



*Available for Purchase*

## **THE BAKER FARM**

389.64 +/- Acres • Phillips County, Arkansas

Income-producing cropland with excellent whitetail deer and duck hunting.

# MYERS COBB

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## REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



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# PROPERTY FACTS

The Baker Farm • 389.64 +/- Acres

**Acreage** – The Baker Farm consists of 389.64 +/- total acres in two separate tracts. Tract 1 is 40.0 +/- acres and Tract 2 is 347.95 +/- acres.

- 352.6 +/- acres      Tillable farmland (40.0 +/- acres leveled for rice production)
- 37.4 +/- acres      Timber and riparian land

**Location** – The property is in Phillips County, Arkansas, which is in the Delta Region of east Arkansas.

- Coordinates: Lat 34.476941° / Lon -90.823972°
- Address: Oneida, Arkansas
  - Marvell, AR: 9 +/- miles      Memphis, TN: 62 +/- miles
  - Helena, AR: 12 +/- miles      Little Rock, AR: 83 +/- miles

**Access** – The property has excellent access via county-maintained gravel roads and interior farm roads.

- Tract 1 is accessed via Country Road 344
- Tract 2 is accessed via Country Road 361

**The Landscape** – The Baker Farm offers 352.6 +/- acres in tillable cropland producing rice and row crops. There are 37.05 +/- acres of leveled cropland, which is excellent for rice production. 315.5 +/- acres are moderately flat and can be used for rice production. The remaining acreage is comprised of mixed-age hardwood timber, staging areas, and drainage ditches.

**Wildlife and Hunting** – Tract 1 offers duck hunting opportunities on the precision leveled fields. The timbered area and fields of Tract 2 are ideal for the development of excellent duck hunting habitat. The woods on the two tracts offer outstanding whitetail deer hunting.

**Water Resources** – The property has four irrigation wells (one on Tract 1 and three on Tract 2), which provide water to the farming operation.

**Income Streams** – The Baker Farm is currently farmed on a 75/25 crop-share basis for the 2023 farm year. There is a reliable farm producer in place to continue the current farming operation. Additional income could also be generated from a annual hunting lease.

**Mineral Rights** – The Seller shall reserve half ownership in all mineral rights.

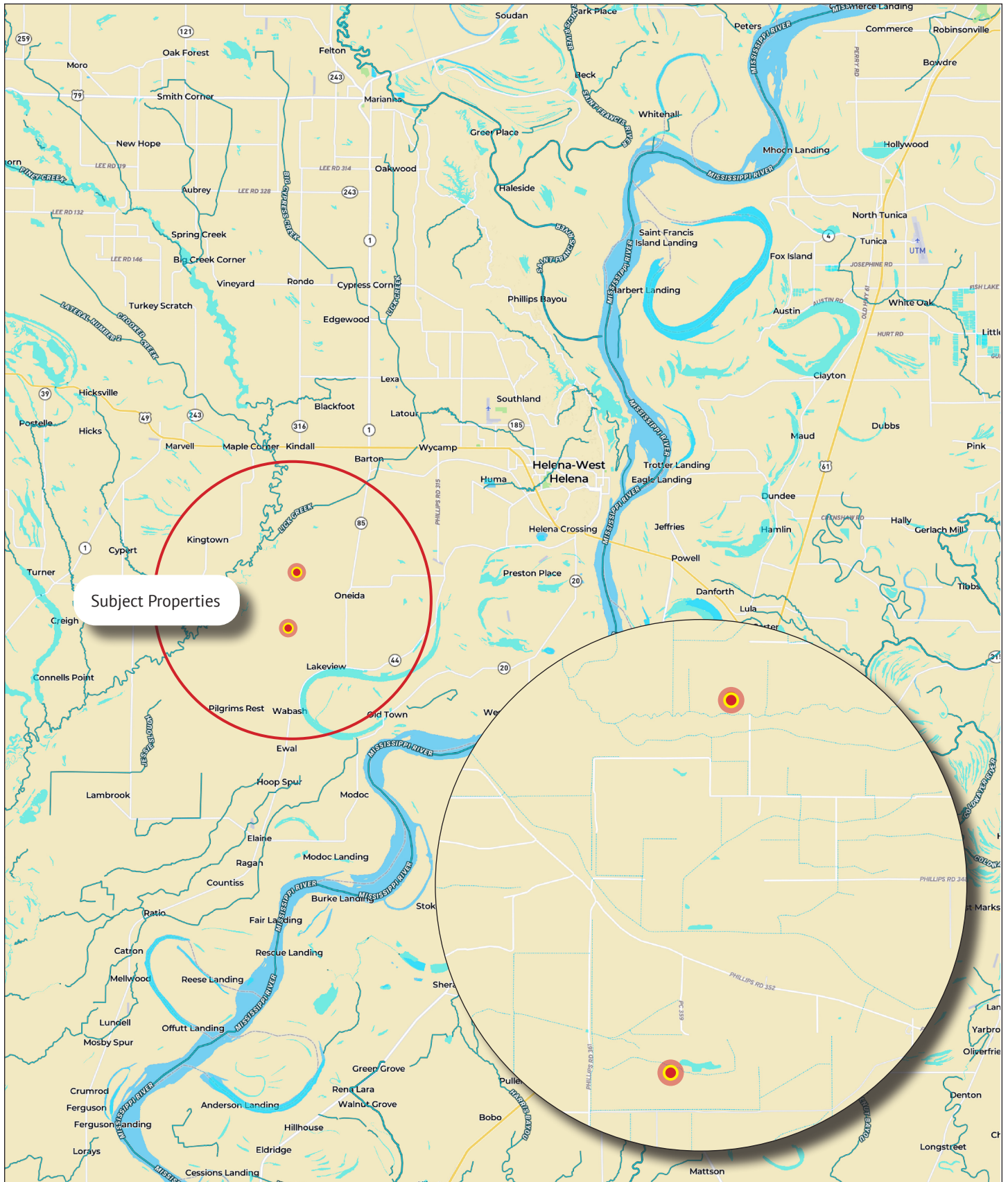
**Real Estate Taxes** – \$3,738.00 (source: Phillips County Assessor)

