FARMLAND FOR SALE

180 +/- Acres

Craighead County, Arkansas



OFFERED BY:

GLAUB FARM MANAGEMENT

MANAGEMENT • REAL ESTATE • LAND AUCTIONS
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For Additional Information Contact:

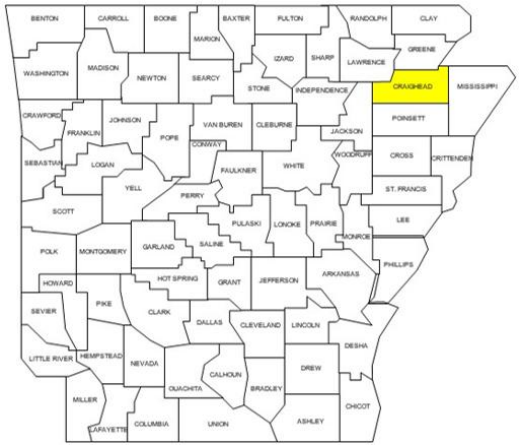
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Serving Landowners in Arkansas, Mississippi, Missouri, and Tennessee

FARM SUMMARY

Property Overview:

Located about 1.5 miles northwest of Childress, AR this 180 ± acre tract of productive farmland for sale is an excellent opportunity to buy highly sought-after farmland in eastern Craighead County. The property features irrigation on all but 32.21 cropland acres and precision leveling. This farm represents a unique opportunity to own productive farmland adjacent to the St. Francis River and woods owned by the AGFC outside of the floodway, mixing strong income potential with recreational uses.



FSA cropland acres are calculated at 177.5. The farm is identified as FSA Farm 8214 Tracts 12833 and 1073. Irrelevant information included in the FSA 156 that was supplied has been redacted and is provided at the end of this document. The attached maps and FSA 156 add up to slightly more than 177.5 acres. The current owner plans to hold back approximately 14.3 acres. Primary crops grown on this farm have been cotton, peanuts, and soybeans.

The farm's soils are predominantly Class II and III fine sandy loams with some clay mixed in. Its weighted NCCPI rating is 66, which is average to slightly above average for the county. NCCPI is a numeric soil rating system developed by the NRCS to gauge productivity of different soil types.

Acreage:

Tax Parcel Acres: 179.2 +/- Per County Tax Records
Cropland Acres: 177.5 +/- per USDA/FSA Records

The owner is planning to retain approximately 14.3 acres from the property. Any discrepancy in acres is related to this. Please contact Sam King for more details.

Irrigation: Farm is currently irrigated by two wells on the property. The field south of CR 540 is not irrigated.

