

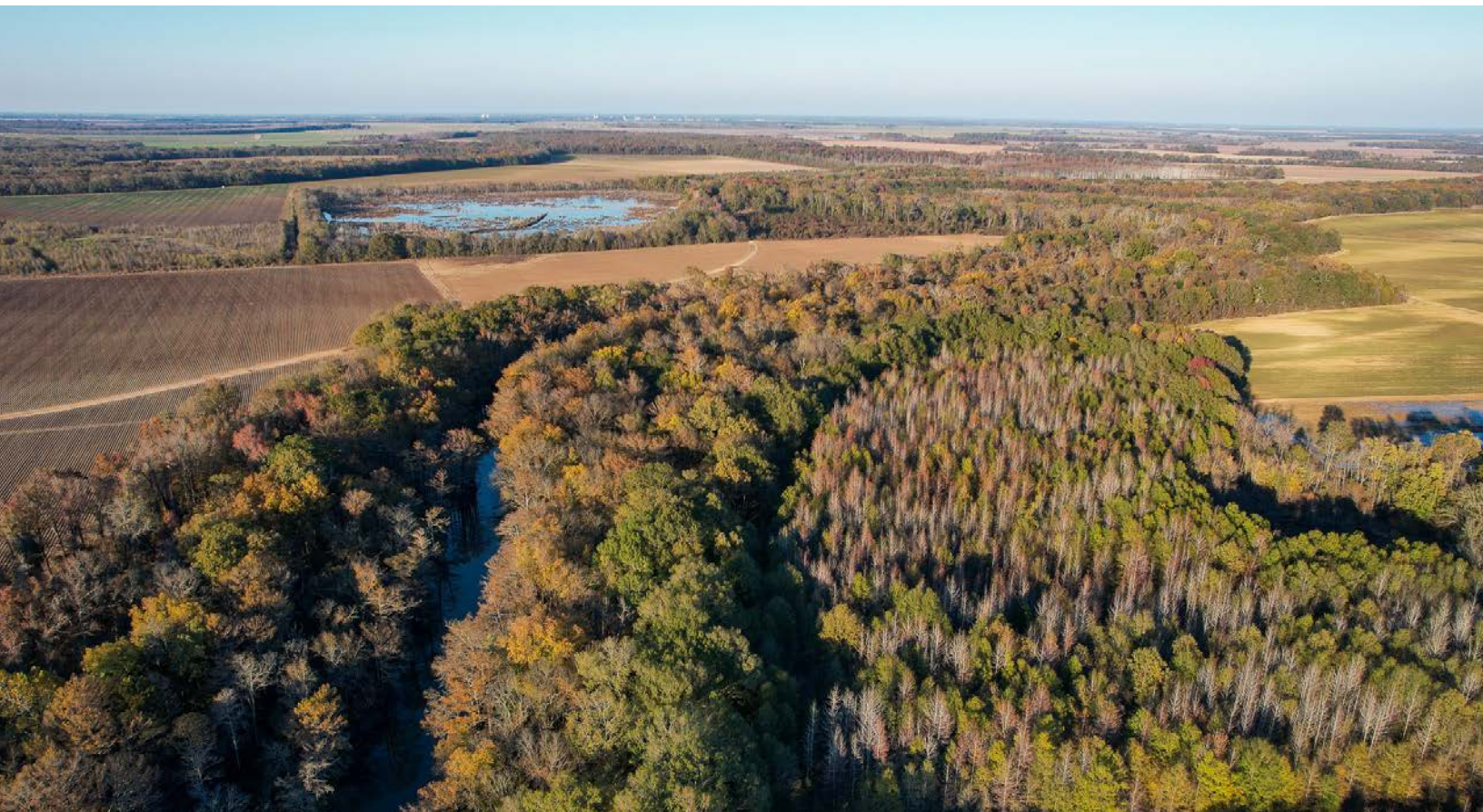


# HOLLYWOOD WEST

An Agricultural and Recreational Investment Opportunity

995± Total Acres | \$3,900,000.00

Drew and Desha County, Arkansas

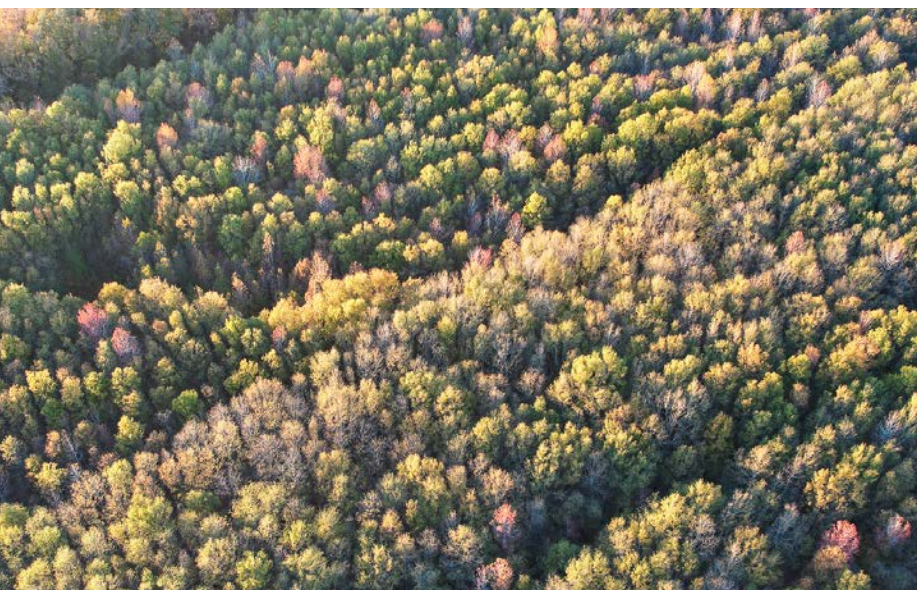


**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE





# HOLLYWOOD WEST

## QUICK FACTS

### **Acreage**

995± total acres

### **Location**

Winchester, Arkansas

### **Irrigation**

Tillable acreage is fully irrigated

### **Recreation**

Waterfowl, deer, turkey, and fishing

### **Improvements**

Drainage system  
Lodge site  
Internal roads  
Duck blinds  
Deer stands

### **Access**

Arkansas State Highway 138

### **Farming Contract**

Leased for 2025

### **Offering Price**

\$3,900,000.00



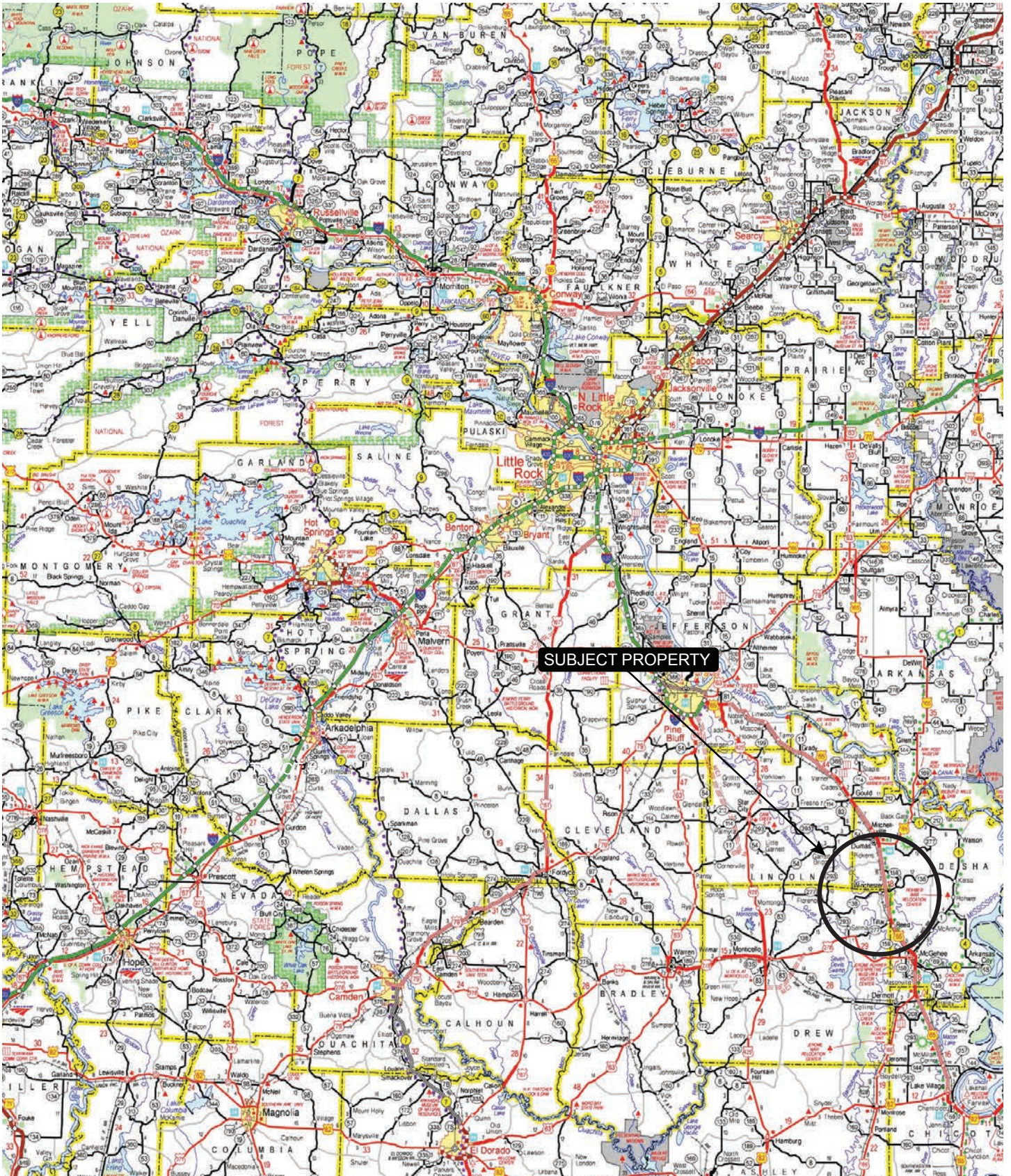








# VICINITY MAP





# PROPERTY DESCRIPTION

## HOLLYWOOD WEST

The Hollywood West Farm consists of 995± acres located in Drew and Desha County, Arkansas near Winchester. The property offers an excellent agricultural and recreational opportunity with many notable features. Of the 995± acres, 648.33± acres are Bayou Bartholomew, cypress brakes, and overflow woods, 169.50± acres are enrolled in the Conservation Reserve Program (CRP), 117.17± are tillable, and there are 60± acres of shallow water reservoir.

Some of the property's notable features includes over two (2) miles of frontage along Bayou Bartholomew and Eastman Brake frontage which is an old growth cypress, black gum, and water tupelo brake. Additionally there is an excellent location to build a lodge on the southern portion of the property, with all weather access from Arkansas State Highway 138. The Farm Service Agency reports a total of 117.17± tillable acres which is fully irrigated and comprised of excellent well draining soils. The irrigation system consists of one (1) eight-

inch gearhead well. The acreage is historically planted in a cotton, corn, and soybean rotation. There is 169.50± acres enrolled in the CRP which will provide approximately \$17,500.00 in additional income annually. One of the CRP contracts runs through September 30, 2026 while the remaining two will expire September 30, 2028. Copies of the contracts can be found in this brochure.

The upside of the recreational hunting is unlimited with this ownership hosting some of the most diverse habitat located within the region. Recreational opportunities include waterfowl, deer, and turkey hunting, as well as fishing. There are several duck hunting blinds and deer stands in place that will convey with the property.

