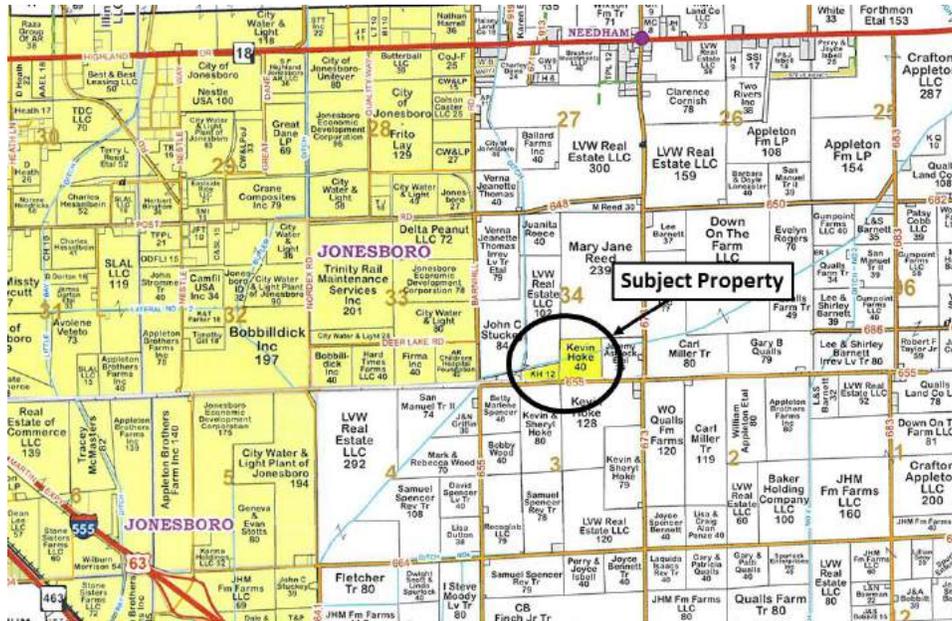


LAND FOR SALE

52 +/- Acres

Craighead County, Arkansas



OFFERED BY:

G **GLAUB**
FARM
MANAGEMENT

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

For Additional Information Contact:

Glaub Farm Management, LLC

Jim Tubbs

1702 Stone, Suite C

Jonesboro, AR 72401

Mobile: (870) 919-0650

Office: (870) 972-6996

Fax: (870) 931-5985

Email: info@glaubfm.com

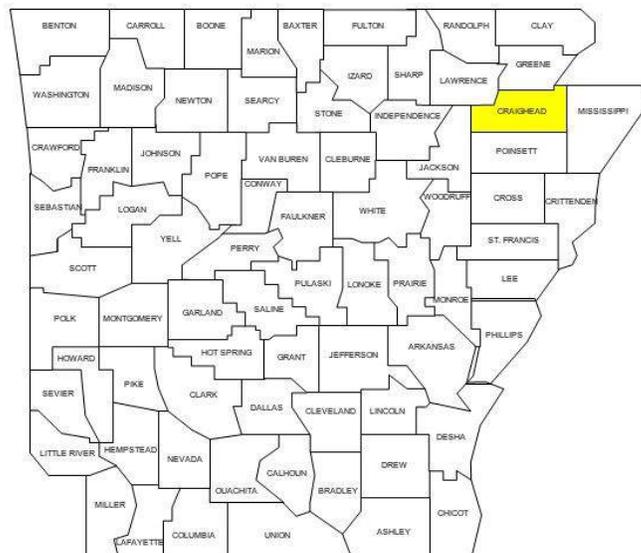
Website: www.GlaubFM.com

Serving Landowners in Arkansas, Mississippi, Missouri, and Tennessee

FARM SUMMARY

Property Overview:

An excellent small farm, just Southeast of the Jonesboro City limits. All levelled to grade and irrigated. The farm has been owner-occupied for over 30 years with a high level of management. The land consists of Silt Loam soils which are suited to: Cotton, Soybeans, Corn, Peanuts and Wheat. The farm is currently in a Corn/Soybean annual rotation. The seller is willing to lease back the farm if requested.



The property is easily accessed by public county roads, being fronted along the south property line for a half-mile by (gravel) County Road # 655. The Northern 16-acre tract has been accessed by a quarter-mile field road. The farm is only one-quarter mile from paved County Road #655 (Barnhill Road) to the West and County Road #673 to the East. (See Maps)

Located near Jonesboro's Industrial Park, the property lends itself to future commercial development. The property is three miles Northeast of the Nestle Road interchange onto Interstate 555, and 1 1/2 miles Southeast of the Barnhill Road / CW Post Road intersection.

