



OFFERED FOR SALE

# FISH FAMILY FARM

An Agricultural and Recreational Investment Opportunity

642.26± Acres • Lincoln County, Arkansas

OFFERED BY



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



### **DISCLOSURE STATEMENT**

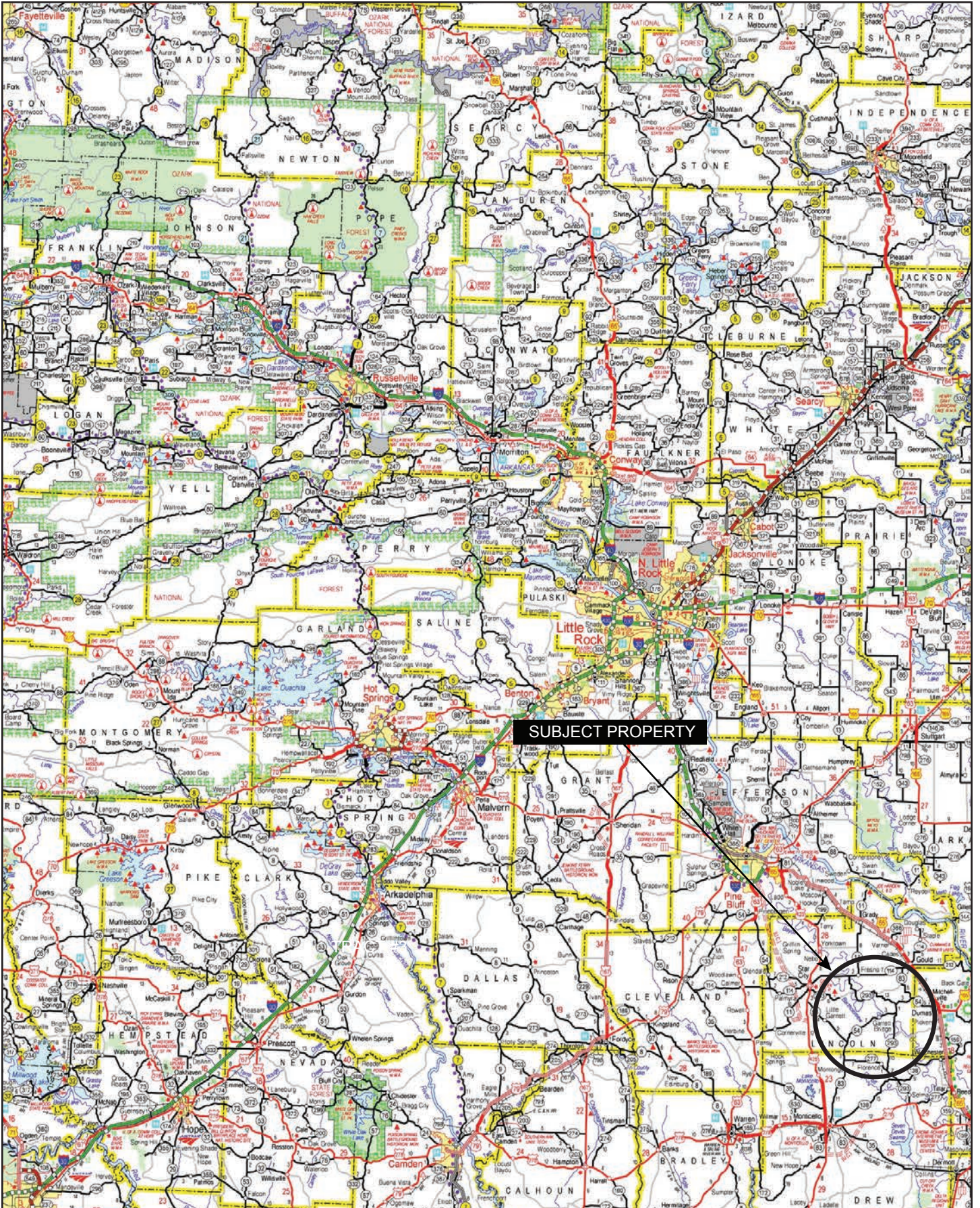
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A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or 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:**

Fish Family Farm consists of 642.46± acres located in the Wells Bayou community in Lincoln County, Arkansas. The property offers both an agricultural and recreational investment opportunity. The Farm Service Agency reports a total of 376.32 tillable acres with a light soil complex. All of the tillable acreage is irrigated with three (3) irrigation wells and one (1) re-lift located in Bayou Bartholomew. Additionally, the property is located in a strong aquifer area. The farm is accessible via Cantrell Road, off Johnny Branch Road.

