



McMILLAN CORNER 198

A Recreational and Timberland Investment Opportunity

198.67± Total Acres | \$1,390,690.00

Chicot County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



McMILLAN CORNER 198

QUICK FACTS

Acreage

198.67± total acres

Location

Chicot County, Arkansas

Recreation

Waterfowl and whitetail deer hunting

Crop Rotation

Rice and soybeans

Soils

Class III: 100%

Access

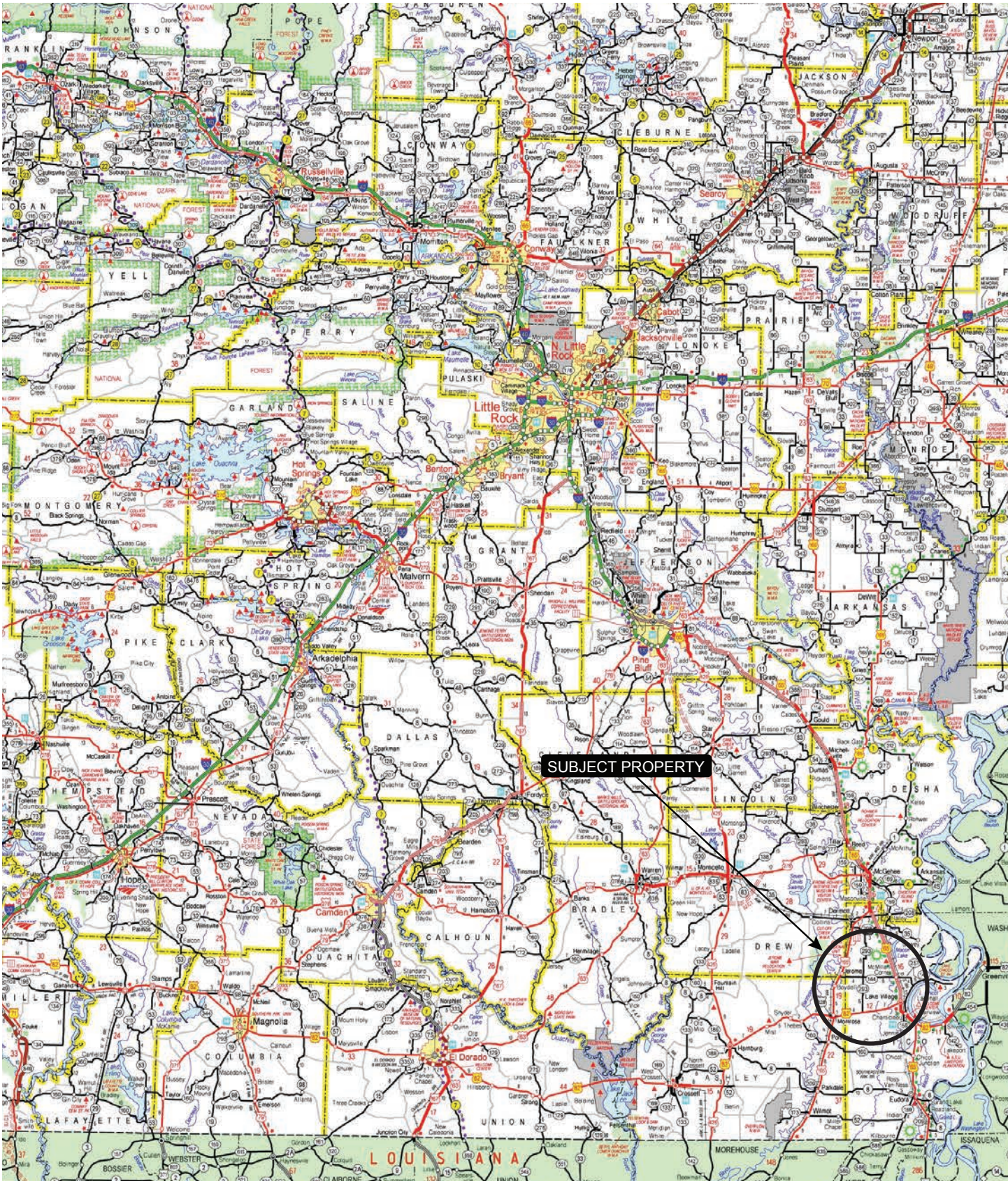
Roy Broach Road

Offering Price

\$1,390,690.00



VICINITY MAP



SUBJECT PROPERTY



PROPERTY DESCRIPTION

MCMILLAN CORNER 198