**Offering Price** – \$2,225,000.00 (\$5,710.00 per acre)

**Contact** – Clay Medford of Myers Cobb Realtors; qualified buyers should contact Clay at **501-517-1531** regarding questions or schedule a property tour.

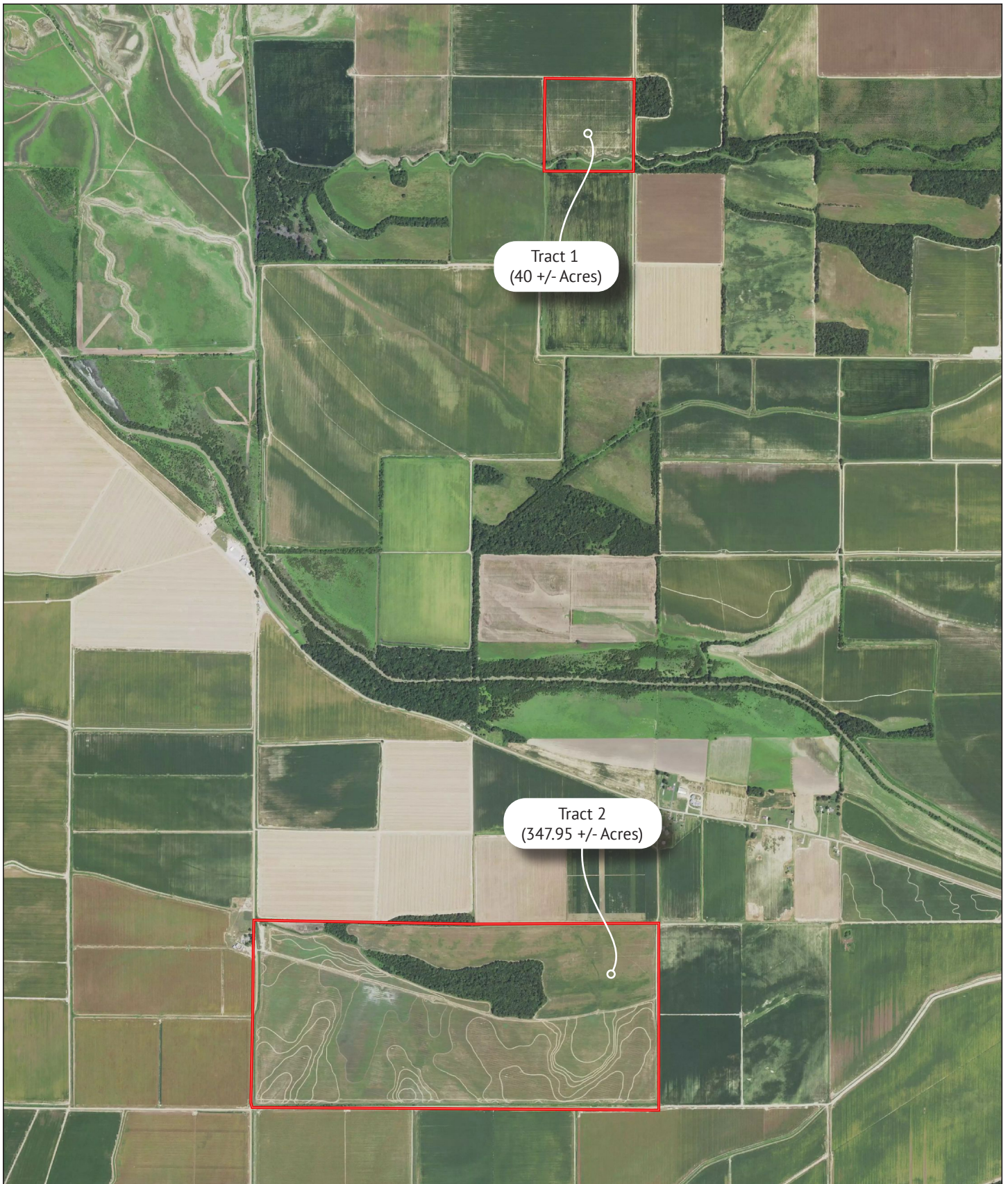
