

# PHILLIPS COUNTY

# ARKANSAS



LISTING **17667**

**JOEL KING, ALC, CAI**

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JOEL@PEOPLES COMPANY.COM

**GEORGE BAIRD, AFM, AAC**

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**2,311 ACRES M/L**



**FARMLAND AVAILABLE**







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Peoples Company is pleased to bring to the market 2311 acres m/l of irrigated farmland located in Phillips County, AR.

There are 4 groups of farm tracts that are located south of Marvell, AR approx. 7.5 miles. All tracts are located on or near paved road near the Walnut Corner and Gobell communities and are easily accessible by county road frontage.

The idea that you can purchase over 2300 relatively close to each other is very unusual these days. The farm soil NCCPI rating ranges 59.6 to 61.8 for the 4 groups of farms. The make-up of soils are mainly Loring, Memphis, Falaya and Calloway silt loam.

## Legal Description

Tracts located in Sections 3, 34 & 35 Township 02 Range 01E Phillips Co. AR approx. 432.88 acres m/l.

Tracts located in Sections 13, 14, 23 & 24 Township 03S Range 01E and Sections 07, 18 & 19 Township 03S Range 02E Phillips Co. AR approx. 1611.98 acres m/l.

Tracts located in 27, 33 & 34 Township 02S Range 02E and Section 04 Township 03S Range 02E Phillips Co. AR approx. 252.23 acres m/l.

## DIRECTIONS

# 1111 HWY 318 | MARVELL, AR 72366

Farm NW is located 1 1/2 miles west of Walnut Corner on Hwy 318 along Hwy 316. Farm NE is located 2 miles East of Gobell along Hwy 316. Farm South is located SE of Farm NW and SW of Farm NE all south of Phillips Rd 374 and Hwy 318. All in Phillips County, AR due south of Marvell, AR 7.5 miles.



# 2,311 ACRES M/L

# PRICE \$15,250,000

**VISIT [PEOPLESCOMPANY.COM](http://PEOPLESCOMPANY.COM)  
FOR MORE INFORMATION**





# NORTHWEST FARM



Code	Soil Description	Acres	% of Field	Legend	NCCPI
CbA	Calloway silt loam	148.91	35.20%		58
GrB	Grenada silt loam	113.98	26.94%		62
He	Henry silt loam	65.25	15.42%		57
Fo	Foley silt loam	45.37	10.72%		76
Je	Jeanerette silt loam	28.10	6.64%		75
Za	Zachary soils	6.29	1.49%		22
CbB	Calloway silt loam	5.69	1.34%		56
Ca	Calhoun silt loam	4.50	1.06%		74
LoC2	Loring silt loam	4.11	0.97%		52
Fa	Falaya silt loam	0.87	0.21%		76
<b>Weighted Average</b>					<b>61.6</b>

IRRIGATED CROPLAND 343.96  
 DRYLAND 22.33  
 WOODS 33  
 OTHER 23.79  
**TOTAL 423.08**

**6 IRRIGATION WELLS  
 ( 3 SUBMERSIBLE & 3 GEAR DRIVES)  
 AND 1 PIVOT**

# CENTRAL FARM



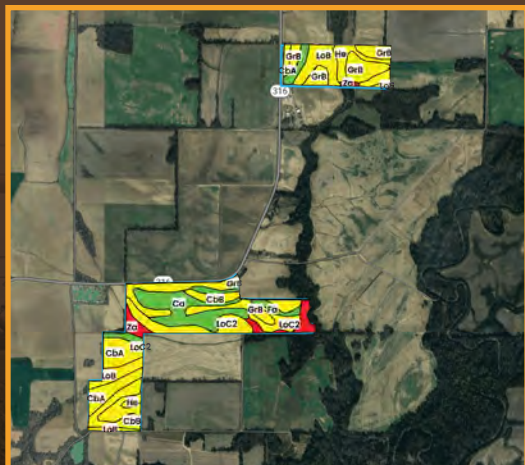
Code	Soil Description	Acres	% of Field	Legend	NCCPI
LoB	Loring silt loam	165.66	45.51%		65
Fa	Falaya silt loam	85.51	23.49%		76
Ca	Calhoun silt loam	39.70	10.91%		74
GrB	Grenada silt loam	32.13	8.83%		62
MeC2	Memphis silt loam	20.65	5.67%		80
CbB	Calloway silt loam	10.74	2.95%		56
MeB	Memphis silt loam	7.65	2.10%		86
LoC2	Loring silt loam	1.84	0.51%		52
CbA	Calloway silt loam	0.11	0.03%		58
<b>Weighted Average</b>					<b>69.3</b>

