



**FARM AND HUNTING LAND CLOSE TO STUTTGART
ROE, ARKANSAS
MONROE COUNTY, AR
408.39+/- ACRES**

Presented by



Marc Holmes – Principal Broker

115 Ferncrest Dr., Little Rock, Arkansas 72223
(501) 269-6963 (cell) (501) 438-9757 (office)
email: marc@holmes-realestate.com

FARM AND HUNTING LAND CLOSE TO STUTTGART

PROPERTY SUMMARY

Overview: Holmes Real Estate is proud to present your opportunity to purchase this high-yield row crop farm and hunting property, approximately 11 miles northeast of Stuttgart, near Roe, AR. The White River Refuge is less than 3/4 mile from the northeast corner. This property is in an excellent duck flyway, between the Roc Roe Club and the Pin Oak Club, near Wingmead, among numerous other famous duck hunting clubs. There are 408.39 surveyed acres, consisting of 310.75 total cropland acres, with 241.96 acres in production. Cropland acres not in production are in native grasses and food plots, previously used as a quail preserve. The reservoirs total approximately 30 acres and the remaining 57+/- acres consists of woods, sloughs, potential lodge site, and roads. Improvements include: 6 reservoirs with water control structures, 2 irrigation wells, 3 relift pumps, extensive underground irrigation pipe, 1 tailwater recovery ditch, 1 water well, and a metal shop for storage. The reservoirs were originally developed for fish farming and could be easily be managed for waterfowl habitat, trophy fishing, or a combination of the two. Numerous deer stands have been strategically placed and ducks can be hunted in the reservoirs and sloughs. With a small amount of levee work, ducks can also be hunted in the corn, rice, and bean fields. The current farm lease offers the landowner 25% of the crop, with an excellent farm tenant in place. If you are looking for a turnkey recreational property with good farm income, call (501) 438-9757 today to find out more!

Location/Access: Trotter Ln., Roe, AR. Approximately 1hr 15min from Little Rock and 1hr 30min from Memphis.

Land Area: 408.39+/- Total Acres
310.75+/- USDA Cropland Acres
241.96+/- Cropland Acres in Production
80+/- Acres – Native Grasses and Food Plot
57+/- Acres – Timber, Sloughs, Future Lodge Site, Roads
30+/- Acres – Reservoirs

Taxes: Estimated real estate taxes were \$2916.04 for 2021.

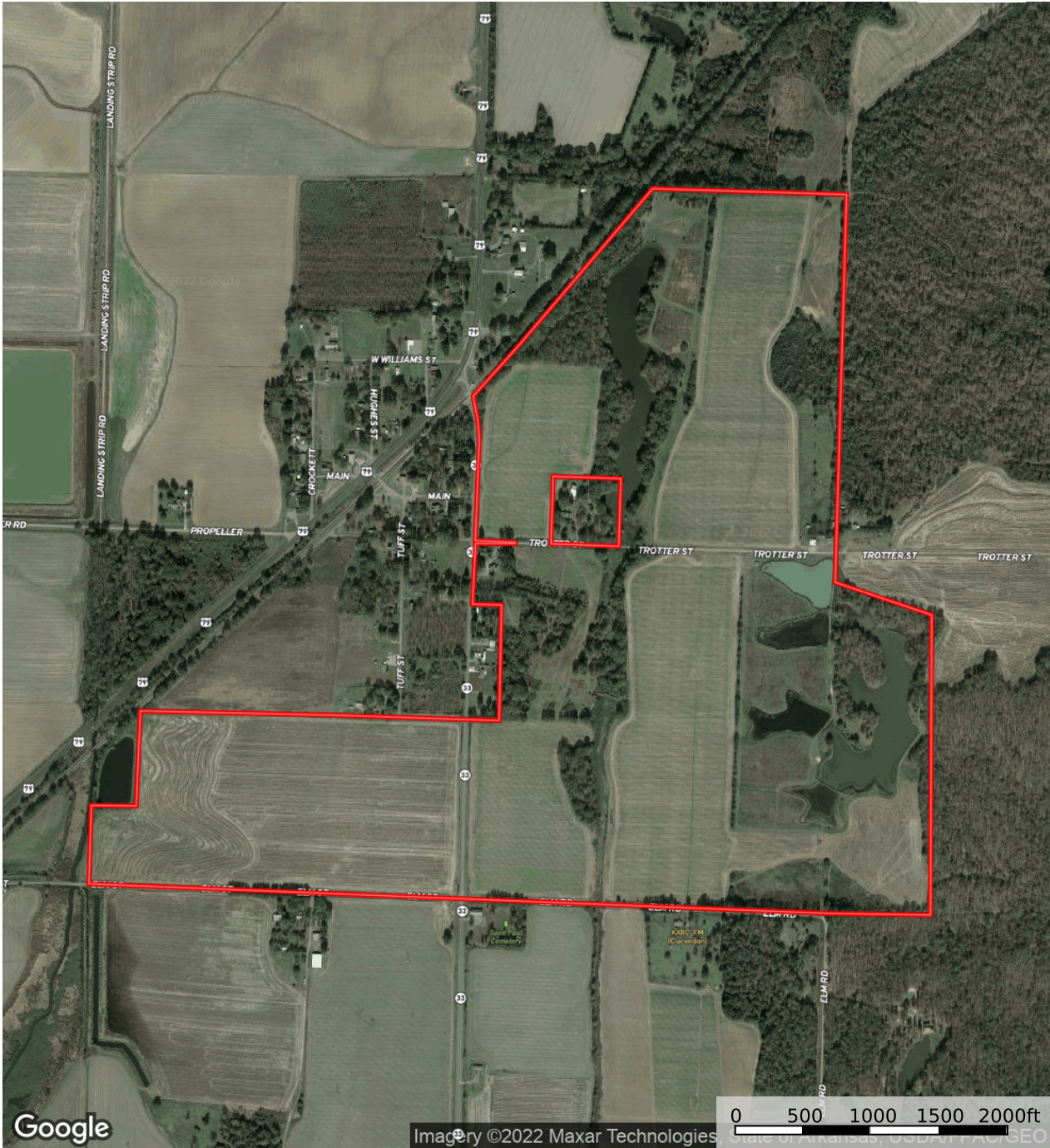
Offering Price: The offering price for this property is \$2,350,000.

