



**SCYTHE
& SPADE**



EXECUTIVE SUMMARY

LINCOLN TRACTS 11 & 12:

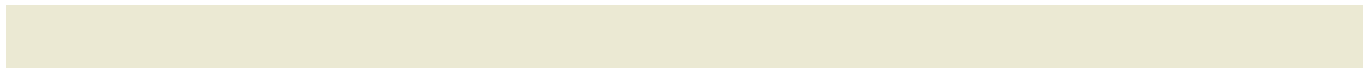
**JOHN HANCOCK LIFE INSURANCE
COMPANY (USA)**

**Exclusive offering by:
FARM-LAND STRATEGIES RE in
partnership with SCYTHE & SPADE
COMPANY**

Simplifying
complex
agribusiness
issues since 1998.



Executive Property Summary





EXECUTIVE PROPERTY SUMMARY

SCYTHE & SPADE EXECUTIVE SUMMARY

LOCATION	Project Lincoln, or the “Subject Property,” is located in southeast Arkansas in Lincoln County. The Subject Property is located approximately 4 miles southwest of Gould, Arkansas.
PHYSICAL ACCESS	All tracts are either accessed via public road or highway or are accessed via recorded legal easement.
SUBJECT ACRES	The Subject Property consists of 1,342.83 surveyed acres. 1,284.90 assessed acres. 1,339.51 FSA Farmland acres. 1,285.33 FSA Cropland acres.
LEGAL OWNERSHIP	Fee Simple ownership is held by John Hancock Life Insurance Company (USA).
PROPERTY TAXES	Tax records provided by the Seller indicates the Subject Property consists of five (5) Lincoln County Tax Parcels, representing 1,284.90 acres. The 2022 property taxes for the entirety of the Subject Property were \$13,508.66, with an assessed value of \$253,230.00.
IRRIGATION & DRAINAGE¹	Irrigation is provided by approximately fourteen (14) groundwater wells, and three (3) surface water relift pumps. Water is delivered by both open discharge at the well locations or via underground pipe to risers in the fields.
IMPROVEMENTS	All cropland acres are irrigated and have been improved by land leveling to enhance irrigation and drainage efficiency.
STRUCTURAL IMPROVEMENTS	There are no structural improvements located on the Subject Property.
SOILS	The Subject Property soils are comprised primarily of clays and silt loams. The attached detailed soil map shows the locations of soils by individual tract.

¹ See page 42 for summary and location of wells.



Executive Summary

Lincoln Tracts 11 & 12

FSA

The Subject Property consists of three (3) different FSA Farm numbers and is further partitioned into four (4) individual FSA tracts. The total FSA Farmland acres listed is 1,339.51, with 1,285.33 FSA Cropland acres.

Seller's Tract	FSA Farm	FSA Tract	FSA Farmland Acre	FSA Cropland Acre
11	3600	2052	40.25	40.25
12	3495	3685	655.04	629.31
	3496	953	168.20	161.57
		3686	476.02	454.20
TOTAL			1,339.51	1,285.33

Base Acres – The Base Acres are comprised of Wheat, Seed-Cotton, Soybeans, Grain Sorghum, Rice-Long Grain, and Rice-Medium Grain. The three largest commodity bases are Wheat, Soybeans, and Rice-Long Grain.

LEASE AGREEMENTS

Farm Lease

The Subject Property is currently under two (2) separate leases with lease expiration dates ranging from 12/31/2024 to 12/1/2025. 2024 Lease income is \$289,770.00 or \$225.50/cropland acre.

JH Farm Lease								
Lessor	Tract	Lease AC	Lease Term	Effective Date	Expiration Date	Cash Rent	Rent	\$/AC
John Hancock Life Insurance Company (U.S.A.)	11	40.00	4 Years	1/1/2023	12/1/2025	Year 1 (2023)	\$8,000	\$200
						Year 2 (2024)	\$8,400	\$210
						Year 3 (2025)	\$8,800	\$220
	12	1,245.00	1 Year	1/1/2024	12/31/2024	Year 1 (2024)	\$281,370	\$226

CLIMATE

The climate of Lincoln County is classified as humid subtropical. Summers are rather hot and humid with mild winters. The rainfall is fairly distributed throughout the year with an average of approximately 52 inches per year. Annual snowfall is approximately 1.5 inches. December is the wettest month with an average of approximately 5.5 inches of rain, and the driest month is August with 2.50 inches. The average frost-free period occurs in early March and extends to mid-November. The average high in July is 92° F with an average low in January of 35.0° F.²

² <https://weatherspark.com/y/10893/Average-Weather-in-Pine-Bluff-Arkansas-United-States-Year-Round>



TOPOGRAPHY

The majority Subject Property has been precision leveled to grade have uniform slope for enhanced drainage and irrigation efficiency. The natural topography of the area is relatively flat with elevations from topographical maps ranging from 150-178 feet above sea level.

CROP PATTERNS

Given the diverse soil types that comprise the Subject Property, the crops grown include rice, cotton, soybeans, and corn. Under the cash lease, yields are not always required to be disclosed by the tenants. Yields have not been provided by the seller. Please see the below USDA yields for Lincoln County, AR.

USDA NASS Crop Yields					
County	Year	Cotton (lbs/acre)	Rice (bu/acre)	Soybeans (bu/acre)	Corn (bu/acre)
Lincoln	2020	1150.00	169.11	54.60	165.00
	2021	1274.00	164.66	53.20	180.70
	2022	1219.00	171.55	60.80	185.90
Desha	2020	1206.00	155.55	57.30	190.30
	2021	1299.00	152.88	52.10	186.00
	2022	1253.00	168.88	58.80	166.30

LOCAL MARKETS

The Subject Property is located in an area that is largely agricultural, with a focus on commodity crops. The most common crops grown in Lincoln County and this area of the Mississippi Delta are rice, soybeans, corn, and cotton. Arkansas is known for rice production and is the largest rice producing state in the US, both by acres and volume produced.

Local markets consist of a variety of grain terminals, both on the Arkansas and Mississippi Rivers, and inland in the surrounding towns. Rice is typically delivered to both storage locations and directly to local rice mills. The area is home to a variety of rice mills, both privately owned and cooperatives, with the two largest cooperatives being Riceland Foods and Producers Rice Mill, which are both headquartered approximately 65 highway-miles from the Subject Property in Stuttgart, Arkansas. Crops are generally transported by both truck and rail to major domestic markets or transported by truck to shipping ports along the Arkansas and Mississippi Rivers for delivery to both domestic and international markets. In addition to grain terminals, three cotton gins are located within a 30-mile radius, providing producers multiple options for their cotton.



Executive Summary

Lincoln Tracts 11 & 12

RECREATIONAL

In addition to Arkansas being ranked as the largest rice producing state in the US, the state is also known for waterfowl hunting. The Subject Property possesses habitats which could potentially be suitable for hunting. The Subject Property was previously under a recreational lease for hunting, which expired in February 2024.



