

TRANSITIONAL FARM ONLINE AUCTION

104.04 +/- Acres Craighead County, Arkansas



AUCTION BY:

**G GLAUB
FARM
MANAGEMENT**

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

For Additional Information Contact:

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Website: www.GlaubFM.com

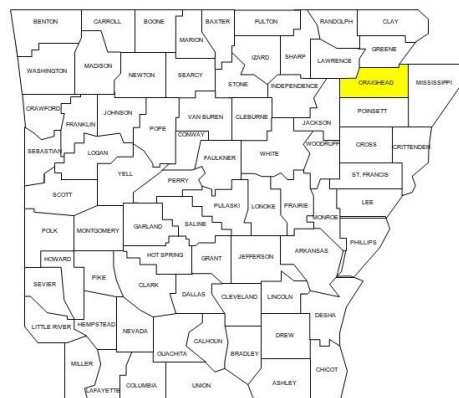
Serving Landowners in Arkansas, Mississippi, Missouri, and Tennessee

TRANSITIONAL FARMLAND SUMMARY

Property Overview:

Here is your opportunity to own three productive farmland tracts in Northeast Arkansas adjoining the Jonesboro Industrial Park and in the path of expansion! These transitional tracts offer immediate agricultural income and long-term development potential in one of Arkansas' most dynamic markets.

Conveniently located on the east side of Jonesboro, north of Highway 78 in sections 19 & 20, Township 14N, Range 5E.



The property encompasses 104.04+/- surveyed acres, with 91.59 FSA tillable acres, of which all are irrigated and leveled. Soils are high quality with a NCCPI rating of 68.7 which is above average for Craighead County. Corn, rice, and soybeans have historically been produced on this farm.

Sale by Tracts: The farm is offered as individual tracts, the total and any combination. Bidders can decide on which tracts to bid at any time while the online auction is open. The following are descriptions of each Tract.

Tract 1: Adjoins the Rogers Chapel road and contains 33.17 surveyed acres with 30.83 FSA Cropland acres. This tract will convey an electric motor/panel.

Tract 2: This tract is due east of Tract 1 and contains 31.06 surveyed acres with 30.77 FSA cropland acres. This tract will convey a submersible pump and panel.

Tract 3: This tract adjoins Grisham Road and contains 39.81 surveyed acres with 29.99 FSA cropland acres. This tract conveys a turbine well.

Acres: 100.04 +/- Total Surveyed Acres

FSA Data: Cropland Acres – 91.59 acres

<u>Crop Bases</u>	<u>Acres</u>	<u>PLC Yield</u>
Long Grain Rice	69.50	5506
Med. Grain Rice	3.40	4300
Soybeans	17.50	37
Total Base:	90.40	

Soils & Topography:

The soil types on the three tracts consist of Lafe silt loam, Foley silt loam, and Fountain silt loam. The average NCCPI rating is 68.7, which is average for Craighead County. The property is level and graded.

Property Taxes: \$670.84 (\$6.45/acre) – Per County 2024 Records

Farm Lease: The farm will be free and clear of any leases for 2026.

Irrigation Wells: There are three irrigation wells with plenty of volume to irrigate all crops. Groundwater in the area is approximately 30 feet below the surface.

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

Auction

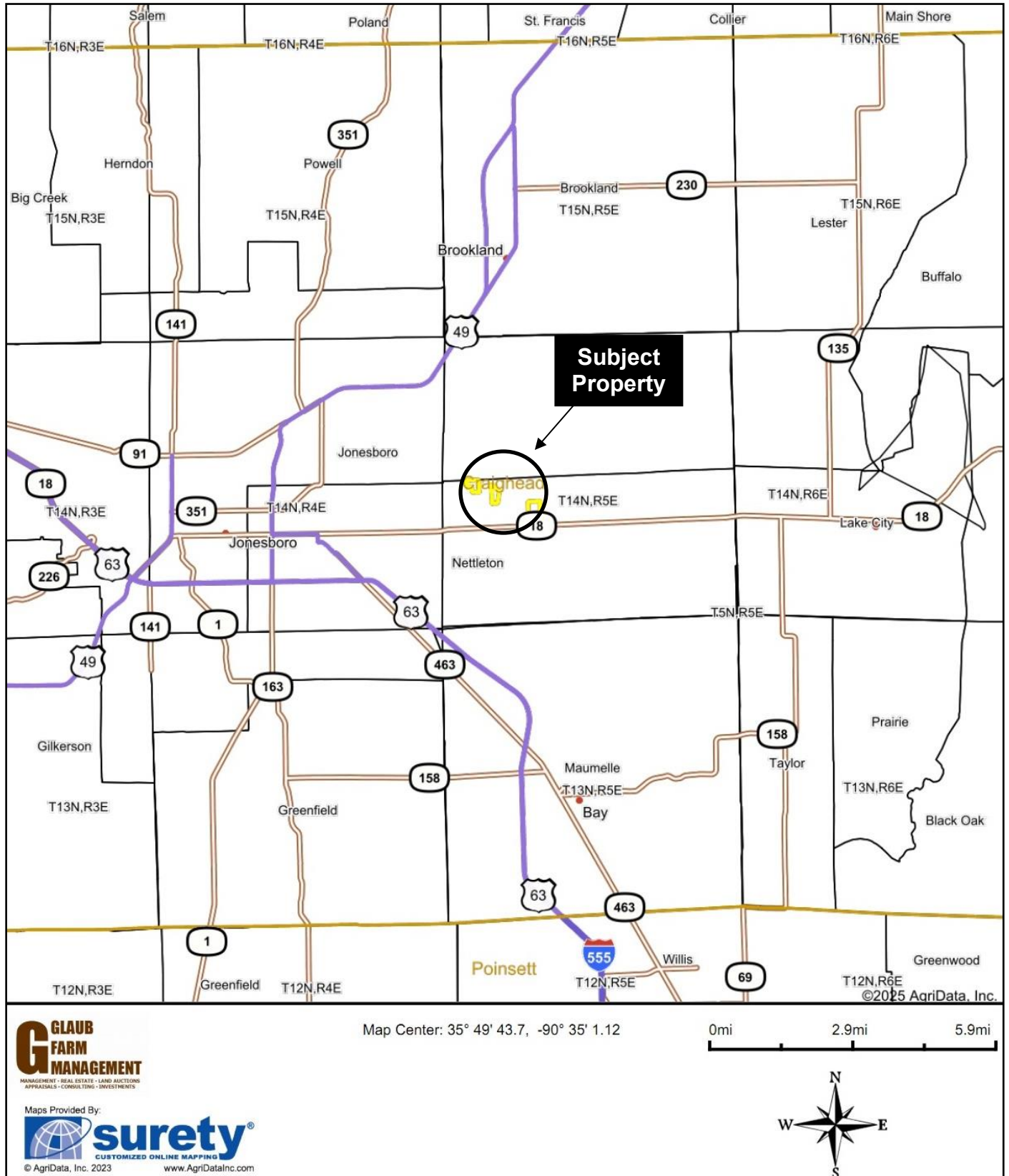
Date & Time: Online bidding is now open and begins to close at 5:00PM CST on November 20, 2025. The auction will begin to close with a two-minute ending clock reset each time a bid is made within the last two minutes. After the last bid and the time expires, the auction will be closed.

