

LAND FOR SALE

1,380 +/- Acres

Clay County, Arkansas



OFFERED BY:

G **GLAUB**
FARM
MANAGEMENT

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

For Additional Information Contact:

Glaub Farm Management, LLC
Ted L. Glaub & Jeffrey Hignight
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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

HCT FARMS INC SUMMARY

Property Overview:

This property of 1,380 +/- acres in Clay County, AR is located approximately 1.5 miles southeast of Success AR along highway 211. The farm is almost entirely cropland acres and has a history of rice and soybean production. Soils are primarily silt loams. The property includes 12 wells.



This farm is a prime location for duck hunting and has been leased for several years. Located in the Mississippi Flyways this farm can provide a suitable habitat for migratory waterfowl.

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

Acreage: 1,380 +/- Acres

FSA Data: This farm is part of a larger farm and base will be allocated proportionately:

<u>Crop</u>	<u>Acres</u>	<u>PLC Yield</u>	<u>Commodity Program</u>
Peanuts	81.79	2773	PLC
Corn	250.37	169	ARC-CO
Rice-Long Grain	824.3	7238	PLC
Soybeans	712.61	35	ARC-CO
Rice-Med Grain	364.83	7469	PLC

Lease: Property is subject to a crop lease for 2019.

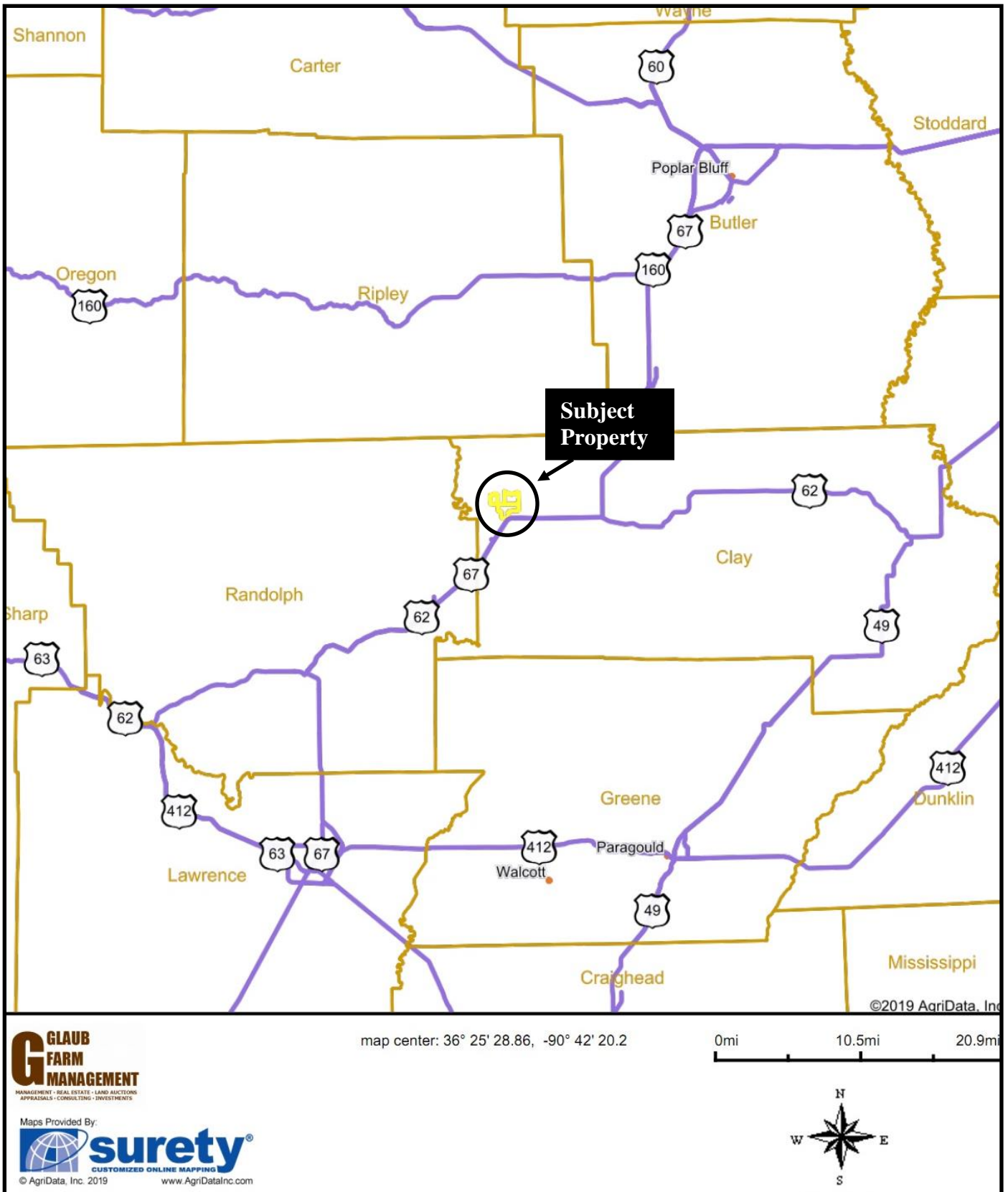
Oil, Gas & Mineral: All rights owned will transfer.