There is frontage along both Bayou Bartholomew and Flat Creek, as well as an internal old growth brake that is stocked with cypress, black gum, and water tupelo. All of these features boost the tract's recreational opportunities, which consist of deer, duck, hog, and turkey hunting.

**Location:**

Tyro, Arkansas; Lincoln County; Southeastern Region of Arkansas

**Mileage Chart**

Dumas, AR	16 Miles
Monticello, AR	23 Miles
Pine Bluff, AR	44 Miles
Greenville, MS	78 Miles
Monroe, LA	110 Miles

**Acreage:**

642.46± acres

- 376.32± tillable acres (per FSA field maps)
- 266.14± acres of bayou, creek, woods, etc. (per Land ID)

**Access:**

Johnny Branch Road to Cantrell Road

**Irrigation:**

All of the tillable acreage is irrigated with three (3) irrigation wells and one (1) re-lift located in Bayou Bartholomew.

**Efficiency:**

70.72%

**Farm Lease:**

The property is leased for the 2024 crop season on an 80/20 crop share on all crops, excluding soybeans and watermelons. Soybeans are on a 75/25 crop share split and watermelons are \$200.00 per planted acre, cash rent.

**Real Estate Taxes:**

Parcel Number	Acreage	Estimated Tax
001-01534-000	384.95	\$2,644.99
000-14686-000	231.5	\$1,706.63
	616.45	\$4,351.62

## PROPERTY SUMMARY

<b>Mineral Rights:</b>	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
<b>Offering Price:</b>	\$2,657,130.00 (\$4,135.00 per acre)

Questions concerning this offering or to schedule a property tour should be directed to Brandon Stafford of Lile Real Estate, Inc.

Brandon Stafford  
501-416-9748 (m) | [bstafford@lilerealestate.com](mailto:bstafford@lilerealestate.com)

## LEGAL DESCRIPTION

### Fish Family Farm – Legal Description

- A. All that part of the Southeast Quarter of the Northeast Quarter (SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ) lying North of the center of Bayou Bartholomew; All that part of the Northeast Quarter of the Southeast Quarter (NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ ) lying North of the center of Bayou Bartholomew;
- B. Southwest Quarter of the Northeast Quarter (SW  $\frac{1}{4}$  NE  $\frac{1}{4}$ ) lying south of Bayou Bartholomew;
- C. South Half of Northwest Quarter (S  $\frac{1}{2}$  NW  $\frac{1}{4}$ );
- D. All that part of the Northwest Quarter of the Northwest Quarter (NW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ) lying south of the center of Bayou Bartholomew;
- E. Northwest Quarter of Southwest Quarter (NW  $\frac{1}{4}$  SW  $\frac{1}{4}$ );
- F. All that part of the Northeast Quarter of the Southwest Quarter (NE  $\frac{1}{4}$  SW  $\frac{1}{4}$ ) lying North and West of Bayou Bartholomew; and
- G. All that part of the Northwest Quarter of the Southeast Quarter (NW  $\frac{1}{4}$  SE  $\frac{1}{4}$ ) lying North and West of Bayou Bartholomew

All in Section 17, township 10 South, Range 5 West

AND ALSO

- H. Part of the North Half of the Northeast Quarter (N  $\frac{1}{2}$  NE  $\frac{1}{4}$ ) Lying south of Flat Creek;
- I. South Half on the Northeast Quarter (S  $\frac{1}{2}$  NE  $\frac{1}{4}$ );
- J. Southeast Quarter (SE  $\frac{1}{4}$ );
- K. Lots Four (4) [NB: Lot 4 is offered for sale separately], Six (6), and Ten (10)

