



HARPER FAMILY FARM

An Agricultural and Recreational Investment Opportunity

912± Total Acres | \$6,500,000.00

Desha County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



HARPER FAMILY FARM

QUICK FACTS

Acreage

912± total acres

850.46± tillable acres

Location

McGehee, Arkansas

Irrigation

Fully irrigated

Recreation

Waterfowl

Improvements

Grain bins

Open shed

Enclosed shop

Access

McDonald Road

Offering Price

\$6,500,000.00





PROPERTY DESCRIPTION

HARPER FAMILY FARM

The Harper Family Farm consists of 912± non-contiguous acres located just four (4) miles south of McGehee, Arkansas and east of U.S. Highway 65. The offering consists of two (2) tracts, with the primary tract being 872± acres and the second tract 40± acres.

The property offers an incredible opportunity to acquire a highly improved row crop farm located in the heart of the Arkansas Delta. The Farm Service Agency (FSA) reports a total of 850.46± tillable acres with a crop rotation of rice, soybean, and corn. The tillable acreage is 100% irrigated via six (6) gearhead wells and two (2) relifts which connect to an extensive 15" underground pipeline system. Additionally, all tillable acres have been either precision leveled or land formed.

Headquarter improvements include two (2) 20,000 bushel grain bins and four (4) 10,000 bushel grain bins. There is a fully enclosed 42' x 60' shop and a 60' x 80' shed. There is electricity on site and water is provided via a 4" shop well.

The property has been extensively improved via underground irrigation, land leveling, sustainable surface water, and a headquarters site. Additionally, the Harper Family Farm is in proximity to the John Deere dealership, local grain elevators, river terminals, and chemical/seed suppliers.

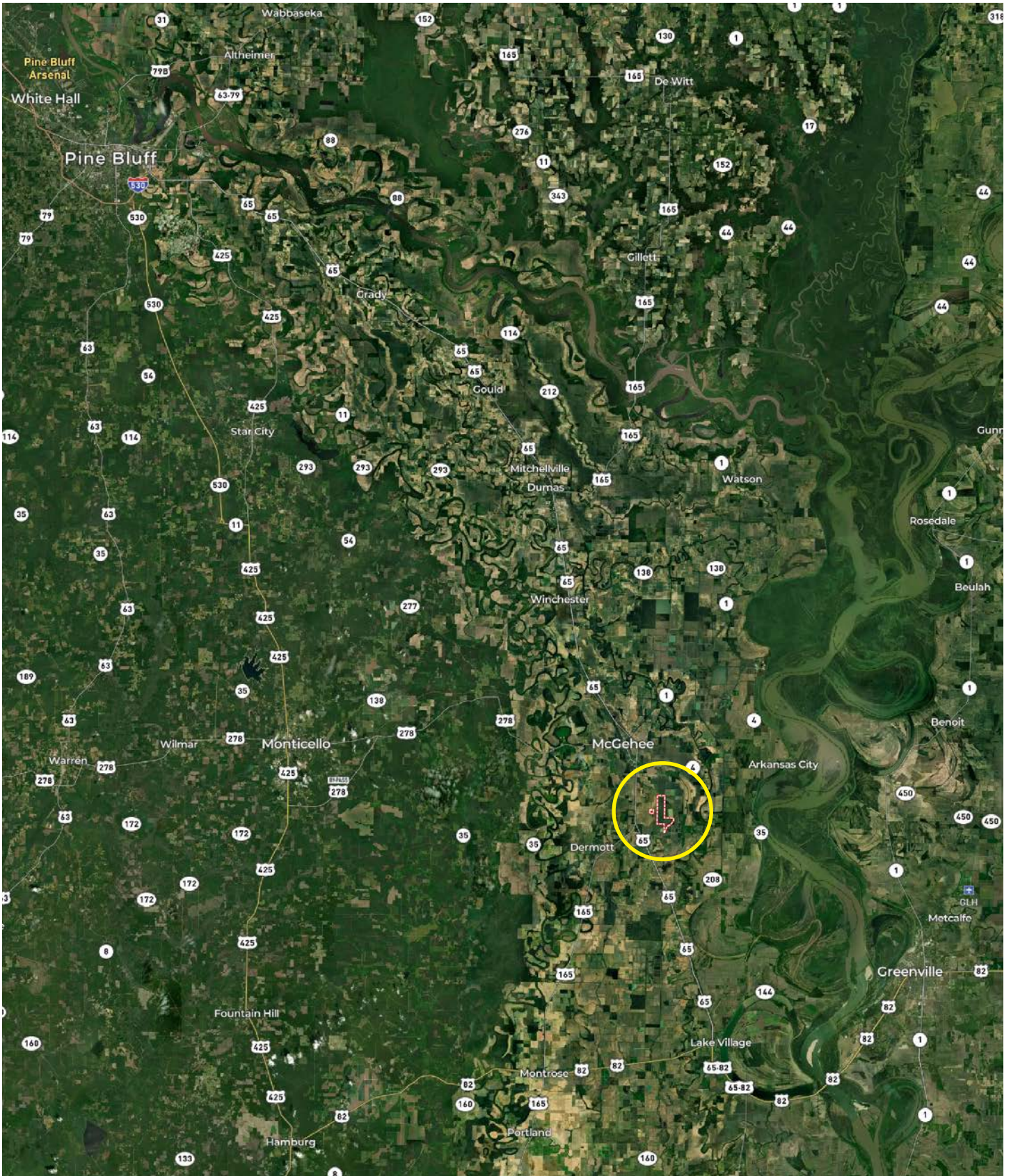
Recreational opportunities exist on the property and primarily consists of waterfowl hunting.



