

PRICE IMPROVEMENT!



OFFERED FOR SALE

ROLAND HOBBY FARM

An Agricultural and Recreational Investment Opportunity

230± Acres • Pulaski County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

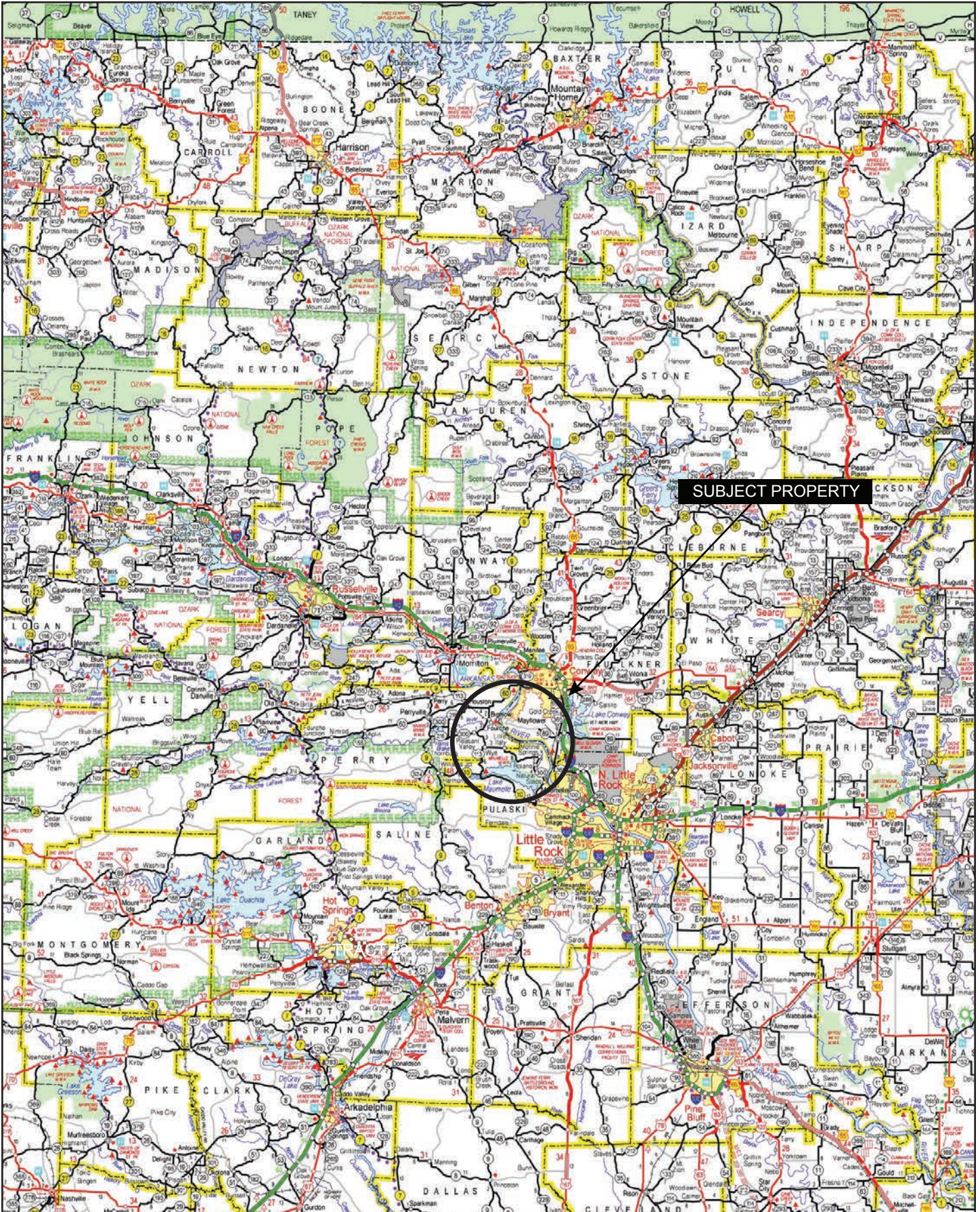
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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:

The Roland Hobby Farm consists of approximately 230± acres located in Pulaski County, Arkansas east of the community of Roland. The Farm Service Agency office reports a total of 192.96± cropland acres that are all non-irrigated and rented for the 2024 crop year on a cash rent to Heard Farms. The western portion of the property is on the protected side of the levee and the land could be used for a number of purposes. Some use case possibilities are converting this portion of the property to a hay farm, cattle operation, or an equestrian farm. The eastern portion of the farm, approximately 135± acres, is inside the levee and has 1,500± feet of frontage along the Arkansas River. Due to its location, this part is subject to seasonal flooding from the Arkansas River.

