FARMLAND AUCTION

ONLINE AUCTION

310.33 +/- Acres in Greene, Craighead, and Lawrence Counties, Arkansas

GLAUB FARM MANAGEMENT

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

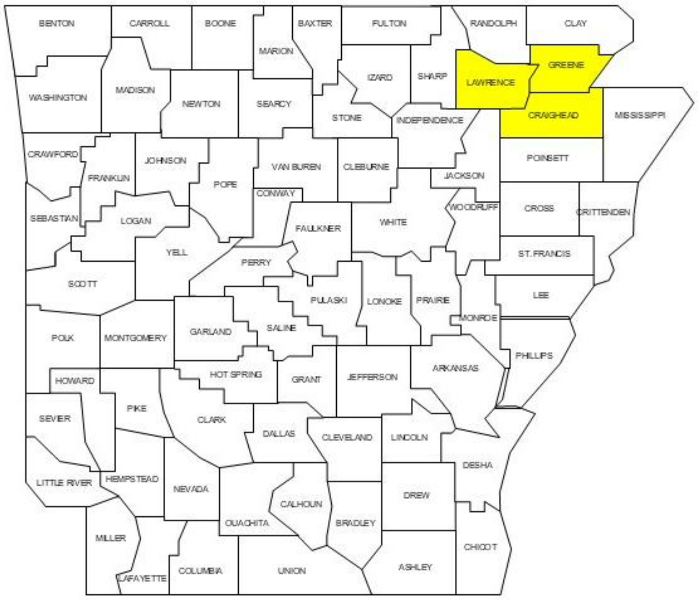
For Additional Information Contact:

Ted L. Glaub, Auctioneer
Sam King, Listing Agent
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

FARM AUCTION SUMMARY

Property Overview:



Here's your chance to own a productive farm in Northeast Arkansas. Each lot consists of productive silt loam soils, plentiful underground water and furrow- irrigation. Each lot is small enough for a first-time buyer or for additions to your existing land holdings. The farms are free and clear of any leases for 2027 growing season, allowing for an owner-operator to take control or for a new owner to pick a tenant. The tenants who have been farming are all eager to continue farming if the respective buyers so choose.

Lot 1 – Greene County:
The Greene County lot is located along the curve of AR-69, approximately 3 miles due south of Paragould. This property consists of 157 deeded acres and 150.6 cropland acres. Lot one has a mixture of Jackport silty clay loam, Calloway silt loam, and Calhoun silt loam soils with an average NCCPI rating of 62.9. This farm is irrigated by one well and five risers. All cropland acres are irrigated, but the 11.64 acre field in the southwest corner is irrigated from a neighboring farm. The existing tenant has the ability to continue irrigating these acres.

Lot 2 – Craighead County:
The Craighead County lot is located along CR 328 with additional historical access from Trinity Church road and is approximately 1.5 miles due north of Bono. This property consists of 93.33 deeded acres and 54.63 cropland acres. Lot two has a mixture of Fountain silt loam, Falaya silt loam, and Collins silt loam soils with an average NCCPI rating of 68.1. All cropland acres are irrigated by one well and two risers. Legal access is provided from CR 328 and could be developed. Adjoining landowners have expressed a willingness to provide additional access. Please contact Sam King for key additional information regarding access.

Lot 3 – Lawrence County:
The Lawrence County lot is located at the intersection of CR 428 and CR 429, approximately 2 miles northeast of Walnut Ridge and approximately 1 mile north of the proposed I-57 route. This property consists of 60 deeded acres and 46.71 cropland acres. Lot three has a mixture of Foley Calhoun and Dundee silt loam soils with an average NCCPI of 65.3. All cropland acres are irrigated by one well.

Auction Sale by Lots:

The total property consists of 310.33+/- acres, with 251.94 FSA tillable acres. There are no structures on any of the lots. The farms will be offered in three individual lots, any combination of lots, and in total.

FSA Data: See link attached for Supplemental Information.

Topography:. All cropland acres are capable of row irrigation. Lot 1 consists of 113.67 precision leveled acres; all 46.71 acres on Lot 3 are precision leveled.

Flood Zone: **See the Supplemental Information Link for complete set of Surety maps that describe soil types, elevation, flood zones, and crop history.**

Property Taxes: The average real estate taxes of all lots is $8.33 / acre based on AR County Data.

See the Supplemental Information Link for the real estate tax details by lot.

Farm Lease: The farms are currently leased through 2026 to excellent, reputable farmers. The current owner will retain crop income for 2026, but has terminated lease agreements in place for 2027 and on. Buyers will have the option to farm or lease the property as they see fit in 2027.The current tenants wish to continue as operators, with terms to be negotiated with the buyer(s) at the end of 2026.

Improvements: There are no structural improvements on any of the tracts.

Irrigation Wells: There are three (3) irrigation wells which were all in good working condition as of 2026. The water is stated to be of good quality and adequate to irrigate the farm in the typical crop rotations.

Click the Supplemental Information Link to see details of irrigation equipment. A map of Wells and risers is included under the associated Online Map link below.

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

Auction Date & Time: Bidding will begin at 8:00 AM CST on Monday, September 7, 2026. Bidding will conclude at 5:00 PM CST on Thursday September 10, 2026. Bidding will be online only. Contact Glaub Farm Management for online registration before September 7th.

