



SOUTH 152 FARM

An Agricultural and Recreational Investment Opportunity

378± Total Acres | \$2,079,000.00

Monroe County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



SOUTH 152 FARM

QUICK FACTS

Acreage

378± total acres
339.96± tillable acres

Location

Monroe, Arkansas

Irrigation

Fully irrigated, except for 9±
acres

Soils

Class III: 60%
Class VI: 40%

Access

Lee Road 152

Farming Contract

Leased through December
31, 2026

Recreation

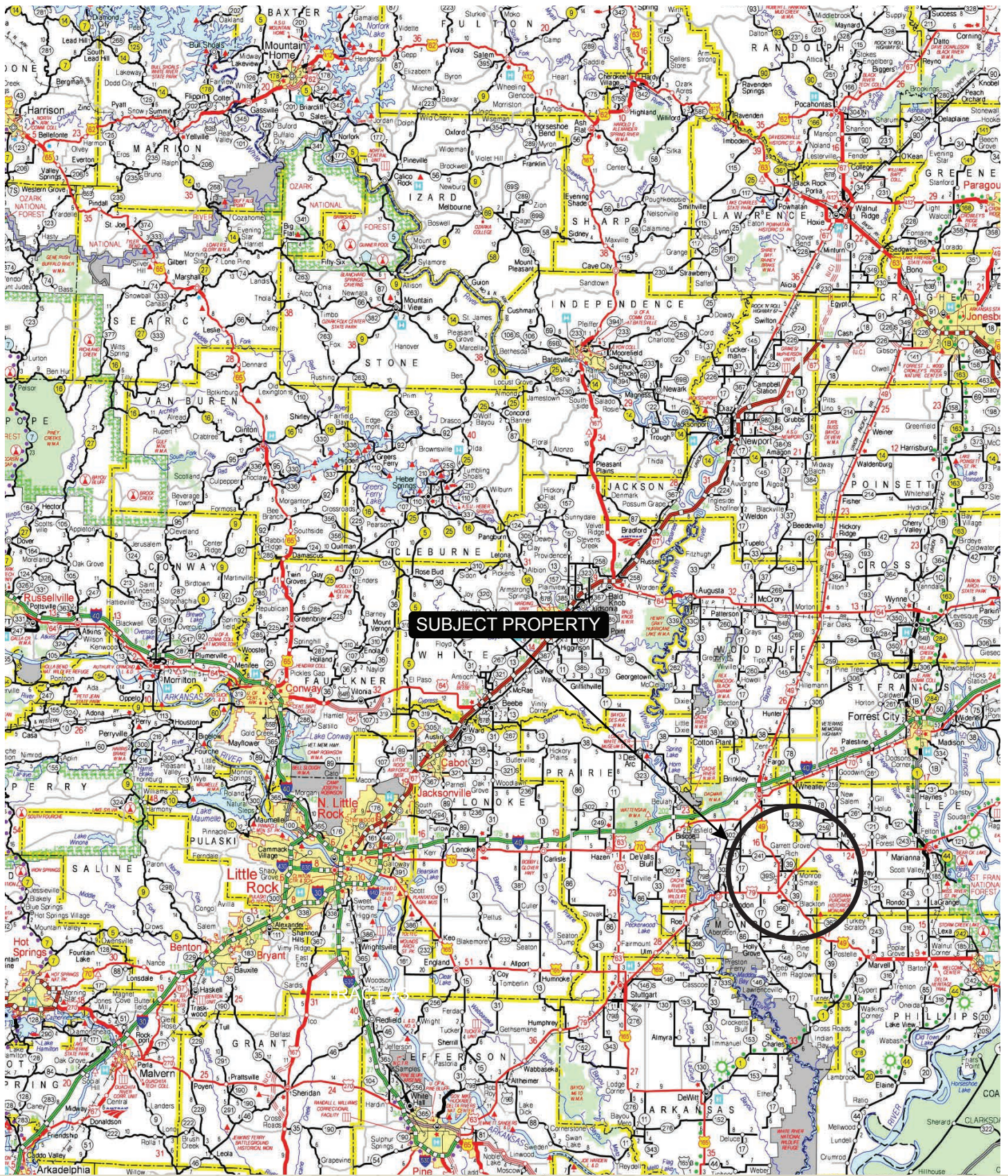
Waterfowl hunting opportuni-
ties exist in the fields