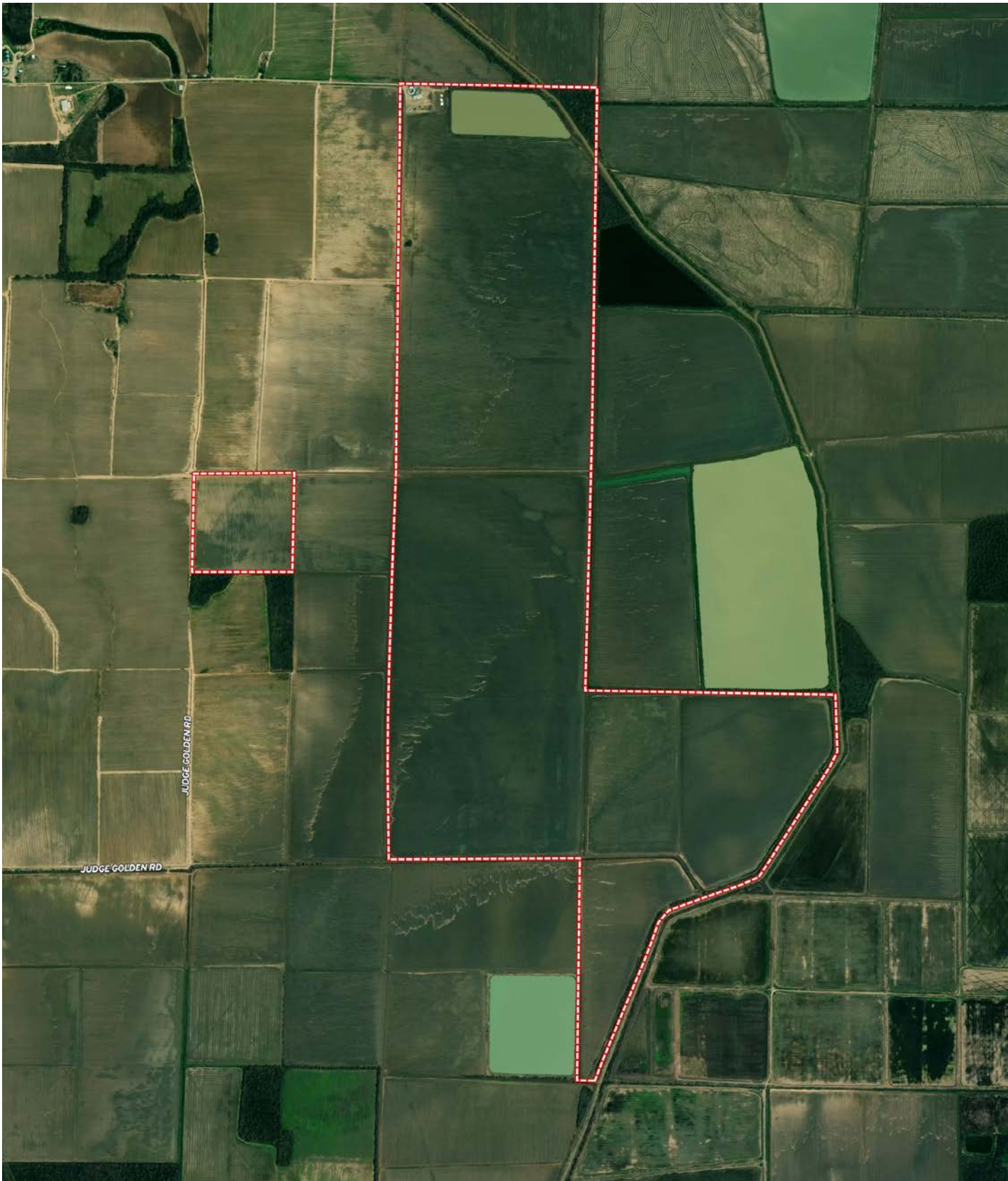




LOCATION MAP



AERIAL MAP





LOCATION & ACCESS

McGehee Arkansas; Desha County;
Southeastern Region of Arkansas

Mileage Chart

McGehee, AR	4 Miles
Greenville, MS	41 Miles
Pine Bluff, AR	65 Miles
Monroe, LA	95 Miles

The property is accessible via McDonald Road,
a Desha County Road.





FARM INFORMATION

Irrigation

