

LAND FOR SALE

185 +/- Acres

Lonoke County, Arkansas



OFFERED BY:

G **GLAUB**
FARM
MANAGEMENT

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

For Additional Information Contact:

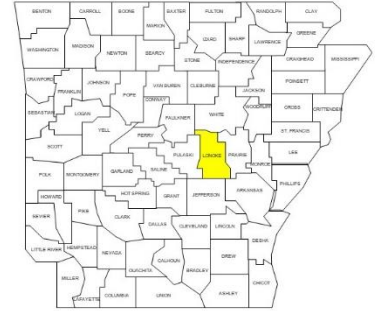
Glaub Farm Management, LLC
Ted L. Glaub or Jeffrey Hignight
1702 Stone, Suite C
Jonesboro, AR 72401
Office: (870) 972-6996
Fax: (870) 931-5985
Email: info@glaubfm.com
Website: www.GlaubFM.com

Serving Landowners in Arkansas, Mississippi, Missouri, and Tennessee

GRAVES FARM SUMMARY

Property Overview:

This 185.86 +/- acre farm land for sale in Arkansas is located 6.5 miles southwest of England and 34 miles from Little Rock. The farm has a history of corn, soybean and wheat. Soils are primarily silt loam with a high NCCPI rating of 72.7.



The farm has potential to be a high quality long term investment. Precision leveling and additional surface irrigation development will increase the farm's investment return. In addition, surface irrigation on this farm is sustainable, saves irrigation cost compared to groundwater, and will fully irrigate. For more information on improvements and irrigation contact GFM.

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

Acreage: 157.9 +/- FSA Cropland acres – 85% cultivatable

FSA Data: Cropland Acres – 157.9 acres

<u>Crop</u>	<u>Acres</u>	<u>PLC Yield</u>	<u>Commodity Program</u>
Wheat	134.2	43	PLC
Rice-Long Grain	7.0	4583	PLC
Rice-Med Grain	0.7	4583	PLC
Soybeans	<u>41.0</u>	25	ARC-CO
Total Base:	182.9		

Lease: The farm's lease will expire at completion of harvest in 2020.

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

Real Estate Taxes: \$1,676.65 (Estimate)

Online Map: <https://app.terrastridepro.com/property/154672/map/#ghyb,34.500449,-92.026948,16z>

