Taxes: \$1,505 (Estimate)

Online Map: <https://app.terrastridepro.com/property/518642/map?referrer=iframe>

Asking Price: \$1,034,000

REGIONAL MAP



©2022 AgriData, Inc.

map center: 34° 44' 22.86, -90° 54' 4.32

0mi 13.8mi 27.7mi



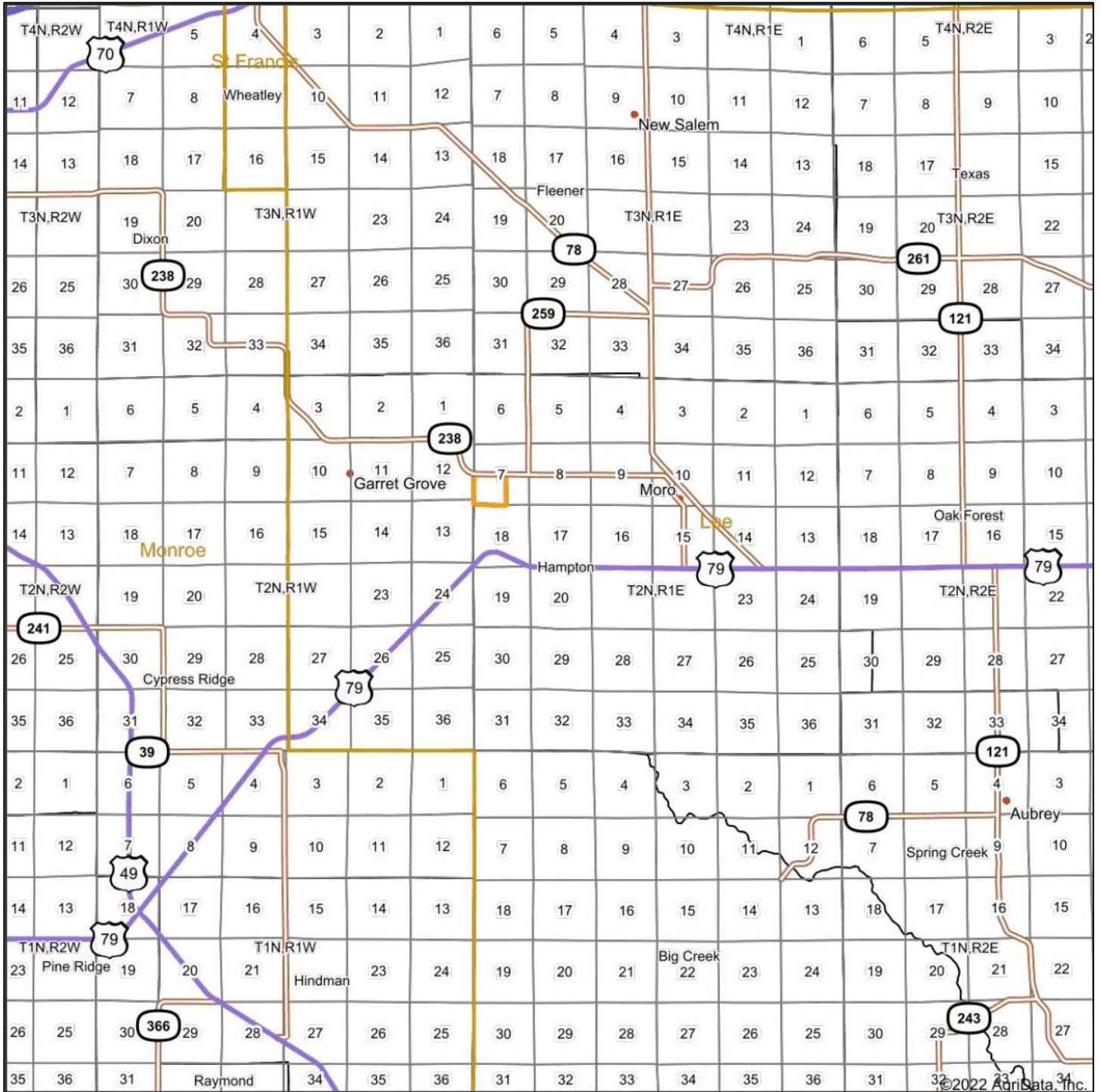
G LAUB
FARM
MANAGEMENT
MANAGEMENT - REAL ESTATE - LAND AUCTIONS
APPRAISALS - CONSULTING - INVESTMENTS

