

# LAND FOR SALE

940.12 +/- Acres

St. Francis County, Arkansas



OFFERED BY:



## *For Additional Information Contact:*

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## FARM SUMMARY

### Property Overview:

This 940.12 +/- acre investment with 796.65 FSA cropland acres is located north of Wheatley, AR. The property are primarily silt loam soils with some silty clay and is irrigated. Crops are primarily rice, corn and soybeans. The farm's have improvements ranging from underground irrigation pipe, land leveling, and grain bins. Many of the irrigation wells come with electric motors.



The property is currently leased. The cropland has potential to be improved with precision leveling. Sub surface irrigation is ample and the farm has potential for surface water development. This property has waterfowl hunting potential.

**Inspections:** Contact Glaub Farm Management, LLC or First Mid Services to inspect farms.

**Acreage:** 940.12+/- FSA Farmland acres with 817.95+/- Cropland Acres

**Lease:** Property is subject to a crop and hunting leases.

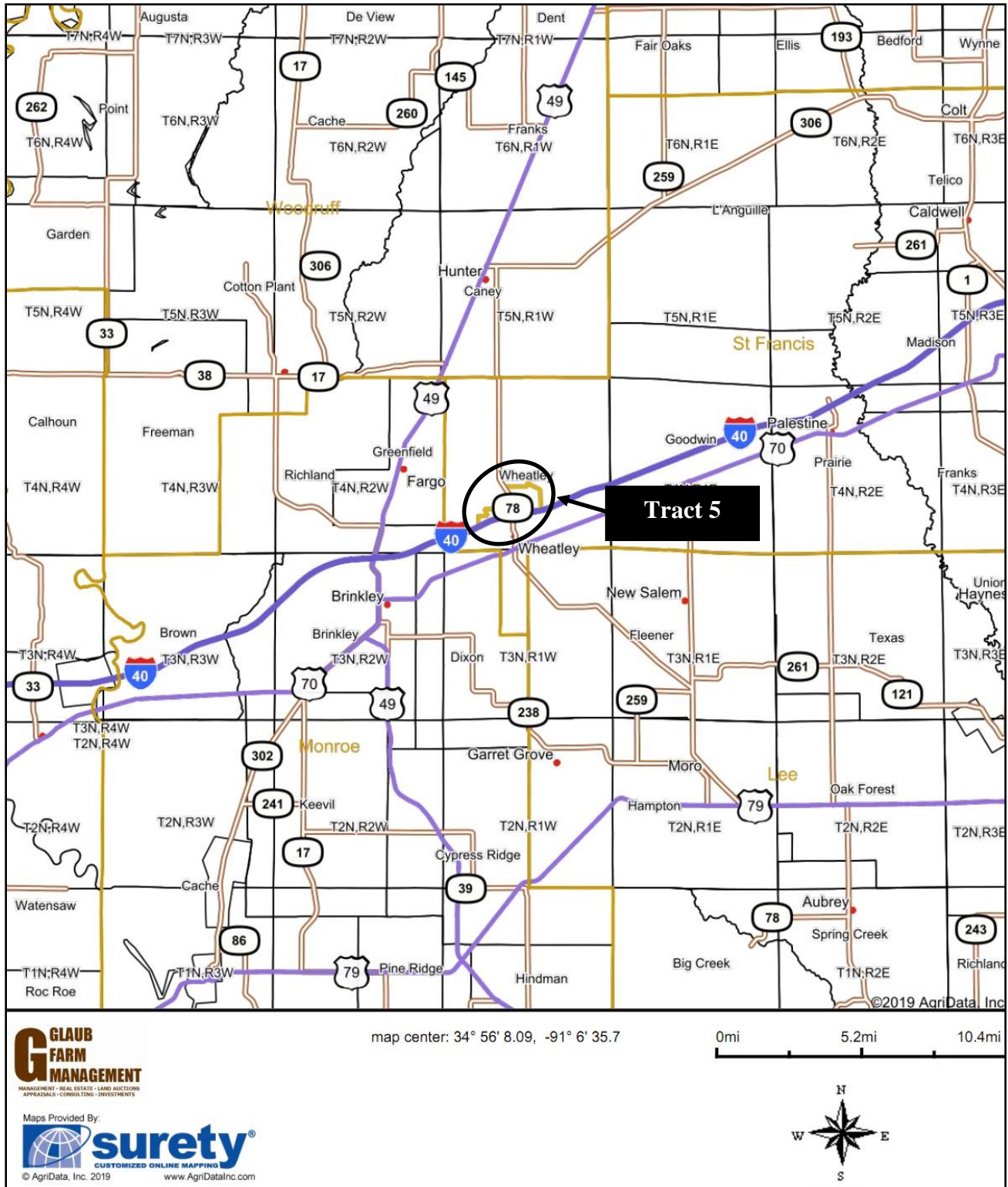
**Oil, Gas & Mineral:** All rights owned will transfer.

