



CYPRESS CREEK FARMS

An Agricultural and Recreational Investment Opportunity

314.88± Total Acres | \$2,151,720.00

Desha County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



CYPRESS CREEK FARMS

QUICK FACTS

Acreage

314.88± total acres
298.85± tillable acres

Location

Watson, Arkansas; Desha County

Irrigation

Tillable lands are irrigated.
See irrigation map for more information.

Recreation

Waterfowl hunting

Efficiency

94.91%

Access

Excellent access from Desha County Road 38, 53, and 263

Farming Contract

Verbal farming agreement with Mark Singleton for 2025

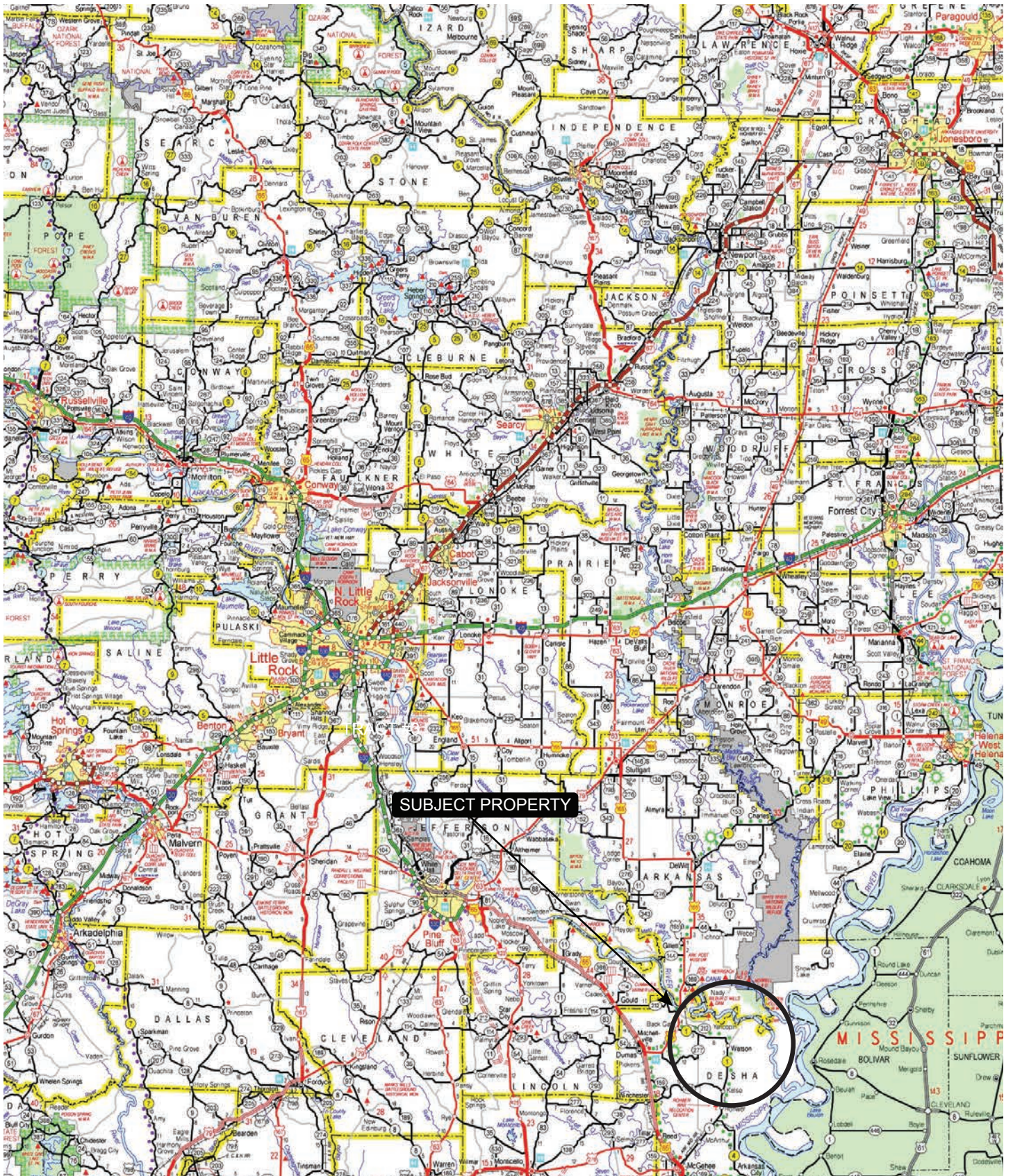
Offering Price

\$2,151,720.00





VICINITY MAP



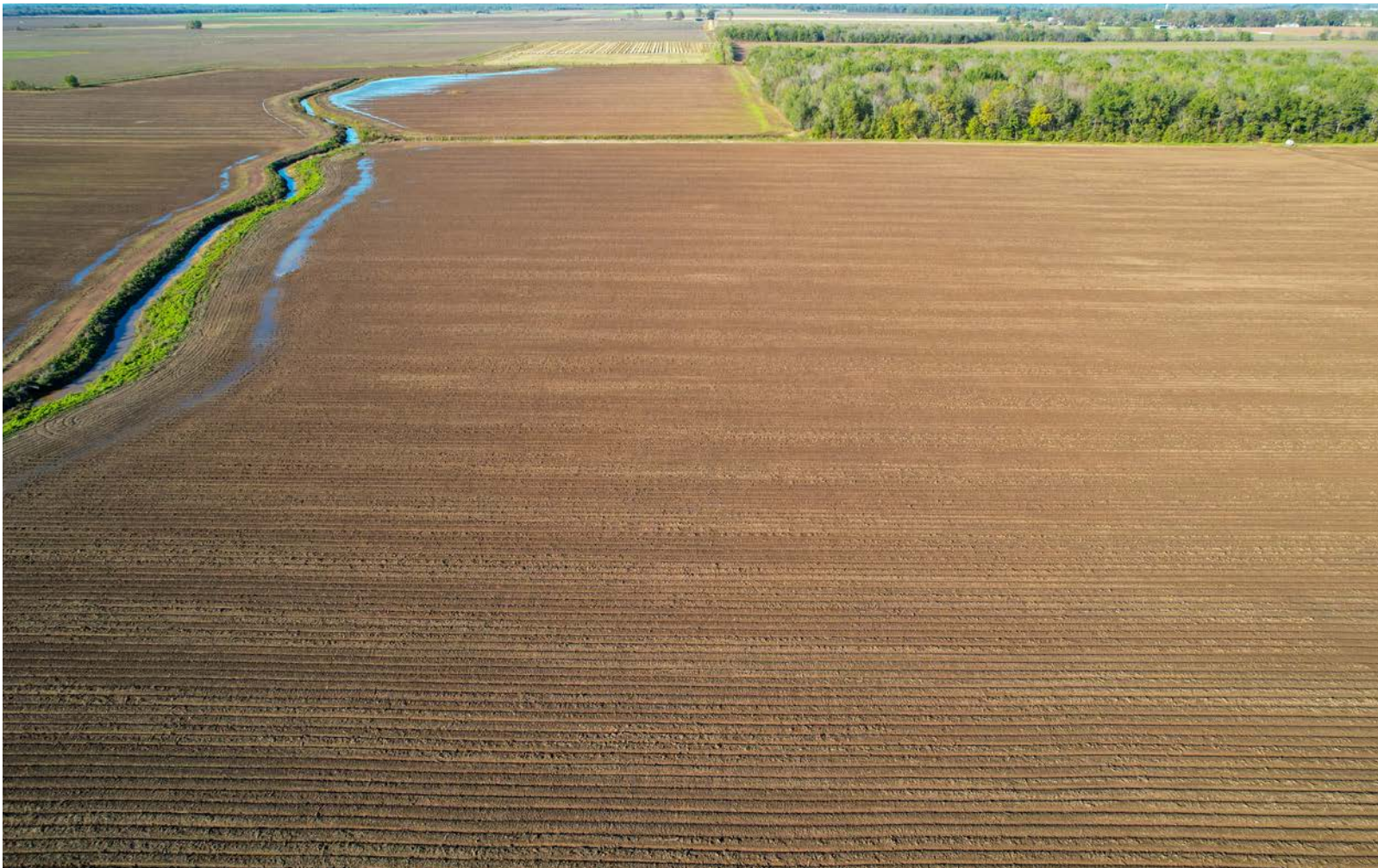
PROPERTY DESCRIPTION

CYPRESS CREEK FARMS

