



OFFERED FOR SALE

LITTLE RIVER FARMS

An Agricultural and Recreational Investment Opportunity

1,560 (+/-) Acres • Poinsett County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



DISCLOSURE STATEMENT

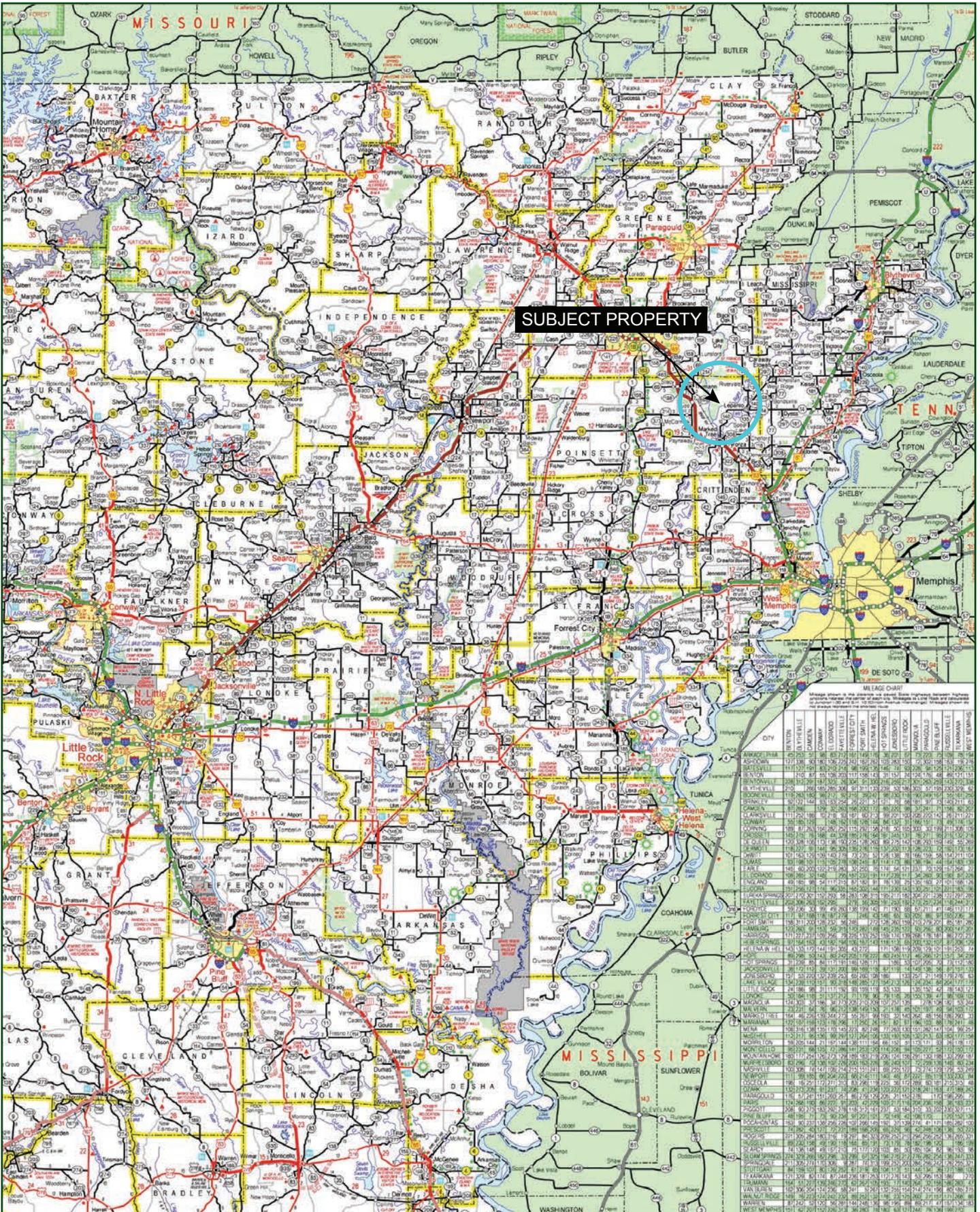
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

VICINITY MAP



PROPERTY SUMMARY

Description:

Little River Farms consists of approximately 1,560 +/- acres located in Poinsett County, Arkansas near the community of Lepanto in the St. Francis River flyway. Diverse in its offerings, this property offers both income producing cultivated cropland acres and recreational opportunities. The cultivatable land, nearly half of which is irrigated, is situated in one large contiguous area and supports most row crops common to the Delta.

To the west of the farmland lies a young smaller tract enrolled in the Conservation Reserve Program (CRP) and a large tract enrolled in the Wetland Reserve Program (WRP). The WRP tract is dissected by Ditch No. 59 and established with well-maintained ATV trails throughout, allowing for easy access to the numerous hunting areas within. For the hunter, duck and deer hunting make up the recreational opportunities with the area in general producing historically great duck hunting. In high water years, the St. Francis River floods the property, enhancing the duck hunting success. Also, the property is located in very close proximity is the St. Francis Sunken Lands Wildlife Management Area (WMA). As an added bonus, turkeys are present on the property with a historically stable flock.

Access to the property can be obtained from two different locations. The eastern portion is directly accessed from the levee and the western portion off of the levee through a "verbal" easement. There is also a boat ramp into Ditch No. 59 directly across the levee from a potential camp site. Both areas can be accessed directly from the levee.

Location:

Poinsett County, Arkansas; Northeast Region of Arkansas

Mileage Chart

Jonesboro, AR	33 miles
Memphis, TN	47 miles
Searcy, AR	102 miles
Little Rock, AR	165 miles

Acreage:

1,560 +/- total acres

Access:

County Road 87

Farm Service Agency:

#4980, Tracts 4377 & 4564
#4482, Tract 4373

Cropland: 595.06 acres
WRP/CRP: 948.00 acres

PROPERTY SUMMARY

Irrigation: 220 +/- acres of the tillable acreage is irrigated by one 16" diesel turbine well with a 1,750 foot long center pivot. An additional 16" diesel turbine well is present but not in use.

