

LAND FOR SALE

218 +/- Acres

Monroe County, Arkansas



OFFERED BY:

G **GLAUB**
FARM
MANAGEMENT

MANAGEMENT • REAL ESTATE • LAND AUCTIONS
APPRAISALS • CONSULTING • INVESTMENTS

For Additional Information Contact:

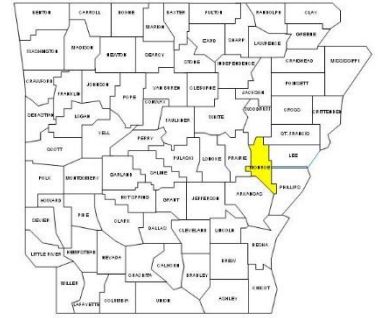
Glaub Farm Management, LLC
Ashley R. Cheney or Ted L. Glaub
1702 Stone, Suite C
Jonesboro, AR 72401
Office: (870) 972-6996
Fax: (870) 931-5985
Email: info@glaubfm.com
Website: www.GlaubFM.com

Serving Landowners in Arkansas, Mississippi, Missouri, and Tennessee

CHARLES L. DUFF FAMILY TRUST SUMMARY

Property Overview:

This 218.42 +/- acre tract of land is approximately 7 miles southwest of Brinkley, AR, 70 miles from Little Rock, AR and 78 miles from Memphis, TN. This irrigated property has 2 electric wells along with 2 risers. With a history of rice and soybean production as well row planted Pine trees, this farm is not only an income producing investment but also a getaway for the avid outdoorsmen.



The property is surrounded by woods with abundant wildlife and has unique access into the surrounding public land for deer, duck and turkey hunting. Overflow from Bayou DeView and Channey Slough creates flooded timber providing a winter oasis for all types of waterfowl. Dagmar Wildlife Management Area is only a short 10 miles away for other recreational opportunities. This property is not only an income investment but also a hunter's paradise.

Inspections: Contact Glaub Farm Management, LLC to inspect farms.

Acreage: 213.15 +/- FSA Cropland acres

FSA Data: Cropland Acres – 213.15 acres

<u>Crop</u>	<u>Acres</u>	<u>PLC Yield</u>	<u>Commodity Program</u>
Wheat	109.9	41	ARC-CO
Rice-Long Grain	46.8	7099	PLC
Grain Sorghum	48.3	43	ARC-CO
Soybeans	17.0	26	ARC-CO
Rice-Med Grain	<u>1.0</u>	5519	PLC
Total Base:	223.0		

Lease: Property is currently under leased under a written crop share that renews annually.

Oil, Gas & Mineral: All rights owned will transfer.

Real Estate Taxes: \$1,363.63 (Estimate)

Online Map: <https://app.terrastridepro.com/property/72292/map/#ghyb,34.827721,-91.273698,16z>