This is an excellent investment opportunity, with a reliable annual income source from farm rents.

Acres: **Deeded Acres:** 52 +/- Per County Tax Records.

Cropland Acres: 50.57 per USDA/FSA Records

Irrigation: One (1) 10" steel turbine well: 140' deep, with pump set at 120', with an Amarillo Gearhead (new in 2022), with an estimated output of 1,200 gallons per minute. Underground pipe with risers in each of the three fields.

Real Estate Taxes: \$565 Annually per County Tax Records

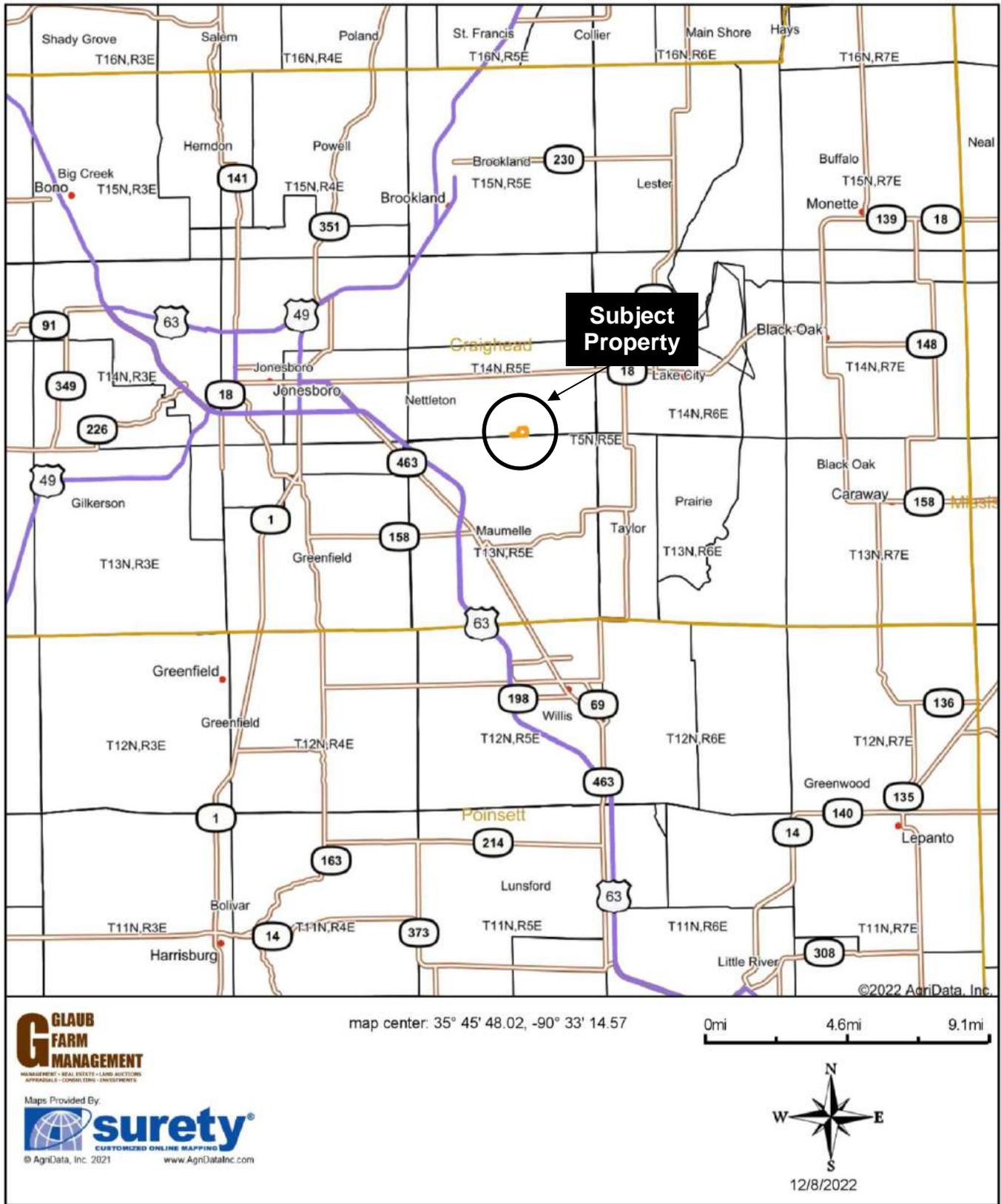
Online Map: [Click Here](#)

