



OFFERED FOR SALE

PINEY BRAKE FARM

An Agricultural and Recreational Investment Opportunity

971.30 (+/-) Total Acres • Lonoke 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

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



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 Piney Brake Farm consists of 971.30 total acres located southwest of the community of Humnoke in Lonoke County, Arkansas. This tract offers both an agricultural and recreational investment opportunity. The soil type of the tillable acreage lends itself to be able to grow a wide range of crops including rice, corn, and soybeans. According to the Farm Service Agency (FSA), there are 749.42 tillable acres, and another 243.05 acres that is enrolled in the Conservation Reserve Program (CRP), hardwood trees, that puts off annual income as well. The farm is located in a highly desirable area for waterfowl hunting, and there are several areas on the tract that offer great duck hunting opportunities. Piney Brake itself offers the opportunity for development and enhancement as a private fishing reservoir. This is a unique opportunity to buy a recreational farm with such a high percentage of the acreage yielding annual income. The property is being offered for \$3,500 per surveyed acre; the expense of the survey will be equally shared by the Seller and the eventual Buyer.

Location:

Lonoke County, Arkansas; Southeastern Region of Arkansas

Mileage Chart

Humnoke	5 miles
Stuttgart	19 miles
Little Rock	41 miles

FSA Acreage:

Part of FSA Tract: #7635

- 749.42 acres in cultivation.
- 243.05 acres in enrolled in the Conservation Reserve Program.

Irrigation:

Well #	Well Type	Discharge Size	Motor/Gearhead Type	Motor/Gearhead Serial Number
1	Diesel Turbine	10"	Green Gearhead	61186
2	Diesel Turbine	8"	Johnson Gearhead	119080
3	Diesel Turbine	10"	Johnson Gearhead	145900
4	Diesel Turbine	10"	Randolph Gearhead	85344
5	Diesel Turbine	10"	N/A	42601

Soils:

Class II: 63%
Class III: 33%
Class IV: 4%

PROPERTY SUMMARY

Planted Acres:

	2016	2015
Rice	226.05	246.47
Soybeans	523.38	493.29
Total	749.43	739.76

Conservation Reserve Program Info:

Tract Number	Contract #	Expiration Date	Field Number	Acreage	Rental Rate	Payment
7635	133C	9/30/17	32	69.53	\$102.06	\$7,096.23
7635	133C	9/30/17	35	66.40	\$102.06	\$6,776.78
7635	133C	9/30/17	39	23.38	\$102.06	\$2,386.16
7635	133C	9/30/17	42	2.35	\$102.06	\$239.84
7635	133C	9/30/17	43	5.18	\$102.06	\$528.67
7635	133C	9/30/17	44	55.20	\$102.06	\$5,633.71
7635	133C	9/30/17	45	21.00	\$102.06	\$2,143.26
Total				243.04		\$24,804.65

Farm Bases:

Please see attached Farm Service Agency (FSA) 156EZ within this brochure. The acreages in “red” font on the 156EZ represent the estimated prorated amounts that will be assigned, subject to FSA approval.

Real Estate Taxes:

Parcel Number	S-T-R	Acreage	Est. Taxes
001-00964-000	19-02S-07W	320.00	\$1,178.00
001-00974-000	20-02S-07W	80.00	\$419.00
001-00973-000	20-02S-07W	11.30	\$15.00
001-00967-000	19-02S-07W	160.00	\$735.00
001-00965-000	19-02S-07W	80.00	\$417.00
001-01097-000	30-02S-07W	40.00	\$99.00
001-01096-000	30-02S-07W	160.00	\$652.00
001-00977-000	20-02S-07W	120.00	\$424.00
Total		971.30	\$3,939.00

Mineral Rights:

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

PROPERTY SUMMARY

Farming Contract:

There is a written agreement in place with Legacy Farms Partnership for the 2016 crop year terminating December 31, 2016. Listed below is an overview of the farm lease; a copy of the lease can be provided upon request.

- Soybeans: 1/4th with Lessor sharing some expenses.
 - Shared expenses: 1/4th of fertilizer and insecticide.
 - Lessor only shares this portion of expenses as long as current soils analysis indicating soil has a pH of 5.6 or higher.
- Wheat, Oats, Corn, and Milo: 1/4th with Lessor sharing some expenses.
 - Shared expenses: 1/4th of fertilizer and insecticide.
- Rice: 1/5th net. Lessee pays all expenses related to production of rice crop.
- Irrigation: Lessor furnishes wells and pumps without power source or utilities.
- All USDA payments, including any Conservation Stewardship Program (CSP) that may be in place, Lessor is entitled to 1/5th of payments.