Video: <https://youtu.be/X7FmzTm3Kpl>

Asking Price: \$765,000

REGIONAL MAP



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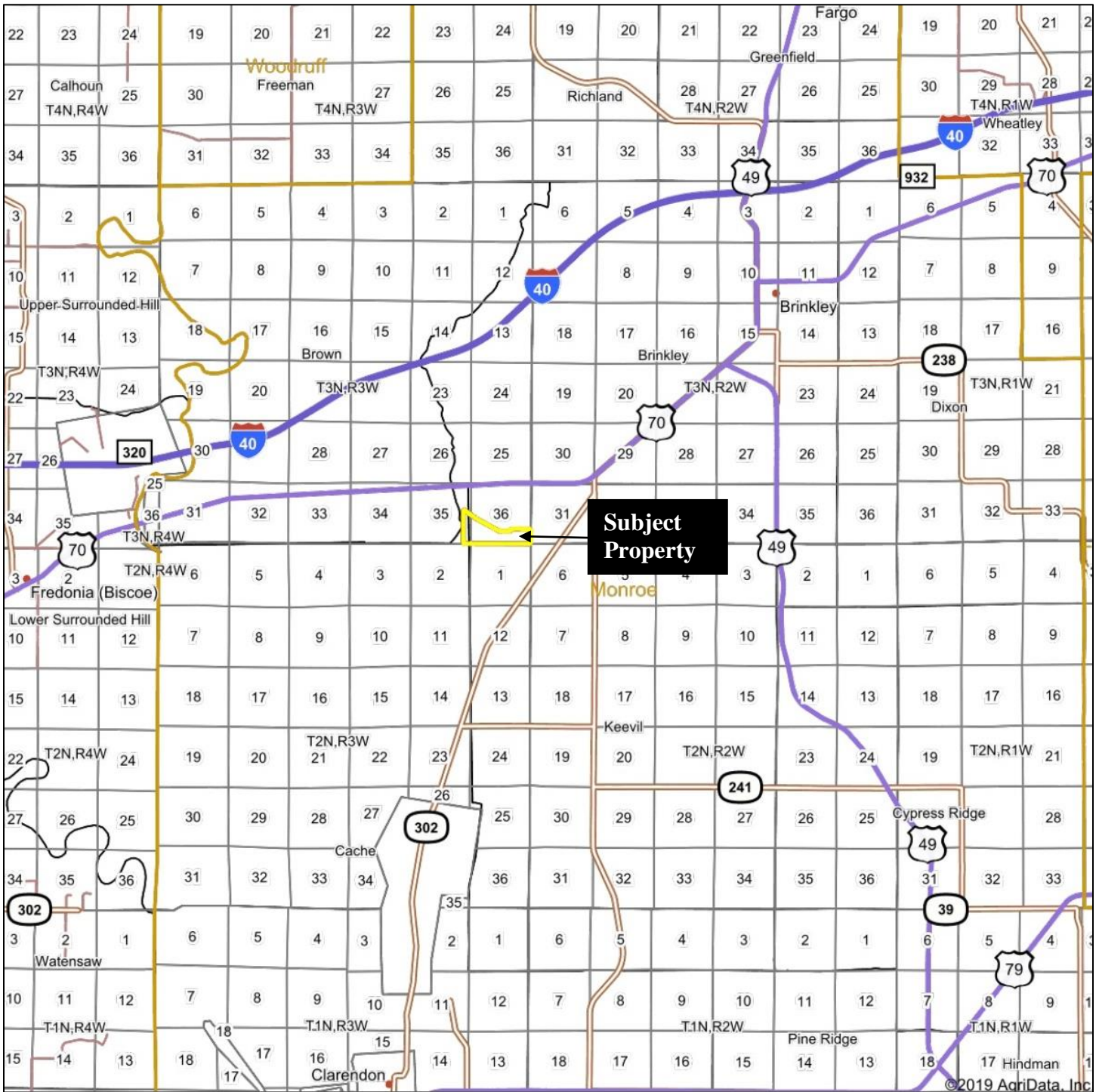
map center: 34° 49' 43.97, -91° 16' 14.65