Disclaimer Statement

Any/all information provided by Holmes Real Estate is intended for reference only and it's accuracy is not guaranteed. This listing is subject to errors, omissions or change without notice.

Aerial Map

Wildlife Ponds Trotter Farm
Monroe County, Arkansas, 408.39 AC +/-



Boundary

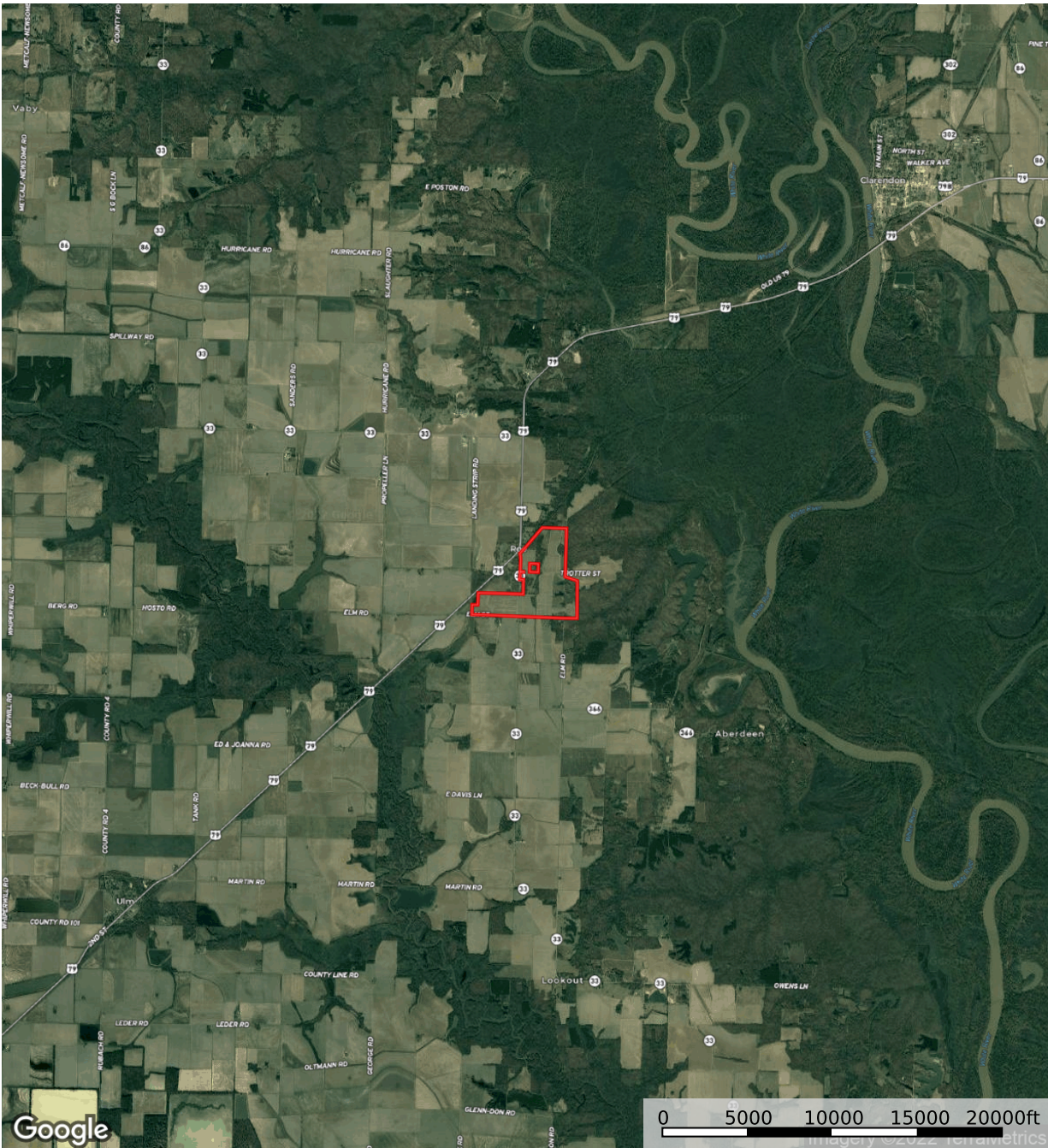
Marc Holmes
P: 501-438-9757 www.holmes-realestate.com 115 Ferncrest Dr. Little Rock, AR 72223

