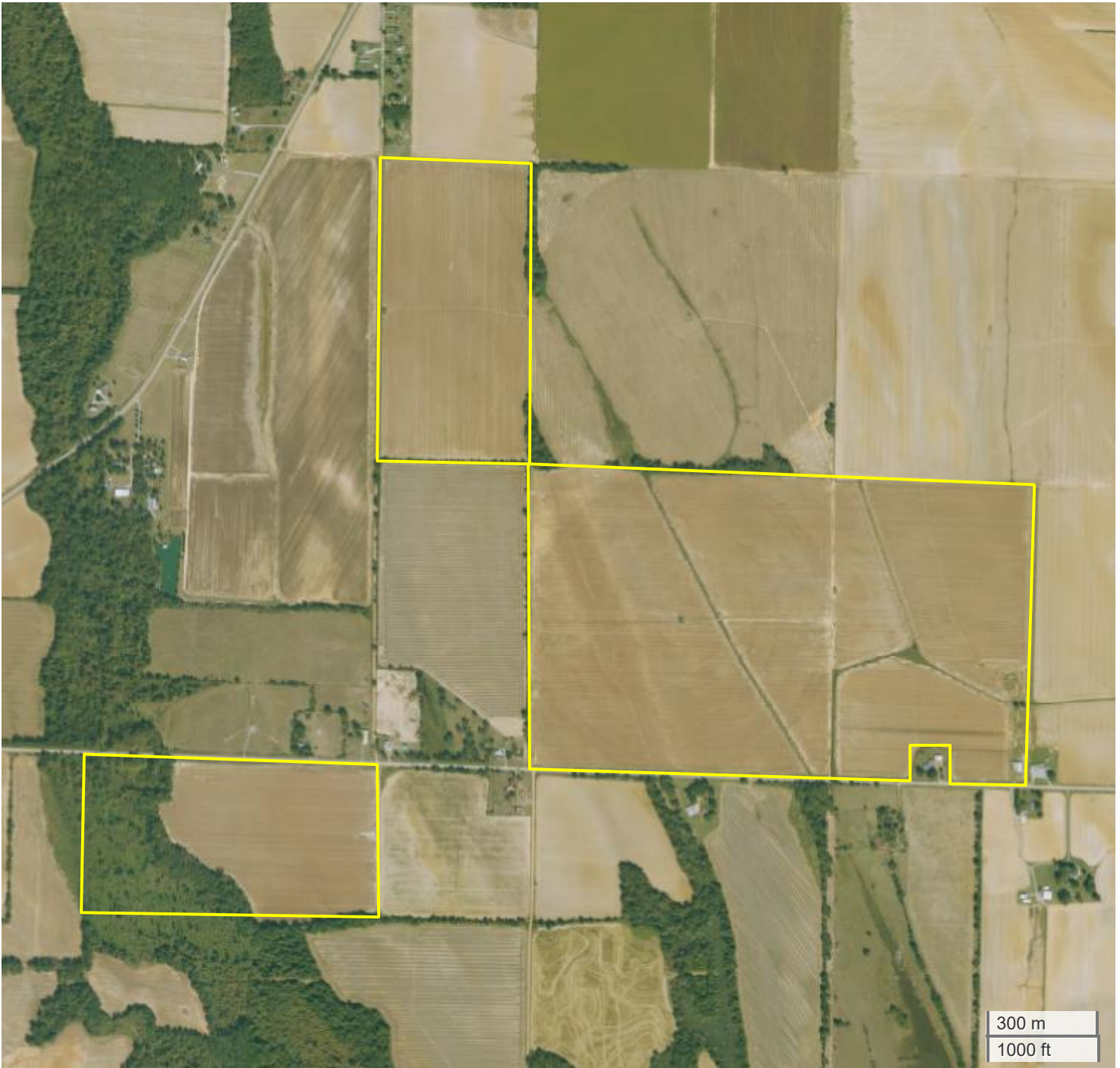




NORTHWEST FARM (423.07 AC TOTAL, 0 AC TILLABLE)

