

FARMLAND AUCTION

IN-PERSON AND ONLINE AUCTION
80 +/- Acres Craighead County, Arkansas



AUCTION BY:

G **GLAUB**
FARM
MANAGEMENT

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

For Additional Information Contact:

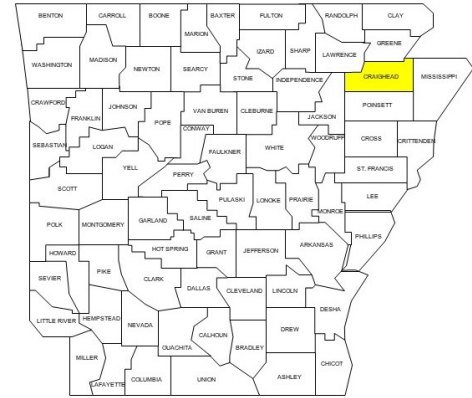
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Serving Landowners in Arkansas, Mississippi, Missouri, and Tennessee

CK JACK LLC FARMLAND AUCTION SUMMARY

Property Overview:

Arkansas land for sale in Craighead County comprised of 80 +/- acres approximately 2.5 miles northwest of Bono, AR, 10 miles northwest of Jonesboro, AR. This property has county road frontage on Craighead CR 159 with a history of soybean, corn, and rice production. The soils on this farm consist of Dubbs, Amagon, and Foley silt loams as well as Jacksonport silty clay loam with an average NCCPI rating of 73.1 which above the county average 62.



The farm is irrigated with a well in the middle of the property. The west 40 acres was precision leveled in 2018 and the eastern 40 acres can be row irrigated. The property adjoins a drainage ditch to the north which flows into the Cache River making it a potential for recreational opportunities.

Acres: 80 +/- Taxed acres

FSA Data: Cropland Acres – 78.61 acres

<u>Crop</u>	<u>Acres</u>	<u>PLC Yield</u>	<u>Commodity Program</u>
Long Grain Rice	19.5	6622	
Medium Grain Rice	58.3	5410	
Total Base:	77.8		

Property Taxes: \$734 (Estimate)

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

Auction

Date & Time: Thursday, January 20, 2022 @ 10:00 AM CST (Registration starts @ 9:00 AM)