Online Bidding: [Click Here](#)

Online Map: [Click Here](#)

Video: [Click Here](#)

GENERAL LOCATION MAP



TERMS AND CONDITIONS

Method of Sale: Glaub Farm Management, LLC (GFM) (Ted Glaub - Arkansas Real Estate License #PB00039905 & Arkansas Auctioneer License #2842 will offer this property for public auction online-only now until Thursday, November 20. At 5:00PM CST or shortly thereafter once all bidding ends. The auction will begin to close with a two minute ending clock reset each time a bid is made within the last two minutes until all bidding is complete. The property will be offered as one total unit, in tracts, or in combinations. Each bid shall constitute an offer to purchase, and the final bid, if accepted by the Seller(s), shall constitute a binding contract between the Buyer(s) and the Seller(s). The auctioneer will settle any disputes as to bids and his decision will be final.

Acreage: The acreages listed in this brochure are taken from the county assessor's records, survey, and/or FSA records.

Survey: The Seller(s) reserve the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for a tract or tracts, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, or if this property sells in multiple tracts requiring new legal descriptions, a survey will be completed, the cost of which will be shared 50/50 by the Seller(s) and the Buyer(s). The Seller(s) will choose the type of survey to be completed and warrants that it will be sufficient to provide an owner's title insurance policy for the tract(s). The price per acre will be the auction bid price for the tract, multiplied by the tract acreage estimated in the auction brochure.

Approval of Bids: The Seller(s) reserve the right to accept or reject any and all bids. All successful bidders must enter into a separate written purchase agreement the day of the auction, immediately following the conclusion of the bidding.

Down Payment: 10% of the final purchase price is due by 4:00 PM CST on the following day of the auction with the balance due at closing. The down payment must be in the form of personal or company check accompanied with a bank letter guaranteeing minimum funds available to write a non-refundable bid deposit, cashier's check, or wire. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

Deed: The Seller(s) will provide a General Warranty Deed or similar deed at closing.

Evidence of Title: The Seller(s) will provide an Owner's Title Insurance Policy to the Buyer(s). The Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement(s) are null and void prior to the closing, and the Broker will return the Buyer's down payment.

Easements: The sale of this property is subject to any and all easements of record.

Closing: The closing shall be on or before Wednesday December 31. The Seller(s) have the choice to extend this date if necessary until Thursday January 15, 2026.

Possession: Possession of the property shall be delivered to Buyer at Closing.

Mineral Rights: Any mineral rights owned by the Seller(s) will be conveyed to the Buyer(s).

Real Estate Taxes: The Seller(s) will pay the real estate and personal property taxes for 2025 calendar year and prior. Buyer(s) is responsible for 2026 and subsequent years.

Property Inspections: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries, and due diligence concerning the property. Further, Seller(s) disclaims any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by GFM or the Seller(s) without GFM present.

Agency: Glaub Farm Management, LLC, Ted Glaub (Broker/Auctioneer) and their representatives, are exclusive agents of the Seller(s).

Online Bidder Registration: In order to bid online you must register for the auction online 24 hours prior to the auction at bid.glaubfm.com and be approved by GFM. Contact GFM if you have issues registering or questions regarding online bidding.

