



## Pine Bluff Farm 618.16 +/- ac. Jefferson County, Ark.

**TOTAL SIZE** 618.16+/- Tax acres  
596.07+/-FSA Farmland acres  
518.4+/- FSA cropland acres, including 44.5+/- acres CRP

**LOCATION** 1 mile east of Pine Bluff, Arkansas, south of Hwy. 65 and along county paved Grider Field Rd.; 45 miles south of Little Rock. In Sections 19, 24 and 25, Twp 6S, Range 9W.

**DESCRIPTION** This farm's cropland consists of 68 percent Class I and Class II silt loam soils with the balance in Class III Perry and Portland clays providing excellent production potential for multiple crops. There are 341.42+/- leveled, furrow-irrigated acres; 25.76+/- acres that are precision leveled; 106.72+/- acres of non-irrigated land; 44.50+/- CRP acres; and 77.67+/- acres of bayous and ditches. The farm has a high percentage of FSA bases with a recent history of corn, soybean, wheat and rice production.

### FSA DATA (Farm #1238)

Crop	Base Acres	PLC Yield
Wheat	61.93	49
Generic	296.10	610
Corn	23.65	145
Grain Sorghum	.78	54
Soybeans	82.39	36
Rice - Long Grain	9.05	5,807
<b>Total</b>	<b>473.90</b>	

**SOILS** Predominant cropland soil type is Class II Rilla silt loam (42 percent) with some Hebert silt loam (19 percent); Class I Roxanna and Choushatta silt loams (7 percent); Class III Perry clay (22 percent) and Portland clay (10 percent) .