AERIAL MAP



Center: 34.474332, -90.982161

03-3S-1E

Cleveland Township

Phillips County, AR

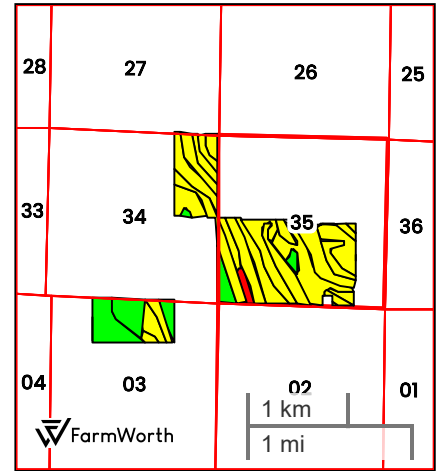
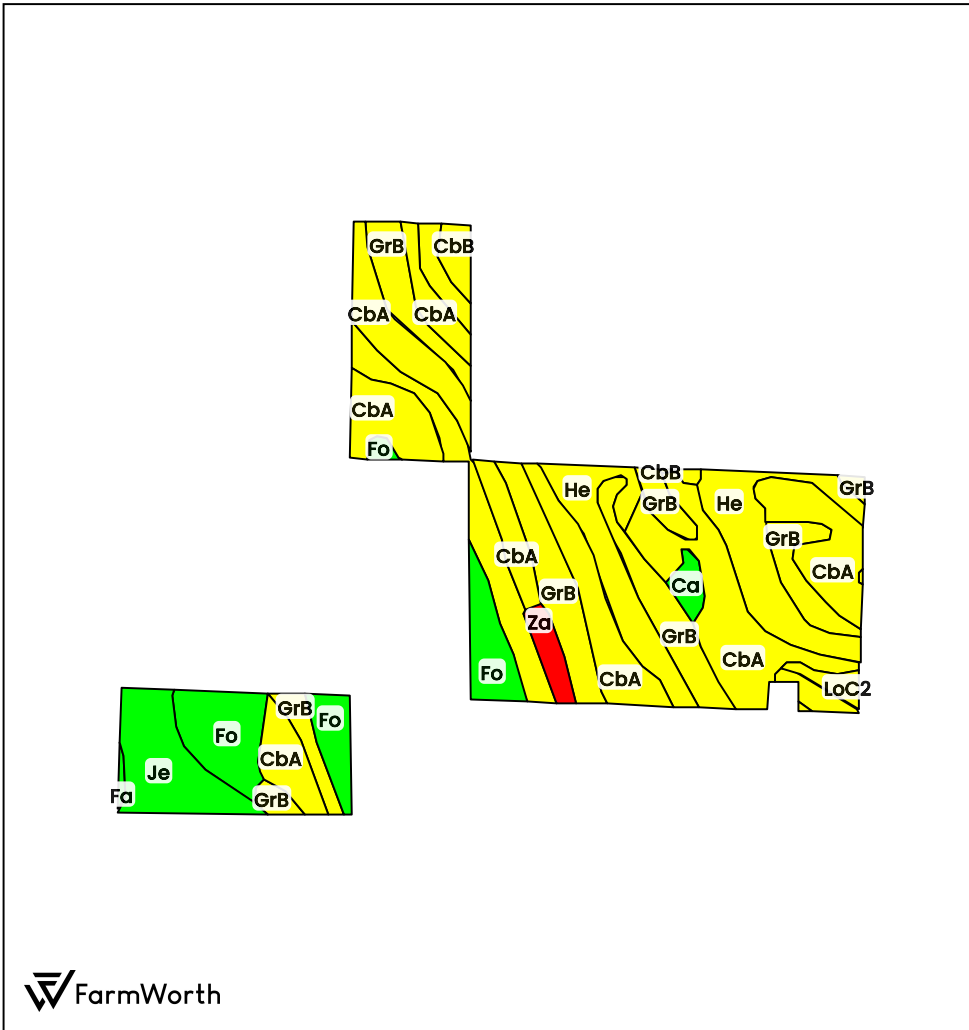


FarmWorth, LLC makes no representations or warranties, express or implied, as to the accuracy of any information, data, numerical values, boundaries, or any other information generated through the use of FarmWorth.com. User is solely responsible for independently investigating and determining all information provided through FarmWorth.com prior to use and waives any and all claims against FarmWorth, LLC for any inaccuracies or inconsistencies in the information and/or data.