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Aerial Map

Wildlife Ponds Trotter Farm
Monroe County, Arkansas, 408.39 AC +/-

HOLMES
REAL ESTATE




 Boundary

Marc Holmes
P: 501-438-9757

www.holmes-realestate.com

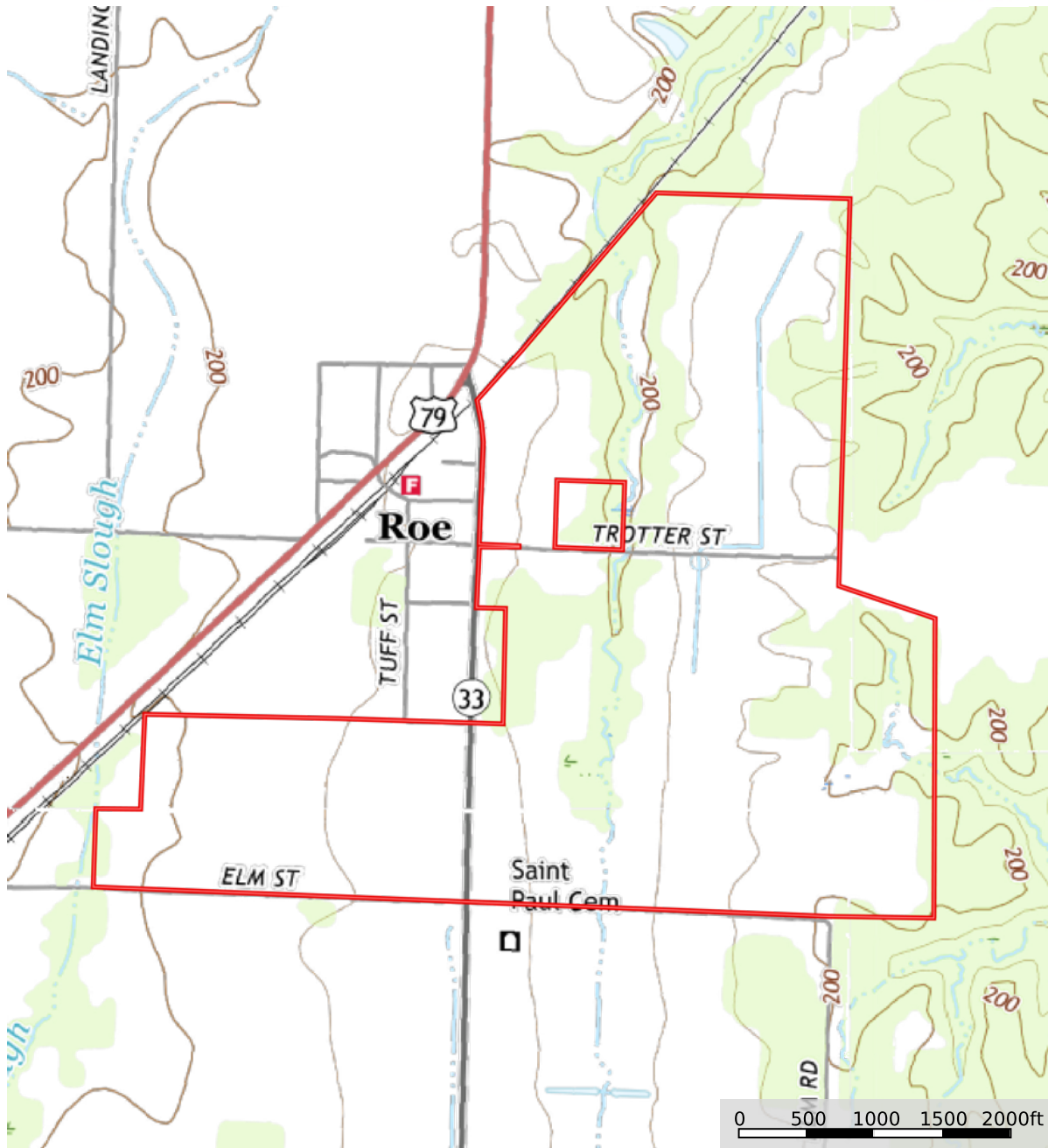
115 Ferncrest Dr. Little Rock, AR 72223

