



CYPRESS CREEK FARM

An Agricultural and Recreational Investment Opportunity

215± Total Acres | \$1,091,125.00

Monroe County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



CYPRESS CREEK FARM

QUICK FACTS

Acreage

215± total acres
144.56± tillable acres

Location

Monroe, Arkansas

Irrigation

Fully irrigated

Recreation

Deer and waterfowl hunting opportunities exist

Access

Arkansas State Highway 49
and Kings Levee Road

Farming Contract

Leased through December
31, 2026

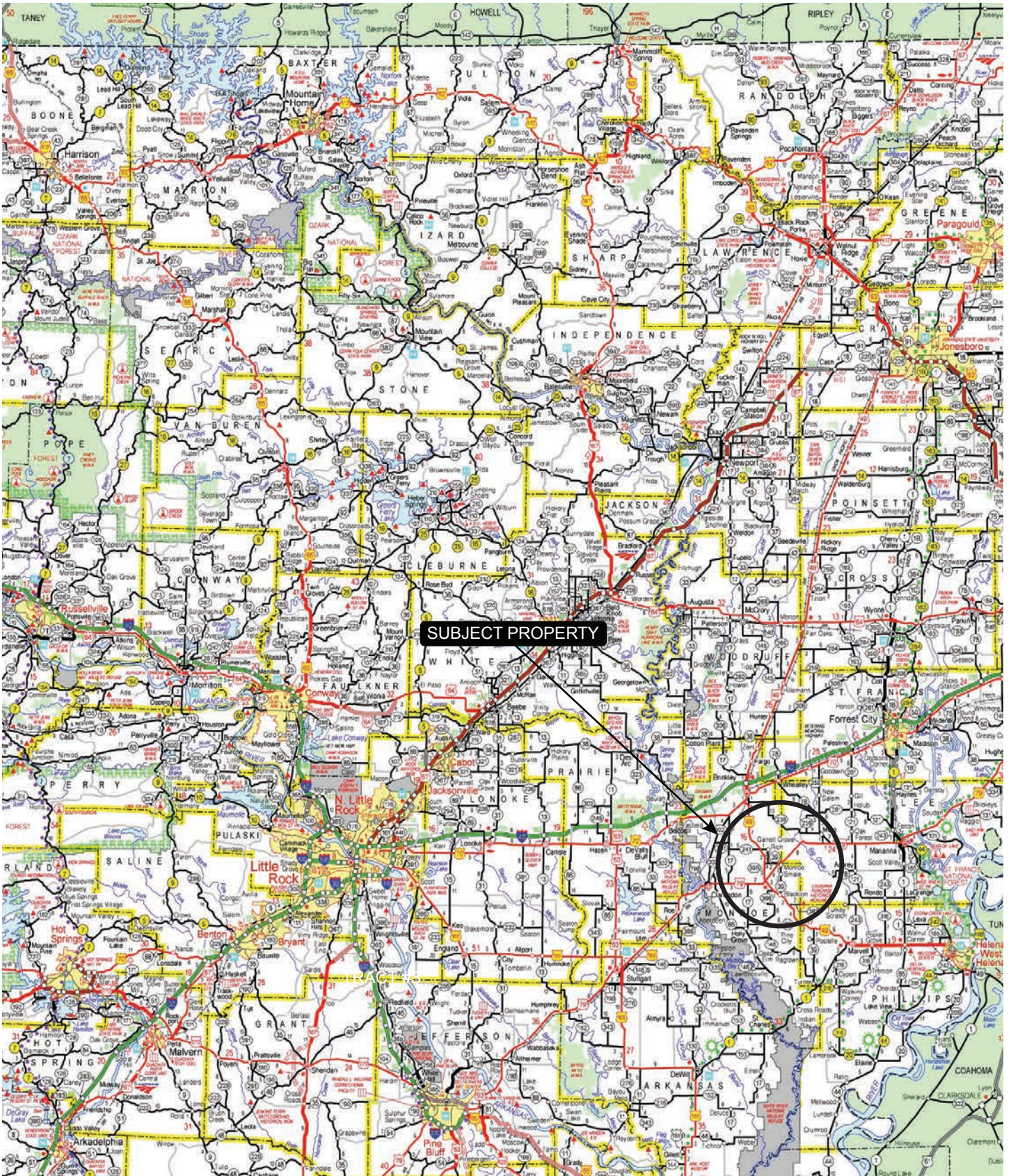
Offering Price

\$1,091,125.00





VICINITY MAP



PROPERTY DESCRIPTION

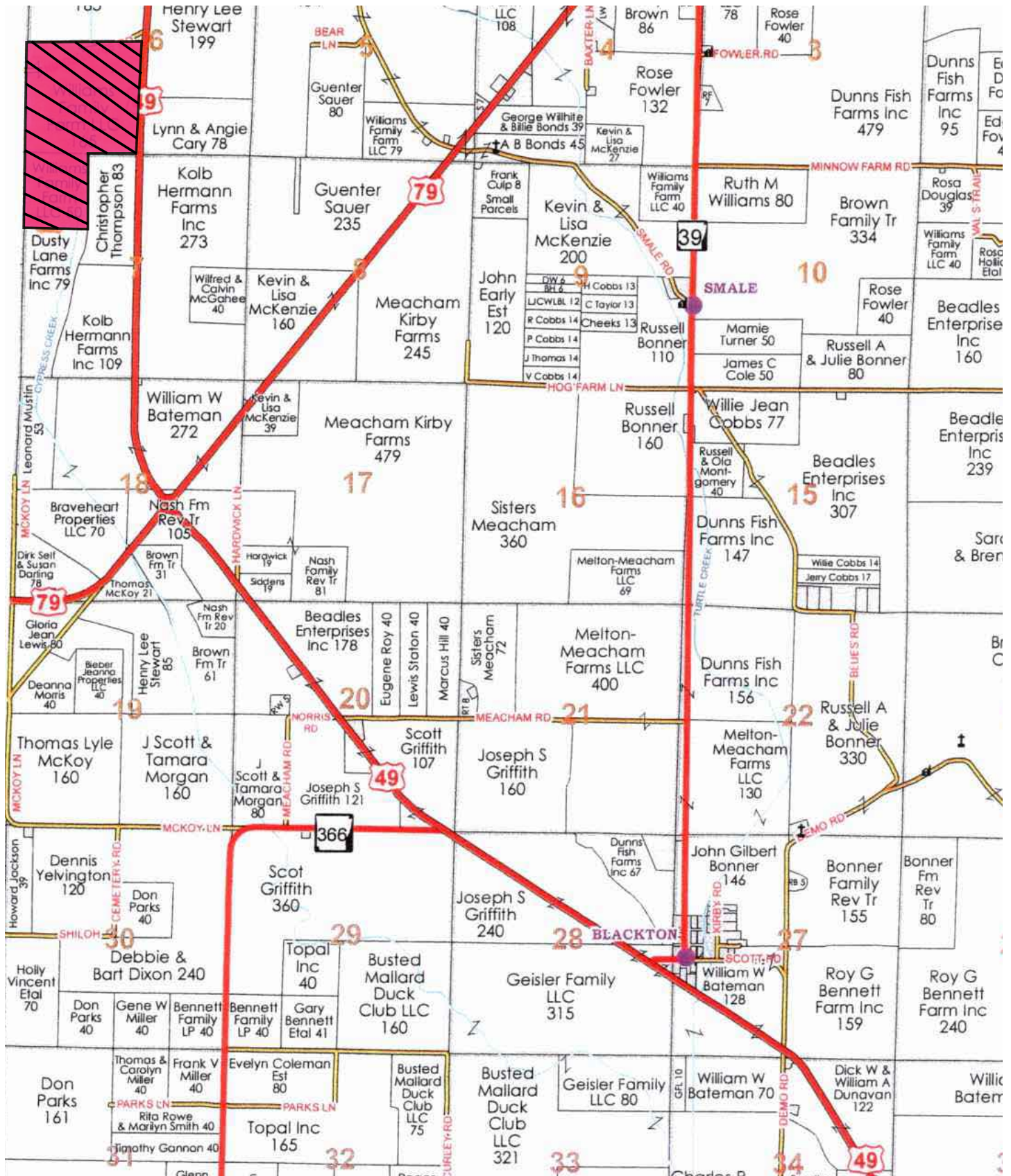
CYPRESS CREEK FARM

The Cypress Creek Farm consists of approximately 215± acres located in Monroe County, Arkansas just west of the community of Monroe. The Farm Service Agency office reports a total of 144.56± cropland acres that are all irrigated. The irrigation infrastructure consists of two electric submersible wells and a network of underground pipe. The tillable acreage has a historical crop rotation of rice and soybeans and is leased to J and B Farms Partnership on a crop share through a written lease that expires on December 31, 2026. The crop share is

75 / 25 with the landowner being responsible for 25% of the fertilizer expense. The farm has great access from both Arkansas State Highway 49 and Kings Levee Road. Waterfowl hunting opportunities exist in the fields as well as in Cypress Creek. Deer hunting opportunities are also available along Cypress Creek.