The entire farm offers recreational opportunities with deer hunting and fishing. While the property hasn't been developed for hunting there is a potential for enrolling the acreage in the Conservation Reserve Program. This enrollment would still provide the landowner annual income while further the property's habitat for wildlife.

Location:

Roland, Arkansas; Pulaski County; Central Region of Arkansas

Mileage Chart

Little Rock, AR	22 Miles
Conway, AR	33 Miles
Hot Springs, AR	59 Miles
Russellville, AR	63 Miles
Pine Bluff, AR	67 Miles
Searcy, AR	70 Miles
Stuttgart, AR	78 Miles

Access:

Arkansas River levee

Soils:

Class I: 85%
Class III: 12%
Water: 3%

Real Estate Taxes:

Parcel Number	Acreage	Estimated Tax
52R0140000800	104.21	\$522.8
52R0140000900	60.09	\$523.4
52R0150001600	18.89	\$177.3
52R0150001700	37.78	\$292.5
52R0230000500	10	\$109.8
	230.97	\$1,625.9

Mineral Rights:

All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Irrigation:

All of the tillable acreage is non-irrigated.

PROPERTY SUMMARY

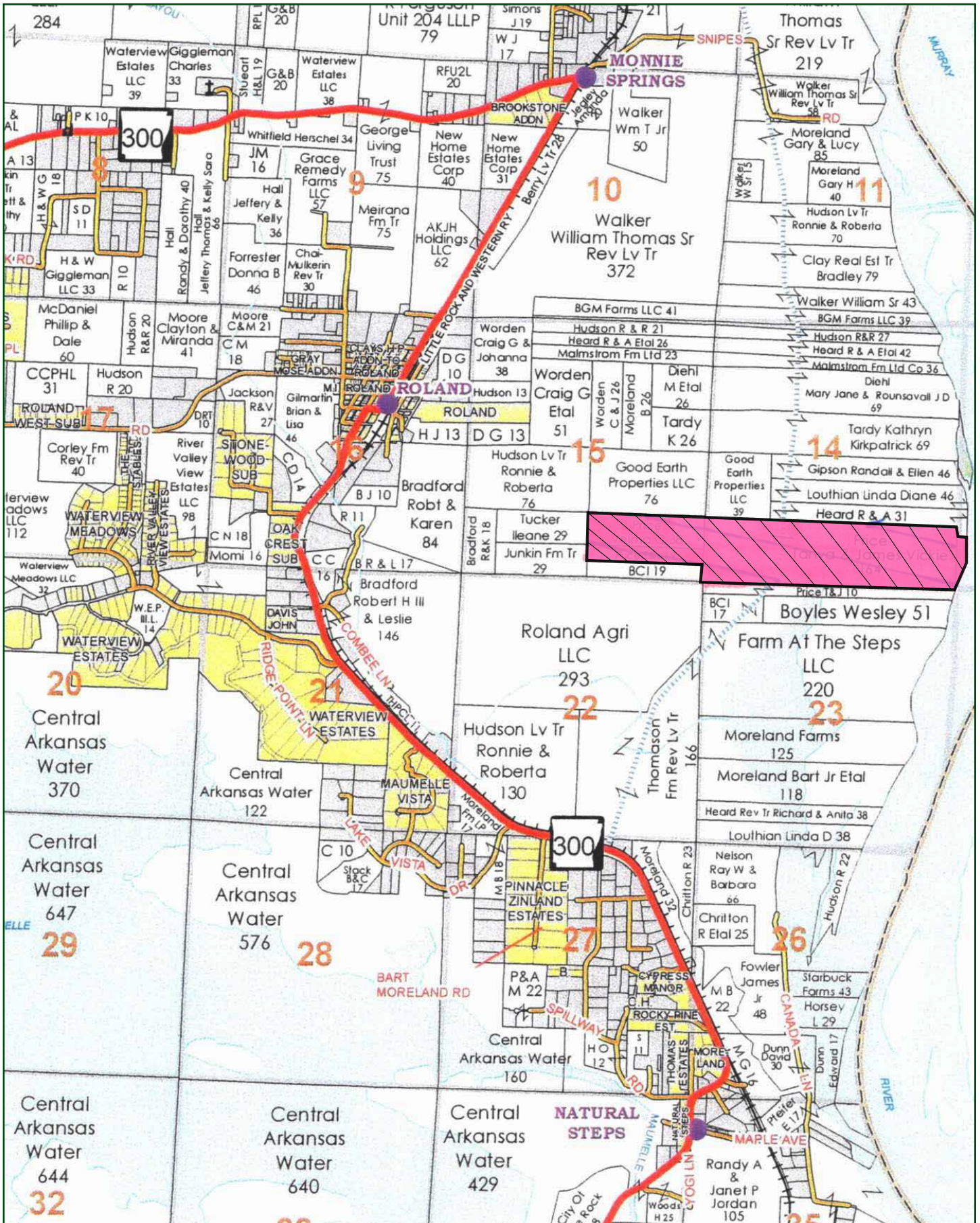
- Farm Bases:** Please see attached Farm Service Agency (FSA) 156EZ in this brochure.
- Farming Contract:** The tillable acreage is leased for the 2024 crop year on a cash rent.
- Offering Price:** **\$805,000.00, or \$3,500 per surveyed acre**
(originally \$862,500.00, or \$3,750.00 per surveyed acre)

