

# LAND FOR SALE

**235 +/- Acres**

*Lee County, Arkansas*



**OFFERED BY:**

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

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

**For Additional Information Contact:**

Glaub Farm Management, LLC

Jeffrey Hignight

1702 Stone, Suite C

Jonesboro, AR 72401

Office: (870) 972-6996

Fax: (870) 931-5985

Email: [info@glaubfm.com](mailto:info@glaubfm.com)

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

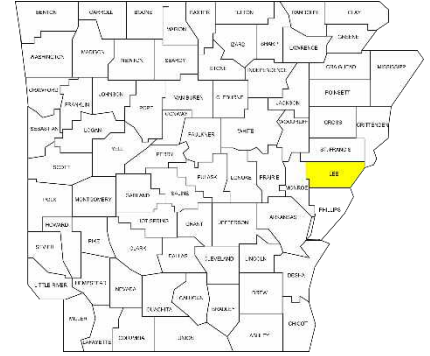
*Serving Landowners in Arkansas, Mississippi, Missouri, and Tennessee*

## GARDNER WILKES FARM SUMMARY

### Property Overview:

This 235 +/- acre Arkansas farm for sale is comprised of two tracts located in Lee County.

Tract 1 lies to the west of Moro on Highway 238. This tract consists of 168 +/- total acres with 167.5 tillable acres. Approximately 100 acres irrigated. Soils are mostly comprised of Loring, Falaya, Henry, Grenanda, and Calhoun silt loams with a NCCPI rating of 60.8. The land is suitable for multiple crops and can be improved to increase irrigation and productivity.



Tract 2 lies south of Marianna just west of Highway 1 on County road 242/Pilgrim Rd. This tract consists of 67 +/- total acres with 61.98 tillable acres. Approximately 49 acres are irrigated with a submersible well. Soils are mostly comprised of Loring, Calloway, and Falaya silt loams with a NCCPI rating of 60.7. The land is suitable for multiple crops and can be improved to increase irrigation and productivity.