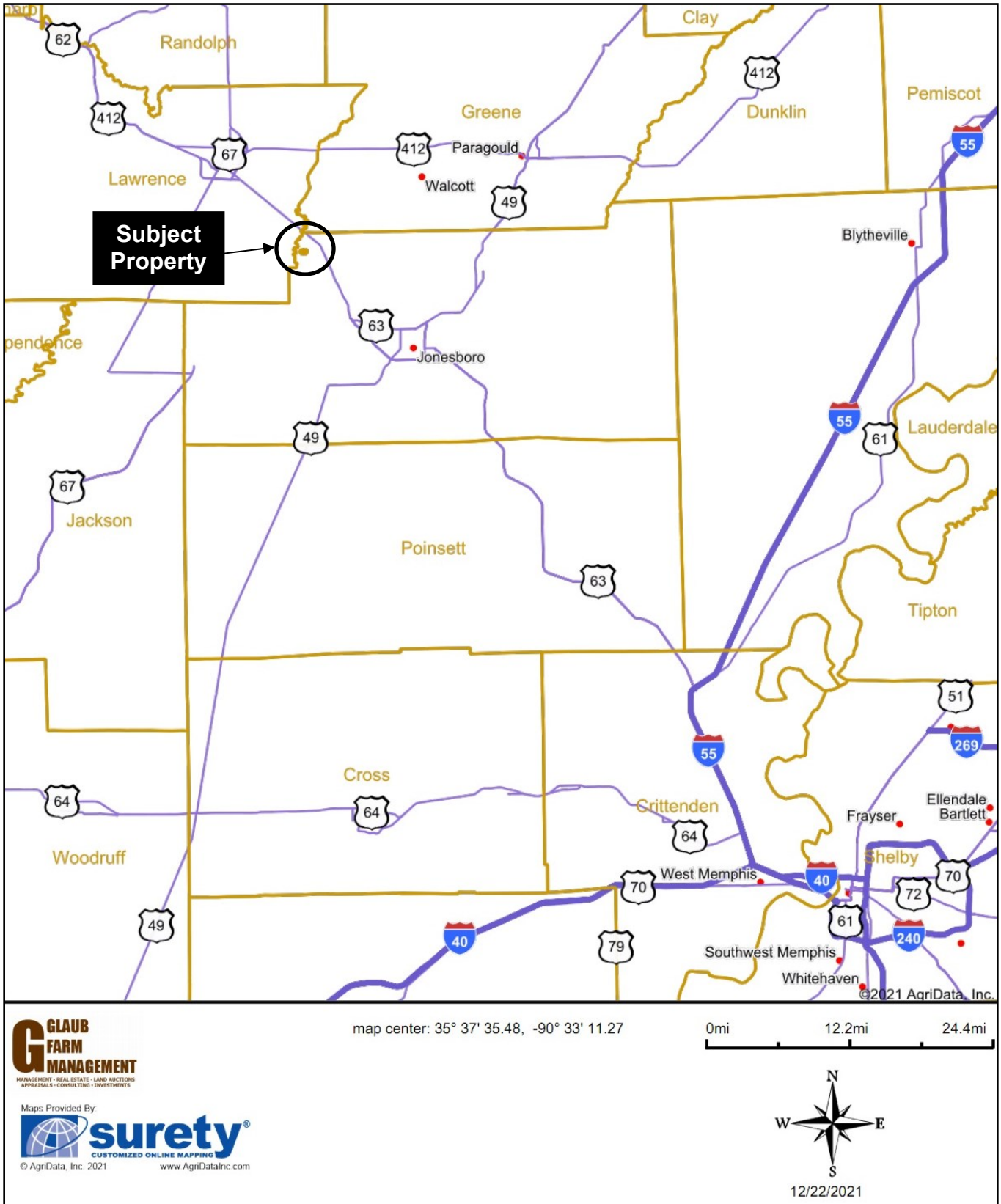
Auction Location: Hilton Garden Inn, 2840 S Caraway Rd, Jonesboro, AR 72401

Online Bidding: [Register To Bid Online Here](#)

Online Map: [Click Here](#)

Video: [Click Here](#)

GENERAL LOCATION MAP



TERMS AND CONDITIONS

Method of Sale: Glaub Farm Management, LLC (GFM) will offer this property for public auction on Thursday, January 20, 2022. Auction location will be at the Hilton Garden Inn at Jonesboro. At 10:00 AM, the property will be offered as one total unit, in tracts, or in combination. Each bid shall constitute an offer to purchase, and the final bid, if accepted by the Seller(s), shall constitute a binding contract between the Buyer(s) and the Seller(s). Online bidding is allowed prior to the auction date and up until the live bidding ends. The auctioneer will settle any disputes as to bids and his decision will be final. If you are unable to attend the auction and would like to place a confidential sealed bid, please contact GFM at 870-972-6996.

Acreage: The acreages listed in this brochure are estimates taken from the county assessor's records, survey, and/or FSA records.

Survey: The Seller(s) reserve the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for a tract or tracts, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, or if this property sells in multiple tracts requiring new legal descriptions, a survey will be completed, the cost of which will be shared 50/50 by the Seller(s) and the Buyer(s). The Seller(s) will choose the type of survey to be completed and warrants that it will be sufficient to provide an owner's title insurance policy for the tract(s). The price per acre will be the auction bid price for the tract, multiplied by the tract acreage estimated in the auction brochure.

Approval of Bids: The Seller(s) reserve the right to accept or reject any and all bids. All successful bidders must enter into a separate written purchase agreement the day of the auction, immediately following the conclusion of the bidding.