Video: <https://youtu.be/k60J-GGGiDY>

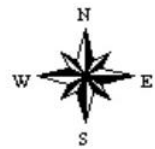
Asking Price: \$836,000

REGIONAL MAP

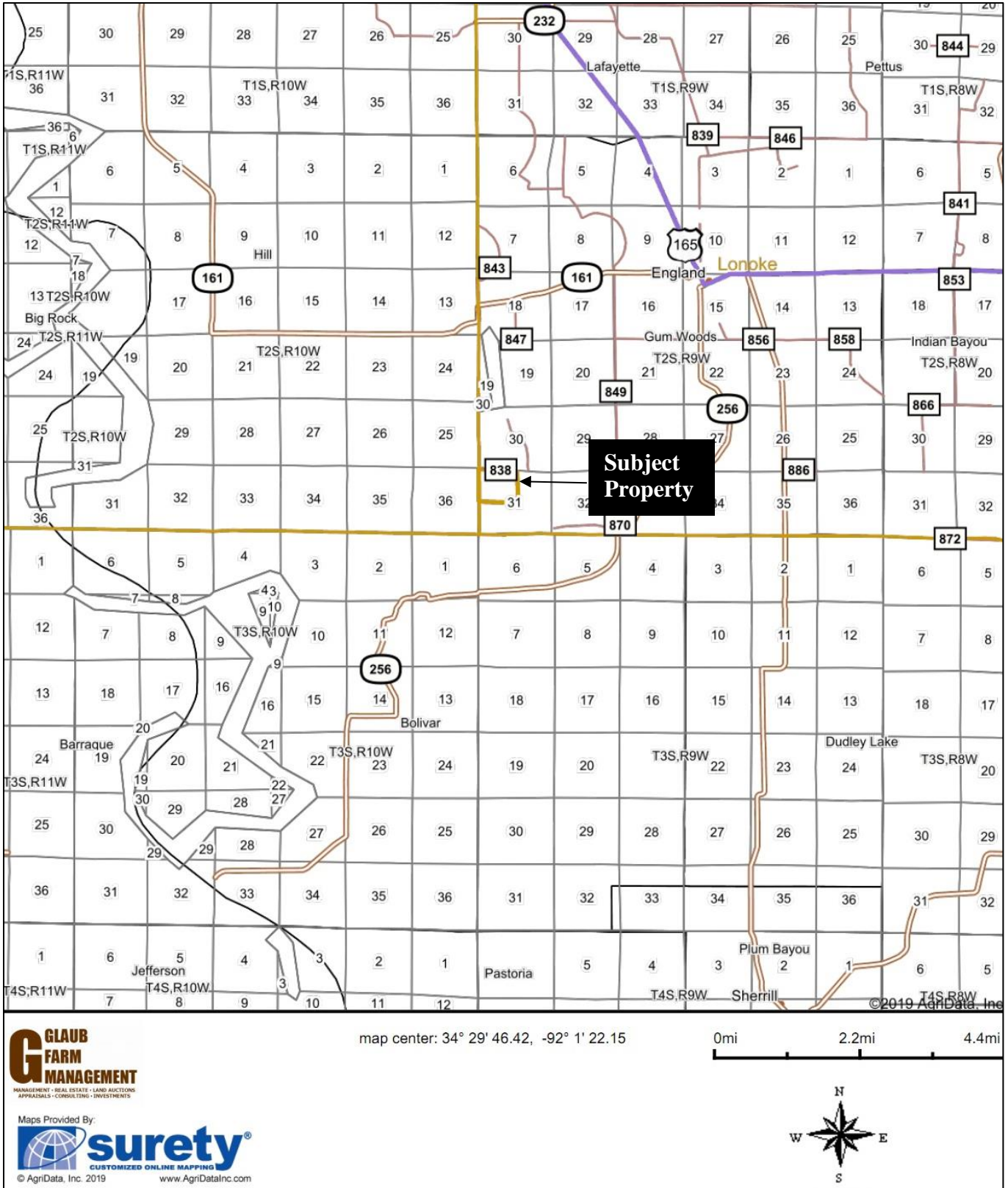


map center: 34° 31' 36.68, -92° 2' 27.1

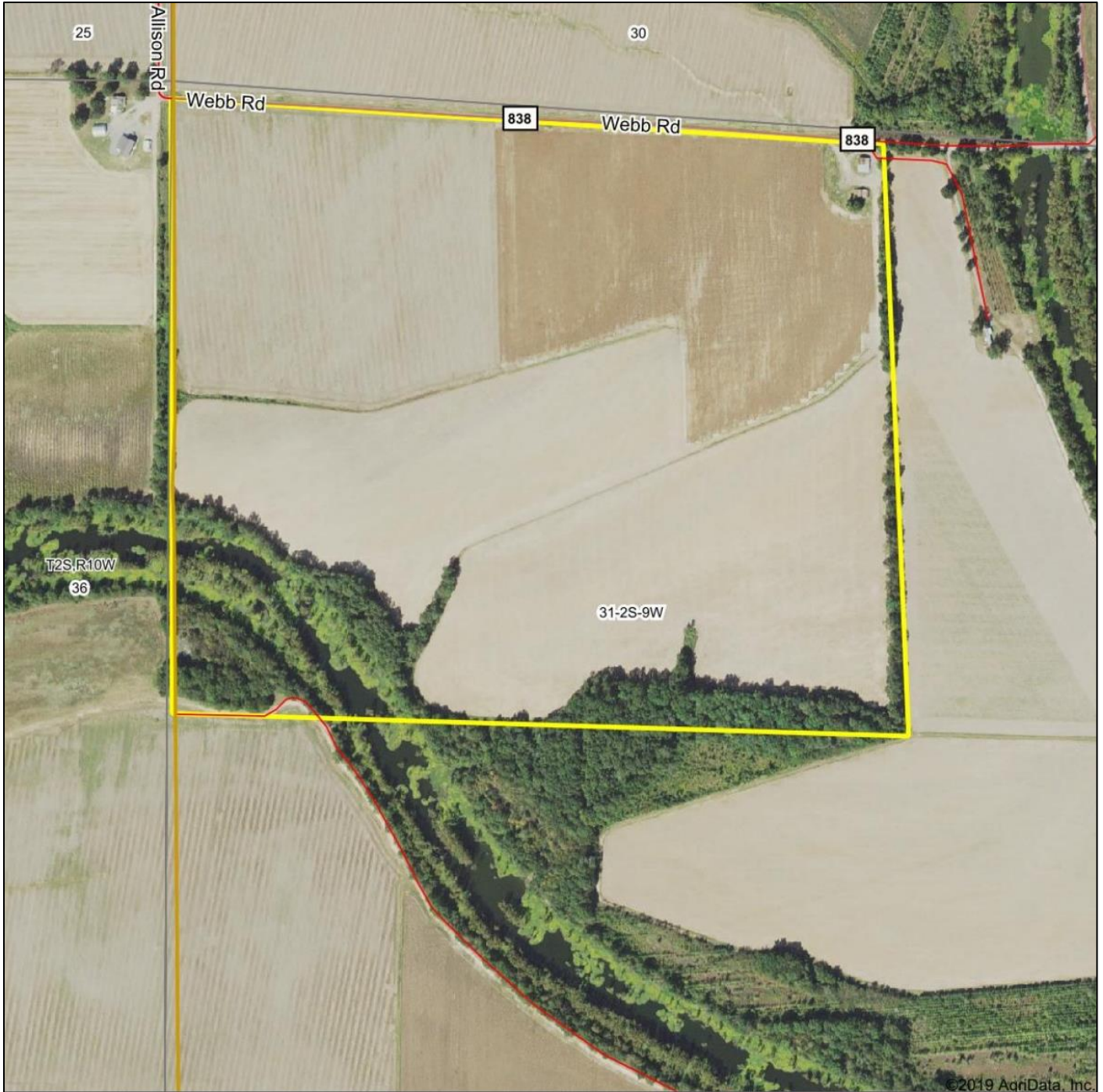
0mi 7.6mi 15.2mi



GENERAL LOCATION MAP



AERIAL MAP



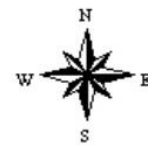
Map Center: 34° 29' 55.11, -92° 1' 28.57

0ft 679ft 1358ft