**Real Estate Taxes:** \$6,352.36 (2018)

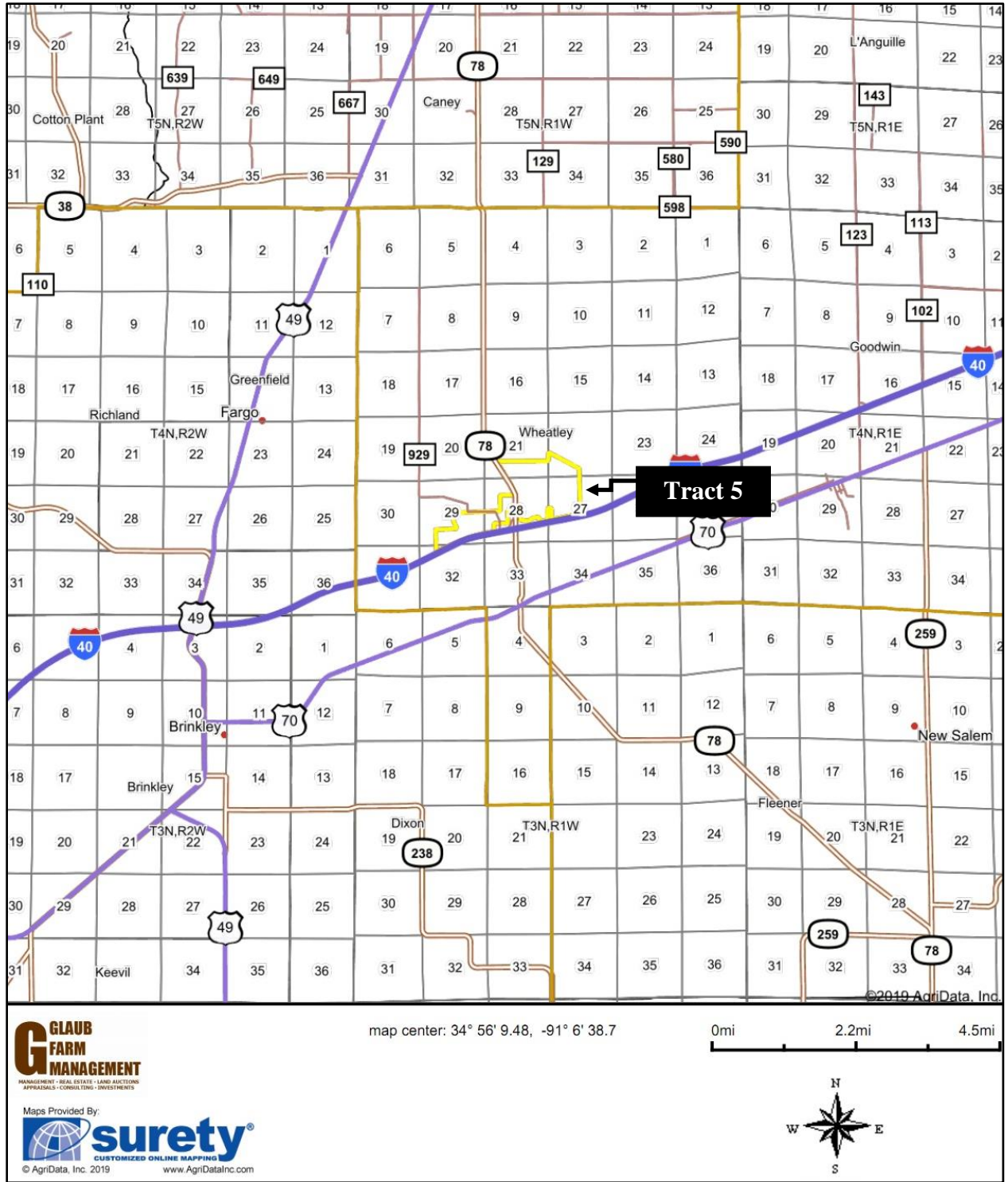
**Online Map:** <https://app.terrastridepro.com/property/71492/map?referer=iframe>