Offering Price

\$2,079,000.00



VICINITY MAP



PROPERTY DESCRIPTION

SOUTH 152

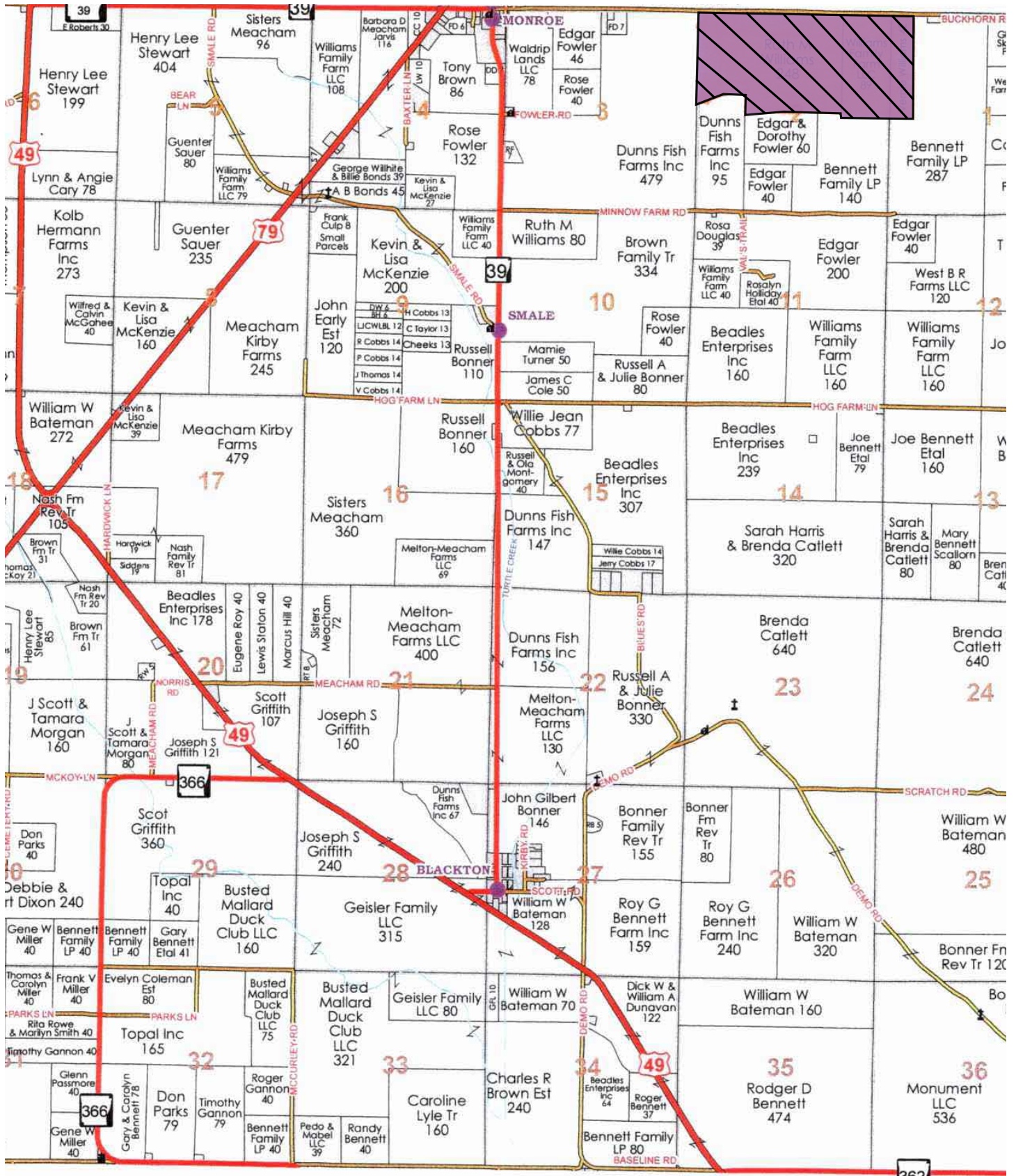
The South 152 Farm consists of approximately 378± acres located in Monroe County, Arkansas just east of the community of Monroe. The Farm Service Agency office reports a total of 339.96± cropland acres that are all irrigated with the exception of 9± acres. The irrigation infrastructure consists of three (3) wells on the farm and two (2) wells on the neighboring farm to the north that is owned by the same family. The tillable acreage has a historical crop rotation of rice and soybeans. The tillable acreage is leased to J and B Farms Partnership on a crop

share through a written lease that expires on December 31st, 2026. The crop share is 75 / 25 with the landowner being responsible for 25% of the fertilizer expense.

