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# TILLER LAND

- COMPANY -



PRESENTING

## THE COLT 96

ST. FRANCIS COUNTY, ARKANSAS

FARMLAND COLLECTION

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## THE COLT 96

- St. Francis, Arkansas -

### FARMLAND COLLECTION

The Colt 96 is a multi-use farmland/hunting property with a total of 96.1 acres. The farmable acres total just over 61 acres, and has produced rice, wheat and soybeans. The farm is located in Colt, about 10 miles from both Forrest City and Wynne, Arkansas. There is good irrigation with one turbine well on the property. The current farm lease is \$7500 per year cash rent.

#### **TOTAL BASE ACRES: 57.2**

<i>Wheat: 15.9</i>	<i>PLC Yield: 64</i>
<i>Soybeans: 1.3</i>	<i>PLC Yield: 35</i>
<i>Rice-Med Grain: 3.5</i>	<i>PLC Yield: 4167</i>
<i>Rice-Long Grain: 36.5</i>	<i>PLC Yield: 6234</i>

**FARMABLE ACRES:** +/- 61.2 per FSA data

**TOTAL ACREAGE:** +/- 96.1 per survey

**ASKING PRICE:** \$499,000

**REAL ESTATE TAXES:** \$540.71 per ArCountyData.com

**COUNTY:** St. Francis

**OIL, GAS & MINERAL:** All rights owned will transfer

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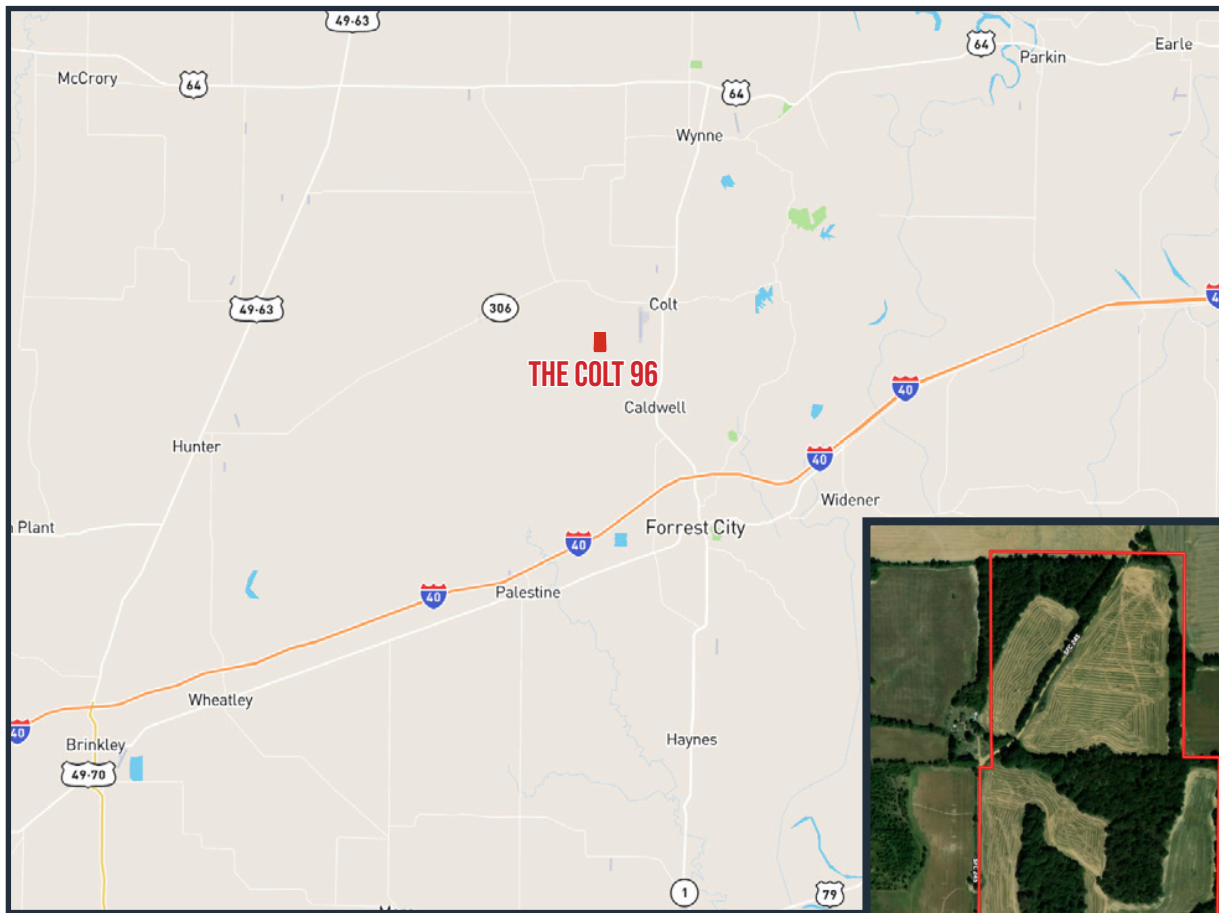
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### REGIONAL & AERIAL MAPS



