

# **FARMLAND FOR SALE**

**290 +/- Acres**  
*Lee County, Arkansas*



**OFFERED BY:**

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

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

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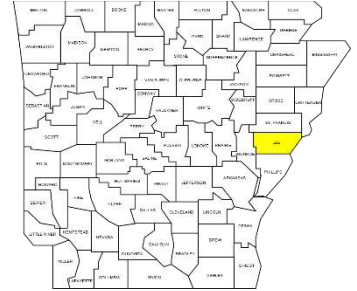
Website: [www.GlaubFM.com](http://www.GlaubFM.com)

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

## FARM SUMMARY

### **Property Overview:**

This exceptional Arkansas farm for sale is conveniently located one mile west of Rondo in Lee County, AR. Access is ideal as it adjoins Highway 121. The farm consists of 290+/- acres with the majority of the acreage cultivatable. Around 170 acres are row irrigated, another 100 acres are irrigated by a center pivot, and the remaining 16 acres are non-irrigated. The farm's level topography makes it ideal to precision level to irrigate the entire farm and increase productivity.



The land consists of silt and sandy loam soils which are suited to cotton, soybeans, corn, peanuts and wheat. The soil NCCPI score is 64 which is well above the Lee County average of 55. Additionally, shallow groundwater on the farm provides cheap irrigation which further enhances this investment opportunity.

**Acreage:** 290 +/- Per County Tax Records.

**Irrigation:** The farm is currently irrigated by a center pivot with a turbine well and two 20hp submersible wells. The irrigation equipment is owned by the tenant who is willing to sell to the buyer.

**Real Estate Taxes:** \$2,062.30 (\$7.11/acre) - 2022 Tax

**Online Map:** [Click Here](#)

**Asking Price:** \$1,550,000

# GENERAL LOCATION MAP

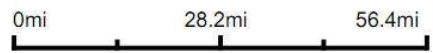


**Subject Property**

Lee

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map center: 34° 38' 37.51, -90° 49' 51.48







# AERIAL MAP



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Map Center: 34° 39' 9.57, -90° 50' 58.54



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Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING