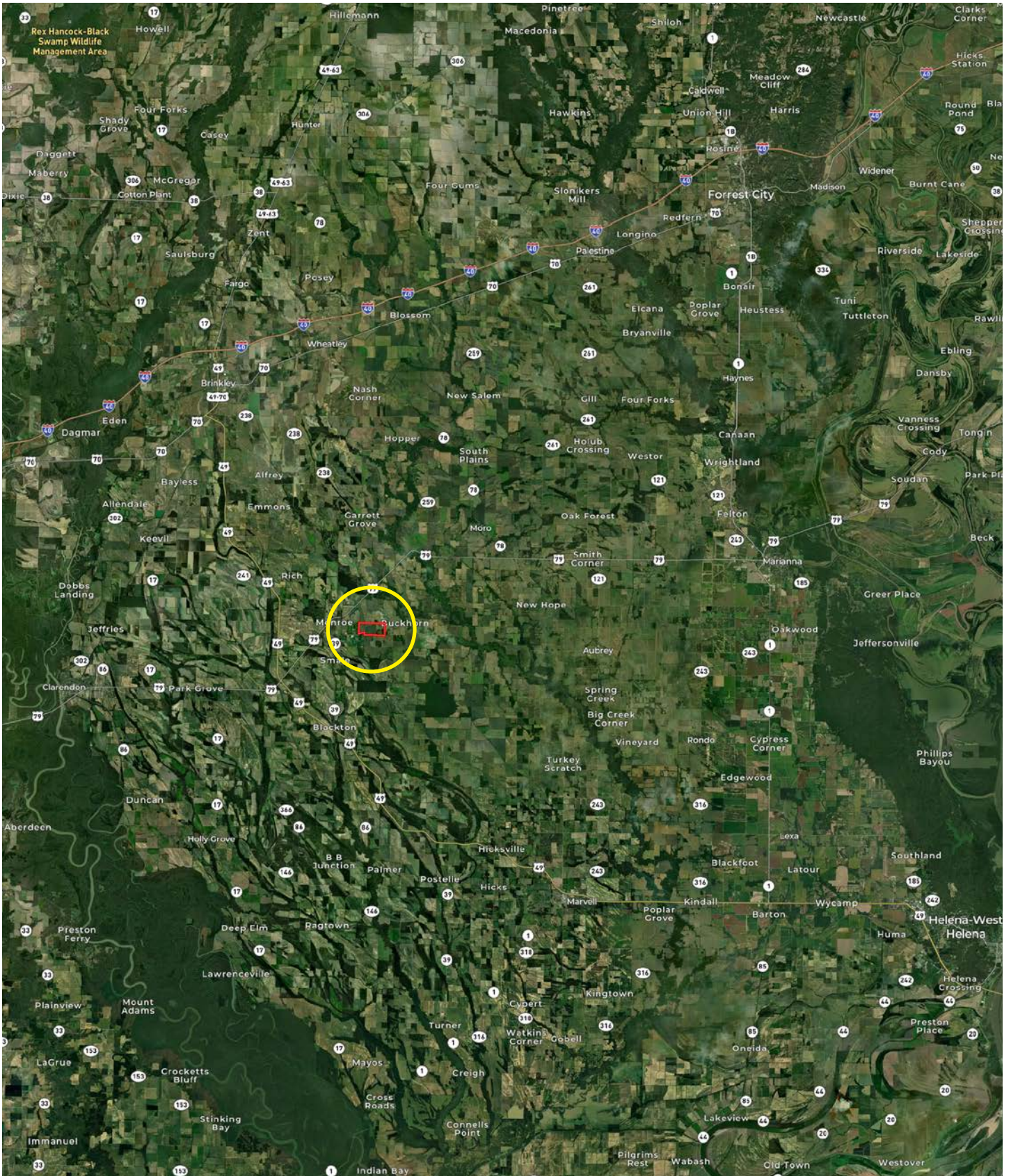
The farm has great access from Lee Road 152 which is a gravel county-maintained road. Lastly, the farm is situated just west of Big Piney Creek which is a known waterfowl flyway and the farm offers field hunting opportunities.



