



OFFERED FOR SALE

AMAGON FARM

An Agricultural and Recreational Investment Opportunity

367 (+/-) Acres • Jackson County, Arkansas

OFFERED BY



A G R I C U L T U R E R E C R E A T I O N T I M B E R L A N D
T R A D I T I O N A L B R O K E R A G E + S E A L E D B I D S + C O N S U L T I N G

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TENNESSEE AND TEXAS



DISCLOSURE STATEMENT

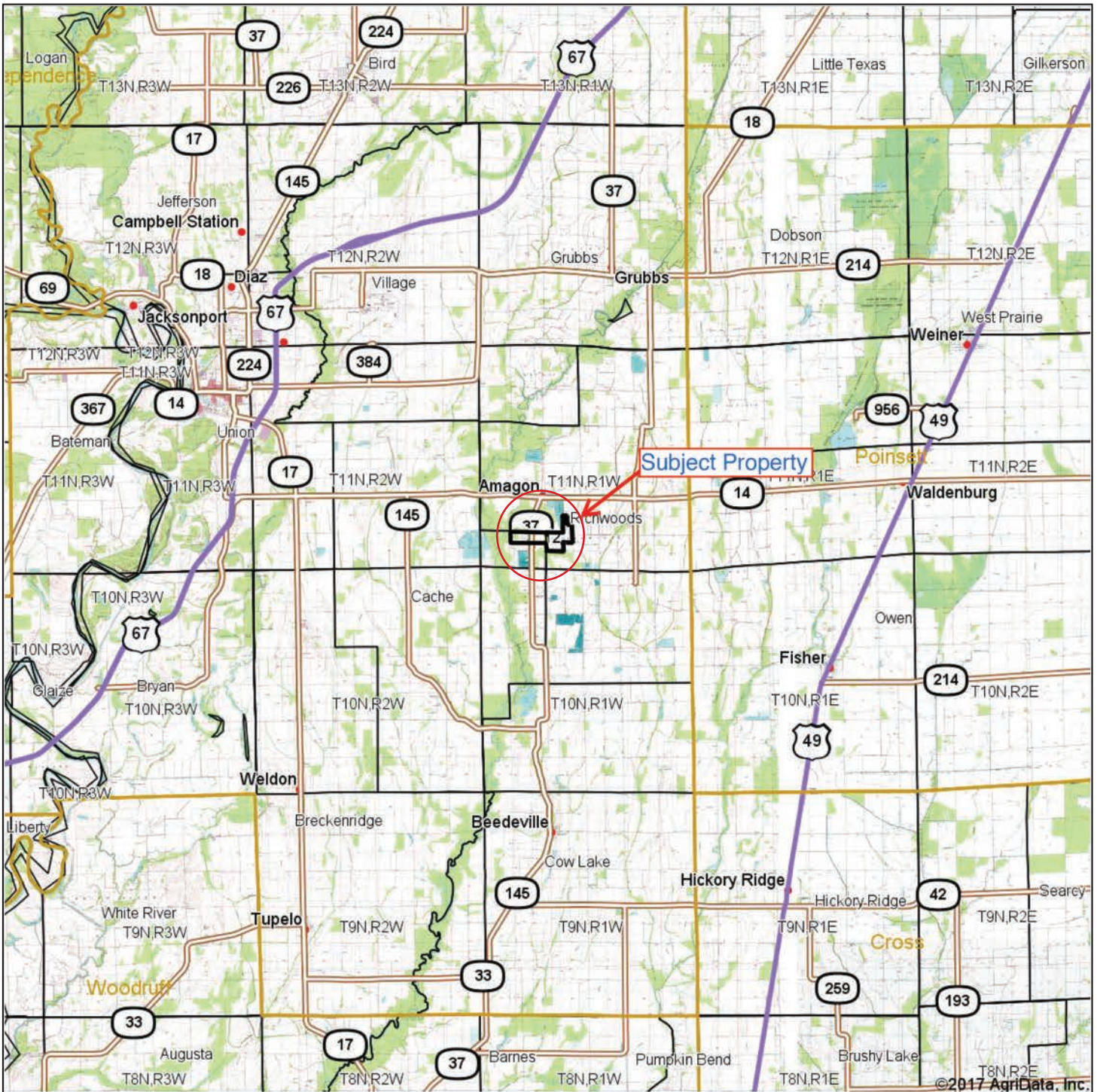
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VICINITY MAP