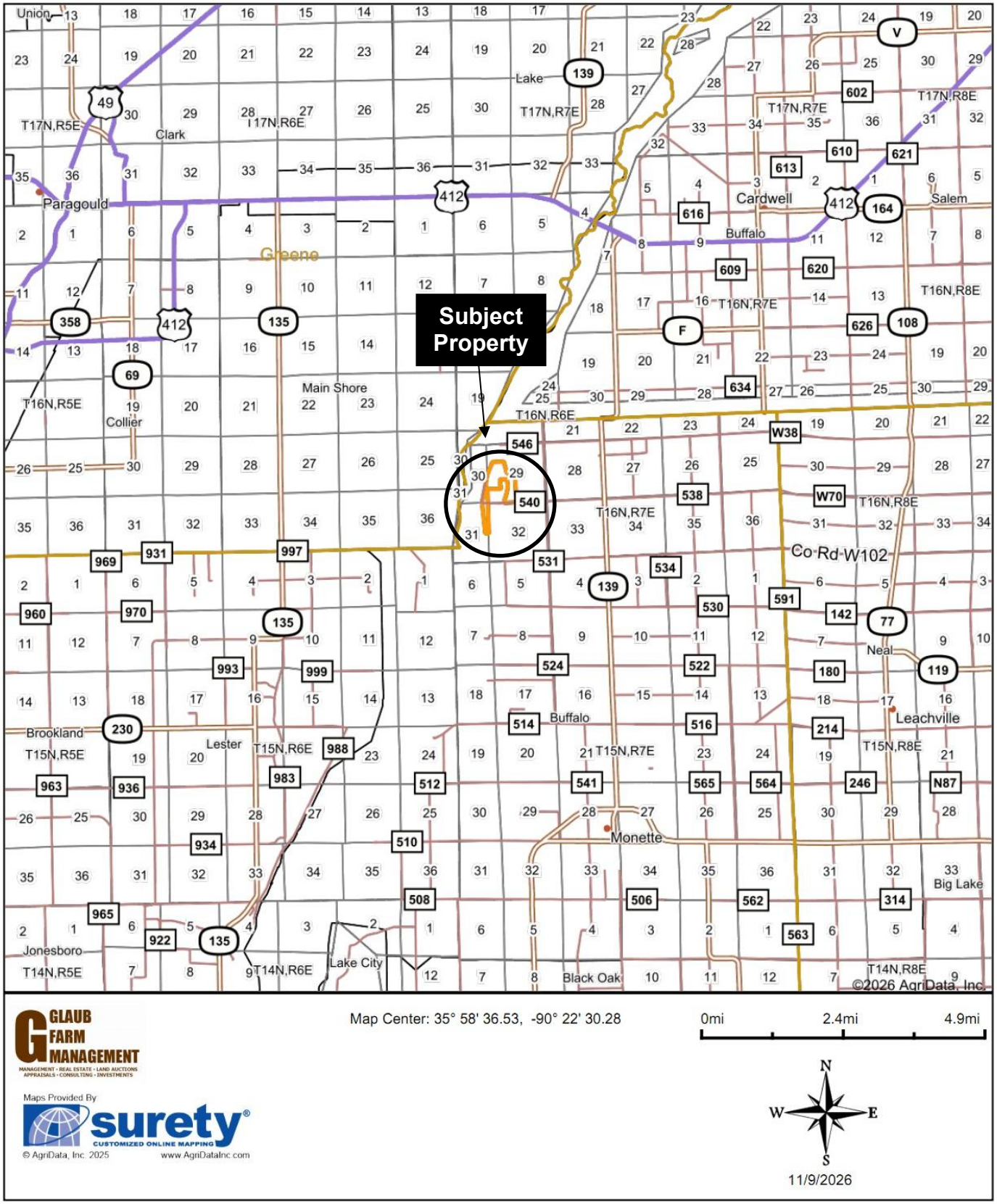
Leases: The farm was leased under a crop share for 2026, but can be released for 2027.

Real Estate Taxes: $2,081.60 Annually per County Tax Records(2025)