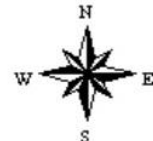
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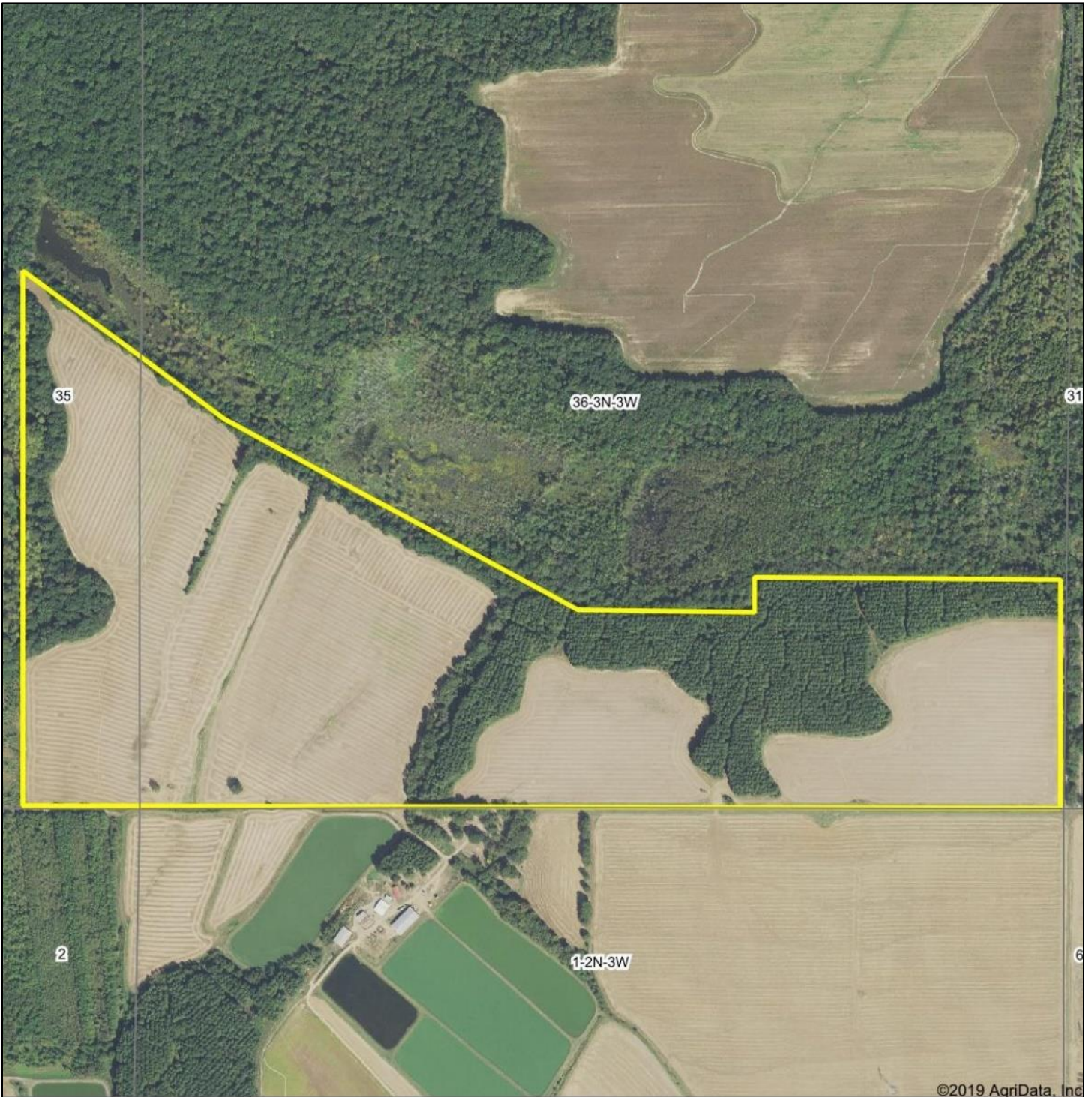
GENERAL LOCATION MAP



map center: 34° 49' 32.7, -91° 15' 22.84



AERIAL MAP



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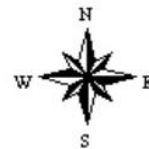
map center: 34° 49' 45.54, -91° 16' 18.04