Maps Provided By

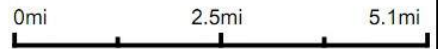


© AgriData, Inc. 2021 www.AgriDataInc.com

GENERAL LOCATION MAP TRACT 1



map center: 34° 46' 53.22, -91° 1' 35.13



AERIAL MAP TRACT 1



©2022 AgriData, Inc.

Map Center: 34° 47' 43.66, -91° 2' 35.97



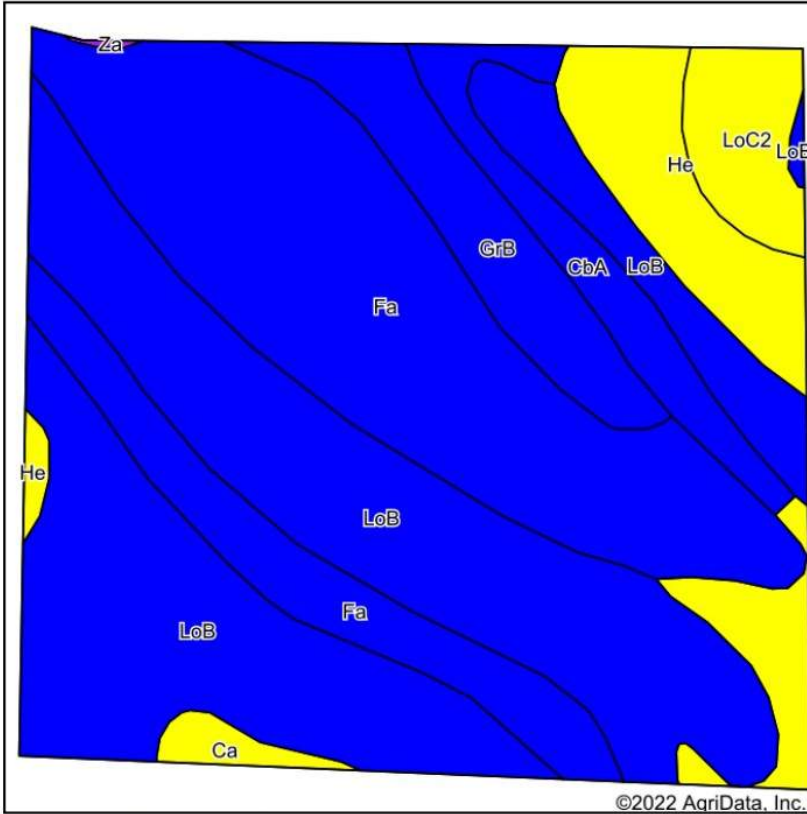
G GLAUB
FARM
MANAGEMENT
MANAGEMENT • REAL ESTATE • LAND AUCTIONS
APPRAISALS • CONSULTING • INVESTMENTS

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING

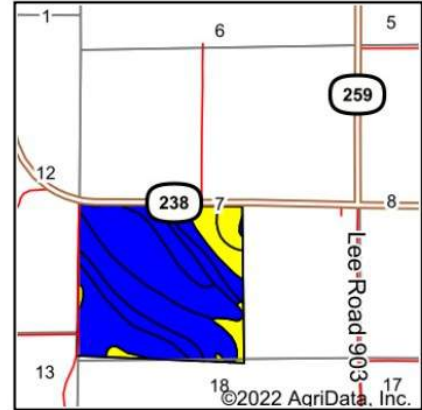
7-2N-1E
Lee County
Arkansas

SOILS MAP TRACT 1

Soils Map



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Lee**
 Location: **7-2N-1E**
 Township: **Hampton**
 Acres: **164.34**
 Date: **1/28/2022**