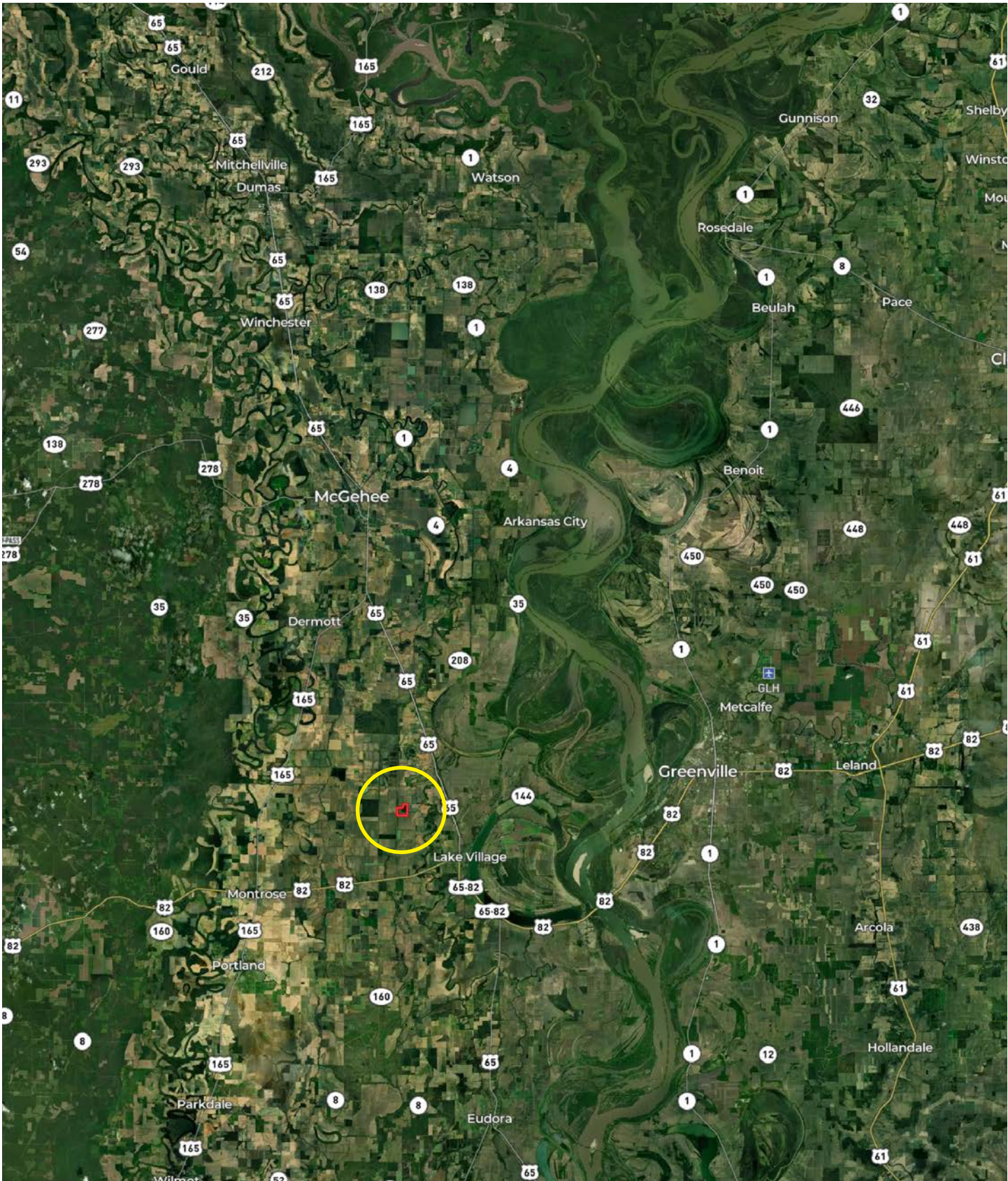
The McMillan Corner 198 is located just northwest of the town of Lake Village in Chicot County, Arkansas. The property consists of 198.67± total acres of which the Farm Service Agency reports 125.61± tillable acres. All of the tillable acreage has been leveled to a zero grade and is irrigated by two wells and a network of underground pipe. Historically the tillable acreage has been planted in soybeans and rice. The three fields strategically flank the woods on the north, west, and south sides and offer a food source for waterfowl.