Executive Summary

Lincoln Tracts 11 & 12

FSA 156EZ

ARKANSAS LINCOLN Form: FSA-156EZ <small>See Page 8 for non-discriminatory Statements.</small>	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 3600 Prepared : 3/21/23 2:57 PM CST Crop Year : 2023
--	--	--

Operator Name : ██████████
 CRP Contract Number(s) : None
 Recon ID : 05-079-2022-52
 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
2,461.69	2,328.58	2,328.58	0.00	0.00	0.00	0.00	0.0	Active	8
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	2,328.58	57.57		0.00	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN, SOYBN	WHEAT, SORGH, SUP, RICE-LGR, RICE-MGR

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	89.41	0.00	40	
Oats	0.02	0.00	61	
Corn	20.27	0.00	151	
Grain Sorghum	59.06	0.00	50	
Soybeans	755.81	0.00	46	100
Seed Cotton	647.62	0.00	2220	
Unassigned Generic Base	161.91	0.00	0	
Rice-Long Grain	546.88	0.00	5987	
Rice-Medium Grain	25.10	0.00	5191	
TOTAL	2,306.08	0.00		

NOTES

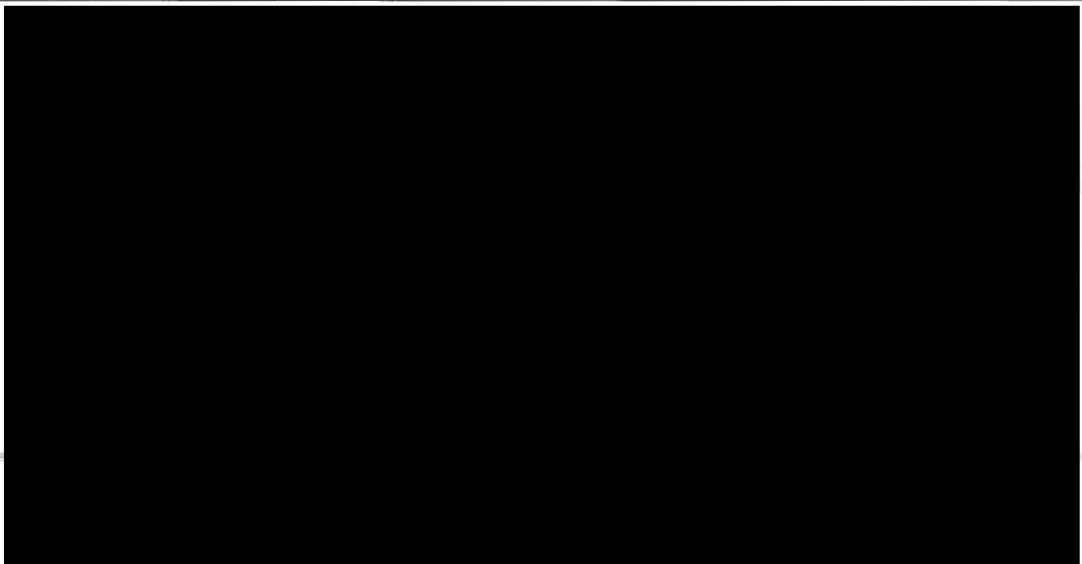




Executive Summary

Lincoln Tracts 11 & 12

ARKANSAS LINCOLN Form: FSA-156EZ	USDA United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 3600 Prepared : 3/21/23 2:57 PM CST Crop Year : 2023
--	--	--



NOTES

Tract Number : 2052

Description : G-12/1B; New L-8

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 : Wetland determinations not complete

WL Violations : None

Owners : JOHN HANCOCK LIFE INS CO USA

Other Producers : None


Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
40.25	40.25	40.25	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	40.25	0.00	0.00	0.00	0.00	0.00

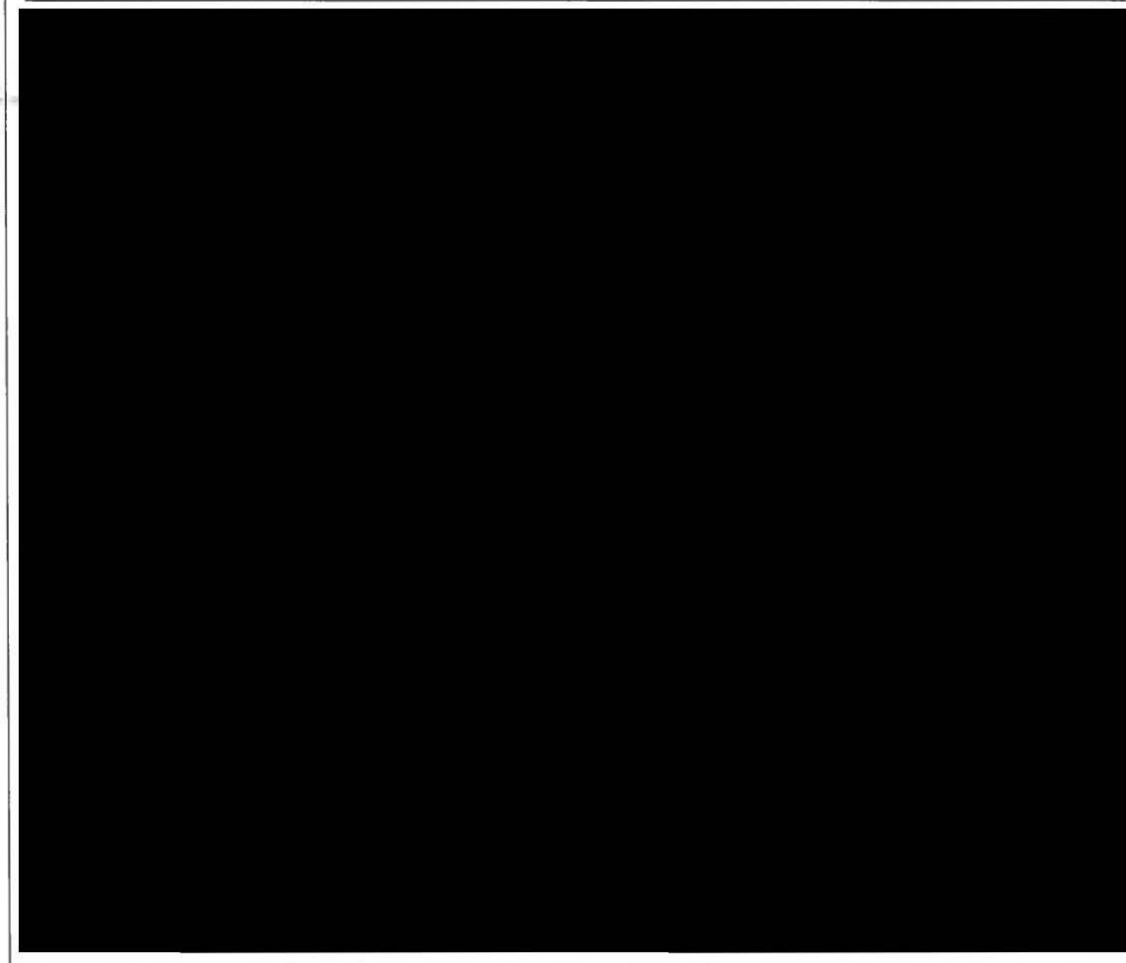


Executive Summary

Lincoln Tracts 11 & 12

ARKANSAS LINCOLN Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 3600 Prepared : 3/21/23 2:57 PM CST Crop Year : 2023
--	--	--

