

# HAMBURG DELTA FARM



**761 ACRES M/L**

**ASHLEY COUNTY, ARKANSAS**  
**LAND AVAILABLE**

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**ASHLEY COUNTY, ARKANSAS**  
761 CONTINUOUS ACRES M/L

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**[PeoplesCompany.com/Premium/HamburgFarm](https://PeoplesCompany.com/Premium/HamburgFarm)**



# EXECUTIVE SUMMARY

The Hamburg Delta Farm is located seven miles northeast of Hamburg, Arkansas in Ashley County within the Mississippi River Delta region of southeast Arkansas. The farm, situated in the north central region of Arkansas' fifth largest county, is comprised of 760.96 acres m/l of which approximately 683.95 acres are irrigated with water sourced from electric submersible wells and currently tillable for conventional row crop production. The Certified wetland determination is completed and there were no wetlands determined for the farm. The Hamburg Delta Farm has traditionally produced conventional row crops including soybeans, rice, corn, and cotton, as the current year has been enrolled in corn, soybean, and rice production. In addition, the property's open fields and multiple access points provide for above average farming efficiency.

The primary soil types of this highly tillable farm include Grenada Silt Loam, Henry Silt Loam, and Calloway Silt Loam and all the farm's tillable acres have recently been precision leveled. These recent farm improvements reduce water waste by making irrigation more precise and efficient so there is even ground coverage without runoff. While the farm receives, on average, 57 inches of rain per year with most of the rainfall occurring in the winter months, this rainfall pattern coupled with warmer temperatures through the growing season results in the requirement for irrigation infrastructure to maximize crop productivity. The farm is provided irrigation water from an underground aquifer with new submersible wells and underground pipes and risers.

The three most typical power sources for operating the engines that pump and distribute irrigation to crops are diesel fuel, propane, and electricity. Of these, only electricity provides no emission power. Accordingly, local power companies have been contracted to bring electricity to the property for lower cost and environmentally friendly irrigation. Typically, irrigated properties with electric power sources have lower annual irrigation operating cost and more automation for operations, all without the environmental risk of having diesel or propane fuel tanks built or stored on the property. The farm is currently leased through December 31st, 2024, with a local tenant as a cash rent agreement. The Hamburg Delta Farm exhibits above average size, soil quality, topography, and crop optionality on a county level which creates added demand from local operators and therefore above county average lease rates.

ARKANSAS

HAMBURG ☆

**Parcel Numbers:** 001-02595-000  
001-02605-000  
001-02592-000  
001-02596-002  
001-02598-000  
001-02608-000

**Taxes:** \$1,461.43



# HAMBURG DELTA FARM

Fountain Hill

Old Milo

Hamburg

Bovine

Mist

Snyder

Montrose

## DIRECTIONS

From Hamburg, Arkansas: Travel north out of town on U.S. Highway 425 for approximately 2 miles and turn right (east) onto State Highway 74. Continue for approximately 3.25 miles and turn left (north) onto State Highway 71. Continue north for approximately 3 miles and turn right (east) onto Ashley Road 122 and go for another 0.50 miles. The farm will be located on the north and south side of the road.

## FSA MAP



The farm consists of diverse soils with a wide range of crop options from rice to cotton. The primary soil types of this highly tillable farm include Grenada Silt Loam, Henry Silt Loam, and Calloway Silt Loam and all the farm's tillable acres have recently been precision leveled. These recent improvements effectively reduce water waste by making irrigation more precise and efficient so there is even ground coverage without runoff. The soil exhibits good natural fertility and water capacity.

## SOILS BREAKDOWN

Soil Type	Acres	% of Field	NCCPI
Grenada Silt Loam	61.80	8.2%	62
Henry Silt Loam	204.00	27.0%	60
Calloway Silt Loam	489.20	64.8%	58
<b>Total: 755</b>		<b>AVG: 58.86</b>	

## INSURABLE CROPS

Crop	County T-Yield	85% RP Guarantee
Corn	185 bu	157.25 bu
Soybeans NFAC*	40 bu	34 bu
Soybeans FAC*	31 bu	26.35 bu
Wheat (Winter)	53 bu	45.05 bu
Rice - Short Grain	5,156 lbs	4,382.6 lbs
Rice - Medium Grain	6,821 lbs	5,797.85 lbs

\* Not Following Another Crop (NFAC)

\* Following Another Crop (FAC)

\* This crop insurance information was obtained from a third-party crop insurance agent. Please consult with your crop insurance advisor to evaluate crop insurance levels on this Farm based on potential Buyer(s) farming operation.

