

# **FARMLAND AUCTION**

## **IN-PERSON AND ONLINE AUCTION**

### **77 +/- Acres Craighead County, Arkansas**



**AUCTION BY:**

**G** **GLAUB**  
**FARM**  
**MANAGEMENT**

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

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Website: [www.GlaubFM.com](http://www.GlaubFM.com)

*Serving Landowners in Arkansas, Mississippi, Missouri, and Tennessee*

## WALKER FARMLAND AUCTION SUMMARY

### Property Overview:

This Arkansas farm for sale by auction is located in Craighead County and comprised of 77 +/- acres approximately a quarter mile northwest of Bay, AR, 5 miles southeast of Jonesboro, AR and 50 northwest of Memphis, TN. This property has gravel road frontage along Van Winkle Rd. The soils consist of Dundee and Mhoon fine sandy loams as well as Fountain Silt loams. The soil NCCPI rating is 77.7, well above the county average of 62.



Lot 1 consist of about 76 acres (74.12 crop acres) and is row irrigated. The farm has a history of corn, cotton, and soybeans. The soils are also suitable for peanuts, wheat, sorghum and specialty crops.

Lot 2 is a cell tower on the southwest corner consisting of 1 acre. Rent on the tower is currently \$1,078 per month. This lot provides a rare opportunity to own commercial property in a great location for continued cellular communication service along I-55.

**Acres:** 77 +/- Tax acres

**FSA Data:** Cropland Acres – 74.12 acres

<u>Crop</u>	<u>Acres</u>	<u>PLC Yield</u>	<u>Commodity Program</u>
Seed Cotton	64.7	2165	ARC
Soybeans	9.4	17	ARC
<b>Total Base:</b>	<b>74.1</b>		

**Property Taxes:** \$805 (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)

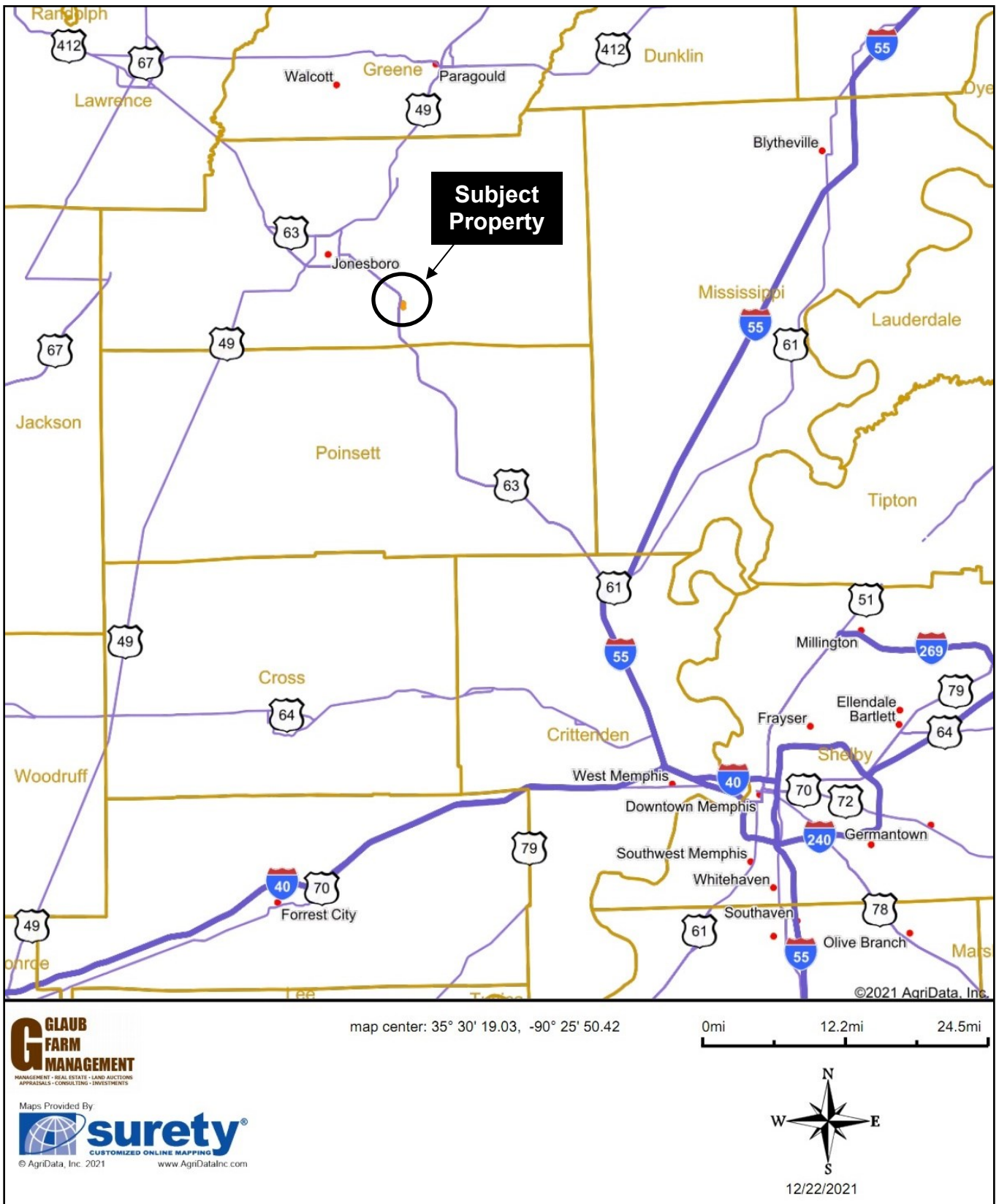
**Auction Location:** Hilton Garden Inn, 2840 S Caraway Rd, Jonesboro, AR 72401