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

**Acreage:** 235 +/- Tax Parcel Acres

**FSA Data:** Cropland Acres – 229.48 acres

**Lease:** The farm is leased for 2022.

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

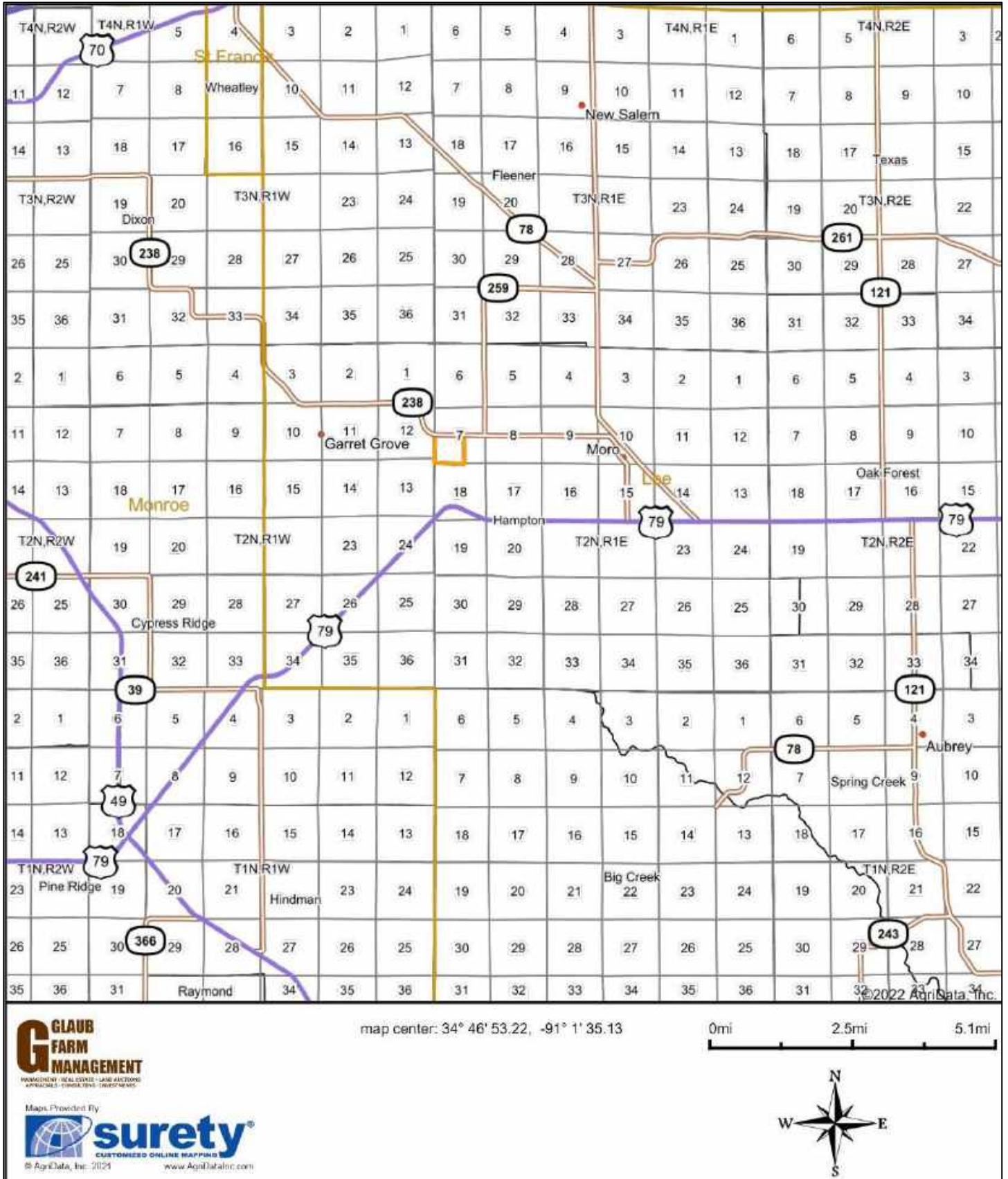
**Real Estate Taxes:** \$1,505 (Estimate)

**Online Map:** <https://app.terrastridepro.com/property/518642/map?referrer=iframe>

**Asking Price:** \$1,034,000



# GENERAL LOCATION MAP TRACT 1

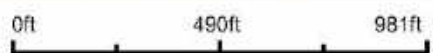


# AERIAL MAP TRACT 1



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Map Center: 34° 47' 43.66, -91° 2' 35.97



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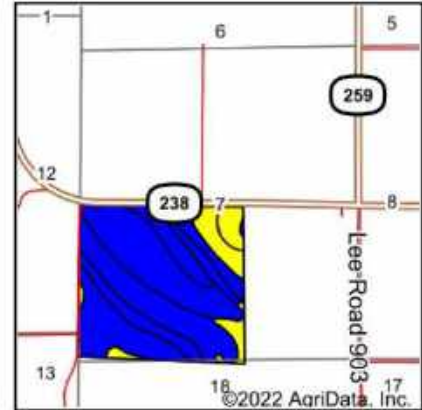
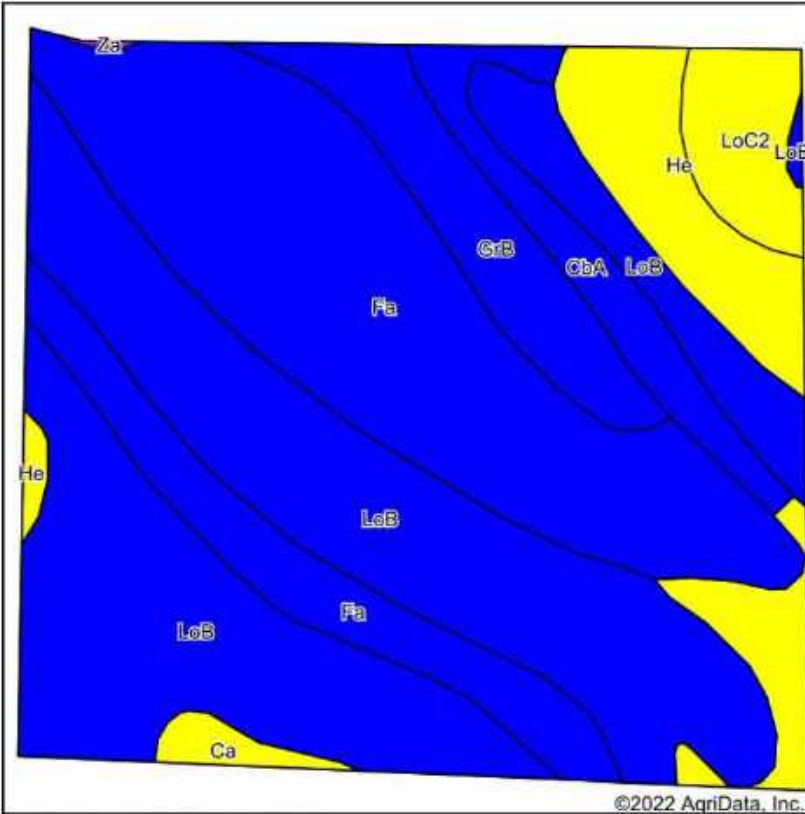
Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING

7-2N-1E  
Lee County  
Arkansas



# SOILS MAP TRACT 1

## Soils Map



State: **Arkansas**  
 County: **Lee**  
 Location: **7-2N-1E**  
 Township: **Hampton**  
 Acres: **164.34**  
 Date: **1/28/2022**



Maps Provided By



Soils data provided by USDA and NRCS.

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Area Symbol: AR077, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
LoB	Loring silt loam, 1 to 3 percent slopes, west	68.17	41.5%		Ile	61
Fa	Falaya silt loam, 0 to 1 percent slopes, occasionally flooded, brief duration	54.79	33.3%		Iiw	63
He	Henry silt loam, 0 to 1 percent slopes	15.32	9.3%		IIiw	56
GrB	Grenada silt loam, 1 to 3 percent slopes	10.81	6.8%		Ile	59
CbA	Calloway silt loam, 0 to 1 percent slopes	7.67	4.7%		Iiw	58
LoC2	Loring silt loam, 3 to 8 percent slopes, eroded	5.84	3.6%		IIle	53
Ca	Calhoun silt loam	1.63	1.0%		IIiw	77
Za	Zachary soils, frequently flooded	0.11	0.1%		Vw	20
<b>Weighted Average</b>					<b>2.14</b>	<b>*n 60.8</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# TOPO MAP TRACT 1



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CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
Interval(ft): 1.0  
Min: 182.2  
Max: 193.2  
Range: 11.0  
Average: 184.6  
Standard Deviation: 1.87 ft