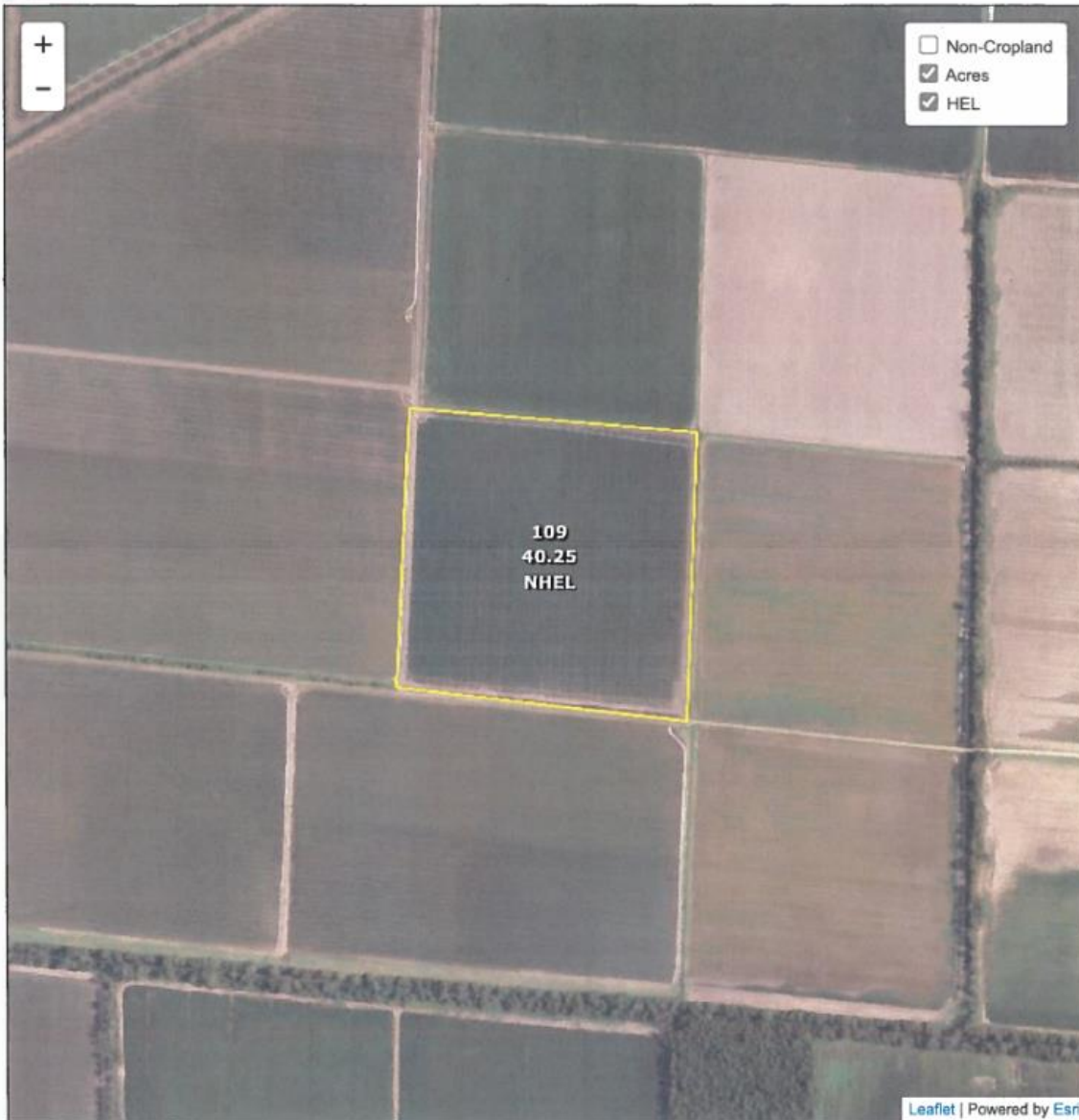
DCP Crop Data			
Tract 2052 Continued ...			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	20.00	0.00	46
Rice-Long Grain	18.30	0.00	5987
Rice-Medium Grain	1.70	0.00	5191
TOTAL	40.00	0.00	
NOTES			





Executive Summary Lincoln Tracts 11 & 12

USDA Lincoln County, Arkansas



Common Land Unit
 Cropland Non-cropland CRP

Farm 3600
Tract 2052

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

2023 Crop Year



Tract 2 of 8

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data "as is" and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



Executive Summary

Lincoln Tracts 11 & 12

ARKANSAS LINCOLN Form: FSA-156EZ <small>See Page 2 for non-discriminatory Statements.</small>	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 3495 Prepared : 3/21/23 2:34 PM CST Crop Year : 2023
--	--	--

Operator Name	: ██████████
CRP Contract Number(s)	: None
Recon ID	: 05-079-2021-58
Transferred From	: None
ARCPLC G/I/F Eligibility	: Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
655.04	629.31	629.31	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	629.31	17.37		0.00	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN, SOYBN	WHEAT, SORGH, SUP, RICE-LGR, RICE-MGR

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	43.85	0.00	40	
Grain Sorghum	37.17	0.00	50	
Soybeans	189.98	0.00	46	100
Seed Cotton	76.99	0.00	2220	
Unassigned Generic Base	19.25	0.00	0	
Rice-Long Grain	221.06	0.00	5987	
Rice-Medium Grain	4.41	0.00	5191	
TOTAL	592.71	0.00		

NOTES

Tract Number	: 3685
Description	: Re 21/Div T3618
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	: Wetland determinations not complete
WL Violations	: None
Owners	: JOHN HANCOCK LIFE INS CO USA
Other Producers	: ██████████
Recon ID	: 05-079-2021-57



Executive Summary

Lincoln Tracts 11 & 12

ARKANSAS LINCOLN Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 3495 Prepared : 3/21/23 2:34 PM CST Crop Year : 2023
--	--	--

Tract Land Data							
Tract 3685 Continued ...							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
655.04	629.31	629.31	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	629.31	17.37	0.00	0.00	0.00	0.00
DCP Crop Data							
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield				
Wheat	43.85	0.00	40				
Grain Sorghum	37.17	0.00	50				
Soybeans	189.98	0.00	46				
Seed Cotton	76.99	0.00	2220				
Unassigned Generic Base	19.25	0.00	0				
Rice-Long Grain	221.06	0.00	5987				
Rice-Medium Grain	4.41	0.00	5191				
TOTAL	592.71	0.00					
NOTES							
<small>In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.</small>							
<small>Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.</small>							
<small>To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.asc.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9416; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.</small>							

USDA Lincoln County, Arkansas



Common Land Unit
 Cropland
 Non-cropland
 CRP

Farm 3495
Tract 3685

Wetland Determination Identifiers
● Restricted Use
● Limited Restrictions
■ Exempt from Conservation Compliance Provisions

2023 Crop Year



Tract 1 of 1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



Executive Summary

Lincoln Tracts 11 & 12

ARKANSAS LINCOLN Form: FSA-156EZ <small>See Page 3 for non-discriminatory Statements.</small>	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 3496 Prepared : 3/21/23 2:34 PM CST Crop Year : 2023
---	--	--