**The center pivot and pivot gates are tenant-owned.*

Soils: Class III 37.8 %
Class IV 56.8 %

Farm Lease: The tillable acreage is leased for the 2021 crop year on an 80/20 crop share.

Farm Bases: Please see Farm Service Agency (FSA) 156EZ within this brochure.

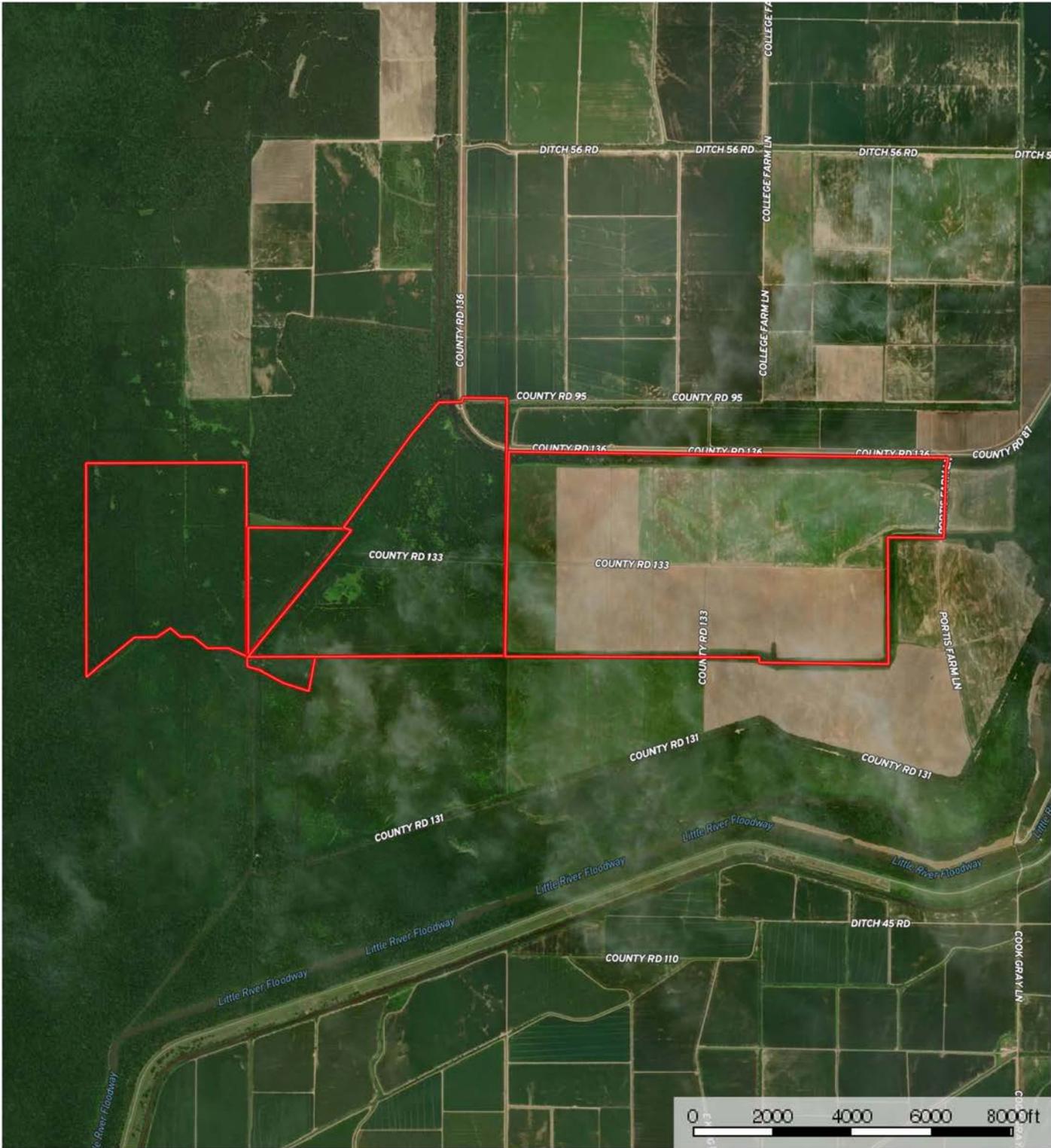
Real Estate Taxes:	<u>Parcel Number</u>	<u>Acreage</u>	<u>Est. Taxes</u>
	007-07751-0000	335.2	\$2,038.00
	007-07750-0000	507.6	\$2,871.00
	007-06943-0000	383.4	\$258.00
	006-06943-0002	64.6	\$39.00
	006-06941-0001	281.0	\$173.00
	006-06945-0001	14.0	\$9.00
	006-06943-0001	15.5	\$9.00
	<u>Total</u>	<u>1601.30</u>	<u>\$5,397.00</u>

Mineral Rights: All mineral rights, if any, shall transfer to Buyer.

Offering Price: \$5,460,000.00 (\$3,500.00 per acre)

Contact: Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile 501-920-7015) or Trey Morris (mobile: 870-338-1385) of Lile Real Estate, Inc.