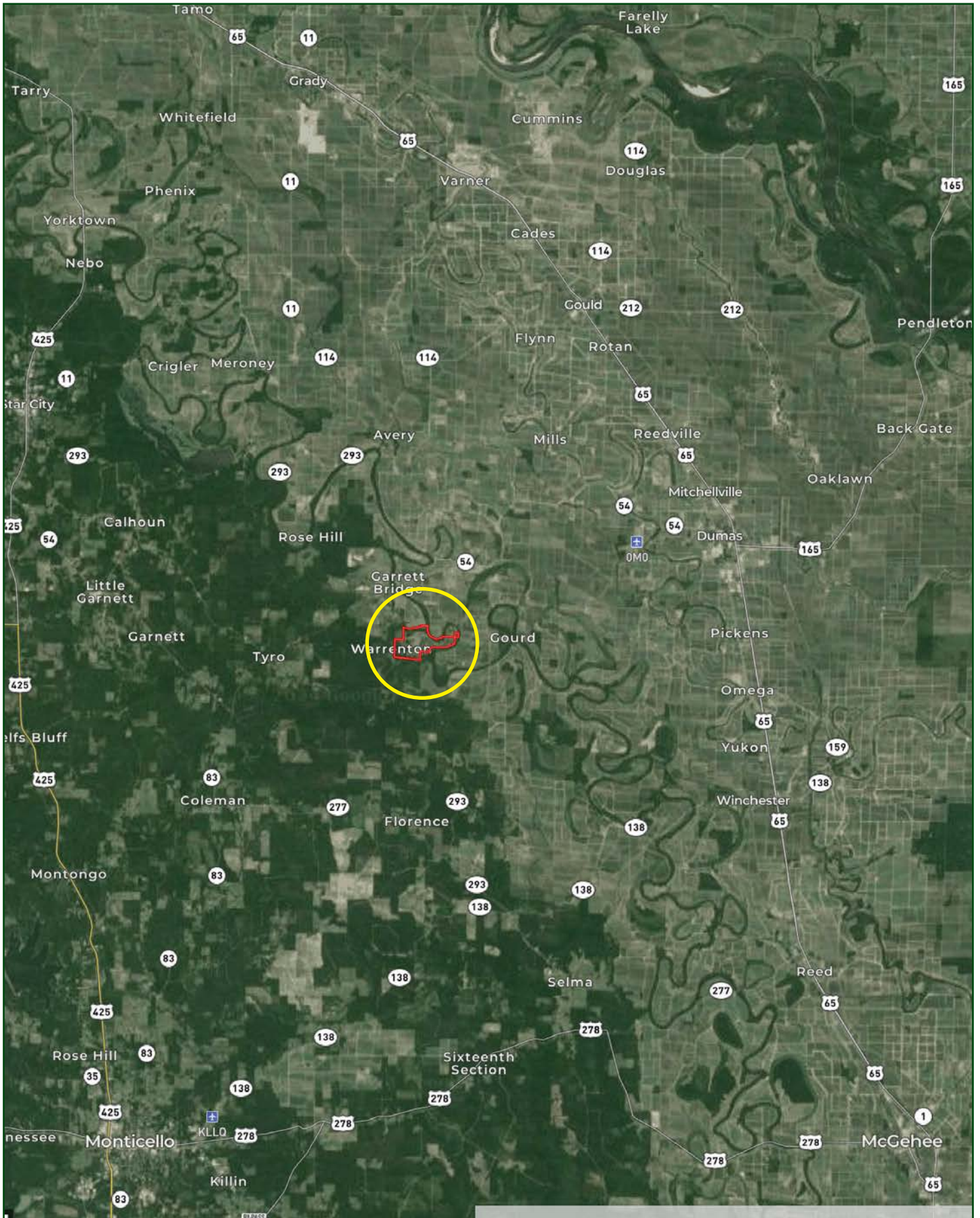
## LEGAL DESCRIPTION

### **Fish Family Farm – Legal Description**

All in Section 18, Township 10 South, Range 5 West  
AND ALSO

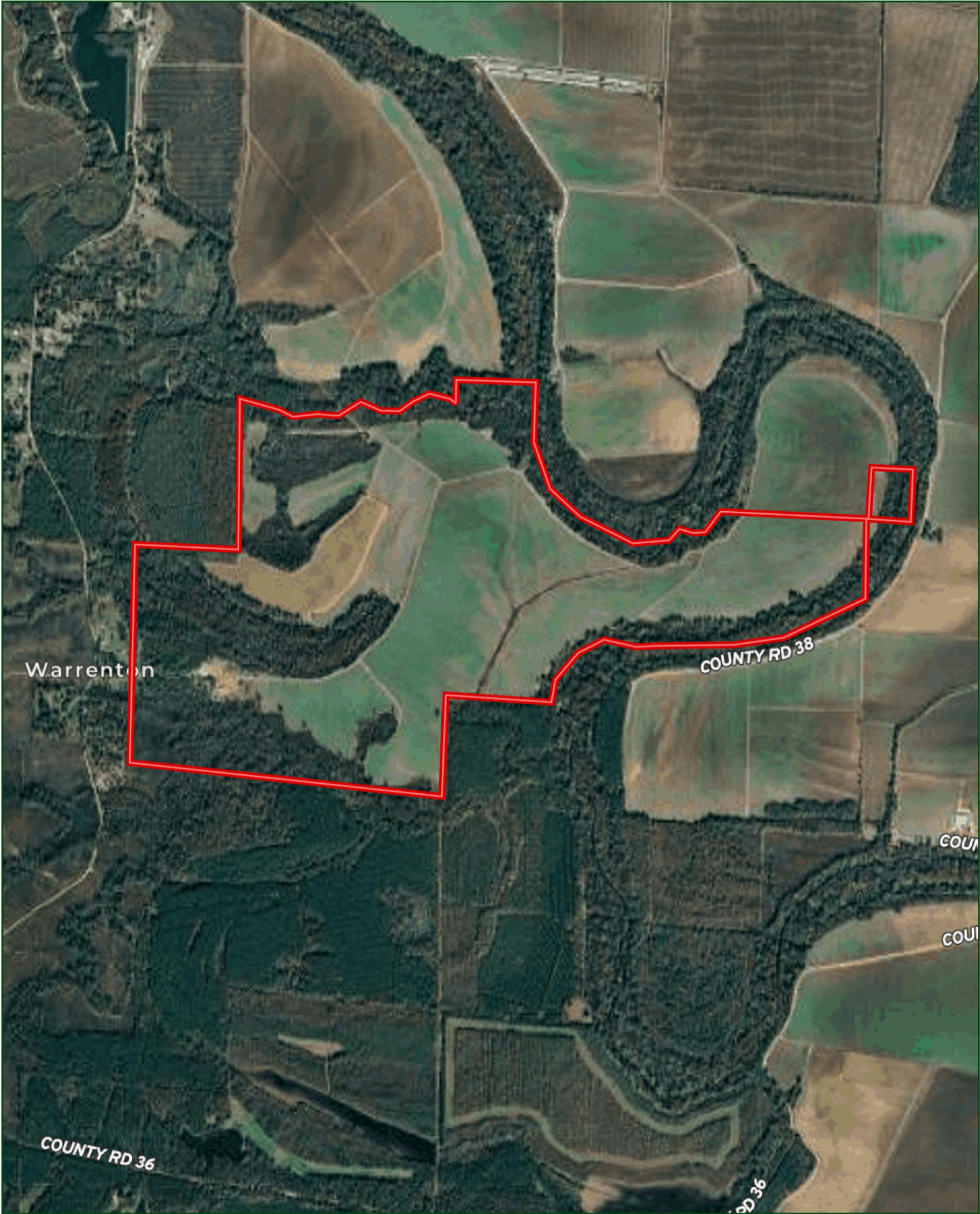
- L. All that part of the South Half of the Northwest Quarter of the Northwest Quarter (S  $\frac{1}{2}$  NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  ) of Section 16, Township 10 South, Range 5 West, lying West of Bayou Bartholomew, containing 6 acres more or less