Operator Name	: ██████████
CRP Contract Number(s)	: None
Recon ID	: 05-079-2021-58
Transferred From	: None
ARCPLC G//F Eligibility	: Eligible

Farm Land Data									
Famland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
644.22	615.77	615.77	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	615.77	91.63		0.00	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, OATS, CORN, SORGH, SOYBN, SUP, RICE-LGR, RICE-MGR

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	111.47	0.00	40	
Grain Sorghum	26.83	0.00	50	
Soybeans	221.92	0.00	46	100
Seed Cotton	55.57	0.00	2220	
Unassigned Generic Base	13.89	0.00	0	
Rice-Long Grain	206.14	0.00	5987	
Rice-Medium Grain	5.29	0.00	5191	
TOTAL	641.11	0.00		

NOTES

Tract Number	: 953
Description	: G-11/1A; New K-7
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	: JOHN HANCOCK LIFE INS CO USA
Other Producers	: ██████████
Recon ID	: None



Executive Summary

Lincoln Tracts 11 & 12

ARKANSAS LINCOLN Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 3496 Prepared : 3/21/23 2:34 PM CST Crop Year : 2023
--	--	--

Tract Land Data

Tract 953 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
168.20	161.57	161.57	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	161.57	79.10	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	79.82	0.00	40
Soybeans	84.80	0.00	46
Rice-Long Grain	46.60	0.00	5987
Rice-Medium Grain	2.10	0.00	5191
TOTAL	213.32	0.00	

NOTES

Tract Number : 3686

Description : Re 21/Div T3618

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 : Wetland determinations not complete

WL Violations : None

Owners : JOHN HANCOCK LIFE INS CO USA

Other Producers :

Recon ID : 05-079-2021-57

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
476.02	454.20	454.20	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	454.20	12.53	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	31.65	0.00	40



Executive Summary

Lincoln Tracts 11 & 12

ARKANSAS LINCOLN Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 3496 Prepared : 3/21/23 2:34 PM CST Crop Year : 2023
--	--	--

Tract 3686 Continued ...

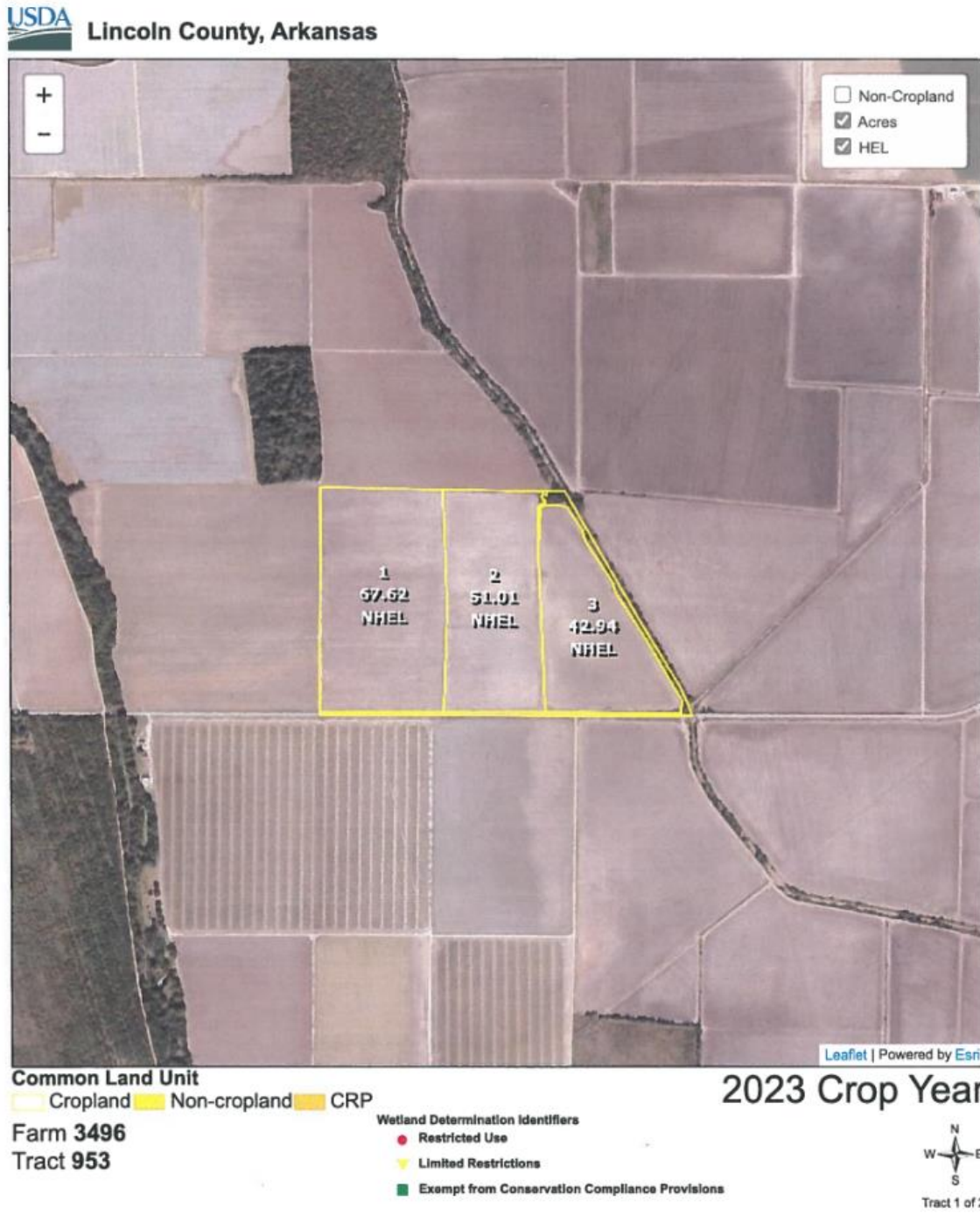
Grain Sorghum	26.83	0.00	50
Soybeans	137.12	0.00	46
Seed Cotton	55.57	0.00	2220
Unassigned Generic Base	13.89	0.00	0
Rice-Long Grain	159.54	0.00	5987
Rice-Medium Grain	3.19	0.00	5191
TOTAL	427.79	0.00	