Real Estate Taxes: \$5,500.00 (Estimate)

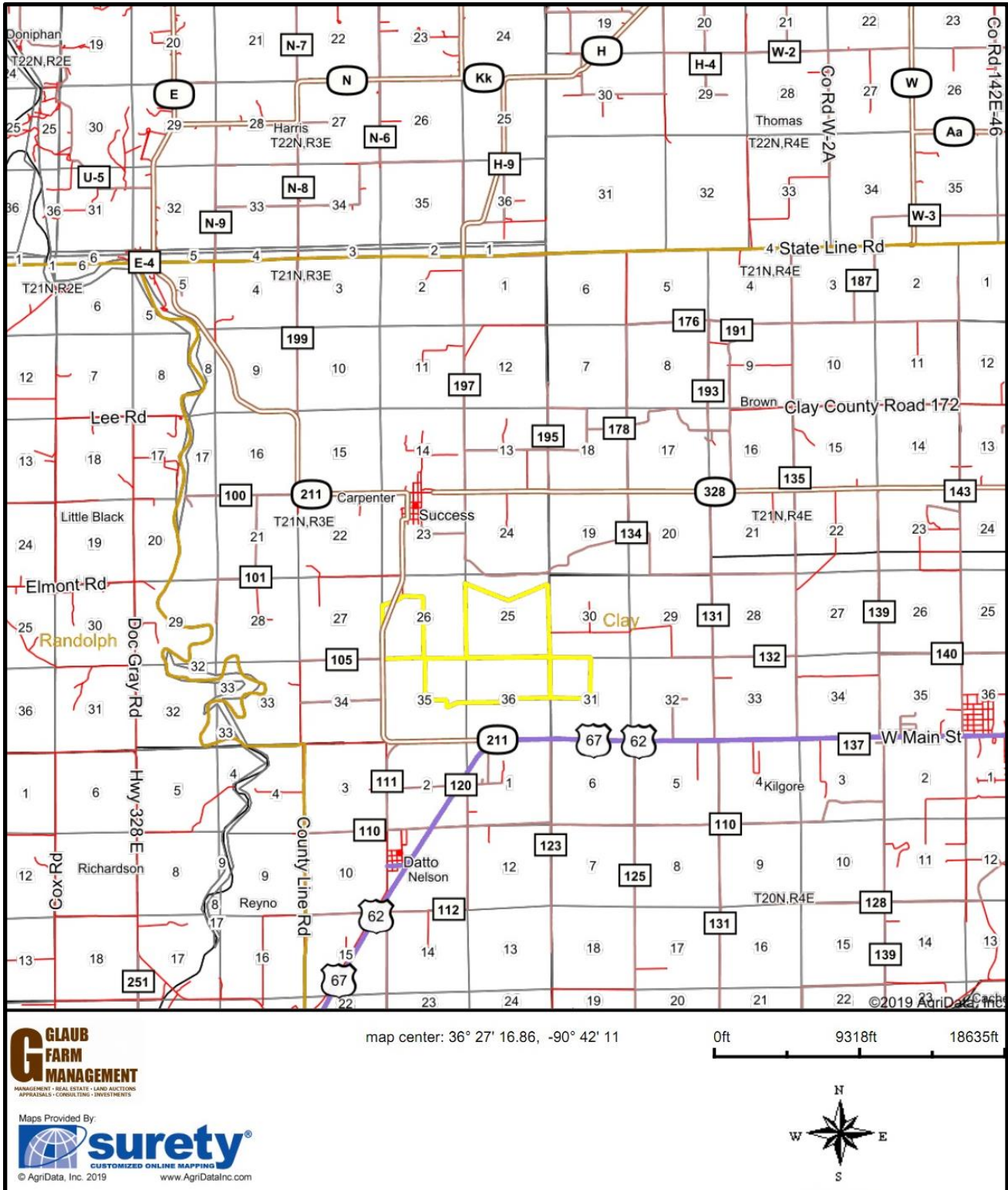
Online Map: <https://app.terrastridepro.com/property/42767/map?referer=iframe>