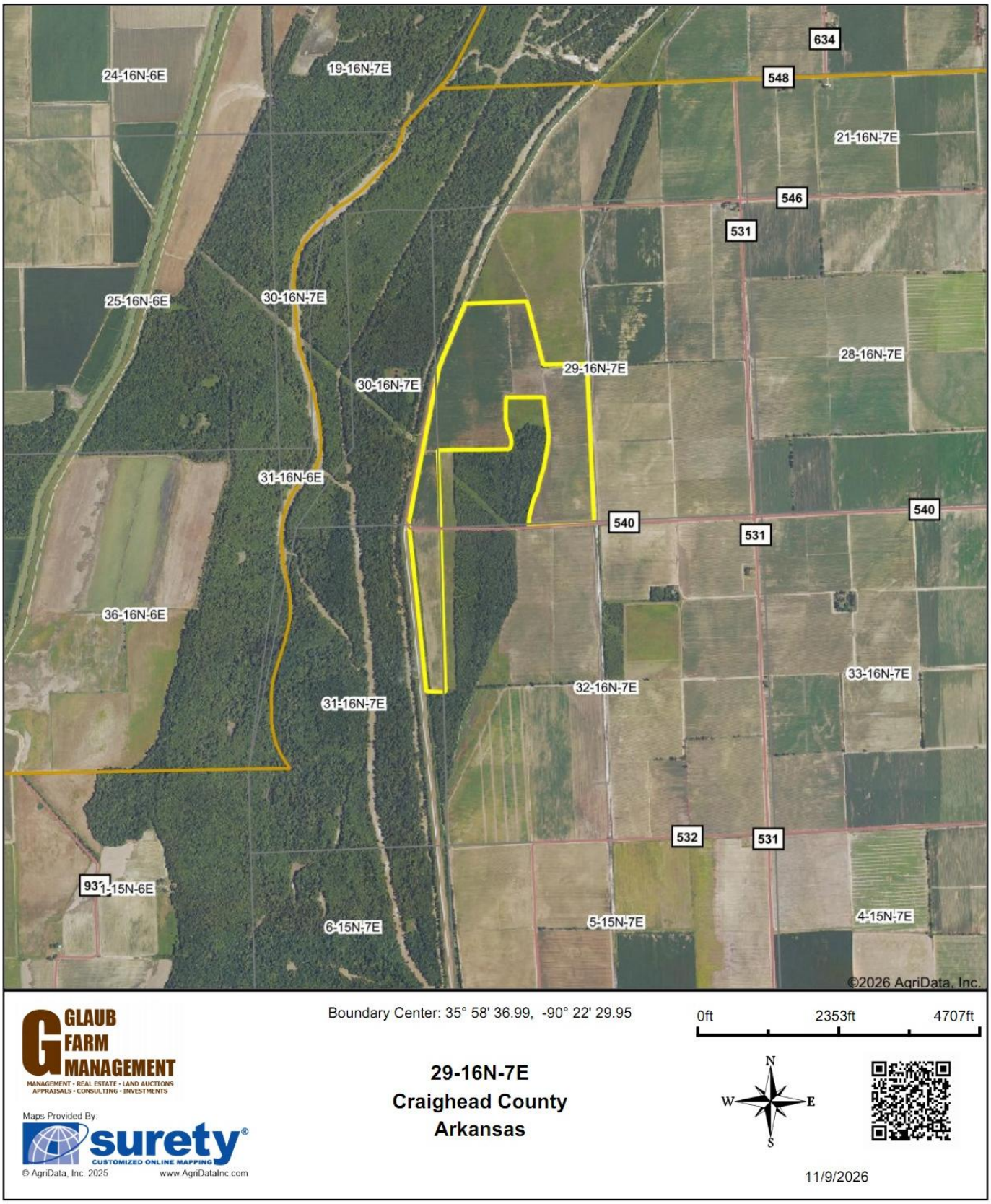
Online Map: Click Here

Asking Price: $1,200,000

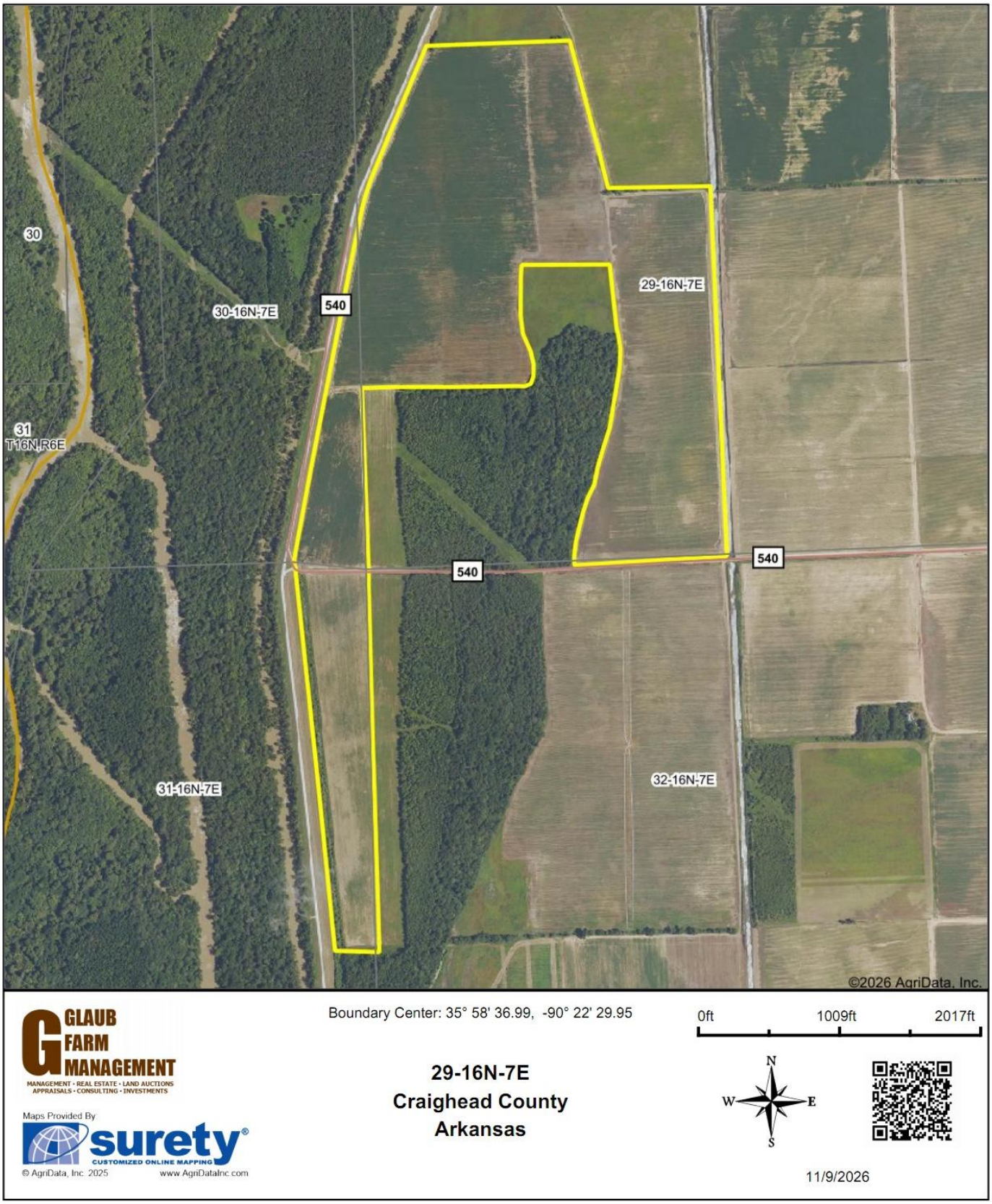
GENERAL LOCATION MAP



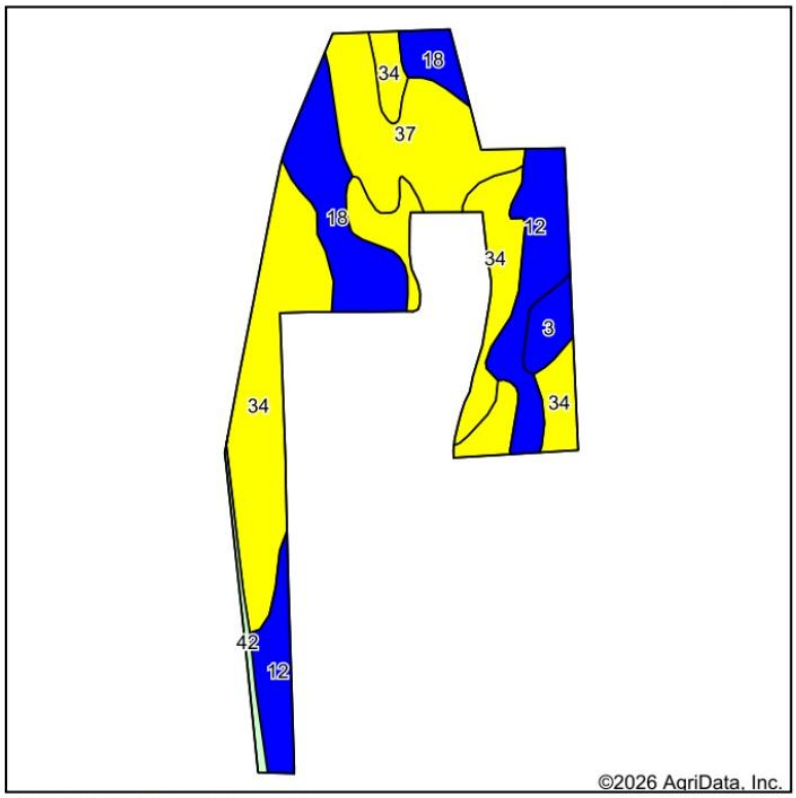
NEIGHBORHOOD MAP



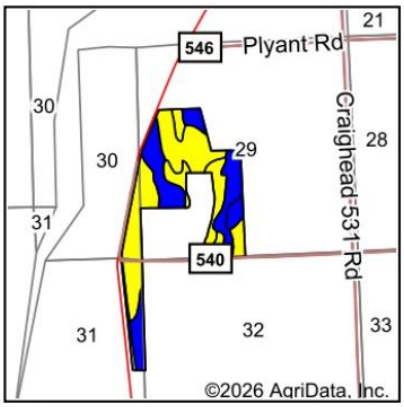
AERIAL MAP


30
30-16N-7E
540
29-16N-7E
31
T16N,R6E
540
540
31-16N-7E
32-16N-7E
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GLAUB FARM MANAGEMENT
MANAGEMENT · REAL ESTATE · LAND AUCTIONS
APPRAISALS · CONSULTING · INVESTMENTS
Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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Boundary Center: 35° 58' 36.99, -90° 22' 29.95
29-16N-7E
Craighead County
Arkansas
0ft
1009ft
2017ft
N
W
E
S
11/9/2026