NOTES

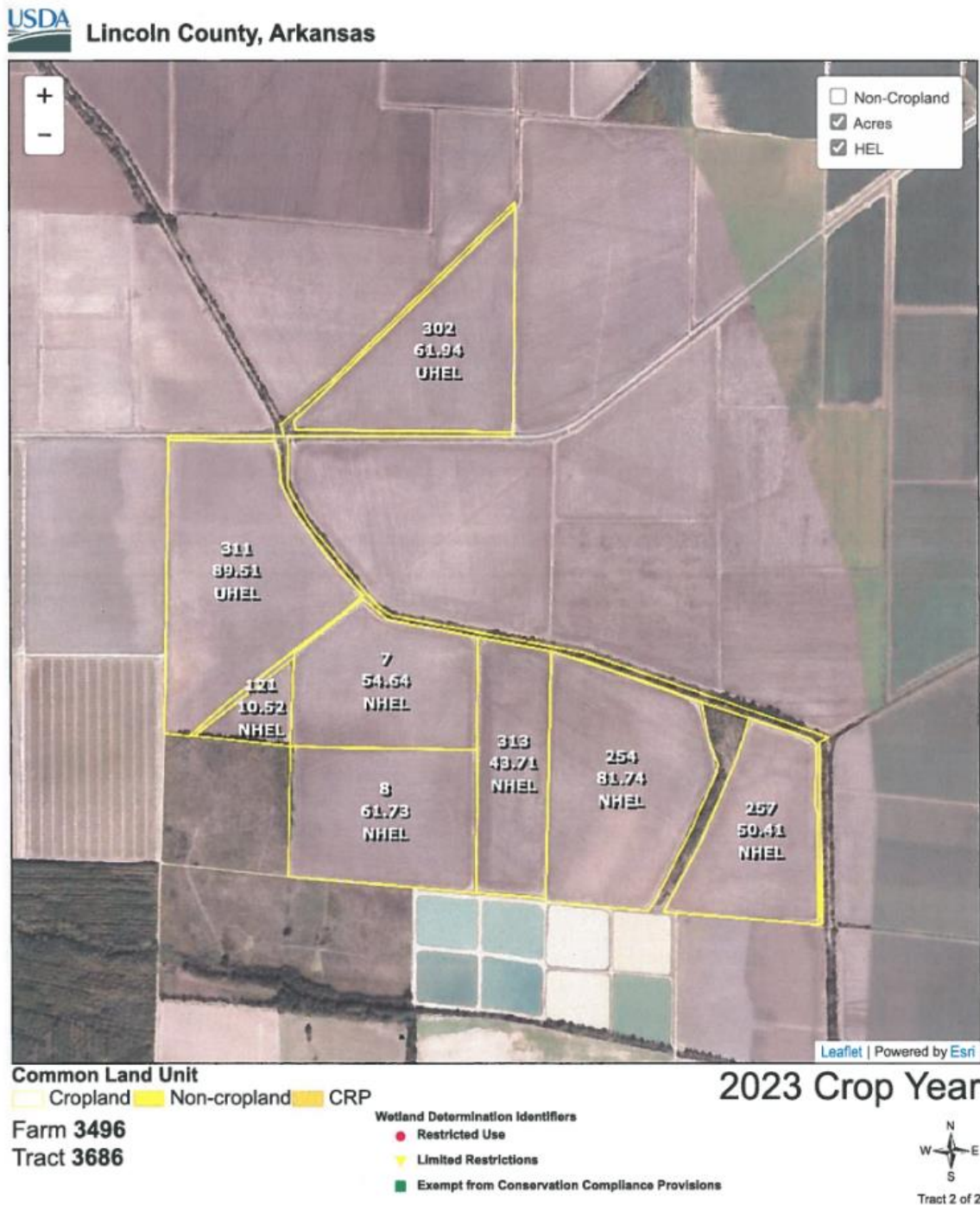
In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.nrcr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data "as is" and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



WELL SUMMARY AND MAPS

Seller's Tract	FSA Farm	FSA Tract	FSA Farmland Acre	FSA Cropland Acre	Wells	Relifts	Diesel/Propane Powered	Electric Powered
11	3600	2052	40.25	40.25	1	0	1	0
12	3495	3685	655.04	629.31	13	3	12	4
	3496	953	168.20	161.57				
		3686	476.02	454.20				
TOTAL			1,339.51	1,285.33	14	3	13	4

JH Life Insurance Co Tract 11 Wells

Updated June 25, 2024

© 2023, Scythe & Spade Co.



 JH Well

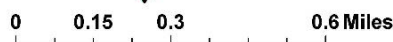


0 0.03 0.05 0.1 Miles

JH Life Insurance Co Tract 12 Wells

Updated June 17, 2024

© 2023, Scythe & Spade Co.

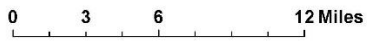
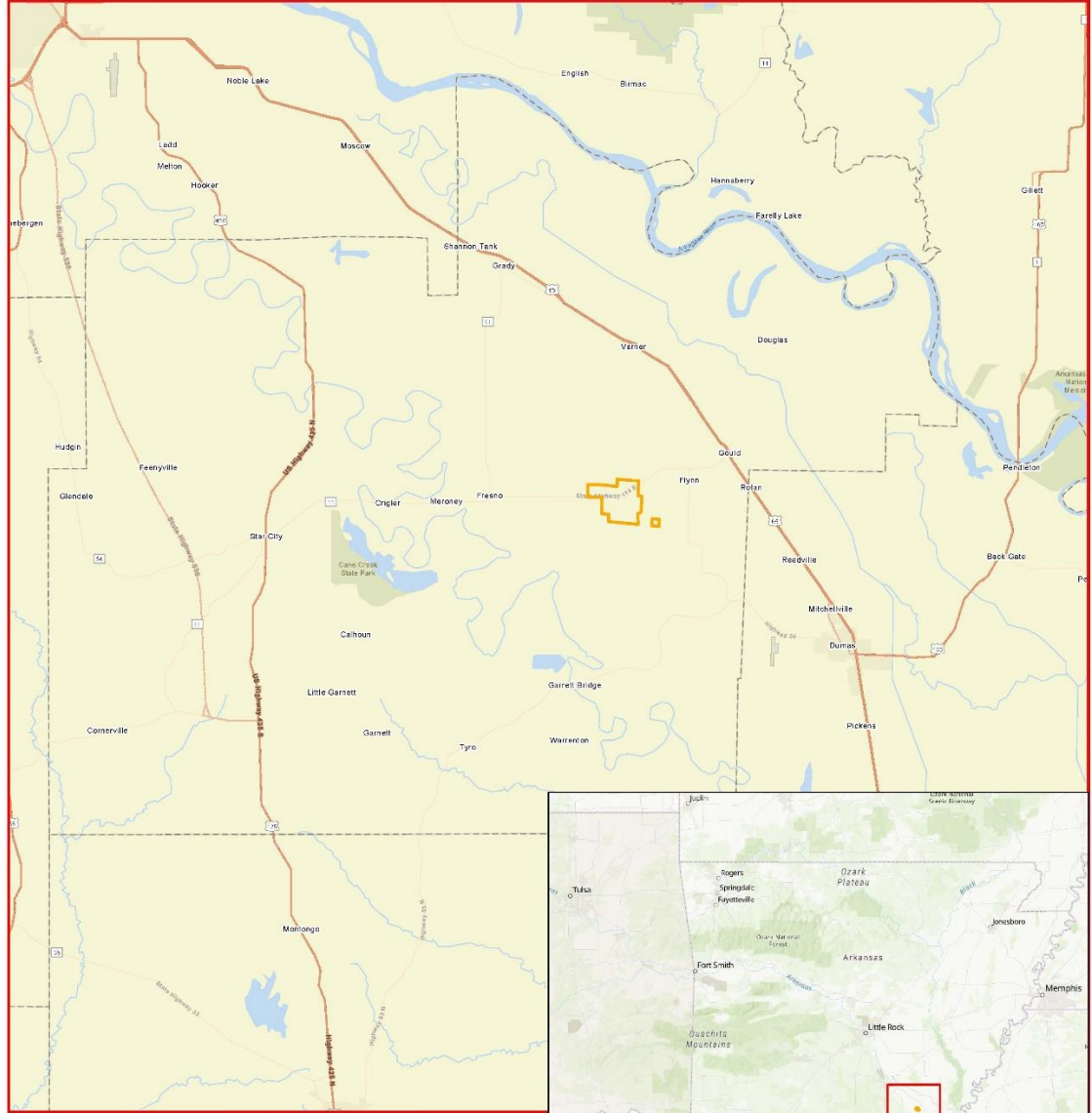




MAP SUITE

JH Tracts 11 and 12

Updated June 26, 2024 © 2024, Scythe & Spade Co.