Maps Provided By



surety
CUSTOMIZED ONLINE MAPPING

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map center: 35° 32' 27.98, -91° 6' 28.49

0mi 4.3mi 8.5mi

33-11N-1W
Jackson County
Arkansas



3/1/2017

Field borders provided by Farm Service Agency as of 5/21/2008.

PROPERTY SUMMARY

Description:

The Amagon Farm consists of 367 (+/-) acres offering a good recreational and agricultural investment opportunity. This property has good waterfowl hunting that is enhanced by the wetland areas on the western portion of the farm, and in addition the Cache River is only 0.6 (+/-) miles west of the property. The Cache River is one of the best known waterfowl flyways in the Mississippi Delta, and the property's close proximity to the river only strengthens the duck hunting opportunities located on the farm. The farm also offers field hunting on the central and eastern portions of the farm.

The tillable acreage offers a strong agricultural investment opportunity with all the tillable acres historically planted in a rice and soybean rotation. All of the tillable acreage is believed to be irrigated. There is also an old house and shop on the northeastern corner of the farm.

This is an excellent opportunity to purchase a farm that offers good duck hunting and annual income. The property is offered for sale for \$1,150,000.00, or \$3,134.00 per acre.

Location:

Amagon, Arkansas; Jackson County; Northeast Region of Arkansas

Mileage Chart

Newport	12 miles
Jonesboro	38 miles
Searcy	47 miles
Memphis	80 miles
Little Rock	96 miles

Acreage:

367 (+/-) total acres

232.8 cultivated acres

120.0 wetlands/waterfowl habitat

3.0 home/shop site

11.0 state and county roads, interior roads and canals

Irrigation:

Well #	Well Type	Discharge Size
1	Electric Submersible	4"
2	Diesel Turbine	8"
3	Diesel Turbine	8"
4	Diesel Turbine	8"

Access:

Access is via Arkansas State Highway 37 and Jackson County Road #104.

PROPERTY SUMMARY

Farm Bases: Please see attached Farm Service Agency (FSA) 156EZ within this brochure.

Farm Lease: Historically an annual 80/20 crop share lease..

Real Estate Taxes:	Parcel Number	Acreage	Est. Taxes
	001-01351-000	27.00	\$380.00
	001-01352-000	13.00	\$63.00
	001-01353-000	20.00	\$96.00
	001-01378-000	117.00	\$419.00
	001-01404-000	190.00	\$913.00
	Total	367.00	\$1,871.00

Mineral Rights: All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Recreation: Duck and deer hunting opportunities exist on the property.

Offering Price: \$1,150,000.00 (\$3,134.00 per acre)

Contact: Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) of Lile Real Estate, Inc. (office: 501-374-3411).