Recreational hunting opportunities primarily consist of waterfowl and whitetail deer

hunting. The property has a track record of successful waterfowl hunting and the hunting rights have been historically leased out. There are 73± acres of bottomland hardwoods that are impounded and can be artificially flooded for green timber waterfowl hunting. A neat feature of this GTR is that there is an independently flooded food plot within the overall impoundment. The current landowner has planted rice in the food plot and manages for native grasses, which provides waterfowl an additional food source on the property. There is a pit located in the west field that will convey with the property.

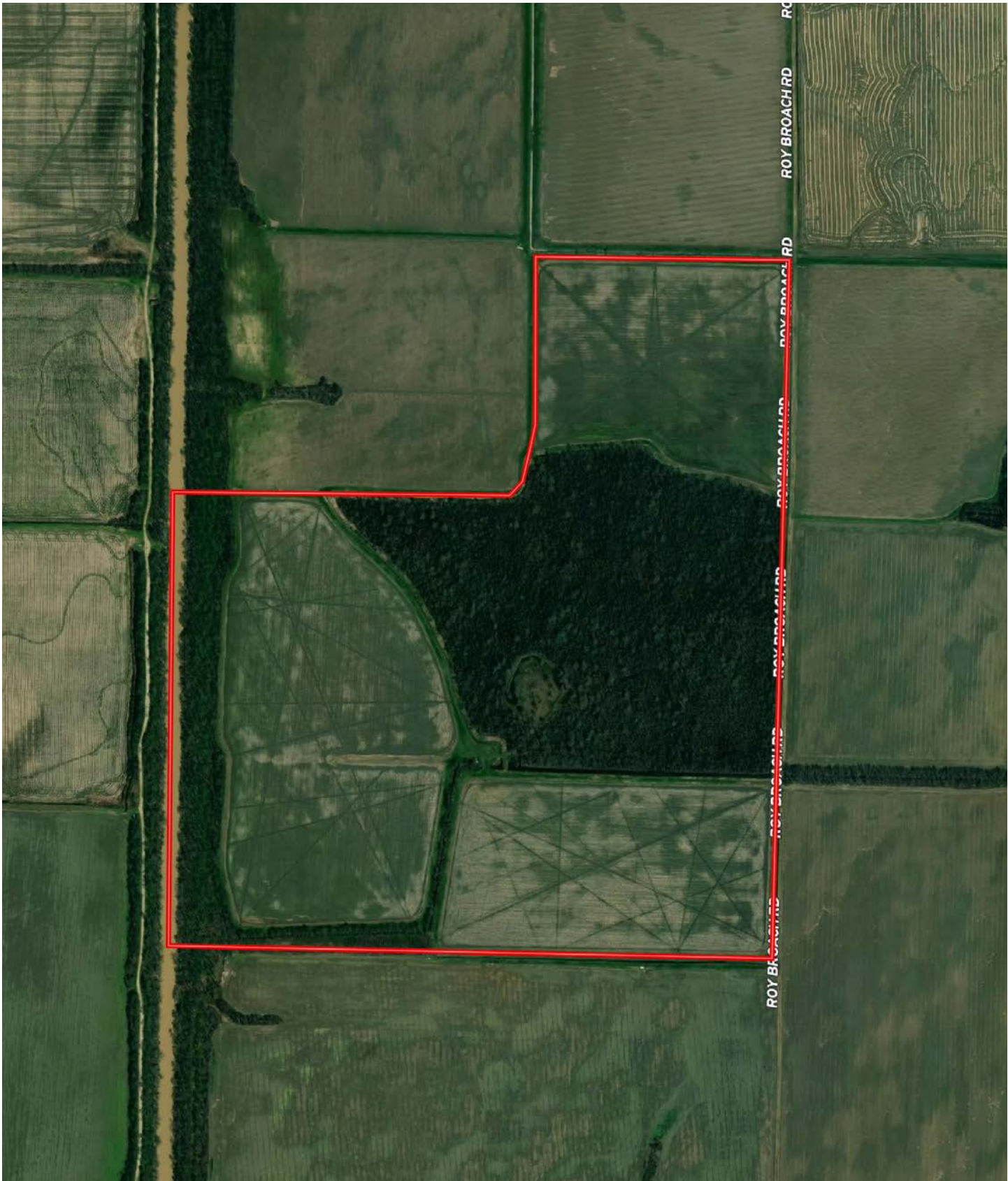


LOCATION MAP





AERIAL MAP



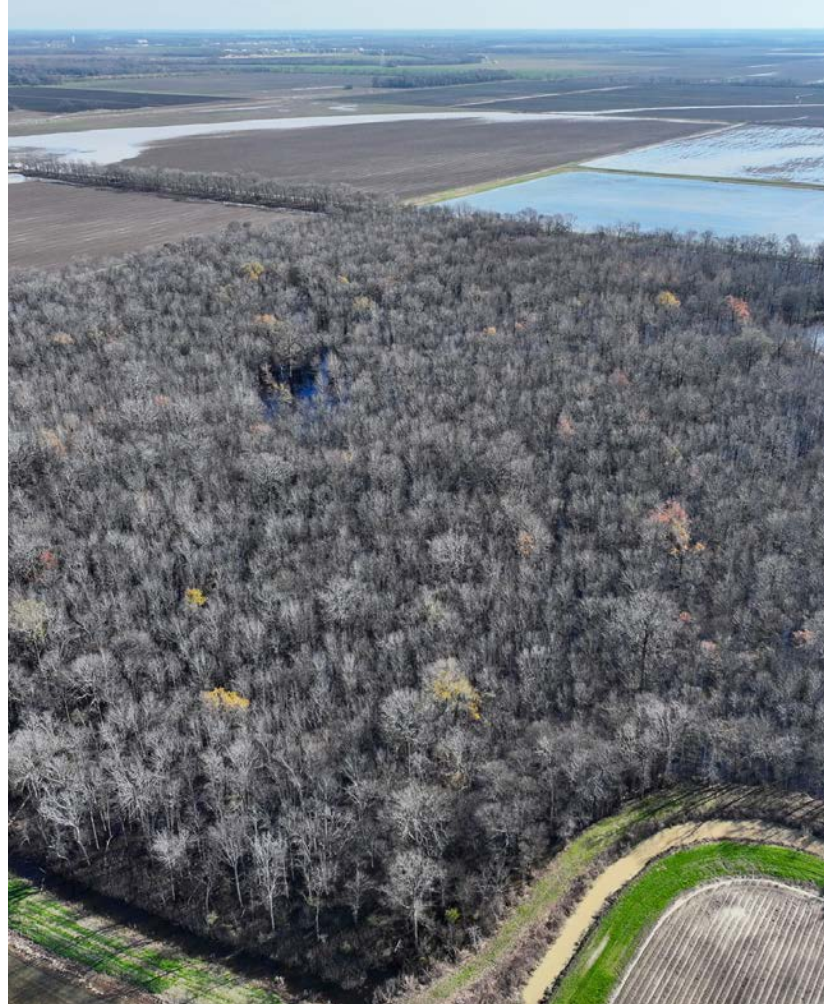
LOCATION & ACCESS

Lake Village, Chicot County, Arkansas
Southeastern Region of Arkansas

Mileage Chart

McGehee, AR	21 Miles
Greenville, MS	22 Miles
Monticello, AR	43 Miles
Monroe, LA	85 Miles
Stuttgart, AR	100 Miles
Little Rock, AR	130 Miles