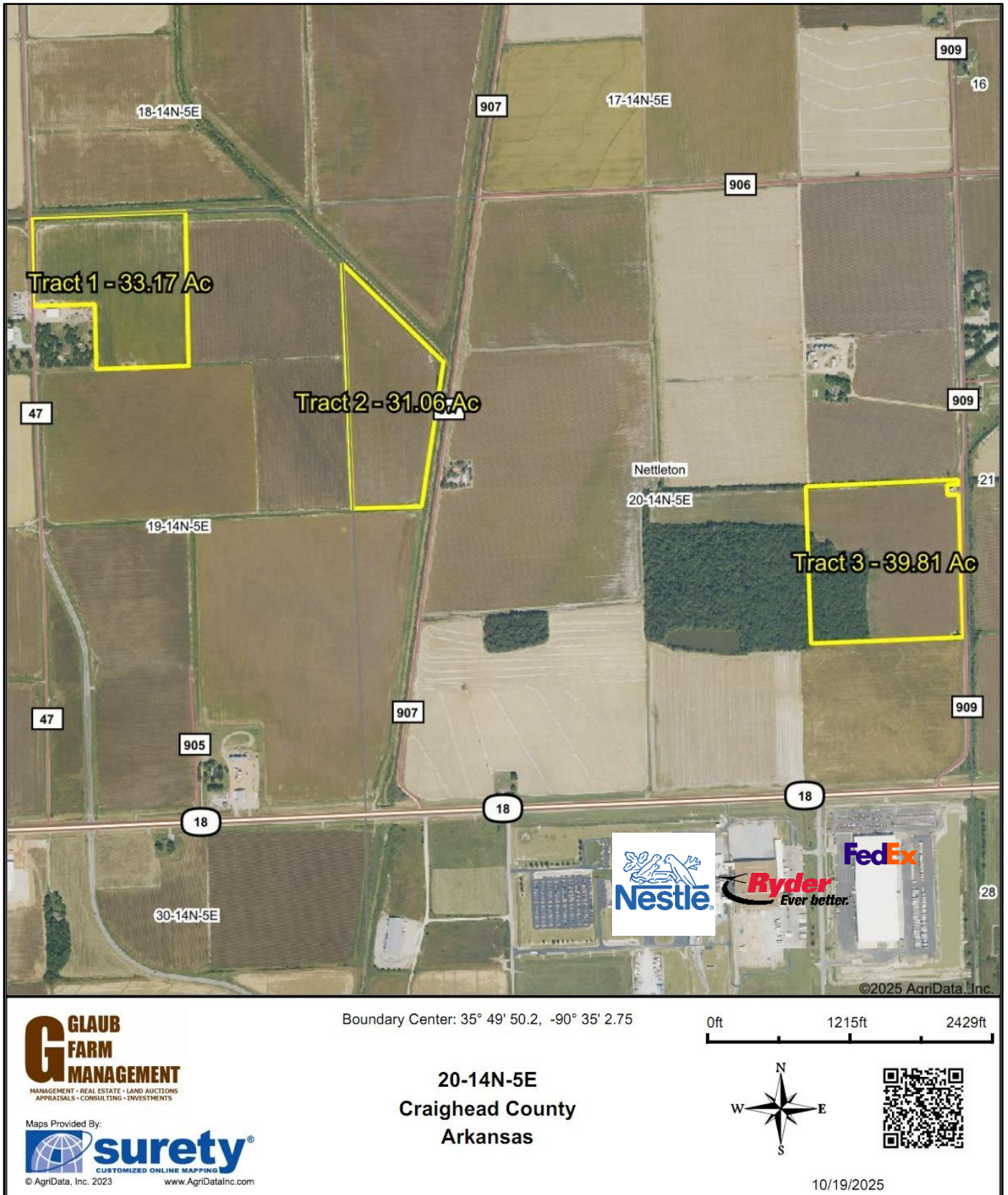
Technical Issues: In the event there are technical difficulties related to the server, software, internet or any other online auction-related technologies, Glaub Farm Management reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Glaub Farm Management shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

Broker Participation: Call GFM @ 870-972-6996 to receive the broker/realtor participation form.

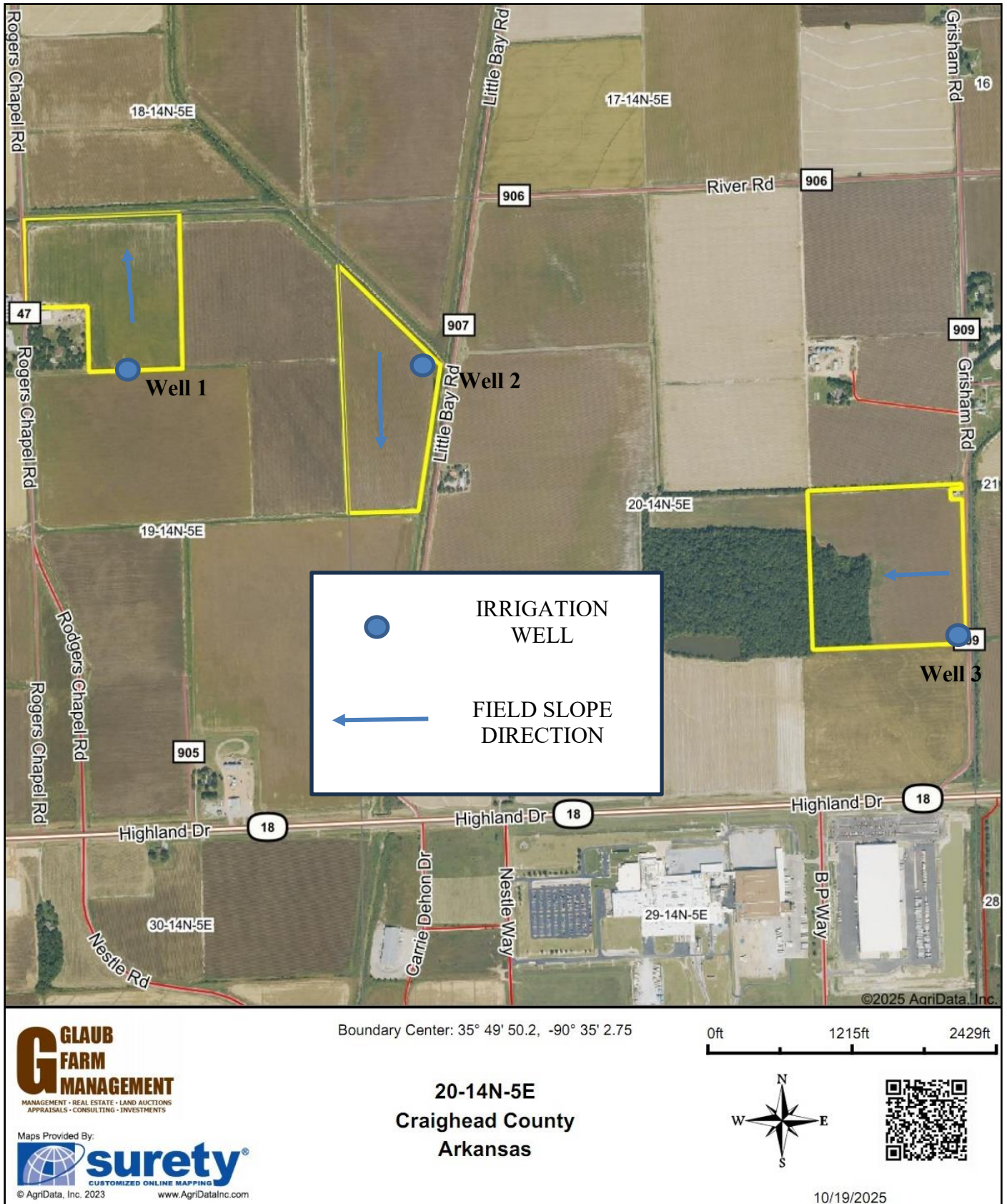
Disclosure: Buyer has been informed that the Property, including without limitation: garages, tool sheds, other outbuildings, fences, signs, and mechanical equipment on the Property that were constructed prior to 1978, if any, may contain lead-based paint.