AERIAL MAP I

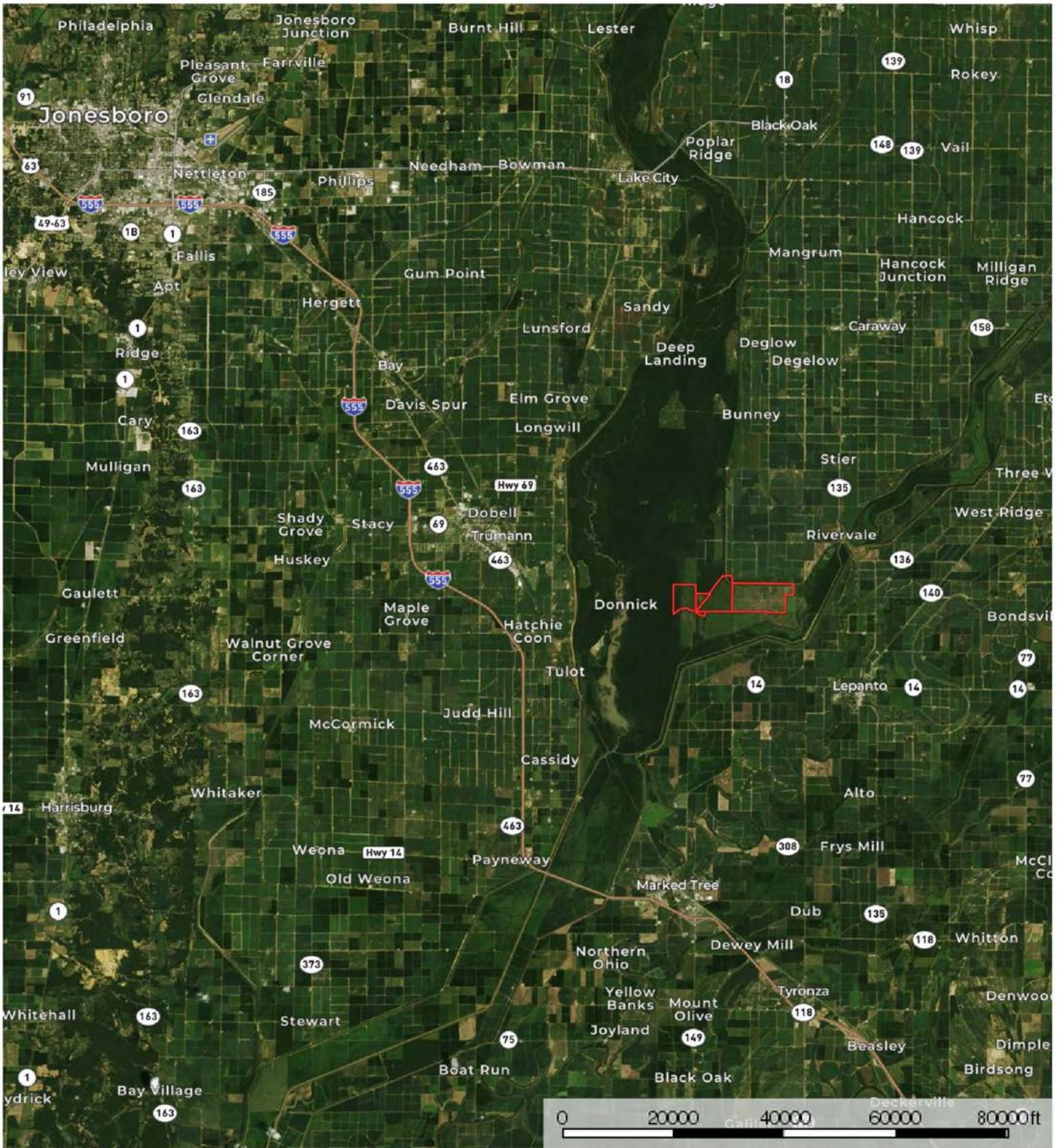


 Boundary

Sindy Cruthis

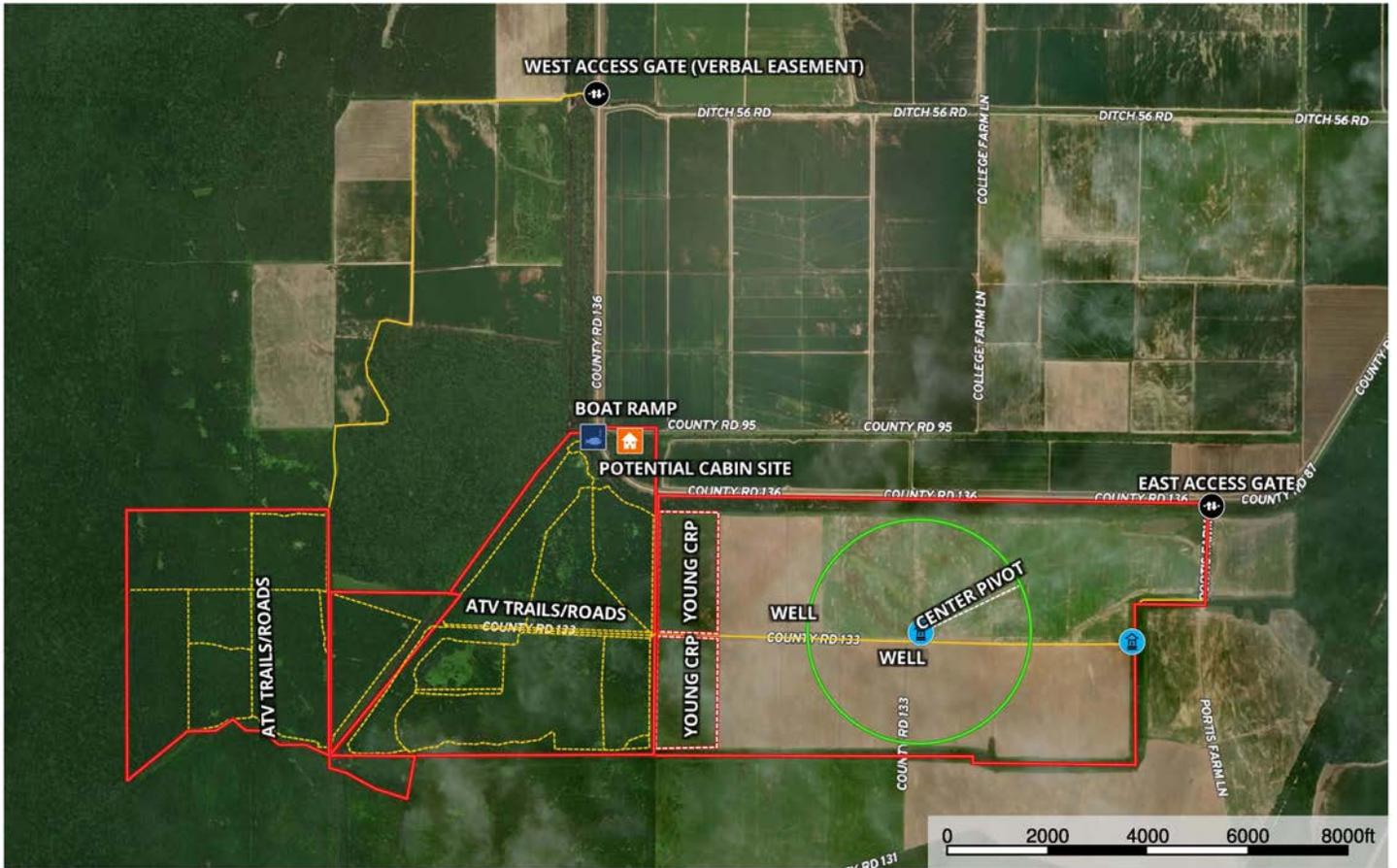
 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