TOWNSHIP 11N • RANGE 1W

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POINSETT COUNTY

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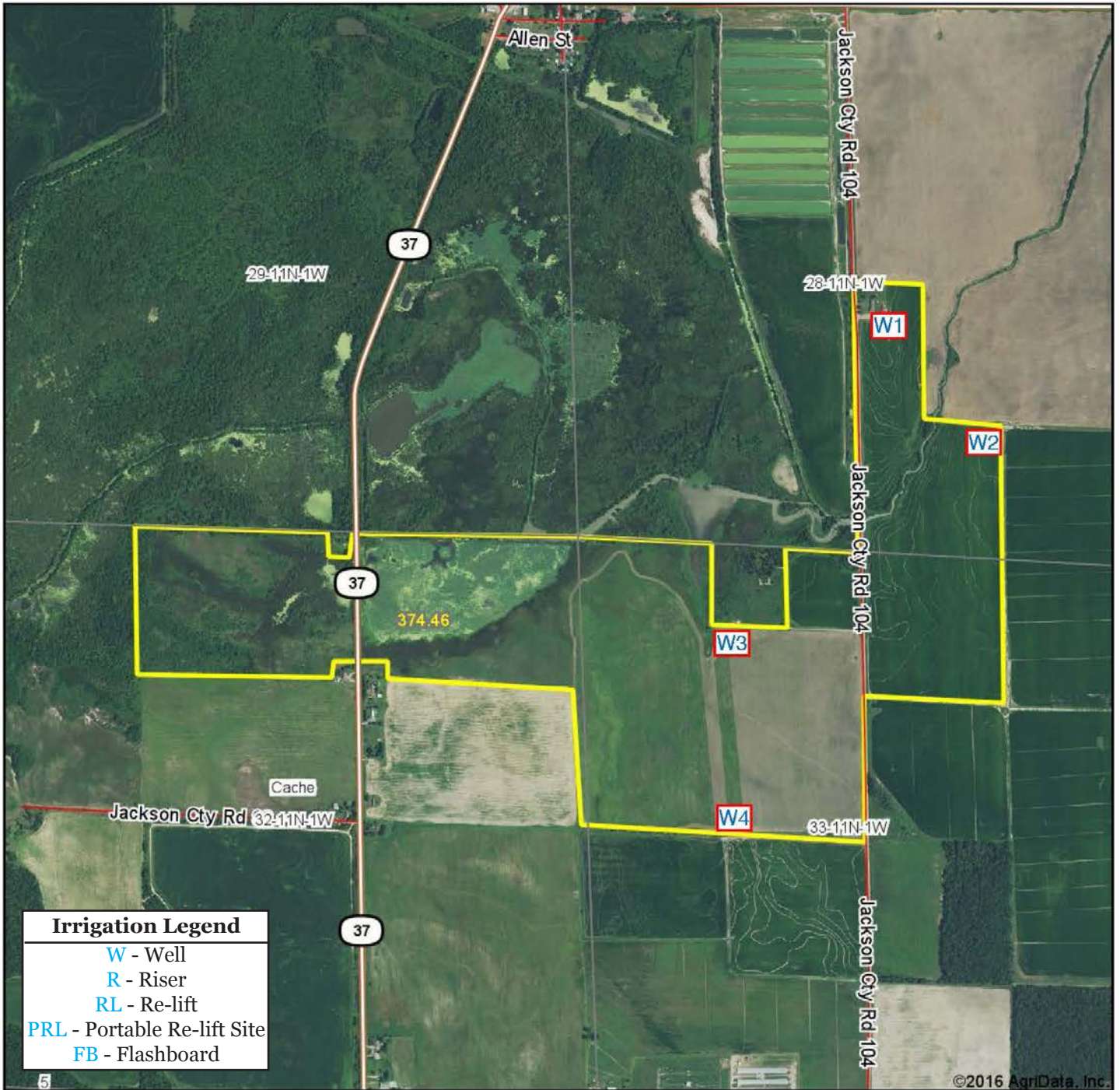
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IRRIGATION MAP

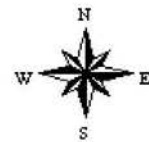


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map center: 35° 32' 51.95, -91° 6' 35.8

0ft	1453ft	2907ft
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32-11N-1W
Jackson County
Arkansas



10/3/2016

Field borders provided by Farm Service Agency as of 5/21/2008.