The tillable acreage is 100% irrigated via six (6) gearhead wells and two (2) relifts which connect to an extensive 15" underground pipeline system. See the irrigation map in this brochure for more information.

Land Leveling

All tillable acres have been either precision leveled or land formed.

Farming Contract

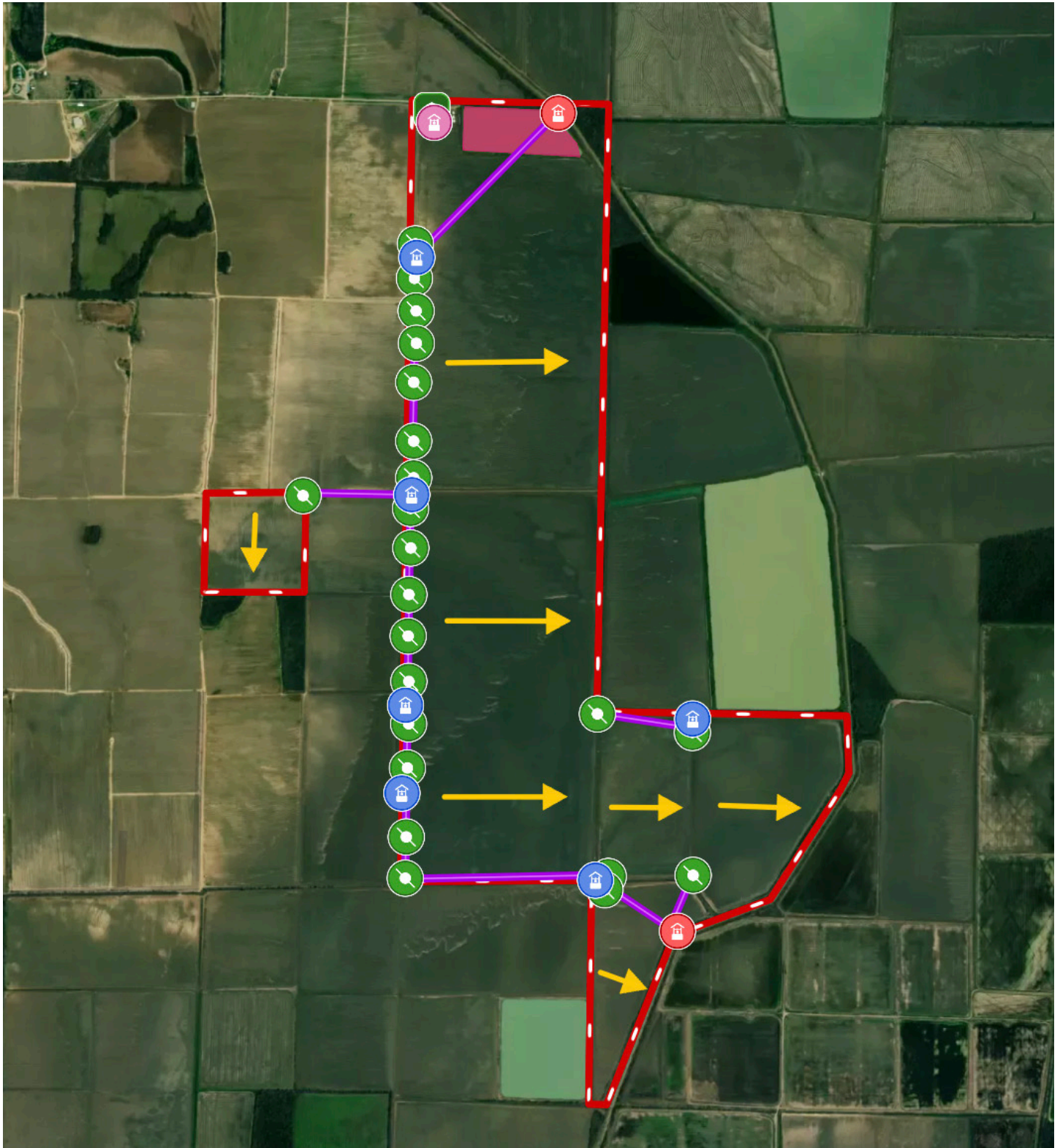
The farm is owner operated. Available for 2025.