# PROPERTY LOCATION

East Arkansas - Phillips County, Arkansas (Oneida, AR)



Subject Properties

**SUBJECT PROPERTY**  
389.64 +/- Acres



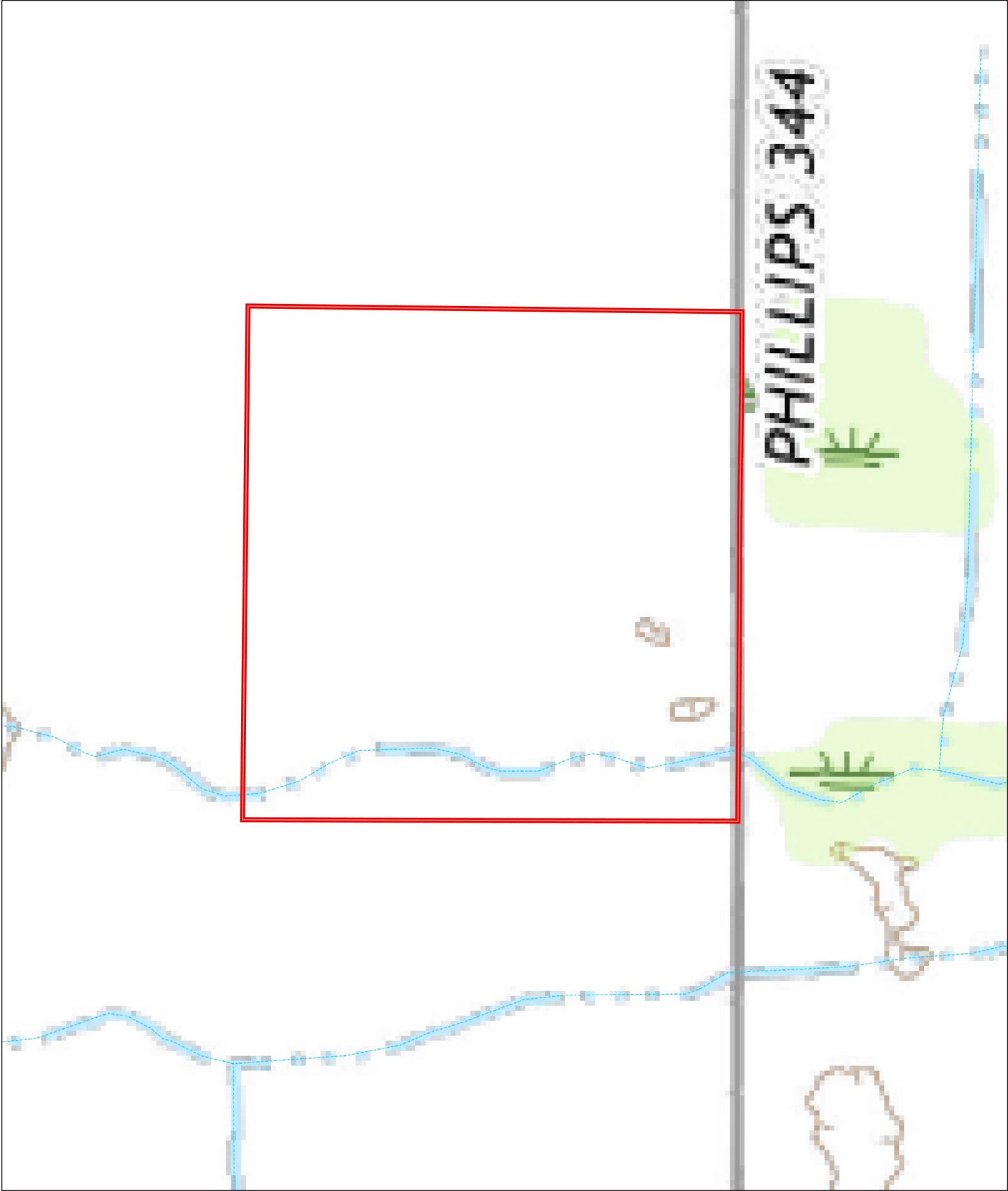
Tract 1  
(40 +/- Acres)