0ft 453ft 905ft

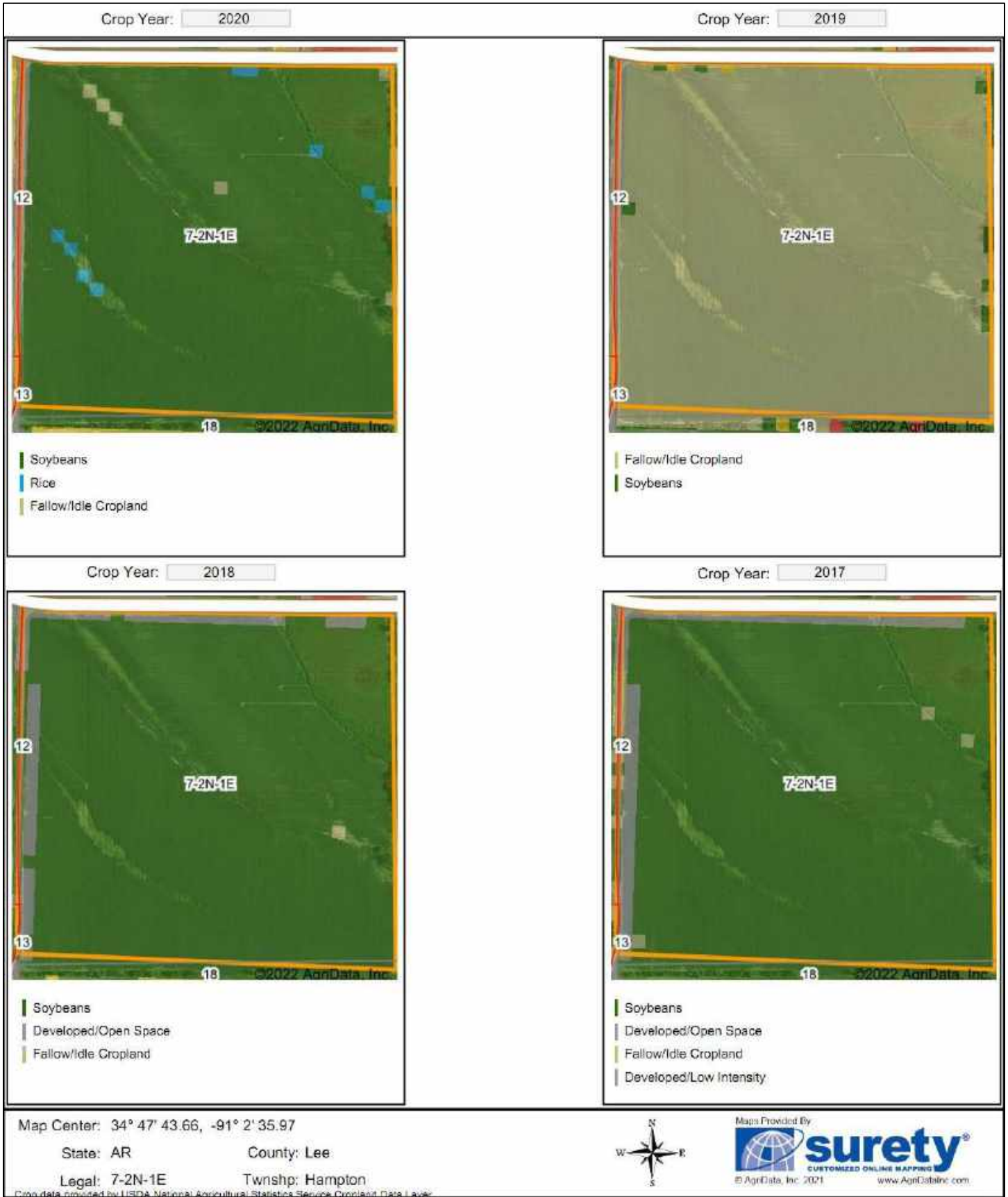


1/28/2022

Map Center: 34° 47' 43.66, -91° 2' 35.97