Executive Summary

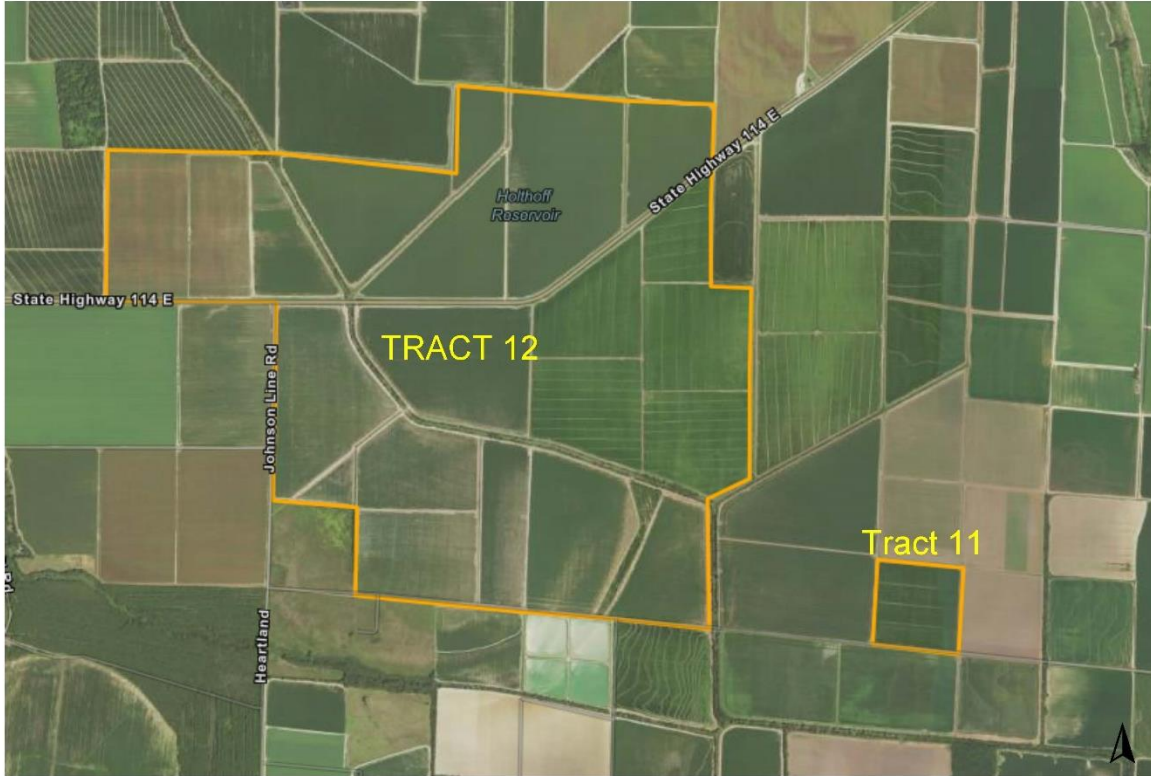
Lincoln Tracts 11 & 12

JH Tracts 11 and 12
Lincoln County, AR



FarmBase
Report Layers
Farm

Imagery
NAIP 2019



0 0.5 1 mi

Although the information contained herein is considered to be accurate, Scythe & Spade is making no representation or warranty to that effect, either express or implied. The information contained herein is subject to verification and no liability for errors and omissions is assumed. All acreages, dimensions, measurements, computations, and locations are approximate. This map is NOT a survey and is intended for reference use only.



© Scythe & Spade Co.

Map Created: 6/28/2024

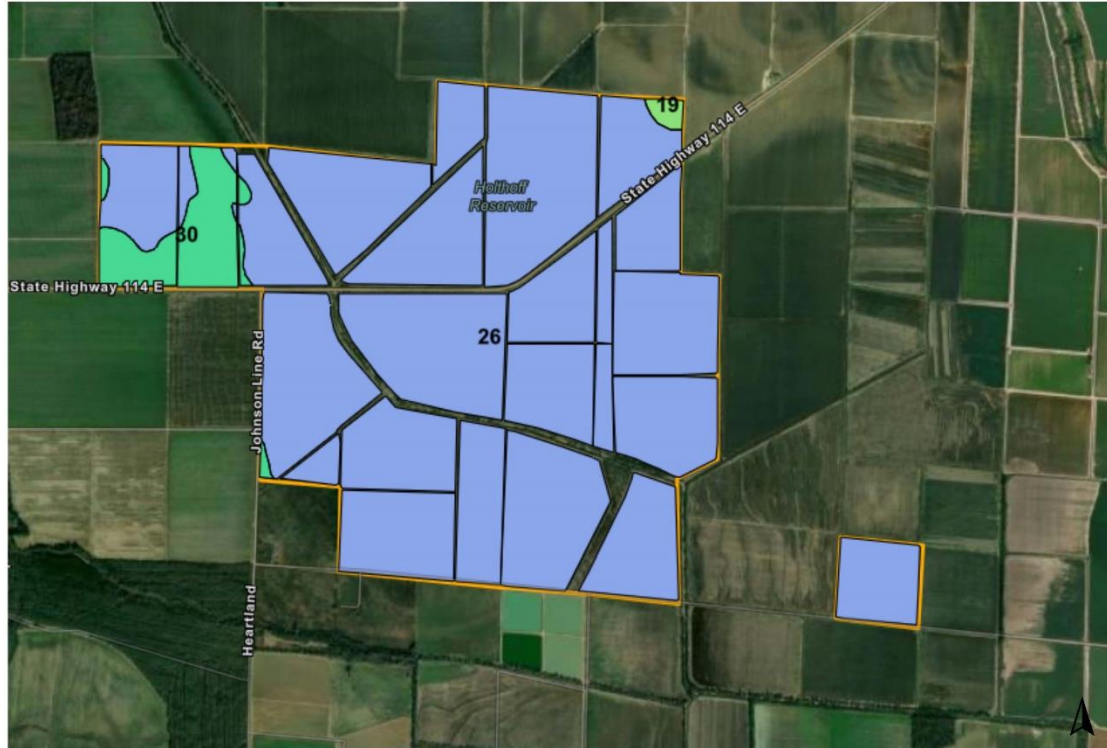


Executive Summary

Lincoln Tracts 11 & 12

NRCS Soils

JH Tracts 11 and 12
Lincoln County, AR



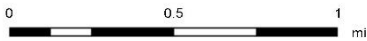
FarmBase Report Layers

Soil

- 26
- 30
- 19
- others

Farm

-



±1330.07 Parcel Acres
±1223.08 Field Acres

Although the information contained herein is considered to be accurate, Scythe & Spade is making no representation or warranty to that affect, either express or implied. The information contained herein is subject to verification and no liability for errors and omissions is assumed. All acreages, dimensions, measurements, computations, and locations are approximate. This map is NOT a survey and is intended for reference use only.