To find out more about Roland Hobby Farm or to schedule a property tour, contact Gardner Lile or Jeryl Jones of Lile Real Estate, Inc.

Gardner Lile
501-658-9275 (m) | gardner@lilerealestate.com

Jeryl Jones
870-672-1365 (m) | jjones@lilerealestate.com

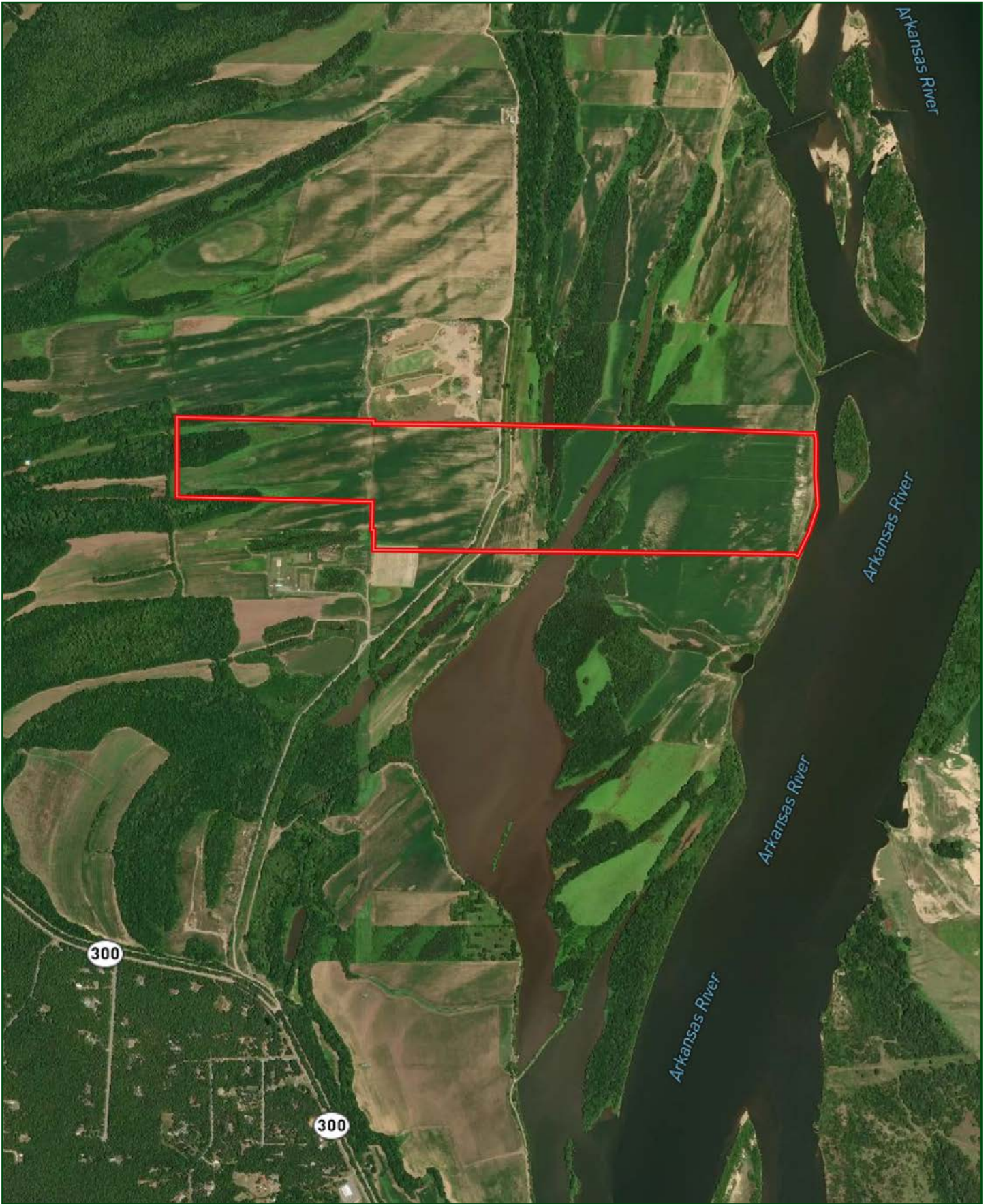
OWNERSHIP MAP



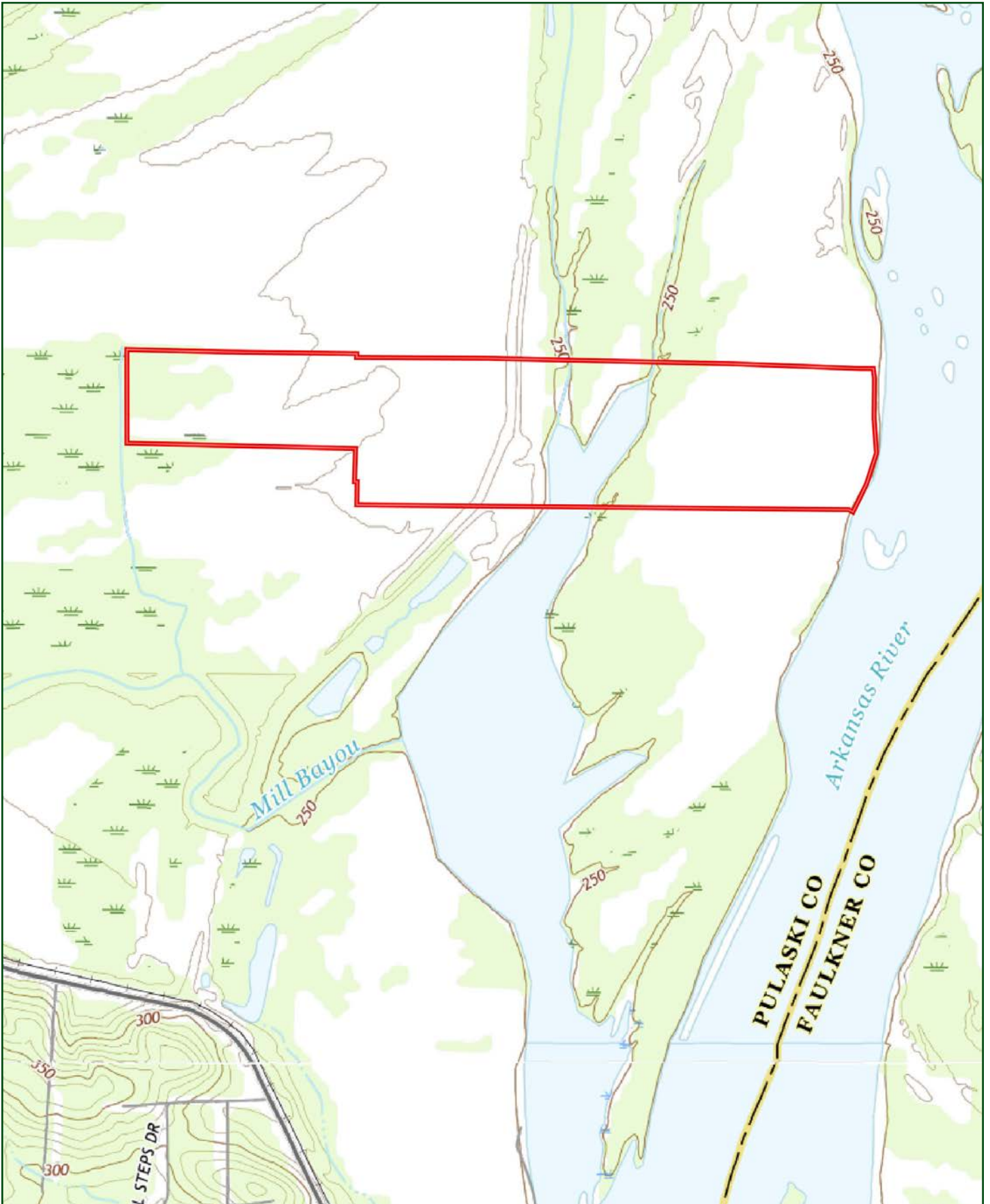
LOCATION MAP



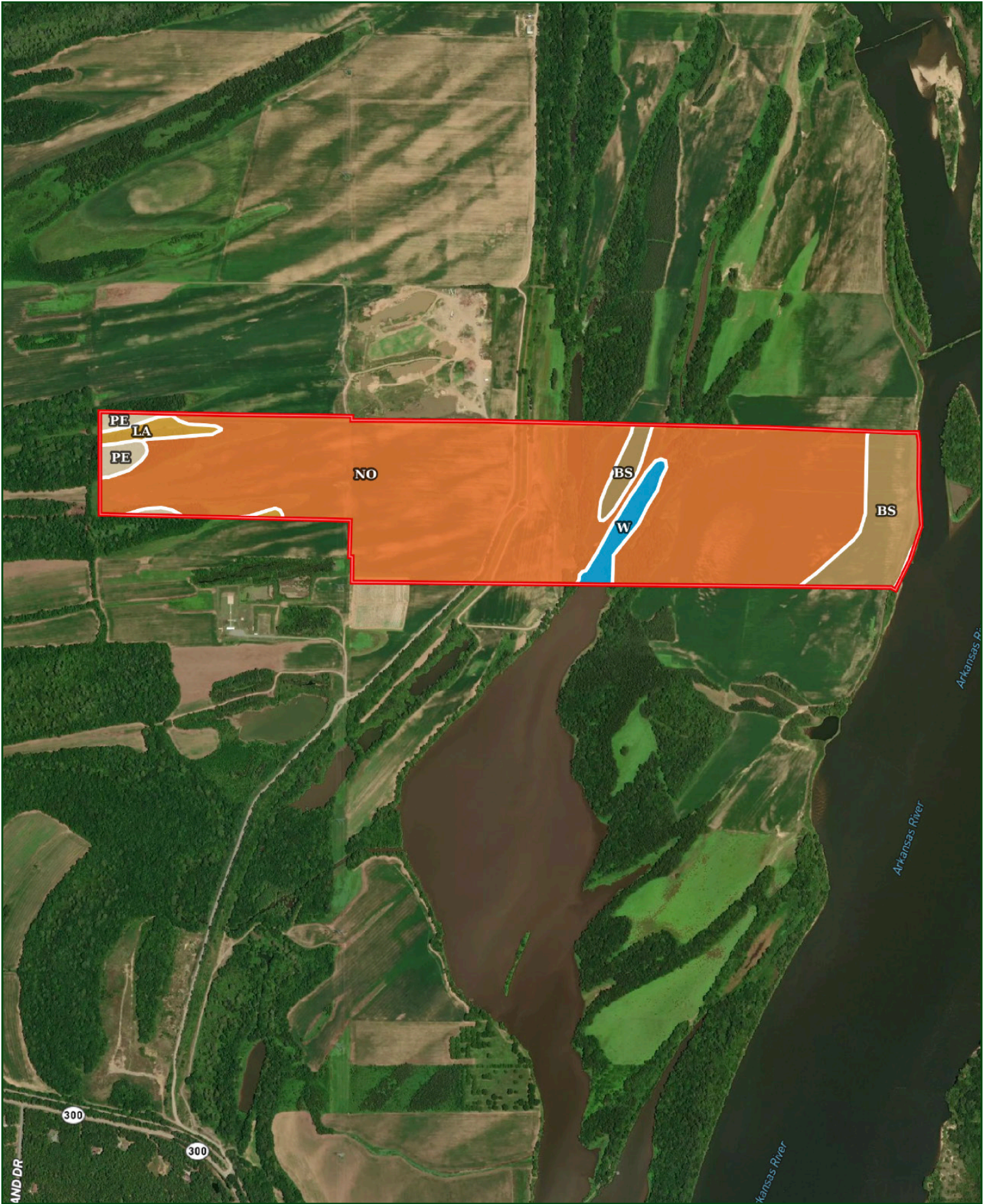
AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
No	Norwood silty clay loam	205.59	83.77	0	90	1
Bs	Bruno fine sandy loam	24.33	9.91	0	43	3s
W	Water	6.15	2.51	0	-	8
Pe	Perry clay, 0 to 1 percent slopes, rarely flooded	5.09	2.07	0	48	3w
La	Latanier silty clay	4.28	1.74	0	74	3w
TOTALS		245.44(*)	100%	-	81.94	1.45