The Hollywood West property is a true generational asset that can truly be used year-round for numerous outdoor activities.

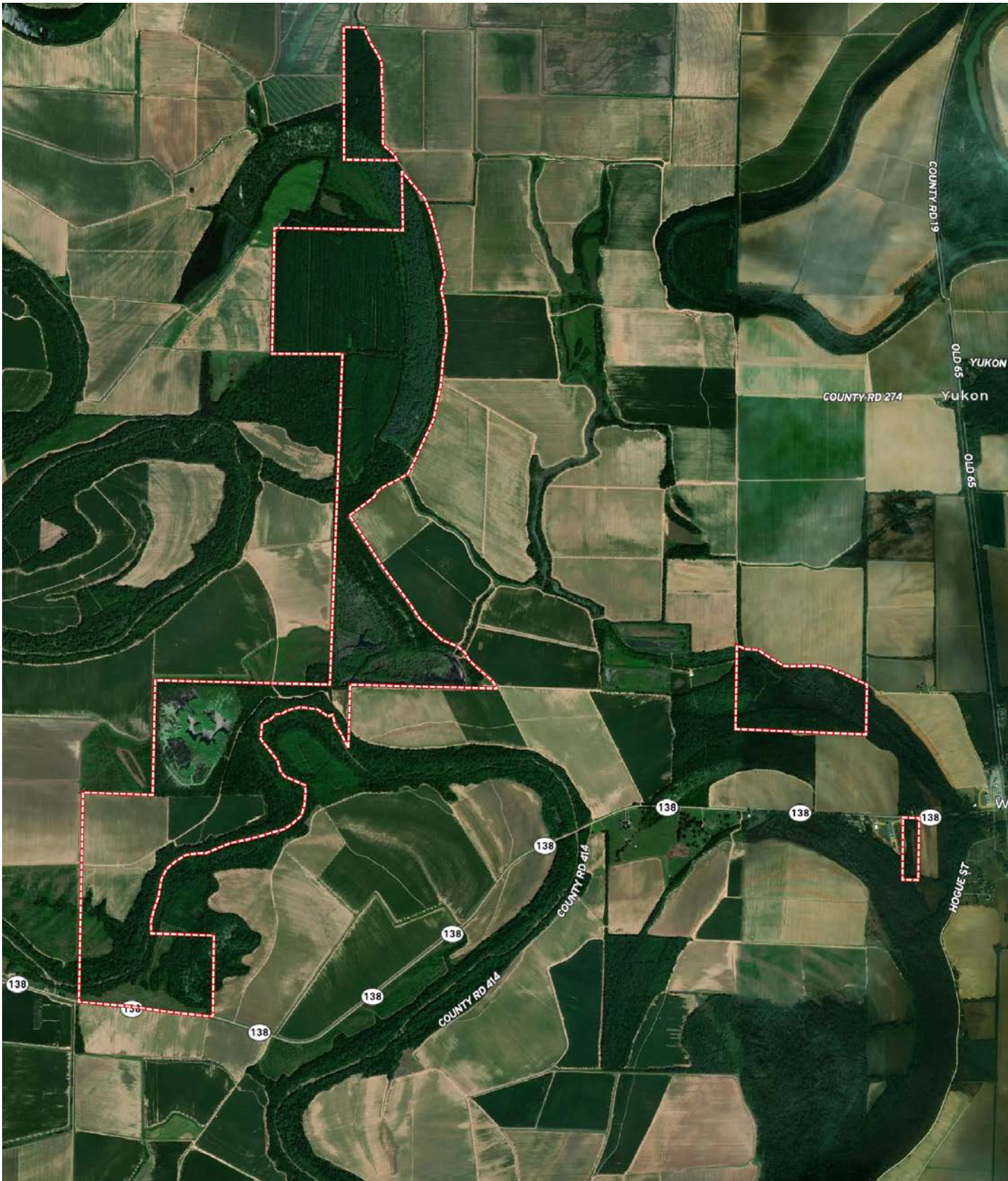








# AERIAL MAP













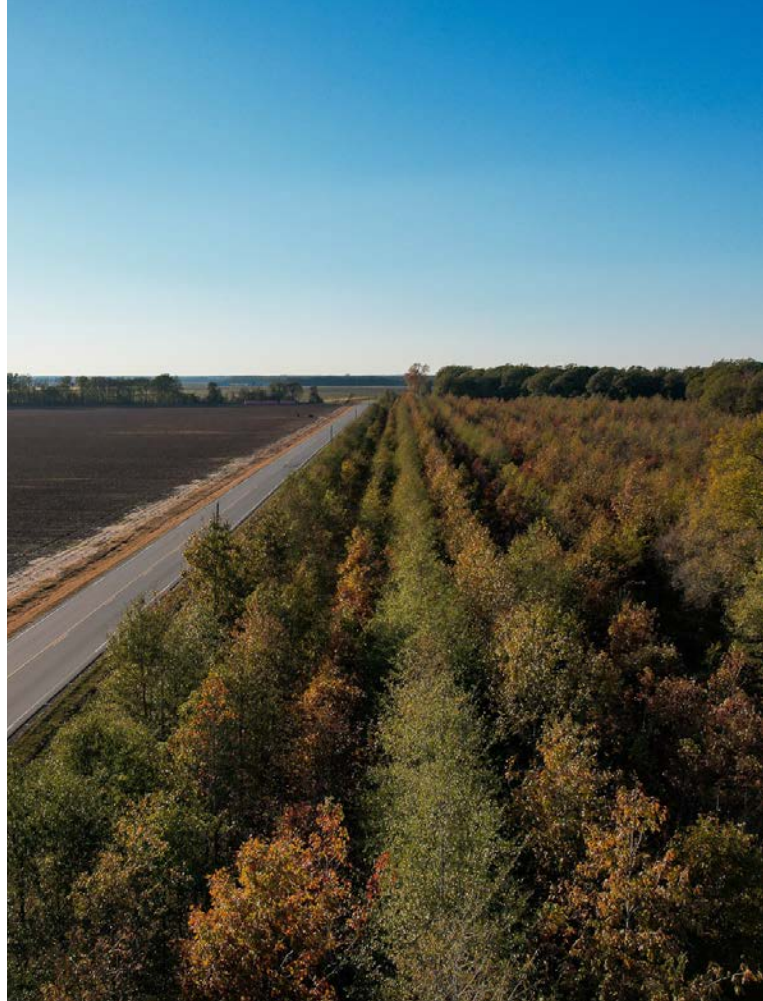
# LOCATION & ACCESS

Winchester Arkansas; Drew and Desha County;  
Southeastern Region of Arkansas

## Mileage Chart

Dumas, AR	12 Miles
Monticello, AR	20 Miles
Greenville, MS	59 Miles
Stuttgart, AR	71 Miles
Monroe, LA	111 Miles

Access is considered excellent with frontage  
along Arkansas State Highway 138.











# FARM INFORMATION

## **Irrigation**

One eight-inch discharge gearhead well.

## **Farming Contract**

The farm is leased for 2025 with a 80 / 20 crop share.