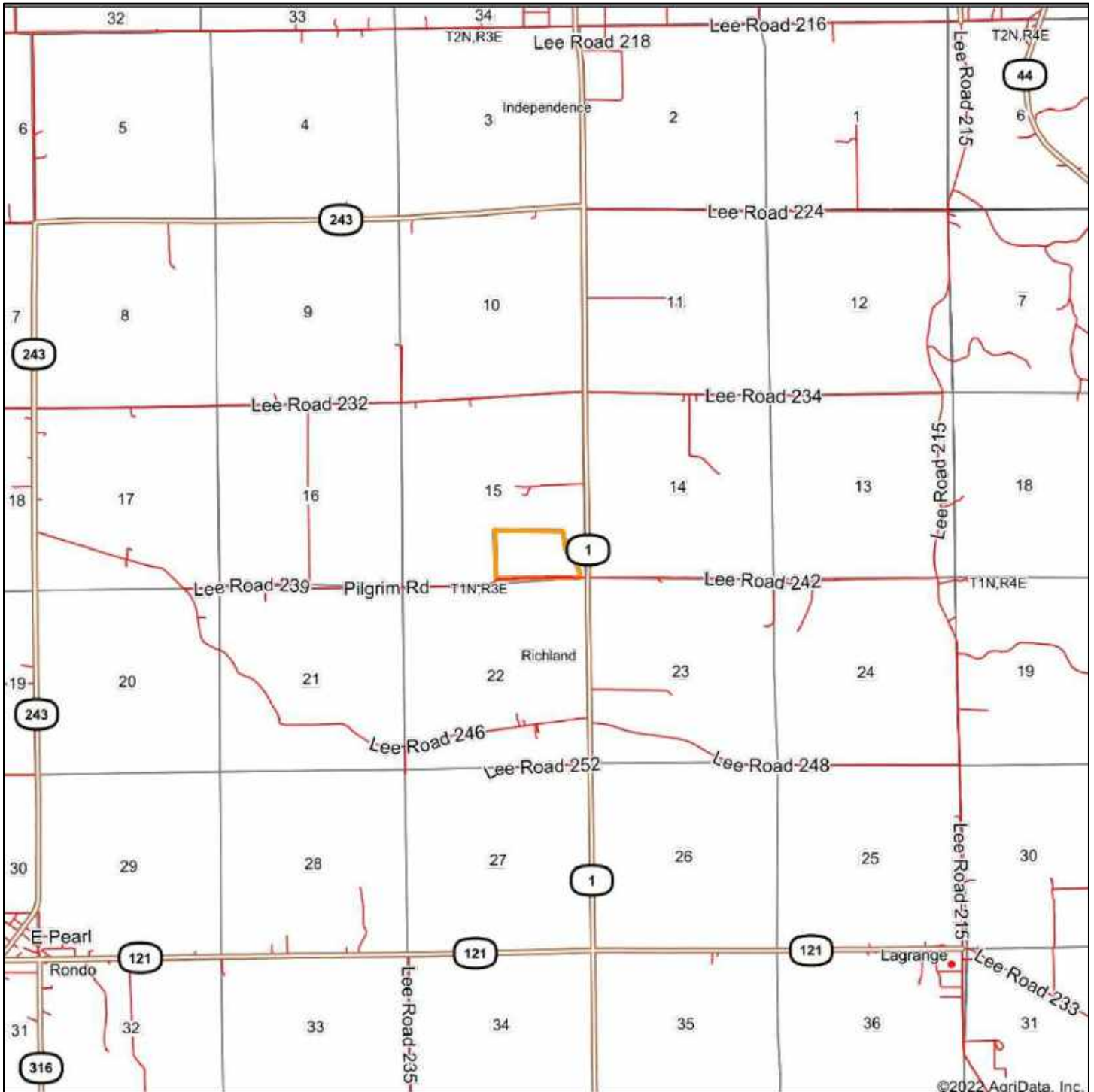
**7-2N-1E**  
**Lee County**  
**Arkansas**