Maps Provided By:



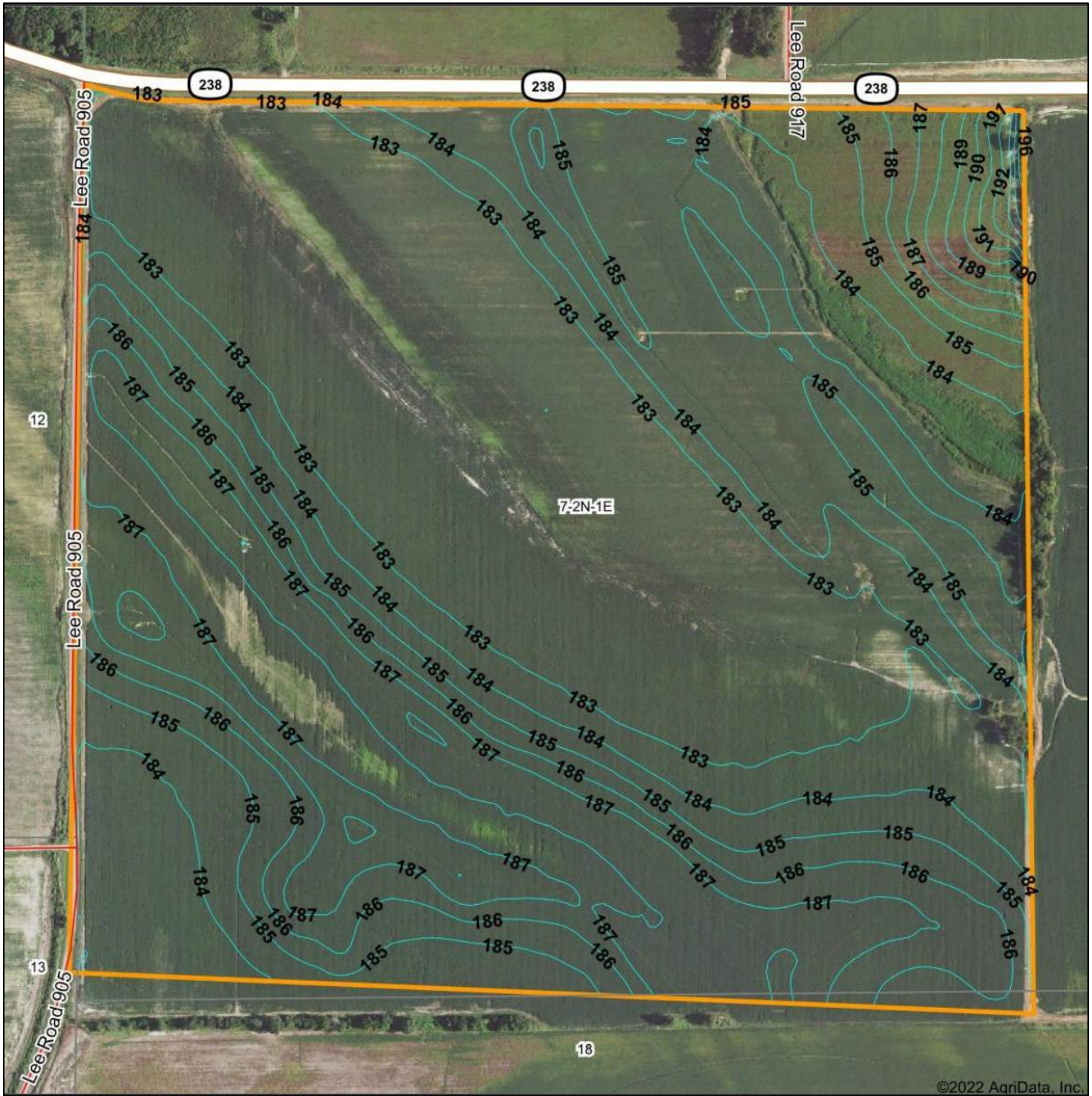
Area Symbol: AR077, Soil Area Version: 21