NORTHWEST FARM (423.07 AC TOTAL, 0 AC TILLABLE)

TOTAL SOILS



County: Phillips County, AR
 Location: 03-3S-1E
 Township: Cleveland
 Acres: 423.07
 Date: 06/21/2024



Field borders obtained from Farm Service Agency as of 2008

FarmWorth, LLC makes no representations or warranties, express or implied, as to the accuracy of any information, data, numerical values, boundaries, or any other information generated through the use of FarmWorth.com. User is solely responsible for independently investigating and determining all information provided through FarmWorth.com prior to use and waives any and all claims against FarmWorth, LLC for any inaccuracies or inconsistencies in the information and/or data.

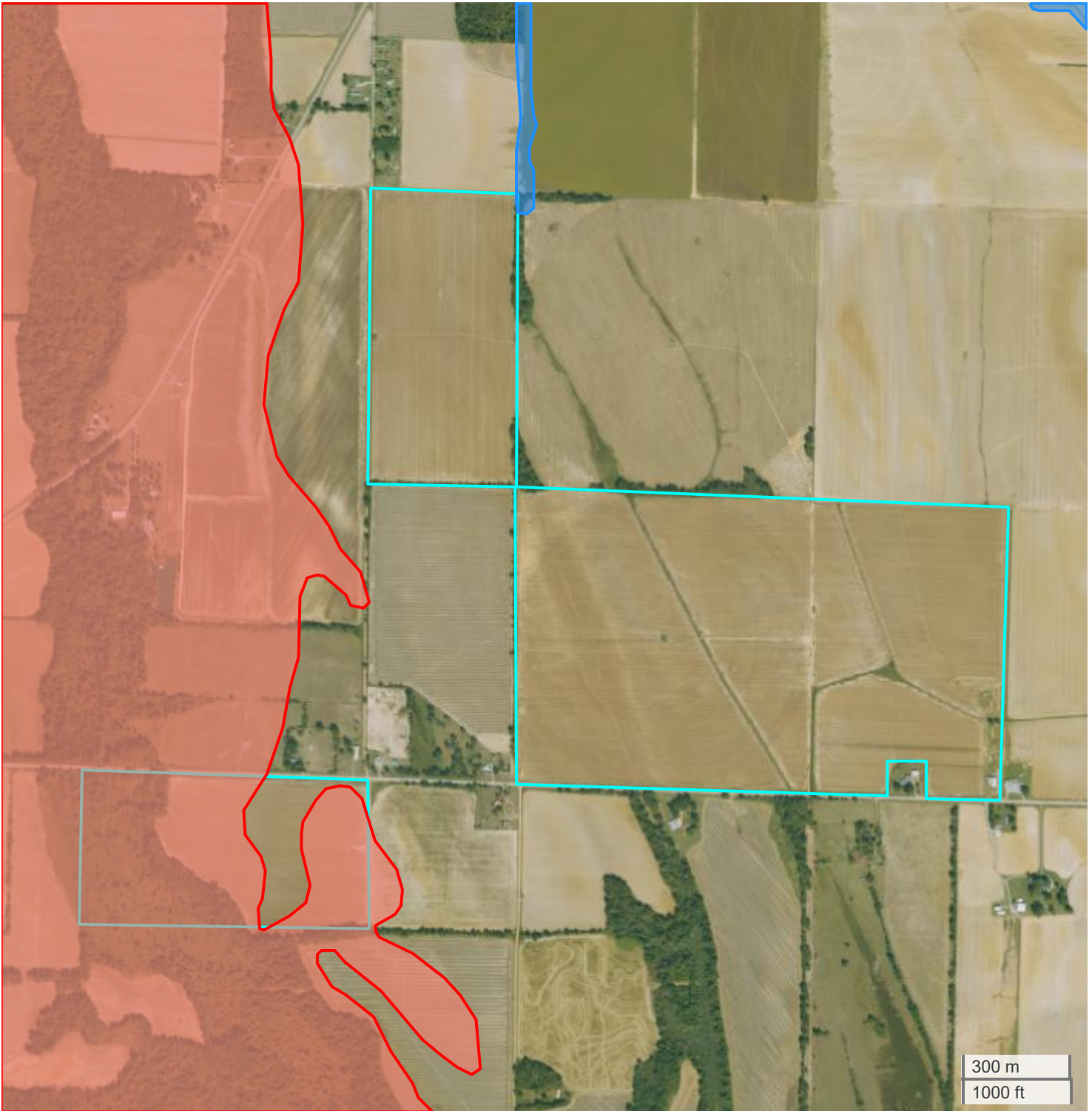
Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
CbA	Calloway silt loam, 0 to 1 percent slopes	148.91	35.20 %	58	-	2	Somewhat poorly drained
GrB	Grenada silt loam, 1 to 3 percent slopes	113.98	26.94 %	62	-	2	Moderately well drained
He	Henry silt loam, 0 to 1 percent slopes	65.25	15.42 %	57	-	3	Poorly drained
Fo	Foley silt loam	45.37	10.72 %	76	-	3	Poorly drained
Je	Jeanerette silt loam	28.10	6.64 %	75	-	2	Somewhat poorly drained
Za	Zachary soils, frequently flooded	6.29	1.49 %	22	-	4	Poorly drained
CbB	Calloway silt loam, 1 to 3 percent slopes	5.69	1.34 %	56	-	2	Somewhat poorly drained
Ca	Calhoun silt loam	4.50	1.06 %	74	-	3	Poorly drained
LoC2	Loring silt loam, 3 to 8 percent slopes, eroded	4.11	0.97 %	52	-	3	Moderately well drained
Fa	Falaya silt loam	0.87	0.21 %	76	-	2	Somewhat poorly drained
Average:				61.6			