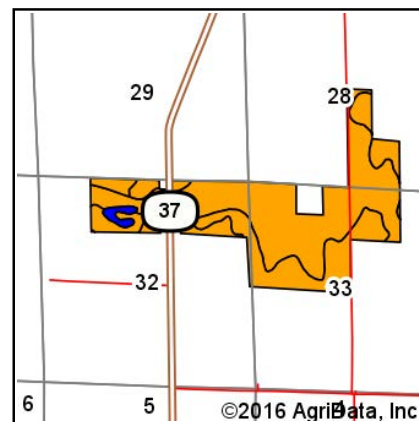
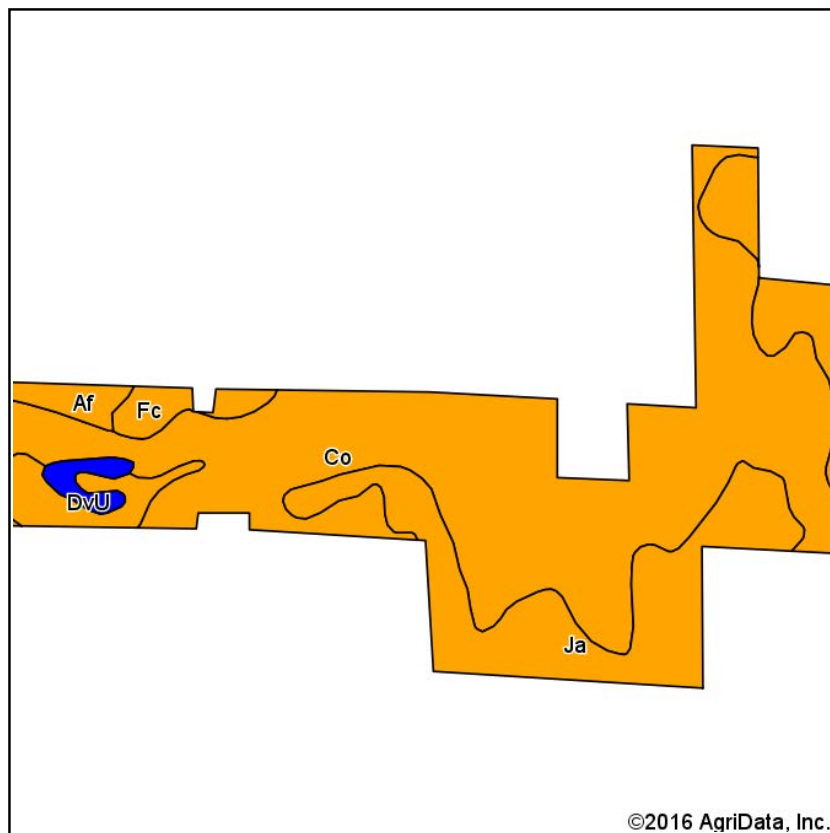
Maps Provided By:



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SOIL MAP



State: **Arkansas**
 County: **Jackson**
 Location: **32-11N-1W**
 Township: **Cache**

Date: **10/3/2016**



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: AR067, Soil Area Version: 12