Tract 2  
(347.95 +/- Acres)

**TRACT 1**  
Aerial View



**TRACT 1**  
Elevation and Water Features



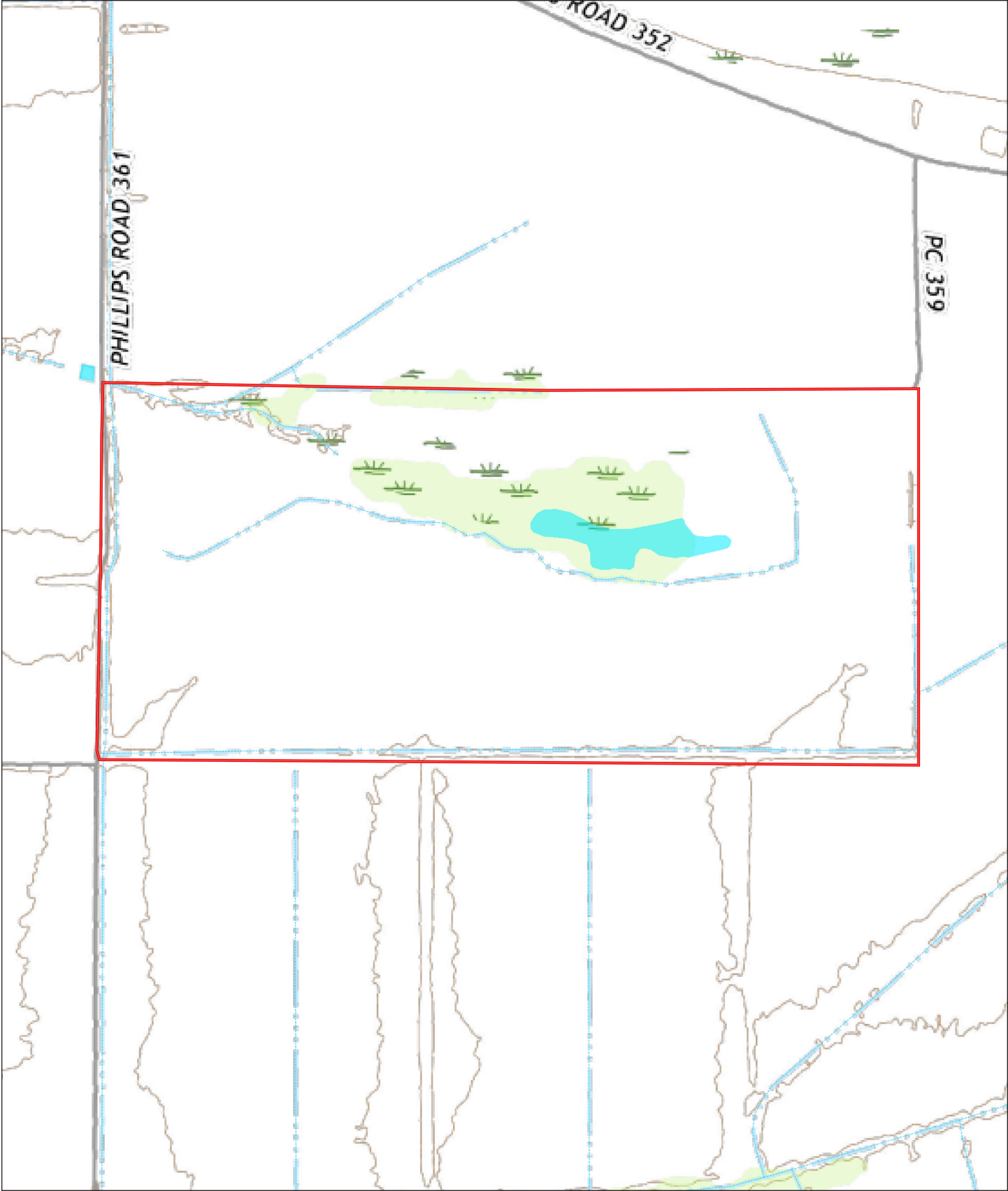
# TRACT 2

Aerial View





**TRACT 2**  
Elevation and Water Features



