



OFFERED FOR SALE

SCARLET OAK FARM

Investment-grade farmland with duck hunting opportunities.

978.0 +/- Acres • Monroe County, Arkansas

ALLUVIAL
LAND COMPANY

AGRICULTURAL  RECREATIONAL PROPERTIES





Dedicated to Land and Land Ownership: Alluvial Land Company is a leading land brokerage, development, and consulting firm specializing in agricultural and recreational properties. Our land offerings include investment-grade farmland and hunting properties primarily located in the Mid-South Region. We attribute our success to being experts in our field, client-focused, and results-oriented.

Disclaimer: Alluvial Land Company is the Exclusive Agent for the property described herein. This offering prospectus and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy. Prospective buyers are urged to inspect the property and perform their own independent due diligence. Alluvial Land Company and its agents assume no liability as to errors, omissions, or investment results. All information is approximate.

PROPERTY DESCRIPTION

Exceptional Farmland Opportunity in Monroe County, Arkansas

The Scarlet Oak Farm is an investment-grade, highly-improved agricultural and recreational property consisting of 978.0 +/- total acres. The land is located in Monroe County, Arkansas just six miles south of the town of Brinkley and within 75 miles of Memphis, TN and Little Rock, AR. The property is accessed via Arkansas Highway 49 and Medford Lane (county maintained road), and has an excellent interior road system for travel throughout.

The farm is highly-improved and ideal for rice and soybean cultivation with 931.64 +/- acres in crop production. 99% of the cropland is irrigated and 81% is precision leveled to grade. Along with the agriculture operation, the farm is located in an excellent duck hunting area. Five pit blinds are in place providing outstanding field hunting for ducks.

The water delivery and management system includes six relifts, six wells, a tailwater recovery system, and a network of ditches and control pipes. The property is more than equipped to meet the needs of irrigation and seasonal flooding for duck hunting.

Offered for sale at \$6,050,000.00, the Scarlet Oak Farm is an exceptional opportunity to own a highly productive farm investment with recreational opportunities.

For more information and to schedule a tour, contact Joel Whicker, Principal, at Alluvial Land Company: 501-658-0658 or joel@alluvialland.com.



Main Office:
One Riverfront Place
US Bank Building - Eighth Floor
North Little Rock, AR 72114


T: (501) 519-3336
E: info@alluvialland.com

Field Office:
311 South Main Street
England, AR 72046

M: 501-658-0658

WWW.ALLUVIALLAND.COM

Contact:
JOEL WHICKER
Principal
M: 501-658-0658
E: joel@alluvialland.com



PROPERTY SUMMARY

Total Acreage

978.0 +/- Total Contiguous Acres

- 931.64 +/- acres in tillable cropland
- 46.36 +/- acres in well sites, roads, ditches, and other

Location

Monroe County, Arkansas (East Arkansas)

Coordinates: 34.79727° N, 91.19910° W

- Brinkley, AR 6 miles
- Stuttgart, AR 40 miles
- Little Rock, AR 70 miles
- Clarendon, AR 20 miles
- Marianna, AR 30 miles
- Memphis, TN 75 miles

Access

The property has excellent access via Arkansas Highway 49 and Medford Lane (all-weather, county maintained road). The interior farm management roads are in great condition allowing access to all primary locations on the land.

Landscape

The land is highly improved farmland ideal for rice and soybean cultivation. 99% of the tillable cropland are irrigated with 81% precision leveled to grade.

Outdoor Recreation

The land is situated in an outstanding duck hunting area and duck hunting is available on the property via five pit blinds.

Water Resources

Excellent water resources and management systems are in place for irrigation and flooding for hunting in the fall. The property has 6 relifts, 6 wells, a tailwater recovery system, and a system of ditches and pipes.

Property Taxes

\$8,500.00 estimated

Offering Price

\$6,050,000.00

Contact Information

For more information and to schedule a tour of the property contact:

Joel Whicker, Principal

Alluvial Land Company

501-658-0658 (mobile)

joel@alluvialland.com (email)