Soils data provided by USDA and NRCS.





NORTHWEST FARM (423.07 AC TOTAL, 0 AC TILLABLE)

FLOOD HAZARDS



FarmWorth, LLC makes no representations or warranties, express or implied, as to the accuracy of any information, data, numerical values, boundaries, or any other information generated through the use of FarmWorth.com. User is solely responsible for independently investigating and determining all information provided through FarmWorth.com prior to use and waives any and all claims against FarmWorth, LLC for any inaccuracies or inconsistencies in the information and/or data.

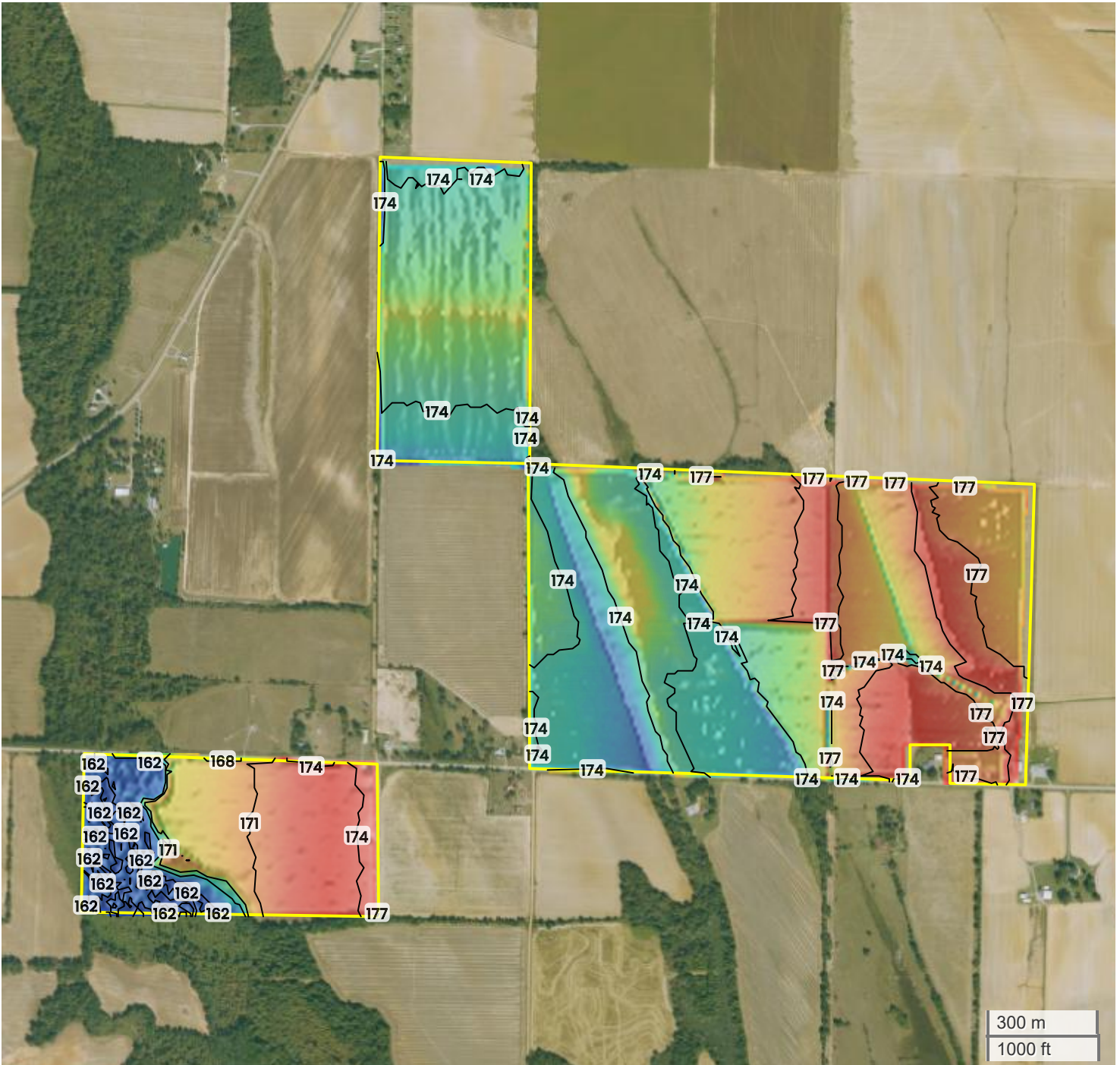
Significant Flood Hazards

-  Regulatory Floodway (Zones AE, AO, AH, VE, AR)
-  Without Base Flood Elevation (BFE), with BFE or Depth (Zones A, V, A99)



NORTHWEST FARM (423.07 AC TOTAL, 0 AC TILLABLE)