AERIAL MAP II



 Boundary

AERIAL MAP III

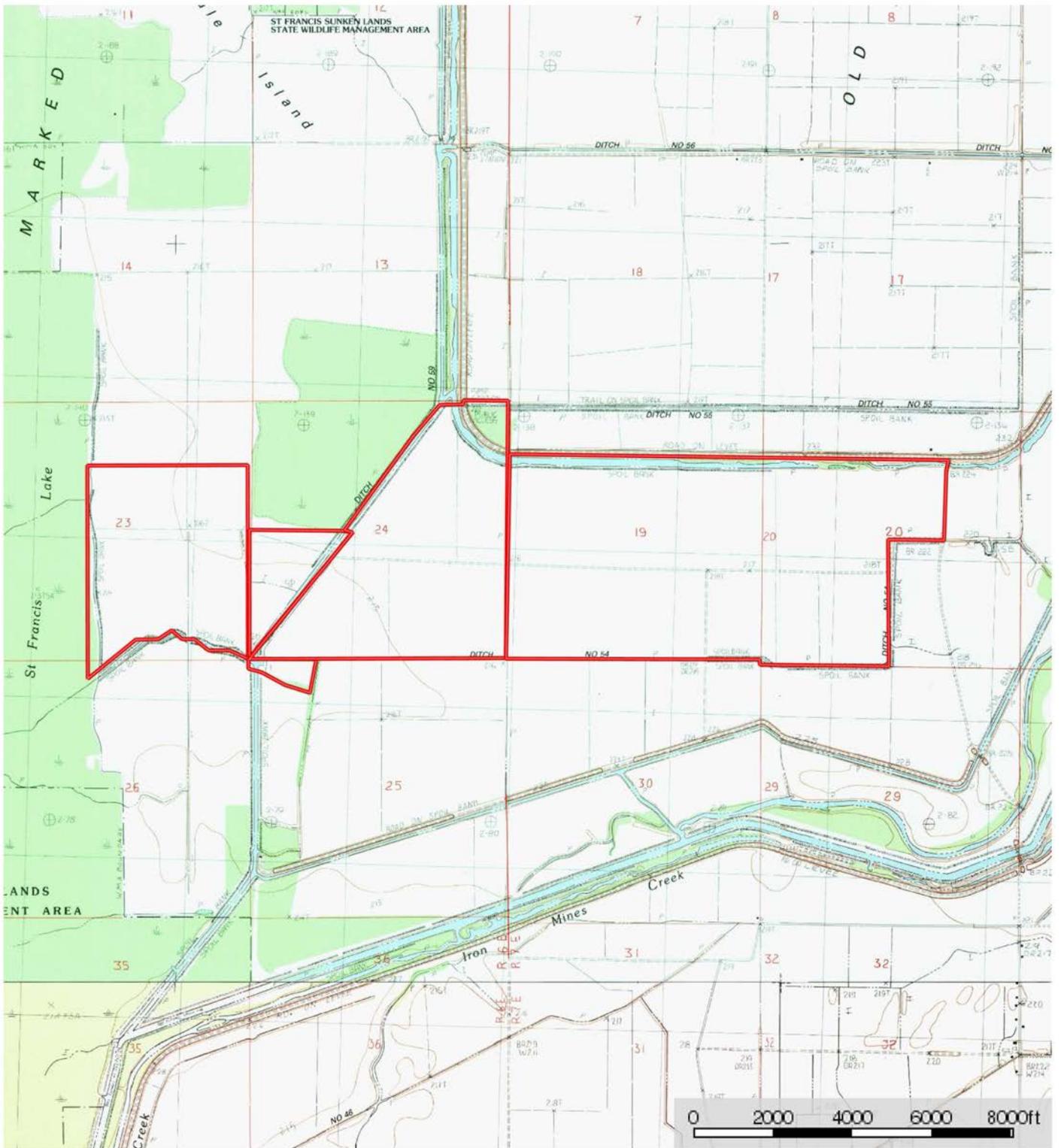


- Gate
- Pier
- Well
- House
- Fence
- Road / Trail
- Primary Road
- Pivot
- Boundary
- Boundary