# TRACT 1: SOIL DATA

## NRCS Web Soils Survey



Natural Resources  
Conservation Service

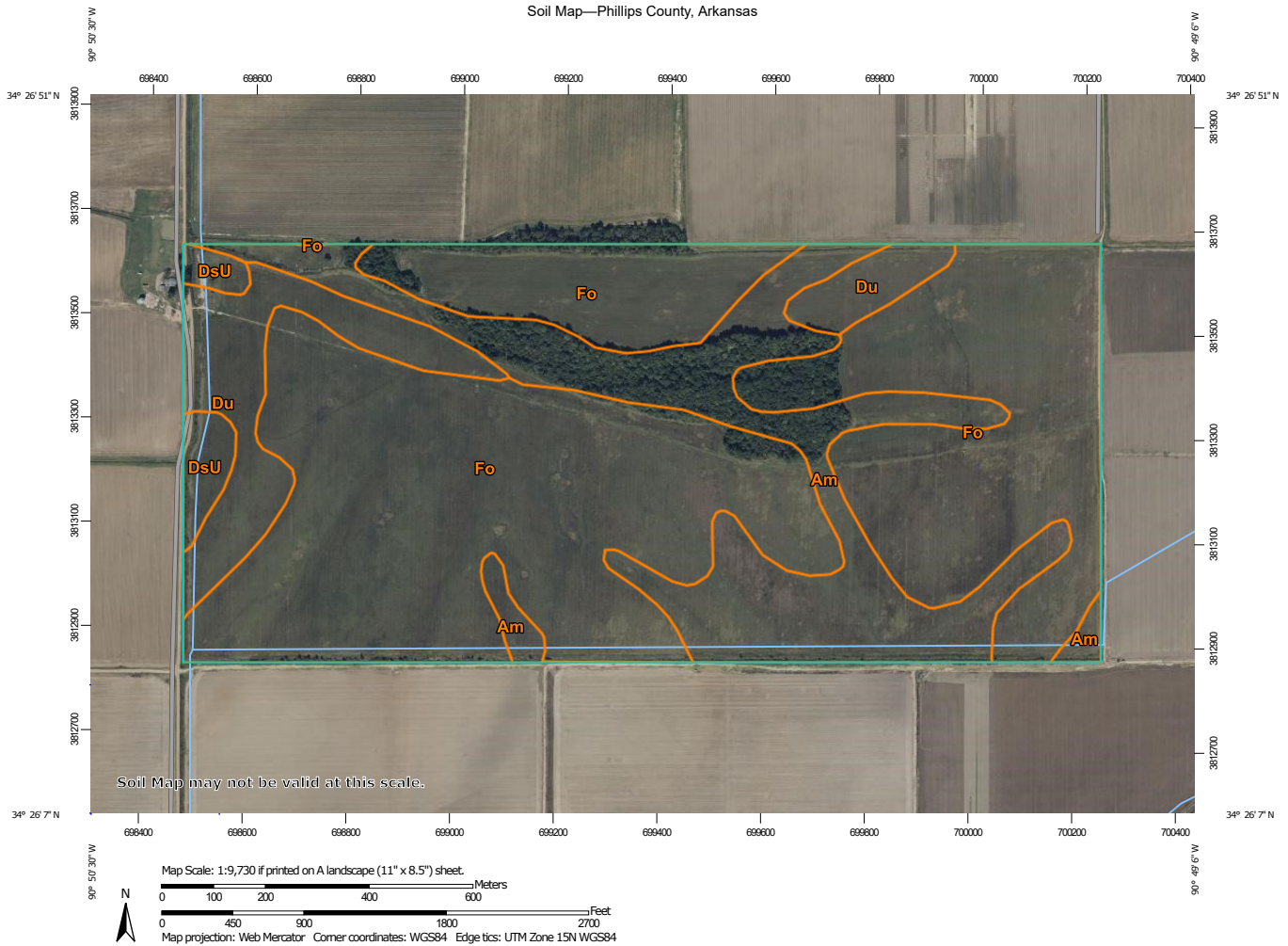
Web Soil Survey  
National Cooperative Soil Survey