(*) 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
PULASKI
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 1553
Prepared : 1/23/24 10:02 AM CST
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : TWO RIVERS PLANTING COMPANY, LLC
CRP Contract Number(s) : None
Recon ID : 05-119-2020-6
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
107.36	91.80	91.80	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	91.80	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	14.03	0.00	27	
Soybeans	72.84	0.00	16	0
TOTAL	86.87	0.00		

NOTES

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Tract Number : 1746

Description : E-5A, E-5B; S15 R14W T3N
FSA Physical Location : ARKANSAS/PULASKI
ANSI Physical Location : ARKANSAS/PULASKI
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : TANYA JO PRICE, VICKIE MARIA JAMES
Other Producers : None
Recon ID : 05-119-2020-5

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
107.36	91.80	91.80	0.00	0.00	0.00	0.00	0.0

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ARKANSAS
PULASKI
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United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1553
Prepared : 1/23/24 10:02 AM CST
Crop Year : 2024

Tract 1746 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	91.80	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	14.03	0.00	27
Soybeans	72.84	0.00	16
TOTAL	86.87	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.

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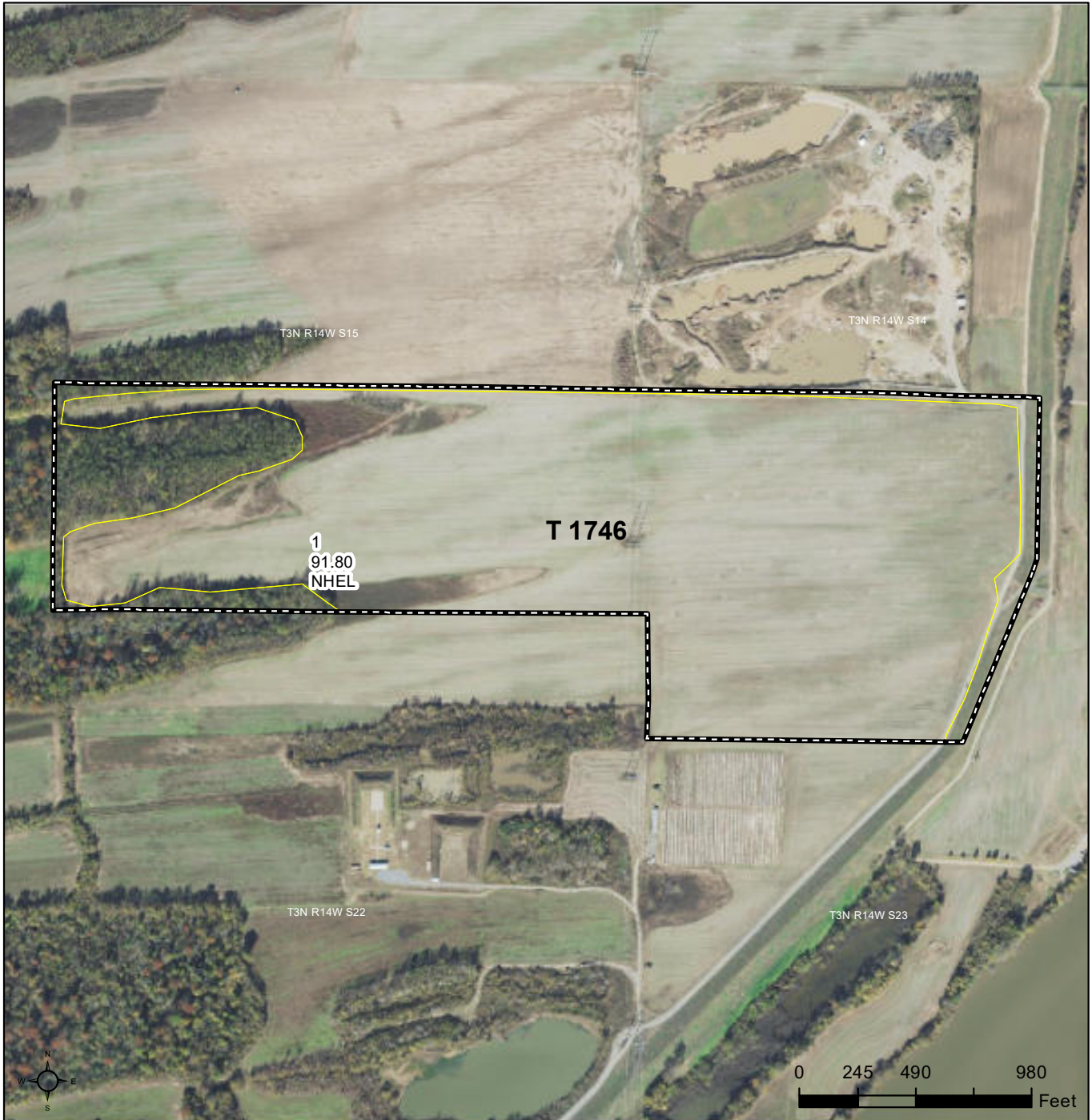