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
County: **Craighead**
Location: **29-16N-7E**
Township: **Buffalo**
Acres: **170.92**
Date: **11/9/2026**

GLAUB FARM MANAGEMENT

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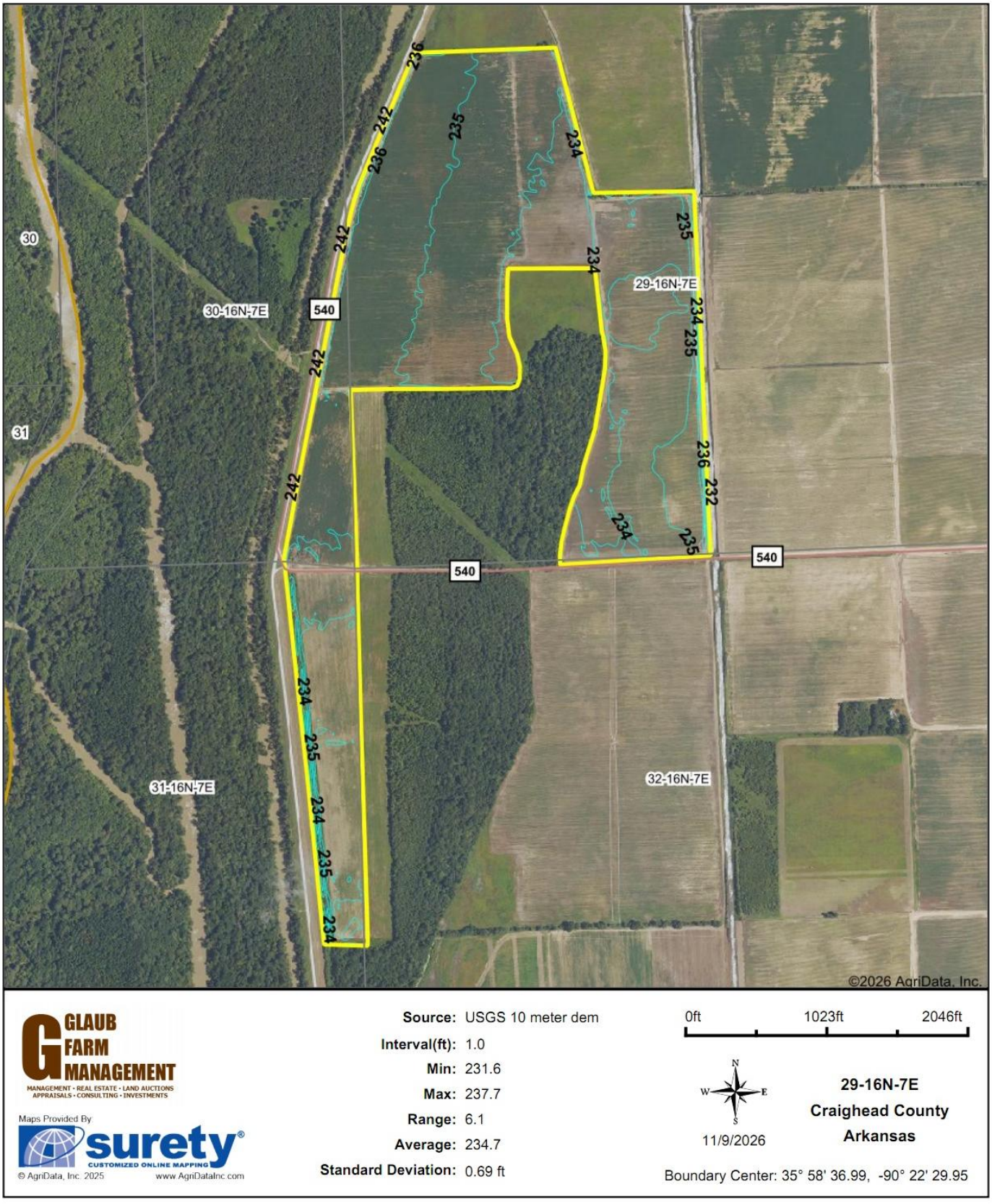