**Price:** \$3,105,280

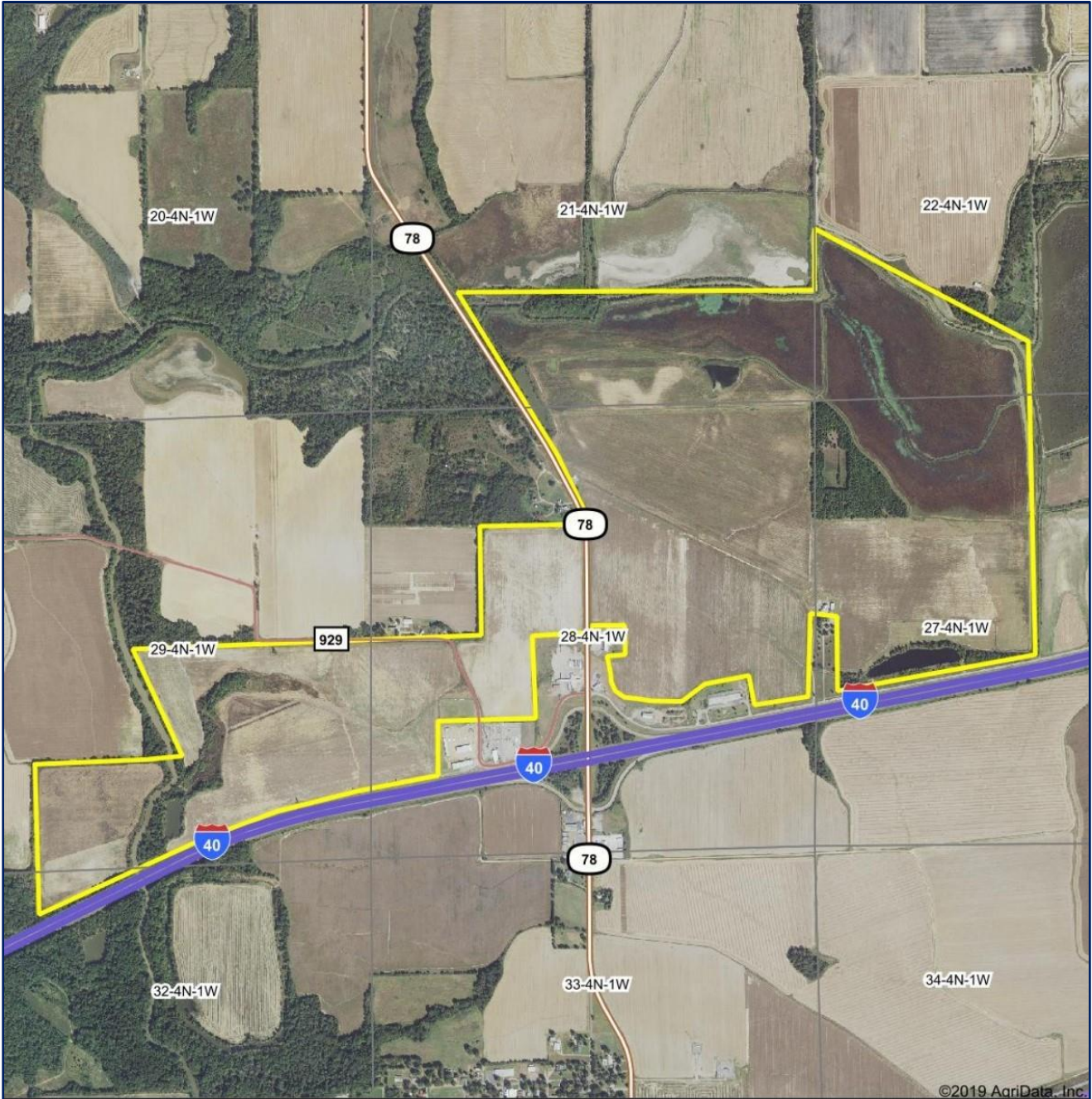
# REGIONAL MAP



# GENERAL LOCATION MAP



# TRACT 5 AERIAL MAP



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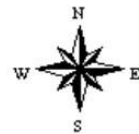
**G** GLAUB  
FARM  
MANAGEMENT  
MANAGEMENT - REAL ESTATE - LAND AUCTIONS  
APPRAISALS - CONSULTING - INVESTMENTS