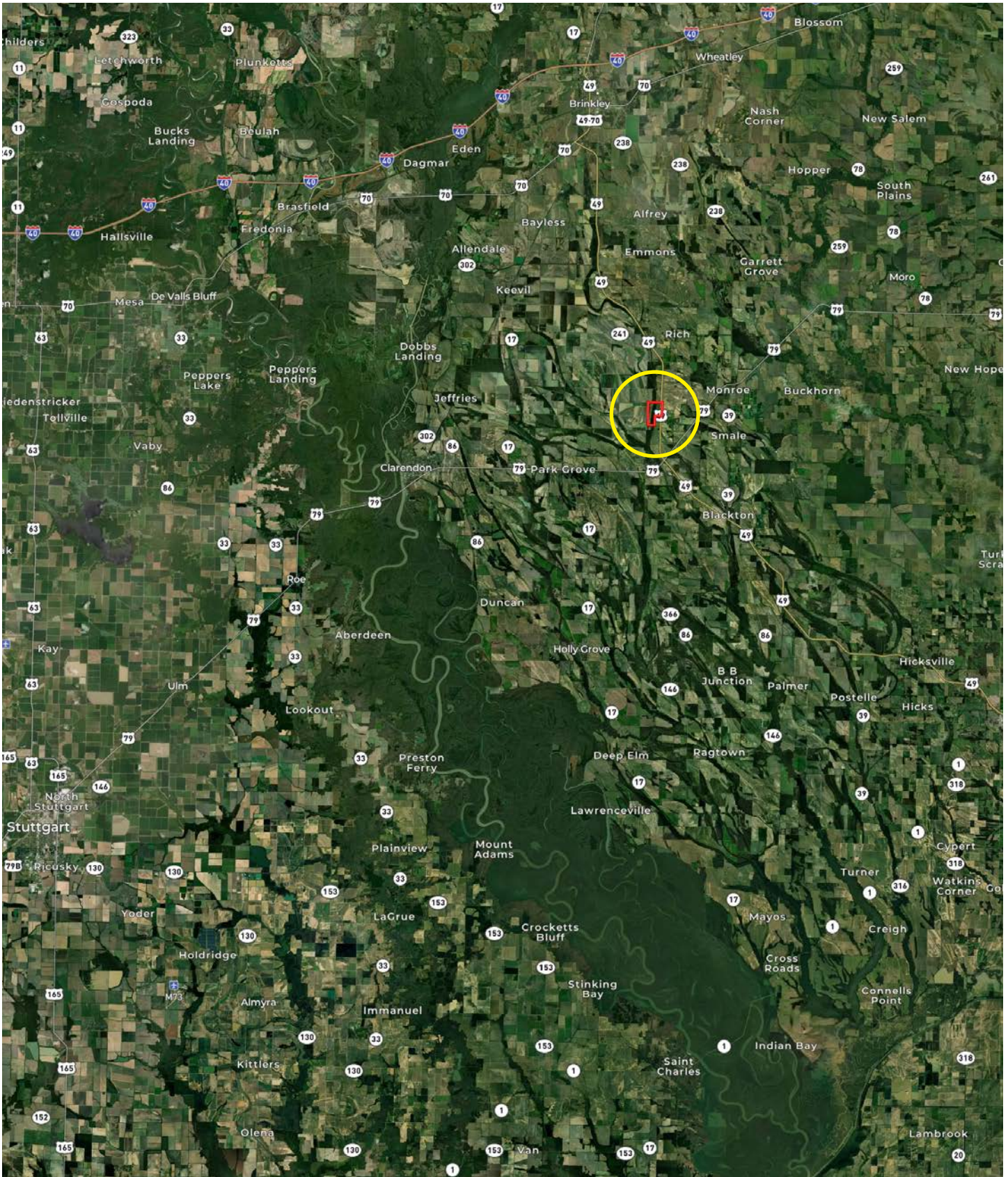


OWNERSHIP MAP

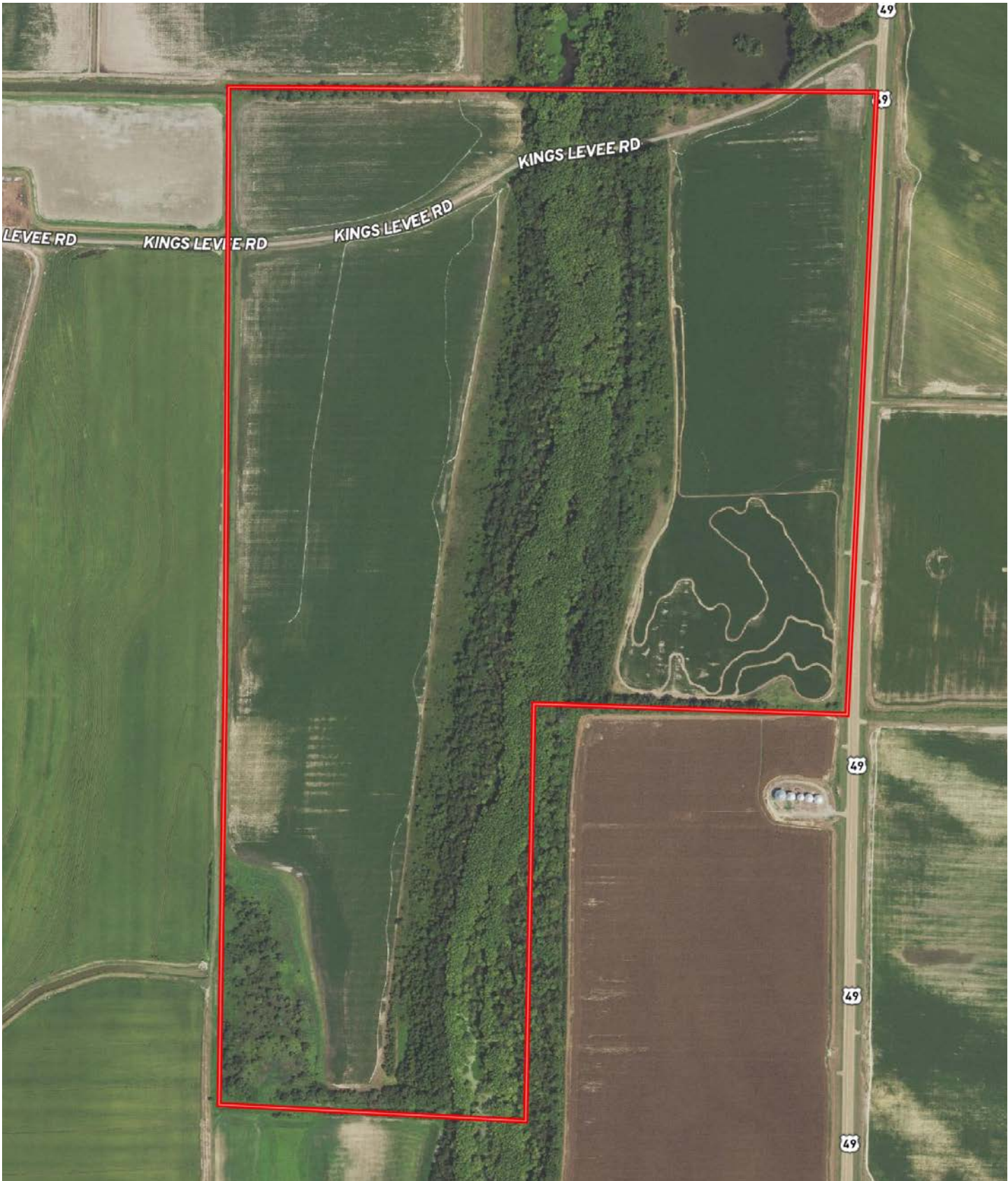




LOCATION MAP



AERIAL MAP







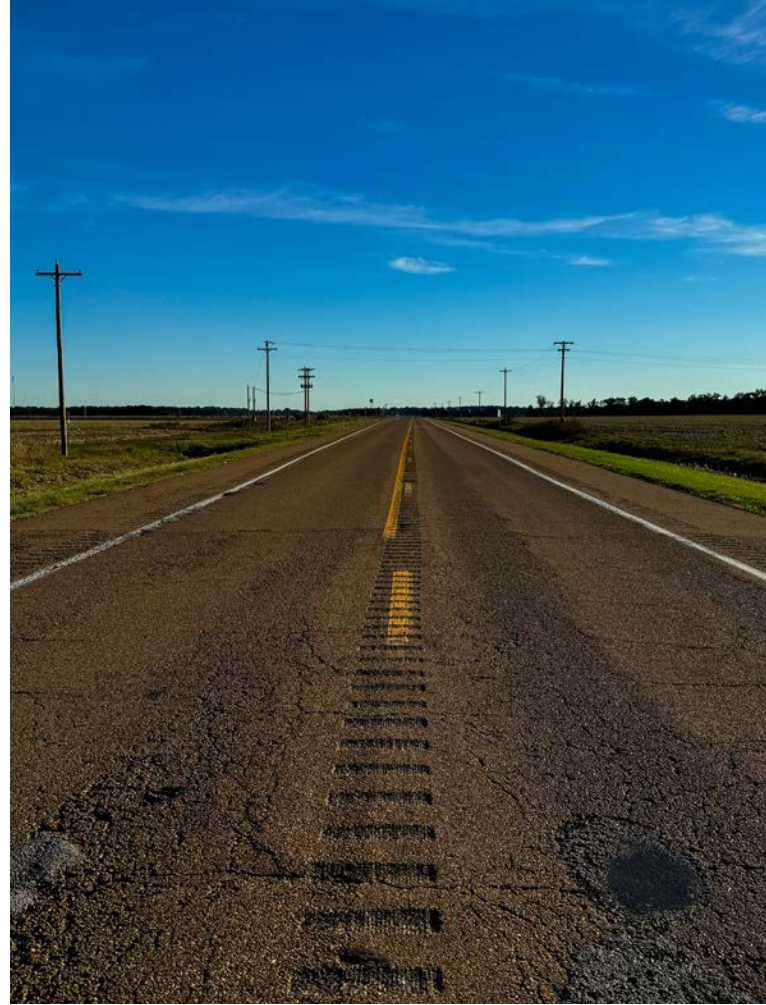
LOCATION & ACCESS

Monroe, Arkansas; Monroe County; Eastern Region of Arkansas

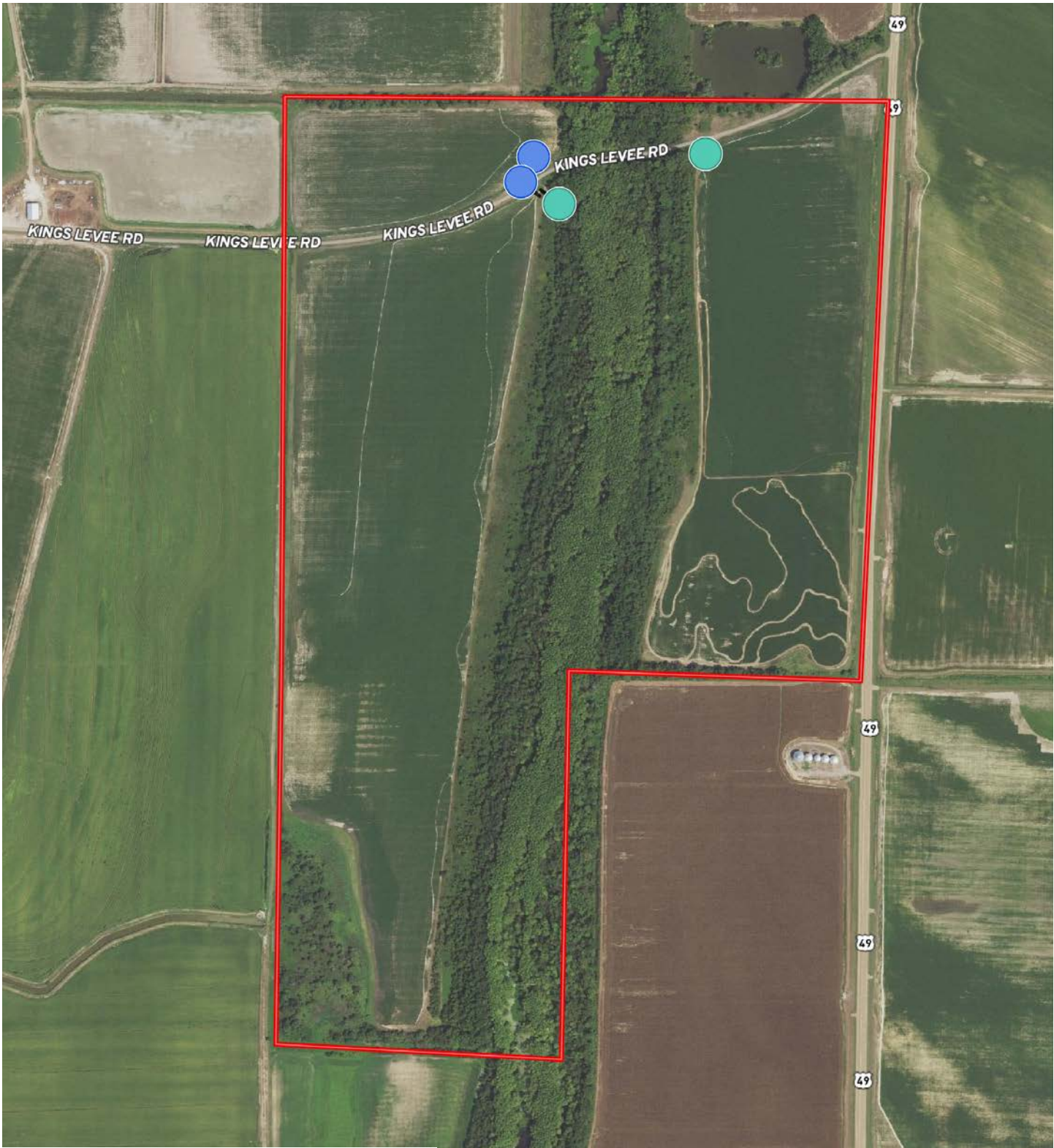
Mileage Chart

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

Great access from Arkansas State Highway 49 and Kings Levee Road.



IRRIGATION MAP



6 " Electric Submersible



Risers



FARM INFORMATION

Soils

Class II: 32%

Class III: 68%

Irrigation

All of the tillable acreage is irrigated by two electric submersible wells and a network of underground pipe. See irrigation map within this offering brochure for more details.

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	150.57	67.19	0	74	3w
GrB	Grenada silt loam, 1 to 3 percent slopes	73.2	32.66	0	62	2e