Offering Price:

\$3,500.00 per Surveyed 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. at 501-374-3411.

FARM SERVICE AGENCY

ARKANSAS
JEFFERSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2966
Prepared : Jan 12, 2016
Crop Year : 2016

Tract Number : 7635

Description : Lonoke #3, O-1 **FAV/WR History : Yes**

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : THE C H TRIPLETT CO

Other Producers : LEGACY FARMS PARTNERSHIP

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
1,184.82	1,146.48	1,146.48	0.00	0.00	268.31 243.05	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	878.17 749.42	30.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
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Tract 7635 Continued ...

Wheat	159.20 135.86	0.00	0	38
Grain Sorghum	81.50 69.55	0.00	0	55
Soybeans	276.80 236.12	0.00	0	31
Rice-Long Grain	382.20 326.03	0.00	0	5987
Rice-Medium Grain	8.50 7.25	0.00	0	4519

TOTAL **908.20 774.81** **0.00**

NOTES

FSA MAP



Jefferson County, Arkansas



Common Land Unit

- CRP
- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 1146.48 acres

2016 Program Year

Map Created October 27, 2015

Farm 2966

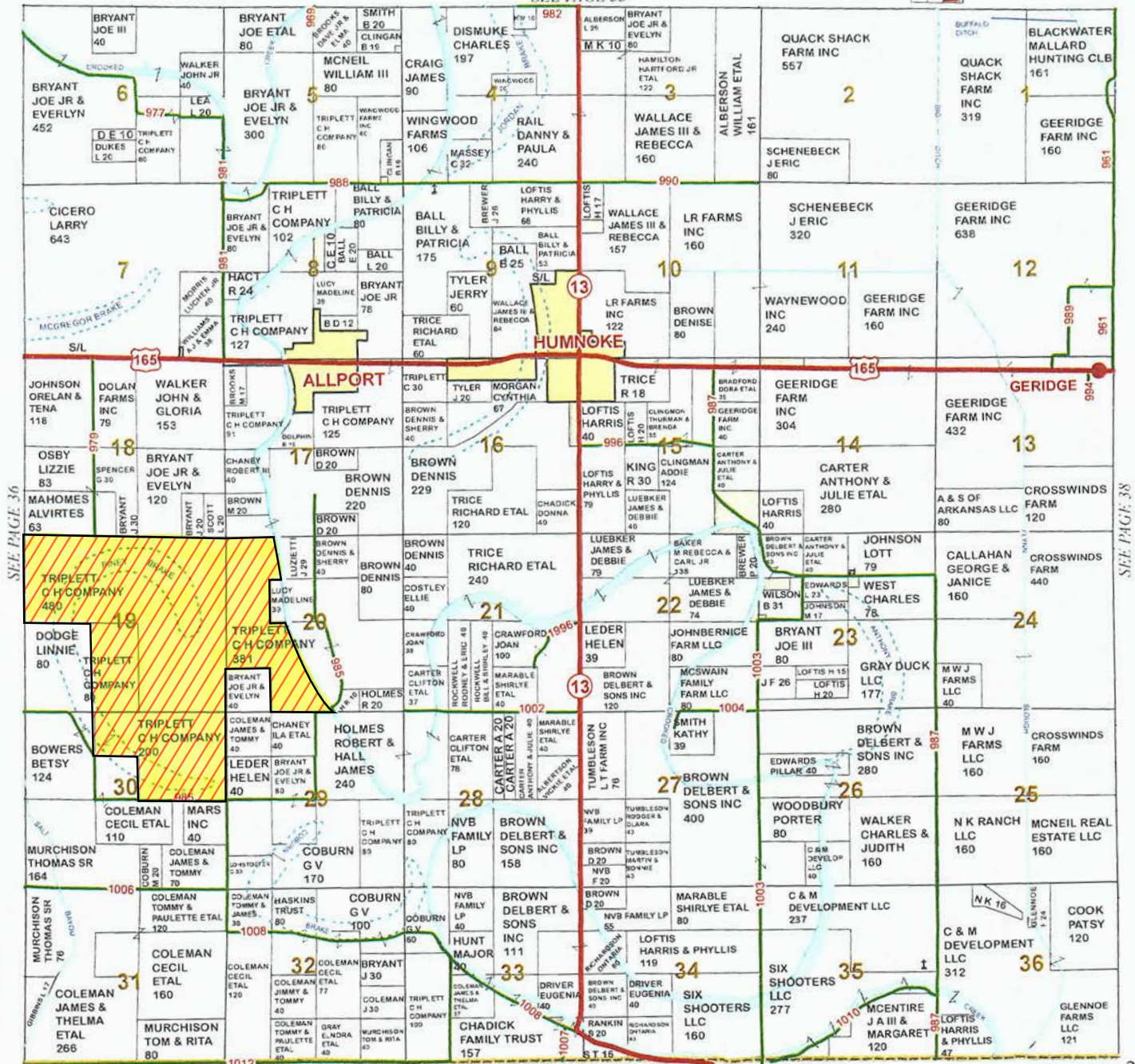
Tract 7635

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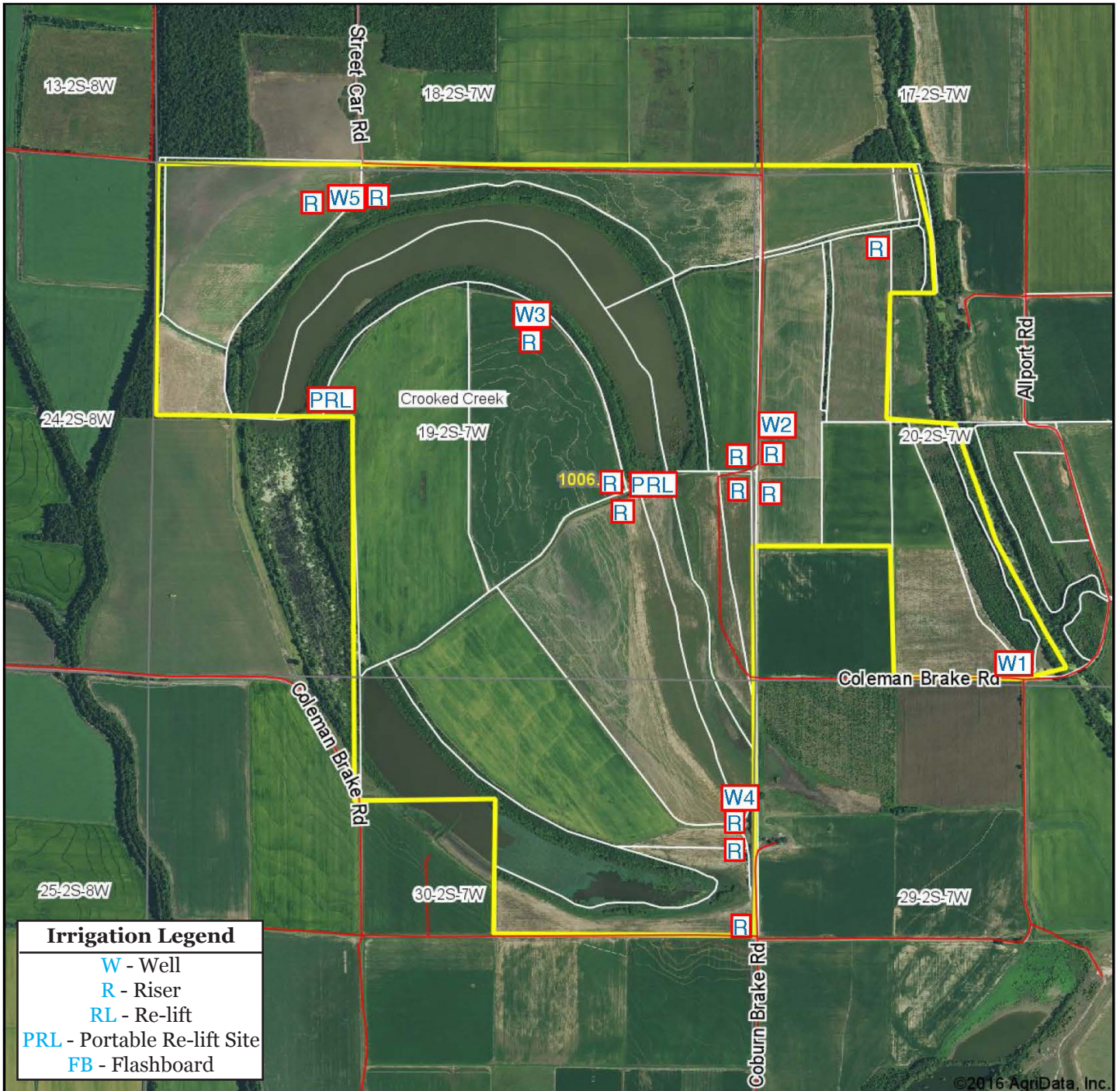
OWNERSHIP MAP