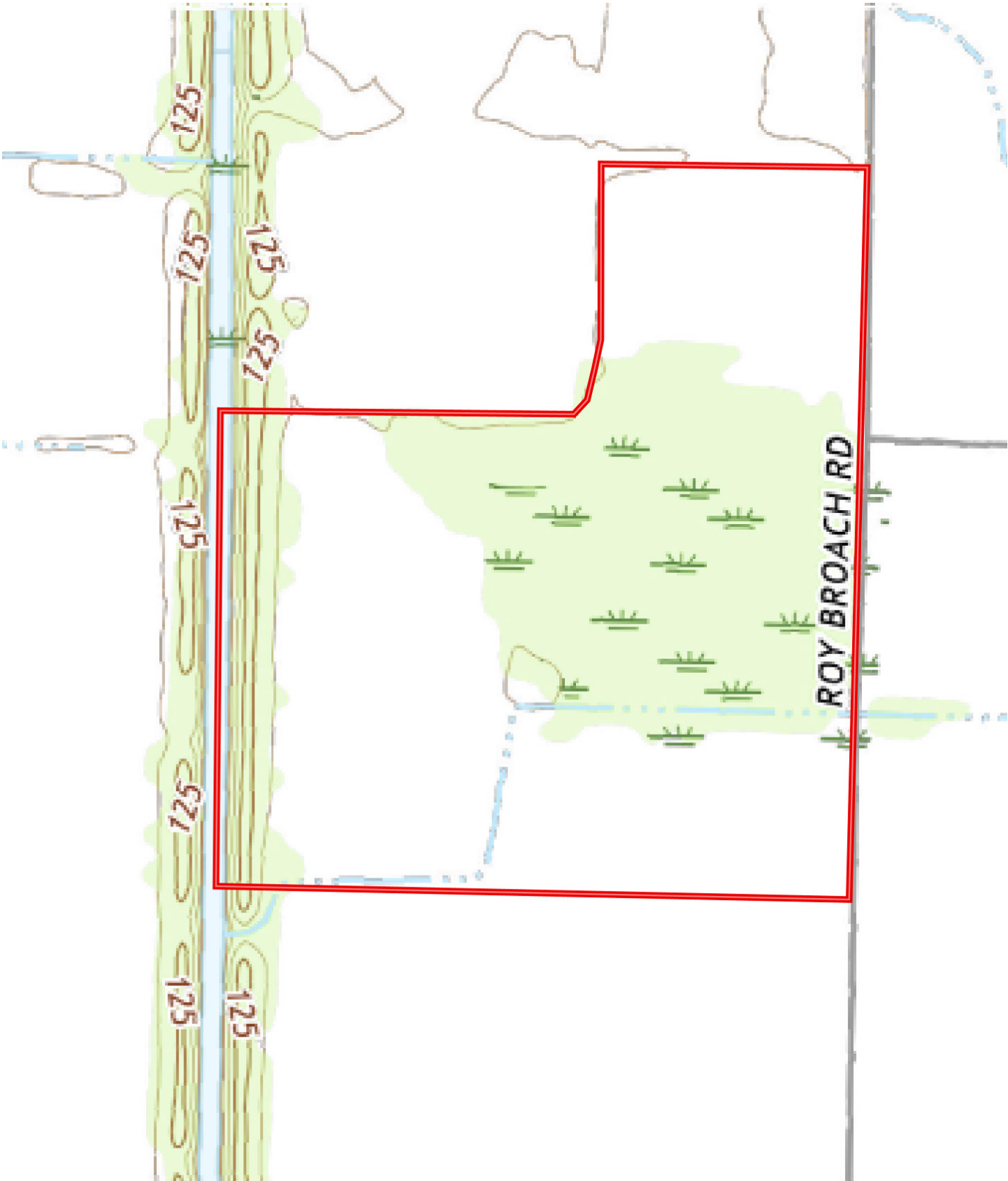
There property is accessible via Roy Broach Road.







TOPOGRAPHY MAP







SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PeA	Perry clay, 0 to 1 percent slopes	196.15	98.86	0	48	3w
W	Water	2.27	1.14	0	-	-
TOTALS		198.42(*)	100%	-	47.45	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

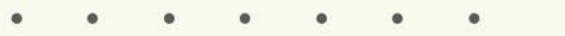
Land, Capability



'Wild Life'



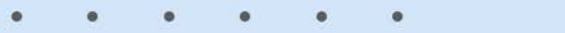
Forestry



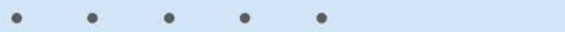
Limited



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.

Real Estate Taxes

\$1,607.30 (estimated)

Offering Price

\$1,390,690.00 (\$7,000.00 / acre)

To learn more about McMillan Corner 198 or to schedule a property tour, contact Matt Stone or David Stone of Lile Real Estate, Inc.