**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](http://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-(Walker Farm)*

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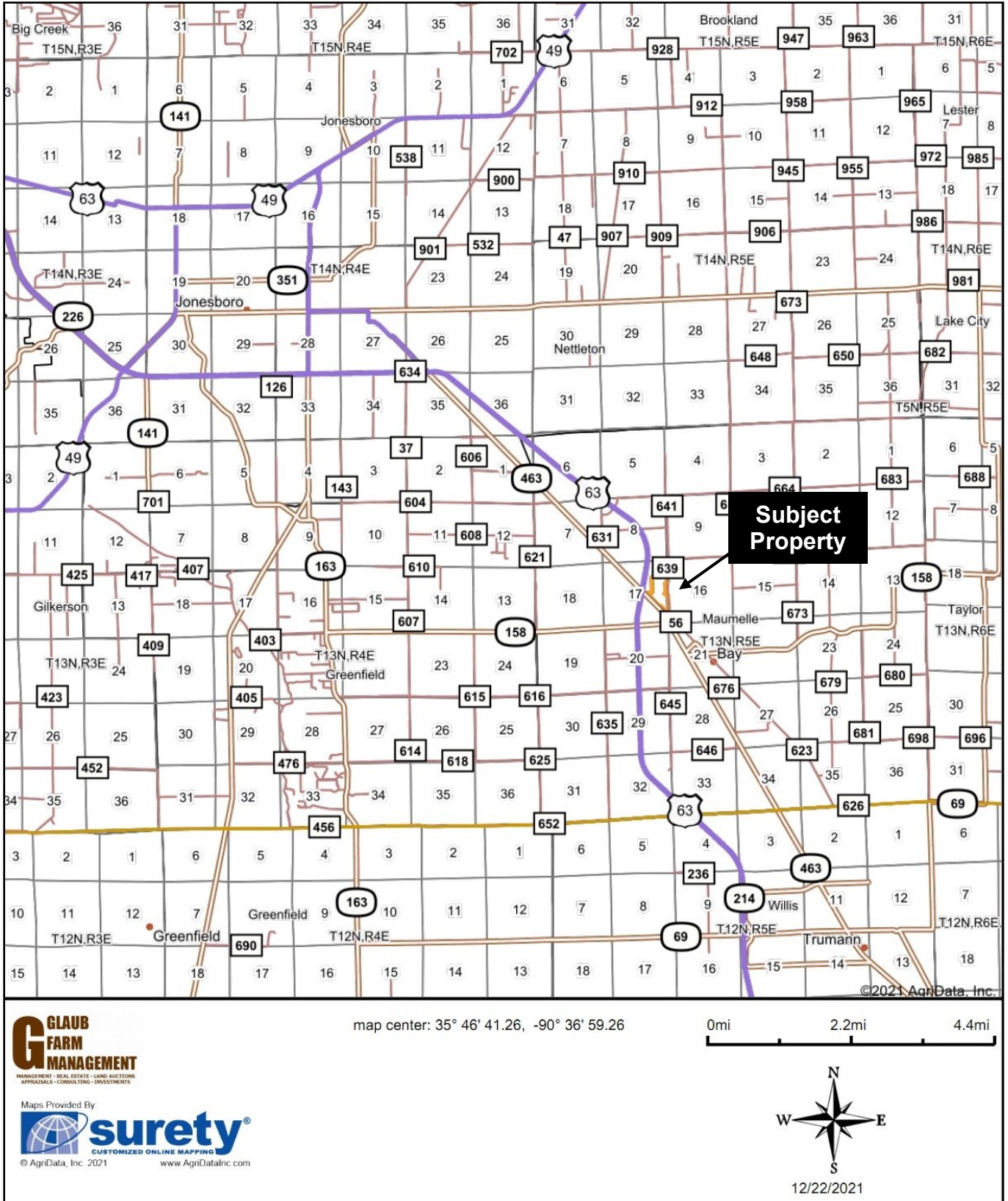
**Technical Issues:** In the event there are technical difficulties related to the server, software, internet or any other online auction-related technologies, Glaub Farm Management reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software, 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