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the 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.

FARM SERVICE AGENCY



United States
Department of
Agriculture

Pulaski 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 13, 2023

Farm 1553

Tract 1746

Tract Cropland Total: 91.80 acres

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FARM SERVICE AGENCY

ARKANSAS
PULASKI
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 1554

Prepared : 1/23/24 9:45 AM CST

Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : TWO RIVERS PLANTING COMPANY, LLC
CRP Contract Number(s) : None
Recon ID : 05-119-2020-6
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
151.06	101.16	101.16	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	101.16	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	15.47	0.00	27	
Soybeans	80.26	0.00	16	0
TOTAL	95.73	0.00		

NOTES

Tract Number : 1747

Description : E-5A, E-5B; S15 R14W T3N
FSA Physical Location : ARKANSAS/PULASKI
ANSI Physical Location : ARKANSAS/PULASKI
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : TANYA JO PRICE, VICKIE MARIA JAMES
Other Producers : None
Recon ID : 05-119-2020-5

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
151.06	101.16	101.16	0.00	0.00	0.00	0.00	0.0

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Abbreviated 156 Farm Record

FARM : 1554
Prepared : 1/23/24 9:45 AM CST
Crop Year : 2024

Tract 1747 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	101.16	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	15.47	0.00	27
Soybeans	80.26	0.00	16
TOTAL	95.73	0.00	

