



OFFERED FOR SALE

ALLISON FARM

An Agricultural and Recreational Investment Opportunity

335.75 (+/-) Total Acres • Pulaski 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

Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

PROPERTY SUMMARY

Description:	The Allison Farm consists of approximately 335.75 (+/-) acres located in Pulaski County, Arkansas, southwest of the town of England. The tract has great access with Allison Road forming the northeastern border of the tract, and Allison Loop bisecting the northern central portion of the farm and then forming the southwestern border. The Farm Service Agency office reports a total of 283.68 cropland acres that are all irrigated by two (2) re-lift units located on Plum Bayou which then feeds water throughout the farm via the network of underground pipe. Approximately 79.30 (+/-) acres of the cropland acres are considered improved row water lands due to dirt work that has been completed. This farm provides the opportunity to own a farm that can have anything from corn to rice grown on it, with the northern portion of the farm more suitable for a corn and soybean rotation, and the southern portion more suitable for a rice and soybean rotation. The farm is located in a great location for waterfowl hunting. This is a rare opportunity to buy an investment grade farm that also offers good duck hunting opportunities.				
Location:	England, Arkansas; Pulaski County; Southeastern Region of Arkansas				
FSA Acreage:	343.95 Total Acres (FSA Farm #: 3196, Tract #: 7968) <ul style="list-style-type: none">• 283.68 acres in cropland• 30.27 acres in bayou, roads, and ditches• 30.00 acres in woods				
Irrigation:	Re-lift Number	Re-lift Type	Discharge Size		
	PRL1	Deutz Diesel Unit	10”		
	PRL2	Deutz Diesel Unit	10”		
Soils:	Class II: 38% Class III: 62%				
Farm Bases:	Please see attached Farm Service Agency (FSA) 156EZ within this brochure.				
Recreation:	Field hunting opportunities for ducks exist.				
Real Estate Taxes:	Tract Number	Parcel Number	S-T-R	Acreage	Est. Taxes
	3	16R0250000400	25-2S-10W	135.8	\$715.00
	3	16R0260000100	26-2S-10W	160.0	\$866.00
	3	16R0350000100	35-2S-10W	40.0	\$207.00
	Total			335.75	\$1,788.00
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.				
Farming Contract:	Farm is available for lease.				
Offering Price:	\$1,510,875.00 (\$4,500.00 per acre)				
Contact:	Any questions concerning this offering or to schedule a property tour should be directed to Gar Lile, or Gardner Lile of Lile Real Estate, Inc. (office: 501-374-3411).				

FARM SERVICE AGENCY

Tract Number: 7968 Description: G/1 SEC 24-25 R10W, T2S

FAV/WR
History
N

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
343.95	283.68	283.68	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	283.68	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	156.3		5923	0.0
GENERIC	63.9	578		0.0
SOYBEANS	63.5		38	0.0
Total Base Acres:	283.7			

Owners: FULL HARVEST AGRICULTURAL REIT II INC

Other Producers: [REDACTED]