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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Map Center: 34° 56' 10.8, -91° 6' 35.04

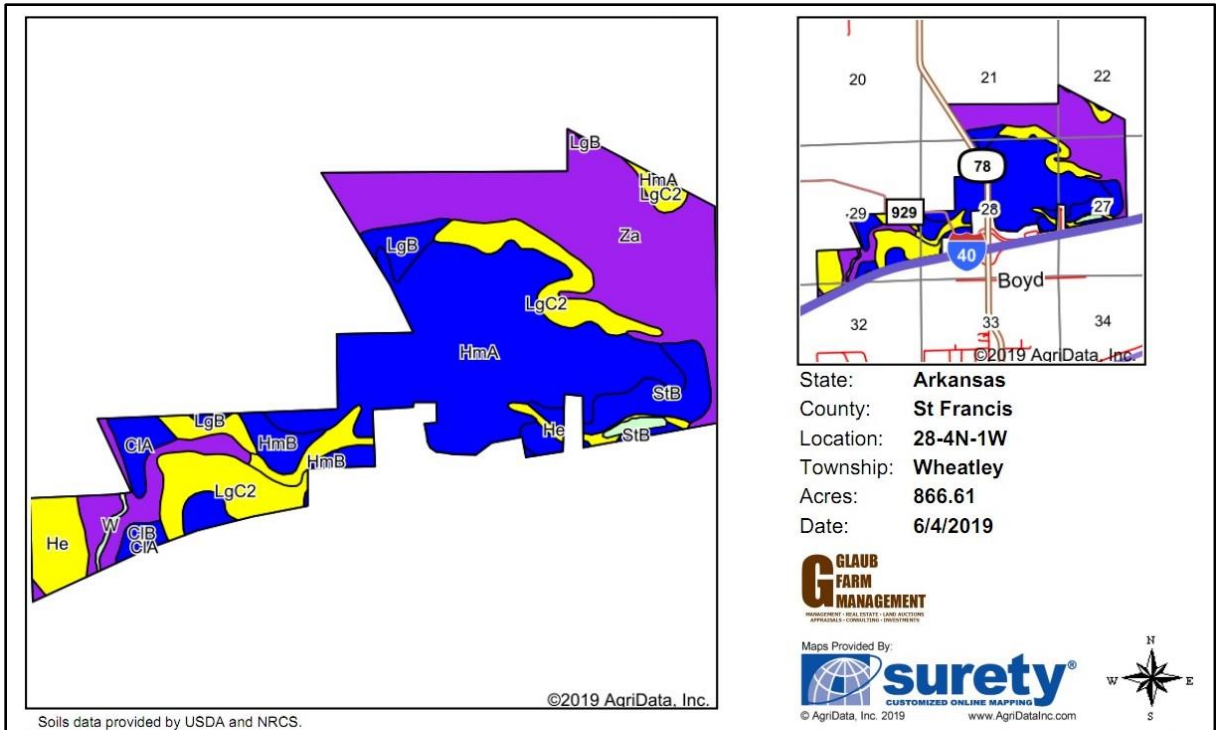
0ft 1857ft 3714ft

28-4N-1W  
St Francis County  
Arkansas



6/4/2019

# TRACT 5 SOILS MAP



Soils data provided by USDA and NRCS.