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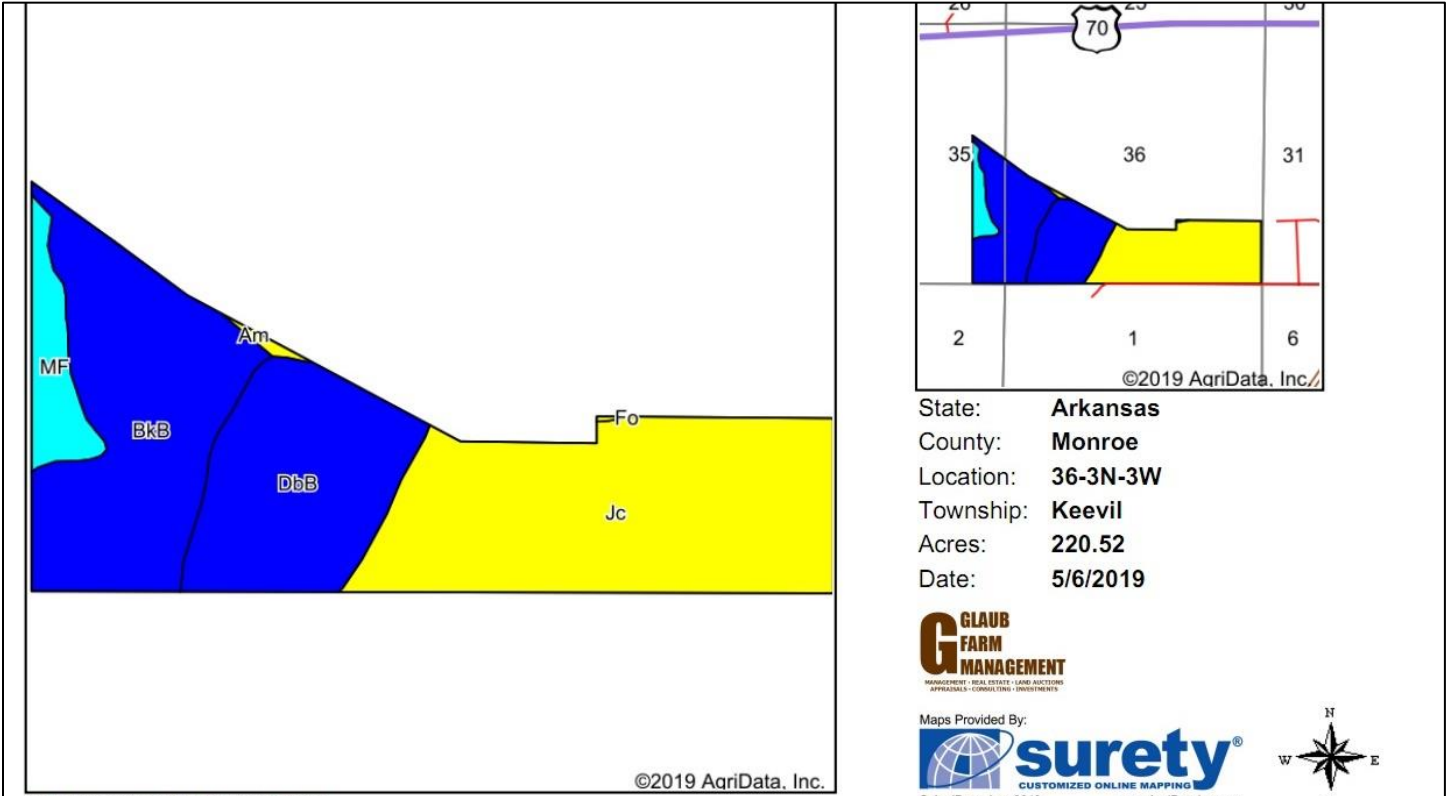
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36-3N-3W
Monroe County
Arkansas



5/6/2019

SOILS MAP



Soils data provided by USDA and NRCS.