Farm Bases

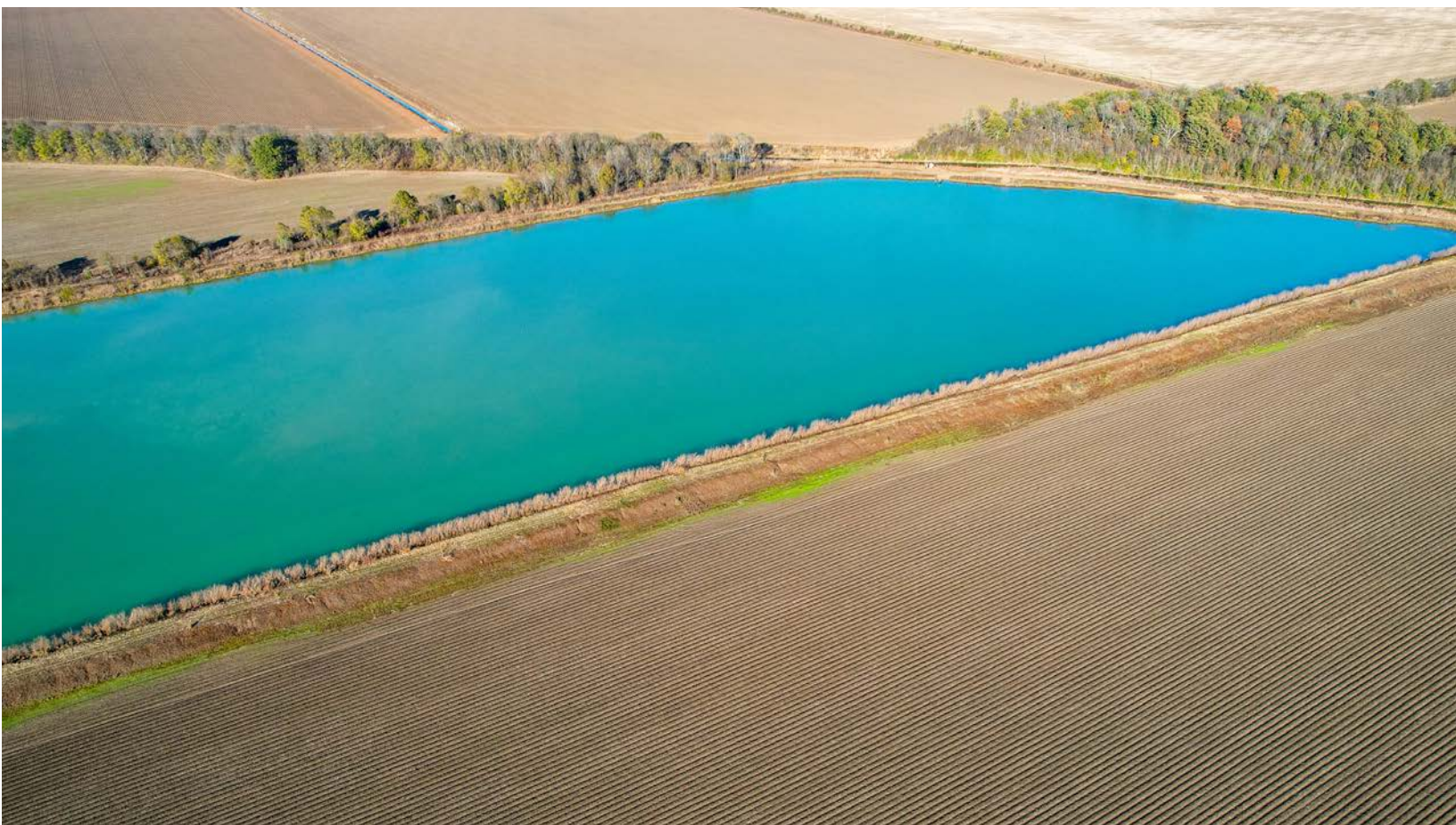
Copies of the Farm Service Agency (FSA) 156EZ can be found in this brochure.