**36-1N-2E**  
**Lee County**  
**Arkansas**

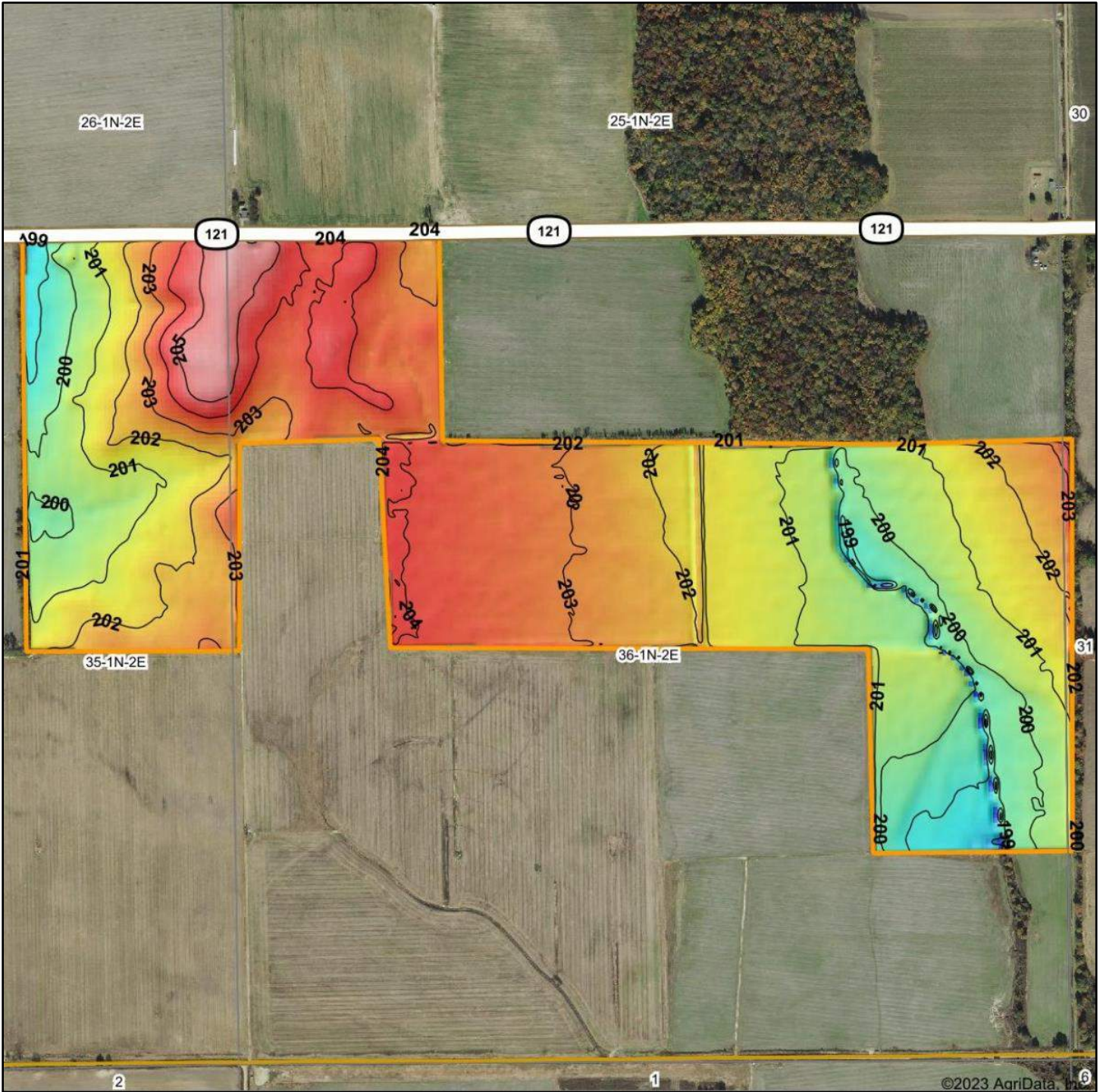


# CROP HISTORY MAP





# TOPOGRAPHY MAP



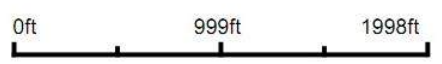
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Maps Provided By:



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Source: USGS 10 meter dem  
 Interval(ft): 1  
 Min: 196.0  
 Max: 206.8  
 Range: 10.8  
 Average: 201.9  
 Standard Deviation: 1.64 ft

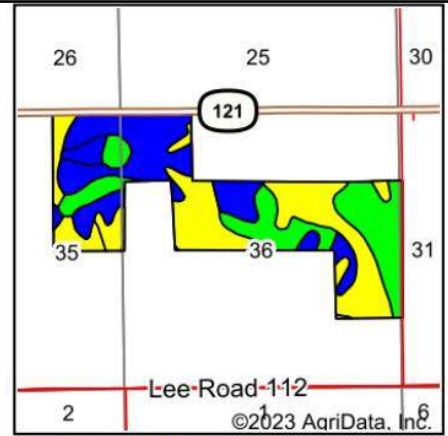
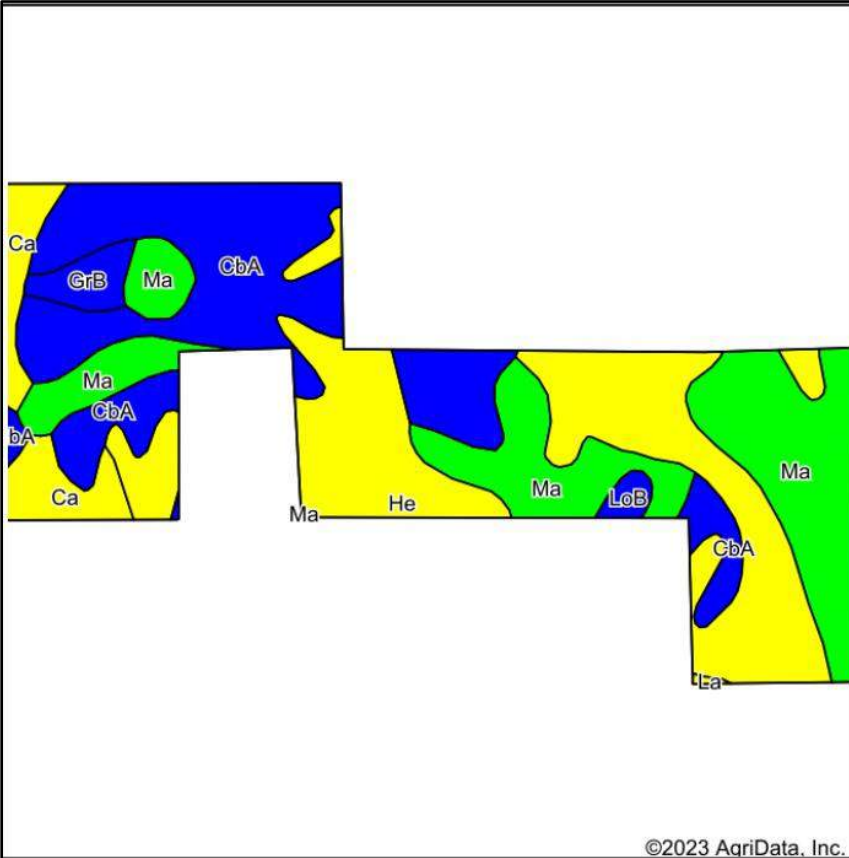