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	68.17	41.5%		IIe	61
Fa	Falaya silt loam, 0 to 1 percent slopes, occasionally flooded, brief duration	54.79	33.3%		IIw	63
He	Henry silt loam, 0 to 1 percent slopes	15.32	9.3%		IIIw	56
GrB	Grenada silt loam, 1 to 3 percent slopes	10.81	6.6%		IIe	59
CbA	Calloway silt loam, 0 to 1 percent slopes	7.67	4.7%		IIw	58
LoC2	Loring silt loam, 3 to 8 percent slopes, eroded	5.84	3.6%		IIIe	53
Ca	Calhoun silt loam	1.63	1.0%		IIIw	77
Za	Zachary soils, frequently flooded	0.11	0.1%		Vw	20
				Weighted Average	2.14	*n 60.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPO MAP TRACT 1



©2022 AgriData, Inc.

G **GLAUB**
FARM
MANAGEMENT
MANAGEMENT • REAL ESTATE • LAND AUCTIONS
 APPRAISALS • CONSULTING • INVESTMENTS

Maps Provided By

CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com

Source: USGS 10 meter dem
 Interval(ft): 1.0
 Min: 182.2
 Max: 193.2
 Range: 11.0
 Average: 184.6
 Standard Deviation: 1.87 ft



1/28/2022

Map Center: 34° 47' 43.66, -91° 2' 35.97

7-2N-1E
Lee County
Arkansas

CROP HISTORY TRACT 1

Crop Year:

Crop Year:



- Soybeans
- Rice
- Fallow/Idle Cropland



- Fallow/Idle Cropland
- Soybeans

Crop Year:

Crop Year:



- Soybeans
- Developed/Open Space
- Fallow/Idle Cropland



- Soybeans
- Developed/Open Space
- Fallow/Idle Cropland
- Developed/Low Intensity