Down Payment: 10% of the final purchase price is due the day of the auction with the balance due at closing. If bidding online, the down payment must be received by 10:00AM the following day. The down payment must be in the form of personal or company check accompanied with a bank letter guaranteeing minimum funds available to write a non-refundable bid deposit, cashier's check, or cash. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

Deed: The Seller(s) will provide a General Warranty Deed or similar deed at closing.

Evidence of Title: The Seller(s) will provide an Owner's Title Insurance Policy to the Buyer(s). The Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement(s) are null and void prior to the closing, and the Broker will return the Buyer's down payment.

Easements: The sale of this property is subject to any and all easements of record.

Closing: The closing shall be on or before Monday, February 21, 2022. The Seller(s) have the choice to extend this date if necessary until March 15, 2022.

Possession: Possession will be delivered at closing.

Mineral Rights: Any mineral rights owned by the Seller(s) will be conveyed to the Buyer(s).

Real Estate Taxes: The Seller(s) will pay the real estate and personal property taxes for 2021 calendar year and prior. Buyer is responsible for 2022 and subsequent years.

Property Inspections: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries and due diligence concerning the property. Further, Seller(s) disclaim any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by GFM or the Seller(s) without GFM present.

Agency: Glaub Farm Management, LLC, Ted Glaub (Broker/Auctioneer) and their representatives, are exclusive agents of the Seller(s).

Online Bidder Registration: In order to bid online you must register for the auction online 24 hours prior to the auction at bid.glaubfm.com and be approved by GFM. Contact GFM if you have issues registering or questions regarding online bidding.

Terms and Conditions Continued....

Glaub Farm Management, LLC-(C.K. Jack LLC)

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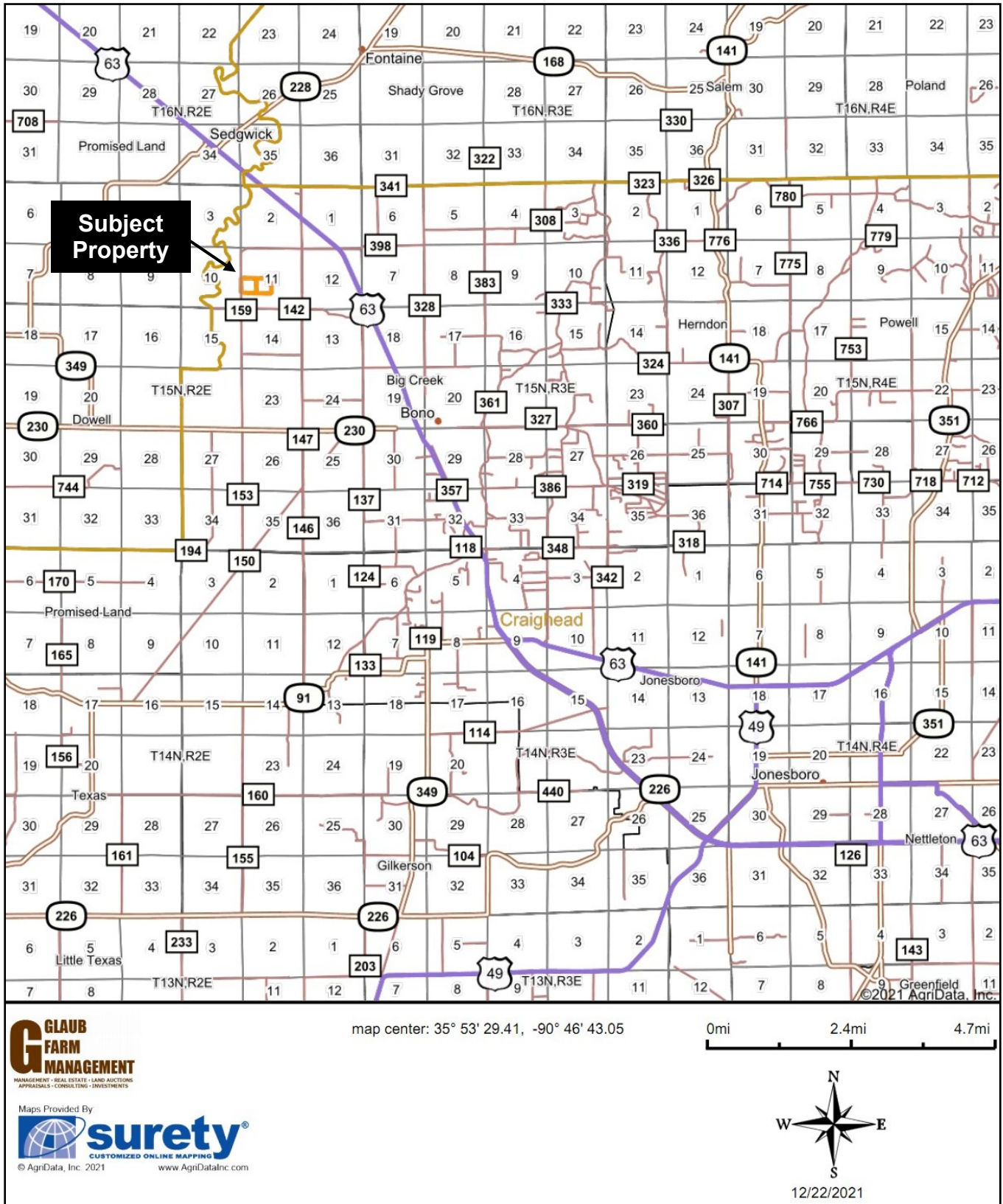
Technical Issues: In the event there are technical difficulties related to the server, software, internet or any other online auction-related technologies, Glaub Farm Management reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software, nor Glaub Farm Management shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