IRRIGATED CROPLAND 315.59  
 DRYLAND 37.32  
 OTHER 11.11  
**TOTAL 364.02**

**4 IRRIGATION WELLS  
 (GEAR DRIVES) & 2 PIVOTS**



# NORTHEAST FARM

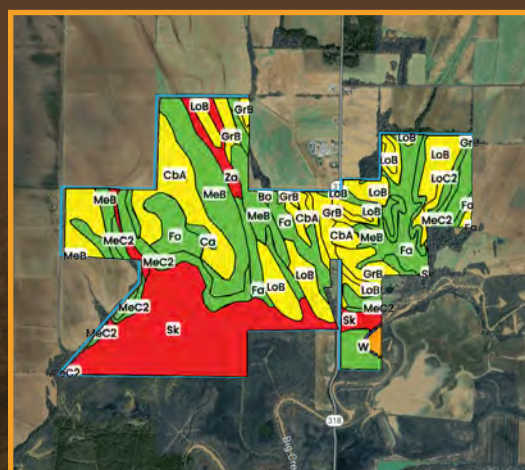


Code	Soil Description	Acres	% of Field	Legend	NCCPI
GrB	Grenada silt loam	55.46	21.35%		62
Ca	Calhoun silt loam	46.63	17.95%		74
LoB	Loring silt loam	41.77	16.08%		65
LoC2	Loring silt loam	29.69	11.43%		52
CbA	Calloway silt loam	29.44	11.33%		58
CbB	Calloway silt loam	20.95	8.06%		56
He	Henry silt loam	15.80	6.08%		57
Za	Zachary soils	15.61	6.01%		22
Fa	Falaya silt loam	4.41	1.70%		76
<b>Weighted Average</b>					<b>60.1</b>

IRRIGATED CROPLAND 241.61  
 DRYLAND 10.51  
 OTHER 7.62  
**TOTAL 259.74**

**4 IRRIGATION WELLS (GEAR DRIVES)**

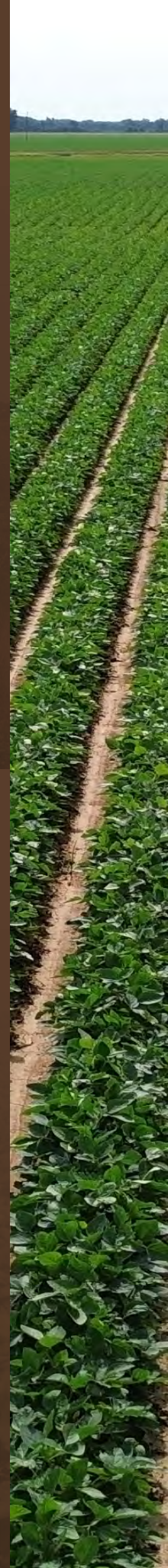
# SOUTH FARM



Code	Soil Description	Acres	% of Field	Legend	NCCPI
Sk	Sharkey soils	286.54	22.66%		17
MeB	Memphis silt loam	188.93	14.94%		86
LoB	Loring silt loam	166.44	13.16%		65
CbA	Calloway silt loam	152.02	12.02%		58
Fa	Falaya silt loam	132.93	10.51%		76
MeC2	Memphis silt loam	82.88	6.52%		80
GrB	Grenada silt loam	56.55	4.47%		62
Fo	Foley silt loam	44.18	3.49%		76
Za	Zachary soils	36.69	2.90%		22
Ca	Calhoun silt loam	36.34	2.87%		74
LoC2	Loring silt loam	22.56	2.59%		52
As	Arkabutla soils	15.49	1.78%		72
MeD2	Memphis silt loam	6.60	1.23%		78
Ag	Alligator soils	2.15	0.52%		40
Bo	Bonn silt loam	1.72	0.17%		41
<b>Weighted Average</b>					<b>57.5</b>

IRRIGATED CROPLAND 821.13  
 DRYLAND 143.76  
 WOODS 79.23  
 OTHER 220.19  
**TOTAL 1264.31**

**14 IRRIGATION WELLS  
 ( 3 SUBMERSIBLE & 11 GEAR DRIVES)  
 ALONG WITH 7 PIVOTS**







1201 NETTLETON CIRCLE  
JONESBORO, AR 72401



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