Map Center: 34° 47' 43.66, -91° 2' 35.97

State: AR

County: Lee

Legal: 7-2N-1E

Twncshp: Hampton

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer

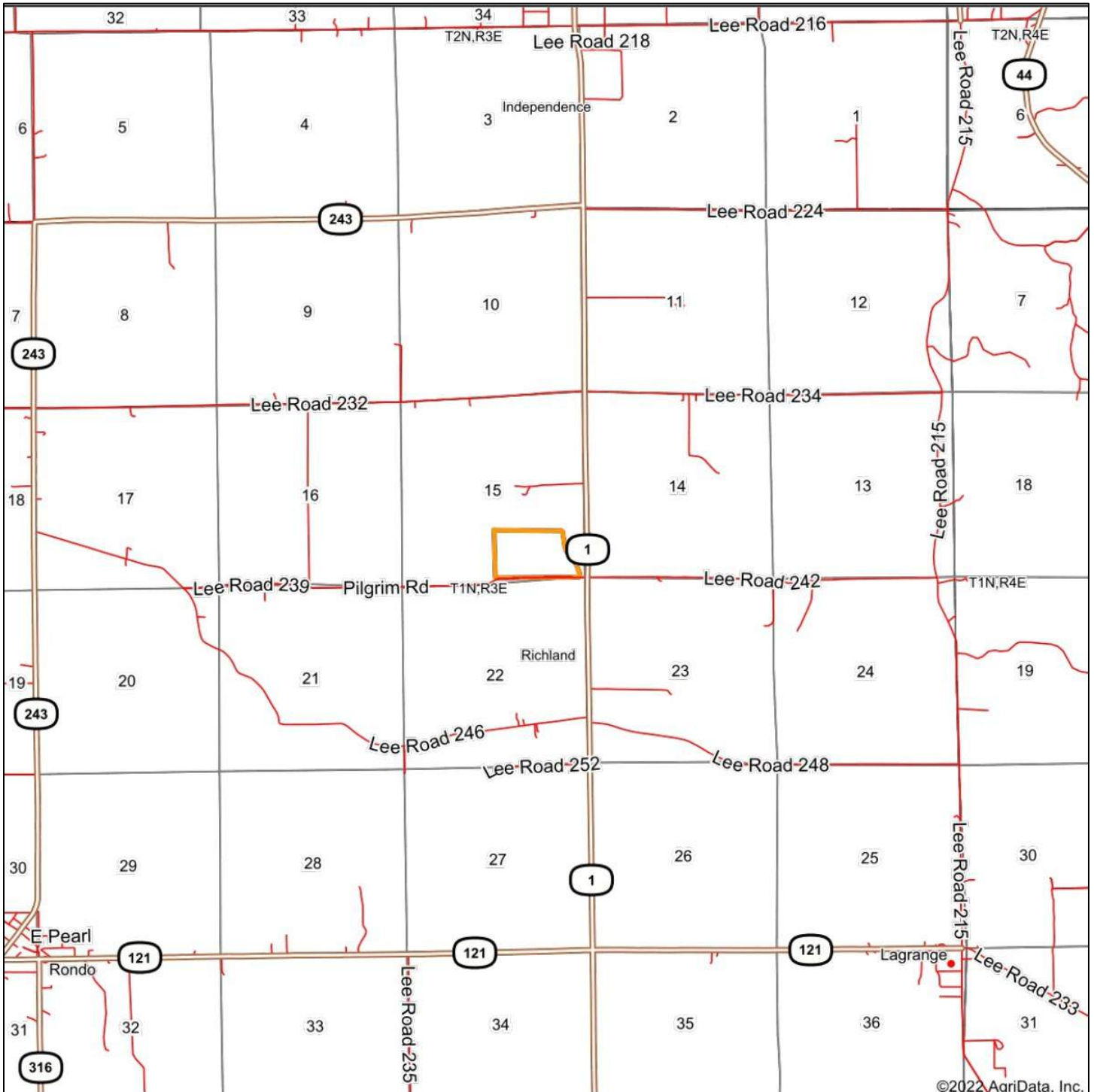


Maps Provided By



© AgriData, Inc. 2021 www.AgriDataInc.com

OVERVIEW MAP TRACT 2