TOPOGRAPHY



162 ft

177 ft



Center: 34.474321, -90.982171

03-3S-1E

Cleveland Township
Phillips County, AR

Source: USGS 10m DEM

Interval(ft): 3

Max: 177.0 ft

Min: 162.0 ft

Range: 15.0 ft

Average: 169.5 ft

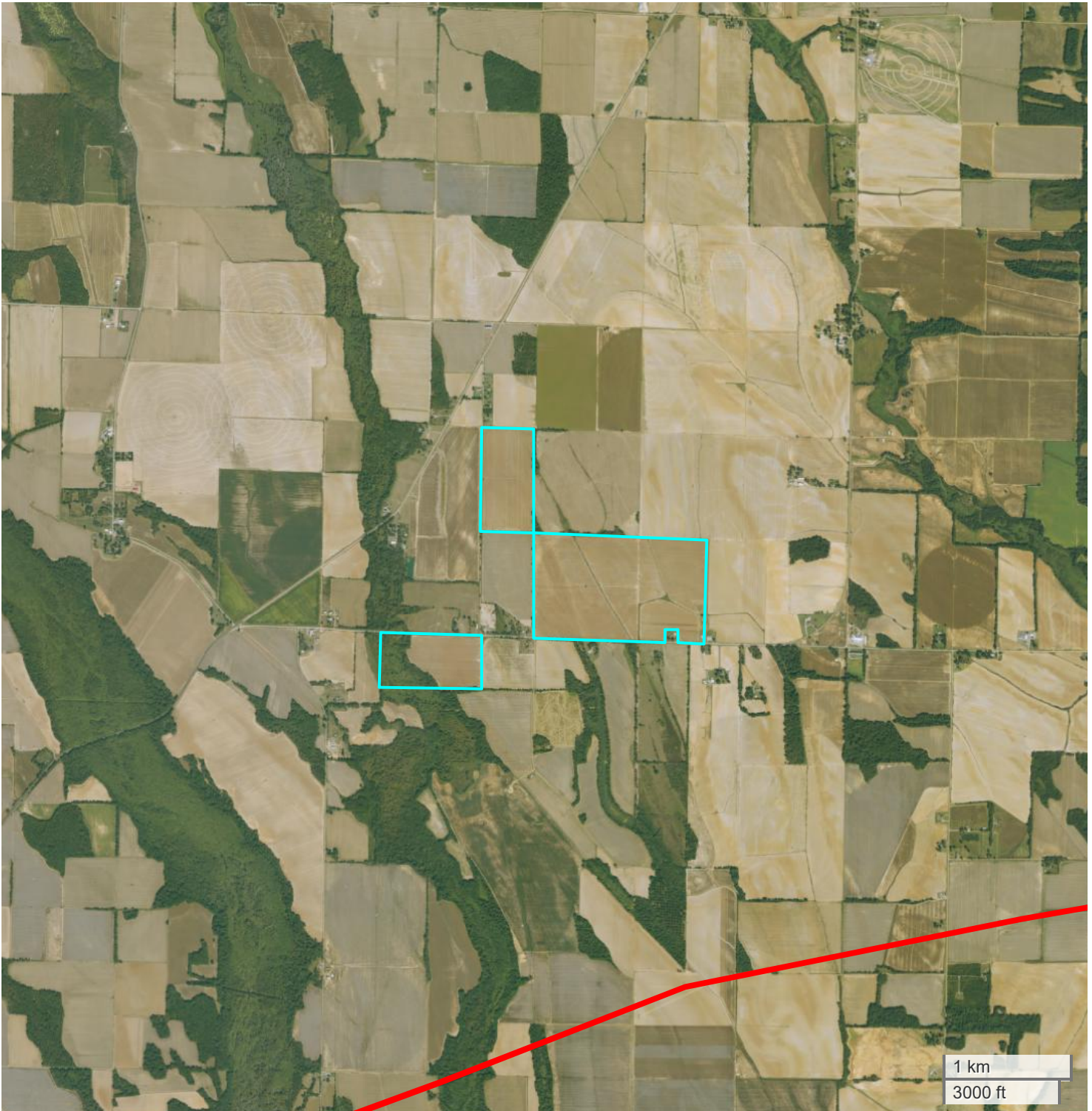


FarmWorth, LLC makes no representations or warranties, express or implied, as to the accuracy of any information, data, numerical values, boundaries, or any other information generated through the use of FarmWorth.com. User is solely responsible for independently investigating and determining all information provided through FarmWorth.com prior to use and waives any and all claims against FarmWorth, LLC for any inaccuracies or inconsistencies in the information and/or data.










NORTHWEST FARM (423.07 AC TOTAL, 0 AC TILLABLE)