## **Farm Bases**

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





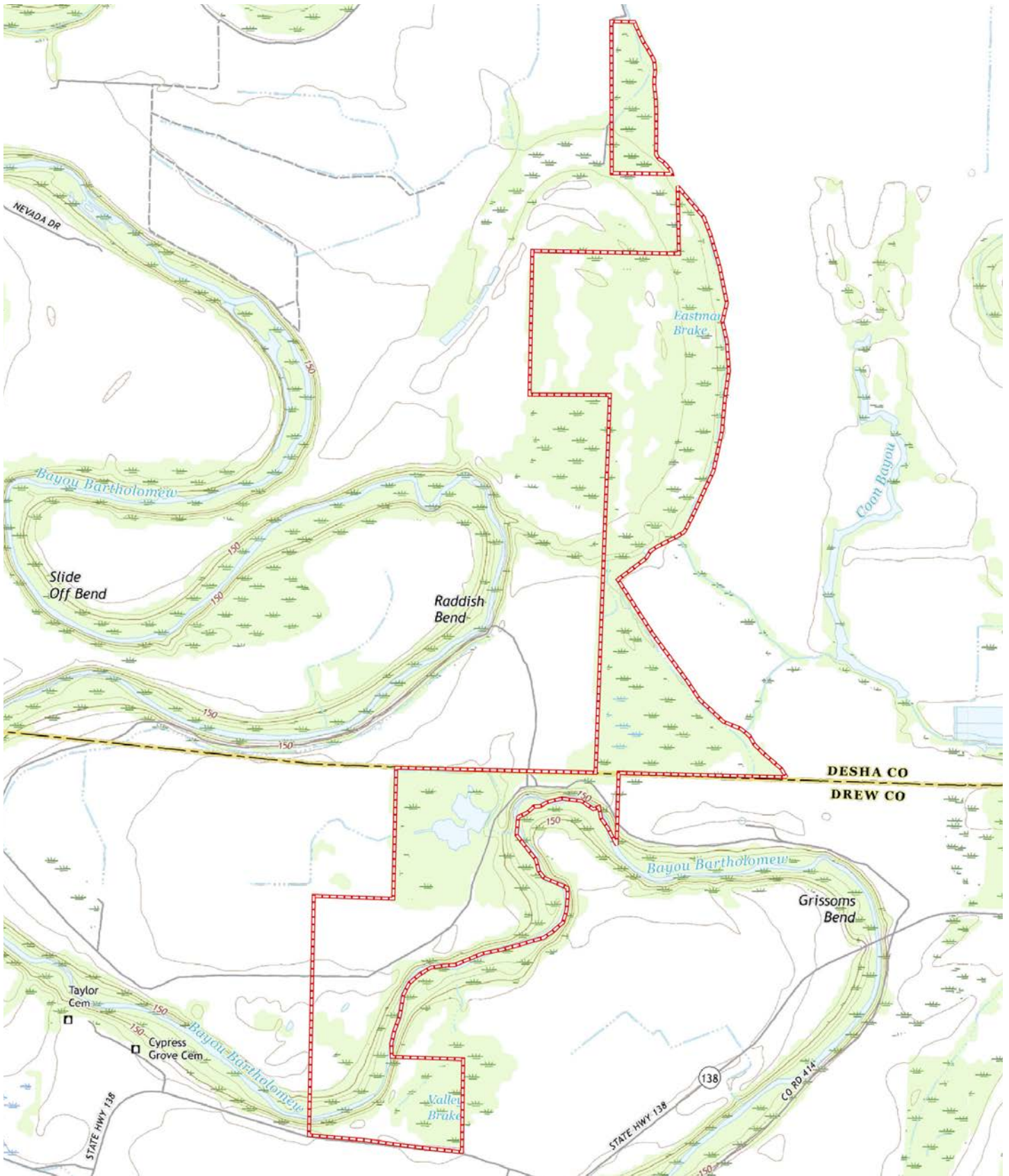






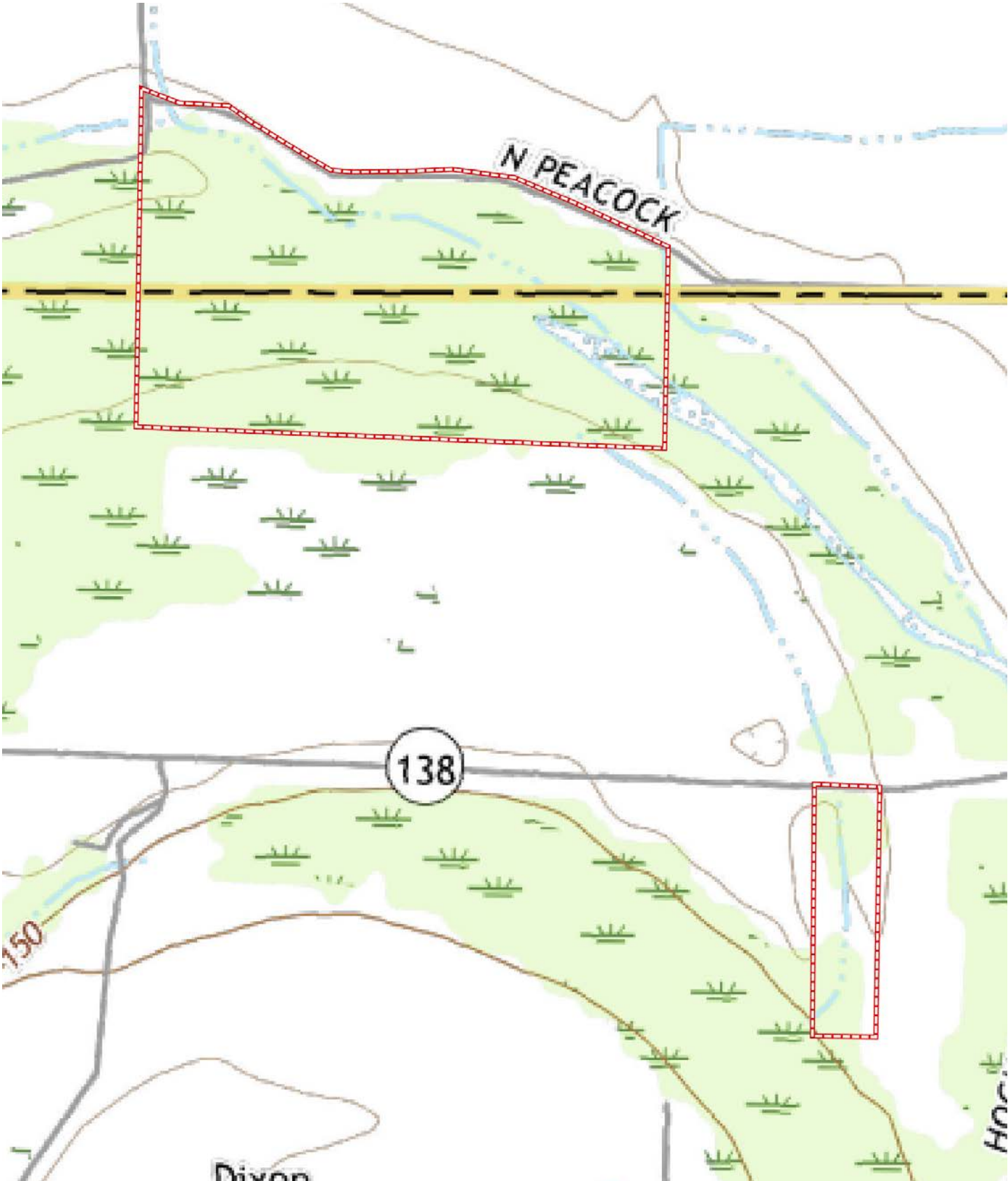


# TOPOGRAPHY MAP





# TOPOGRAPHY MAP

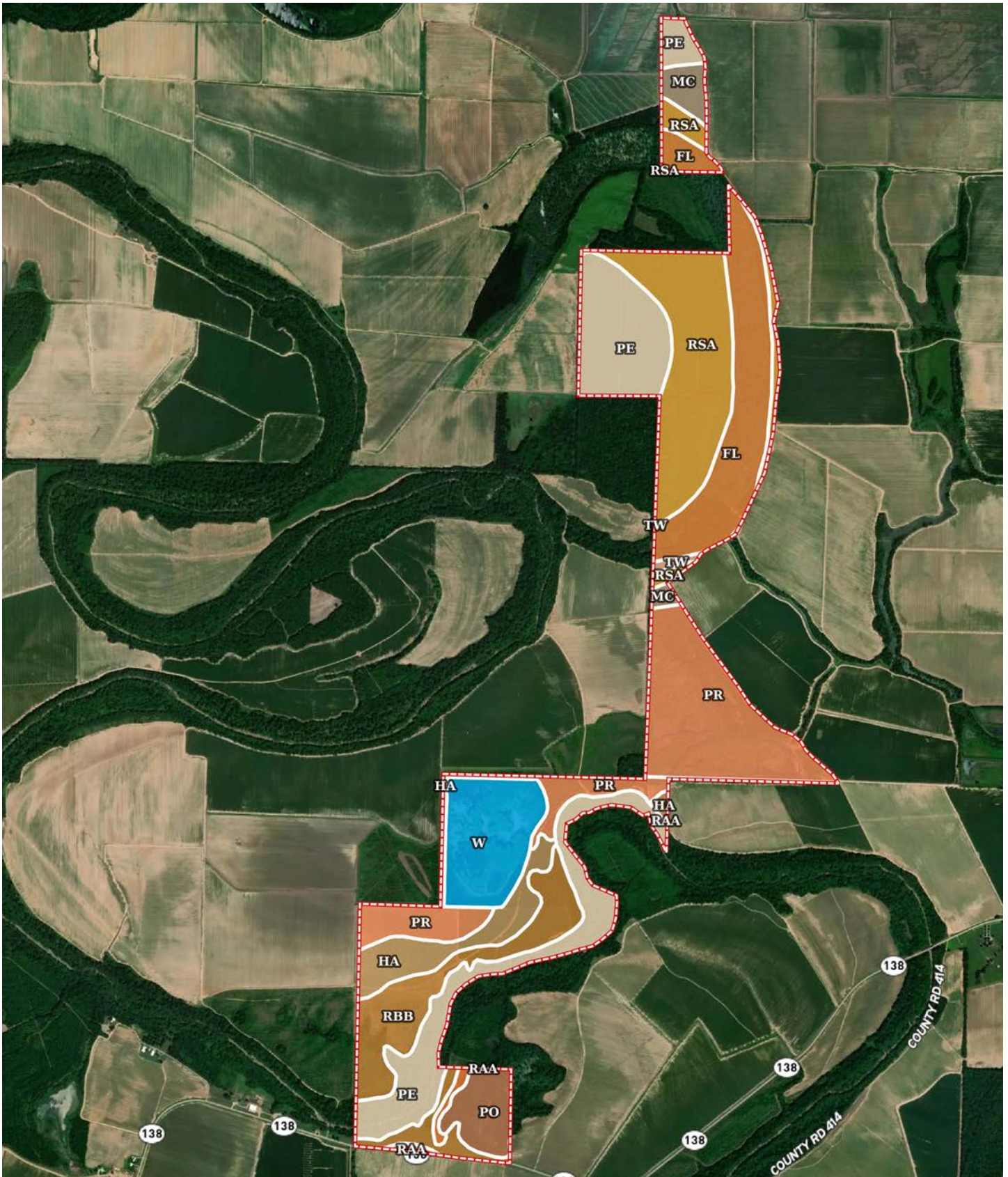








# SOIL MAP





# SOIL MAP





# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Pe	Perry clay, 0 to 1 percent slopes	242.8	24.55	0	48	3w