Broker Participation: GFM will accept broker/realtor participation if the proper form is filled out at least 24 hours prior to the auction and the broker/realtor must attend the auction. Call GFM @ 870-972-6996 to receive the broker/realtor participation form.

Disclosure: Buyer has been informed that the Property, including without limitation garages, tool sheds, other outbuildings, fences, signs and mechanical equipment on the Property that were constructed prior to 1978, if any, may contain lead-based paint.

Disclaimer: All information contained in this brochure and all related materials are subject to the Terms and Conditions contained in the purchase agreement. No liability for the accuracy, errors or omissions of the information contained in this brochure and all related marketing materials is assumed by the Seller(s) or GFM. All sketches and dimensions in this brochure are approximate. ANNOUNCEMENTS MADE BY GFM, LEGAL COUNSEL, AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller(s) or GFM. Except for any express warranties set forth in the purchase agreement and sale documents, Buyer(s) accepts the property "AS IS," and Buyer(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller(s) and GFM make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Seller(s) or GFM be liable for any damages of any kind, including but not limited to nominal, compensatory, general, special or punitive damages. Conduction of the auction and increments of bidding are at the direction and discretion of GFM and/or the auctioneer. The Seller(s) and GFM reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of GFM, and/or the auctioneer are final.

REGIONAL MAP



FSA MAP

USDA United States Department of Agriculture
Craighead County, Arkansas



Common Land Unit Tract Boundary
 PLSS

Non-Cropland
 Cropland

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

2016 Program Year
 Map Created January 14, 2016

Imagery Year: 2015

Farm 125
Tract 863

Tract Cropland Total: 78.61 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).