Disclaimer: All information contained in this brochure and all related materials are subject to the Terms and Conditions contained in the purchase agreement. No liability for the accuracy, errors or omissions of the information contained in this brochure and all related marketing materials is assumed by the Seller(s) or GFM. All sketches and dimensions in this brochure are approximate. ANNOUNCEMENTS MADE BY GFM, LEGAL COUNSEL, AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller(s) or GFM. Except for any express warranties set forth in the purchase agreement and sale documents, Buyer(s) accepts the property "AS IS," and Buyer(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller(s) and GFM make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Seller(s) or GFM be liable for any damages of any kind, including but not limited to nominal, compensatory, general, special or punitive damages. Conduction of the auction and increments of bidding are at the direction and discretion of GFM and/or the auctioneer. The Seller(s) and GFM reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of GFM, and/or the auctioneer are final.

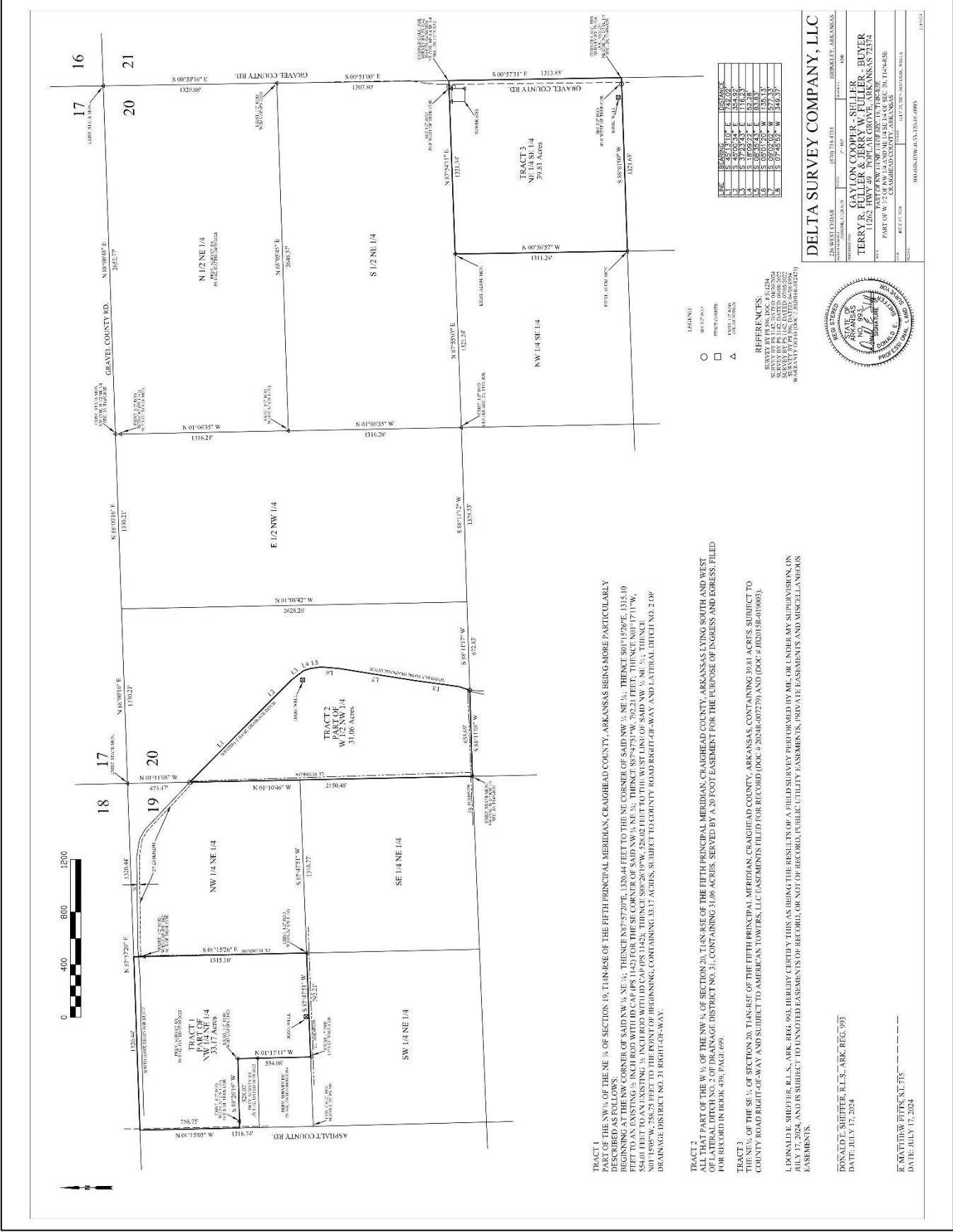
AERIAL MAP



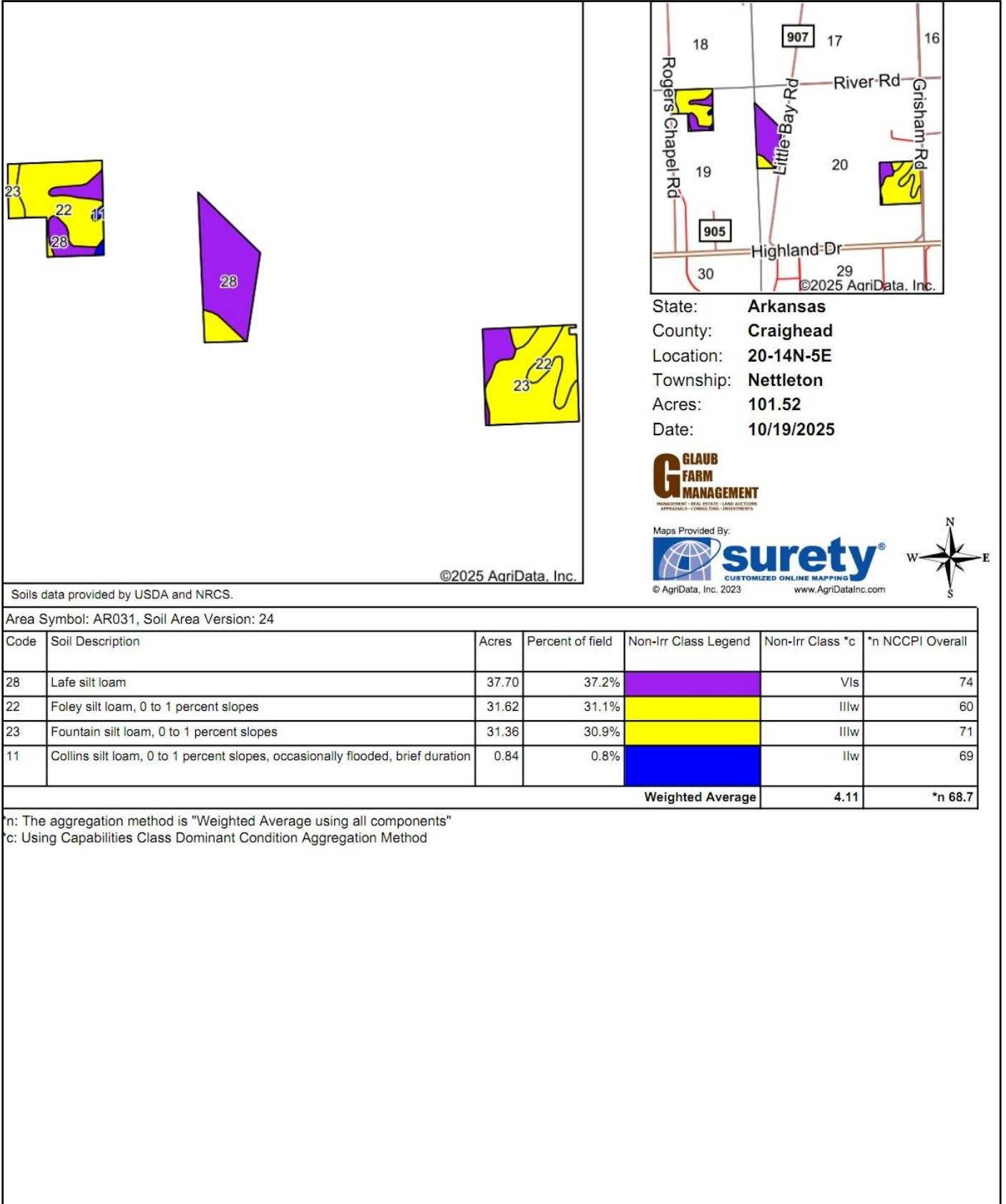
IRRIGATION MAP



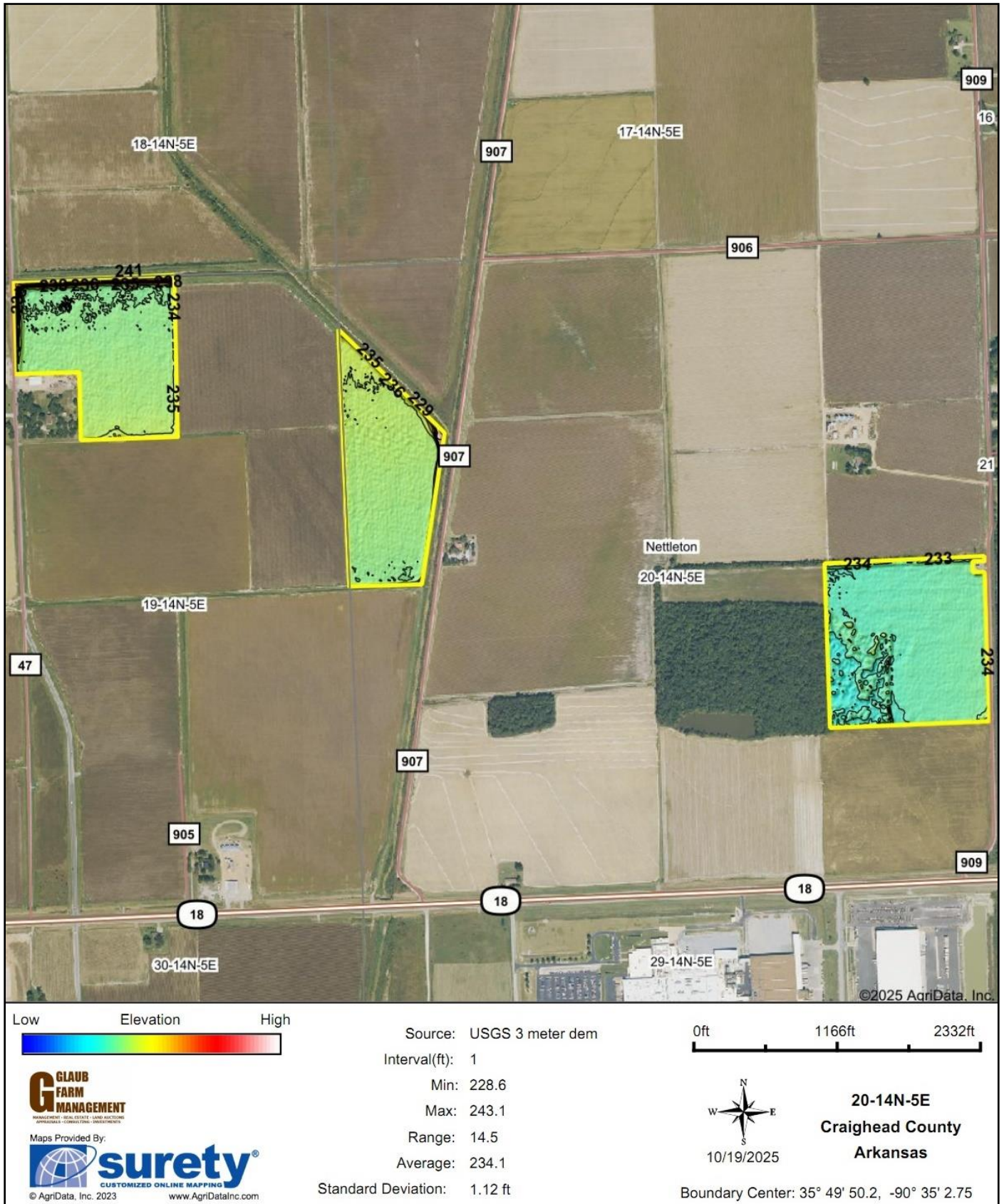
SURVEY MAP



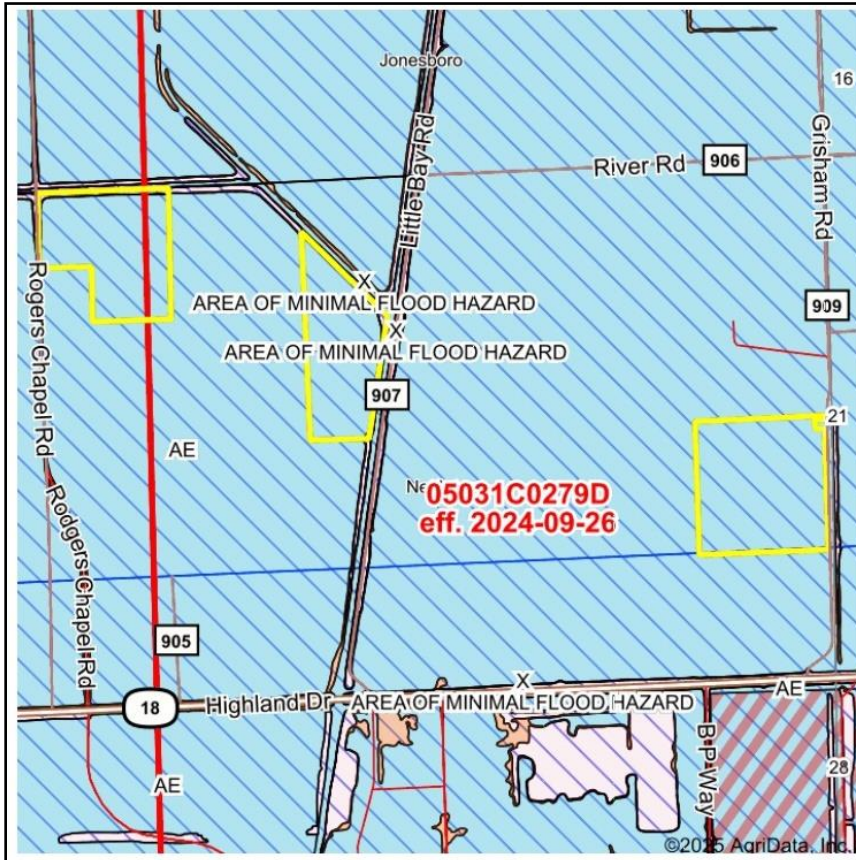
SOILS MAP



TOPOGRAPHY MAP



FEMA MAP



Map Center: 35° 49' 44.27, -90° 35' 2.32
 State: AR Acres: 101.52
 County: Craighead Date: 10/19/2025
 Location: 20-14N-5E
 Township: Nettleton