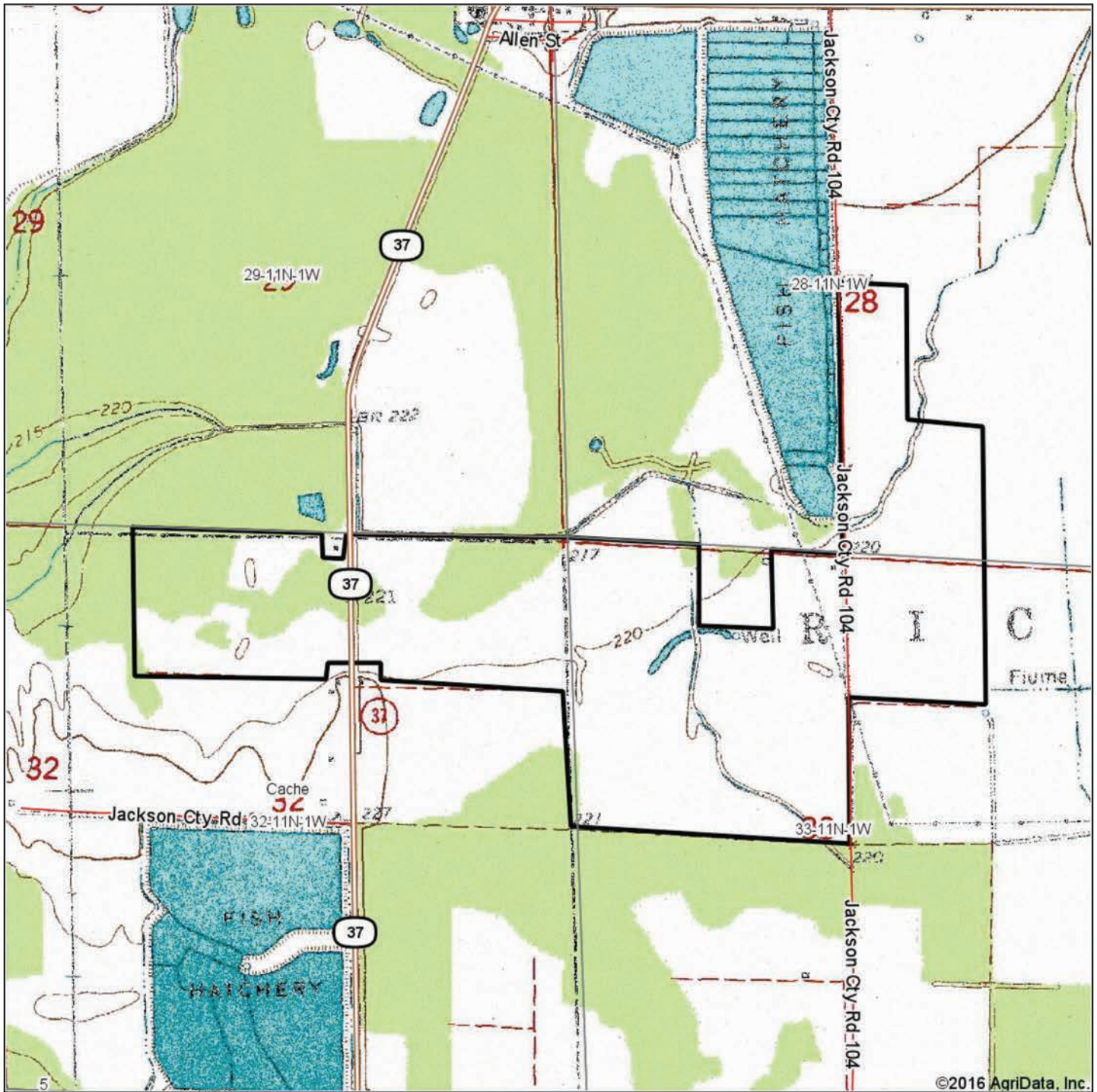
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Bahiagrass	Common bermudagrass	Corn	Cotton lint	Grain sorghum	Improved bermudagrass	Rice Irrigated	Soybeans	Tall fescue	Wheat
Co	Crowley silt loam	236.90	63.3%		Illw	7.5	5.5		475			130	30		
Ja	Jackport silty clay loam, 0 to 1 percent slopes	99.94	26.7%		Illw		6.5		550	95	9	130	30	7.5	
Af	Amagon and Forestdale silt loams	22.14	5.9%		Illw		7.5		650			120	35	9	
Fc	Foley-Calhoun complex, 0 to 1 percent slopes	9.55	2.6%		Illw	6.5	6		650			120	30	8	40
DvU	Dundee silt loam, undulating	5.93	1.6%		Illw			85	750		9		40	9	45
Weighted Average						4.9	5.8	1.3	514.2	25.4	2.5	127.1	30.5	2.9	1.7

Area Symbol: AR067, Soil Area Version: 12

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



Maps Provided By:



map center: 35° 32' 51.95, -91° 6' 35.8

32-11N-1W
Jackson County
Arkansas

0ft 1453ft 2907ft



10/3/2016

Field borders provided by Farm Service Agency as of 5/21/2008.