OWNERSHIP MAP



LOCATION MAP



AERIAL MAP



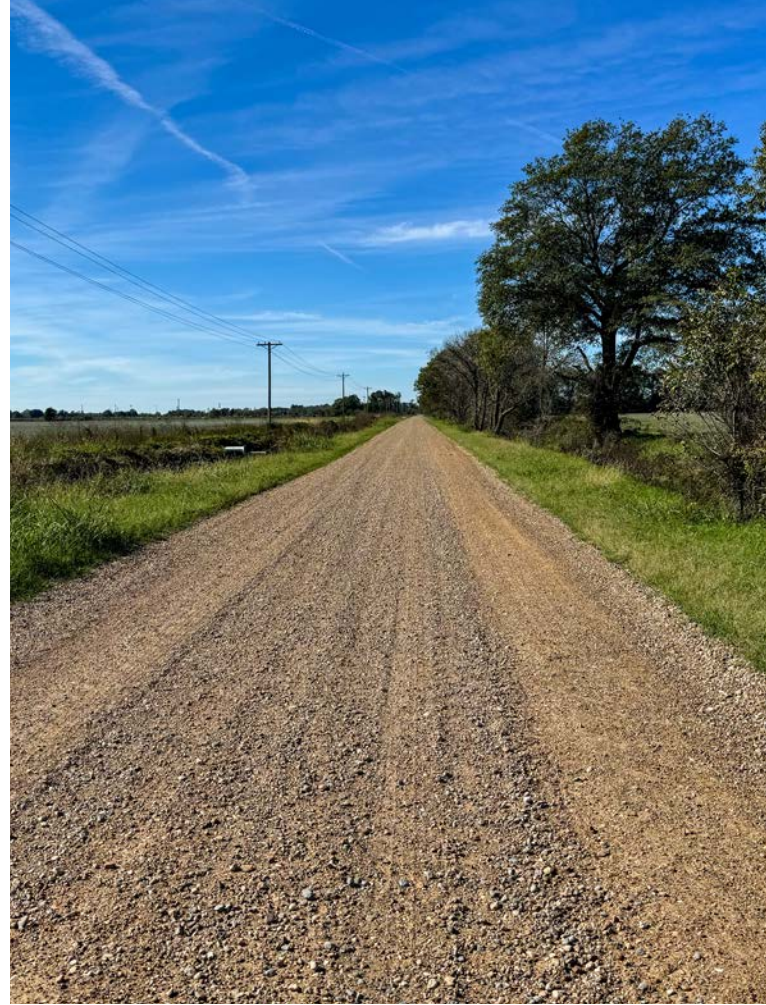
LOCATION & ACCESS

Monroe, Arkansas; Monroe County; Eastern Region of Arkansas

Mileage Chart

Brinkley, AR	15 Mile
Marianna, AR	20 Miles
Stuttgart, AR	34 Miles
Helena, AR	40 Miles
Searcy, AR	71 Miles
Memphis, TN	79 Miles
Little Rock, AR	80 Miles

The farm has good access from Lee Road 152.



IRRIGATION MAP



-  6" Electric Submersible
-  8" Diesel Turbine Well
-  Risers



FARM INFORMATION

Soils

Class III: 60%

Class VI: 40%

Irrigation

The tillable acreage is irrigated with the exception of 9± acres. There are three (3) wells on the farm and two (2) wells on the neighboring farm, that is owned by the same family, to the north provide irrigation to portions of the farm. See the irrigation map in this brochure for more information.

Farming Contract

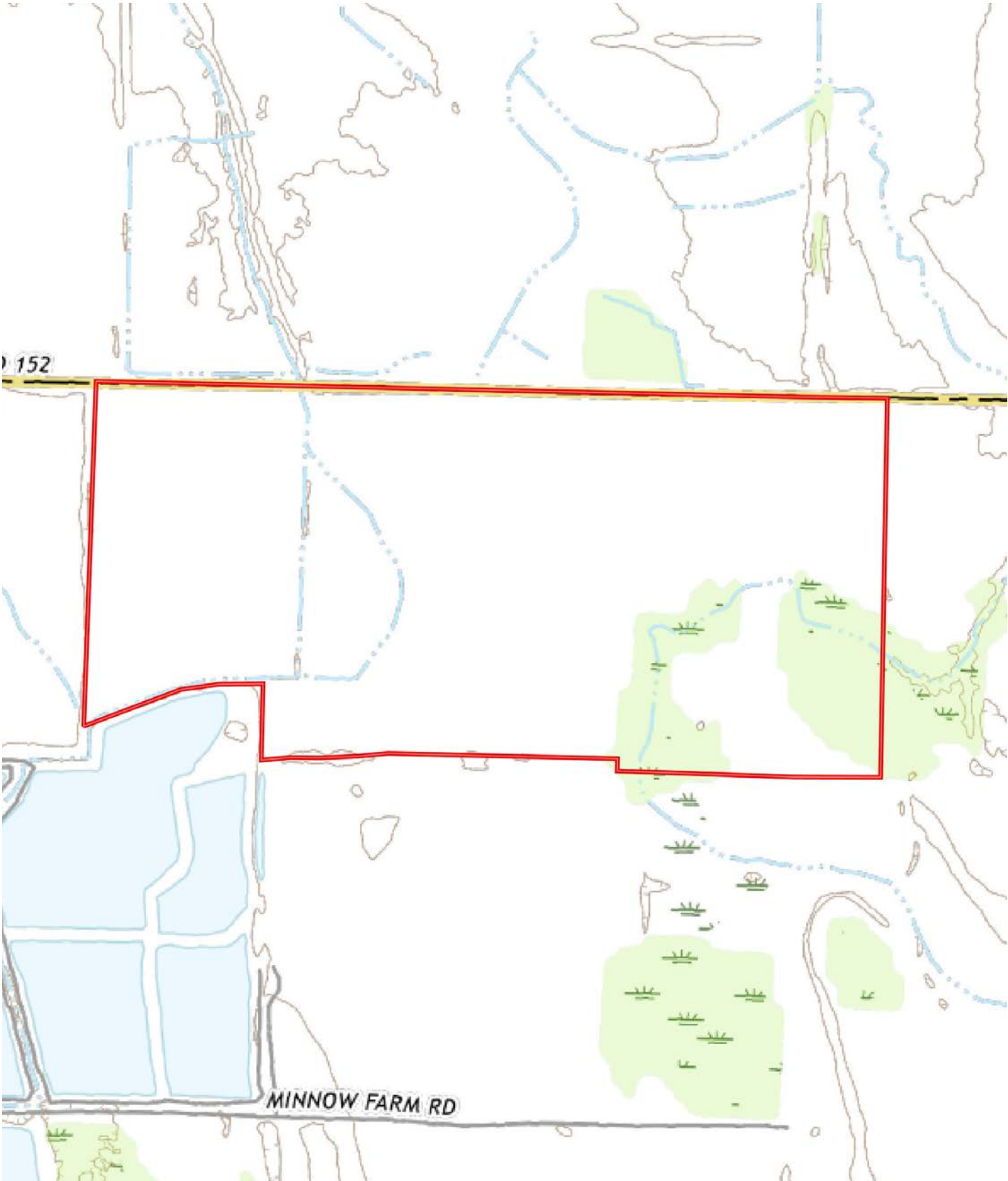
The tillable acreage is leased to J and B Farms Partnership on a crop share through a written lease that expires on December 31st, 2026. The crop share is 75 / 25 with the landowner being responsible for 25% of the fertilizer expense. A copy of the lease can be provided to qualified buyers.

Farm Bases

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

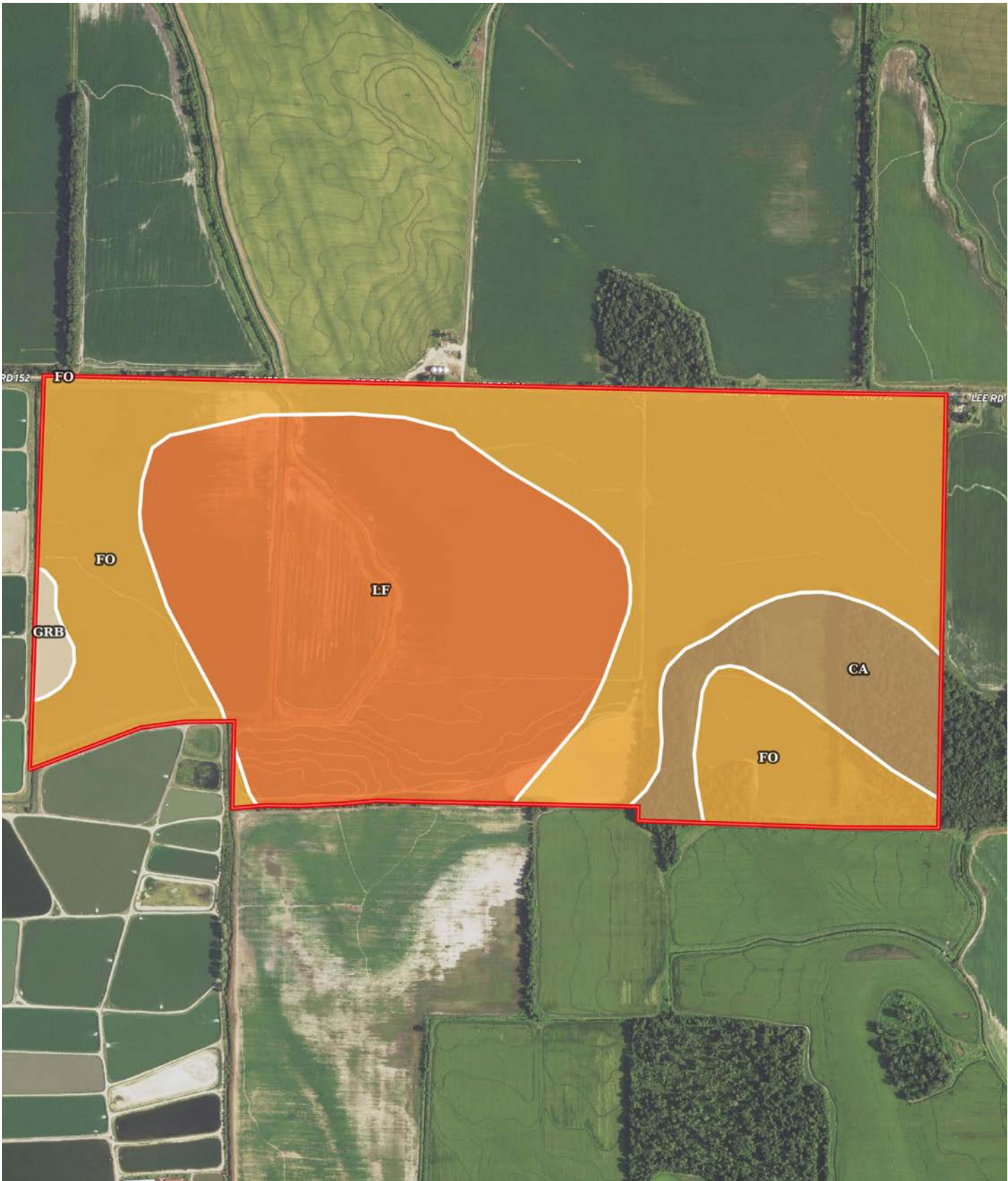


TOPOGRAPHY MAP





SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Fo	Foley-Calhoun-Bonn complex	189.64	49.98	0	74	3w
Lf	Lafe-Bonn complex	151.98	40.06	0	71	6s
Ca	Calhoun silt loam, 0 to 1 percent slopes	34.17	9.01	0	63	3w
GrB	Grenada silt loam, 1 to 3 percent slopes	3.61	0.95	0	62	2e
TOTALS		379.4(*)	100%	-	71.69	4.19

(*) 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

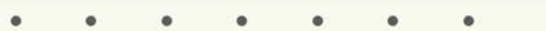
Land, Capability



'Wild Life'



Forestry



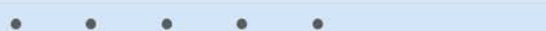
Limited



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

Mineral Rights

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

Offering Price

\$2,079,000.00 (\$5,500.00 / acre)

Estimated Real Estate Taxes

Parcel Number	Acreage	Estimated Tax
0001-00017-000	248.05	\$1,652.89
0001-00016-000	88.77	\$691.40
0001-00008-000	42.09	\$322.68
Total	378.91	\$2,666.97

To learn more about South 152 Farm or to schedule a property tour, contact Gar Lile or Gardner Lile of Lile Real Estate, Inc.

Gar Lile

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Gardner Lile

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FARM SERVICE AGENCY

ARKANSAS MONROE Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 2402 Prepared : 11/12/24 10:52 AM CST Crop Year : 2025
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Tract Number : 1471	
Description	: K10,1B
FSA Physical Location	: ARKANSAS/MONROE
ANSI Physical Location	: ARKANSAS/MONROE
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	: WILLIAMS FAMILY FARM LLC
Other Producers	: None
Recon ID	: None

Tract 1471 Continued ...

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
247.77	243.49	243.49	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	243.49	60.50	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	16.62	0.00	50
Corn	12.69	0.00	118
Soybeans	161.72	0.00	33
Seed Cotton	10.64	0.00	1344
Unassigned Generic Base	2.66	0.00	0
Rice-Long Grain	76.61	0.00	6512
TOTAL	280.94	0.00	

NOTES

FARM SERVICE AGENCY

Tract Number	: 1472
Description	: K10,1B
FSA Physical Location	: ARKANSAS/MONROE
ANSI Physical Location	: ARKANSAS/MONROE
BIA Unit Range Number	:
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Tract contains a wetland or farmed wetland
WL Violations	: None
Owners	: WILLIAMS FAMILY FARM LLC
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
87.54	73.29	73.29	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	73.29	17.70	0.00	0.00	0.00	0.00

DCP Crop Data

Tract 1472 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	5.19	0.00	50
Corn	3.96	0.00	118
Soybeans	50.51	0.00	33
Seed Cotton	0.16	0.00	1344
Unassigned Generic Base	0.04	0.00	0
Rice-Long Grain	23.92	0.00	6512
TOTAL	83.78	0.00	

NOTES

FARM SERVICE AGENCY

ARKANSAS
MONROE

Form: FSA-156EZ

See Page 4 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3748

Prepared : 11/12/24 10:54 AM CST

Crop Year : 2025

Operator Name : JOSHUA KEITH VANDERBURG
CRP Contract Number(s) : None
Recon ID : 05-095-2023-15
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
282.72	267.36	267.36	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	267.36	5.50		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT, CORN, SUP, RICE-LGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	5.84	0.00	38	
Corn	7.44	0.00	106	
Soybeans	157.91	0.00	35	100
Rice-Long Grain	85.17	0.00	6119	
TOTAL	256.36	0.00		

NOTES

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Tract Number : 1473

Description : K10,2B
FSA Physical Location : ARKANSAS/MONROE
ANSI Physical Location : ARKANSAS/MONROE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : VERNIE L WILLIAMS
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
44.39	29.03	29.03	0.00	0.00	0.00	0.00	0.0

FARM SERVICE AGENCY

ARKANSAS
MONROE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3748
Prepared : 11/12/24 10:54 AM CST
Crop Year : 2025

Tract 1473 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	29.03	5.50	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.74	0.00	38
Corn	0.94	0.00	106
Soybeans	19.96	0.00	35
Rice-Long Grain	10.77	0.00	6119
TOTAL	32.41	0.00	

NOTES

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FARM SERVICE AGENCY



Monroe County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2023

2024 Program Year

Map Created April 18, 2024

Farm 2402
Tract 1471

Tract Cropland Total: 243.49 acres

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FARM SERVICE AGENCY



Monroe County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2023

2024 Program Year
Map Created April 18, 2024

Farm 2402
Tract 1472

Tract Cropland Total: 73.29 acres

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FARM SERVICE AGENCY



Monroe County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2023

2024 Program Year

Map Created April 18, 2024

Farm **3748**

Tract **1473**

Tract Cropland Total: 29.03 acres

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

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