Sindy Cruthis

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TOPOGRAPHY MAP

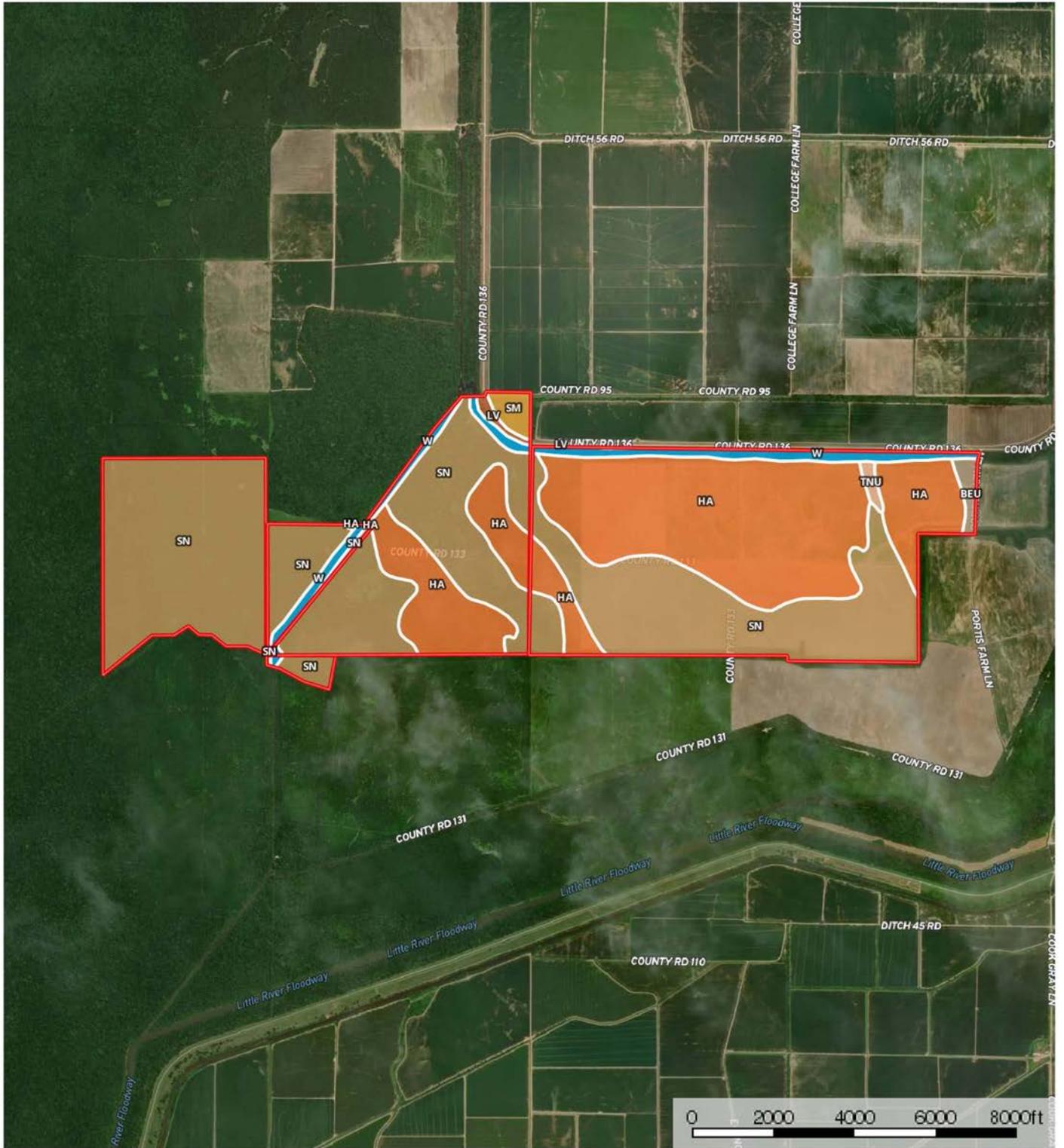


 Boundary

Sindy Cruthis

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SOIL MAP



 Boundary

Sindy Cruthis

 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.

SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
SN	Sharkey soils, 0 to 1 percent slopes, frequently flooded	884.0	56.8	4w
Ha	Hayti soils	570.4	36.65	3w
W	Water	66.1	4.25	-
Sm	Sharkey-Steele complex, 0 to 1 percent slopes	13.8	0.88	3w
Lv	Levee	5.7	0.37	-
BeU	Beulah fine sandy loam, undulating	10.8	0.7	2s
TnU	Tunica clay, undulating	5.5	0.35	3w
TOTALS		1556.3	100%	3.42

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



'Wild Life'

• • • • • • • •

Forestry

• • • • • • •

Limited

• • • • • • •

Moderate

• • • • • •

Intense

• • • • •

Limited

• • • •

Moderate

• • •

Intense

• •

Very Intense

•

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

FARM SERVICE AGENCY

FARM: 4482

Arkansas

U.S. Department of Agriculture

Prepared: 4/2/21 3:35 PM

Poinsett

Farm Service Agency

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name PORTIS WATKINS FARMS LLC	Farm Identifier 2016-DIV OF F2801	Recon Number 2016 - 48
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Farms Associated with Operator:
1384, 1389, 2097, 3601, 4452, 4454, 4455, 4477, 4523, 4844, 4936, 4937

ARC/PLC G/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
672.79	0.0	0.0	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	0.0	0.0	0.0					

Tract Number: 4373 **Description**

FSA Physical Location : Poinsett, AR **ANSI Physical Location:** Poinsett, AR

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields **Recon Number**
2016- 47

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
672.79	0.0	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	0.0	0.0	0.0			

Owners: LITTLE RIVER FARMS LLC

Other Producers: None

FARM SERVICE AGENCY

FARM: 4980

Arkansas

U.S. Department of Agriculture

Prepared: 4/2/21 3:35 PM

Poinsett

Farm Service Agency

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
TURNER, JAMES LEE	21-DIV OF F4485	2021 - 138

Farms Associated with Operator:
3601, 4484

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): 11025A, 226B

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
1196.31	1050.16	1050.16	0.0	0.0	0.0	147.4	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	902.76	45.51	0.0					

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, SORGH, RICE-LGR	SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	21.31	45	0.00	
GRAIN SORGHUM	178.79	67	0.00	
SOYBEANS	616.93	26	0.00	86
RICE-LONG GRAIN	42.07	4269	0.00	
Total Base Acres:	859.1			

Tract Number: 4377 **Description:** 16-DIV of T3416

FSA Physical Location : Poinsett, AR **ANSI Physical Location:** Poinsett, AR

BIA Range Unit Number:

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

Recon Number

Wetland Status: Tract does not contain a wetland

2016- 49

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
1118.3	972.15	972.15	0.0	0.0	0.0	147.4	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	824.75	42.13	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	19.7	45	0.00
RICE-LONG GRAIN	39.18	4269	0.00

FARM SERVICE AGENCY

Arkansas
Poinsett
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 4980
Prepared: 4/2/21 3:35 PM
Crop Year: 2021
Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
GRAIN SORGHUM	166.16	67	0.00
SOYBEANS	591.99	26	0.00
Total Base Acres:	817.03		

Owners: LITTLE RIVER FARMS LLC
Other Producers: None

Tract Number: 4654 Description: 21-DIV OF T4376
FSA Physical Location: Poinsett, AR ANSI Physical Location: Poinsett, AR