Area Symbol: AR095, Soil Area Version: 17

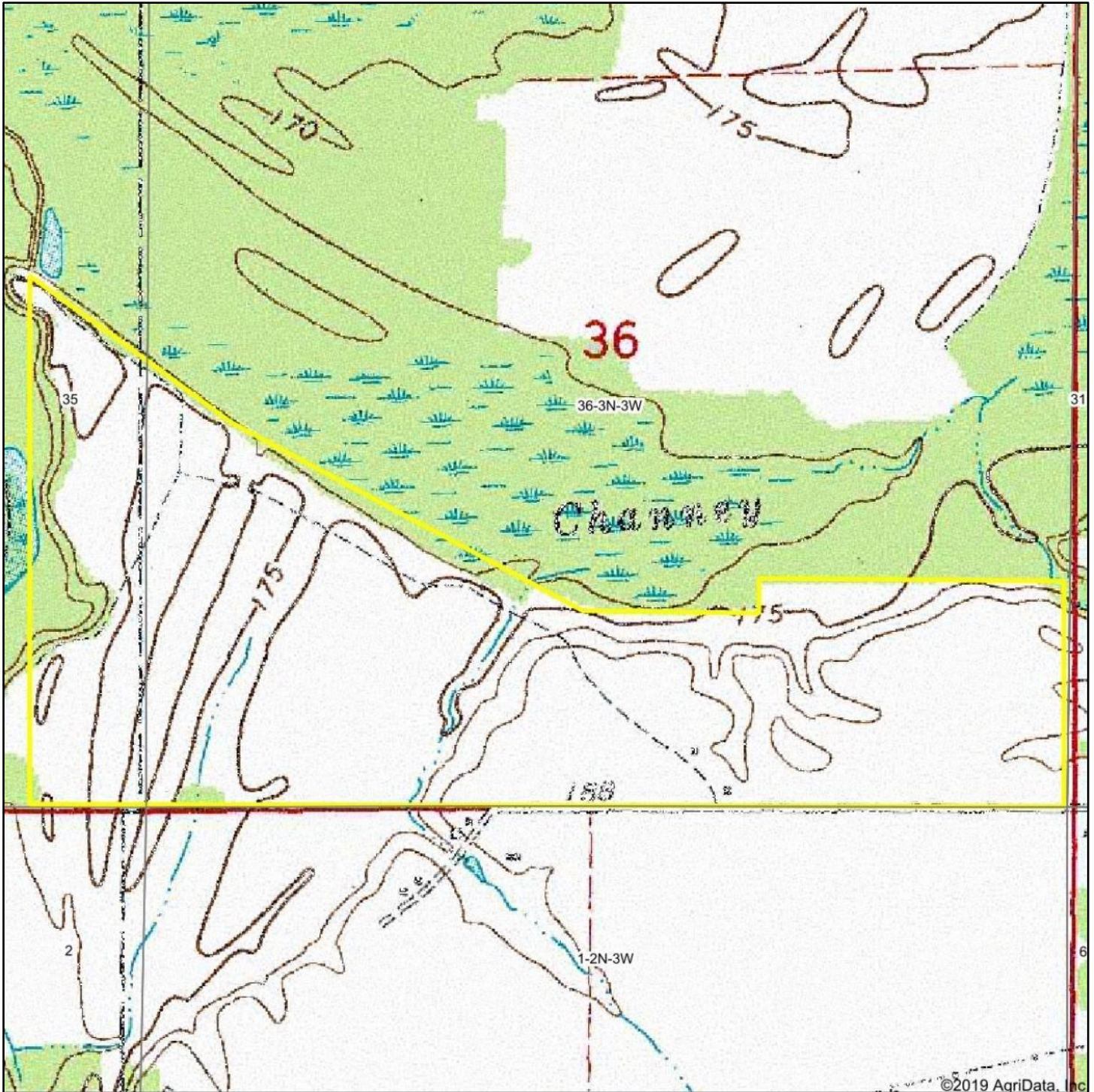
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
Jc	Jackport silty clay loam, 0 to 1 percent slopes	91.42	41.5%		IIIw	56
BkB	Bosket fine sandy loam, gently undulating	66.64	30.2%		IIe	72
DbB	Dubbs silt loam, 0 to 3 percent slopes	49.25	22.3%		IIe	84
MF	Mhoon soils, frequently flooded	12.21	5.5%		IVw	46
Am	Amagon silt loam, 0 to 1 percent slopes	1.00	0.5%		IIIw	71
Weighted Average						*n 66.6