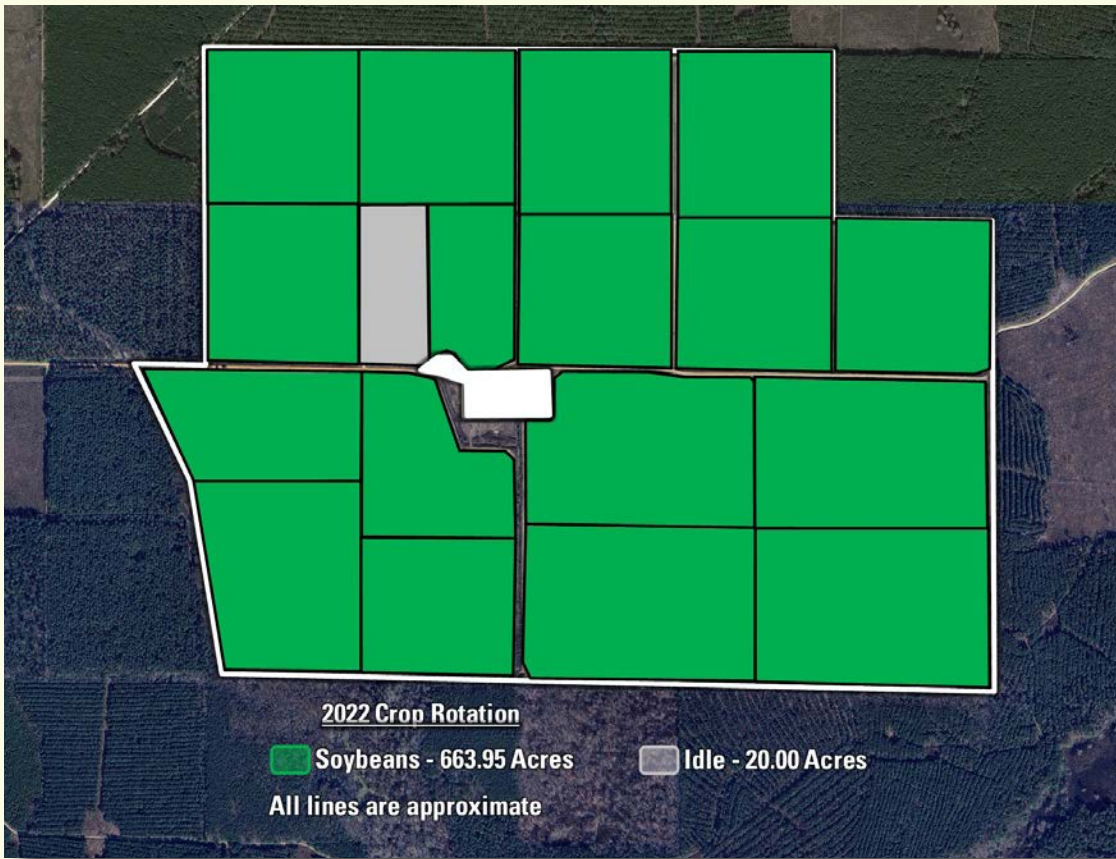


The Hamburg Delta Farm is located seven miles northeast of Hamburg, Arkansas in Ashley County of the Mississippi River Delta region in southeast Arkansas. Ashley County, Arkansas is the fifth largest county in the state and this area is best known for its distinct history and culture of production agriculture from its rich, fertile, alluvial soils of the Mississippi Alluvial Plain.