FARM SERVICE AGENCY

ARKANSAS

JACKSON

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1461

Prepared : Feb 17, 2016

Crop Year : 2016

Operator Name : CARL NEAL
Farms Associated with Operator : 05-067-1461, 05-067-1770
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
370.81	359.68	359.68	0.00	0.00	0.00	0.00	0.00	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	359.68	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, SORGH, RICE-LGR, RICE-MGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	20.10	0.00	0	39	
Grain Sorghum	10.70	0.00	0	55	
Rice-Long Grain	227.90	0.00	0	4432	
Rice-Medium Grain	21.70	0.00	0	4667	
TOTAL	280.40	0.00			

NOTES

Tract Number : 1259

Description : P12/1B SEC32 T11N

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : A V G TRUST

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
270.93	266.71	266.71	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	266.71	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	19.40	0.00	0	39
Grain Sorghum	7.60	0.00	0	55
Rice-Long Grain	172.00	0.00	0	4432
Rice-Medium Grain	16.40	0.00	0	4667

FARM SERVICE AGENCY

ARKANSAS
JACKSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1461
Prepared : Feb 17, 2016
Crop Year : 2016

Tract 1259 Continued ...

TOTAL 215.40 0.00

NOTES

Tract Number : 1260

Description : G6/2B

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : A V G TRUST

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
11.07	9.94	9.94	0.00	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity
0.00	0.00	9.94	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	0.70	0.00	0	39
Grain Sorghum	0.30	0.00	0	55
Rice-Long Grain	6.40	0.00	0	4432
Rice-Medium Grain	0.60	0.00	0	4667

TOTAL 8.00 0.00

NOTES

Tract Number : 1263

Description : P12/2B SEC28 T11N

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : A V G TRUST

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
29.12	26.18	26.18	0.00	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity
0.00	0.00	26.18	0.00	0.00	0.00	0.00

FARM SERVICE AGENCY

ARKANSAS
JACKSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1461
Prepared : Feb 17, 2016
Crop Year : 2016

Tract 1263 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Grain Sorghum	0.90	0.00	0	55
Rice-Long Grain	15.60	0.00	0	4432
Rice-Medium Grain	1.50	0.00	0	4667

TOTAL **18.00** **0.00**

NOTES

Tract Number : 1264

Description : P12/1B SEC32 T11N

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : A V G TRUST

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
59.69	56.85	56.85	0.00	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity
0.00	0.00	56.85	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Grain Sorghum	1.90	0.00	0	55
Rice-Long Grain	33.90	0.00	0	4432
Rice-Medium Grain	3.20	0.00	0	4667

TOTAL **39.00** **0.00**

NOTES

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FSA MAP



United States
Department of
Agriculture

Jackson County, Arkansas



Common Land Unit

	Non-Cropland
	Cropland

Tract Boundary
 PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Imagery Year: 2015