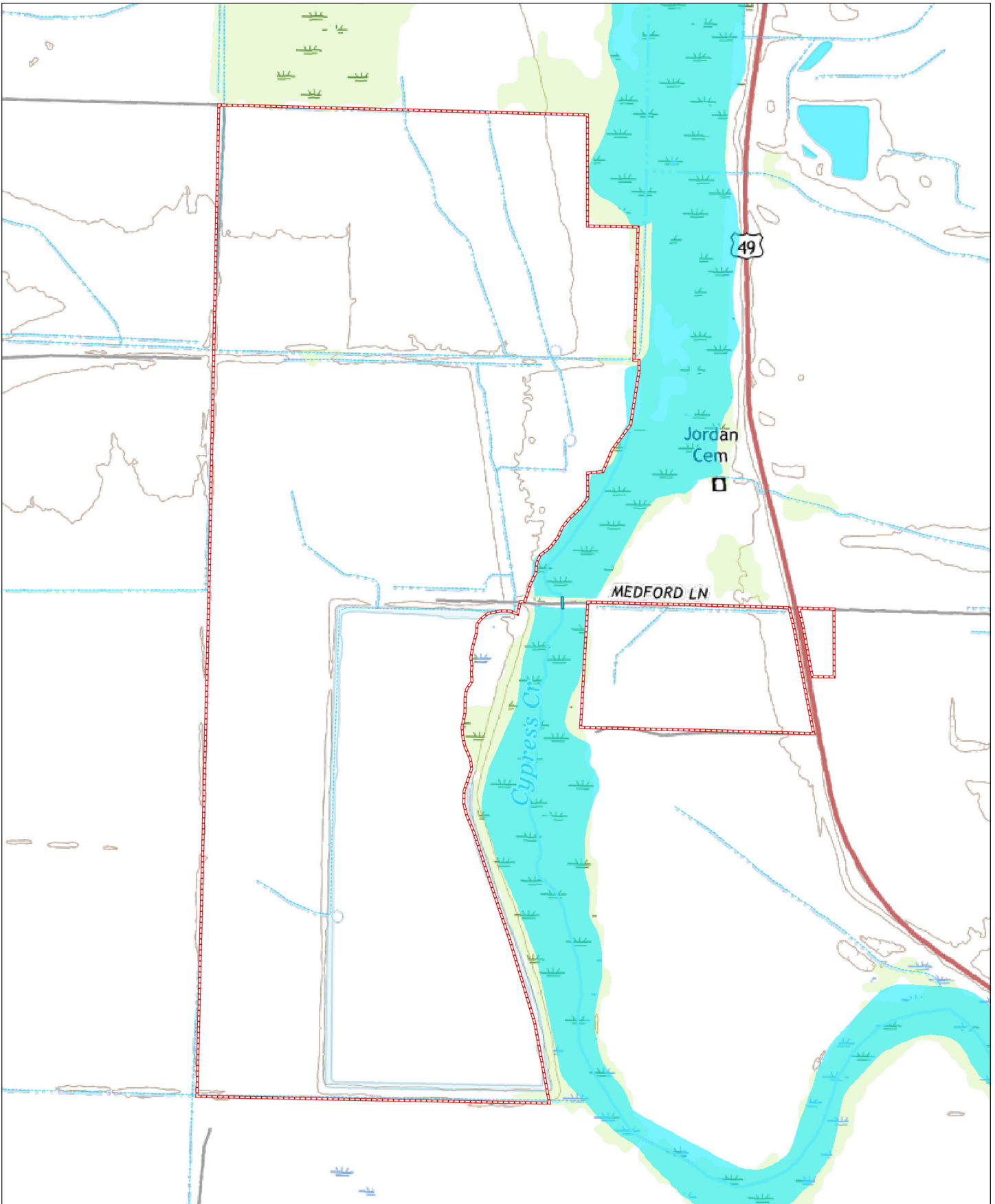
PROPERTY LOCATION



PROPERTY MAP



PROPERTY TOPOGRAPHY





USDA FARM DATA





United States Department of Agriculture
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: 2019

2020 Program Year

Map Created January 30, 2020

Farm 3457

Tract 3585

Tract Cropland Total: 853.84 acres

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).

USDA FARM DATA



United States
Department of
Agriculture

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: 2021

2023 Program Year

Map Created February 13, 2023

Farm 3457

Tract 3587

Tract Cropland Total: 77.80 acres

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).

USDA FARM DATA

Arkansas

U.S. Department of Agriculture

FARM: 3457

Monroe

Farm Service Agency

Prepared: 2/22/23 11:26 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2023

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
ATWILL, RICHARD LEE II		2015 - 19

Farms Associated with Operator:
None

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
970.18	931.64	931.64	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	931.64	57.1	0.0					

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
CORN , RICE-LGR, RICE-MGR	SOYBN	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	84.92	128	0.00	
SOYBEANS	212.39	26	0.00	92
RICE-LONG GRAIN	446.43	6085	0.00	
RICE-MED GRAIN	157.76	6010	0.00	
Total Base Acres:	901.5			

Tract Number: 3585 **Description**

FSA Physical Location : Monroe, AR

ANSI Physical Location: Monroe, AR

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Recon Number

Wetland Status: Tract contains a wetland or farmed wetland

2015 - 18

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
891.63	853.84	853.84	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	853.84	52.33	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	409.15	6085	0.00
RICE-MED GRAIN	144.59	6010	0.00