© Scythe & Spade Co.

Map Created: 5/21/2024

Soil Information and Percentage Breakdown

Symbol	% AOI	Acres	IRR Class - Mapunit Name
26	93.82%	1147.52	- Perry clay, 0 to 1 percent slopes
30	5.74%	70.26	- Portland clay, 0 to 1 percent slopes
19	0.43%	5.30	- Hebert silt loam, 0 to 1 percent slopes

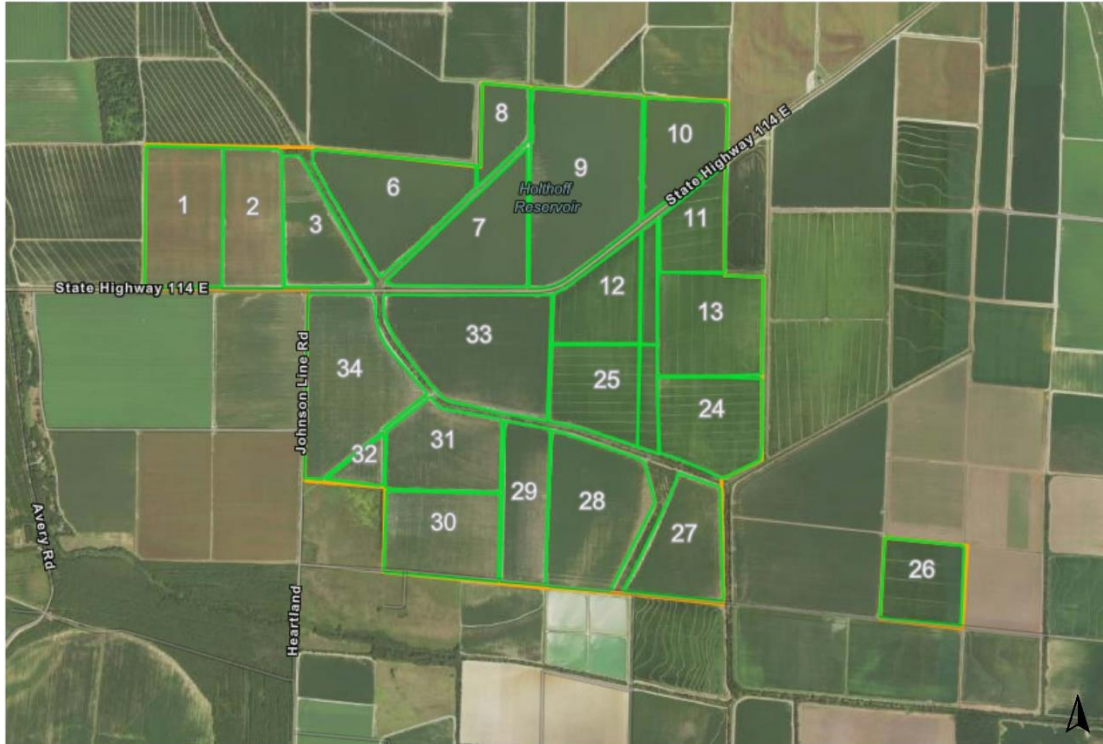


Executive Summary

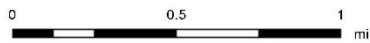
Lincoln Tracts 11 & 12

Farm Fields

JH Tracts 11 and 12
Lincoln County, AR



- FarmBase
- Report Layers
- Fields Outline
- Farm



±1223.08 Field Acres

±1330.07 Parcel Acres

Although the information contained herein is considered to be accurate, Scythe & Spade is making no representation or warranty to that affect, either express or implied. The information contained herein is subject to verification and no liability for errors and omissions is assumed. All acreages, dimensions, measurements, computations, and locations are approximate. This map is NOT a survey and is intended for reference use only.



© Scythe & Spade Co.

Map Created: 5/21/2024



Lincoln County Tax History
Tax Year 2022

Bill Information	
Parcel/PPAN:	R00000779000
Account Number:	00000779000
Property Type:	Real Estate
Base Tax:	\$465.08
Total Tax Paid:	\$465.08
Total Voluntary Tax:	\$0.00
Voluntary Tax Paid:	\$0.00
Tax Book:	Current

Roll Information	
Name:	JOHN HANCOCK LIFE INSURANCE CO (
Mailing Address:	1803 WOODFIELD DR STE B SAVOY IL 61874
Physical Address:	N/A
Roll Year:	2022
DAV:	No
Disabled:	No
Exempt:	No
Over 65:	No
School District:	DUMAS

Bill Details					
Description	Amount Due	Amount Paid	Assessed Value	District	Millage
Ad Valorem	\$401.88	(\$401.88)	7,880.00	DUMAS	0.051000
GRADY-GOULD WATERSHED	\$51.20	(\$51.20)	N/A	DUMAS	N/A
SOUTHEAST LEVEE DIST OUT	\$12.00	(\$12.00)	N/A	DUMAS	N/A

Receipts		
Receipt Number	Pay Date	Payment
SRN.23000720.51	05/10/2023	\$465.08

Property Tax History						
County	Property Number	Property Type	Tax Book	Year	Name	Address
Lincoln	00000779000	Real Estate	Current	2022	JOHN HANCOCK LIFE INSURANCE CO (	1803 WOODFIELD DR STE B SAVOY IL 61874
Lincoln	00000779000	Real Estate	Current	2021	JOHN HANCOCK LIFE INSURANCE CO (	1803 WOODFIELD DR STE B SAVOY IL 61874
Lincoln	00000779000	Real Estate	Current	2020	JOHN HANCOCK LIFE INSURANCE CO (	1803 WOODFIELD DR STE B SAVOY IL 61874
Lincoln	00000779000	Real Estate	Current	2019	JOHN HANCOCK LIFE INSURANCE CO (	1803 WOODFIELD DR STE B SAVOY IL 61874



Lincoln County Tax History
Tax Year 2022

Bill Information	
Parcel/PPAN:	R00000783000
Account Number:	00000783000
Property Type:	Real Estate
Base Tax:	\$8,212.11
Total Tax Paid:	\$8,212.11
Total Voluntary Tax:	\$0.00
Voluntary Tax Paid:	\$0.00
Tax Book:	Current

Roll Information	
Name:	JOHN HANCOCK LIFE INSURANCE CO (
Mailing Address:	1803 WOODFIELD DR STE B SAVOY IL 61874
Physical Address:	N/A
Roll Year:	2022
DAV:	No
Disabled:	No
Exempt:	No
Over 65:	No
School District:	DUMAS

Bill Details					
Description	Amount Due	Amount Paid	Assessed Value	District	Millage
Ad Valorem	\$7,943.25	(\$7,943.25)	155,750.00	DUMAS	0.051000
GRADY-GOULD WATERSHED	\$31.68	(\$31.68)	N/A	DUMAS	N/A
SOUTHEAST LEVEE DIST OUT	\$237.18	(\$237.18)	N/A	DUMAS	N/A