Asking Price: \$6,000/acre

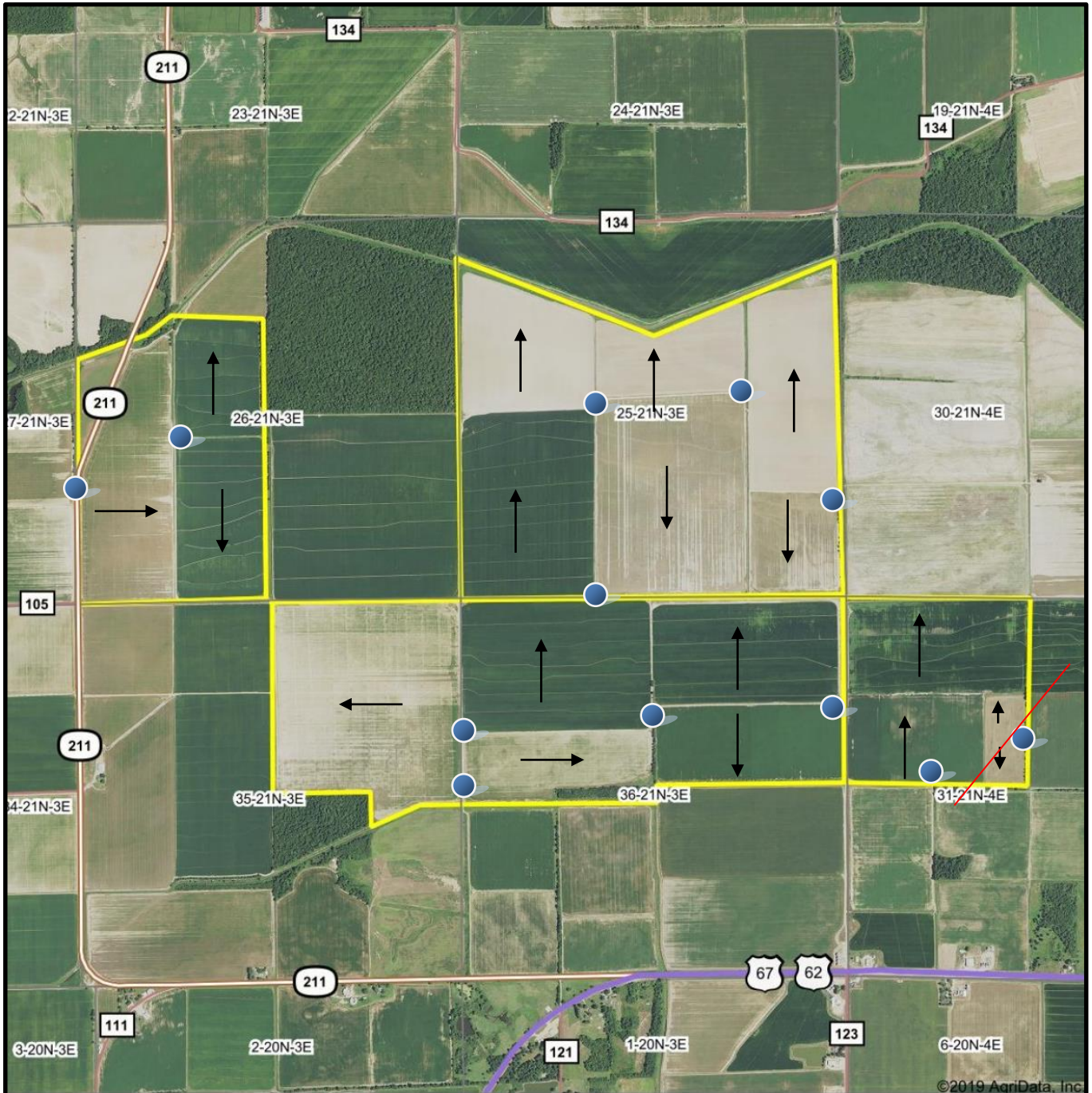
REGIONAL MAP



GENERAL LOCATION MAP



AERIAL MAP






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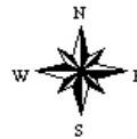
Map Center: 36° 25' 45.92, -90° 42' 30.56