# Aerial Map



**G** GLAUB  
FARM  
MANAGEMENT  
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Maps Provided By  
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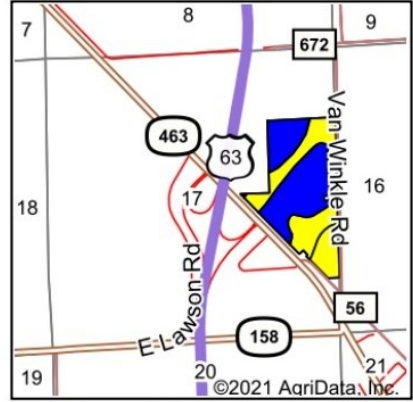
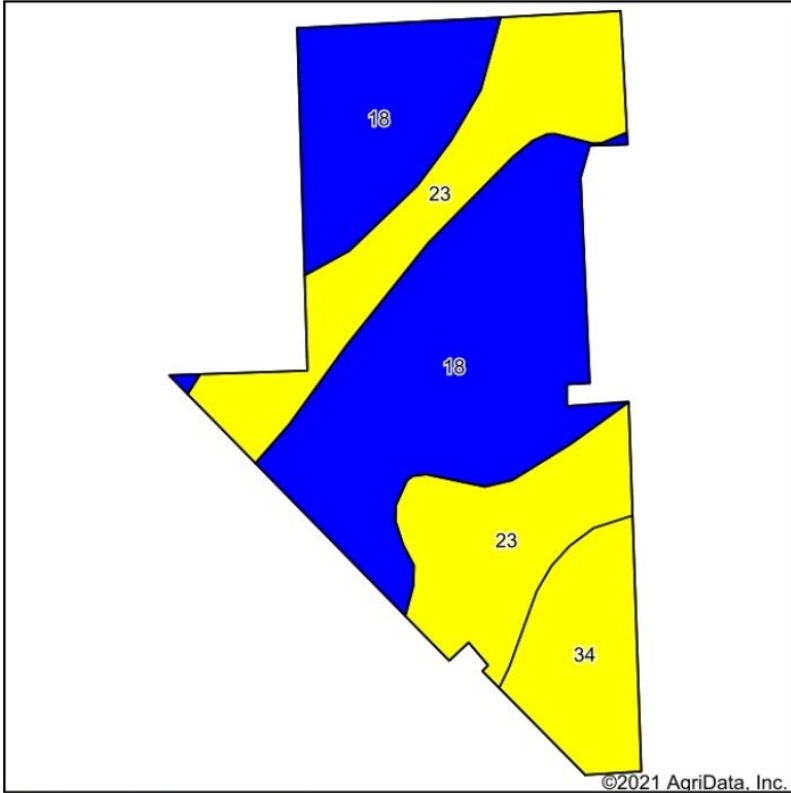
Map Center: 35° 45' 18.54, -90° 34' 24.58