6/1/2023

**36-1N-2E**  
**Lee County**  
**Arkansas**

map center: 34° 39' 9.57, -90° 50' 58.54

# SOILS MAP



State: **Arkansas**  
 County: **Lee**  
 Location: **36-1N-2E**  
 Township: **Spring Creek**  
 Acres: **293.89**  
 Date: **6/1/2023**



Soils data provided by USDA and NRCS.

Area Symbol: AR077, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
He	Henry silt loam, 0 to 1 percent slopes	93.98	32.0%		IIIw	58
CbA	Calloway silt loam, 0 to 1 percent slopes	88.86	30.2%		IIw	58
Ma	Marvell fine sandy loam	82.74	28.2%		I	75
Ca	Calhoun silt loam	18.74	6.4%		IIIw	75
GrB	Grenada silt loam, 1 to 3 percent slopes	6.68	2.3%		IIe	59
LoB	Loring silt loam, 1 to 3 percent slopes, west	2.57	0.9%		IIe	64
La	Lagrange fine sandy loam	0.32	0.1%		IIIw	71
<b>Weighted Average</b>					<b>2.10</b>	<b>*n 64</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# FSA MAP (Farm #9556)

**USDA** United States Department of Agriculture  
**Phillips County, Arkansas**



**Common Land Unit**  
 Non-Cropland; Cropland  
 Tract Boundary

**Wetland Determination Identifiers**  
● Restricted Use  
▼ Limited Restrictions  
■ Exempt from Conservation Compliance Provisions

Imagery Year: 2021

2023 Program Year  
 Map Created February 14, 2023

**Farm 2612**  
**Tract 6710**

Tract Cropland Total: 291.44 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

<b>Tract Number</b>	<b>: 6710</b>
<b>Description</b>	: SB2 R2E T1N SEC36 H9/2A LEE
<b>FSA Physical Location</b>	: ARKANSAS/LEE
<b>ANSI Physical Location</b>	: ARKANSAS/LEE
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: HEL determinations not completed for all fields on the tract
<b>Wetland Status</b>	: Tract does not contain a wetland
<b>WL Violations</b>	: None
<b>Owners</b>	:
<b>Other Producers</b>	: None
<b>Recon ID</b>	: None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
294.19	291.44	291.44	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	GRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	291.44	138.90	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

ARKANSAS  
PHILLIPS  
Form: FSA-156EZ



### Abbreviated 156 Farm Record

**FARM : 2612**  
Prepared : 5/17/23 11:39 AM CST  
Crop Year : 2023

#### Tract 6710 Continued ...

Wheat	129.74	0.00	59
Corn	132.59	0.00	140
Soybeans	132.63	0.00	41
Seed Cotton	23.04	0.00	1762
Unassigned Generic Base	5.76	0.00	0
<b>TOTAL</b>	<b>423.76</b>	<b>0.00</b>	



# PICTURES