IRRIGATION MAP

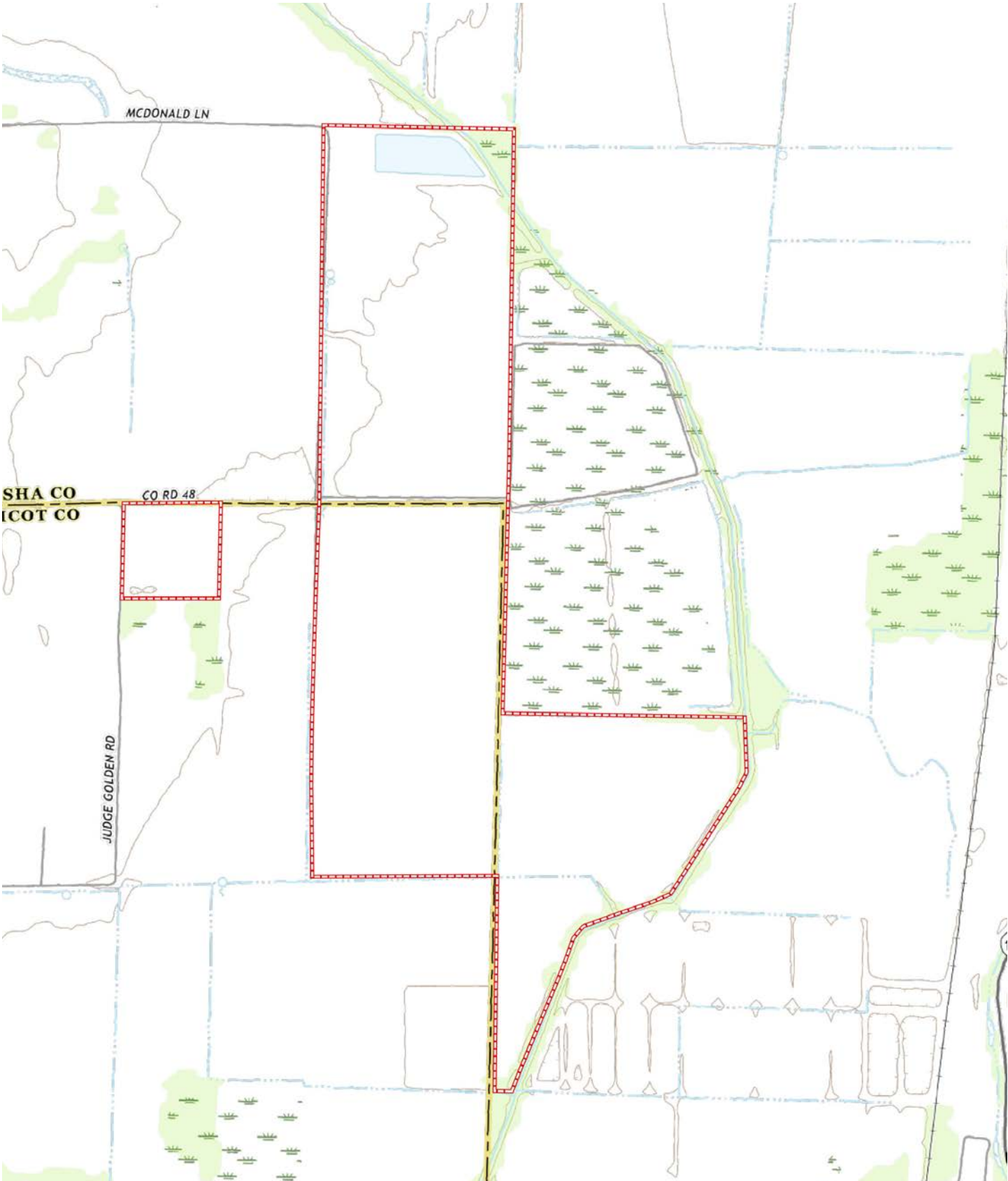


- House Well 4 "
- Well
- Relift
- Riser Location
- Headquarters
- Direction
- Pipeline
- Surface Water Reservoir 1 1