USDA FARM DATA

Arkansas
Monroe

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 3457
Prepared: 2/22/23 11:26 AM
Crop Year: 2023
Page: 2 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	77.83	128	0.00
SOYBEANS	194.65	26	0.00
Total Base Acres:	826.22		

Owners: SCARLET OAK USA LLC
Other Producers: None

Tract Number: 3587 Description

FSA Physical Location : Monroe, AR ANSI Physical Location: Monroe, AR

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Recon Number

Wetland Status: Tract contains a wetland or farmed wetland

2015- 18

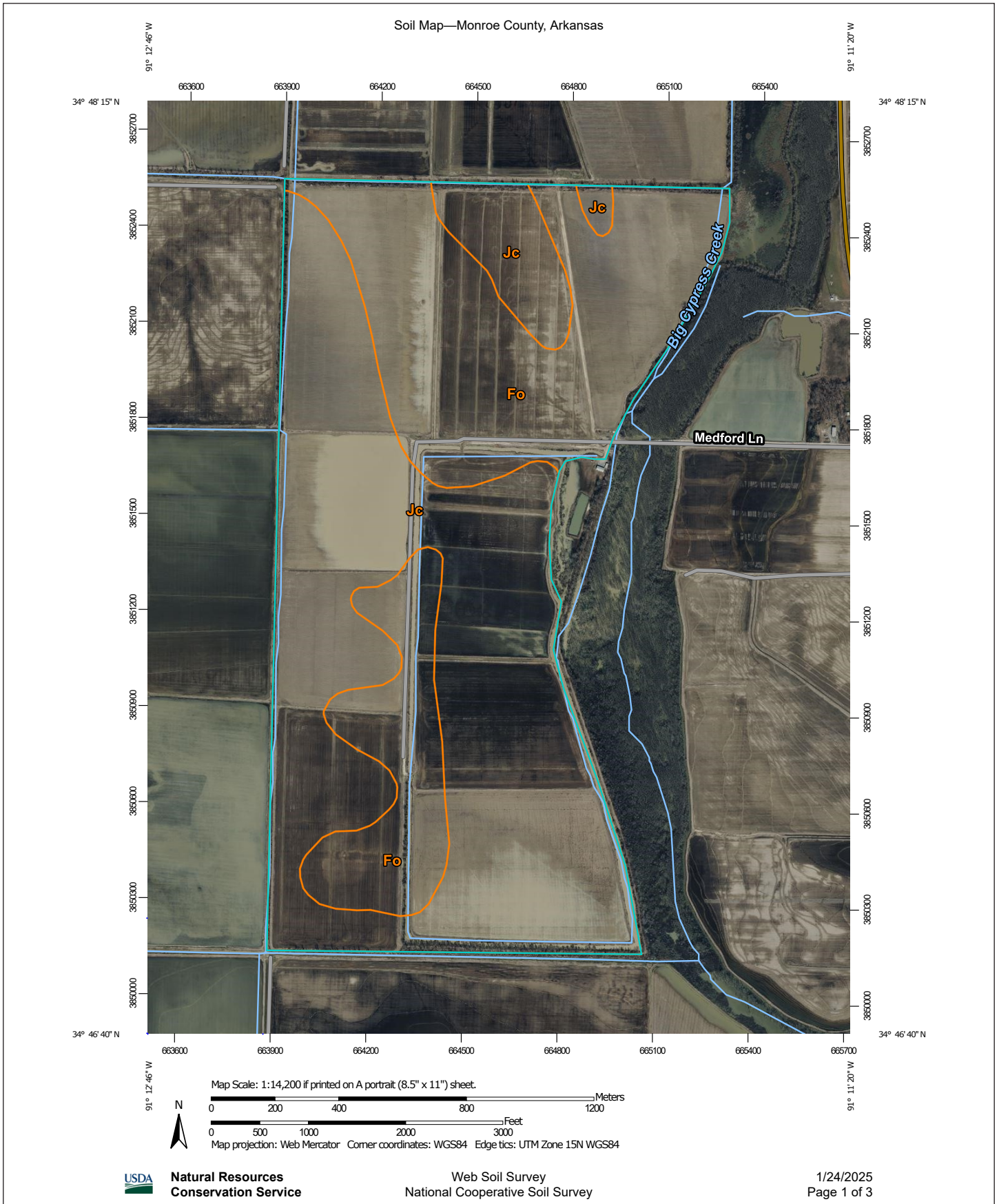
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
78.55	77.8	77.8	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	77.8	4.77	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	37.28	6085	0.00
RICE-MED GRAIN	13.17	6010	0.00
CORN	7.09	128	0.00
SOYBEANS	17.74	26	0.00
Total Base Acres:	75.28		

Owners: SCARLET OAK USA LLC
Other Producers: None

NRCS SOIL DATA




NRCS SOIL DATA

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Fo	Foley-Calhoun-Bonn complex	253.9	39.7%
Jc	Jackport silty clay loam, 0 to 1 percent slopes	384.9	60.3%
Totals for Area of Interest		638.8	100.0%