FSA 156-EZ

ARKANSAS
CRAIGHEAD



United States Department of Agriculture
Farm Service Agency

FARM : 125
Prepared : Dec 16, 2016
Crop Year : 2017

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : POPLAR RIDGE FARMS GP
Farms Associated with Operator : 05-031-74, 05-031-81, 05-031-125, 05-031-151, 05-075-2487, 05-075-3005, 05-031-4348, 05-031-5309, 05-031-6254, 05-031-6774, 05-031-7540, 05-031-7604, 05-031-7615, 05-031-8342, 05-031-8365, 05-031-8366, 05-031-8514, 05-031-8546
CRP Contract Number(s) : None

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.09	78.61	78.61	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	78.61	0.00		0.00	No	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	RICE-LGR, RICE-MGR

DCP Crop Data					
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Rice-Long Grain	19.50	0.00	0	6622	
Rice-Medium Grain	58.30	0.00	0	5410	
TOTAL	77.80	0.00			

NOTES

Tract Number : 863
Description : F2/1A
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : C K JACK LLC
Other Producers : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.09	78.61	78.61	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	78.61	0.00	0.00	0.00	0.00	

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Rice-Long Grain	19.50	0.00	0	6622
Rice-Medium Grain	58.30	0.00	0	5410
TOTAL	77.80	0.00		

AERIAL MAP



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Map Center: 35° 56' 38.23, -90° 50' 57.86

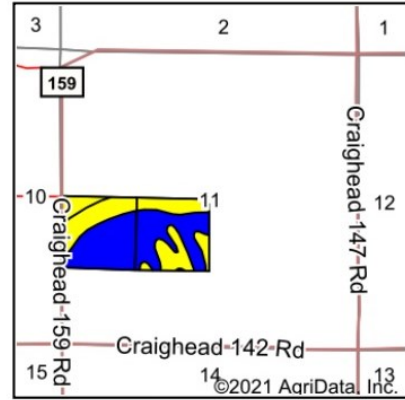
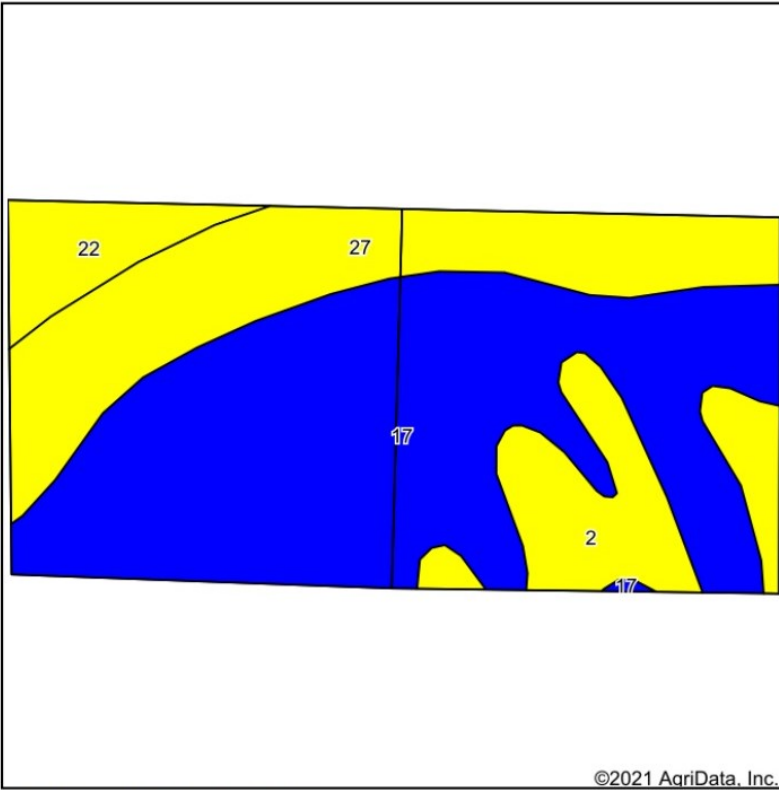


11-15N-2E
Craighead County
Arkansas



12/22/2021

Soils Map



State: **Arkansas**
 County: **Craighead**
 Location: **11-15N-2E**
 Township: **Big Creek**
 Acres: **78.61**
 Date: **12/22/2021**



Soils data provided by USDA and NRCS.