**IMPROVEMENTS** 4 turbine wells and 1 submersible well.

**PROPERTY TAXES (2018)** Approximately \$3,934.12 or \$6.36 per acre.

**POSSESSION** At closing, subject to cropland lease.

**SHOWING** By appointment only.

**MANAGEMENT** Professional farm management available.



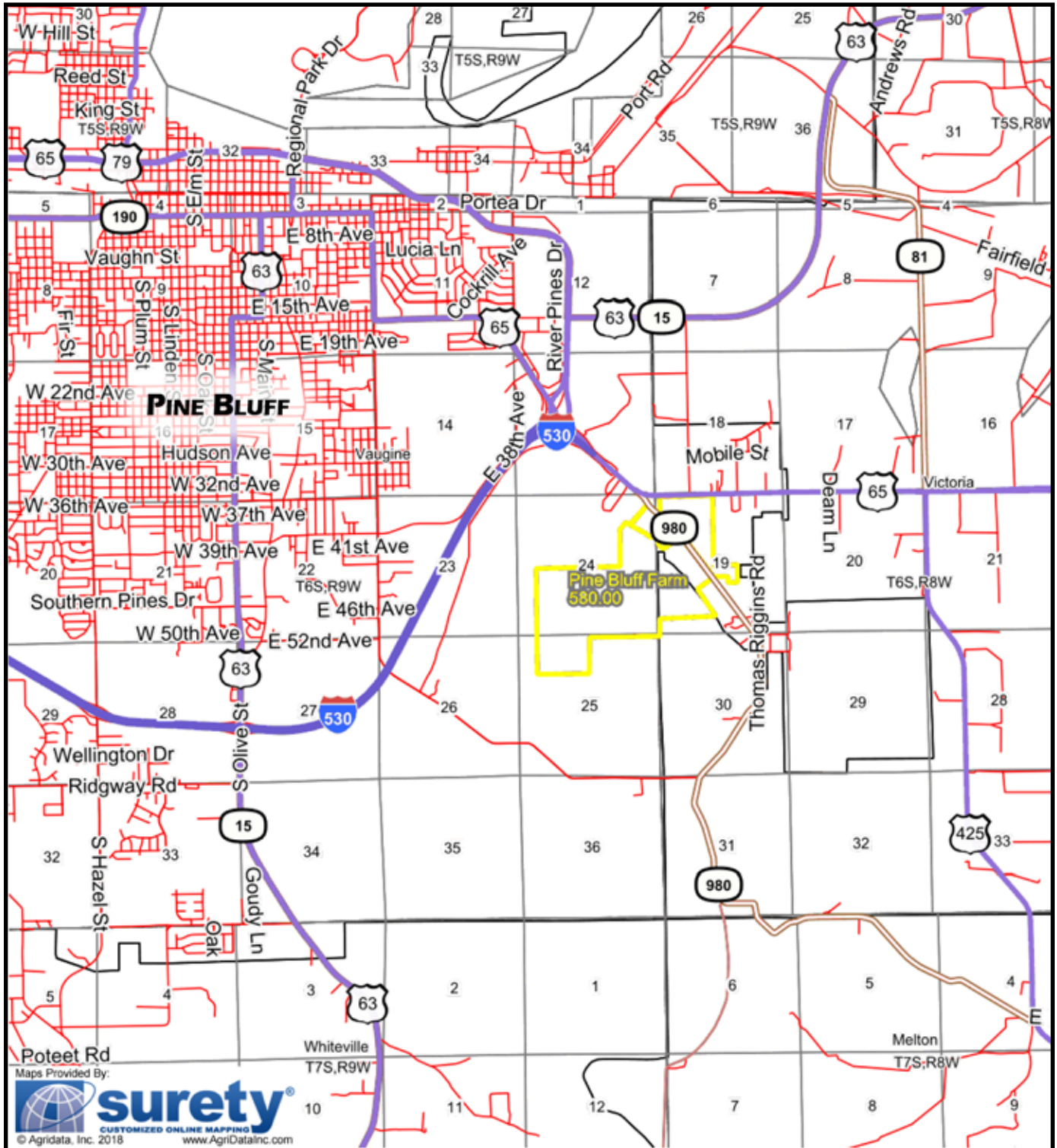
**FOR  
SALE**

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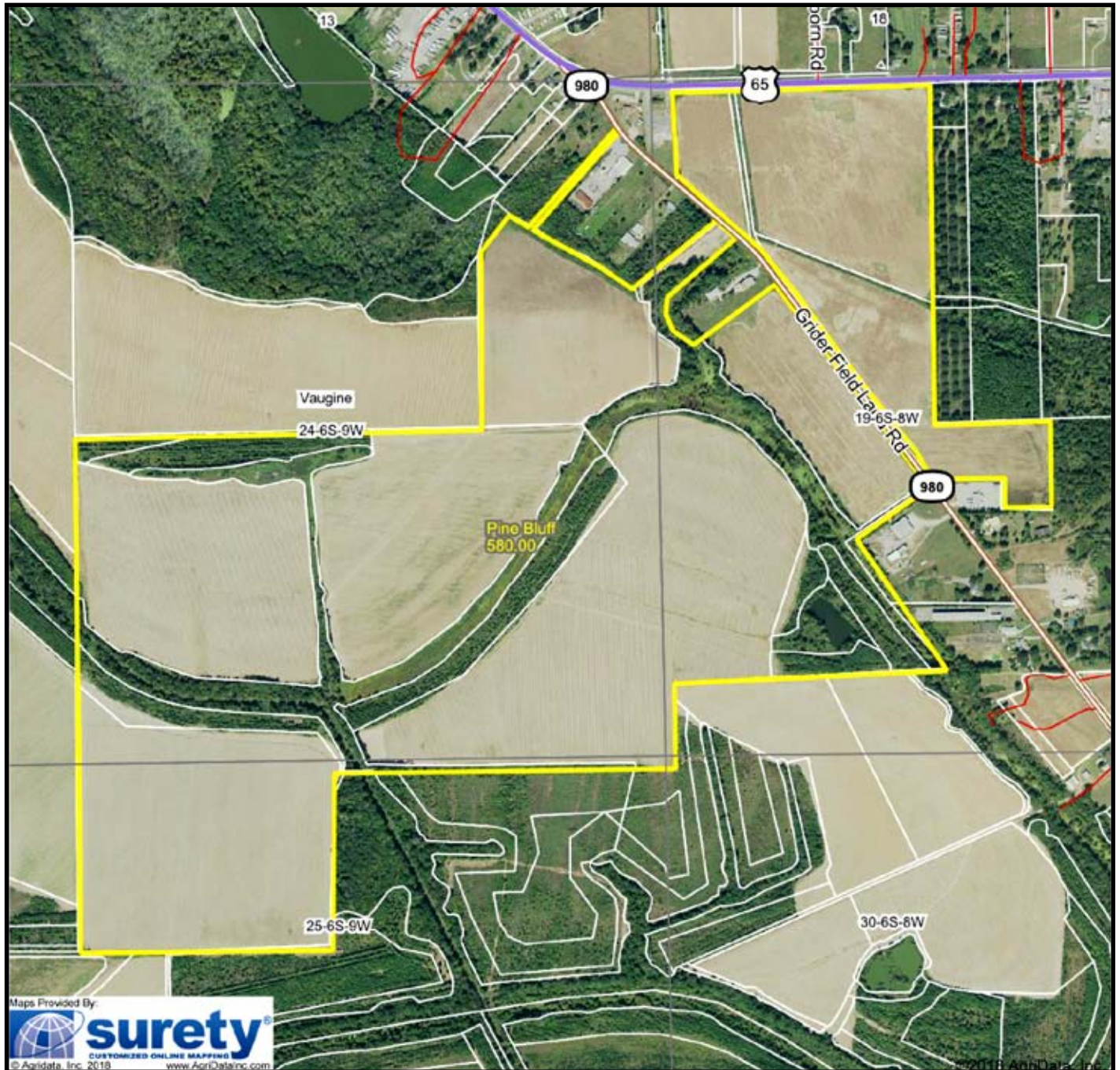
# Pine Bluff Farm (618.16 +/- ac.) Jefferson Co., Ark.

## Location Map



# Pine Bluff Farm (618.16 +/- ac.) Jefferson Co., Ark.

## Parcel Map



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## McCLINTOCK LAND COMPANY