 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Topography Map

Wildlife Ponds Trotter Farm
Monroe County, Arkansas, 408.39 AC +/-

HOLMES
REAL ESTATE



Boundary

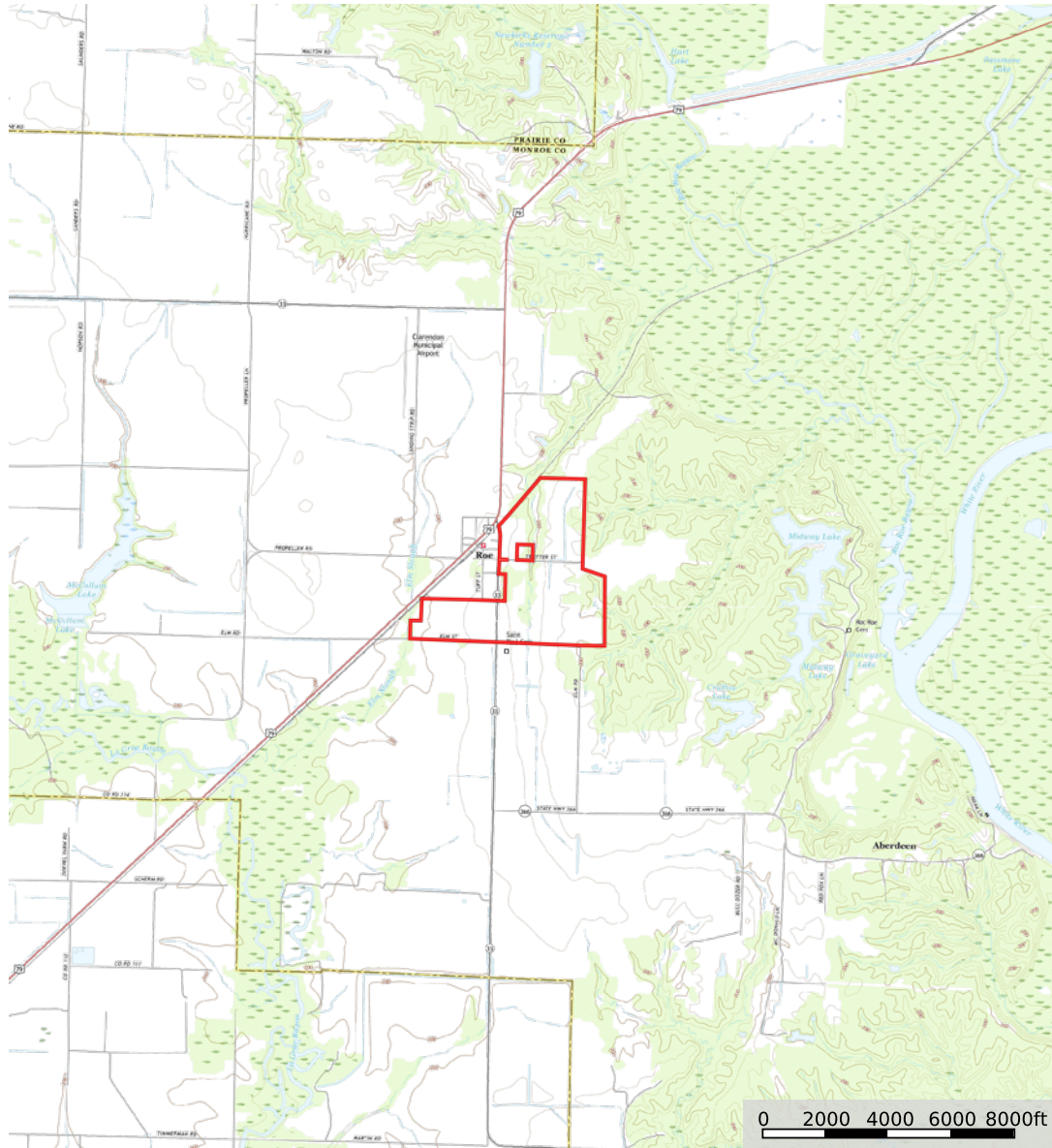
Marc Holmes
P: 501-438-9757 www.holmes-realestate.com 115 Ferncrest Dr. Little Rock, AR 72223