# LOCATION MAP

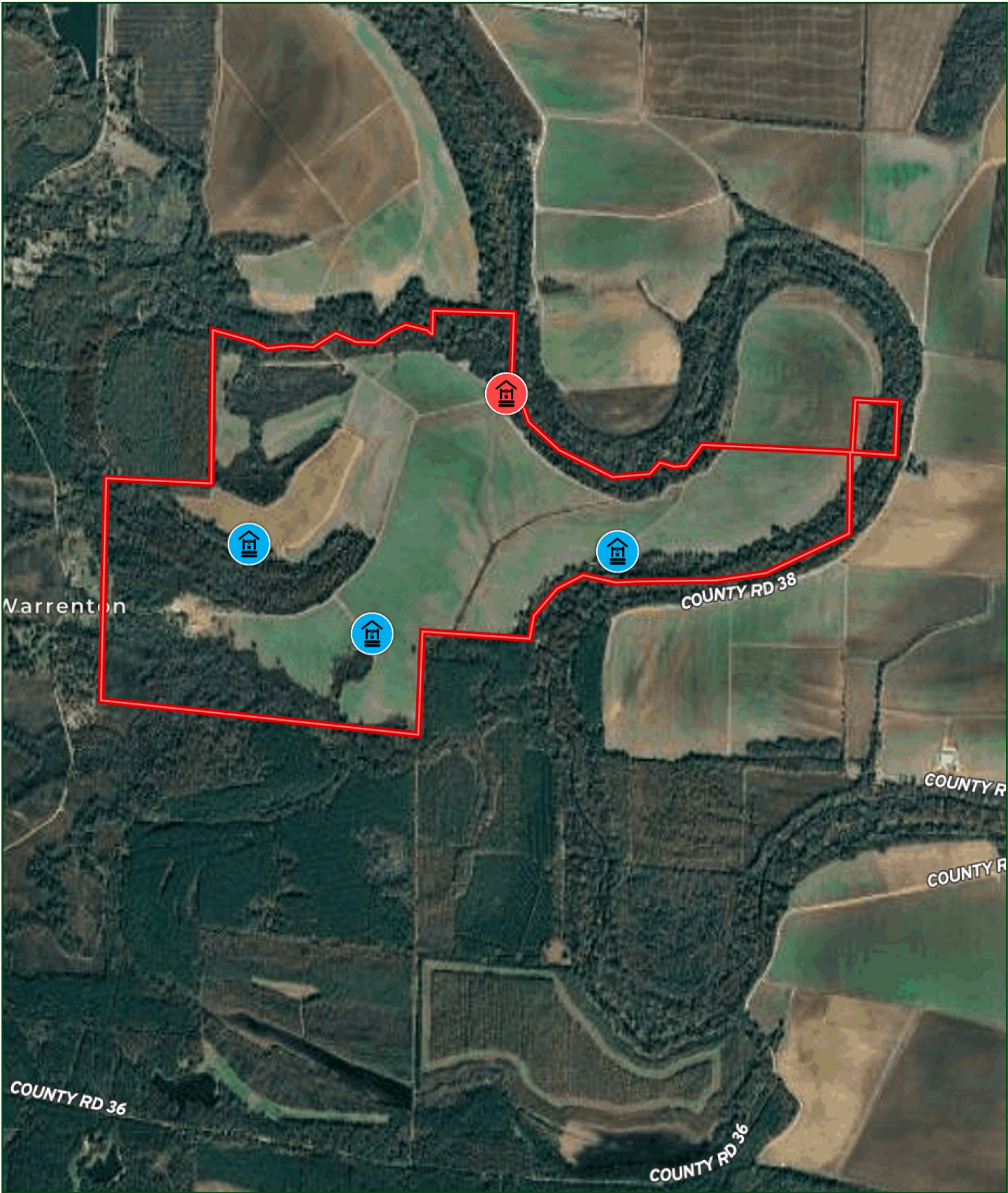






AERIAL MAP

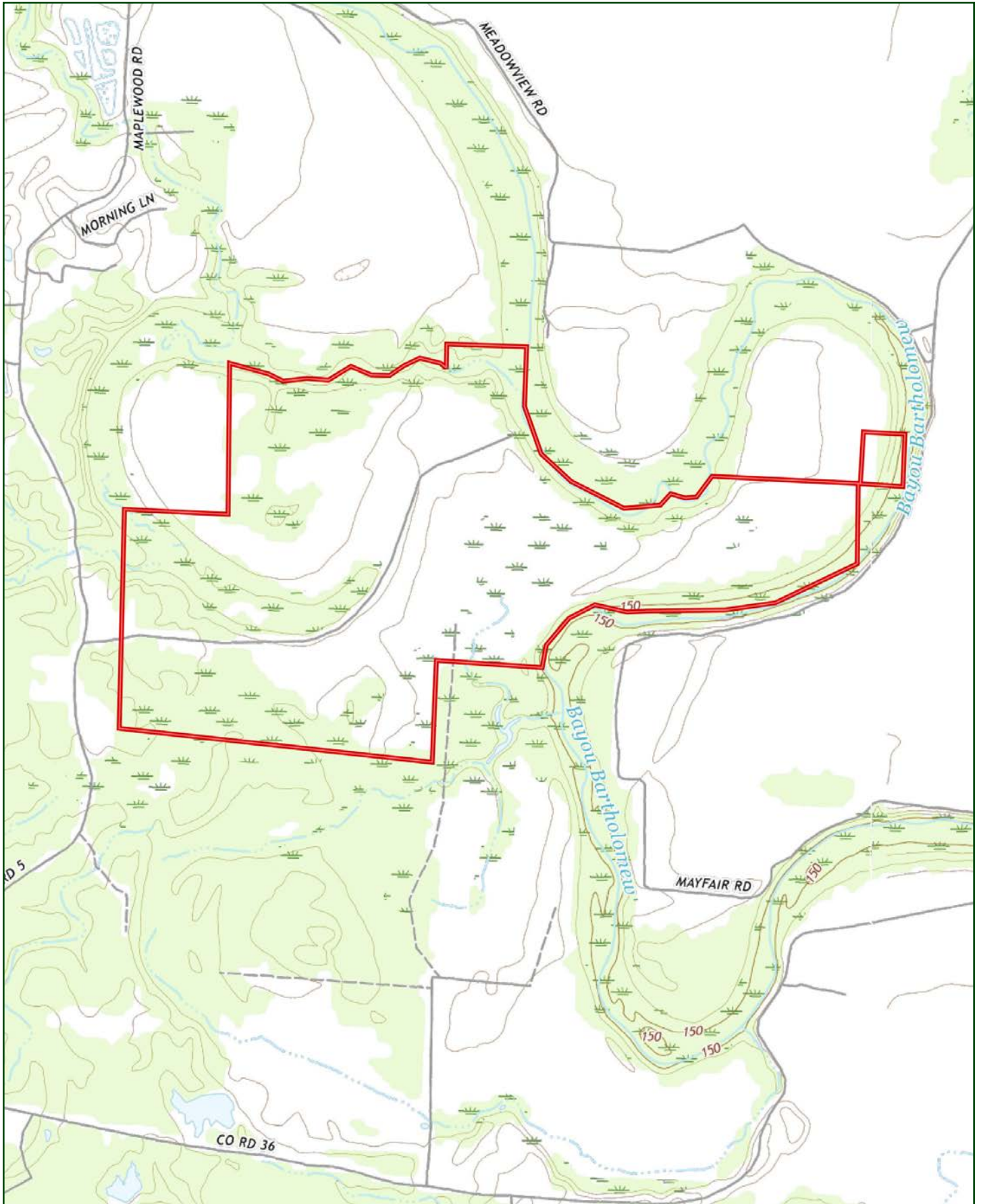


IRRIGATION MAP

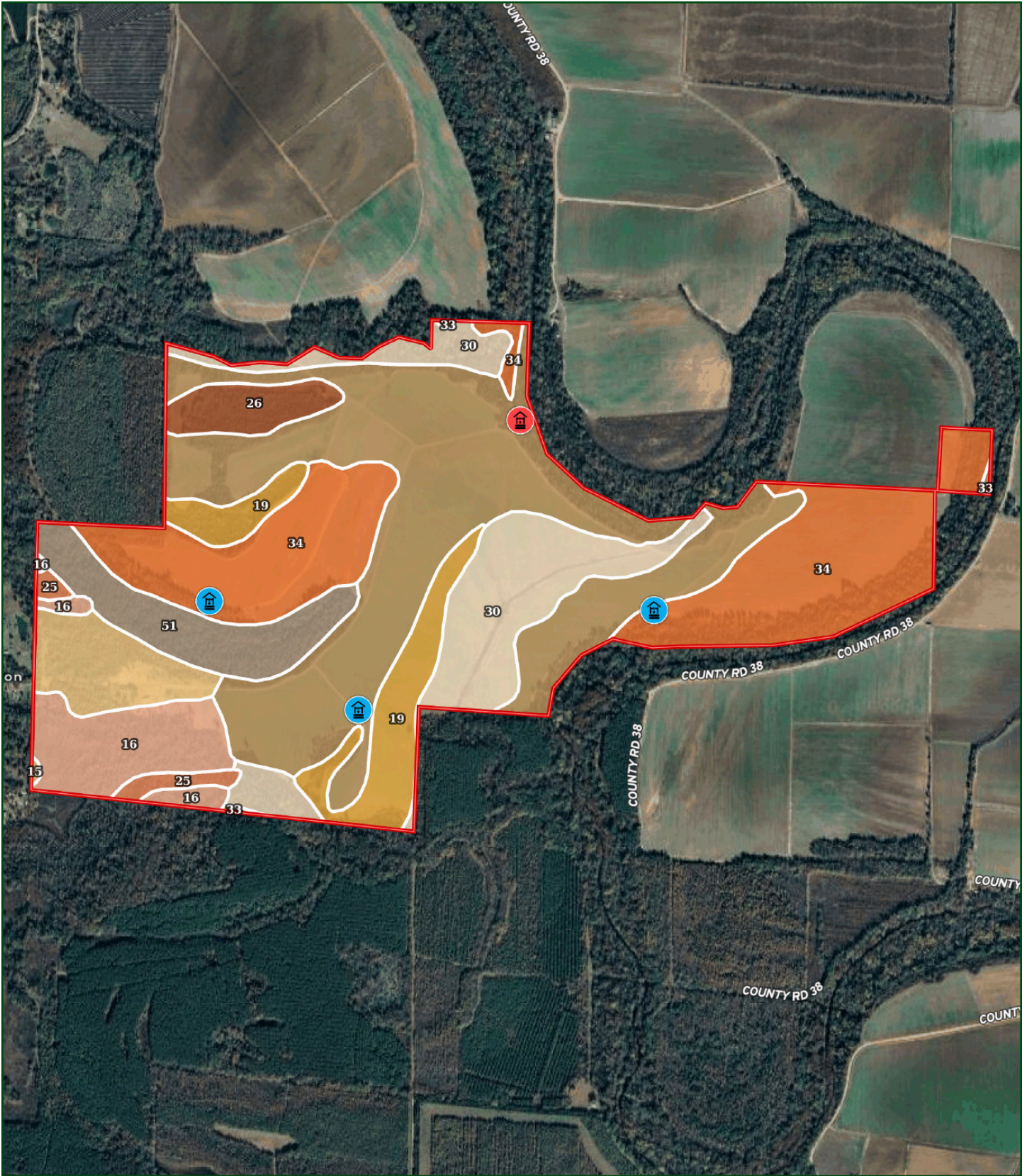


 Irrigation Well  Relief

# TOPOGRAPHY MAP



# SOIL MAP



## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
33	Rilla silt loam, 0 to 1 percent slopes	219.98	34.74	0	85	2e
34	Rilla silt loam, 1 to 3 percent slopes	150.01	23.69	0	86	2e
30	Portland clay, 0 to 1 percent slopes	79.08	12.49	0	56	3w
19	Hebert silt loam, 0 to 1 percent slopes	45.6	7.2	0	86	2w
16	Grenada silt loam, 3 to 8 percent slopes	43.02	6.79	0	57	3e
51	Yorktown silty clay, 0 to 1 percent slopes, frequently flooded, frequently ponded	39.87	6.3	0	10	7w
15	Grenada silt loam, 1 to 3 percent slopes	30.87	4.87	0	52	2e
26	Perry clay, 0 to 1 percent slopes	17.83	2.82	0	48	3w
25	Ouachita silt loam, 0 to 1 percent slopes, frequently flooded	7.0	1.11	0	64	5w