©2022 AgriData, Inc.



map center: 34° 41' 19.97, -90° 46' 17.13

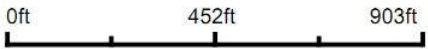


AERIAL MAP TRACT 2



©2022 AgriData, Inc.

Map Center: 34° 41' 19.06, -90° 46' 20.36

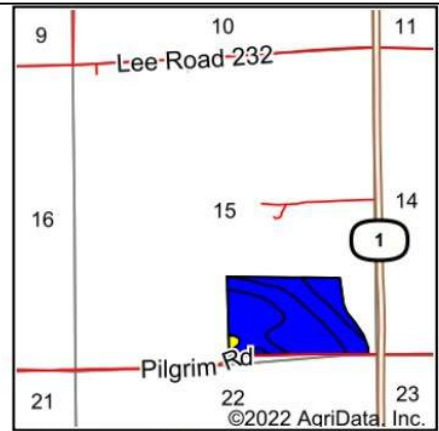
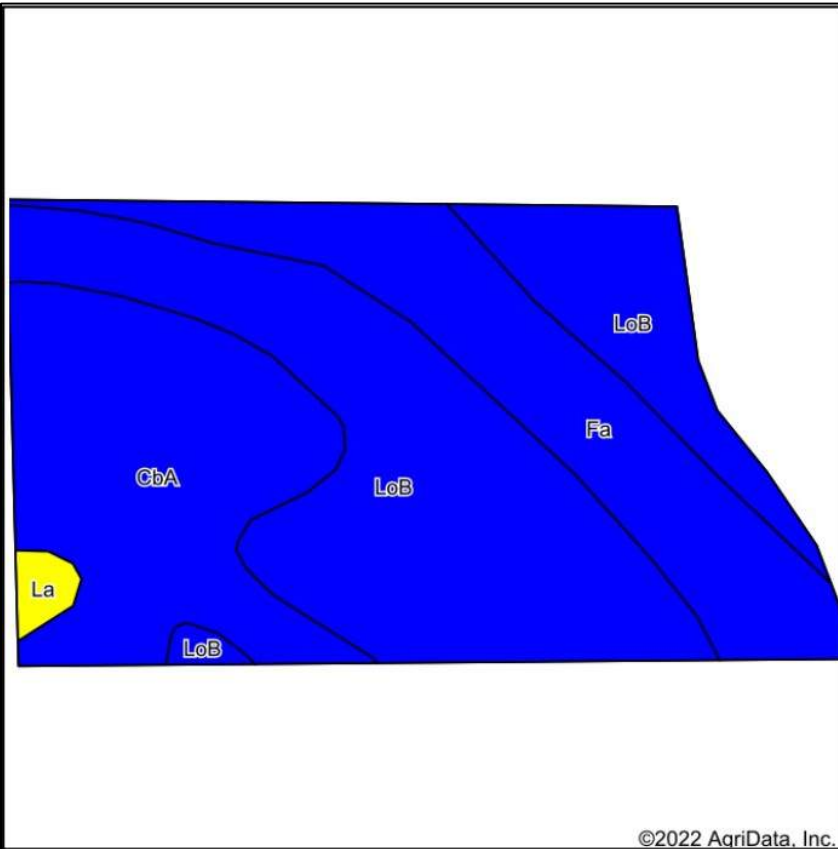