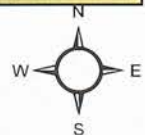
FSA MAP



Farm: 3196

Tract: 7968

0 425 850 1,700 2,550 3,400 Feet



USDA FARM SERVICE AGENCY

Date Printed: October 27, 2015

Photography Date: 2013

Wetland Determination Identifiers

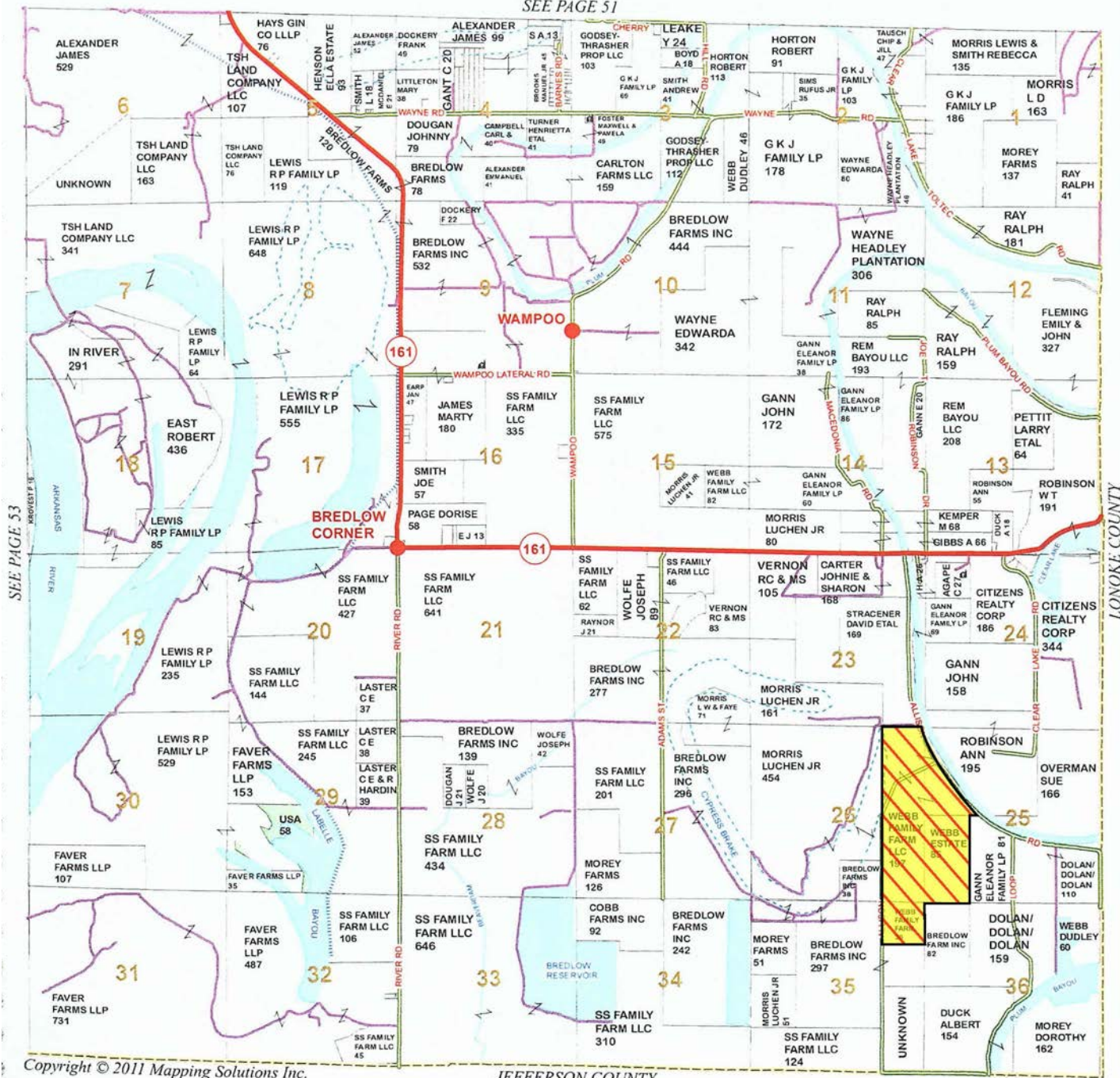
- Restricted use
- ▲ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: USDA FSA maps are for FSA Program administration only. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of 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 wetland boundaries and determinations, or contact NRCS.