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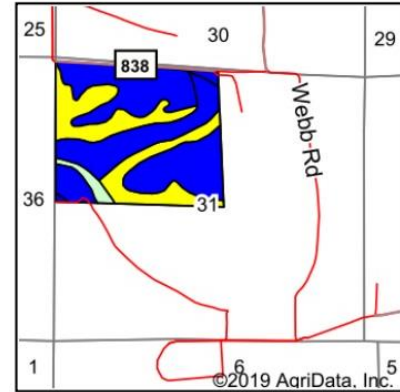
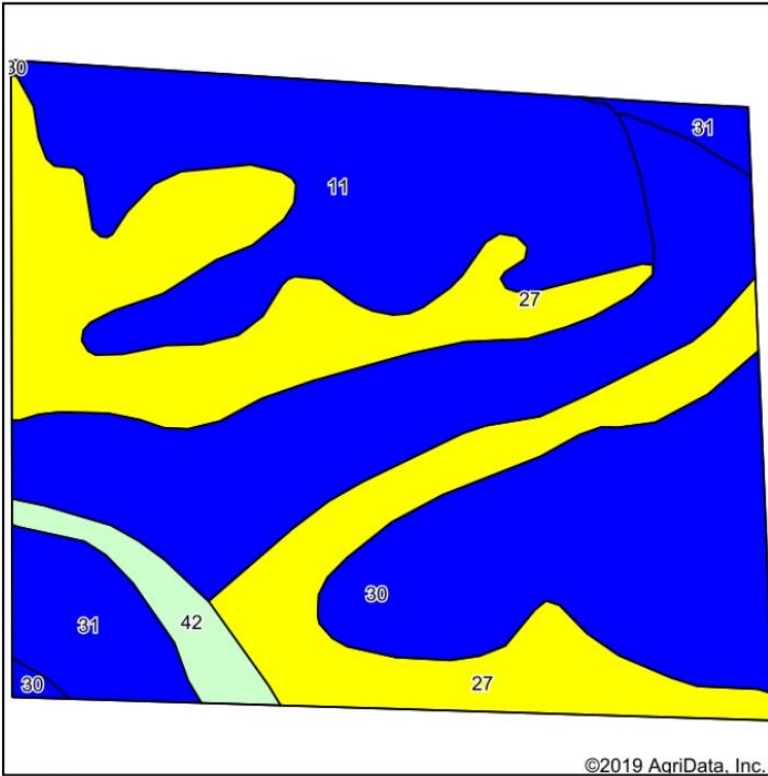
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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31-2S-9W
Lonoke County
Arkansas



10/15/2019

SOILS MAP



State: **Arkansas**
 County: **Lonoke**
 Location: **31-2S-9W**
 Township: **Gum Woods**
 Acres: **185.86**
 Date: **10/15/2019**