BIA Range Unit Number:

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

Recon Number
2021 - 137

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
78.01	78.01	78.01	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	78.01	3.38	0.0			

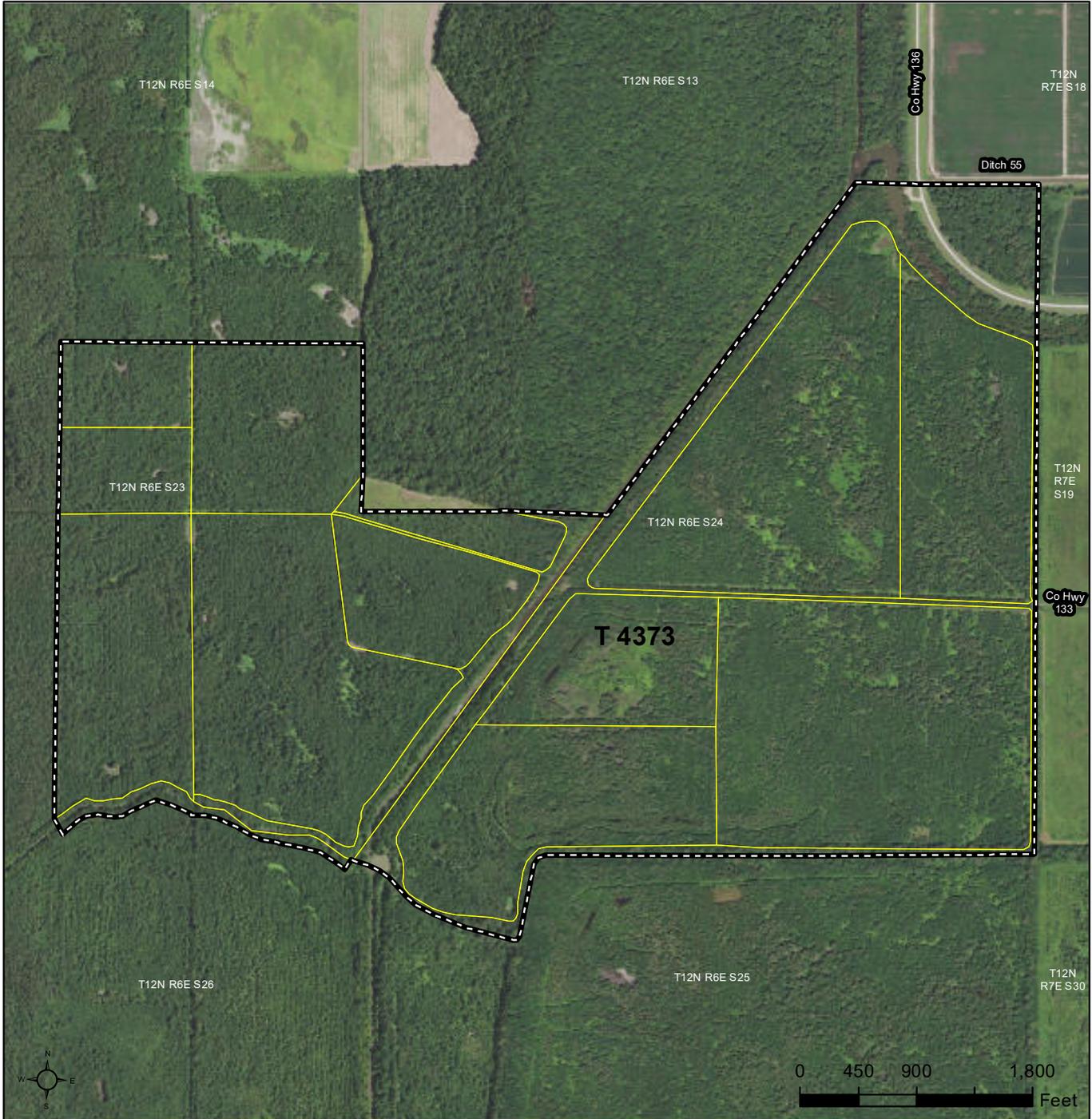
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	1.61	45	0.00
RICE-LONG GRAIN	2.89	4269	0.00
GRAIN SORGHUM	12.63	67	0.00
SOYBEANS	24.94	26	0.00
Total Base Acres:	42.07		