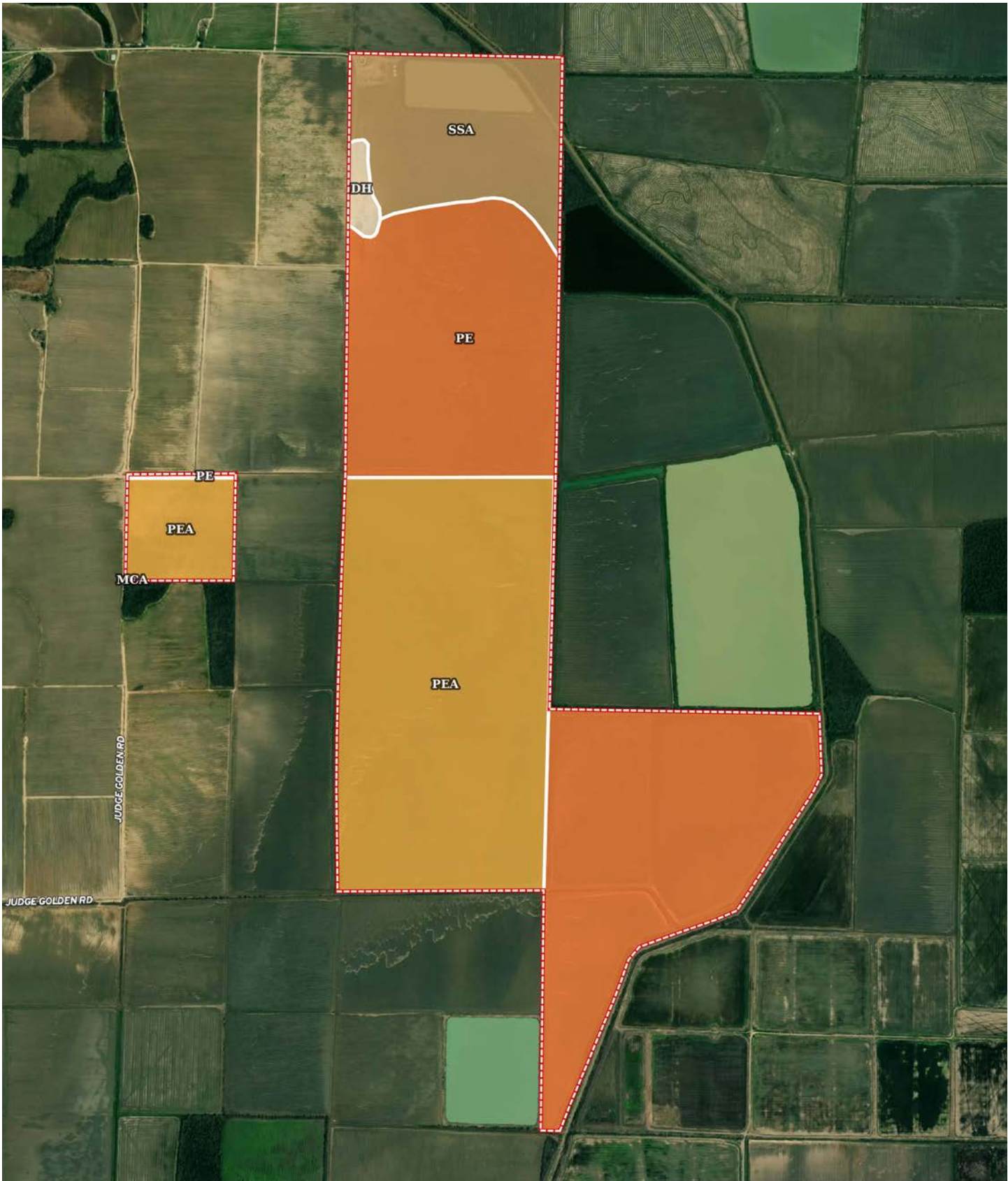




TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Pe	Perry clay, 0 to 1 percent slopes	439.3 5	47.95	0	48	3w
PeA	Perry clay, 0 to 1 percent slopes	354.6 2	38.7	0	48	3w
SsA	Sharkey and Desha clays, 0 to 1 percent slopes	114	12.44	0	57	3w
Dh	Desha clay, 0 to 1 percent slopes, rarely flooded	8.13	0.89	0	56	3w
McA	McGehee silt loam, 0 to 1 percent slopes	0.15	0.02	0	72	2w
TOTALS		916.2 5(*)	100%	-	49.19	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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