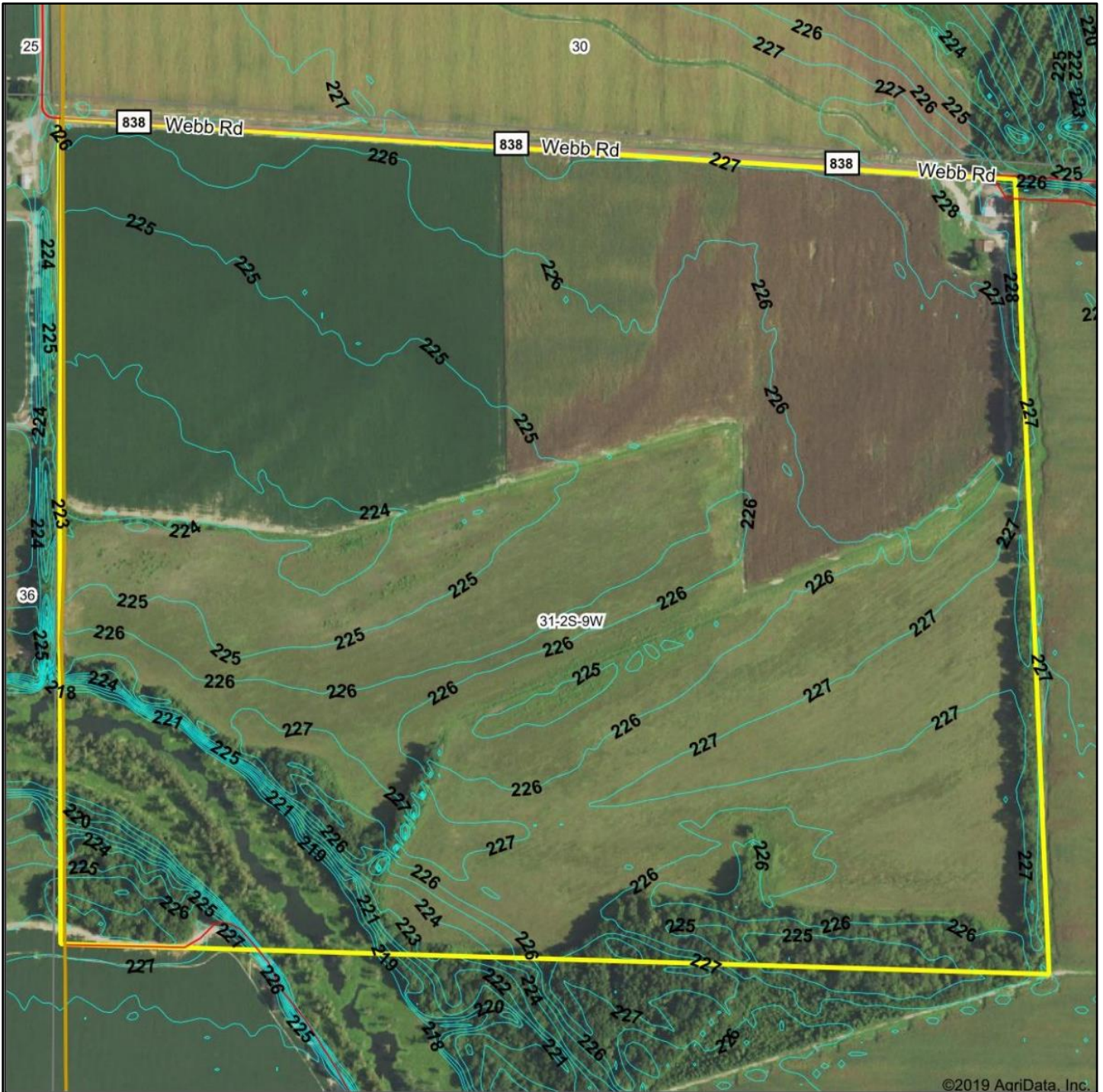
Soils data provided by USDA and NRCS.