OWNERSHIP MAP

TOWNSHIP 2S • RANGE 10W

SEE PAGE 51



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JEFFERSON COUNTY

AERIAL MAP



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Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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map center: 34° 30' 36.59, -92° 2' 54.86

0ft 1119f 2238ft

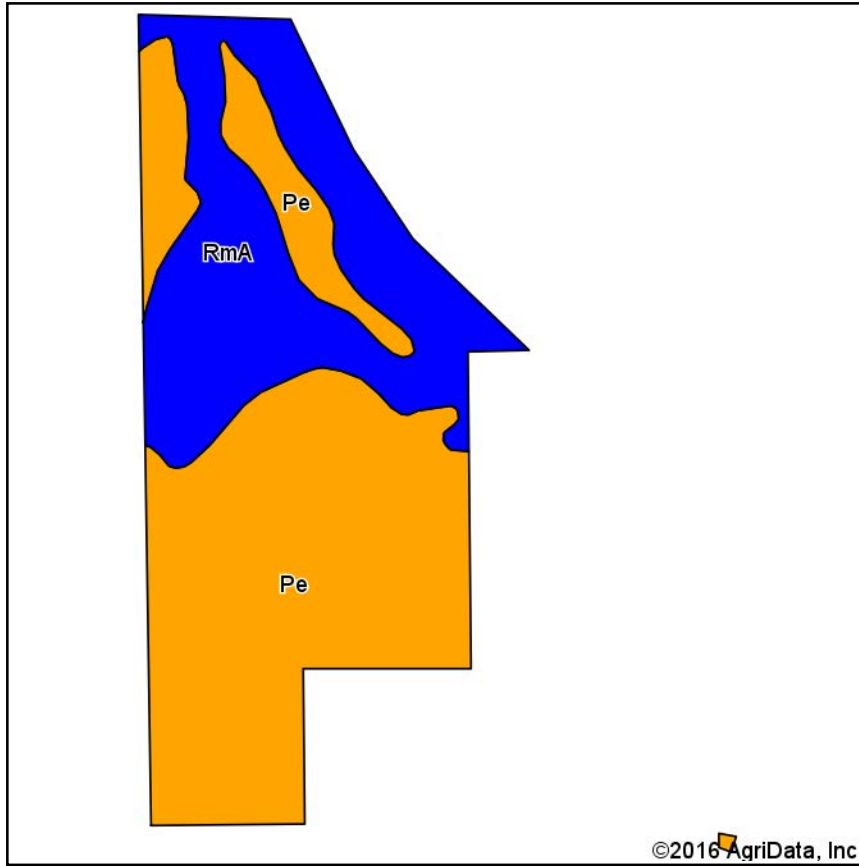
26-2S-10W
Pulaski County
Arkansas



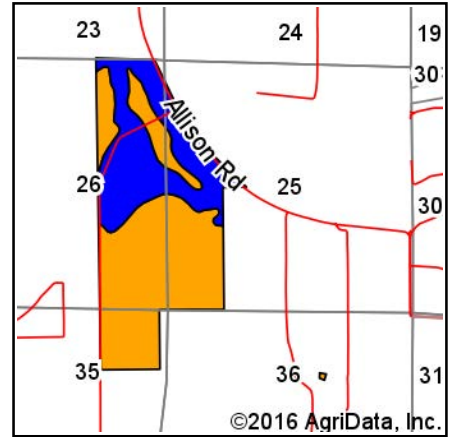
8/25/2016

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

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
County: **Pulaski**
Location: **26-2S-10W**
Township: **Hill**

Date: **8/25/2016**



Maps Provided By:



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Area Symbol: AR119, Soil Area Version: 12