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Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
CRAIGHEAD COUNTY	050427	Craighead	Regular	100.93	99.4%
CITY OF JONESBORO	050048	Craighead	Regular	0.59	0.6%
Total				101.52	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
AE		100-year Floodplain	58.18	57.3%
AE		100-year Floodplain	40.09	39.5%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	2.96	2.9%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.23	0.2%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.06	0.1%
Total			101.52	100%

Panel	Effective Date	Acres	Percent
05031C0279D	9/26/2024	75.64	74.5%
05031C0278D	9/26/2024	25.88	25.5%
Total		101.52	100%

FSA INFORMATION



Craighead County, Arkansas

TRACT 1



Common Land Unit

Cropland Non-cropland CRP

2025 Crop Year

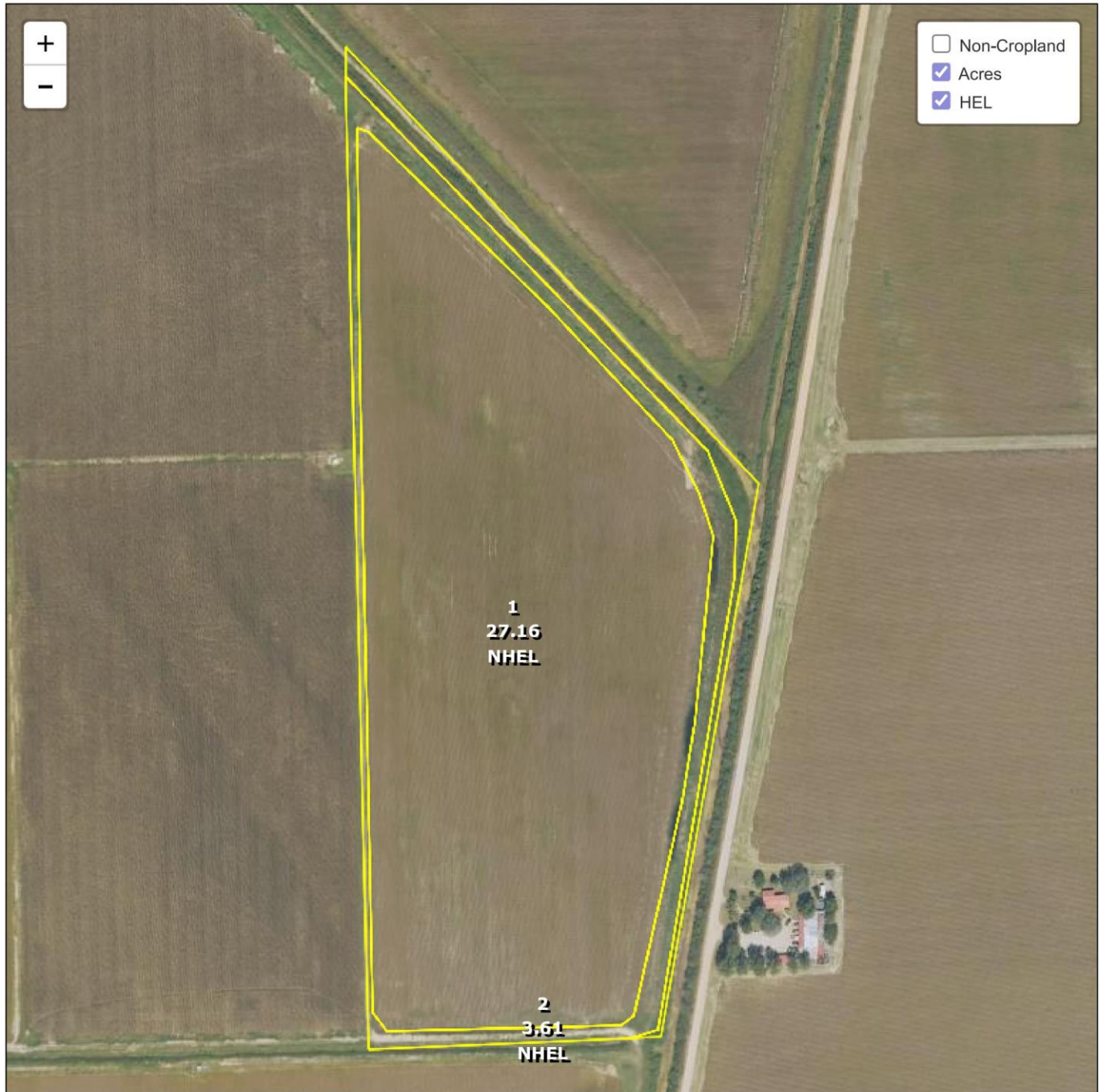
Farm **8781**
Tract **10729**

Wetland Determination Identifiers

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



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Common Land Unit

Cropland Non-cropland CRP

2025 Crop Year

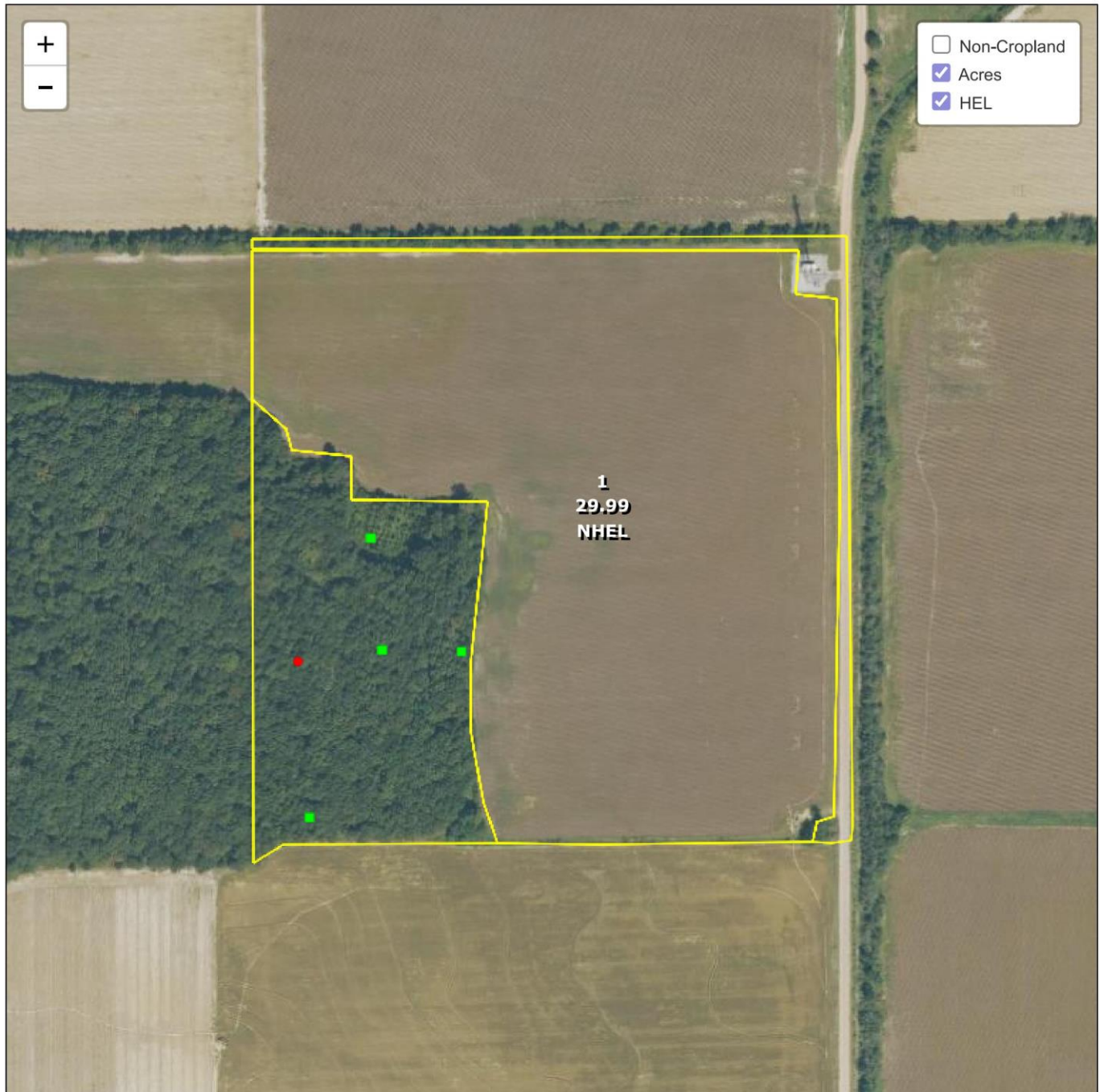
Farm 8781
Tract 3521

Wetland Determination Identifiers

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



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Common Land Unit

□ Cropland ■ Non-cropland ■ CRP

Farm 8781
Tract 3525

Wetland Determination Identifiers

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

2025 Crop Year



Tract 2 of 3

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ARKANSAS

CRAIGHEAD

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8781

Prepared : 9/30/25 7:34 AM CST

Crop Year : 2026

Operator Name : GRIMES FARMS PARTNERSHIP

CRP Contract Number(s) : None

Recon ID : 05-031-2016-50

Transferred From : None

ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
114.54	91.59	91.59	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	91.59	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	RICE-LGR, RICE-MGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Soybeans	17.50	0.00	37	100
Rice-Long Grain	69.50	0.00	5506	
Rice-Medium Grain	3.40	0.00	4300	

TOTAL **90.40** **0.00**

NOTES

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Tract Number : 3521

Description : O6

FSA Physical Location : ARKANSAS/CRAIGHEAD

ANSI Physical Location : ARKANSAS/CRAIGHEAD

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : JERRY W FULLER, TERRY R FULLER

Other Producers : None

Recon ID : None

TRACT 2

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
32.44	30.77	30.77	0.00	0.00	0.00	0.00	0.0

ARKANSAS
CRAIGHEAD
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8781
Prepared : 9/30/25 7:34 AM CST
Crop Year : 2026

Tract 3521 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	30.77	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	2.10	0.00	37
Rice-Long Grain	25.70	0.00	5506
Rice-Medium Grain	2.40	0.00	4301

TOTAL 30.20 0.00

NOTES

Tract Number : 3525

Description : O6
FSA Physical Location : ARKANSAS/CRAIGHEAD
ANSI Physical Location : ARKANSAS/CRAIGHEAD
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JERRY W FULLER, TERRY R FULLER
Other Producers : None
Recon ID : None

TRACT 3

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
41.57	29.99	29.99	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	29.99	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	14.70	0.00	37
Rice-Long Grain	14.40	0.00	5506
Rice-Medium Grain	0.30	0.00	4294

TOTAL 29.40 0.00

NOTES

ARKANSAS
CRAIGHEAD
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8781
Prepared : 9/30/25 7:34 AM CST
Crop Year : 2026

Tract Number : 10729

Description : N6
FSA Physical Location : ARKANSAS/CRAIGHEAD
ANSI Physical Location : ARKANSAS/CRAIGHEAD
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JERRY W FULLER, TERRY R FULLER
Other Producers : None
Recon ID : None

TRACT 1

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
40.53	30.83	30.83	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	30.83	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	0.70	0.00	37
Rice-Long Grain	29.40	0.00	5506
Rice-Medium Grain	0.70	0.00	4301
TOTAL	30.80	0.00	

NOTES

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