Video: [Click Here](#)

Asking Price: \$520,000 (\$10,000 per Deeded Acre)

Inspections: For an appointment to inspect, please contact:
Jim Tubbs, Sales Associate
Office: 870-972-6996
Mobile: 870-919-0650
Email: jim@glaubfm.com

GENERAL LOCATION MAP



AERIAL MAP



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

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Map Center: 35° 47' 43.81, -90° 32' 36.44

0ft 808ft 1616ft

34-14N-5E
Craighead County
Arkansas



CROP HISTORY MAP

4 Year Crop History



Owner/Operator:

Address:

Address:

Phone:

Date:

Farm Name:

Field ID:

Acct. #:

Crop Year:

Crop Year:



Crop Year:

Crop Year:



Map Center: 35° 47' 43.81, -90° 32' 36.44
 State: AR County: Craighead
 Legal: 34-14N-5E Twnshp: Nettleton
Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer



TOPOGRAPHY MAP



Source: USGS 3 meter dem
 Interval(ft): 1.0
 Min: 218.8
 Max: 233.9
 Range: 15.1
 Average: 228.5
 Standard Deviation: 1.87 ft

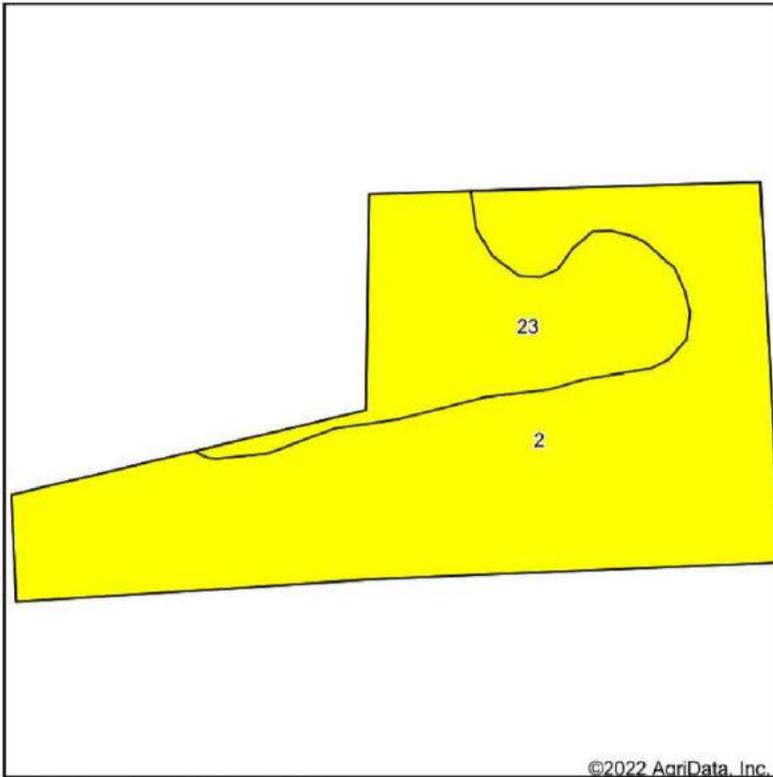
0ft 445ft 889ft

12/8/2022

34-14N-5E
Craighead County
Arkansas

Map Center: 35° 47' 43.81, -90° 32' 36.44

SOILS MAP



State: **Arkansas**
 County: **Craighead**
 Location: **34-14N-5E**
 Township: **Nettleton**
 Acres: **52.73**
 Date: **12/8/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: AR031, Soil Area Version: 22						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
2	Amagon silt loam, 0 to 1 percent slopes	39.08	74.1%		lllw	68
23	Fountain silt loam, 0 to 1 percent slopes	13.65	25.9%		lllw	70
Weighted Average					3.00	*n 68.5

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

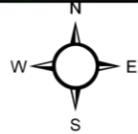
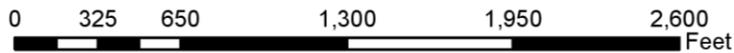
*c: Using Capabilities Class Dominant Condition Aggregation Method

FSA MAP (Farm #9556)