0ft 525ft 1049ft

17-13N-5E  
Craighead County  
Arkansas



# Soils Map



State: **Arkansas**  
 County: **Craighead**  
 Location: **17-13N-5E**  
 Township: **Maumelle**  
 Acres: **71.31**  
 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
18	Dundee fine sandy loam	38.02	53.3%		IIw	83
23	Fountain silt loam, 0 to 1 percent slopes	24.85	34.8%		IIIw	72
34	Mhoon fine sandy loam	8.44	11.8%		IIIw	71
<b>Weighted Average</b>					<b>2.47</b>	<b>*n 77.7</b>

\*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 3 meter dem

Interval(ft): 1.0

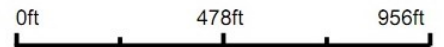
Min: 222.0

Max: 227.1

Range: 5.1

Average: 225.5

Standard Deviation: 0.33 ft

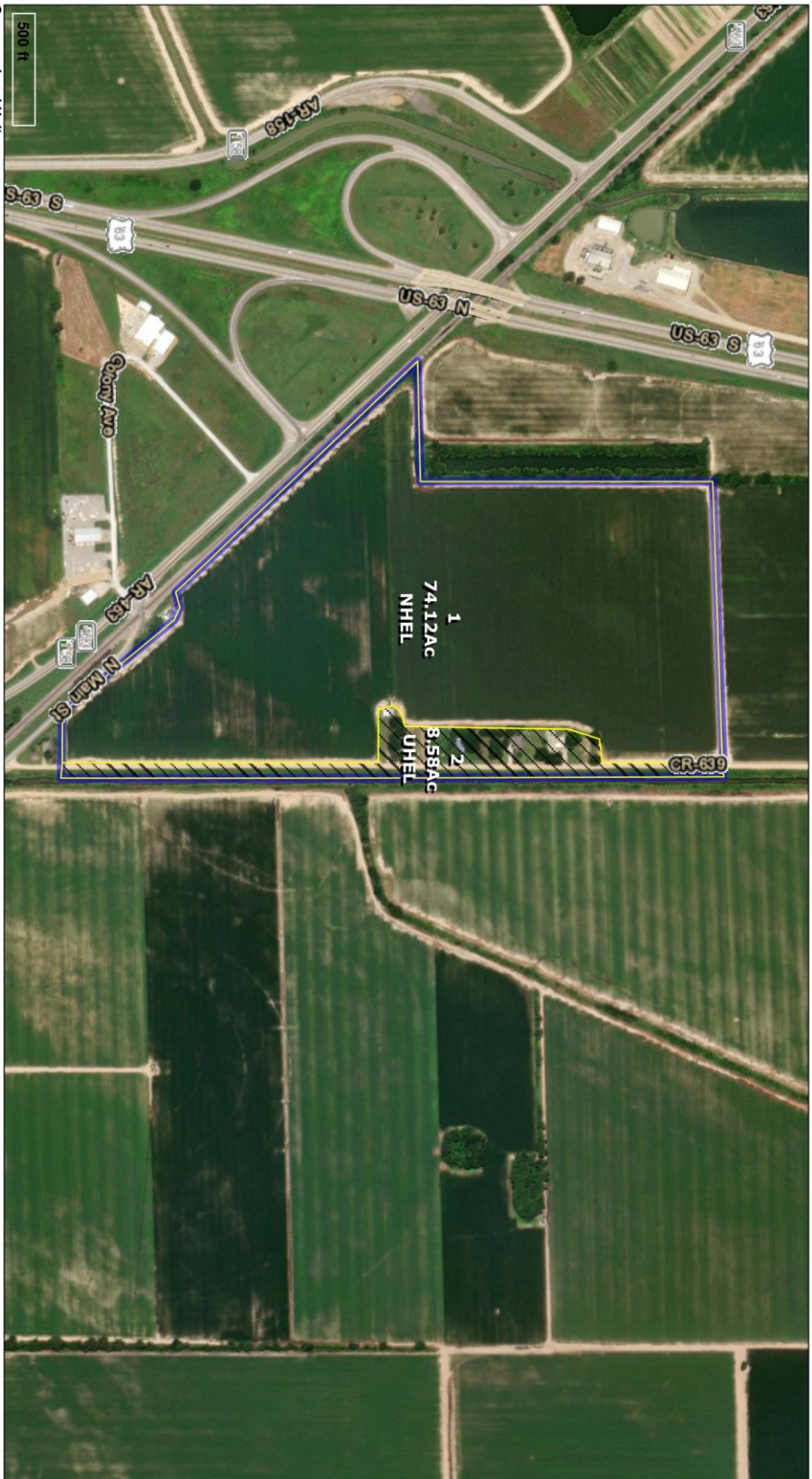


12/22/2021

**17-13N-5E**  
**Craighead County**  
**Arkansas**

Map Center: 35° 45' 18.54, -90° 34' 24.58

# FSA MAP



Common Land Unit

500 ft

0002073

2021 Crop Year

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 ESRI maps. The producer accepts the data, use, and service all risks associated with the map. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on the 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 delineations or contact USDA Natural Resources Conservation Service (NRCS).  
 Note: Draw mode functionality is provided for informational purposes only. Any graphics created using the draw tool and its associated acreage will not be considered official acreage for program purposes.

# FSA 156-EZ

Arkansas  
Craighead

U.S. Department of Agriculture  
Farm Service Agency

**FARM: 2073**  
Prepared: 5/18/21 9:31 AM  
Crop Year: 2021  
Page: 1 of 1