Area Symbol: AR031, Soil Area Version: 25						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
34	Mhoon fine sandy loam	68.34	39.9%		IIIw	71
37	Sharkey clay, 0 to 1 percent slopes, protected	36.57	21.4%		IIIw	34
12	Commerce very fine sandy loam	30.61	17.9%		IIw	83
18	Dundee fine sandy loam	26.95	15.8%		IIw	83
3	Beulah fine sandy loam, 0 to 1 percent slopes	5.59	3.3%		IIs	74
42	Levee	2.86	1.7%			
				Weighted Average	***-**	***n 66**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

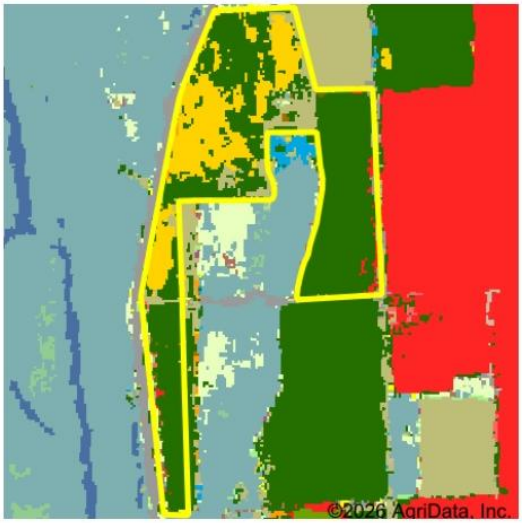
Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