Area Symbol: AR123, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
HmA	Hillemann silt loam, 0 to 1 percent slopes	301.29	34.8%		IIw	46
Za	Zachary silt loam	279.45	32.2%		Vw	24
LgC2	Loring silt loam, 3 to 8 percent slopes, eroded	110.74	12.8%		IIIe	31
He	Henry silt loam, 0 to 1 percent slopes	55.64	6.4%		IIIw	42
StB	Stuttgart silt loam, 1 to 3 percent slopes	47.60	5.5%		Ile	71
HmB	Hillemann silt loam, 1 to 3 percent slopes	19.43	2.2%		Ile	79
LgB	Loring silt loam, 1 to 3 percent slopes, west	19.30	2.2%		Ile	54
CIA	Calloway silt loam, 0 to 1 percent slopes	18.17	2.1%		IIw	49
CIB	Calloway silt loam, 1 to 3 percent slopes	7.84	0.9%		Ile	49
W	Water	7.15	0.8%			
<b>Weighted Average</b>						<b>*n 38.7</b>

\*n: The aggregation method is "Weighted Average using major components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

# TRACT 5 CROP HISTORY

Crop Year:



Crop Year:



Crop Year:



Crop Year:



Map Center: 34° 56' 10.56, -91° 6' 37.74

State: AR County: St Francis

Legal: 28-4N-1W Twnshp: Wheatley

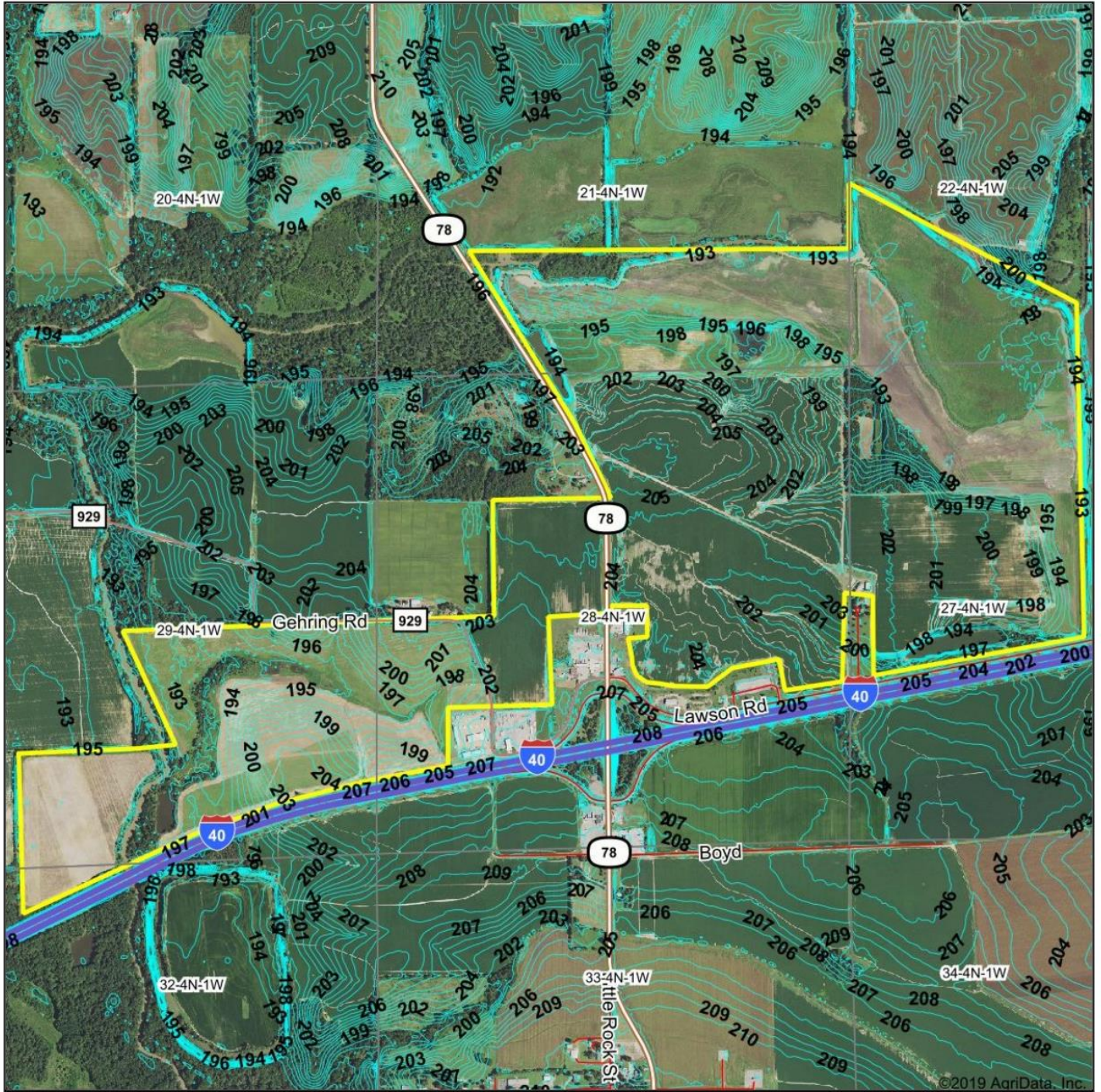
Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer



Maps Provided By:



# TRACT 5 ELEVATION MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 1.0

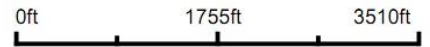
Min: 192.2

Max: 206.4

Range: 14.2

Average: 197.8

Standard Deviation: 4.63 ft



5/20/2020

28-4N-1W  
St Francis County  
Arkansas

Map Center: 34° 56' 8.95, -91° 6' 36.98



# TRACT 5 FSA Information

Arkansas  
St. Francis  
Report ID: FSA-156EZ

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

FARM: 2140  
Prepared: 4/8/19 10:57 AM  
Crop Year: 2019  
Page: 1 of 1

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 COFFMAN, LOWELL EUGENE III	Farm Identifier RE91-22 DIV 2025	Recon Number
Farms Associated with Operator: 3490		

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
663.42	559.24	559.24	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	559.24	153.2	0.0				

Crop	ARC/PLC				
	ARC-IC NONE	ARC-CO SOYBN	PLC RICE-LGR	PLC-Default NONE	
	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction	HIP
RICE-LONG GRAIN	265.59		6445	0.0	
SOYBEANS	308.41		33	0.0	100
<b>Total Base Acres:</b>	574.0				

Tract Number: 18014      Description: A8, B8    SEC28/SEC29/T4N/R1W

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
663.42	559.24	559.24	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	559.24	153.2	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	265.59		6445	0.0
SOYBEANS	308.41		33	0.0
<b>Total Base Acres:</b>	574.0			

Owners: BALLYMORE LLC

Other Producers: WILKISON, JARROD

# TRACT 5 FSA Information Continued

**Arkansas** U.S. Department of Agriculture **FARM: 3490**  
**St. Francis** Farm Service Agency Prepared: 4/8/19 10:57 AM  
**Report ID: FSA-156EZ** **Abbreviated 156 Farm Record** Crop Year: 2019  
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.

<b>Operator Name</b> COFFMAN, LOWELL EUGENE III	<b>Farm Identifier</b> FARM DIV FSN 2315	<b>Recon Number</b>
<b>Farms Associated with Operator:</b> 2140		

**CRP Contract Number(s):** 220

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
276.7	258.71	258.71	0.0	0.0	21.3	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	237.41	36.6	0.0				

ARC-IC NONE	ARC/PLC ARC-CO WHEAT, SOYBN	PLC RICE-LGR, RICE-MGR	PLC-Default NONE
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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	44.0		41	0.0	
RICE-LONG GRAIN	91.3		5329	0.0	
SOYBEANS	130.0		25	0.0	47
RICE-MED GRAIN	8.7		5329	0.0	
<b>Total Base Acres:</b>	<b>274.0</b>				

**Tract Number:** 18013    **Description:** B8    SEC28/SEC29/T4N/R1W

**BIA Range Unit Number:**

**HEL Status:** HEL Determinations not complete

**Wetland Status:** Wetland determinations not complete

**WL Violations:** None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
276.7	258.71	258.71	0.0	0.0	21.3	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	237.41	36.6	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	44.0		41	0.0
RICE-LONG GRAIN	91.3		5329	0.0
RICE-MED GRAIN	8.7		5329	0.0
SOYBEANS	130.0		25	0.0
<b>Total Base Acres:</b>	<b>274.0</b>			

**Owners:** BALLYMORE LLC