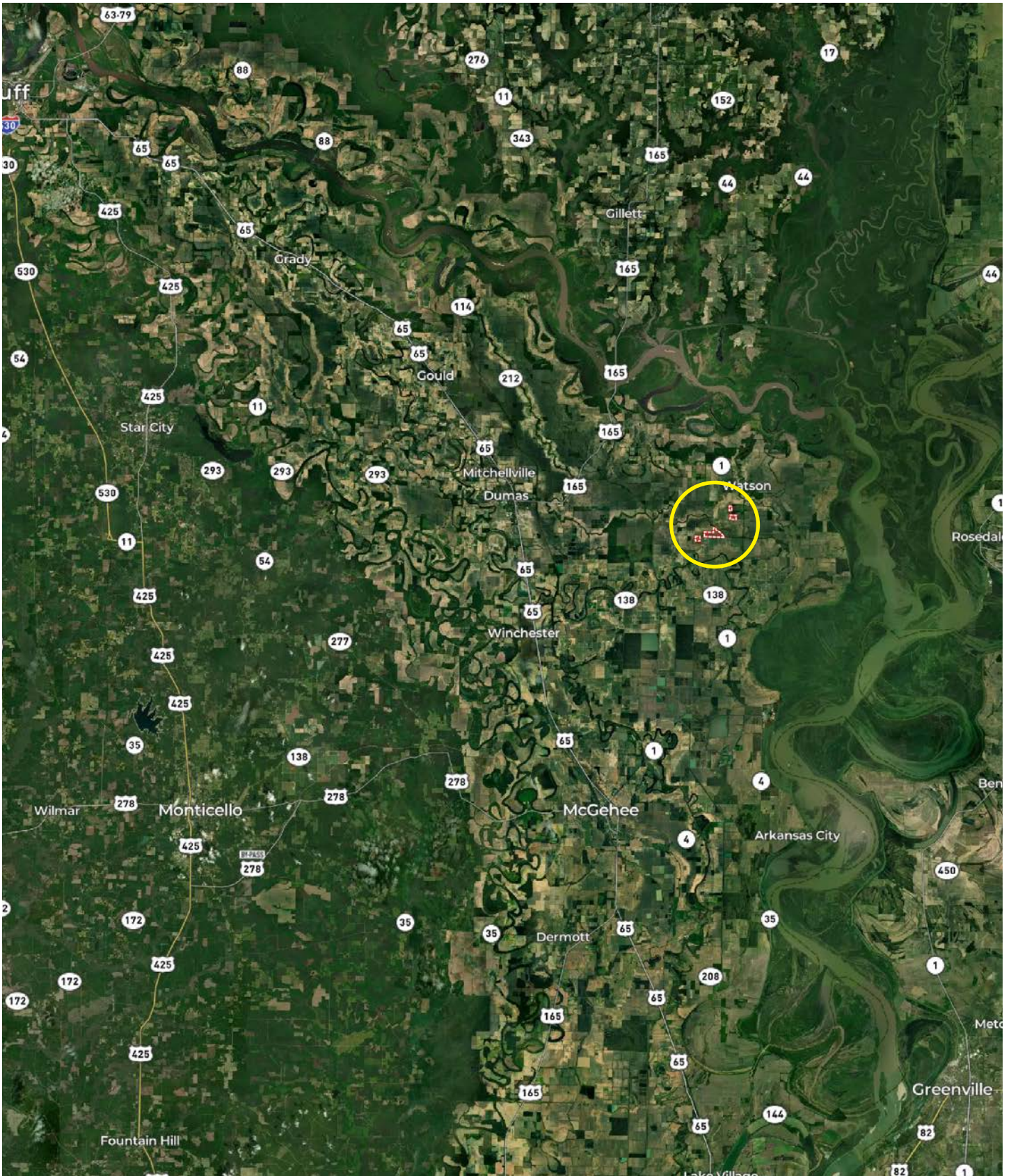
Cypress Creek Farms consists of 314.88± acres across four (4) tracts, all located in Desha County near Watson, Arkansas. The farm offers the opportunity to acquire a row crop farm that has been in the same family ownership for multiple generations. The Farm Service Agency reports a total of 298.85± tillable acres, all of which are irrigated. The farm's crop rotation has primarily been rice, soybeans, and corn. Additionally, all of the farmland acres have been precision leveled.

The property is easily accessed from Desha County Roads 38, 53, and 263. There is a verbal farming agreement with Mark Singleton for 2025 (80/20% crop share). Recreational waterfowl hunting opportunities exist on the property.