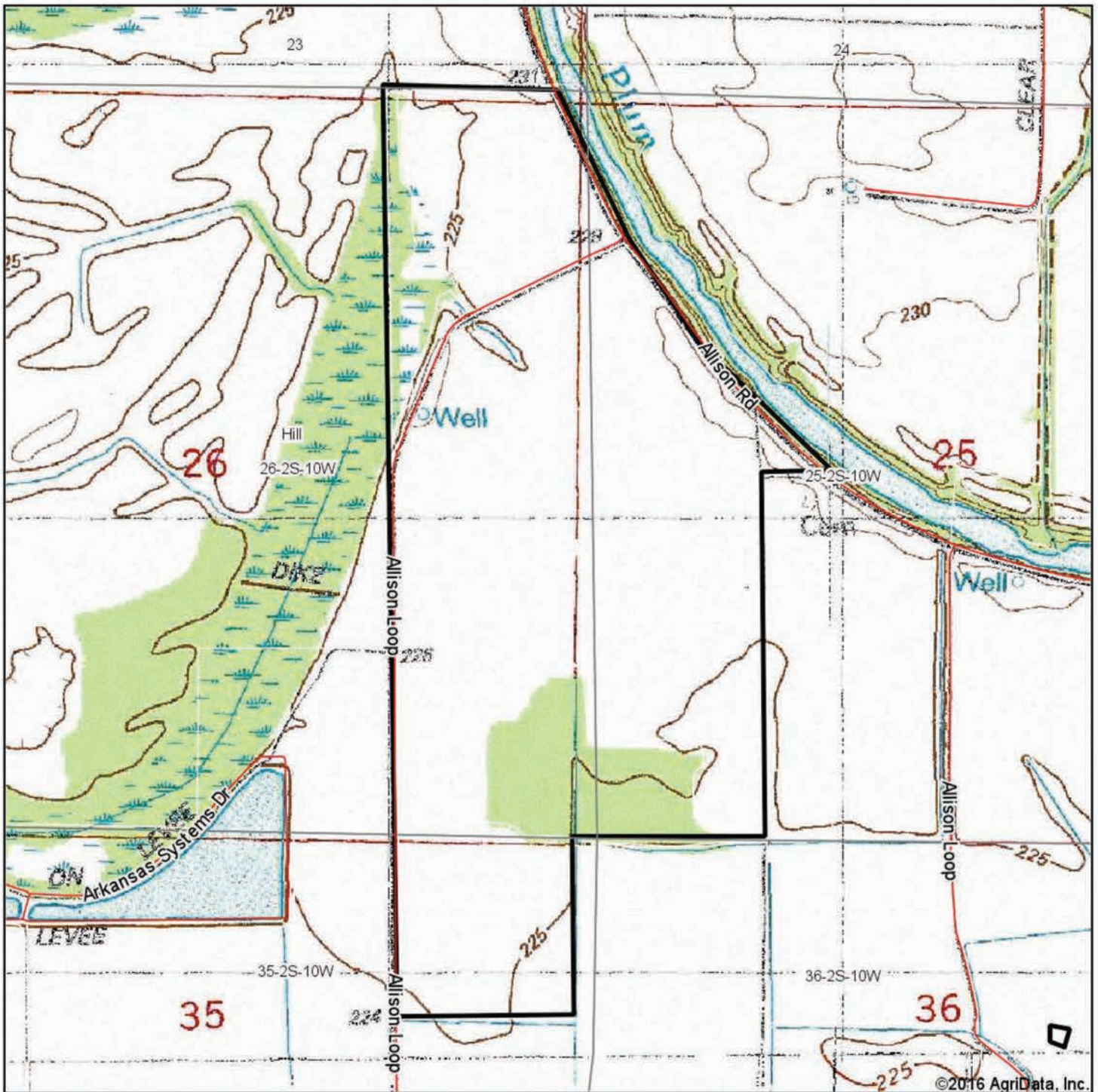
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Cotton lint	Grain sorghum	Improved bermudagrass	Rice Irrigated	Soybeans	Tall fescue	Wheat
Pe	Perry clay, 0 to 1 percent slopes, rarely flooded	206.48	62.5%		Illw	6.5		475	65	12	130	30	7.5	
RmA	Rilla silt loam, 0 to 1 percent slopes	124.07	37.5%		Ile	7.5	95	900	95	13.5		40		60
Weighted Average						6.9	35.7	634.5	76.3	12.6	81.2	33.8	4.7	22.5

Area Symbol: AR119, Soil Area Version: 12

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



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Maps Provided By:

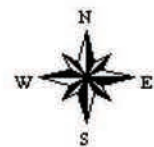


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0ft 1119ft 2238ft

26-2S-10W
Pulaski County
Arkansas



8/25/2016

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



NOTES



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