Matt Stone

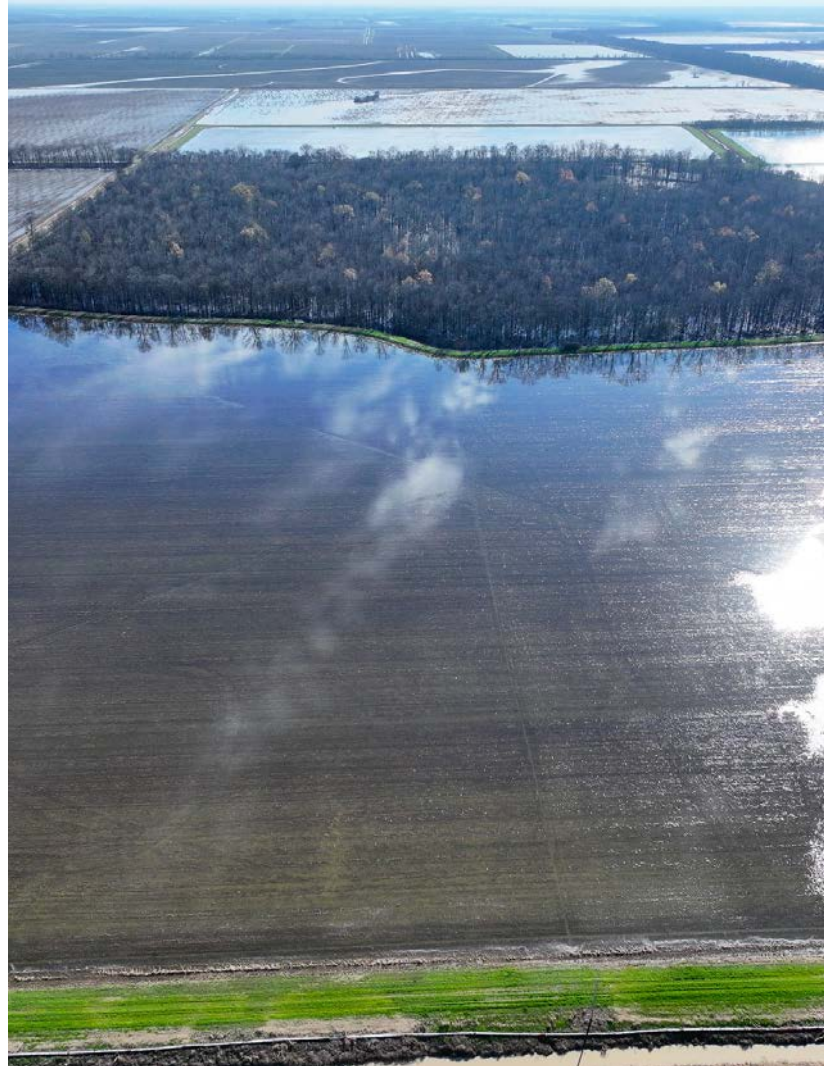
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David Stone

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FARM SERVICE AGENCY

ARKANSAS
CHICOT



United States Department of Agriculture
Farm Service Agency

FARM : 2393
Prepared : 1/28/25 9:35 AM CST
Crop Year : 2025

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : SAMSON PARTNERSHIP - TRINITY PARTNERSHIP JV
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
200.82	125.61	125.61	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	125.61	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	RICE-LGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Soybeans	33.45	0.00	36	0
Rice-Long Grain	90.85	0.00	6590	
TOTAL	124.30	0.00		

NOTES

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Tract Number : 345

Description : C6
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 : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : ALICIA M WHITAKER, JIM S WHITAKER, LESLI K WHITAKER, SAM B WHITAKER
Other Producers : SAMSON PARTNERSHIP, TRINITY FARMS PARTNERSHIP
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
200.82	125.61	125.61	0.00	0.00	0.00	0.00	0.0

FARM SERVICE AGENCY

ARKANSAS
CHICOT
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2393
Prepared : 1/28/25 9:35 AM CST
Crop Year : 2025

Tract 345 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	125.61	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	33.45	0.00	36
Rice-Long Grain	90.85	0.00	6590
TOTAL	124.30	0.00	

NOTES

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FARM SERVICE AGENCY



Chicot 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

2025 Program Year

Map Created October 25, 2024

Farm 2393
Tract 345

Tract Cropland Total: 125.61 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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For more information or to
schedule a property tour, contact:

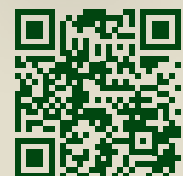
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