Pr	Portland clay, 0 to 1 percent slopes	177.8	17.98	0	56	3w
RsA	Rilla silt loam, 0 to 1 percent slopes	144.4 5	14.6	0	85	2e
Fl	Fluvaquents, 0 to 1 percent slopes, frequently flooded	120.4	12.17	0	54	6w
RbB	Rilla silt loam, 3 to 5 percent slopes	95.79	9.68	0	85	2e
W	Water	75.48	7.63	0	-	8
Ha	Hebert silt loam, 0 to 1 percent slopes	64.39	6.51	0	86	2w
Po	Portland silt loam, 0 to 1 percent slopes	31.84	3.22	0	57	3w
Mc	McGehee silt loam, 0 to 1 percent slopes	17.33	1.75	0	72	2w
RaA	Rilla silt loam, 0 to 1 percent slopes	11.62	1.17	0	85	2e
RsB	Rilla silt loam, 1 to 3 percent slopes	4.47	0.45	0	86	2e
Tw	Tutwiler silt loam	2.73	0.28	0	79	1
TOTALS		989.1( *)	100%	-	59.37	3.4

(\*) 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

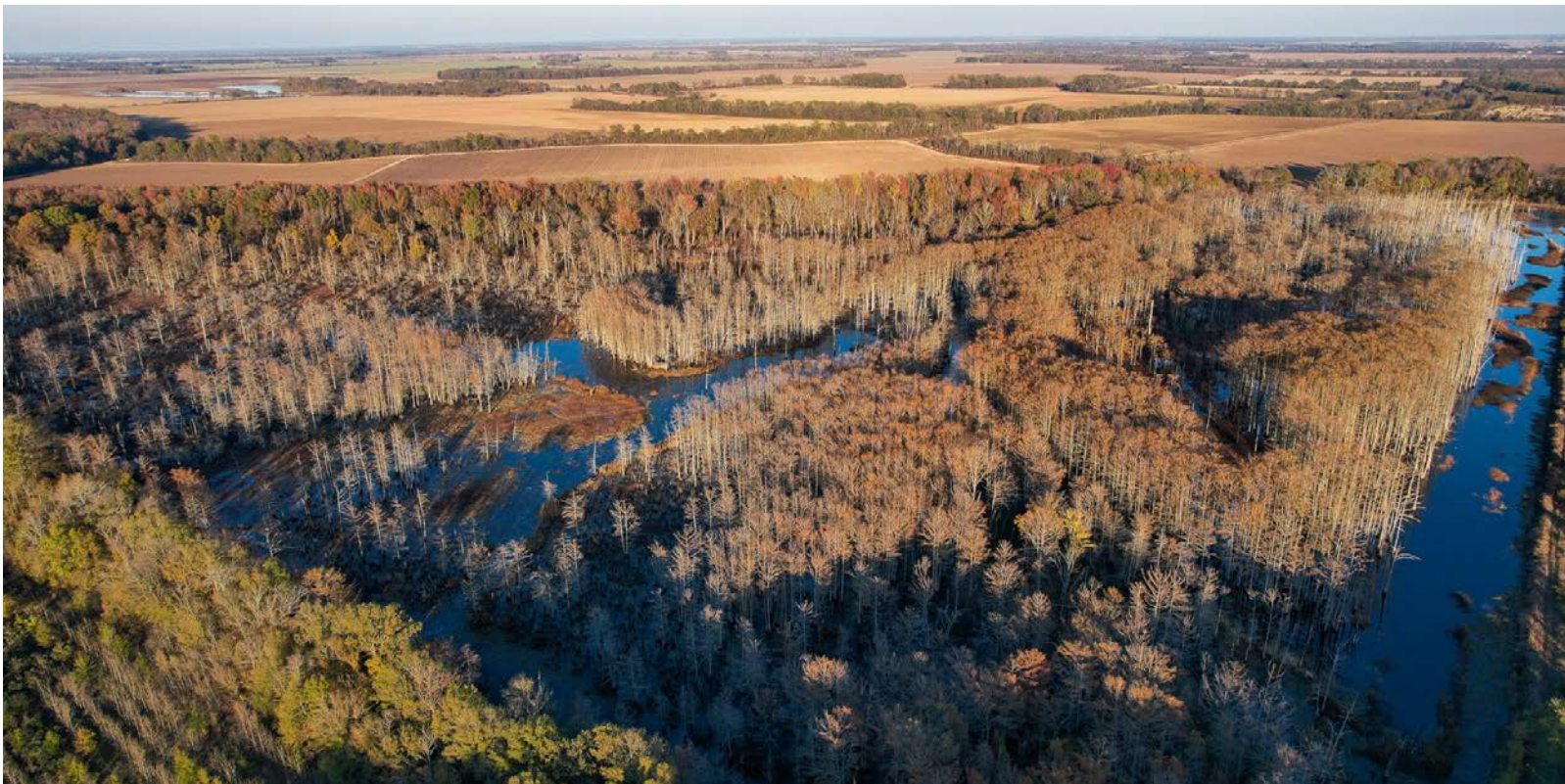
\$3,900,000.00

To learn more about Hollywood West or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