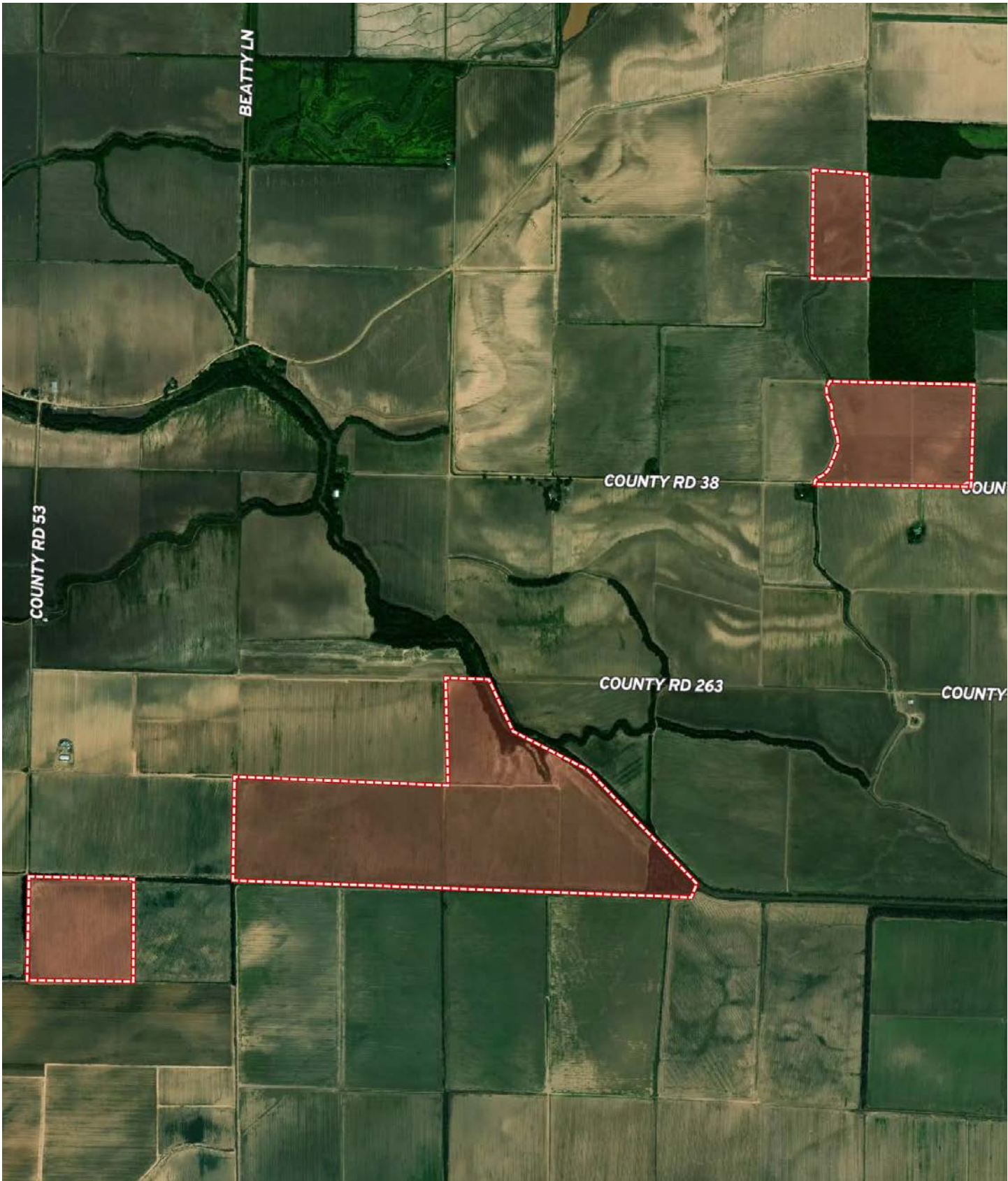




LOCATION MAP



AERIAL MAP





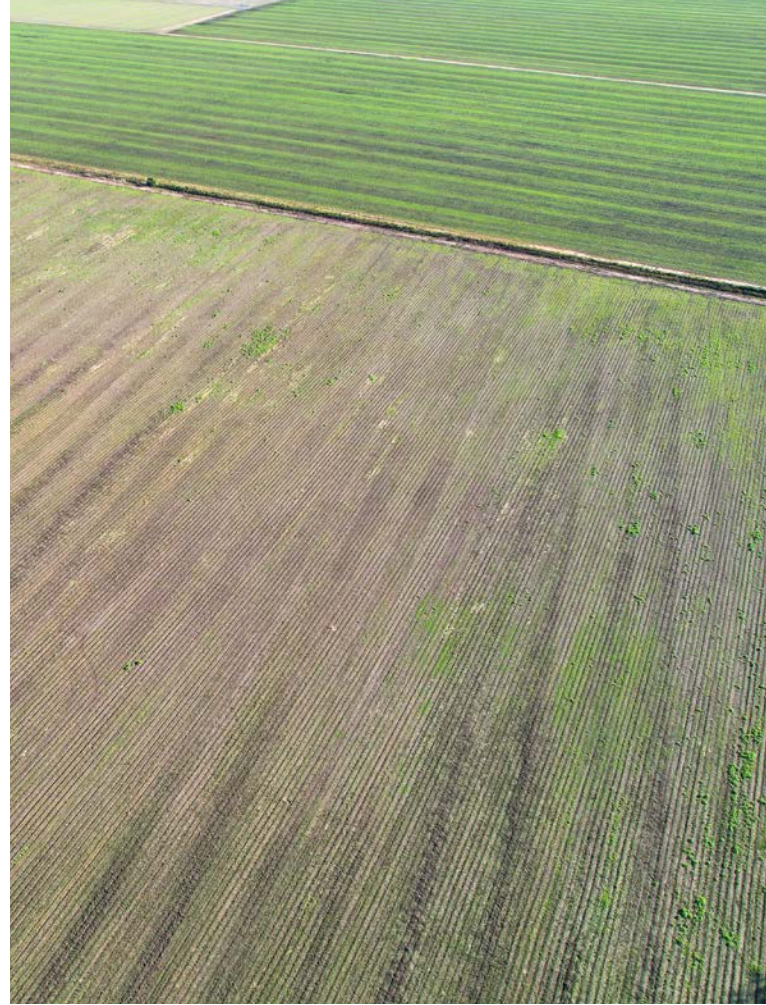
LOCATION & ACCESS

Watson, Arkansas; Desha County;