Area Symbol: AR680, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
30	Rilla silt loam, 0 to 1 percent slopes	71.00	38.2%		Ile	85
27	Perry silty clay, 0 to 1 percent slopes	55.68	30.0%		IIIw	51
11	Hebert silt loam, 0 to 1 percent slopes	43.30	23.3%		IIw	86
31	Rilla silt loam, 1 to 3 percent slopes	10.65	5.7%		Ile	86
42	Water	5.23	2.8%			
Weighted Average						*n 72.7

*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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Source: USGS 10 meter dem
 Interval(ft): 1.0
 Min: 217.3
 Max: 228.6
 Range: 11.3
 Average: 225.4
 Standard Deviation: 1.9 ft

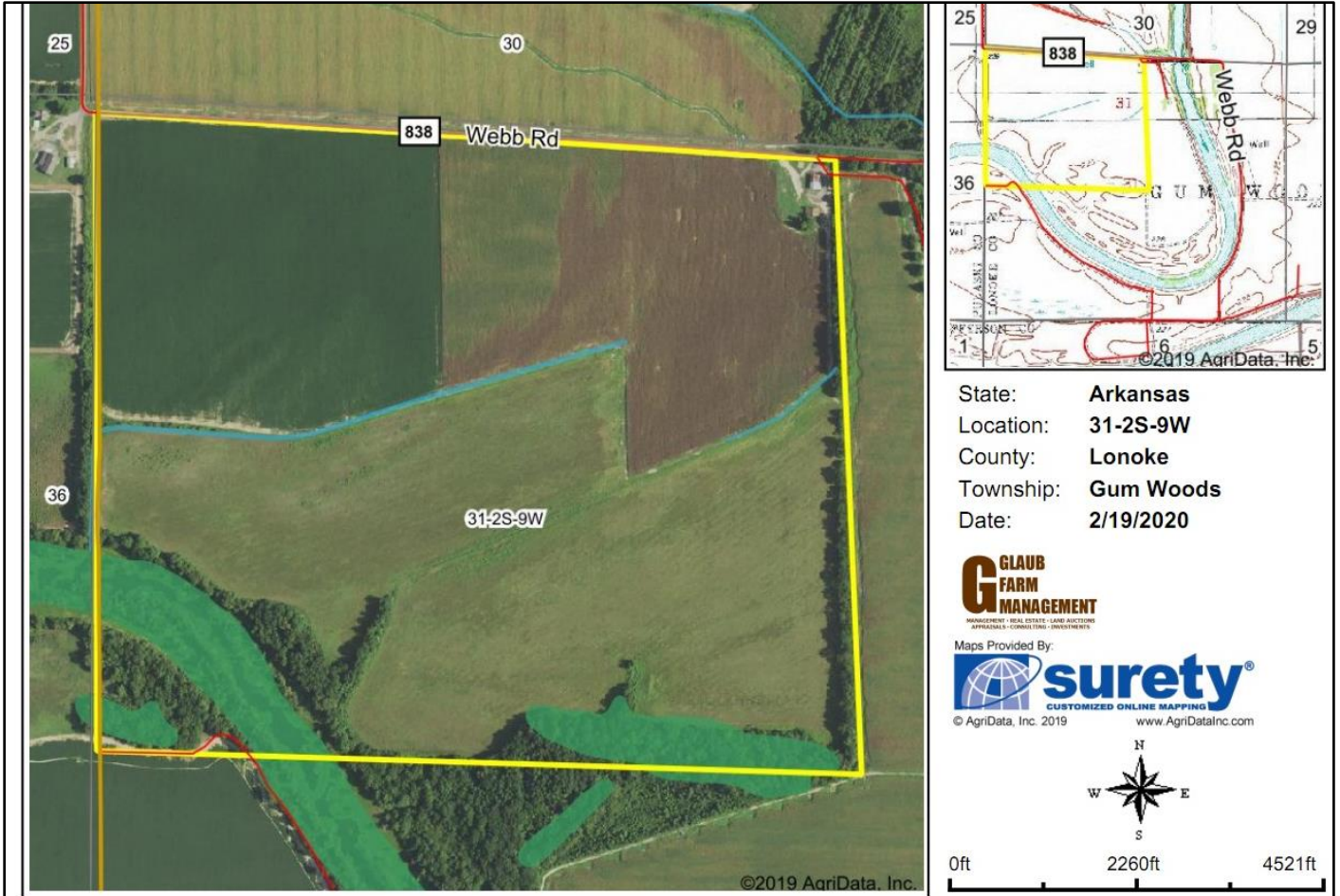


6/1/2020

31-2S-9W
Lonoke County
Arkansas

Map Center: 34° 30' 1.88, -92° 1' 30.96

WETLANDS MAP



Classification Code	Type	Acres
PFO1/UBF	Freshwater Forested/Shrub Wetland	7.05
PFO1Cd	Freshwater Forested/Shrub Wetland	5.15
R4SBC	Riverine	1.33
PFO1F	Freshwater Forested/Shrub Wetland	1.04
R5UBFx	Riverine	0.17
Total Acres		14.74

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

CROP HISTORY MAP