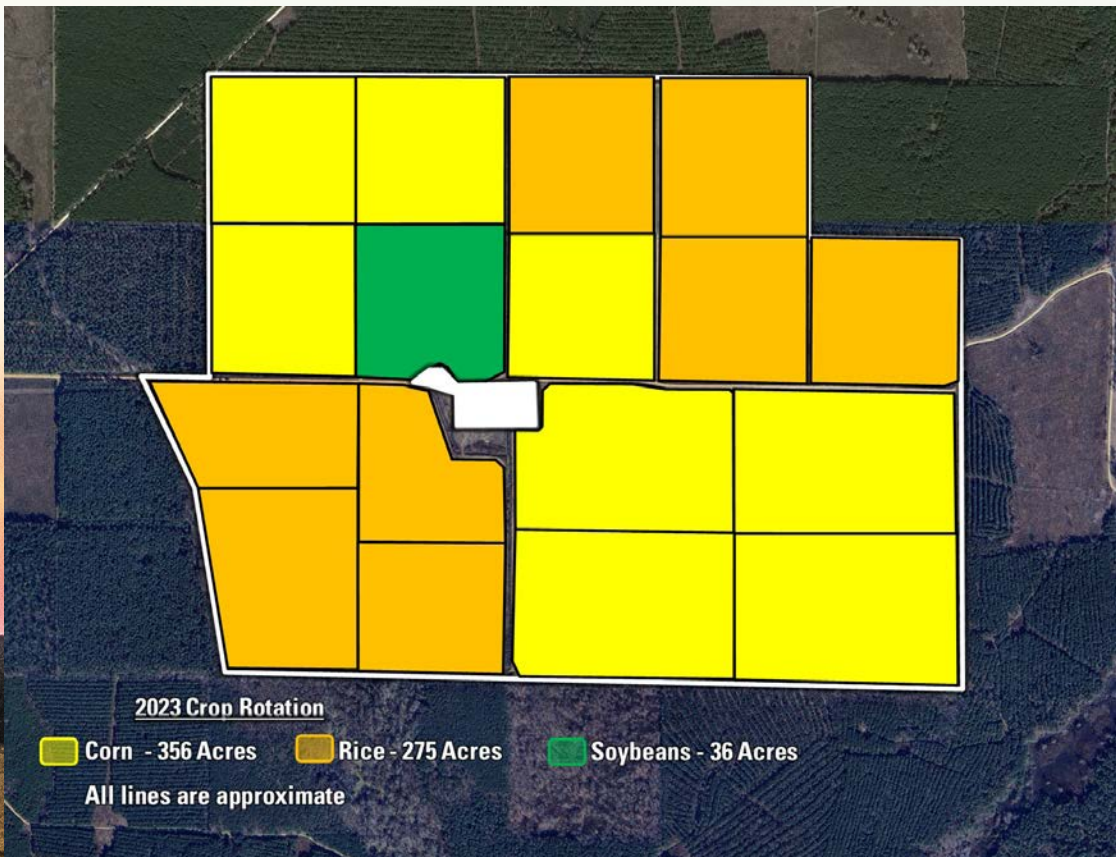
## **CROP PRODUCTION**

The highly tillable Hamburg Delta Farm consists of the primary soil types of Grenada Silt Loam, Henry Silt Loam, and Calloway Silt Loam. Traditionally, the Hamburg Delta Farm has produced conventional row crops including soybeans, rice, corn, and cotton, as the current year has been enrolled in corn, soybean, and rice production. In addition, the property's open fields and multiple access points provide for above average farming efficiency.