Owners: LITTLE RIVER FARMS LLC
Other Producers: None

FARM SERVICE AGENCY



Poinsett County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2019

2021 Program Year

Map Created October 13, 2020

Farm 4482
Tract 4373

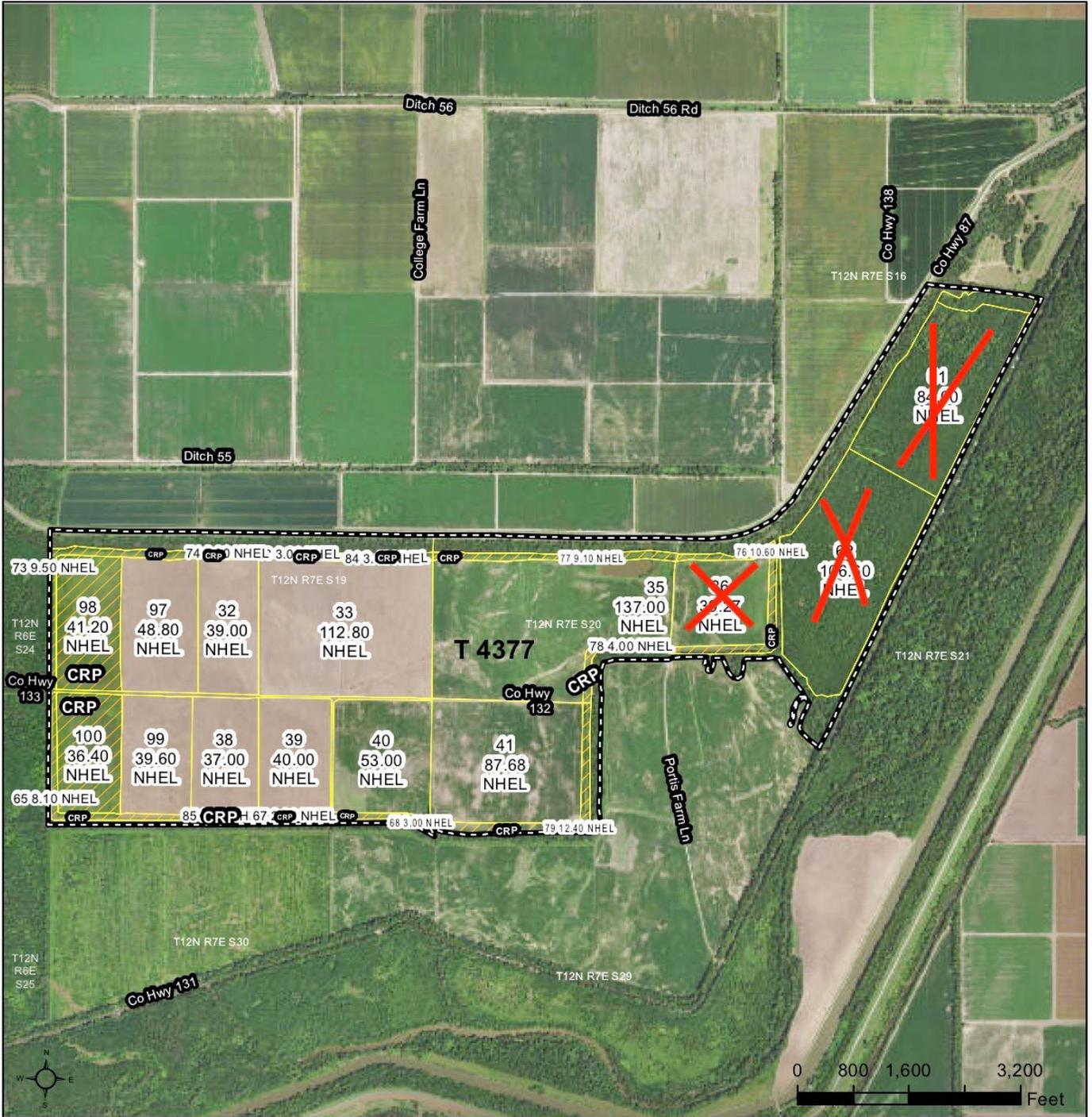
Tract Cropland Total: 0.00 acres

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FARM SERVICE AGENCY



Poinsett County, Arkansas



Common Land Unit Tract Boundary
 Non-Cropland; Cropland
 CRP
 PLSS

Wetland Determination Identifiers

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

Imagery Year: 2019

2021 Program Year