Tract Cropland Total: 26.18 acres

2016 Program Year

Map Created January 15, 2016

Farm 1461

Tract 1263

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FSA MAP



United States
Department of
Agriculture

Jackson County, Arkansas



Common Land Unit Tract Boundary

Non-Cropland

Cropland

PLSS

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation

Compliance Provisions

Imagery Year: 2015

Tract Cropland Total: 266.71 acres

2016 Program Year

Map Created January 15, 2016

Farm 1461

Tract 1259

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FSA MAP



United States
Department of
Agriculture

Jackson County, Arkansas



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Imagery Year: 2015

Tract Cropland Total: 56.85 acres

2016 Program Year

Map Created January 15, 2016

Farm 1461

Tract 1264

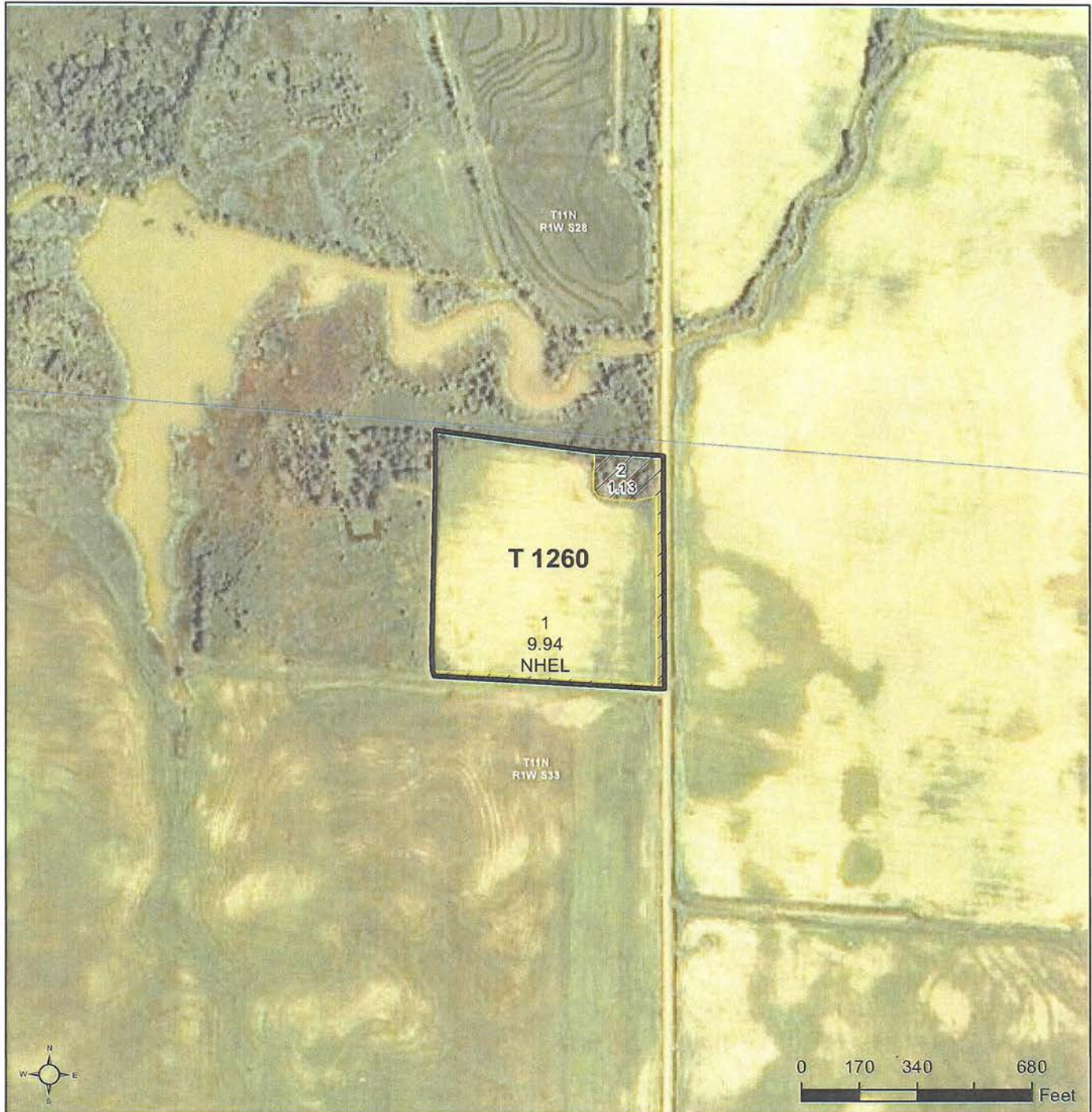
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FSA MAP



United States
Department of
Agriculture

Jackson County, Arkansas



Common Land Unit Tract Boundary

Non-Cropland
 Cropland

PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Imagery Year: 2015

Tract Cropland Total: 9.94 acres

2016 Program Year

Map Created January 15, 2016

Farm 1461

Tract 1260

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NOTES



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A G R I C U L T U R E R E C R E A T I O N T I M B E R L A N D
T R A D I T I O N A L B R O K E R A G E + S E A L E D B I D S + C O N S U L T I N G

L I C E N S E D I N A R K A N S A S , L O U I S I A N A , M I S S I S S I P P I , T E N N E S S E E A N D T E X A S