RESOURCES & PRICE

Estimated Real Estate Taxes

<u>Parcel Number</u>	<u>Tax Acres</u>	<u>GIS Acres</u>	<u>Estimated Tax</u>
001-03700-000	75.70	80.28	\$858.75
001-03701-000	35.70	40.18	\$395.99
001-03702-000	10.93	17.65	\$96.73
001-03703-000	20.00	20.44	\$211.30
001-03705-000	80.00	80.20	\$806.21
001-03867-000	18.00	51.97	\$204.17
001-03867-000	18.00	4.13	\$204.17
001-06249-000	320.00	319.16	\$4,558.19
010-04214-000	320.00	324.73	\$3,585.52
010-04216-000	40.00	40.62	\$448.19
Total	938.33	979.36	\$11,369.22

Mineral Rights

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

Offering Price

\$6,500,000.00

To learn more about the Harper Family Farm 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 : 2133

Prepared : 11/26/24 8:41 AM CST

Crop Year : 2025

Operator Name : HARPER FARMS PARTNERSHIP
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/WF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
912.99	850.46	850.46	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	850.46	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, SORGH, SOYBN	RICE-LGR, RICE-MGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	0.40	0.00	38	0
Grain Sorghum	0.40	0.00	52	0
Soybeans	94.50	0.00	54	100
Rice-Long Grain	738.50	0.00	6051	
Rice-Medium Grain	15.10	0.00	4848	
TOTAL	848.90	0.00		

NOTES

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Tract Number : 1165

Description : D-15 sec 24
FSA Physical Location : ARKANSAS/CHICOT
ANSI Physical Location : ARKANSAS/CHICOT
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : HAYDEN J HARPER JR
Other Producers : None
Recon ID : None

FARM SERVICE AGENCY

ARKANSAS
DESHA
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2133
Prepared : 11/26/24 8:41 AM CST
Crop Year : 2025

Tract Land Data

Tract 1165 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
42.16	42.16	42.16	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	42.16	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	5.10	0.00	54
Rice-Long Grain	34.60	0.00	6051
Rice-Medium Grain	1.60	0.00	4848

TOTAL **41.30** **0.00**

NOTES

Tract Number : 7823

Description :
FSA Physical Location : ARKANSAS/CHICOT
ANSI Physical Location : ARKANSAS/CHICOT
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : HAYDEN J HARPER JR
Other Producers : None
Recon ID : 05-041-2019-18

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
311.69	311.69	311.69	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	311.69	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	0.16	0.00	38
Grain Sorghum	0.16	0.00	52

FARM SERVICE AGENCY

ARKANSAS
DESHA
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2133
Prepared : 11/26/24 8:41 AM CST
Crop Year : 2025

Tract 7823 Continued ...

Soybeans	34.48	0.00	54
Rice-Long Grain	271.43	0.00	6051
Rice-Medium Grain	5.20	0.00	4848
TOTAL	311.43	0.00	

NOTES

Tract Number : 7825

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 : Wetland determinations not complete
WL Violations : None
Owners : HAYDEN J HARPER JR
Other Producers : None
Recon ID : 05-041-2019-19

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
559.14	496.61	496.61	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	496.61	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	0.24	0.00	38
Grain Sorghum	0.24	0.00	52
Soybeans	54.92	0.00	54
Rice-Long Grain	432.47	0.00	6051
Rice-Medium Grain	8.30	0.00	4848
TOTAL	496.17	0.00	