## Brandon Stafford

501.416.9748 (m)

[bstafford@lilerealestate.com](mailto:bstafford@lilerealestate.com)

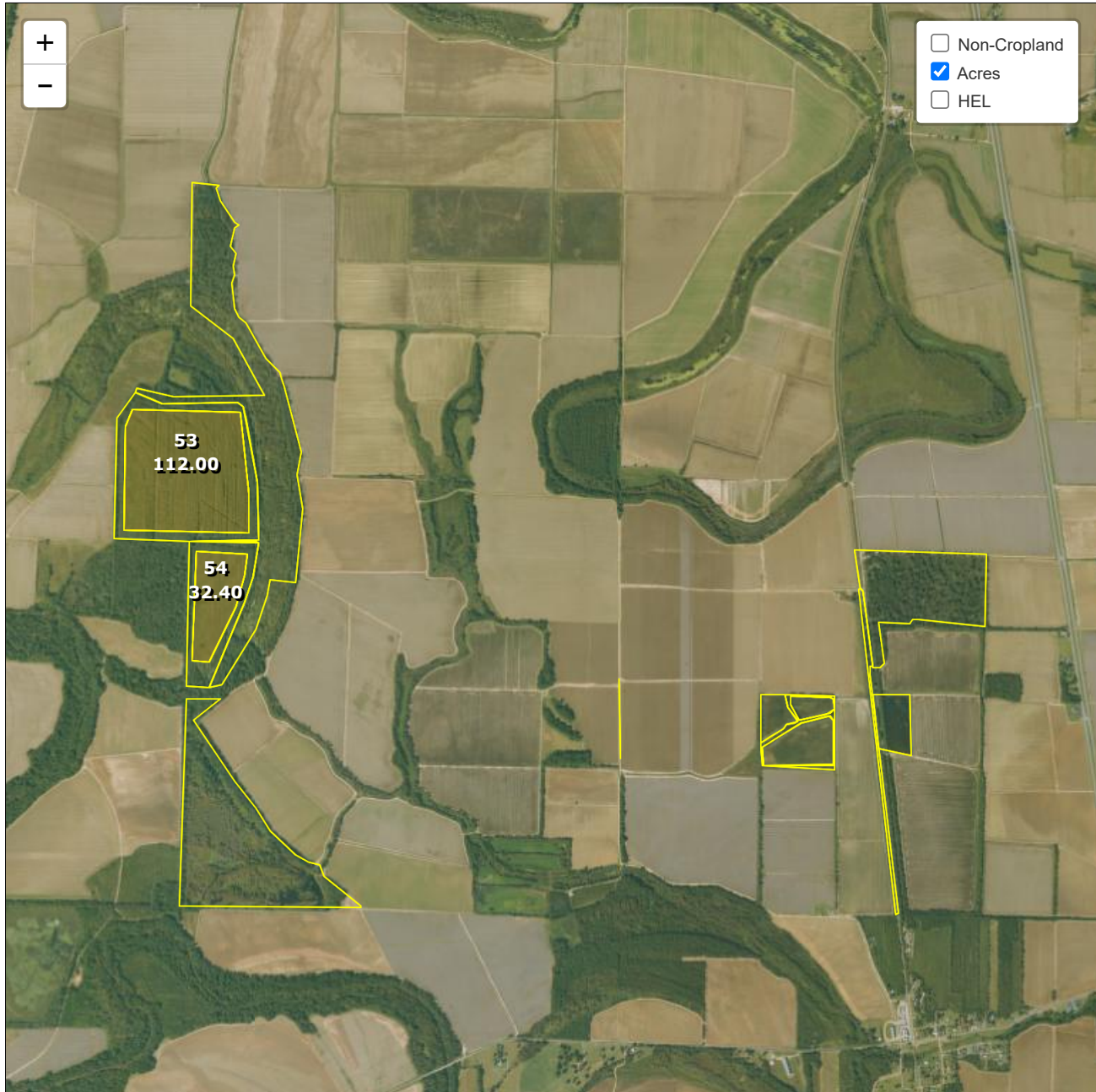




# FARM SERVICE AGENCY

USDA Desha County, Arkansas

CRP Contract 10046D



**Common Land Unit**  
 □ Cropland    ■ Non-cropland    ■ CRP

**2025 Crop Year**

Farm **3303**  
 Tract **8260**

**Wetland Determination Identifiers**  
 ● Restricted Use  
 ▼ Limited Restrictions  
 ■ Exempt from Conservation Compliance Provisions