NOTES

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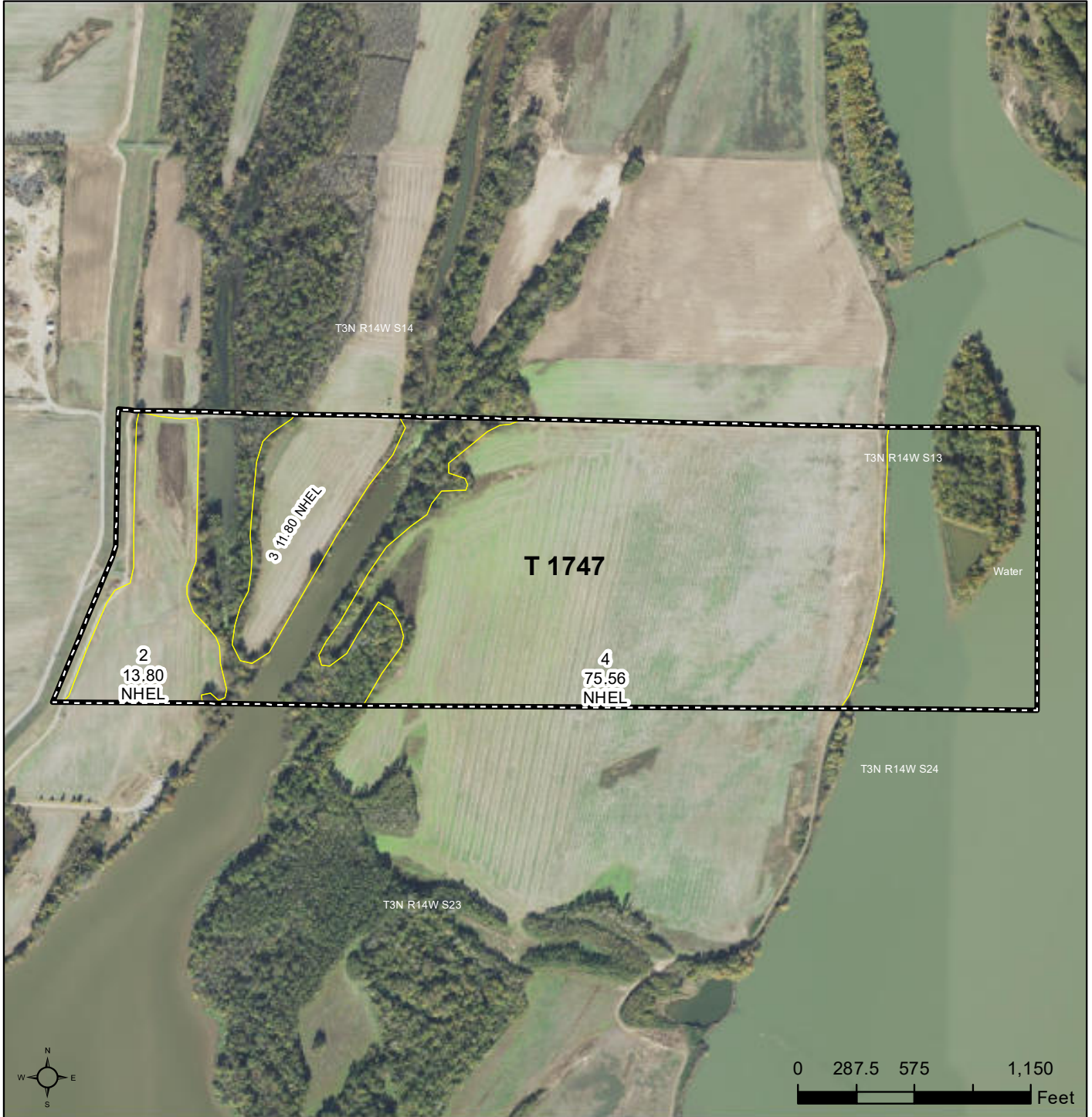
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Pulaski County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
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Wetland Determination Identifiers

- Restricted Use
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- Exempt from Conservation Compliance Provisions

Imagery Year: 2021

2023 Program Year

Map Created February 13, 2023

Farm 1554

Tract 1747

Tract Cropland Total: 101.16 acres

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