11 miles from Wynne  
10 miles from Forrest City

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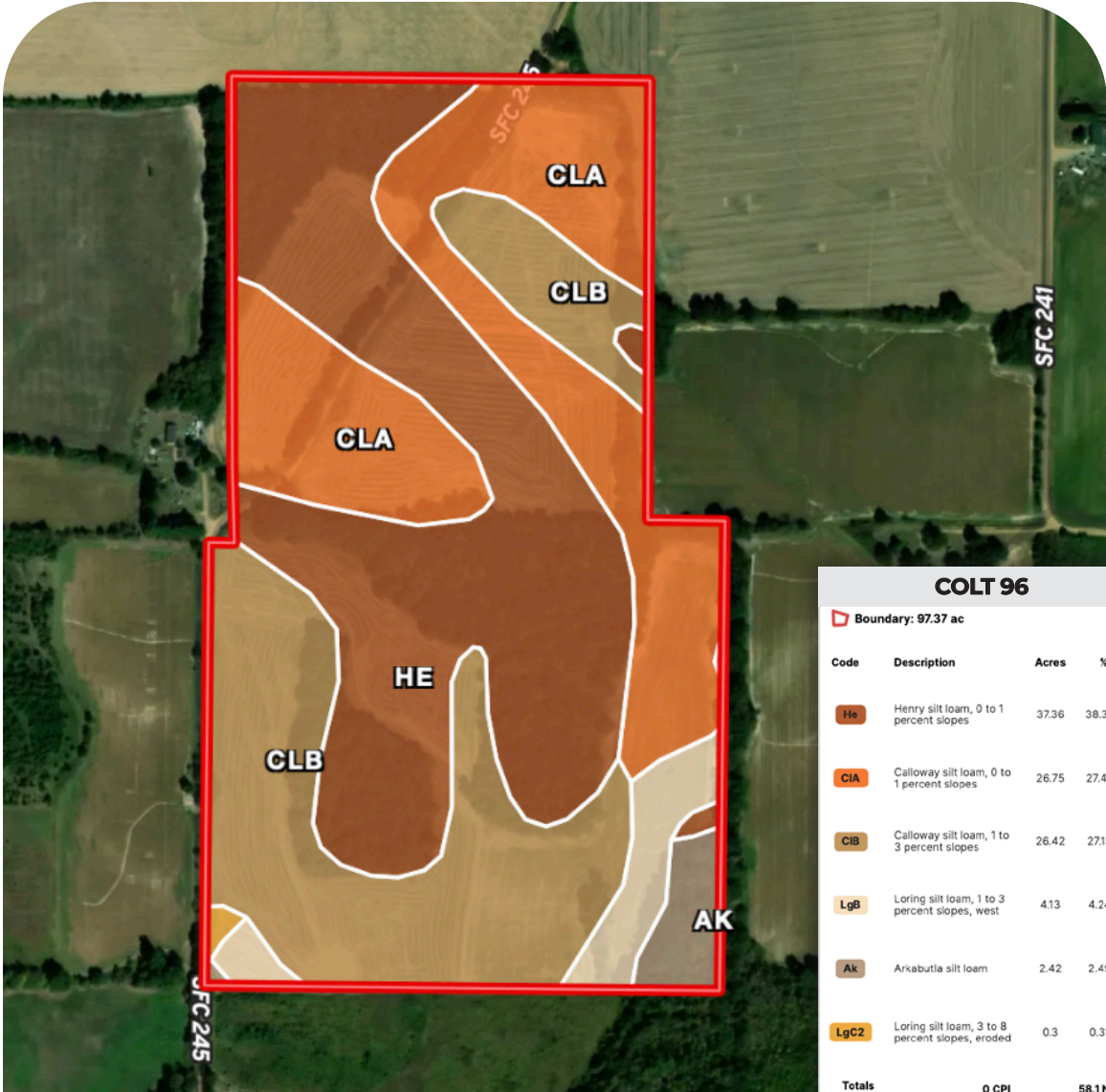
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### SOIL MAP



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Thanks for your interest in the

## THE COLT 96

For questions or a property tour,  
please contact:

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