TOTALS		633.26(*)	100%	-	72.18	2.57

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



# FARM SERVICE AGENCY

ARKANSAS  
LINCOLN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

**FARM : 126**  
Prepared : 2/15/24 11:56 AM CST  
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

**Operator Name** : ██████████  
**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
682.46	376.32	376.32	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	376.32	0.00		0.00	0.00	0.00	0.00	

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	9.50	0.00	66	
Soybeans	93.70	0.00	39	100
Seed Cotton	163.04	0.00	1409	
Unassigned Generic Base	40.76	0.00	0	
Rice-Long Grain	38.40	0.00	4361	
Rice-Medium Grain	3.60	0.00	4361	
<b>TOTAL</b>	<b>349.00</b>	<b>0.00</b>		

### NOTES

**Tract Number** : 425

**Description** : C-10/1B,C-11/1B; New K-11  
**FSA Physical Location** : ARKANSAS/LINCOLN  
**ANSI Physical Location** : ARKANSAS/LINCOLN  
**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** : SHIRLEY BOGAEV, MARTHA F CHRISTIE, SUSAN F COLES  
**Other Producers** : None  
**Recon ID** : None

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## Abbreviated 156 Farm Record

**FARM : 126**  
Prepared : 2/15/24 11:56 AM CST  
Crop Year : 2024

### Tract Land Data

Tract 425 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
682.46	376.32	376.32	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	376.32	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	9.50	0.00	66
Soybeans	93.70	0.00	39
Seed Cotton	163.04	0.00	1409
Unassigned Generic Base	40.76	0.00	0
Rice-Long Grain	38.40	0.00	4361
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<b>TOTAL</b>	<b>349.00</b>	<b>0.00</b>	