M The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Topography Map


Wildlife Ponds Trotter Farm
Monroe County, Arkansas, 408.39 AC +/-

HOLMES
REAL ESTATE



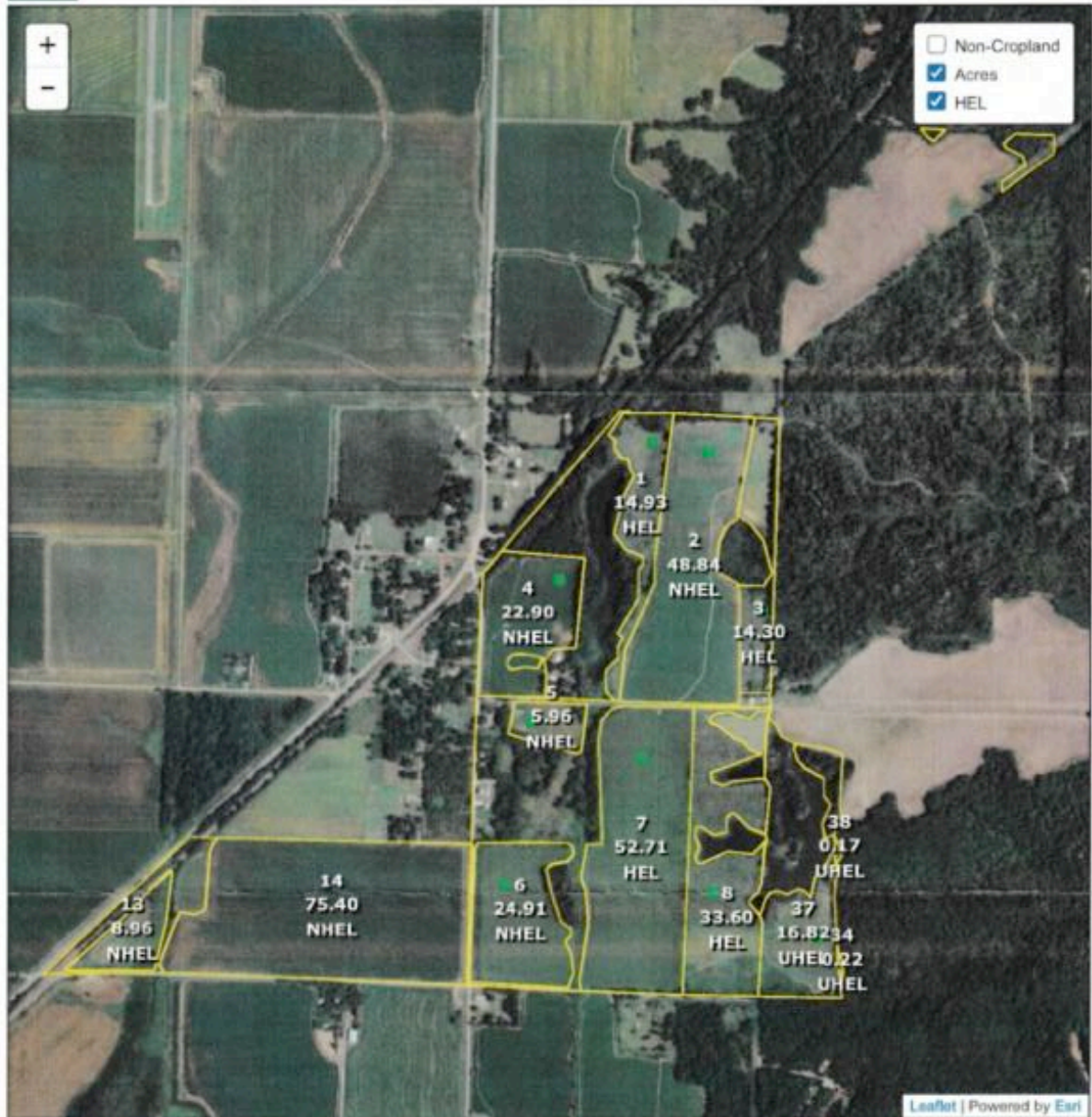
 Boundary

Marc Holmes
P: 501-438-9757 www.holmes-realestate.com 115 Ferncrest Dr. Little Rock, AR 72223

 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Monroe County, Arkansas



Common Land Unit
Cropland Non-cropland CRP

Farm 3693
Tract 3794

Wetland Determination Identifiers

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

2022 Crop Year



Tract 1 of 1

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-526 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



United States Department of Agriculture
Farm Service Agency

Notice Date: Jan 25, 2022

Notification of Bases, PLC Yields, Elections, HIP and CRP Reductions after Reconstitution

See Page 1 for non-discriminatory Statements.

Monroe County - AR
605 MADISON
CLARENDON, AR 72029-0000
(870)747-3431 x2

WILDLIFE PONDS LLC
1401 E 6TH ST
LITTLE ROCK, AR 72202-2715

Year : 2022

Farm : 3693

ARCPLC G/I/F Eligibility: Eligible

Farm Summary Data					
Crop Name	Election Choice	HIP	Base Acres	PLC Yield	CCC-505 CRP Reduction Acres
Corn	Price Loss Coverage		40.74	140	0.00
Oats	Price Loss Coverage		27.41	138	0.00
Rice-Long Grain	Price Loss Coverage		125.17	6278	0.00
Rice-Medium Grain	Price Loss Coverage		8.37	6525	0.00
Soybeans	ARC County	100	126.54	52	0.00
Wheat	Price Loss Coverage		13.57	73	0.00

As a result of a reconstitution, this newly created farm, as of the date of this notice, has not been enrolled in any contract or program application. In order for the base acres and the farm to be eligible for any program benefit (if available), the producers on this farm must act to enroll or apply in accordance with the rules governing that program by the later of 30 days from the date of this notice or the end of the enrollment or application period if an application period exists or is in effect on the date this notice is issued. Contact your FSA service center office for details.

This farm is the result of a division of farm number 701.

This notice is issued by the county FSA office. You may appeal the accuracy of information contained in this notice to the County Committee by filing a written request within 30 calendar days after you receive this notice in accordance with the FSA appeal procedures found at 7 CFR Part 780. If you appeal to the County Committee, you may later appeal an adverse determination of the County Committee to the FSA State Committee or the National Appeals Division or request mediation. To appeal, write to the County Committee at your FSA service center address and explain why you believe this notice is erroneous. The final date to appeal this data to the county FSA committee is the appeal date listed below.

Owner : WILDLIFE PONDS LLC

Operator : KG FARMS LLC

Farm Description : 05-095-3693

Final Date of Appeal: Feb 24, 2022

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.asc.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-8969. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Pictures



Pictures



Pictures



Pictures



COMMENTS & NOTES



The information contained herein is from sources Holmes Real Estate considers reliable, however does not guarantee the accuracy, completeness or sufficiency of this information. Holmes Real Estate does not assume, and hereby expressly disclaims any responsibility for the future operating and investment results of the property. Buyers are encouraged to inspect the property themselves and consult such experts to verify the accuracy of all information within this brochure. This offering is subject to prior sale and it may be withdrawn from the market without advance notice.