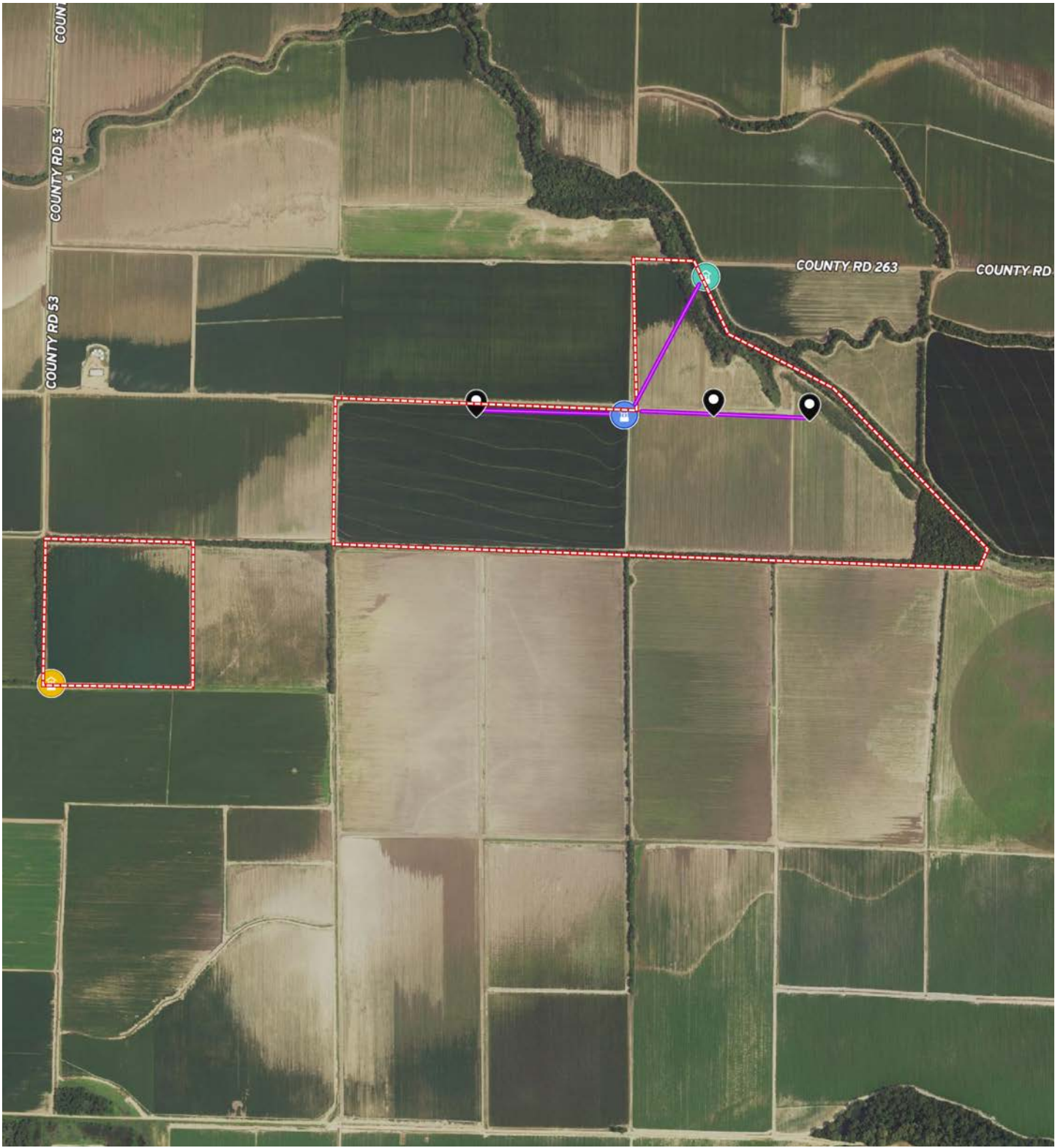
Mileage Chart

Watson, AR	1 Mile
McGehee, AR	12 Miles
Pine Bluff, AR	41 Miles
Monticello, AR	44 Miles
Greenville, MS	45 Miles

Excellent access from Desha County Road 38, 53, and 263.



IRRIGATION MAP



Riser



Relift



Gearhead Well



Electric Sub

Pipeline

IRRIGATION MAP



Riser



Relift



Gearhead Well



Electric Sub

Pipeline



FARM INFORMATION

Soils

Class III: 98.87%

Efficiency

94.91%

Irrigation

All of the tillable acreage is irrigated. See the irrigation map in this brochure for more information.

Farming Contract

There is a verbal farming agreement for 2025 (80/20% crop share).

Farm Bases

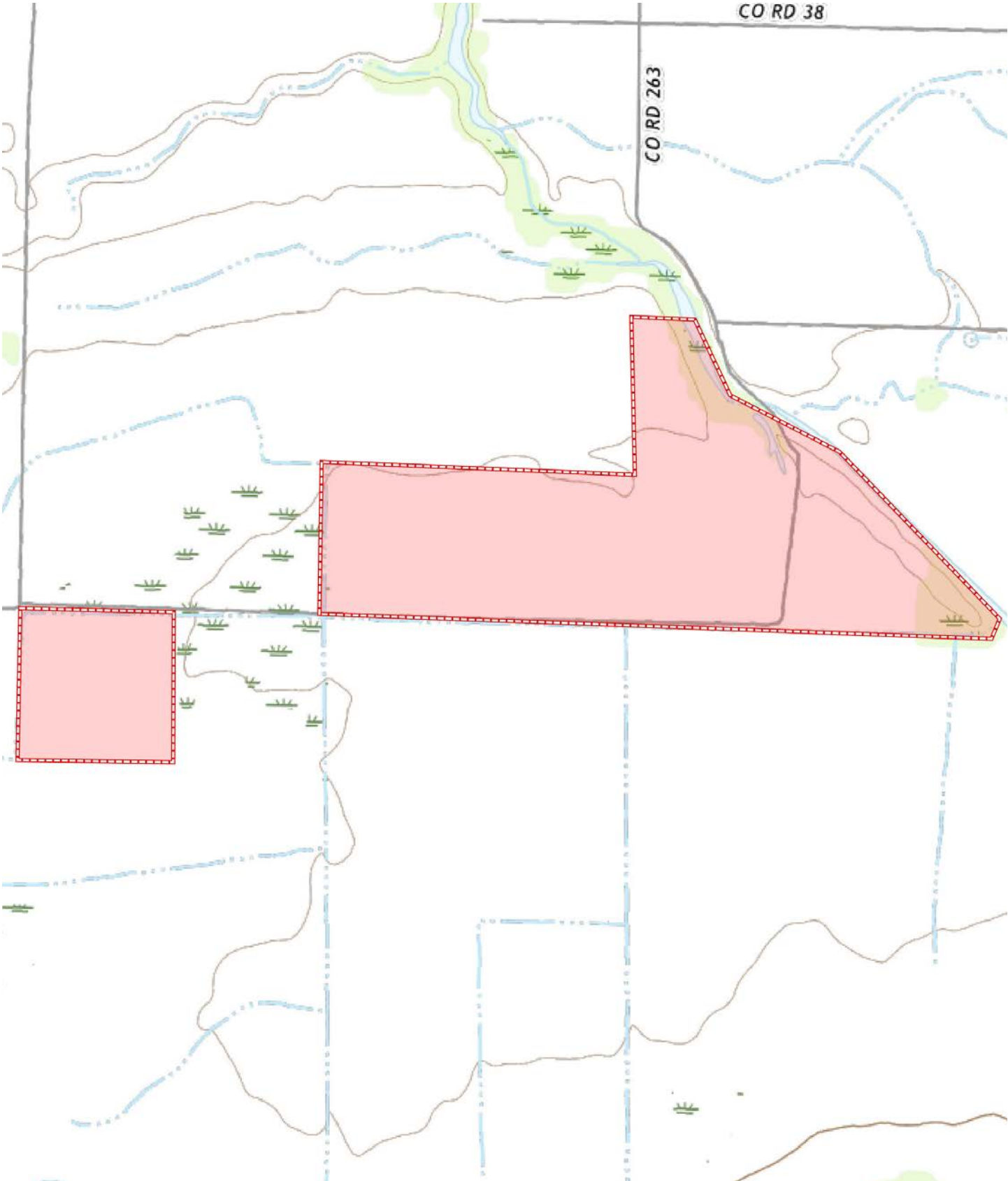
Copies of the Farm Service Agency (FSA) 156EZ can be found in this brochure.