**DISCLAIMER:** This is data extracted from FSAfarm+. Because of potential delayed farm or tract updates, this data is not guaranteed to be an accurate and complete representation of data contained in the system of record for Farm Records.

Operator Name \_\_\_\_\_ Farm Identifier  
O-8

Farms Associated with \_\_\_\_\_

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
82.70	74.12	74.12	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Sugarcane			
0.00	0.00	74.12	0.00	0.00	0.00			

ARC-IC NONE	ARC-CO NONE	ARC/PLC	PLC SUP, SOYBN	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction	HIP
SEED COTTON	64.70	0	2165	0.00	None
SOYBEANS	9.40	0	17	0.00	None
<b>Total Base Acres:</b>	74.10				

Tract Number: 3590      Description: N7/1B  
 BIA Range Unit Number: None  
 HEL Status: NHLE: No agricultural commodity planted on undetermined fields  
 Wetland Status: Wetland determinations not complete  
 WL Violations: no

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
82.70	74.12	74.12	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.00	0.00	74.12	0.00	0.00		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
SEED COTTON	64.70	0	2165	0.00
SOYBEANS	9.40	0	17	0.00
<b>Total Base Acres:</b>	74.10			

Owners: TIMOTHY WALKER, JOSEPH AUBREY WALKER, ELLEN RUTH WALKER

Other Producers: \_\_\_\_\_

Field#: 1	Acres: 74.12	Congressional District: 01	3-CM: Cropland
Field#: 2	Acres: 8.58	Congressional District: 01	3-CM: Non-Cropland

# Crop History Maps

## 4 Year Crop History



Owner/Operator:  Date:   
 Address:  Farm Name:   
 Address:  Field ID:   
 Phone:  Acct. #:

Crop Year:

Crop Year:



Crop Year:

Crop Year:



Map Center: 35° 45' 18.54, -90° 34' 24.58

State: AR County: Craighead  
 Legal: 17-13N-5E Twnshp: Maumelle



# PICTURES