0ft 2201ft 4403ft

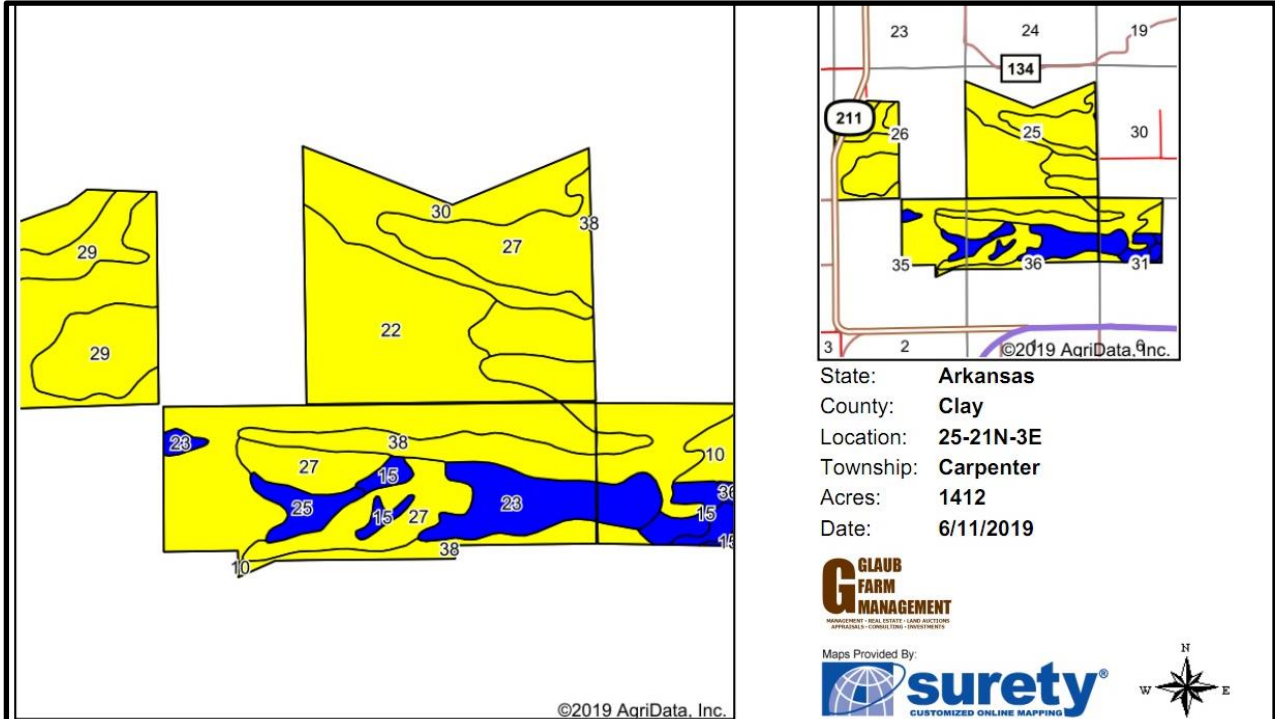
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Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING

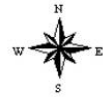
	Irrigation Wells
	Field Direction
	Gas Pipeline



SOILS MAP



State: **Arkansas**
 County: **Clay**
 Location: **25-21N-3E**
 Township: **Carpenter**
 Acres: **1412**
 Date: **6/11/2019**



Soils data provided by USDA and NRCS.