G **GLAUB**
FARM
MANAGEMENT
MANAGEMENT • REAL ESTATE • LAND AUCTIONS
APPRAISALS • CONSULTING • INVESTMENTS

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING

15-1N-3E
Lee County
Arkansas

SOILS MAP TRACT 2



State: **Arkansas**
 County: **Lee**
 Location: **15-1N-3E**
 Township: **Richland**
 Acres: **67.03**
 Date: **1/28/2022**



Maps Provided By:



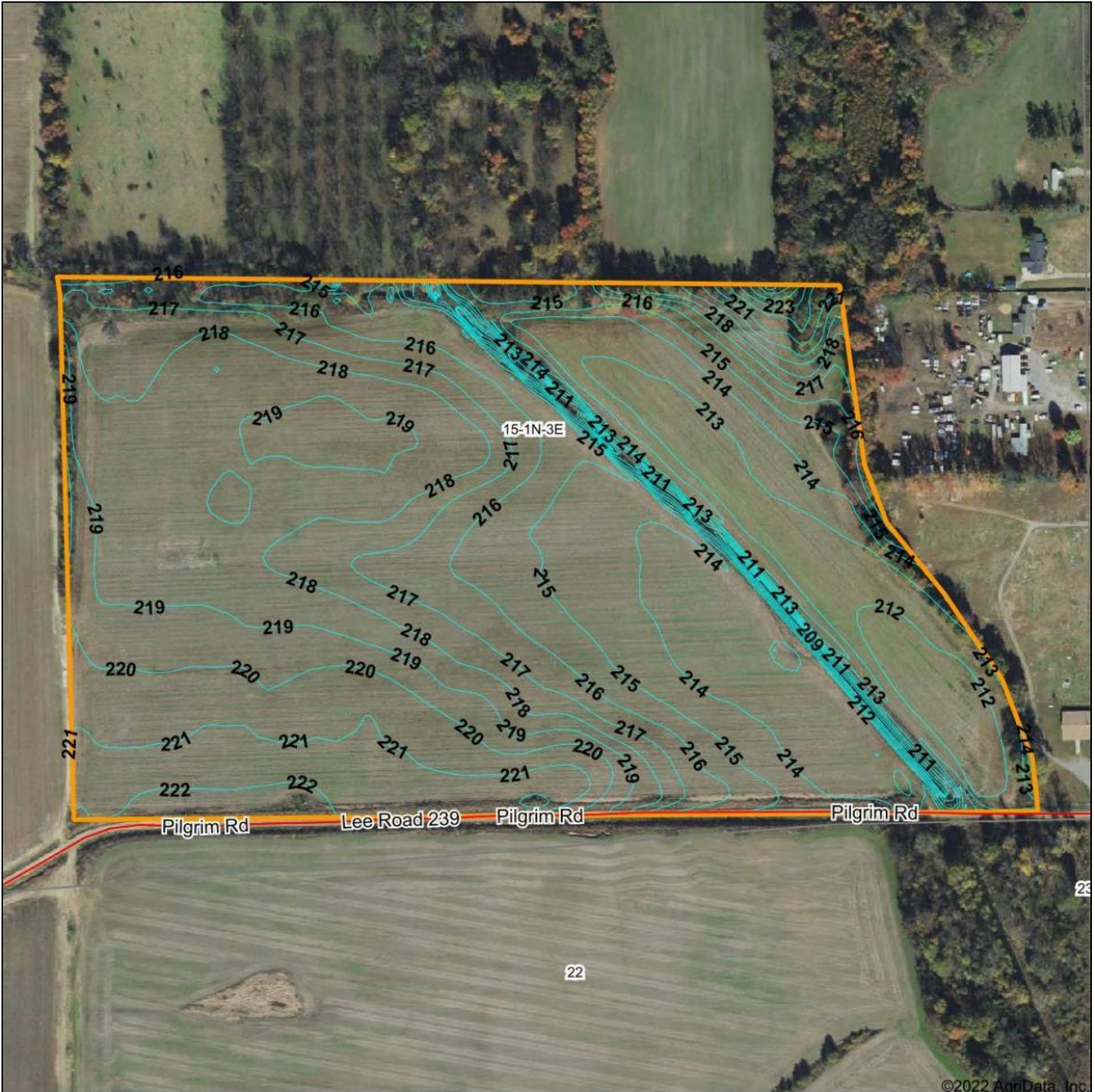
Soils data provided by USDA and NRCS.