ENERGY MAP



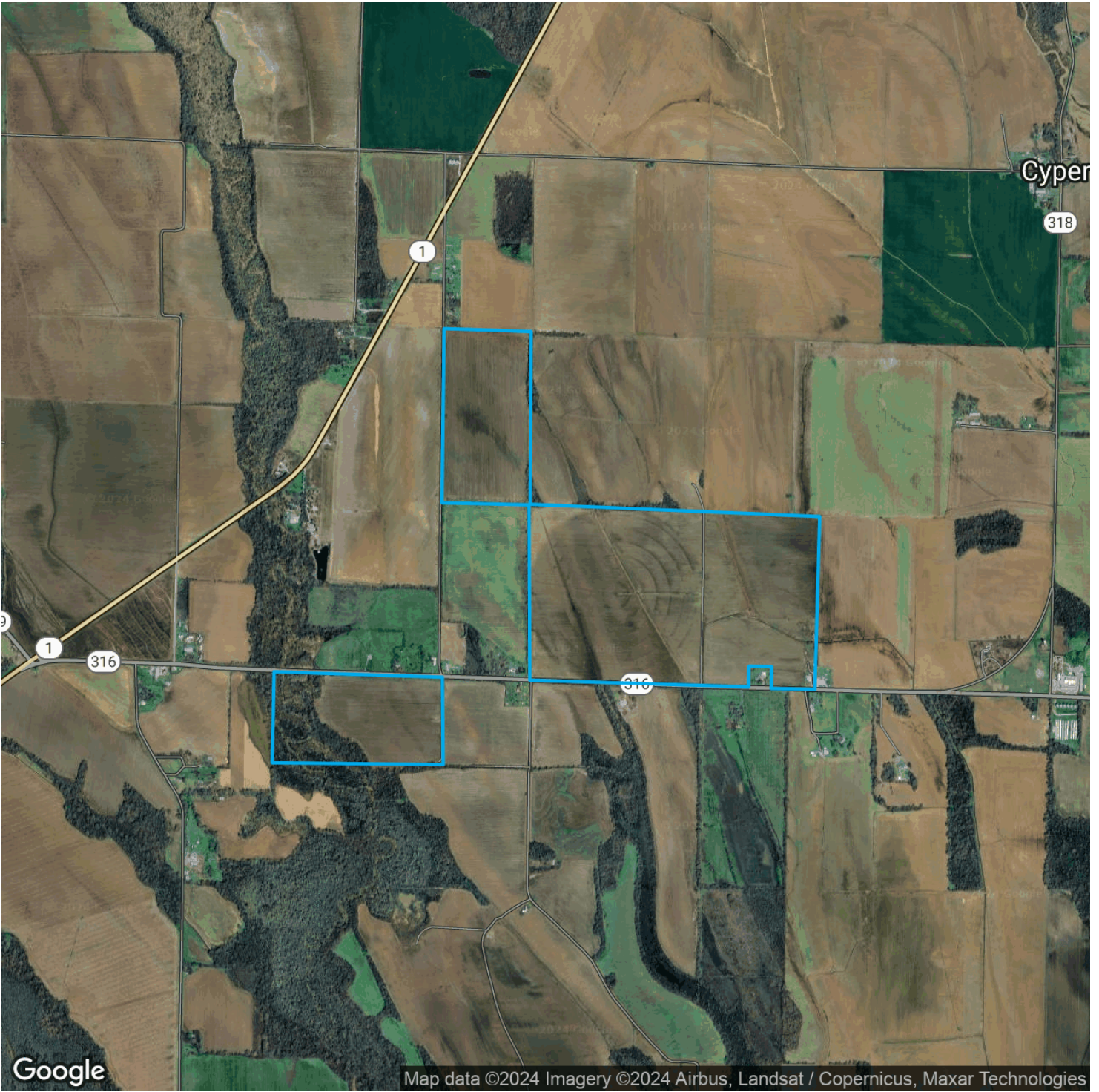
FarmWorth, LLC makes no representations or warranties, express or implied, as to the accuracy of any information, data, numerical values, boundaries, or any other information generated through the use of FarmWorth.com. User is solely responsible for independently investigating and determining all information provided through FarmWorth.com prior to use and waives any and all claims against FarmWorth, LLC for any inaccuracies or inconsistencies in the information and/or data.

-  Transmission Lines
-  Substations
-  Wind Turbine
-  Wind Farm
-  Solar
-  Oil and Gas(Active)
-  Oil and Gas(Abandoned)



NORTHWEST FARM (423.07 AC TOTAL, 0 AC TILLABLE)

PROXIMITY MAP



FarmWorth, LLC makes no representations or warranties, express or implied, as to the accuracy of any information, data, numerical values, boundaries, or any other information generated through the use of FarmWorth.com. User is solely responsible for independently investigating and determining all information provided through FarmWorth.com prior to use and waives any and all claims against FarmWorth, LLC for any inaccuracies or inconsistencies in the information and/or data.