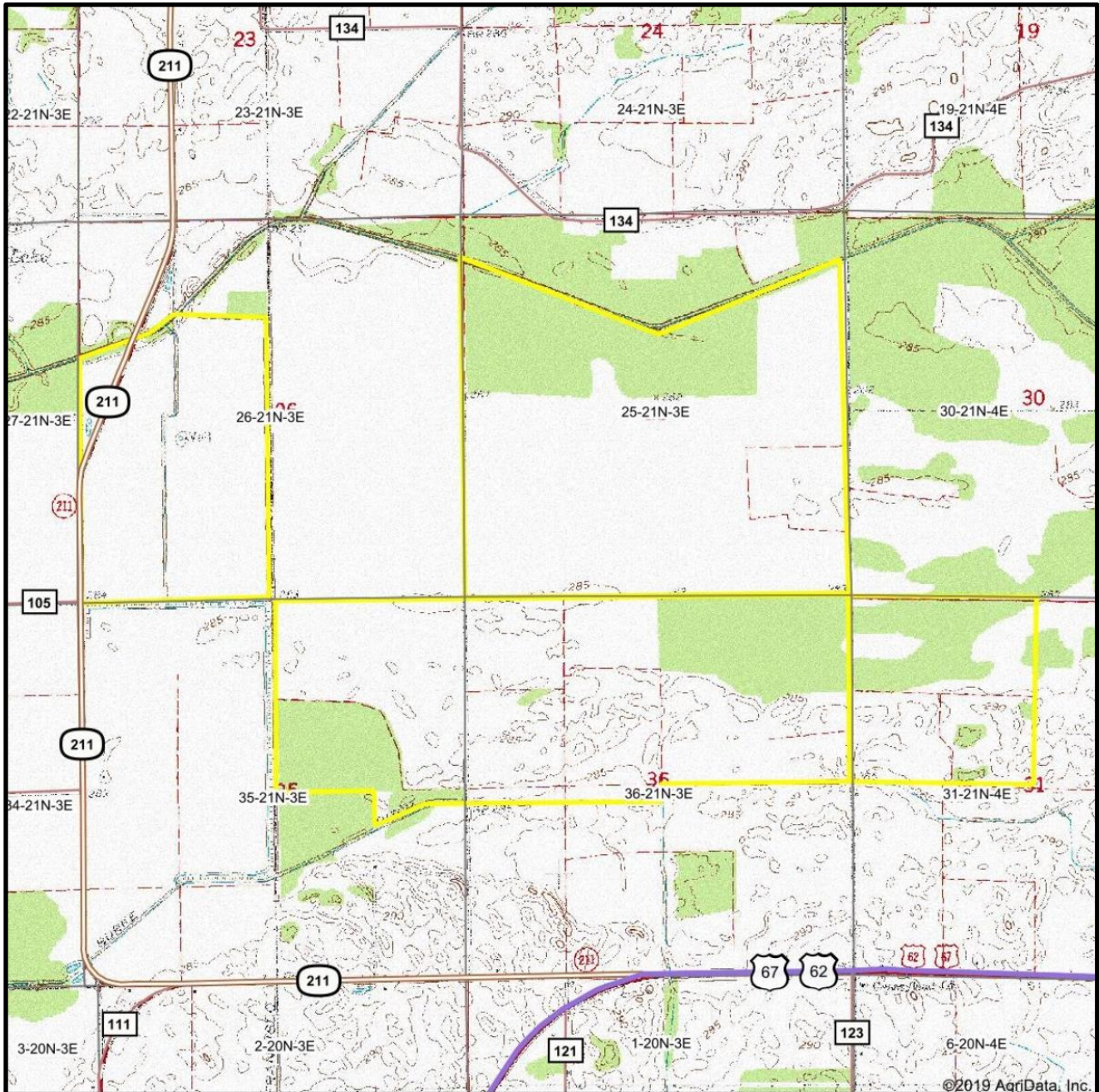
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Area Symbol: AR021, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
22	Crowley silt loam	523.37	37.1%		IIIw	69
27	Foley silt loam, 0 to 1 percent slopes	249.39	17.7%		IIIw	49
38	Wardell fine sandy loam	207.50	14.7%		IIIw	78
30	Kobel silty clay	127.36	9.0%		IIIw	58
29	Jackport silty clay, 0 to 1 percent slopes	112.85	8.0%		IIIw	49
23	Dexter silt loam, gently undulating	95.58	6.8%		Ile	83
15	Bosket fine sandy loam, gently undulating	37.75	2.7%		Ile	74
25	Dundee silt loam, 0 to 1 percent slopes	25.70	1.8%		IIw	82
10	Amagon silt loam, 0 to 1 percent slopes	20.60	1.5%		IIIw	71
13	Beulah fine sandy loam, 0 to 8 percent slopes	9.37	0.7%		IIs	63
36	Patterson fine sandy loam, 0 to 1 percent slopes	2.53	0.2%		IIw	63
Weighted Average						*n 65.5

*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



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map center: 36° 25' 45.92, -90° 42' 30.56

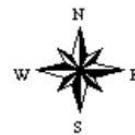


Maps Provided By:



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25-21N-3E
Clay County
Arkansas



CROP HISTORY MAP