CROP HISTORY MAP

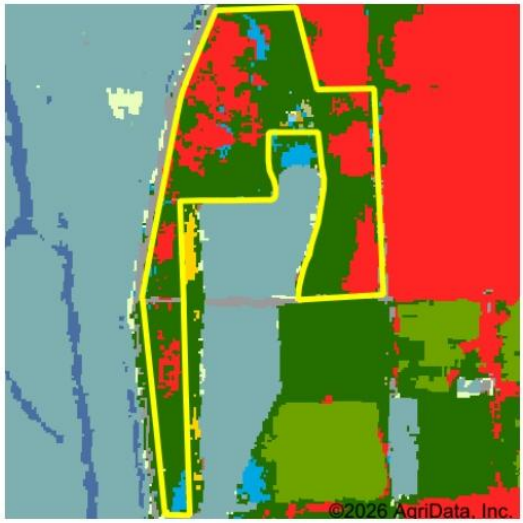
Crop Year: 2025



Soybeans	109.5a	65%
Corn	38.1a	22%
Fallow/Idle Cropland	14a	8%

16 rows not shown

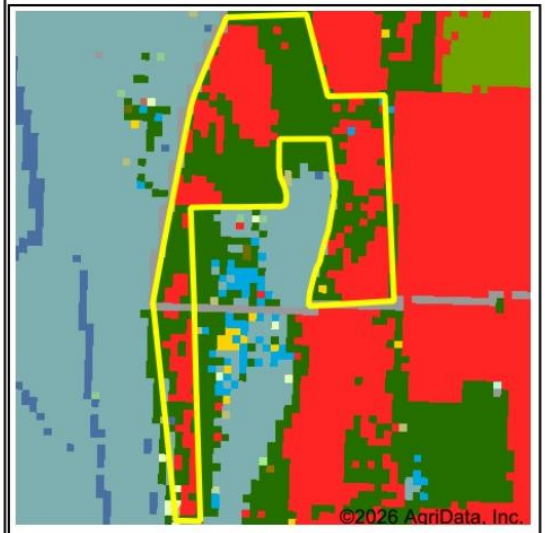
Crop Year: 2024



Soybeans	112.1a	67%
Cotton	49a	29%
Rice	5.8a	3%

11 rows not shown

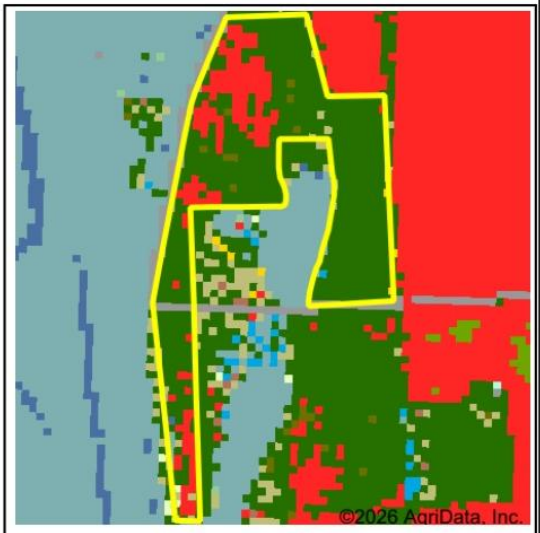
Crop Year: 2023



Soybeans	88.4a	53%
Cotton	80.4a	47%
Developed/Open Space	0.8a	0%

4 rows not shown

Crop Year: 2022



Soybeans	130.9a	77%
Cotton	35.1a	21%
Dbl Crop WinWht/Soybeans	2.2a	1%

4 rows not shown

Boundary Center: 35° 58' 36.99, -90° 22' 29.95

State: AR County: Craighead

Legal: 29-16N-7E Twnshp: Buffalo

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



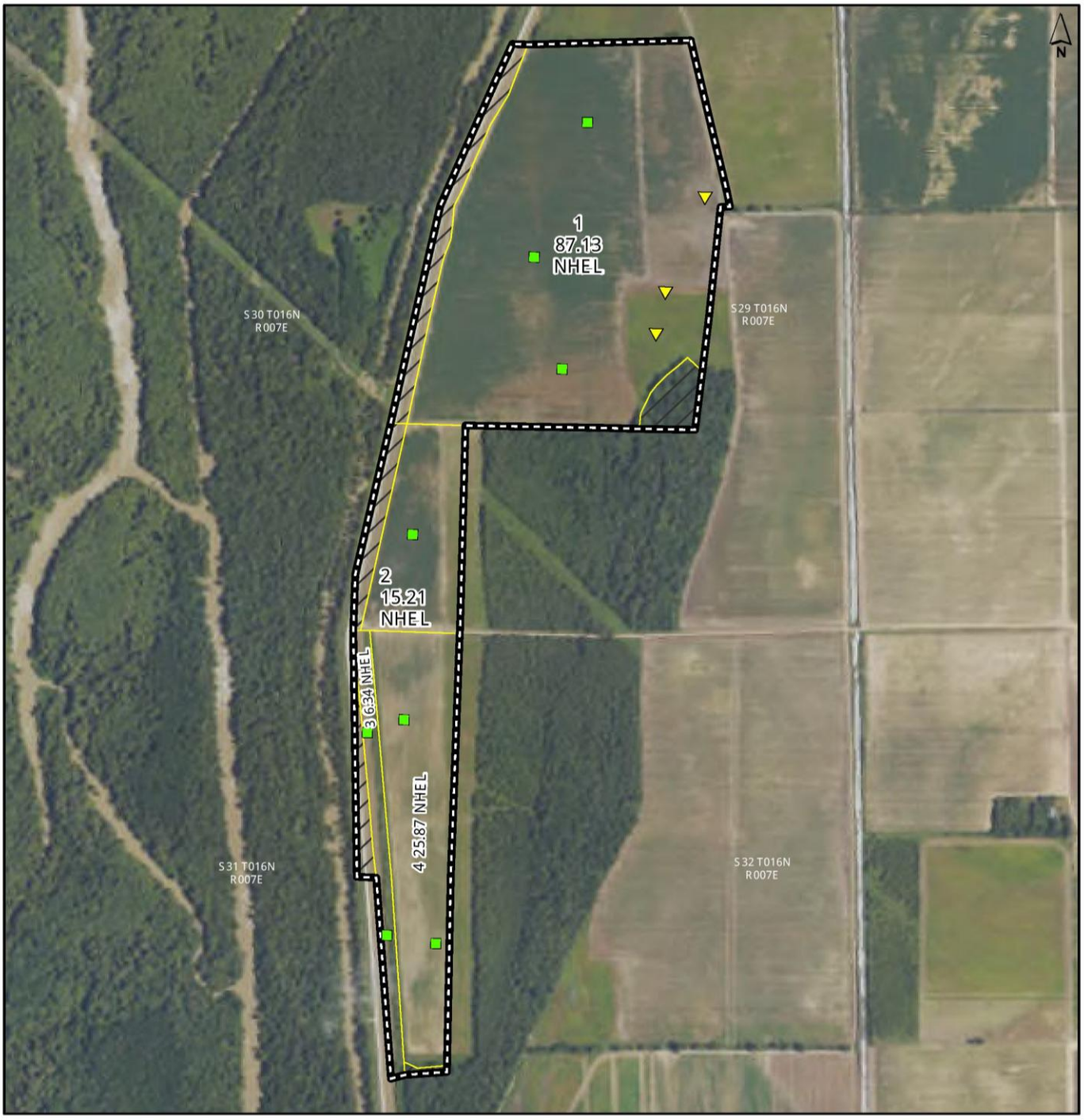
Maps Provided By surety CUSTOMIZED ONLINE MAPPING