NORTHWEST FARM (423.07 AC TOTAL, 0 AC TILLABLE)

REGIONAL MAP



FarmWorth, LLC makes no representations or warranties, express or implied, as to the accuracy of any information, data, numerical values, boundaries, or any other information generated through the use of FarmWorth.com. User is solely responsible for independently investigating and determining all information provided through FarmWorth.com prior to use and waives any and all claims against FarmWorth, LLC for any inaccuracies or inconsistencies in the information and/or data.



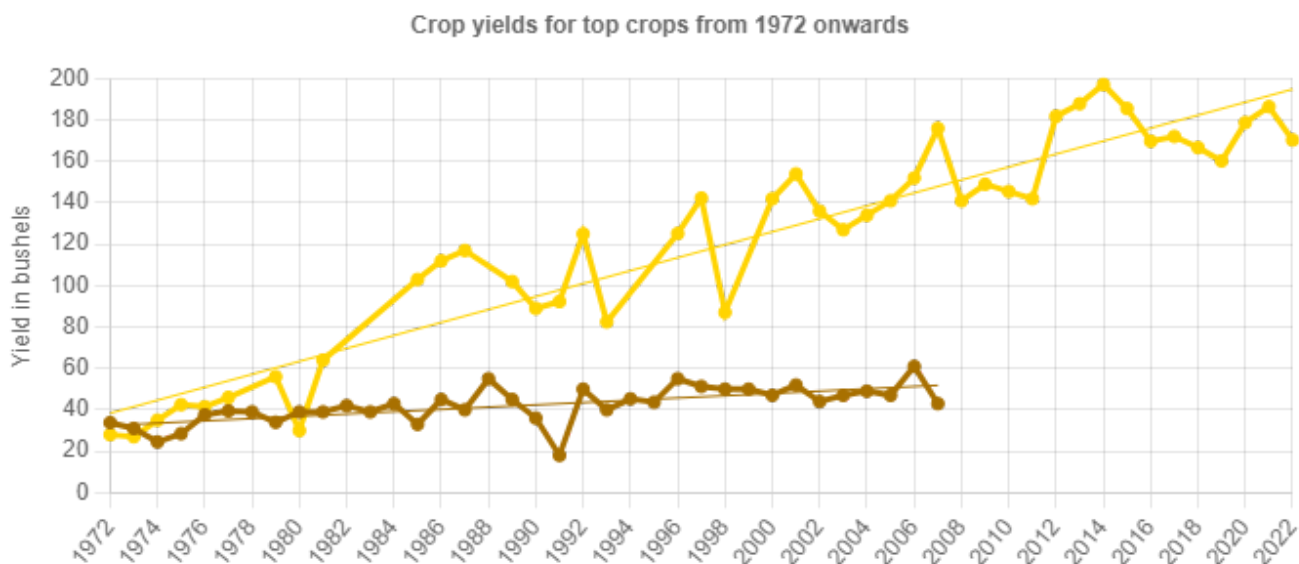
FARMLAND INSIGHTS

Farmland Statistics for Phillips County, AR for 2023

	Attribute	Year	Value
AR Average	Farmland Value (\$/ac)	2023	\$3,180
	Cash Rent (\$/ac)	2023	\$119
	Farmland Returns (%)	2023	4.62%
Phillips County Average	Price (\$/ac)	2023	\$3,860
	Cash Rent (\$/ac)	2023	\$148/ac
	National Productivity Index (NCCPI3 All Crops)	2023	56
	State Crop Productivity Index (CSR2 / IL / CPI)	2023	NaN

RMA Statistics for Phillips County, AR for 2022

Top Crops	Year	Yield (bu)	Trend (bu/year)
Wheat	2022	50.3	0.49
Cotton	2022	0	0
Corn	2022	123.7	2.06



FarmWorth, LLC makes no representations or warranties, express or implied, as to the accuracy of any information, data, numerical values, boundaries, or any other information generated through the use of FarmWorth.com. User is solely responsible for independently investigating and determining all information provided through FarmWorth.com prior to use and waives any and all claims against FarmWorth, LLC for any inaccuracies or inconsistencies in the information and/or data.