Area Symbol: AR031, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
17	Dubbs silt loam, 0 to 1 percent slopes	44.33	56.4%		lle	81
27	Jackport silty clay loam, 0 to 1 percent slopes	19.61	24.9%		lllw	61
2	Amagon silt loam, 0 to 1 percent slopes	10.11	12.9%		lllw	70
22	Foley silt loam, 0 to 1 percent slopes	4.56	5.8%		lllw	56
Weighted Average					2.44	*n 73.1

*n: The aggregation method is "Weighted Average using all 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

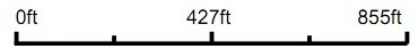
Min: 247.0

Max: 252.3

Range: 5.3

Average: 249.6

Standard Deviation: 1.08 ft



12/22/2021

11-15N-2E
Craighead County
Arkansas

Map Center: 35° 56' 38.23, -90° 50' 57.86

Crop History Maps

4 Year Crop History



Owner/Operator:

Date:

Address:

Farm Name:

Address:

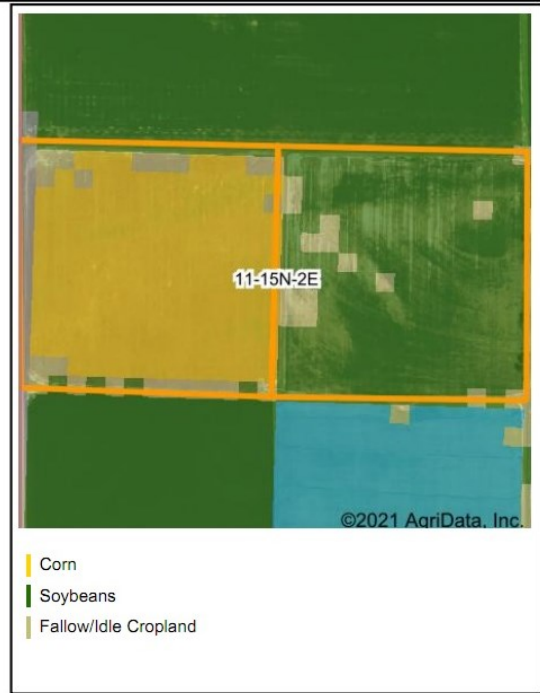
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Phone:

Acct. #:

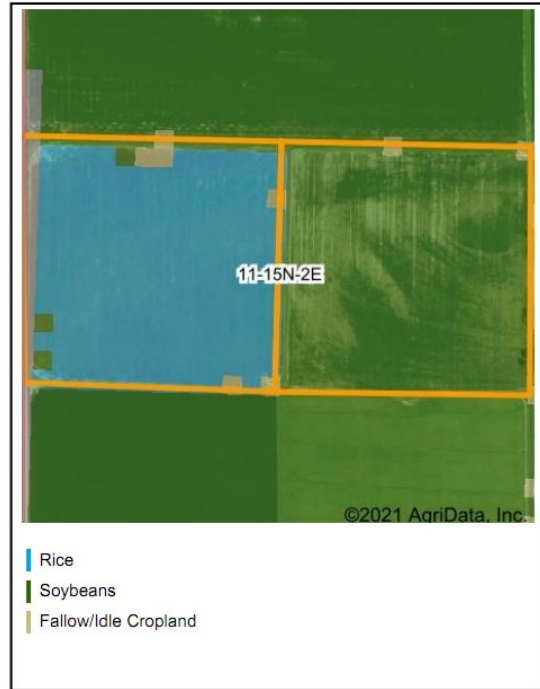
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Map Center: 35° 56' 38.23, -90° 50' 57.86

State: AR County: Craighead

Legal: 11-15N-2E Twnshp: Big Creek



PICTURES