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

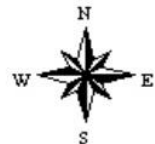
TOPOGRAPHY MAP



map center: 34° 49' 45.54, -91° 16' 18.04

0ft 892ft 1785ft

36-3N-3W
Monroe County
Arkansas



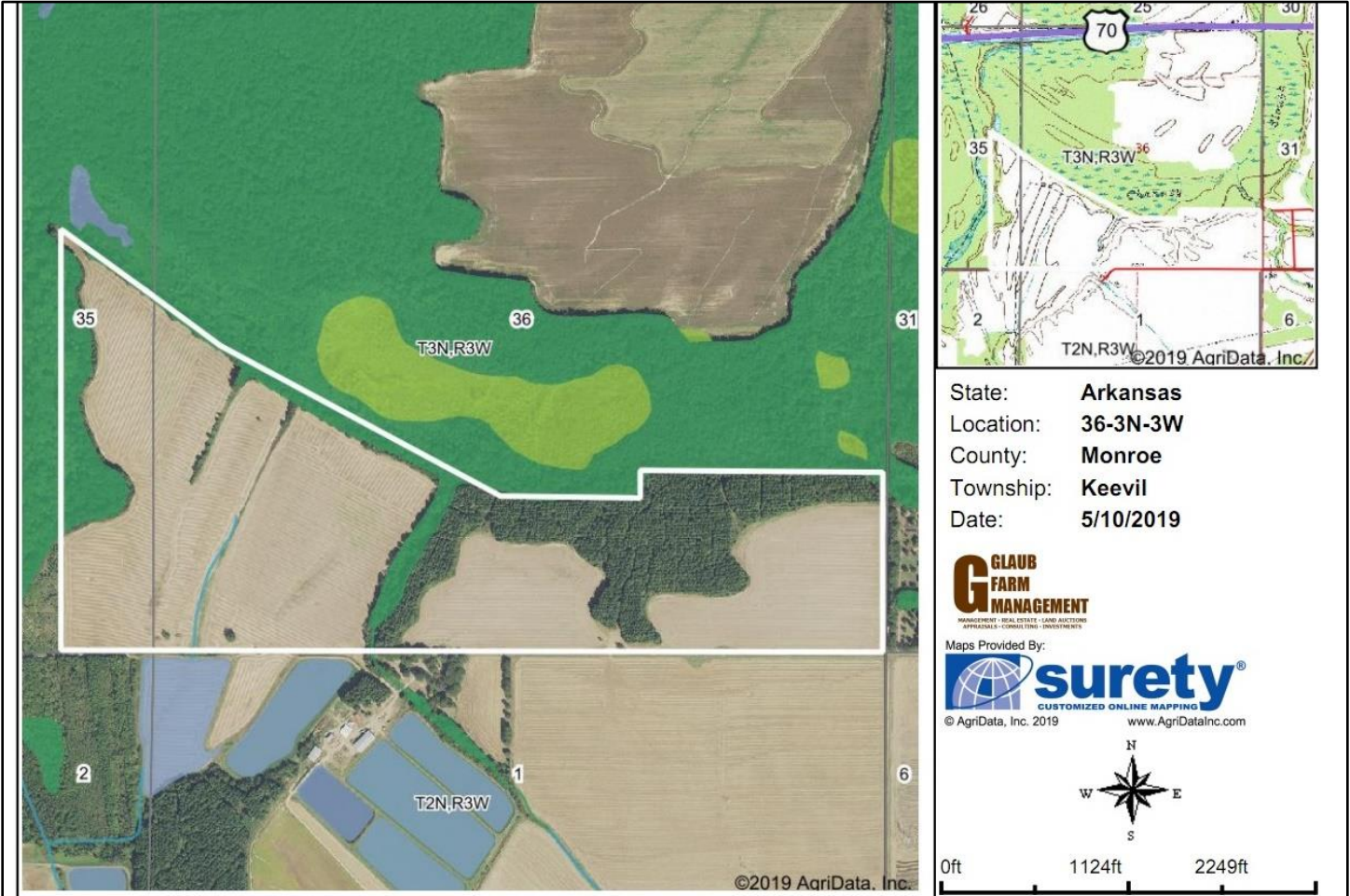
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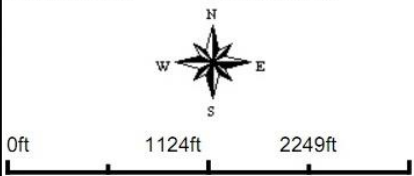
WETLANDS MAP



State: **Arkansas**
 Location: **36-3N-3W**
 County: **Monroe**
 Township: **Keevil**
 Date: **5/10/2019**