Land Level

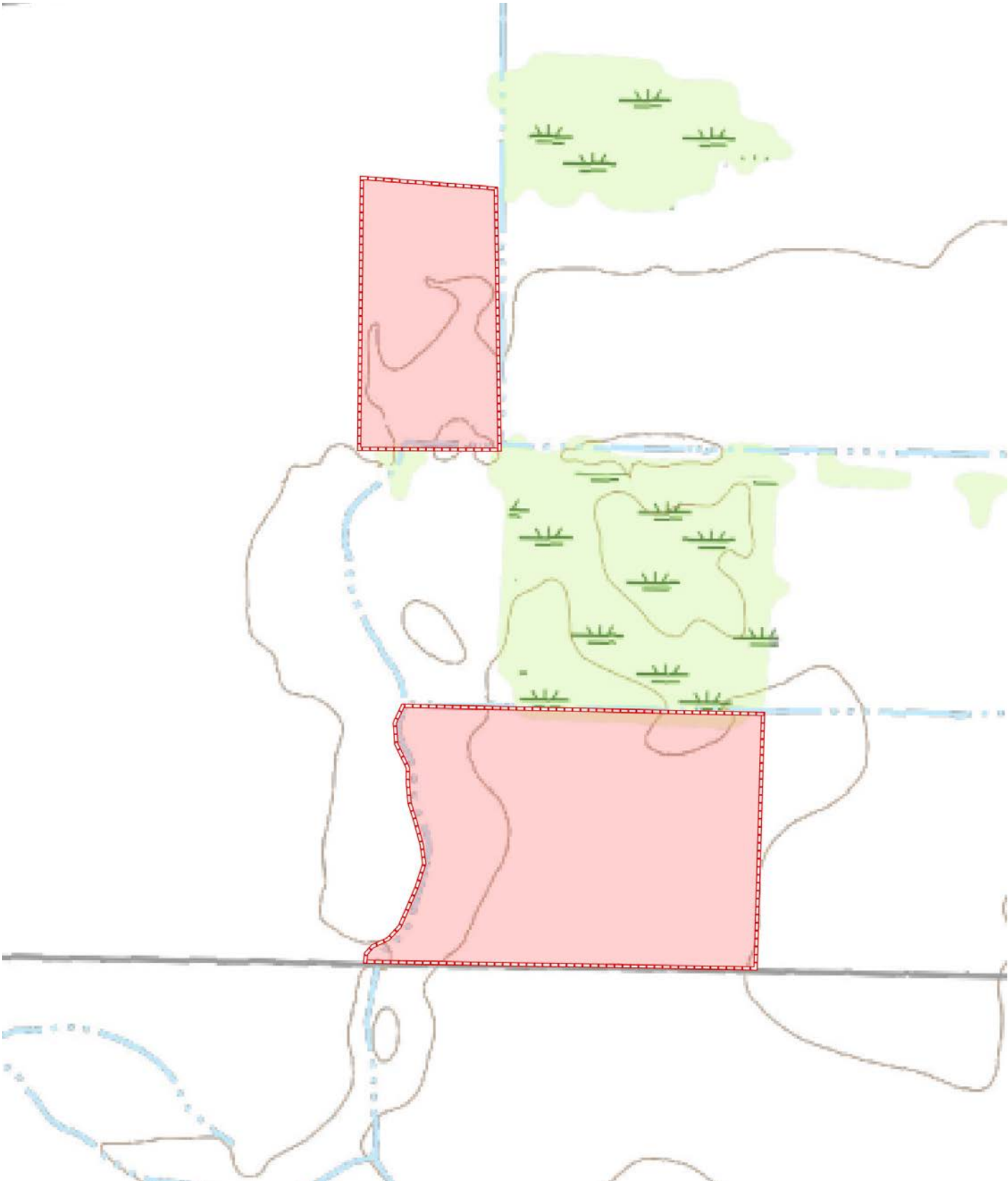
All farmland acres have been precision leveled.