# CROP HISTORY TRACT 1

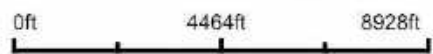




# OVERVIEW MAP TRACT 2



map center: 34° 41' 19.97, -90° 46' 17.13



# AERIAL MAP TRACT 2



Map Center: 34° 41' 19.06, -90° 46' 20.36

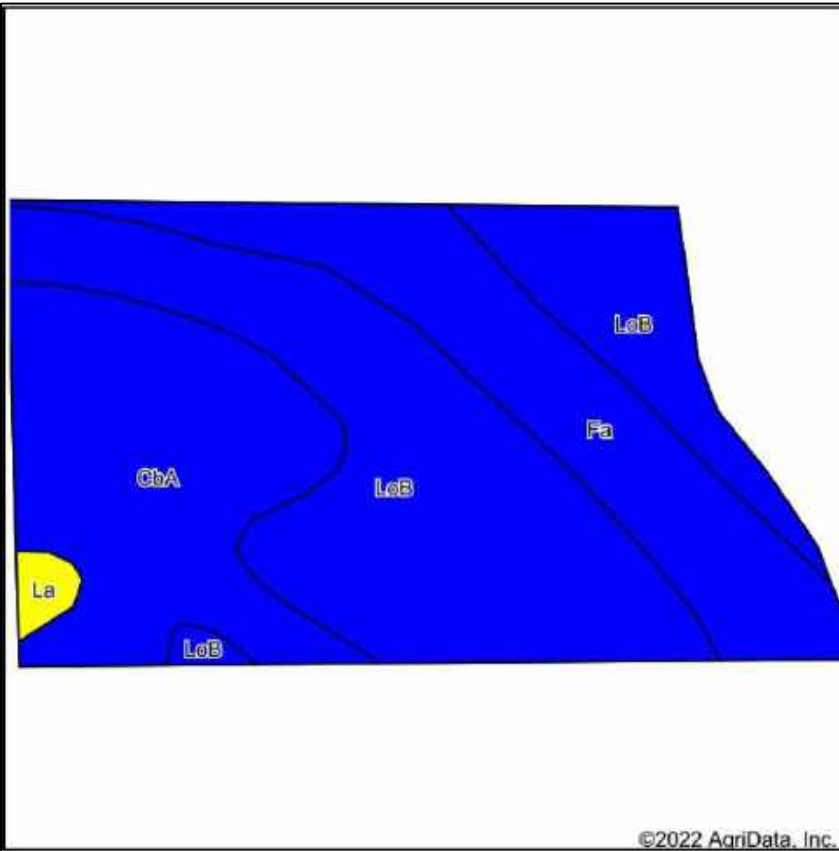


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CUSTOMIZED ONLINE MAPPING

15-1N-3E  
Lee County  
Arkansas

## SOILS MAP TRACT 2



State: **Arkansas**  
 County: **Lee**  
 Location: **15-1N-3E**  
 Township: **Richland**  
 Acres: **67.03**  
 Date: **1/28/2022**



Maps Provided By



Soils data provided by USDA and NRCS.

Area Symbol: AR077, Soil Area Version: 21							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	
LoB	Loring silt loam, 1 to 3 percent slopes, west	32.17	48.0%		lle	61	
CbA	Calloway silt loam, 0 to 1 percent slopes	18.74	28.0%		llw	58	
Fa	Falaya silt loam, 0 to 1 percent slopes, occasionally flooded, brief duration	15.31	22.8%		llw	63	
La	Lagrange fine sandy loam	0.81	1.2%		lllw	71	
<b>Weighted Average</b>					<b>2.01</b>	<b>*n 60.7</b>	

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# TOPO TRACT 2



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CUSTOMER ONLINE MAPPING  
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Source: USGS 10 meter dem  
Interval(ft): 1.0  
Min: 206.6  
Max: 226.4  
Range: 19.8  
Average: 216.7  
Standard Deviation: 3.12 ft