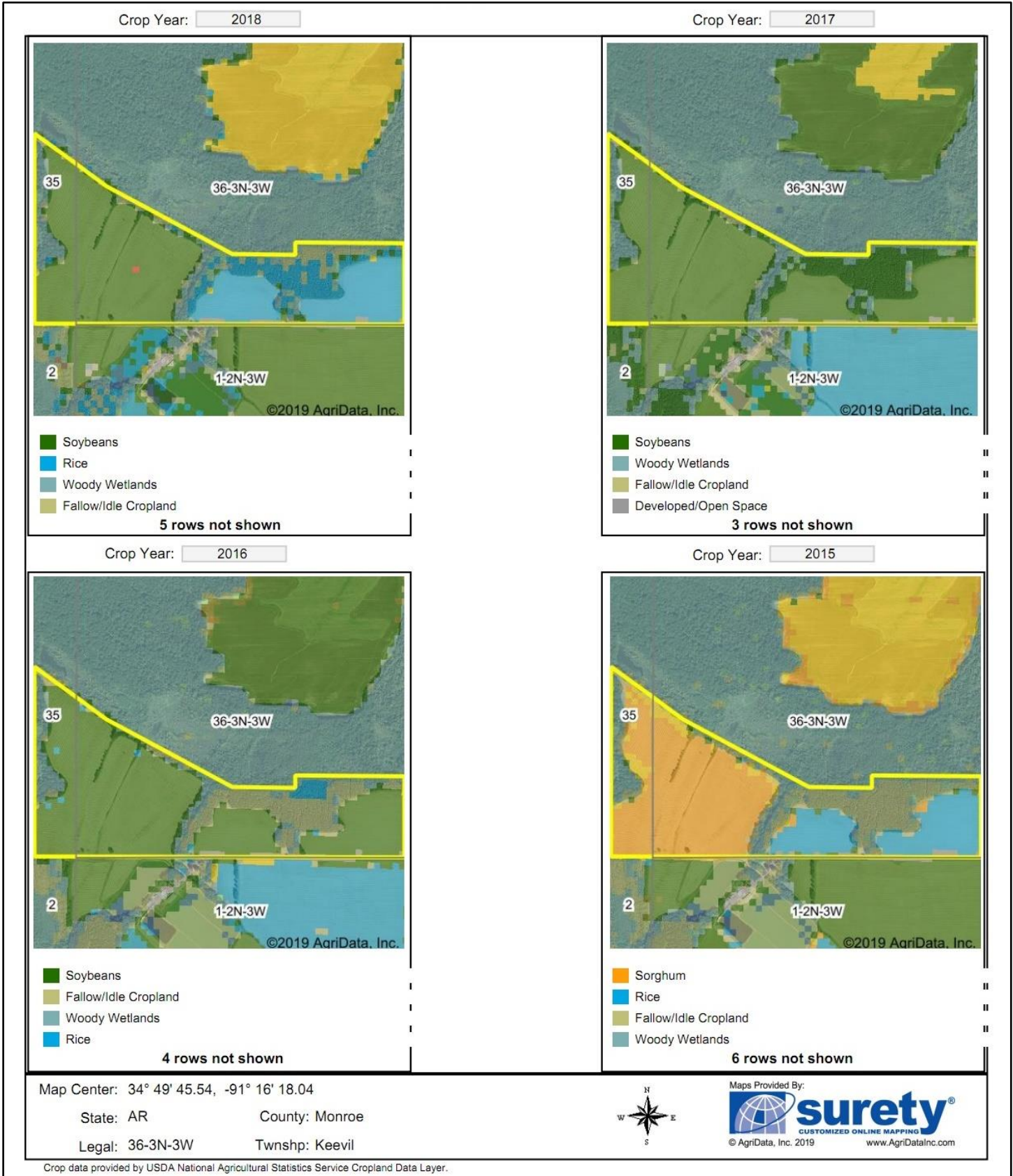
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Classification Code	Type	Acres
PFO1C	Freshwater Forested/Shrub Wetland	13.32
PFO1/SS1F	Freshwater Forested/Shrub Wetland	5.92
PFO1A	Freshwater Forested/Shrub Wetland	0.66
R4SBC	Riverine	0.47
Total Acres		20.37

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

CROP HISTORY MAP



PICTURES