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features




-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

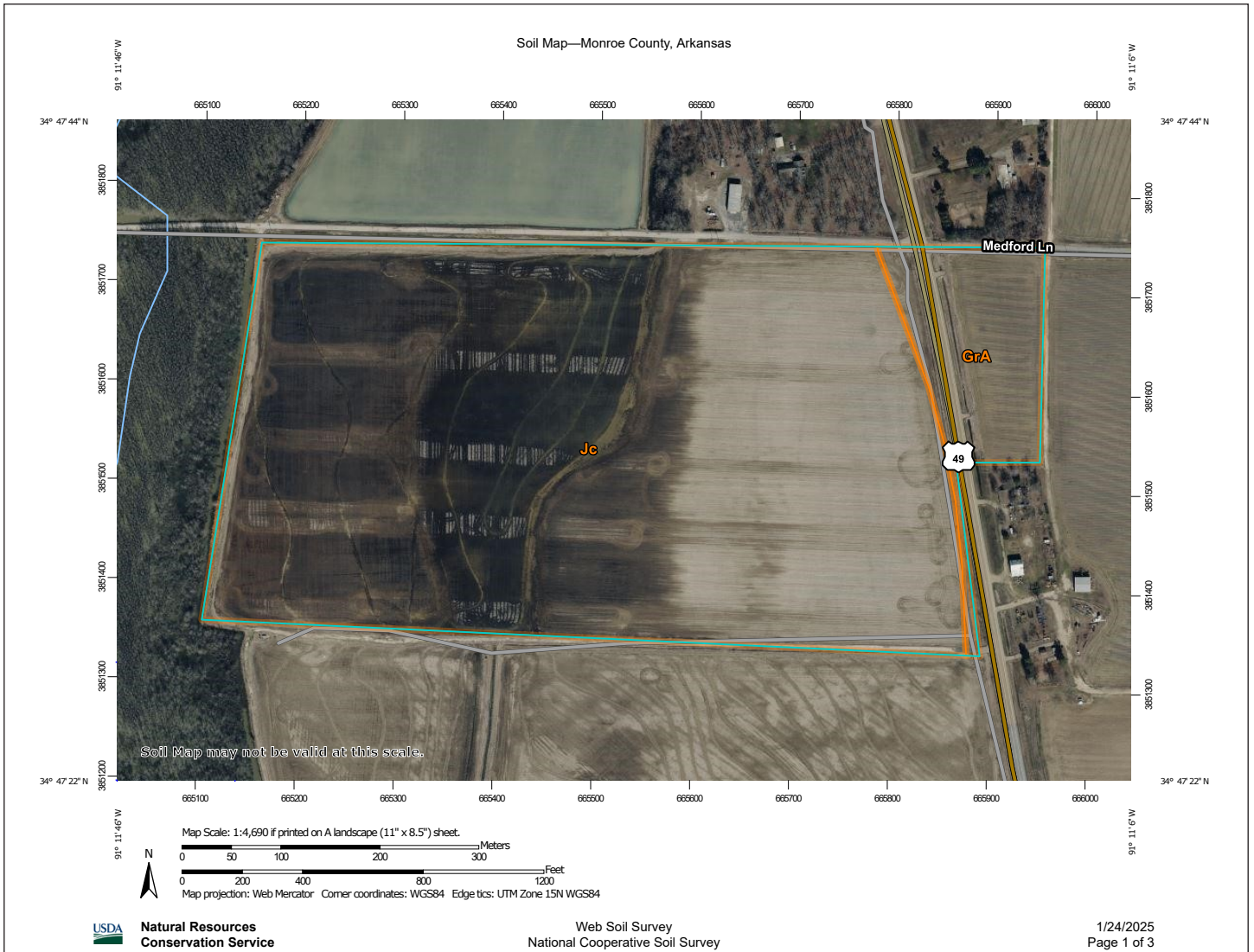
Soil Survey Area: Monroe County, Arkansas
 Survey Area Data: Version 23, Sep 9, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 27, 2023—Mar 15, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

NRCS SOIL DATA



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
GrA	Grenada silt loam, 0 to 1 percent slopes	7.3	9.5%
Jc	Jackport silty clay loam, 0 to 1 percent slopes	69.9	90.5%
Totals for Area of Interest		77.3	100.0%

AERIAL VIEWS



ALLUVIAL LAND COMPANY

AGRICULTURAL  RECREATIONAL PROPERTIES

FIELD EXPERTS • CLIENT FOCUSED • RESULTS ORIENTED

ALLUVIALLAND.COM

Alluvial Land Company, LLC • Offices in North Little Rock and England, Arkansas