TOPOGRAPHY MAP

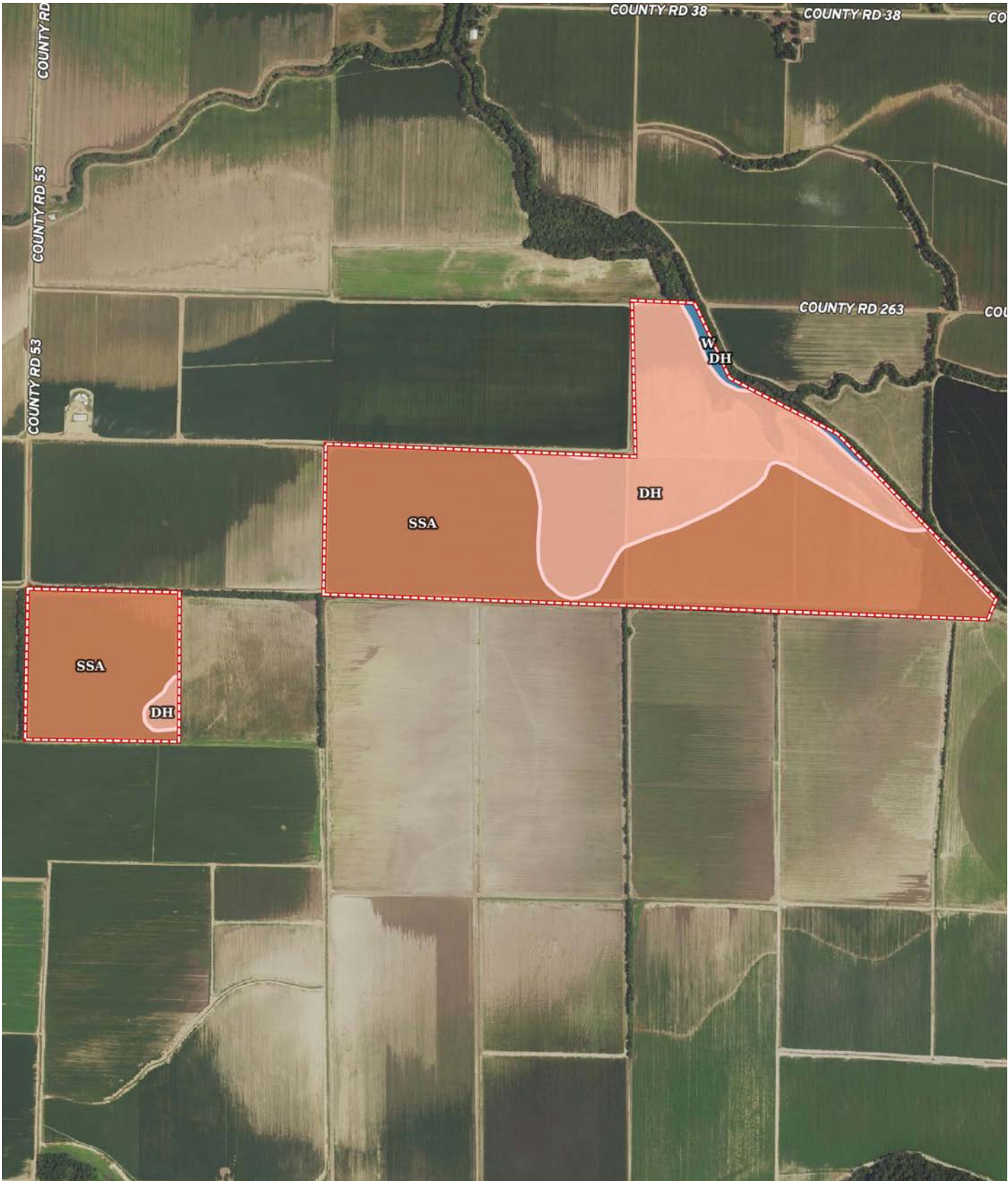


TOPOGRAPHY MAP

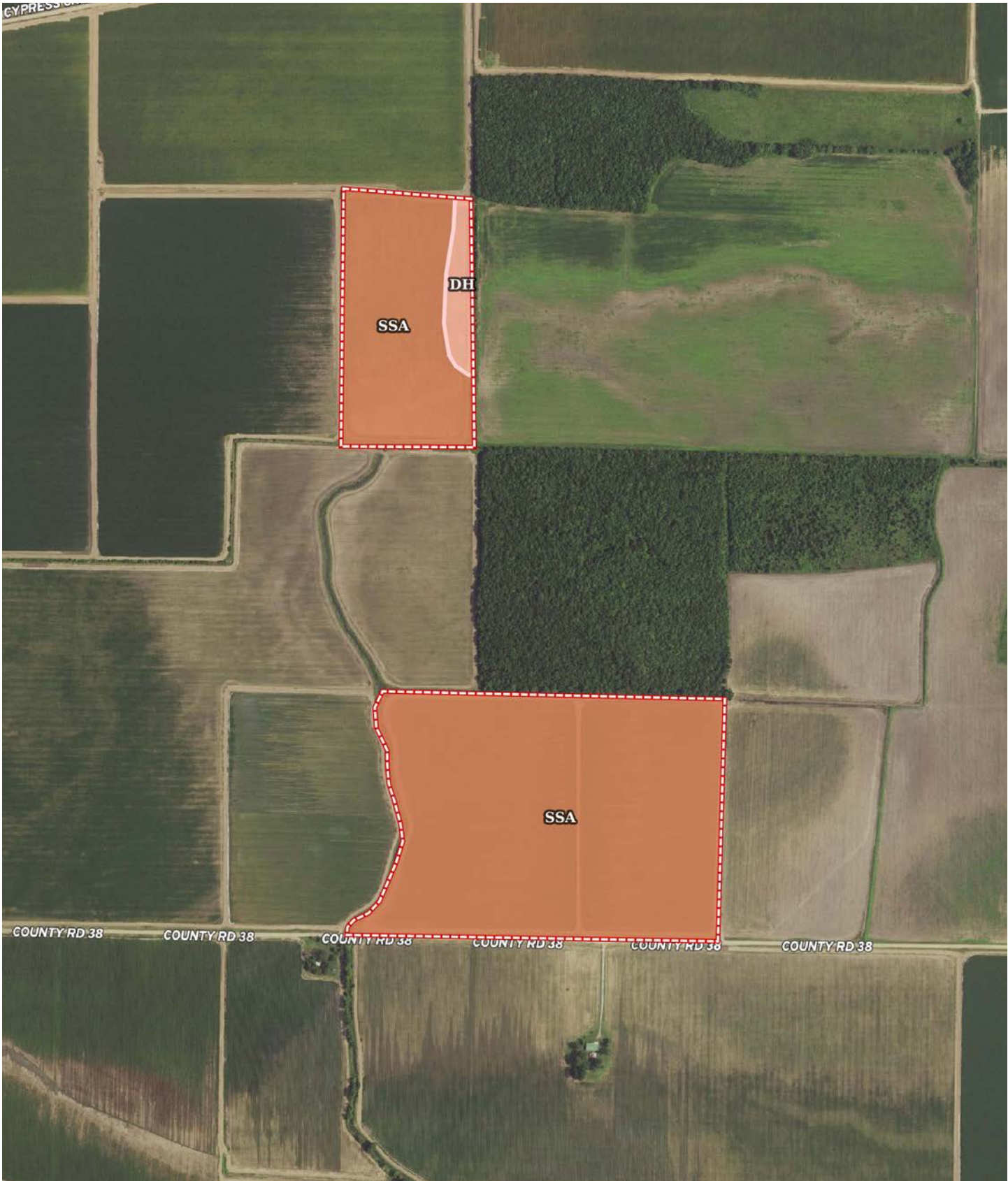




SOIL MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SsA	Sharkey and Desha clays, 0 to 1 percent slopes	235.38	73.89	0	57	3w
Dh	Desha clay, 0 to 1 percent slopes, rarely flooded	79.56	24.98	0	56	3w
W	Water	3.61	1.13	0	-	-
TOTALS		318.55(*)	100%	-	56.11	3.0

(*) 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.