NOTES

FARM SERVICE AGENCY

USDA Desha County, Arkansas



Common Land Unit

Cropland
 Non-cropland
 CRP

2025 Crop Year

Farm 2133
Tract 1165

Wetland Determination Identifiers

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



Tract 1 of 3

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FARM SERVICE AGENCY

USDA Desha County, Arkansas



Common Land Unit

- Cropland
- Non-cropland
- CRP

2025 Crop Year

Farm **2133**
Tract **7823**

Wetland Determination Identifiers

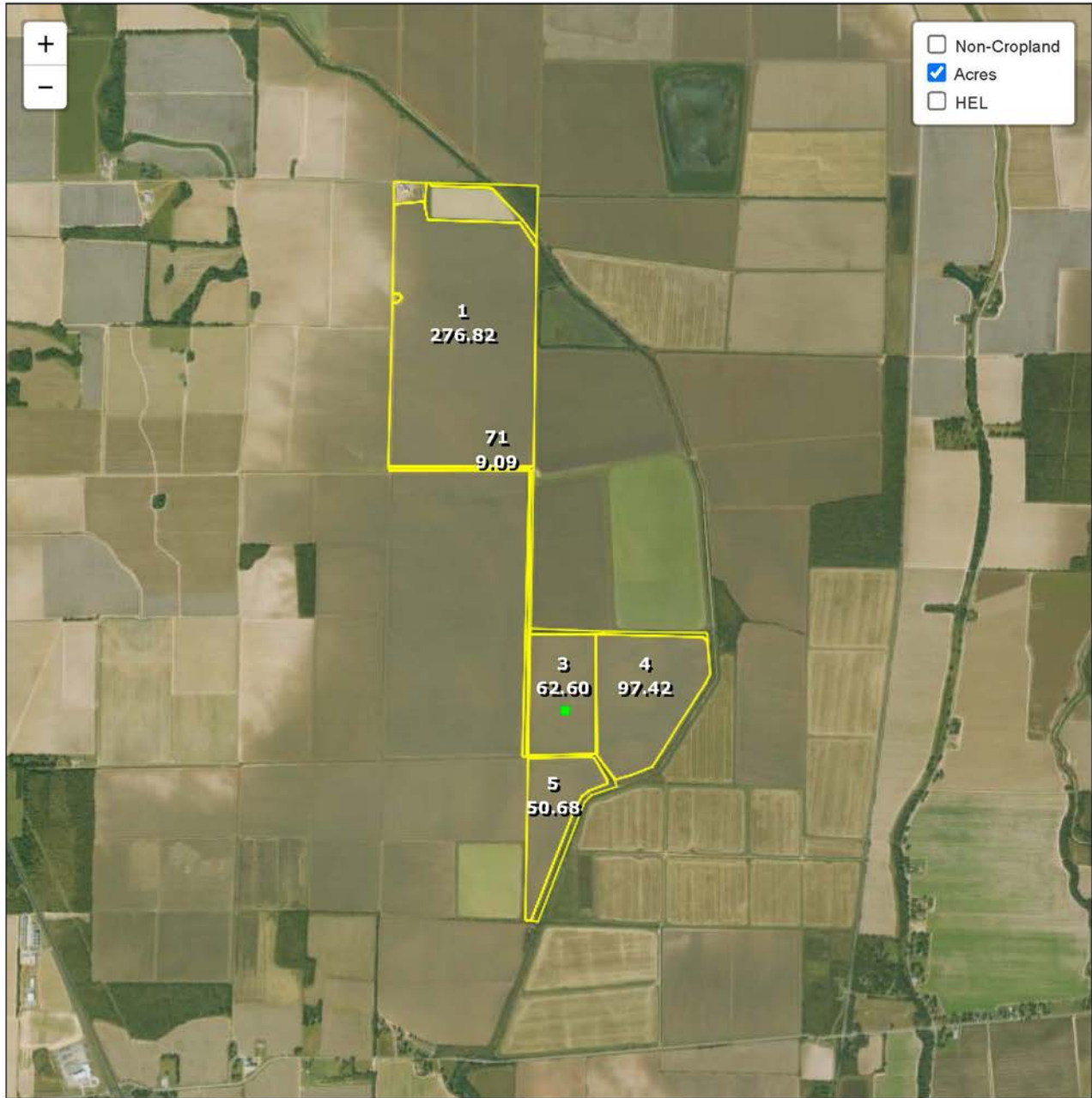
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



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FARM SERVICE AGENCY

USDA Desha County, Arkansas



Common Land Unit

- Cropland
- Non-cropland
- CRP

2025 Crop Year

Farm **2133**
Tract **7825**

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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Lile Real Estate is a dedicated team of professionals with an in-depth understanding and a network of qualified buyers within the Mid-South and across the country. For over 30 years, we've connected land sellers with buyers in Arkansas, Louisiana, Mississippi, and Tennessee. In the last five years alone, we surpassed **\$500 million in sales**. You can be a part of that success story.



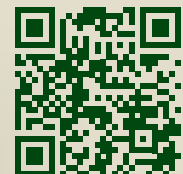
For more information or to schedule a property tour, contact:



BRANDON STAFFORD

501.416.9748 (m)
bstafford@lilerealestate.com

Scan for
more info





401 Autumn Road
Little Rock, AR 72211

WWW.LILEREALSTATE.COM



501.374.3411 (Office)
501.421.0031 (Fax)

INFO@LILEREALSTATE.COM