0ft 395ft 791ft

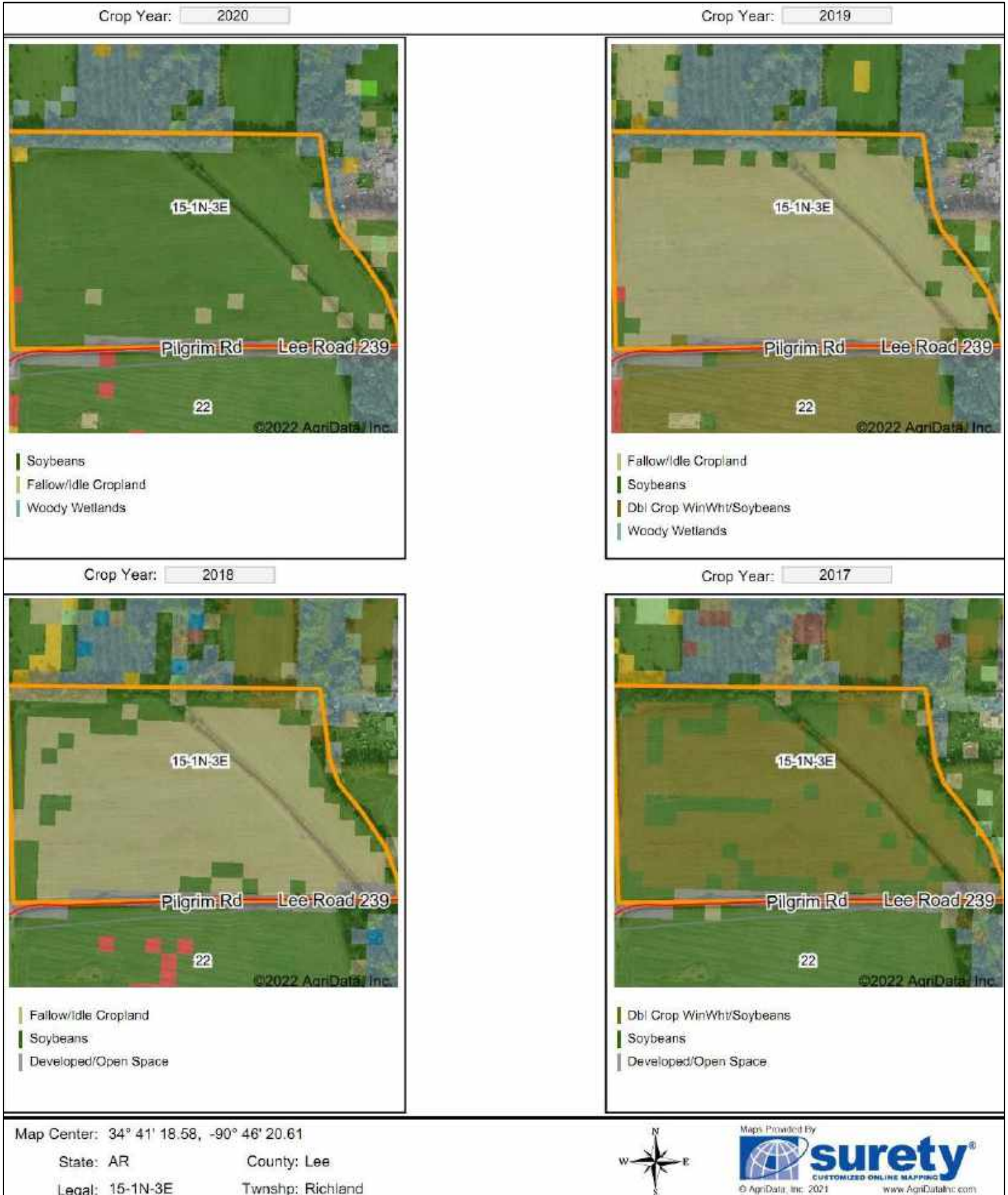


1/28/2022

**15-1N-3E**  
**Lee County**  
**Arkansas**

Map Center: 34° 41' 19.06, -90° 46' 20.36

## CROP HISTORY TRACT 2



# FSA MAP TRACT 1



# FSA MAP TRACT 2



# FSA 156-EZ

Arkansas  
Lee

Report ID: FSA-156EZ

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.

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

**FARM: 3602**  
Prepared: 1/31/22 7:22 AM  
Crop Year: 2022  
Page: 1 of 2

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
238.11	229.48	229.48	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	229.48	6.2	0.0					

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, RICE-LGR, RICE-MGR	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	90.4	40	0.00

## TRACT 1

Tract Number: 364      Description B5/A2

FSA Physical Location: Lee, AR

ANSI Physical Location: Lee, AR

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
173.59	167.5	167.5	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	167.5	4.6	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	60.7	40	0.00
RICE-LONG GRAIN	53.5	4478	0.00



Arkansas

Lee

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3602

Prepared: 1/31/22 7:22 AM

Crop Year: 2022

Page: 2 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.

	Base Acreage	PLC Yield	CCC-505 CRP Reduction
RICE-MED GRAIN	5.1	3960	0.00
<b>Total Base Acres:</b>	<b>119.3</b>		

Owners: WILKES FAMILY LTD PTR

Other Producers: None

Tract Number: 1543 Description :J8/E1

**TRACT 2**

FSA Physical Location: Lee, AR

ANSI Physical Location: Lee, AR

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
64.52	61.98	61.98	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	61.98	1.6	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction