

FARMLAND AUCTION

IN-PERSON AND ONLINE AUCTION

**271 +/- Acres in Craighead and
Poinsett Counties, Arkansas**



G GLAUB FARM MANAGEMENT

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

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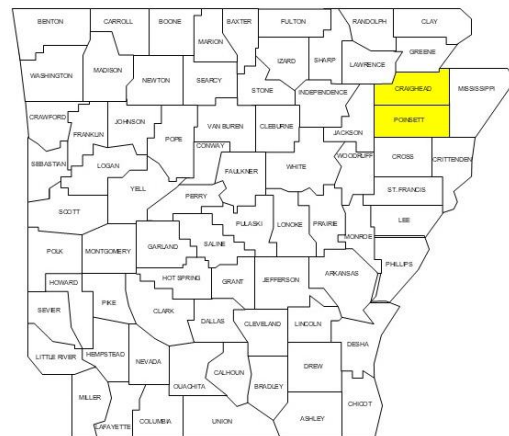
FARM AUCTION SUMMARY

Property

Overview:

Here's your chance to own a productive farm in Northeast Arkansas. Each lot consists of silt loam soils, plentiful underground water and furrow-irrigation. Each lot is small enough for a first-time buyer or for additions to your existing land holdings.

The Craighead County lots are located just East of Jonesboro and Northwest of Bay, along Interstate I-555, all within 10 minutes of Jonesboro. The Poinsett County lots are inside the Trumann city limits, offering development potential.



The total property consists of 271+/- acres, with 256 FSA tillable acres. Lot 1 includes a house that can generate rental income. Other than that, there are no structures on the farms. The farms are leased on a crop share basis through 2026 to reputable farmers.

Take advantage of this unique opportunity to own a productive, irrigated farm in this progressive agriculture area of Northeast Arkansas.

Auction Sale by Lots:

The farm will be offered in individual lots, any combination of lots, and in total. The following is a description of each Lot.

Craighead County Lots:

Lot 1: Located at the intersection of CR 906 and CR 909 just East of the Jonesboro city limits, this 40-acre lot includes a steel turbine well and approximately 1,000 sq. ft. house with a new roof.

Lot 2: Also located at the intersection of CR 906 and CR 909 just West of Lot# 1, this 40-acre lot includes an irrigation riser from the well on Lot #1. Lots 1 and 2 could be purchased together or separately. Both lots are furrow-irrigated and approximately 1 mile north of Highway 18.

Lot 3: Located just a quarter mile off Nestle Road in the Hergett community, this 40-acre lot is located on paved County Road 628 (Ely Walker Road). A good, steel turbine well provides furrow irrigation to the 38 acres of cropland. Soil type is primarily Amagon Silt Loam (NCCPI of 69).

Lot 4: Cornering Lot 3, this smaller 27-acre lot is also located on a paved County Road (Poppy's Lane) and fronts Interstate 555. This farm is comprised of Amagon Silt Loam and Dundee Fine Sandy Loam. Irrigation is provided by a submersible well on CWL utilities, with relatively low electric rates.

Lot 5: This 17-acre lot is also located adjacent to Interstate 555. It is accessed via an easement from the East, off CR 709 (Van Winkle Road). The land was recently put to grade and is furrow irrigated by a new turbine well. The acreage consists of Dundee Fine Sandy Loam (NCCPI of 83) which is suitable for cotton, peanuts, and grain. These high-quality soil types and irrigation provide consistent production.

Poinsett County Lots:

Lot 6: This farm consists of a highly desirable 40 acres, located just North of Industrial Drive on Pecan Grove Road in Trumann's expanding industrial area within the city limits. Just minutes from the Interstate 555 interchange and less than 500 feet from the Industrial Park Access Road, the land offers development potential, in addition to being a quality farm. The farm is furrow irrigated, serviced by a turbine well. Ground water is in abundant supply here as it is on the other lots. The soil type is mostly Dundee Silt Loam with an NCCPI of 86, suitable for cotton, peanuts, and grain.

Lot 7: This 44-acre lot is also located within the Trumann city limits, providing potential for residential development less than half a mile from three major industrial employers. The southern and parts of the western border adjoin existing city streets. Entrance is at the North end of Monroe Avenue. A sewer main is located on the Eastern border. A railroad line is adjacent to the Eastern borderline. The total farm acreage is furrow irrigated, with a relatively new turbine well. The soil type is mostly Dundee Silt Loam with an NCCPI of 86, suitable for cotton, peanuts, and grain.

Lot 8: This 23-acre lot includes 18 cultivated acres of the same good quality soils (Dundee Silt Loam) and furrow irrigation. Irrigation is provided by an electric submersible well at the Southwest corner of the primary field. Electric service is provided by Entergy. An irrigation riser services the small field in the Southwest corner of this lot. This farm is easily accessible at the intersection of Speedway Drive and Stevens Landing Road. The South end is accessed by East Main and Church Streets.

FSA Data: See link attached for Supplemental Information.

Topography: All farms are levelled to grade with the composite elevations ranging from 236 to 219 feet.

Flood Zone: All five of the Craighead County lots are located within the 100-year flood zone. The Poinsett County Farms are not within the flood zone, based on our information.

See the Supplemental Information Link for complete set of Surety maps that describe: soil types, elevation, flood zones, and crop history.

Property Taxes: The average Real Estate Taxes of all lots is \$13.68/ acre based on AR County Data.

See the Supplemental Information Link for the Real Estate Tax details by lot.

Farm Lease: The farms are currently leased through 2026 to excellent, reputable farmers. Rental terms are a 25% crop share on all crops except soybeans, which are at 28%. The owner maintains the irrigation wells and a portion of fertilizer material expense. The current tenants wish to continue as operators, with terms to be negotiated with the buyer(s) at the end of 2026. The current lease will be transferred to the buyer(s) who will be entitled to all 2026 rental income.

Improvements: There is one frame house (approximately 1,000 Square feet) on Lot number 1, North of Highway 18. There are no other structures other than irrigation equipment on the other lots.

Irrigation Wells: There are seven (7) irrigation wells which were all in good working condition in 2025. The water is stated to be of good quality and adequate to irrigate the farm in the typical crop rotations.

Click the Supplemental Information Link to see details of irrigation equipment. A map of Wells and risers is included under the associated Online Map link below.

Crop Insurance: A current policy is in place for 2026. Details can be provided upon request.

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

Auction

Date & Time: Tuesday, May 5, 2026 @ 10:00 AM CST (Registration starts @ 9:00 AM)
Bidding will be in person and online. Contact Glaub Farm Management for online registration before May 5.

Auction Location: Hilton Garden Inn, 2840 S Caraway Rd, Jonesboro, AR 72401

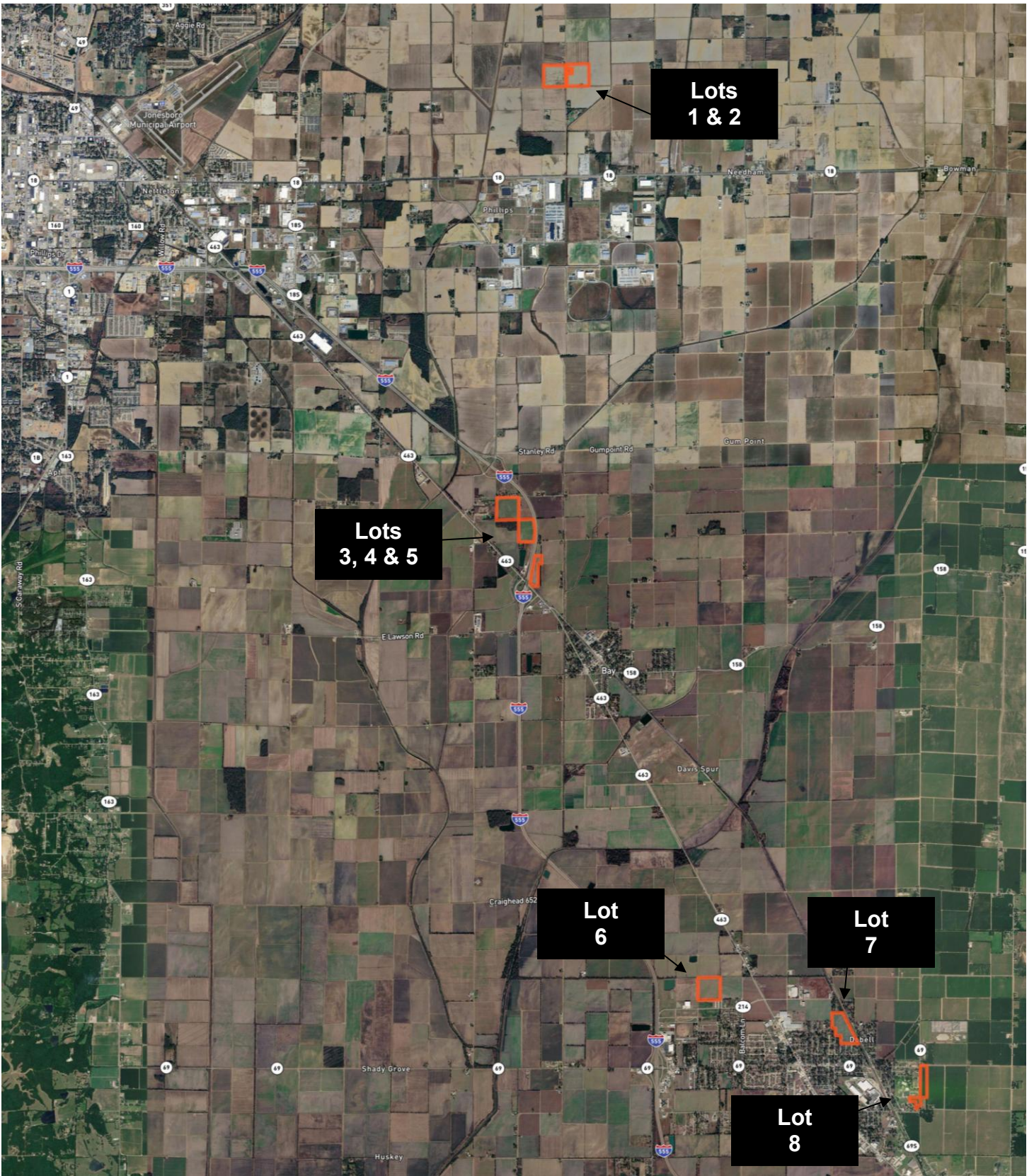
Online Bidding: [Link](#)

Online Map: [Link](#)

Video: [Link](#)

Supplemental Information: [Link](#)

GENERAL LOCATION(S) MAP



TERMS AND CONDITIONS

Method of Sale: Glaub Farm Management, LLC (GFM) (Ted Glaub - Arkansas Real Estate License #PB00039905 & Arkansas Auctioneer License #2842) and Hendrix Auctions & Realty (Robert E. Hendrix Arkansas Real Estate License #PB00027484 & Arkansas Auctioneer License #128) will offer this property for public auction Tuesday, May 5, 2026. The auction location will be at the Hilton Garden Inn at Jonesboro. At 10:00 AM, the property will be offered as one total unit, in lots, or in combination. 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). Online bidding is allowed prior to the auction date and up until the live bidding ends. The auctioneer will settle any disputes as to bids and his decision will be final. If you are unable to attend the auction and would like to place a confidential sealed bid, please contact GFM at 870-972-6996.

Acreage: The acreages listed in this brochure are estimates 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 lot or lots, 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 lots 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 lot(s). The price per acre will be the auction bid price for the lot, multiplied by the lot 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 the day of the auction with the balance due at closing. If bidding online, the down payment must be received by 10:00AM the following day. The down payment must be in the form of a personal or company check accompanied with a bank letter guaranteeing minimum funds available to write a non-refundable bid deposit, cashier's check, wire, or cash. 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 Thursday June 18. The Seller(s) have the sole choice to extend this date if necessary until Thursday July 9, 2026.

Possession: Possession of the property shall be delivered to Buyer at Closing subject to 2026 agricultural leases.

Crop Income: The 2026 crop rent and thereafter are the Buyer(s).

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.