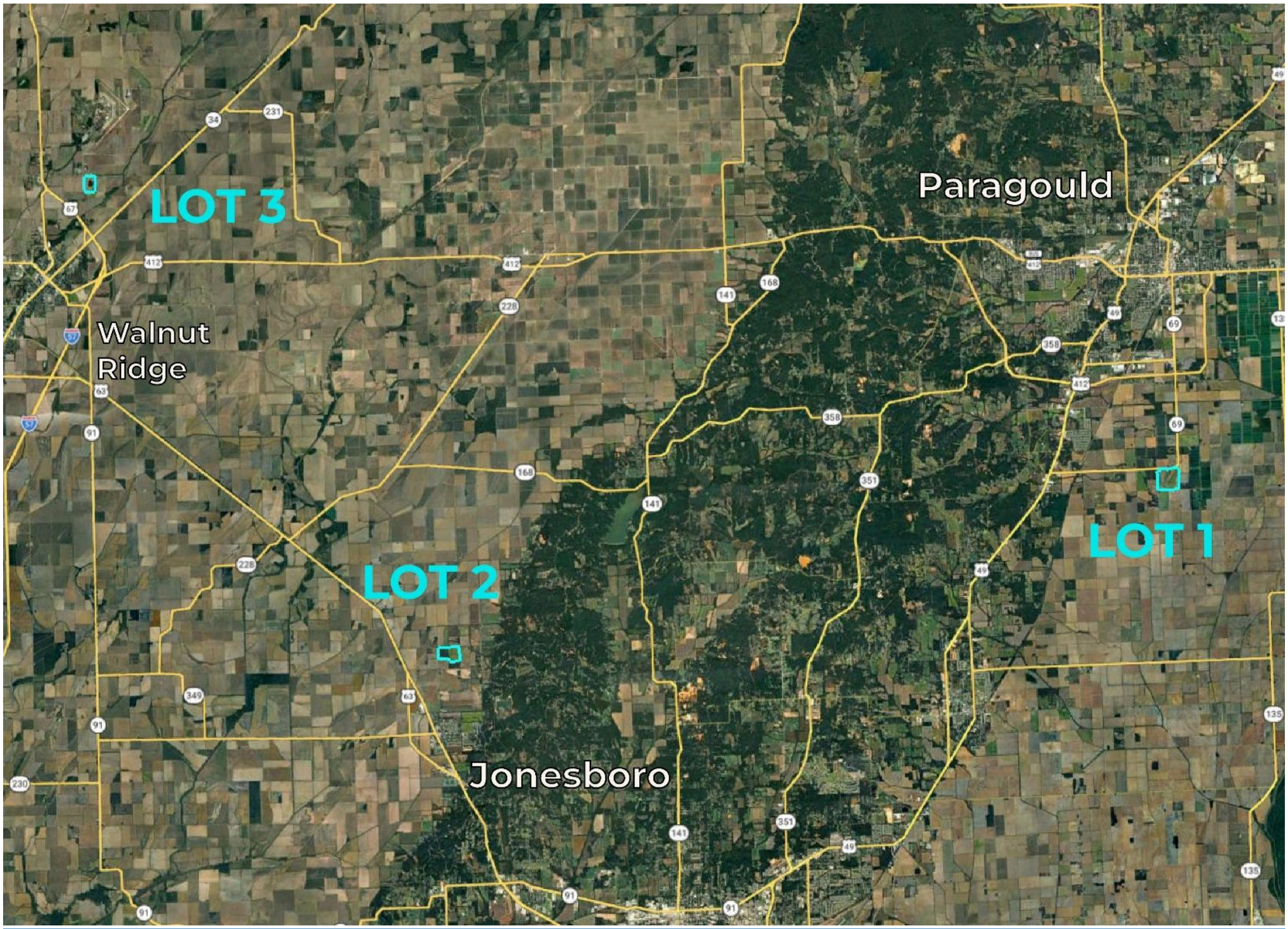
Online Bidding: Link

Online Map: Link

Video: Link

Supplemental Information: Link

GENERAL LOCATION(S) MAP



TERMS AND CONDITIONS

Method of Sale: Glaub Farm Management, LLC (GFM) (Ted Glaub - Arkansas Real Estate License #PB00039905 & Arkansas Auctioneer License #2842) will offer this property for public auction Thursday, September 10, 2026. The auction location will be online only. Online bidding will end at 5:00 PM CST. The property will be offered as one total unit, in lots, 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 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 lot or lots, 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 lots 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 lot(s). The price per acre will be the auction bid price for the lot, multiplied by the lot 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 by 11:00 AM CST on September 11, 2026.

Down Payment: 10% of the final purchase price is due by 11:00 AM CST the following day. The down payment must be in the form of a personal or company check accompanied with a bank letter guaranteeing minimum funds available to write a non-refundable bid deposit, cashier's check, wire, 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, October 26, 2026. The Seller(s) have the sole choice to extend this date if necessary until Monday November 9, 2026.

Possession: Possession of the property shall be delivered to Buyer at Closing subject to 2026 agricultural leases.

Crop Income: The 2026 crop rent belongs to Seller(s) and 2027 and thereafter to the Buyer.

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 2026 calendar year and prior with credit at closing. Buyer(s) is responsible for 2027 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) disclaims 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.
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: Call GFM @ 870-972-6996 to receive the broker/realtor participation form.
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.