Lf	Lafe-Bonn complex	0.23	0.1	0	71	6s
W	Water	0.09	0.04	0	-	-
TOTALS		224.09(*)	100%	-	70.04	2.68

(*) 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

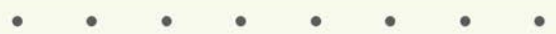
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

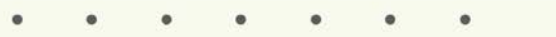
Land, Capability



'Wild Life'



Forestry



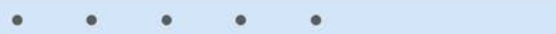
Limited



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

\$1,091,125.00 (\$5,075.00 / acre)

Estimated Real Estate Taxes

Parcel Number	Acreage	Estimated Tax
0001-00096-000	165.40	\$1,315.23
0001-00104-000	50.00	\$294.88
Total	215.40	\$1,610.11

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

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FARM SERVICE AGENCY

ARKANSAS
MONROE



United States Department of Agriculture
Farm Service Agency

FARM : 2402

Prepared : 11/12/24 10:52 AM CST

Form: FSA-156EZ

Crop Year : 2025

See Page 8 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : J & B FARMS PARTNERSHIP
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
1,104.06	825.74	825.74	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	825.74	208.00			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	57.49	0.00	50	
Corn	43.88	0.00	118	
Soybeans	559.39	0.00	33	97
Seed Cotton	22.56	0.00	1344	
Unassigned Generic Base	5.64	0.00	0	
Rice-Long Grain	264.94	0.00	6512	
TOTAL	953.90	0.00		

NOTES

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Tract Number : 1123

Description : I10,1B b
FSA Physical Location : ARKANSAS/MONROE
ANSI Physical Location : ARKANSAS/MONROE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system is not required - no agricultural commodity
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : WILLIAMS FAMILY FARM LLC
Other Producers : None
Recon ID : None

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 Land Data							
Tract 1123 Continued ...							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
217.56	178.29	178.29	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	178.29	45.20	0.00	0.00	0.00	0.00
DCP Crop Data							
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield				
Wheat	12.56	0.00	50				
Corn	9.58	0.00	118				
Soybeans	122.17	0.00	33				
Seed Cotton	3.12	0.00	1344				
Unassigned Generic Base	0.78	0.00	0				
Rice-Long Grain	57.86	0.00	6512				
TOTAL	206.07	0.00					
NOTES							

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 1123

Tract Cropland Total: 178.29 acres

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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:

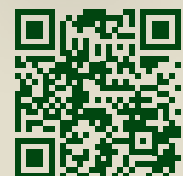
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