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FSA MAPS (1 of 2)

USDA United States Department of Agriculture

Craighead County, Arkansas



Tract Boundary
PLSS
Noncropland
Cropland

2025 Imagery

2026 Program Year

Map Created 05/27/2026

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

Tract Cropland Total: 134.55 acres

Farm 8214
Tract 12833

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FSA MAPS (2 of 2)

USDA United States Department of Agriculture

Craighead County, Arkansas



Tract Boundary
PLSS
Noncropland
Cropland

2025 Imagery

2026 Program Year

Map Created 05/26/2026

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

Tract Cropland Total: 51.99 acres

Farm 8214
Tract 1073

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FSA 156 (1 of 4)

ARKANSAS
CRAIGHEAD
Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8214
Prepared : 11/6/26 9:56 AM CST
Crop Year : 2027

Tract Number	:	**1073**
Description	:	U2
FSA Physical Location	:	ARKANSAS/CRAIGHEAD
ANSI Physical Location	:	ARKANSAS/CRAIGHEAD
BIA Unit Range Number	:	
CRP Contract Number(s)	:	None
HEL Status	:	NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	:	Wetland determinations not complete
WL Violations	:	None
Owners	:	CLAY STEWART, KIMA STEWART
Other Producers	:	None
Recon ID	:	None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
61.78	51.99	51.99	0.00	0.00	0.00	0.00	0.0

FSA 156 (2 of 4)

ARKANSAS
CRAIGHEAD
Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8214
Prepared : 11/6/26 9:56 AM CST
Crop Year : 2027

Tract 1073 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	51.99	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Peanuts	0.61	0.00	2494
Soybeans	23.89	0.00	32
Seed Cotton	21.29	0.00	2261
Unassigned Generic Base	2.52	0.00	0
Rice-Long Grain	1.05	0.00	1586
Rice-Medium Grain	0.10	0.00	1586
TOTAL	**49.46**	**0.00**	

NOTES

FSA 156 (3 of 4)

ARKANSAS
CRAIGHEAD
Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8214
Prepared : 11/6/26 9:56 AM CST
Crop Year : 2027

Tract Number	:	**12833**
Description	:	
FSA Physical Location	:	ARKANSAS/CRAIGHEAD
ANSI Physical Location	:	ARKANSAS/CRAIGHEAD
BIA Unit Range Number	:	
CRP Contract Number(s)	:	None
HEL Status	:	HEL determinations not completed for all fields on the tract
Wetland Status	:	Wetland determinations not complete
WL Violations	:	None
Owners	:	CLAY STEWART, KIMA STEWART
Other Producers	:	None

FSA 156 (4 of 4)

ARKANSAS
CRAIGHEAD
Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8214
Prepared : 11/6/26 9:56 AM CST
Crop Year : 2027

Tract 12833 Continued ...

Recon ID : 05-031-2014-84

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
148.50	134.55	134.55	0.00	0.00	0.00	0.00	0.0
State Conservation	**Other Conservation**	**Effective DCP Cropland**	**Double Cropped**	**CRP**	**MPL**	**DCP Ag. Rel Activity**	**SOD**
0.00	0.00	134.55	0.70	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	6.40	0.00	35
Corn	39.40	0.00	80
Grain Sorghum	0.60	0.00	60
Peanuts	6.58	0.00	2494
Soybeans	51.60	0.00	32
Seed Cotton	20.19	0.00	2261
Unassigned Generic Base	2.39	0.00	0
Rice-Long Grain	0.04	0.00	1586
TOTAL	**127.20**	**0.00**	

NOTES

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