### NOTES

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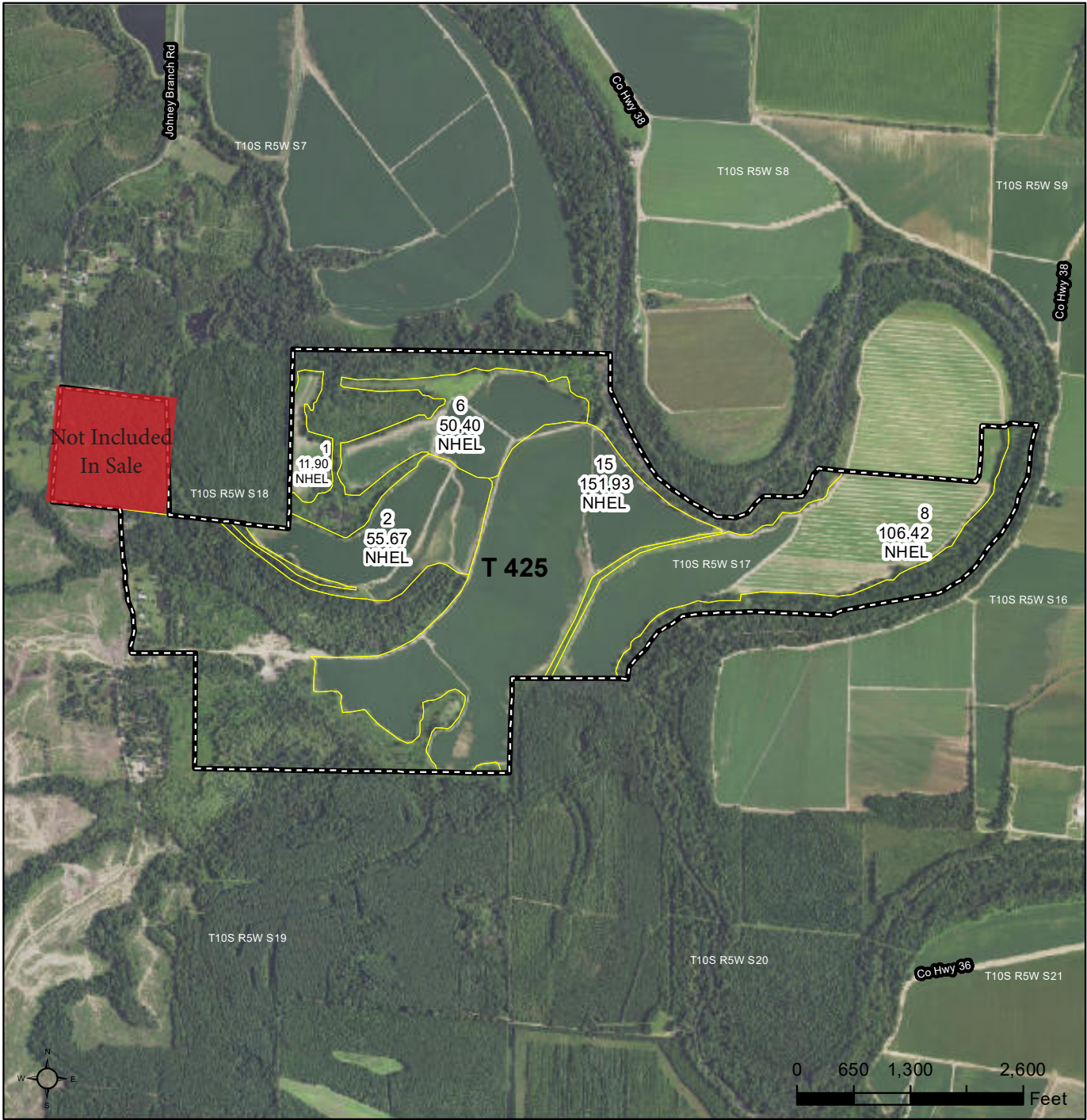
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# FARM SERVICE AGENCY



Lincoln County, Arkansas



### Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

### Wetland Determination Identifiers

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

Imagery Year: 2021

2023 Program Year

Map Created February 01, 2023

**Farm 126**  
**Tract 425**

Tract Cropland Total: 376.32 acres

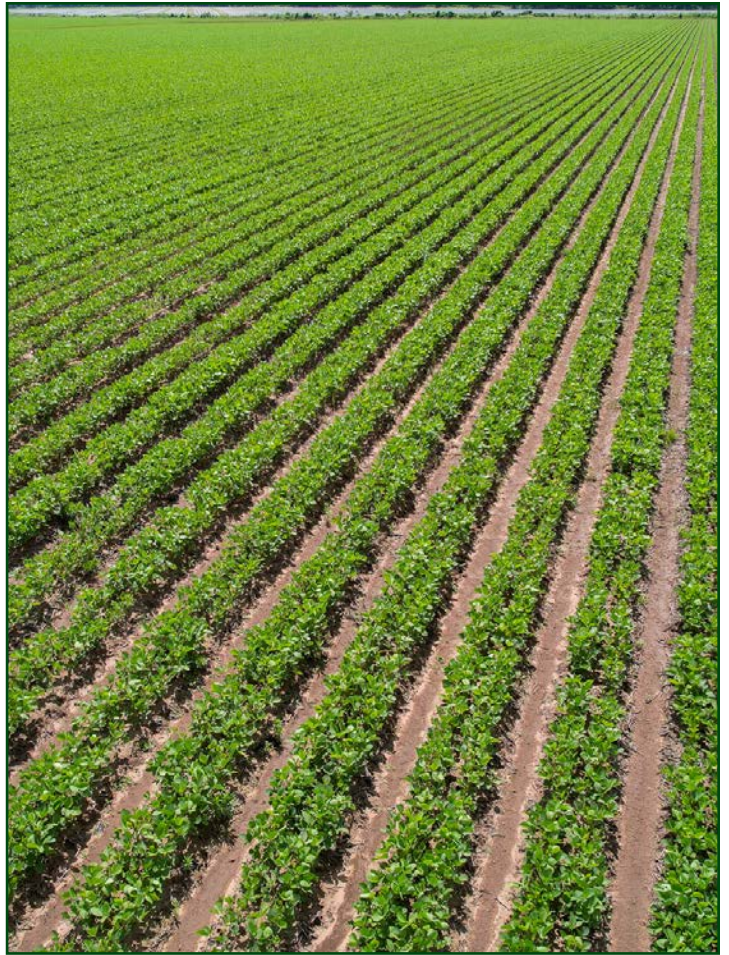
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