RESOURCES & PRICE

Mineral Rights

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

Offering Price

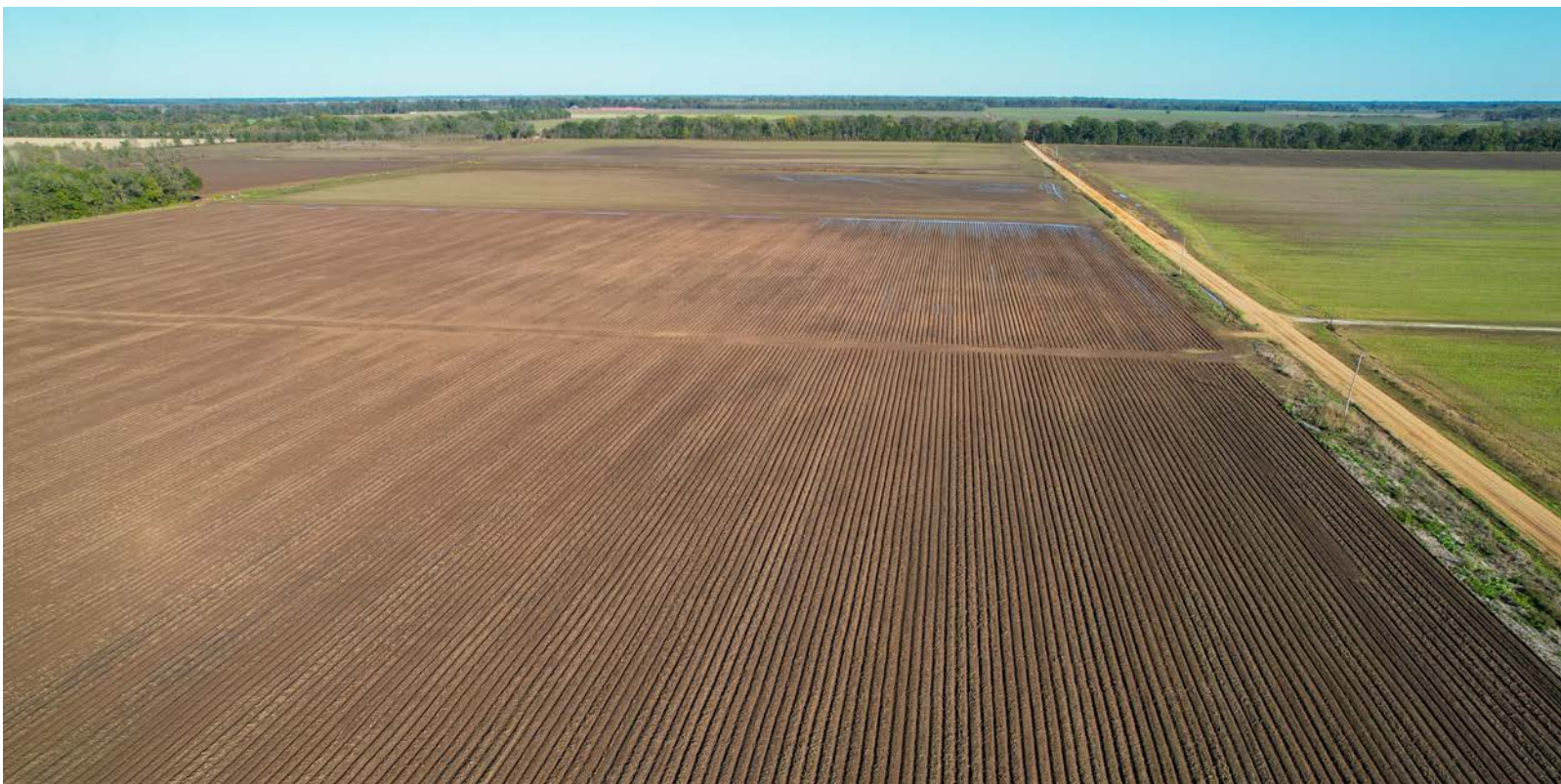
\$2,151,720.00

To learn more about the Cypress Creek Farms or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

Brandon Stafford

501-416-9748 (m)

bstafford@lilerealestate.com



FARM SERVICE AGENCY

ARKANSAS DESHA Form: FSA-156EZ See Page 4 for non-discriminatory Statements.	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 3313 Prepared : 11/13/24 8:51 AM CST Crop Year : 2025
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Operator Name : SINGLETON FARMS PARTNERSHIP
CRP Contract Number(s) : None
Recon ID : 05-041-2025-5
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
314.88	298.85	298.85	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	298.85	3.93		0.00	0.00	0.00	0.00	

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

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	11.95	0.00	47	
Soybeans	187.40	0.00	44	97
Rice-Long Grain	76.70	0.00	7517	
Rice-Medium Grain	3.45	0.00	8350	
TOTAL	279.50	0.00		

NOTES

Tract Number : 826
Description : E-7, Sec. 34
FSA Physical Location : ARKANSAS/DESHA
ANSI Physical Location : ARKANSAS/DESHA
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 : RANDY SINGLETON, PAULA SINGLETON
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
23.26	23.26	23.26	0.00	0.00	0.00	0.00	0.0

FARM SERVICE AGENCY

ARKANSAS
DESHA
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3313
Prepared : 11/13/24 8:51 AM CST
Crop Year : 2025

Tract 826 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	23.26	0.30	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	10.70	0.00	47
Soybeans	12.85	0.00	44

TOTAL **23.55** **0.00**

NOTES

Tract Number : 829

Description : E-8, Sec. 9
FSA Physical Location : ARKANSAS/DESHA
ANSI Physical Location : ARKANSAS/DESHA
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 : RANDY SINGLETON, PAULA SINGLETON
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
42.19	40.10	40.10	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	40.10	0.50	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	20.00	0.00	44
Rice-Long Grain	19.05	0.00	7517
Rice-Medium Grain	1.55	0.00	8232

TOTAL **40.60** **0.00**

NOTES

FARM SERVICE AGENCY

ARKANSAS
DESHA
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3313
Prepared : 11/13/24 8:51 AM CST
Crop Year : 2025

Tract Number : 8271

Description :

FSA Physical Location : ARKANSAS/DESHA

ANSI Physical Location : ARKANSAS/DESHA

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 : RANDY SINGLETON, PAULA SINGLETON

Other Producers : None

Recon ID : 05-041-2025-1

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
54.14	54.14	54.14	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	54.14	0.68	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	31.40	0.00	44
Rice-Long Grain	13.59	0.00	7517
Rice-Medium Grain	1.05	0.00	8447
TOTAL	46.04	0.00	

NOTES

Tract Number : 8273

Description :

FSA Physical Location : ARKANSAS/DESHA

ANSI Physical Location : ARKANSAS/DESHA

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 : RANDY SINGLETON, PAULA SINGLETON

Other Producers : None

Recon ID : 05-041-2025-2

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
195.29	181.35	181.35	0.00	0.00	0.00	0.00	0.0

FARM SERVICE AGENCY

ARKANSAS
DESHA
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3313
Prepared : 11/13/24 8:51 AM CST
Crop Year : 2025

Tract 8273 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	181.35	2.45	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.25	0.00	47
Soybeans	123.15	0.00	44
Rice-Long Grain	44.06	0.00	7517
Rice-Medium Grain	0.85	0.00	8447
TOTAL	169.31	0.00	

NOTES

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FARM SERVICE AGENCY

USDA Desha County, Arkansas



Common Land Unit

Cropland
 Non-cropland
 CRP

2025 Crop Year

Farm 3313
Tract 826

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



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FARM SERVICE AGENCY

USDA Desha County, Arkansas



Common Land Unit
 □ Cropland □ Non-cropland □ CRP

2025 Crop Year

Farm 3313
Tract 829

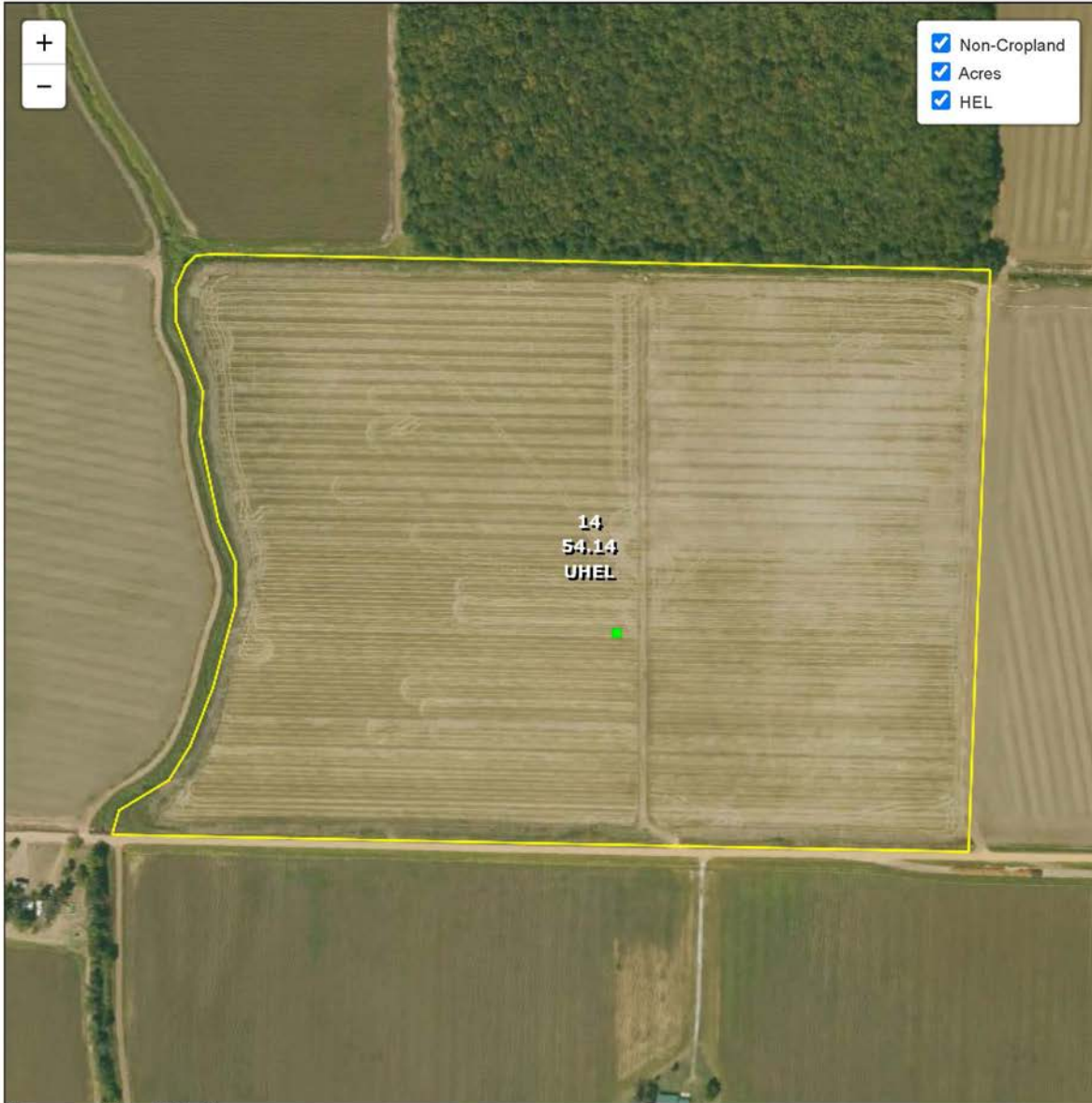
Wetland Determination Identifiers
 ● Restricted Use
 ▼ Limited Restrictions
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FARM SERVICE AGENCY

USDA Desha County, Arkansas



Common Land Unit
 Cropland Non-cropland CRP

2025 Crop Year

Farm 3313
Tract 8271

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

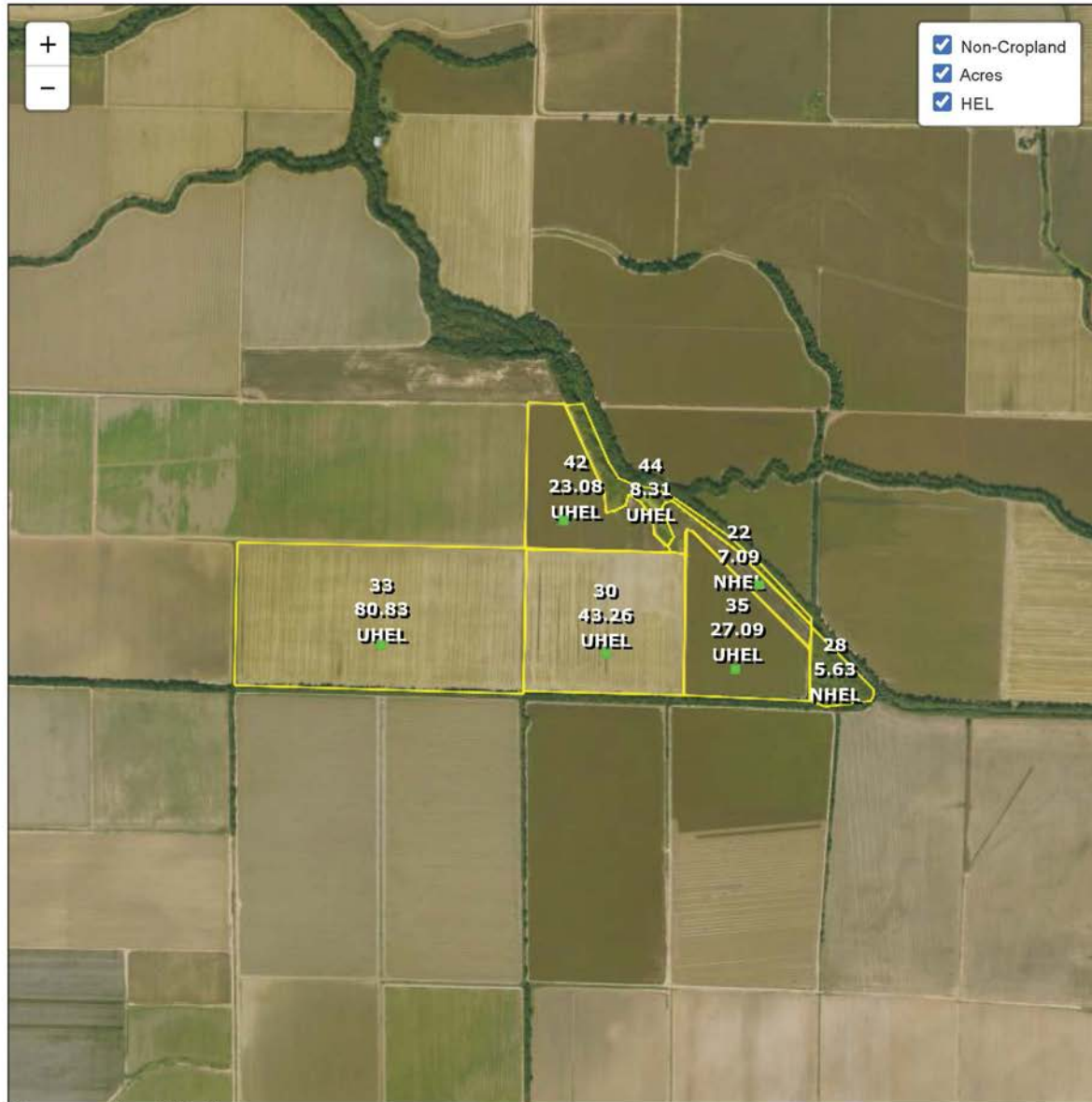


Tract 3 of 4

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FARM SERVICE AGENCY

USDA Desha County, Arkansas



Common Land Unit
 Cropland
 Non-cropland
 CRP

2025 Crop Year

Farm 3313
Tract 8273

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



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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.

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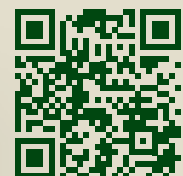
For more information or to schedule a property tour, contact:



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