6/21/2023  
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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Am	Amagon silt loam	6.3	15.1%
Du	Dundee silt loam, 0 to 1 percent slopes	1.7	4.0%
Fo	Foley silt loam	33.4	80.9%
<b>Totals for Area of Interest</b>		<b>41.4</b>	<b>100.0%</b>

# TRACT 2: SOIL DATA

## NRCS Web Soils Survey



**Natural Resources Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

6/21/2023  
Page 1 of 3

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Am	Amagon silt loam	75.2	21.3%
DsU	Dubbs silt loam, 0 to 3 percent slopes	6.9	2.0%
Du	Dundee silt loam, 0 to 1 percent slopes	34.2	9.7%
Fo	Foley silt loam	235.8	67.0%
<b>Totals for Area of Interest</b>		<b>352.1</b>	<b>100.0%</b>

# USDA FARM DATA REPORT

Farm: 205 | Tracts: 2096 and 2114

ARKANSAS  
PHILLIPS  
Form: FSA-156EZ



**FARM : 205**  
Prepared : 4/4/23 9:52 AM CST  
Crop Year : 2023

See Page 3 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name : MICHAEL CRAVENS  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
388.03	352.56	352.56	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	352.56	67.00		0.00	0.00	0.00	0.00	

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	66.90	0.00	39	
Grain Sorghum	19.50	0.00	57	
Soybeans	139.20	0.00	27	13
Rice-Long Grain	167.30	0.00	4323	
Rice-Medium Grain	15.90	0.00	4323	
<b>TOTAL</b>	<b>408.80</b>	<b>0.00</b>		

### NOTES

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Tract Number : 2096

Description : E5/2B  
FSA Physical Location : ARKANSAS/PHILLIPS  
ANSI Physical Location : ARKANSAS/PHILLIPS  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : CHOCTAW INVESTMENTS LLC  
Other Producers : None  
Recon ID : None

# USDA FARM DATA REPORT

Farm: 205 | Tracts: 2096 and 2114

ARKANSAS PHILLIPS Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	<b>FARM : 205</b> Prepared : 4/4/23 9:52 AM CST Crop Year : 2023
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### Tract Land Data

Tract 2096 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
40.08	37.05	37.05	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	37.05	7.20	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	9.30	0.00	39
Grain Sorghum	0.80	0.00	57
Soybeans	7.90	0.00	27
Rice-Long Grain	23.90	0.00	4323
Rice-Medium Grain	2.30	0.00	4323
<b>TOTAL</b>	<b>44.20</b>	<b>0.00</b>	

### NOTES

<b>Tract Number</b>	: 2114
<b>Description</b>	: E6/2B
<b>FSA Physical Location</b>	: ARKANSAS/PHILLIPS
<b>ANSI Physical Location</b>	: ARKANSAS/PHILLIPS
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: NHEL: No agricultural commodity planted on undetermined fields
<b>Wetland Status</b>	: Tract does not contain a wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: CHOCTAW INVESTMENTS LLC
<b>Other Producers</b>	: None
<b>Recon ID</b>	: None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
347.95	315.51	315.51	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	315.51	59.80	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield



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