 Map Created April 01, 2021

Farm 4980
Tract 4377

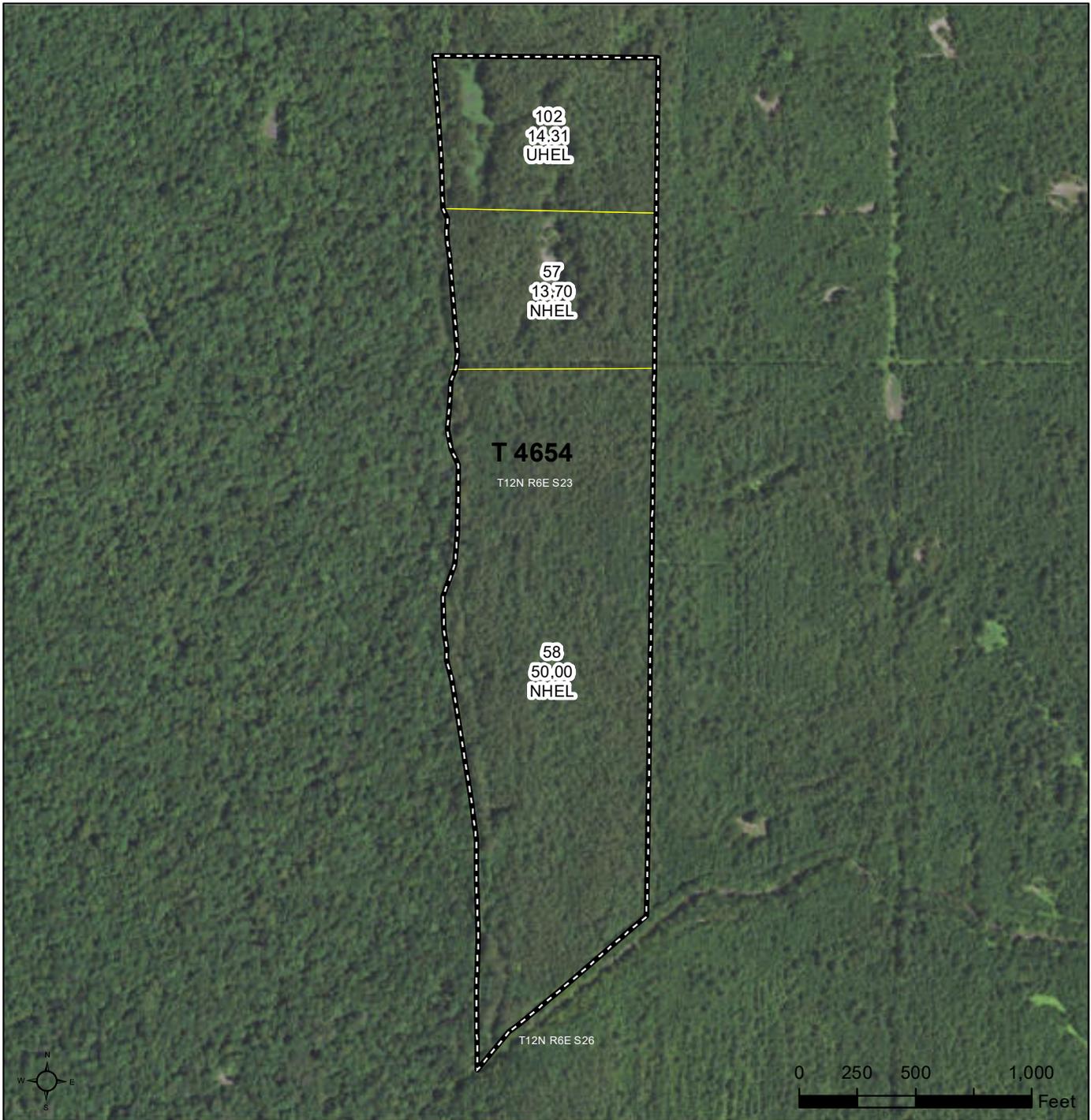
Tract Cropland Total: 972.15 acres

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FARM SERVICE AGENCY



Poinsett County, Arkansas



Common Land Unit

PLSS

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2019

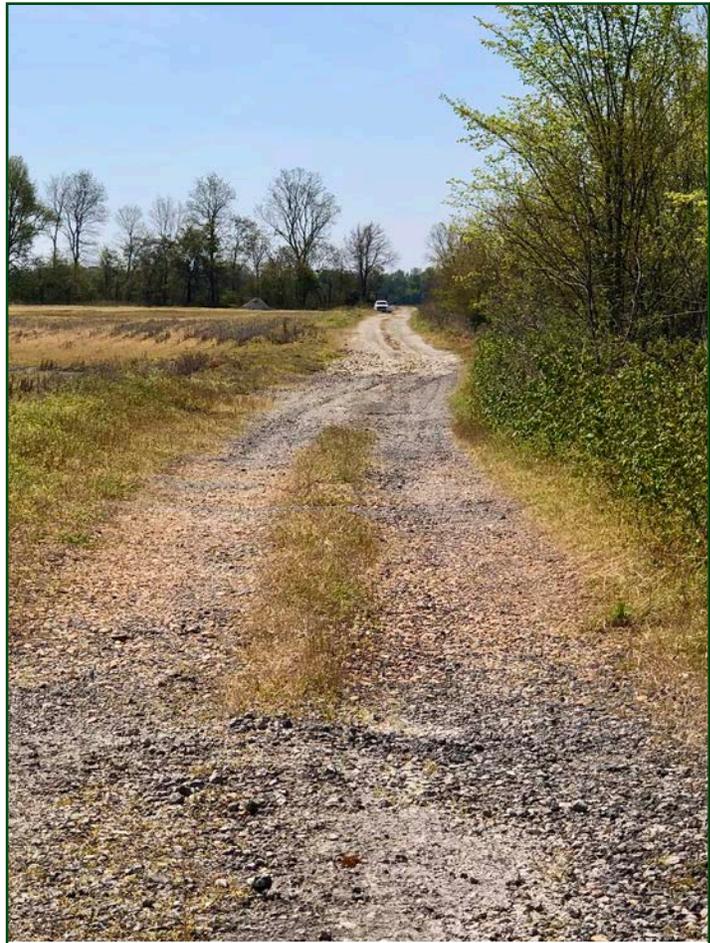
2021 Program Year

Map Created April 01, 2021

Farm 4980
Tract 4654

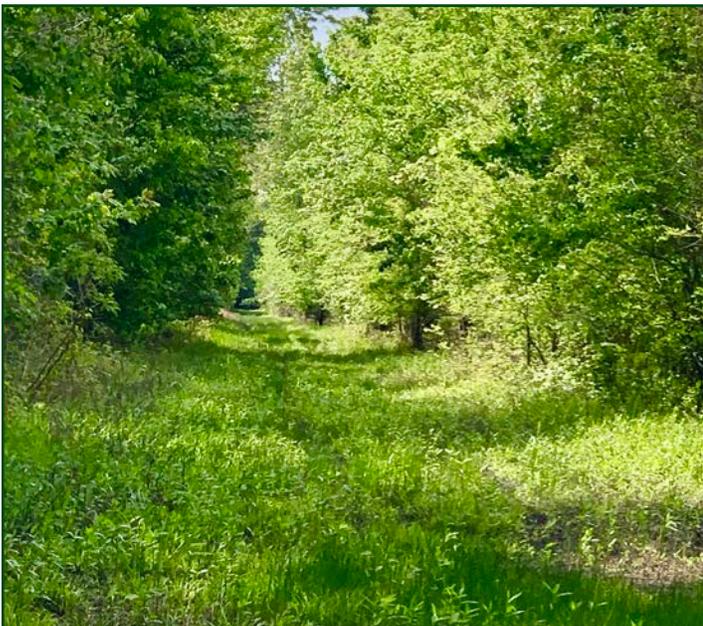
Tract Cropland Total: 78.01 acres

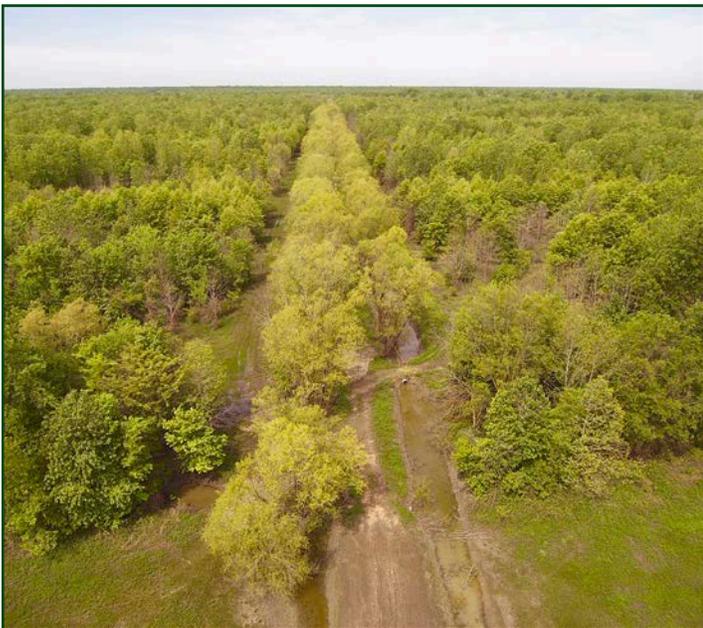
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