Receipts		
Receipt Number	Pay Date	Payment
SRN.23000720.5	05/10/2023	\$8,212.11

Property Tax History						
County	Property Number	Property Type	Tax Book	Year	Name	Address
Lincoln	00000783000	Real Estate	Current	2022	JOHN HANCOCK LIFE INSURANCE CO (	1803 WOODFIELD DR STE B SAVOY IL 61874
Lincoln	00000783000	Real Estate	Current	2021	JOHN HANCOCK LIFE INSURANCE CO (	1803 WOODFIELD DR STE B SAVOY IL 61874
Lincoln	00000783000	Real Estate	Current	2020	JOHN HANCOCK LIFE INSURANCE CO (	1803 WOODFIELD DR STE B SAVOY IL 61874
Lincoln	00000783000	Real Estate	Current	2019	JOHN HANCOCK LIFE INSURANCE CO (	1803 WOODFIELD DR STE B SAVOY IL 61874



Lincoln County Tax History
Tax Year 2022

Bill Information	
Parcel/PPAN:	R00000761000
Account Number:	00000761000
Property Type:	Real Estate
Base Tax:	\$2,950.08
Total Tax Paid:	\$2,950.08
Total Voluntary Tax:	\$0.00
Voluntary Tax Paid:	\$0.00
Tax Book:	Current

Roll Information	
Name:	JOHN HANCOCK LIFE INSURANCE CO (
Mailing Address:	1803 WOODFIELD DR STE B SAVOY IL 61874
Physical Address:	N/A
Roll Year:	2022
DAV:	No
Disabled:	No
Exempt:	No
Over 65:	No
School District:	DUMAS

Bill Details					
Description	Amount Due	Amount Paid	Assessed Value	District	Millage
Ad Valorem	\$2,861.61	(\$2,861.61)	56,110.00	DUMAS	0.051000
GRADY-GOULD WATERSHED	\$3.18	(\$3.18)	N/A	DUMAS	N/A
SOUTHEAST LEVEE DIST OUT	\$85.29	(\$85.29)	N/A	DUMAS	N/A

Receipts		
Receipt Number	Pay Date	Payment
SRN.23000720.17	05/10/2023	\$2,950.08

Property Tax History						
County	Property Number	Property Type	Tax Book	Year	Name	Address
Lincoln	00000761000	Real Estate	Current	2022	JOHN HANCOCK LIFE INSURANCE CO (	1803 WOODFIELD DR STE B SAVOY IL 61874
Lincoln	00000761000	Real Estate	Current	2021	JOHN HANCOCK LIFE INSURANCE CO (	1803 WOODFIELD DR STE B SAVOY IL 61874
Lincoln	00000761000	Real Estate	Current	2020	JOHN HANCOCK LIFE INSURANCE CO (	1803 WOODFIELD DR STE B SAVOY IL 61874
Lincoln	00000761000	Real Estate	Current	2019	JOHN HANCOCK LIFE INSURANCE CO (	1803 WOODFIELD DR STE B SAVOY IL 61874



Lincoln County Tax History
Tax Year 2022

Bill Information	
Parcel/PPAN:	R00000807000
Account Number:	00000807000
Property Type:	Real Estate
Base Tax:	\$1,536.72
Total Tax Paid:	\$1,536.72
Total Voluntary Tax:	\$0.00
Voluntary Tax Paid:	\$0.00
Tax Book:	Current

Roll Information	
Name:	JOHN HANCOCK LIFE INSURANCE CO (
Mailing Address:	1803 WOODFIELD DR STE B SAVOY IL 61874
Physical Address:	N/A
Roll Year:	2022
DAV:	No
Disabled:	No
Exempt:	No
Over 65:	No
School District:	DUMAS

Bill Details					
Description	Amount Due	Amount Paid	Assessed Value	District	Millage
Ad Valorem	\$1,406.58	(\$1,406.58)	27,580.00	DUMAS	0.051000
GRADY-GOULD WATERSHED	\$88.14	(\$88.14)	N/A	DUMAS	N/A
SOUTHEAST LEVEE DIST OUT	\$42.00	(\$42.00)	N/A	DUMAS	N/A

Receipts		
Receipt Number	Pay Date	Payment
SRN.23000720.36	05/10/2023	\$1,536.72

Property Tax History						
County	Property Number	Property Type	Tax Book	Year	Name	Address
Lincoln	00000807000	Real Estate	Current	2022	JOHN HANCOCK LIFE INSURANCE CO (	1803 WOODFIELD DR STE B SAVOY IL 61874
Lincoln	00000807000	Real Estate	Current	2021	JOHN HANCOCK LIFE INSURANCE CO (	1803 WOODFIELD DR STE B SAVOY IL 61874
Lincoln	00000807000	Real Estate	Current	2020	JOHN HANCOCK LIFE INSURANCE CO (	1803 WOODFIELD DR STE B SAVOY IL 61874
Lincoln	00000807000	Real Estate	Current	2019	JOHN HANCOCK LIFE INSURANCE CO (	1803 WOODFIELD DR STE B SAVOY IL 61874



Lincoln County Tax History
Tax Year 2022

Bill Information	
Parcel/PPAN:	R00000787000
Account Number:	00000787000
Property Type:	Real Estate
Base Tax:	\$344.67
Total Tax Paid:	\$344.67
Total Voluntary Tax:	\$0.00
Voluntary Tax Paid:	\$0.00
Tax Book:	Current

Roll Information	
Name:	JOHN HANCOCK LIFE INSURANCE CO (
Mailing Address:	1803 WOODFIELD DR STE B SAVOY IL 61874
Physical Address:	N/A
Roll Year:	2022
DAV:	No
Disabled:	No
Exempt:	No
Over 65:	No
School District:	DUMAS

Bill Details					
Description	Amount Due	Amount Paid	Assessed Value	District	Millage
Ad Valorem	\$301.41	(\$301.41)	5,910.00	DUMAS	0.051000
GRADY-GOULD WATERSHED	\$34.26	(\$34.26)	N/A	DUMAS	N/A
SOUTHEAST LEVEE DIST OUT	\$9.00	(\$9.00)	N/A	DUMAS	N/A

Receipts		
Receipt Number	Pay Date	Payment
SRN.23000720.57	05/10/2023	\$344.67

Property Tax History						
County	Property Number	Property Type	Tax Book	Year	Name	Address
Lincoln	00000787000	Real Estate	Current	2022	JOHN HANCOCK LIFE INSURANCE CO (	1803 WOODFIELD DR STE B SAVOY IL 61874
Lincoln	00000787000	Real Estate	Current	2021	JOHN HANCOCK LIFE INSURANCE CO (	1803 WOODFIELD DR STE B SAVOY IL 61874
Lincoln	00000787000	Real Estate	Current	2020	JOHN HANCOCK LIFE INSURANCE CO (	1803 WOODFIELD DR STE B SAVOY IL 61874
Lincoln	00000787000	Real Estate	Current	2019	JOHN HANCOCK LIFE INSURANCE CO (	1803 WOODFIELD DR STE B SAVOY IL 61874