Farm: 9556
Tract: 13434

Craighead County, Arkansas



Program Year 2023

USDA FARM SERVICE AGENCY

Date Printed: November 08, 2022

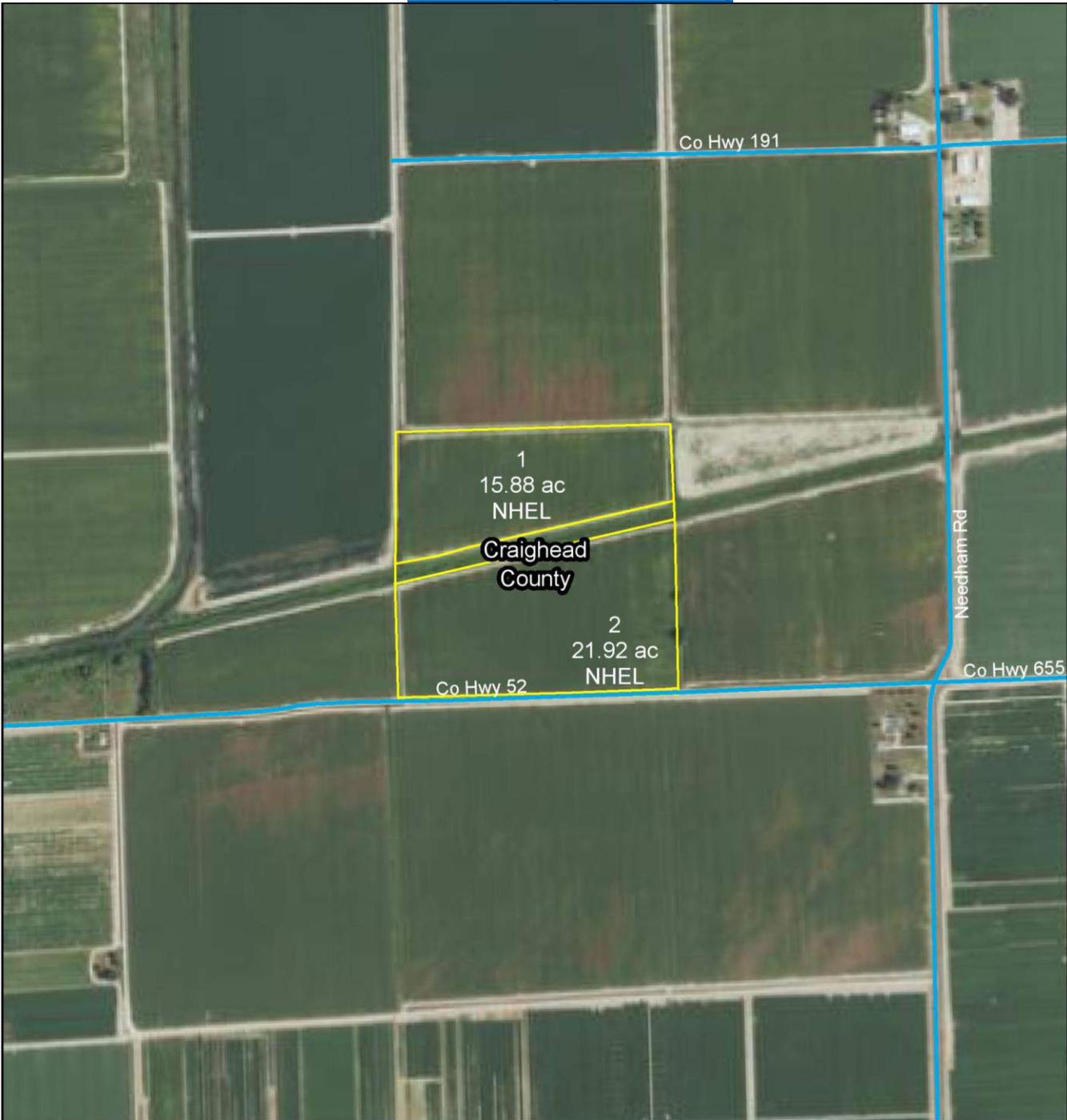
Photography Date: 2021

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Wetland Determination Identifiers

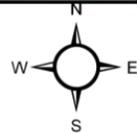
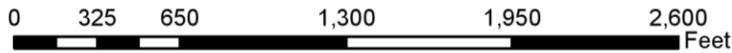
- Restricted use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

FSA MAP (Farm #9559)



Farm: 9559
Tract: 13437

Craighead County, Arkansas



Program Year 2023

USDA FARM SERVICE AGENCY

Date Printed: November 08, 2022

Photography Date: 2021

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Wetland Determination Identifiers

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

PICTURES