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



# FARM SERVICE AGENCY



Desha County, Arkansas

CRP Contracts: 11116 & 11118



### Common Land Unit

Cropland
  Non-cropland
  CRP

2025 Crop Year

Farm 3305  
Tract 8262

### Wetland Determination Identifiers

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



Tract 2 of 2

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



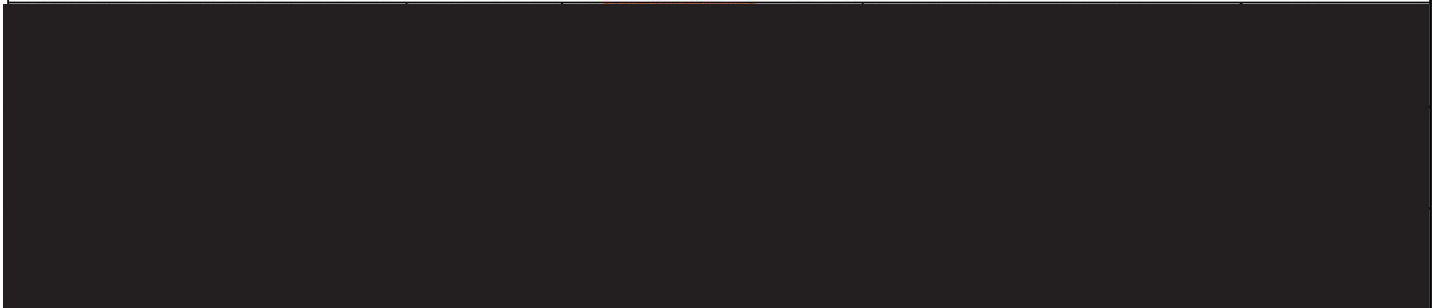
# CONSERVATION RESERVE PROGRAM

<b>CRP-1</b> (01-08-24)  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>	<b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 05 041	2. SIGN-UP NUMBER 44
	3. CONTRACT NUMBER 10046E		4. ACRES FOR ENROLLMENT 144.40	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) DESHA COUNTY FARM SERVICE AGENCY 3303 HIGHWAY 65 NORTH MCGHEE, AR71654-0000		6. TRACT NUMBER 8260	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2013 TO: (MM-DD-YYYY) 09-30-2028	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (870) 222-4867 x2		8. SIGNUP TYPE: Continuous		

**THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.**

9A. Rental Rate Per Acre	\$ 108.01	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 15,597.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	8260	0053	CP23	112.00	\$ 0.00
(Item 9C is applicable only when the first year payment is prorated)		8260	0054	CP23	32.40	\$ 0.00

**11. PARTICIPANTS** (If more than three individuals are signing, see Page 3.)



12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
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**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

**Paperwork Reduction Act (PRA) Statement:** The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

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](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) email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



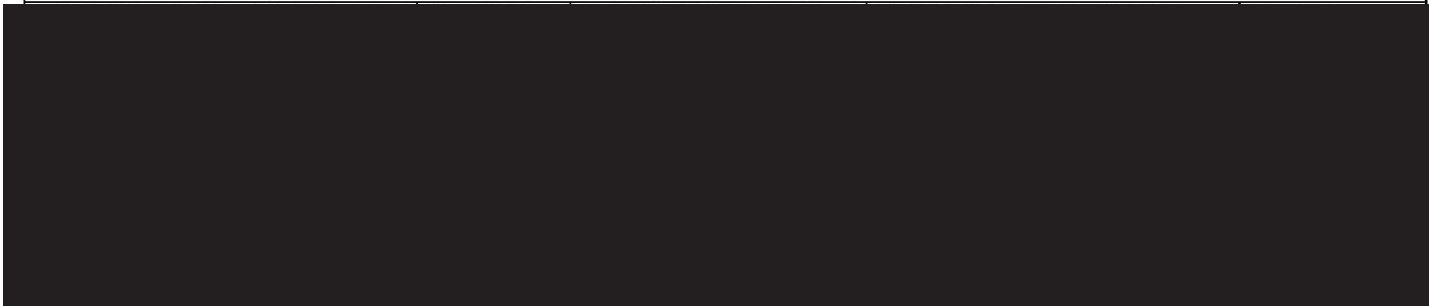
# CONSERVATION RESERVE PROGRAM

<b>CRP-1</b> U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>	1. ST. & CO. CODE & ADMIN. LOCATION 05 041	2. SIGN-UP NUMBER 45
	3. CONTRACT NUMBER 11118C	4. ACRES FOR ENROLLMENT 16.30
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) DESHA COUNTY FARM SERVICE AGENCY 3303 HIGHWAY 65 NORTH MCGEEBEE, AR71654-0000	6. TRACT NUMBER 8262	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2013 TO: (MM-DD-YYYY) 09-30-2028
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (870) 222-4867 x2	8. SIGNUP TYPE: General	

**THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.**

9A. Rental Rate Per Acre	\$ 70.04	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 1,142.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	8262	30	CP3A	16.30	\$ 0.00
(Item 9C is applicable only when the first year payment is prorated.)						

**11. PARTICIPANTS** (If more than three individuals are signing, see Page 3.)



12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
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# CONSERVATION RESERVE PROGRAM

<b>CRP-1</b> U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>	1. ST. & CO. CODE & ADMIN. LOCATION 05 041	2. SIGN-UP NUMBER 41
	3. CONTRACT NUMBER 11116c	4. ACRES FOR ENROLLMENT 8.80
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) DESHA COUNTY FARM SERVICE AGENCY 3303 HIGHWAY 65 NORTH MCGEEHEE, AR71654-0000	6. TRACT NUMBER 8262	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2011 TO: (MM-DD-YYYY) 09-30-2026
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (870) 222-4867 x2	8. SIGNUP TYPE: General	

*THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.*

9A. Rental Rate Per Acre	\$ 88.12	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 775.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	8262	5	CP3A	8.80	\$ 0.00
<i>(Item 9C is applicable only when the first year payment is prorated.)</i>						

**11. PARTICIPANTS** (If more than three individuals are signing, see Page 3.)

<b>12. CCC USE ONLY</b>	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
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**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.



# CONNECTING LAND BUYERS AND SELLERS SINCE 1993.

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.



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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](http://WWW.LILEREALSTATE.COM)



501.374.3411 (Office)  
501.421.0031 (Fax)

[INFO@LILEREALSTATE.COM](mailto:INFO@LILEREALSTATE.COM)