## 2022 CROP ROTATION



## 2023 CROP ROTATION



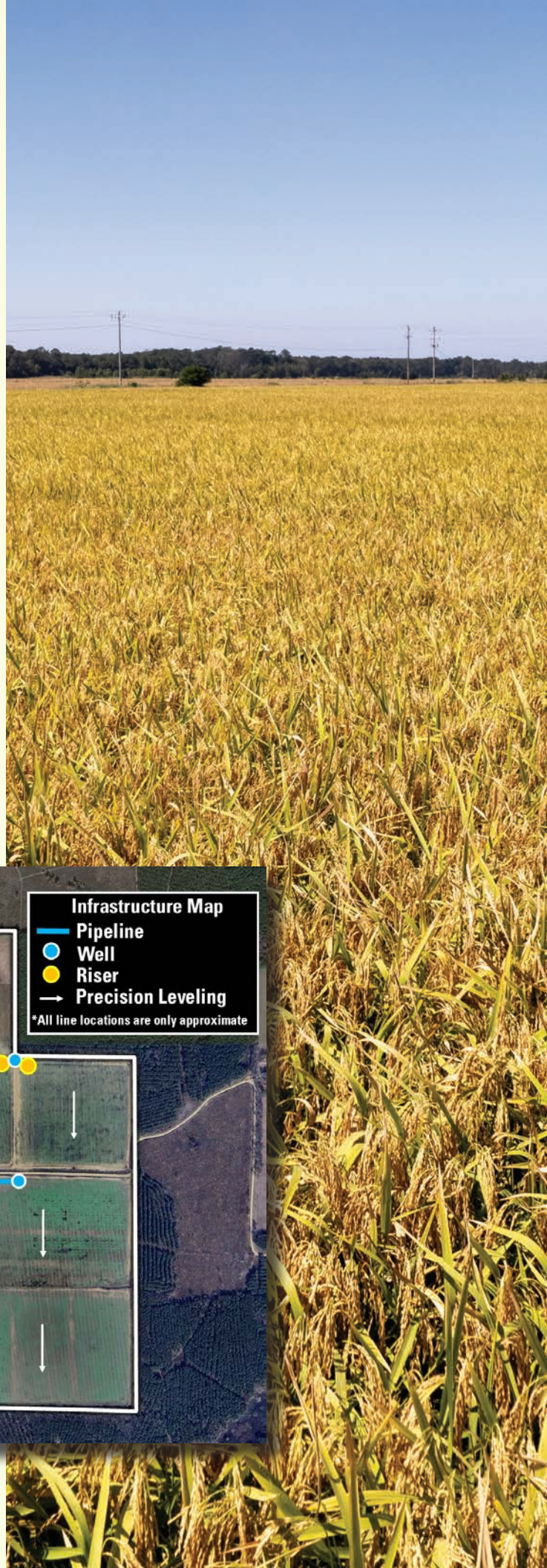
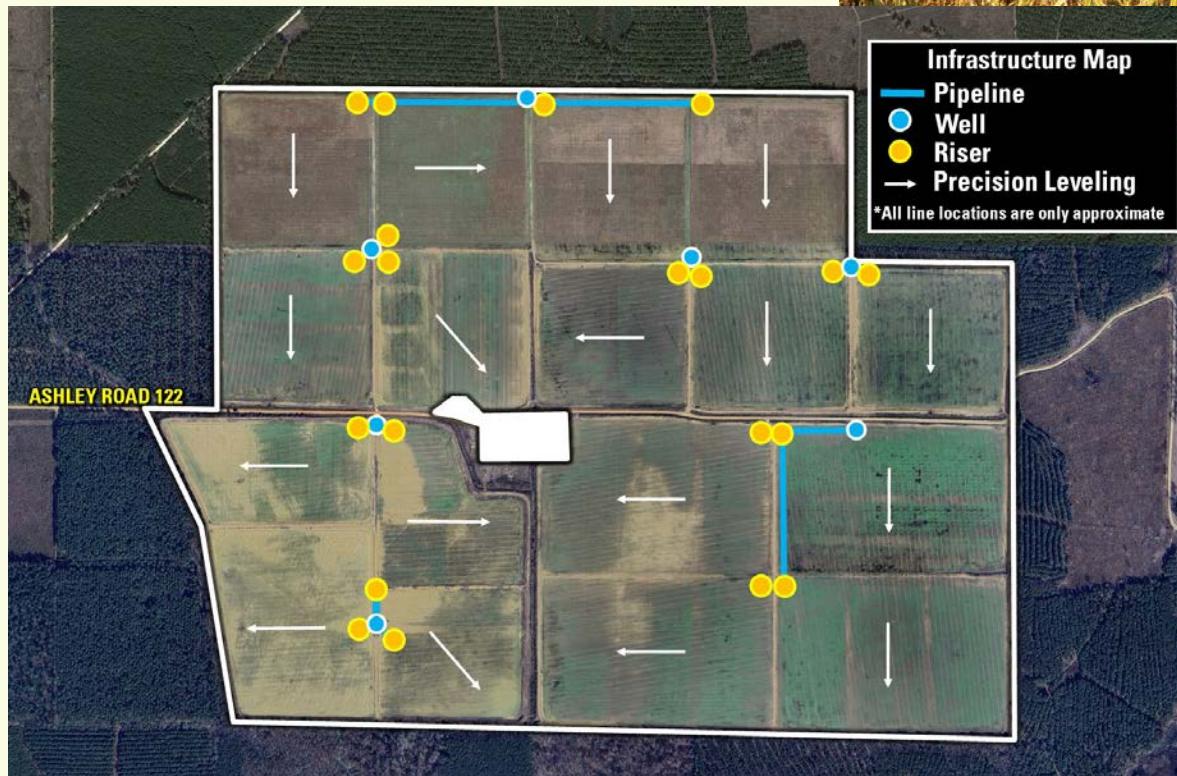
# CAPITAL IMPROVEMENTS