Area Symbol: AR077, Soil Area Version: 21							
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	32.17	48.0%		Ile	61	
CbA	Calloway silt loam, 0 to 1 percent slopes	18.74	28.0%		IIw	58	
Fa	Falaya silt loam, 0 to 1 percent slopes, occasionally flooded, brief duration	15.31	22.8%		IIw	63	
La	Lagrange fine sandy loam	0.81	1.2%		IIIw	71	
Weighted Average					2.01	*n 60.7	

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPO TRACT 2



©2022 AgriData, Inc.



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

Maps Provided By



© AgriData, Inc. 2021 www.AgriDataInc.com

Source: USGS 10 meter dem
Interval(ft): 1.0
Min: 206.6
Max: 226.4
Range: 19.8
Average: 216.7
Standard Deviation: 3.12 ft



1/28/2022

15-1N-3E
Lee County
Arkansas

Map Center: 34° 41' 19.06, -90° 46' 20.36

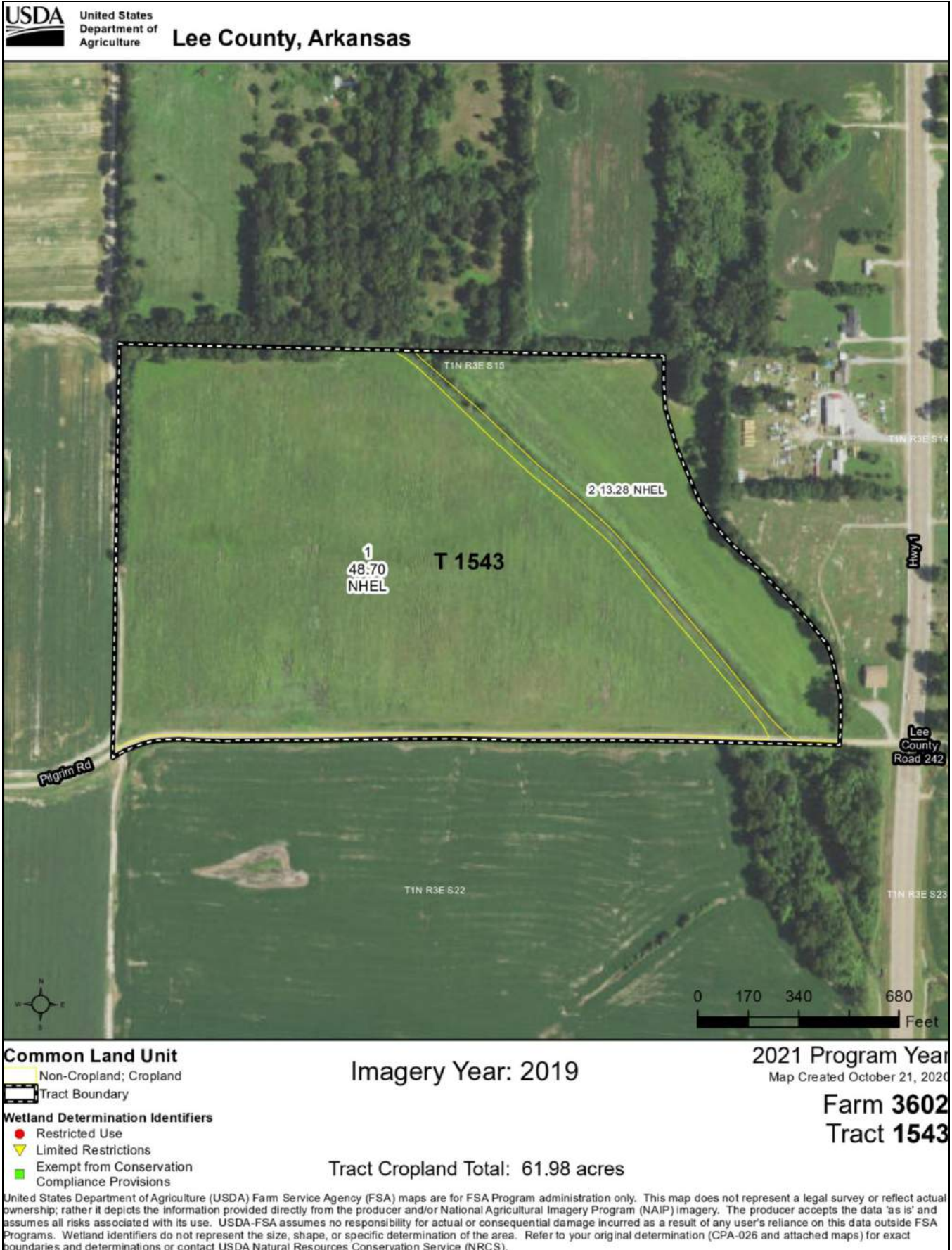
CROP HISTORY TRACT 2



FSA MAP TRACT 1



FSA MAP TRACT 2



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2019

2021 Program Year

Map Created October 21, 2020

Farm 3602

Tract 1543

Tract Cropland Total: 61.98 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 (NRC.S).

FSA 156-EZ

Arkansas
Lee

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

FARM: 3602
Prepared: 1/31/22 7:22 AM
Crop Year: 2022
Page: 1 of 2

Report ID: FSA-156EZ

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.

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
238.11	229.48	229.48	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	229.48	6.2	0.0					

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	90.4	40	0.00

TRACT 1

Tract Number: 364 Description B5/A2

FSA Physical Location : Lee, AR

ANSI Physical Location: Lee, AR

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
173.59	167.5	167.5	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	167.5	4.6	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	60.7	40	0.00
RICE-LONG GRAIN	53.5	4478	0.00

Arkansas
Lee

Report ID: FSA-156EZ

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

FARM: 3602
Prepared: 1/31/22 7:22 AM
Crop Year: 2022
Page: 2 of 2

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.

	Base Acreage	PLC Yield	CCC-505 CRP Reduction
RICE-MED GRAIN	5.1	3960	0.00
Total Base Acres:	119.3		

Owners: WILKES FAMILY LTD PTR
Other Producers: None

Tract Number: 1543 Description J8/B1

TRACT 2

FSA Physical Location : Lee, AR

ANSI Physical Location: Lee, 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
64.52	61.98	61.98	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	61.98	1.6	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
------	-----------------	--------------	--------------------------