The farm is provided irrigation water from an underground aquifer with a water depth of 78 feet, an estimated thickness of 141 feet, and a saturated thickness of 63 feet. Irrigation is provided by seven electric submersible wells. The three most typical power sources for operating the engines that pump and distribute irrigation to crops are diesel fuel, propane, and electricity.

Over the last three years, there have been significant farm improvements to increase the farm's long-term crop irrigation and energy infrastructure while enhancing farmability, which will improve crop yield and economic returns. These improvement projects included:

- Installation of two irrigation wells, for a total of seven wells distributed across the farm, to better support all irrigated acres across the farm and reduce energy demands.
- The addition of 6,500 feet of underground pipe and risers to improve timely delivery of water and support a well-rounded crop rotation.
- Precision leveling the entire Hamburg Delta Farm to further improve irrigation efficiency and reduce runoff.

## IRRIGATION MAP

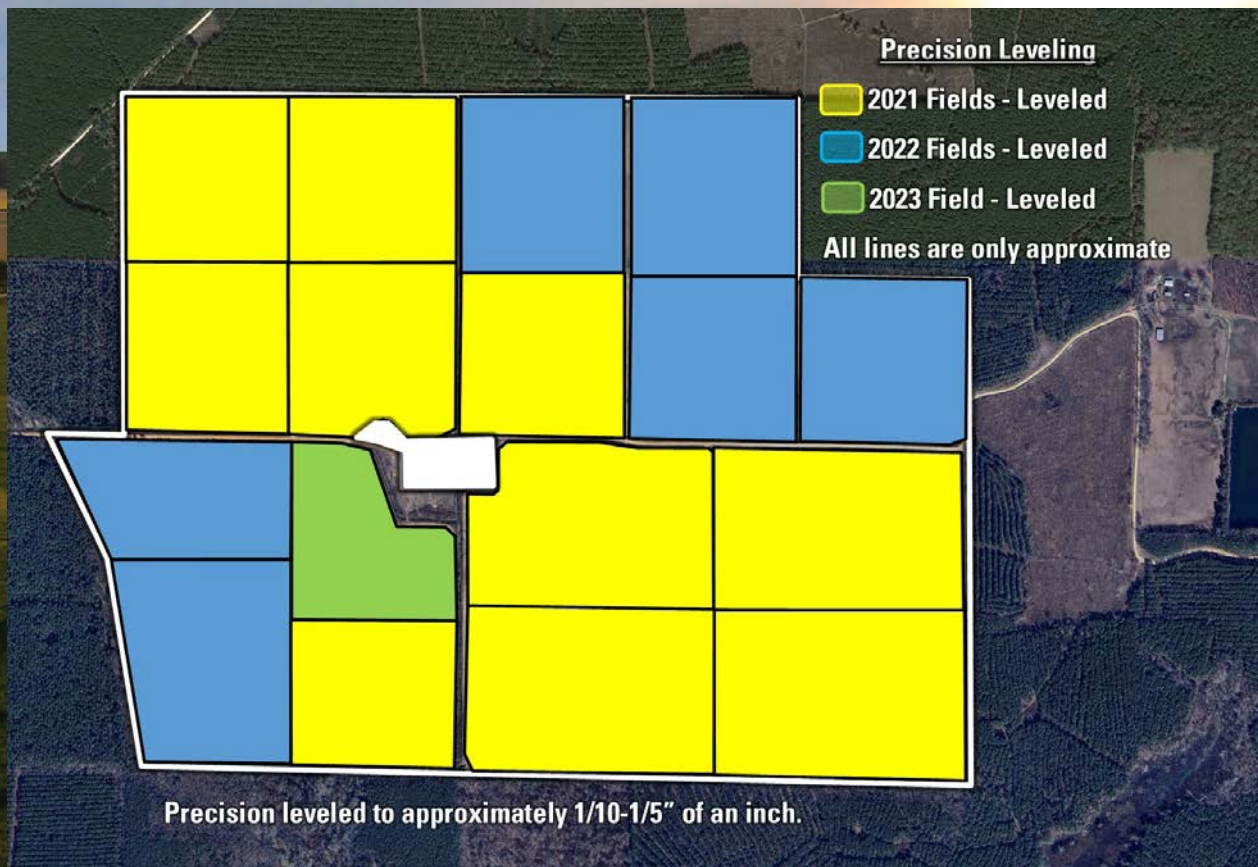




# PRECISION LEVELING OF FARM

- The northwest and southwest portions of the farm were initially precision leveled prior to the 2021 cropping season, which included a total of 436.41 irrigated cropland acres.
- During the spring of 2022, over 218.51 acres on the northeast and southwest portion of the farm was precision leveled along with the installation of 2 new irrigation wells and 700' of underground pipe and risers.
- Additionally, the last 29.03 acres was precision leveled during the beginning of 2023 combined with a new irrigation well with approximately 3,000 feet of underground pipe on the north side of the property.

## PRECISION LEVELING MAP



Peoples Company manages assets according to the Leading Harvest Sustainability Standard and completes a rigorous third-party audit annually to ensure all managed acres adhere to the Standard's principles.

Leading Harvest is a coalition of environmental organizations and companies that farm, manage, and invest in farmland. They have come together to provide a way to measure sustainability in a way that is meaningful and flexible for all types of soils, crops, and farming practices. Unlike other sustainability standards, it focuses on results, not process. It allows producers and landowners the freedom to innovate and achieve sustainable practices best suited for their crop and region. It is a transparent lens through which the public can be assured their food and fiber are being grown responsibly.

## LEADING HARVEST SUSTAINABILITY PRINCIPLES

- Sustainable Agriculture
- Soil Health and Conservation
- Protection of Water Resources
- Protection of Crops
- Energy Use, Air Quality, and Climate Change
- Waste and Material Management
- Conservation of Biodiversity
- Protection of Special Sites
- Local Communities
- Employees and Farm Labor
- Legal and Regulatory Compliance
- Management Review and Continual Improvement
- Tenant-Operated Operations

## PEOPLES COMPANY IMPLEMENTS SUSTAINABILITY THROUGH:

- Training and Education
- Rigorous Tenant Selection
- Progressive Leases
- Operations Oversight
- Local Involvement
- Conservation Improvements
- Special Site Recognition and Protection
- Audited Practices
- Tenant-Operated Operations

## WHAT DOES THIS MEAN?

- Third-party assurance that farms are being operated sustainably.
- Potential premium returns as end users seek more sustainably grown crops.
- Knowledge that a farm will be productive for future generations.





To learn more about Leading Harvest, visit [LeadingHarvest.org](http://LeadingHarvest.org) or scan the QR code to the left

For more information, pictures, and maps, please contact Steve Bruere and ask about Hamburg Delta Farm.

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