TOWNSHIP 2S • RANGE 7W

SEE PAGE 33



IRRIGATION MAP



Irrigation Legend	
W	- Well
R	- Riser
RL	- Re-lift
PRL	- Portable Re-lift Site
FB	- Flashboard



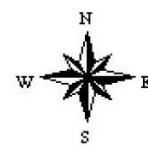
Maps Provided By:



map center: 34° 31' 0.51, -91° 47' 59.44

0ft 1594ft 3189ft

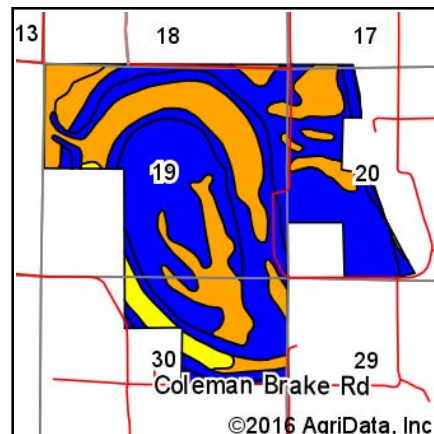
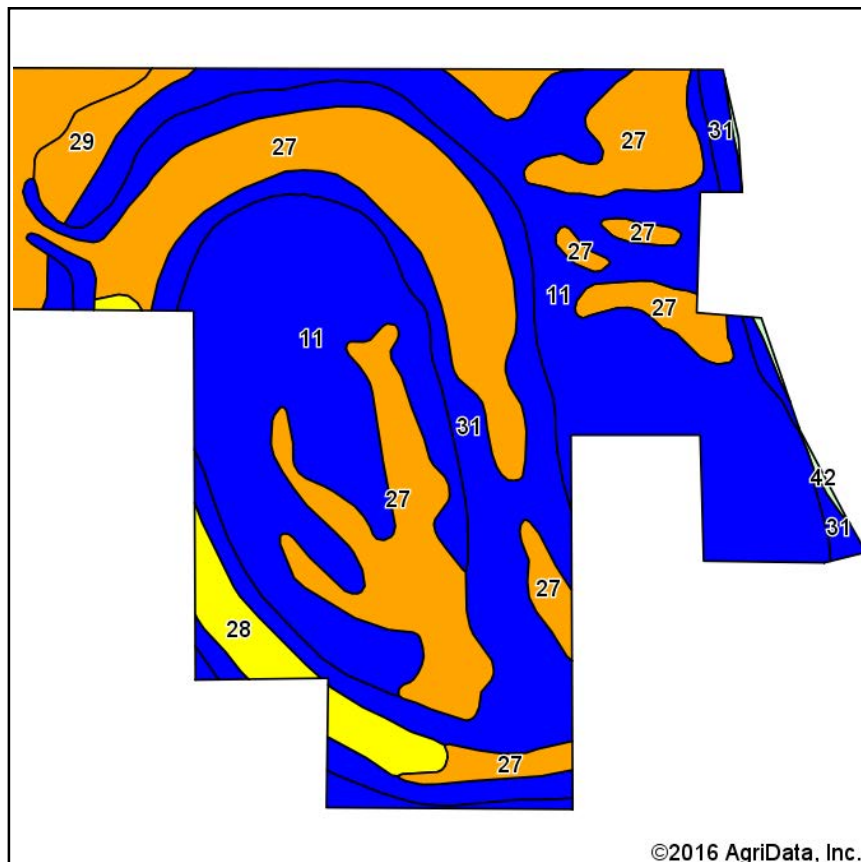
19-2S-7W
Lonoke County
Arkansas



10/10/2016

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

SOIL MAP



State: **Arkansas**
 County: **Lonoke**
 Location: **19-2S-7W**
 Township: **Crooked Creek**
 Acres: **1006.99**
 Date: **10/10/2016**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: AR680, Soil Area Version: 13

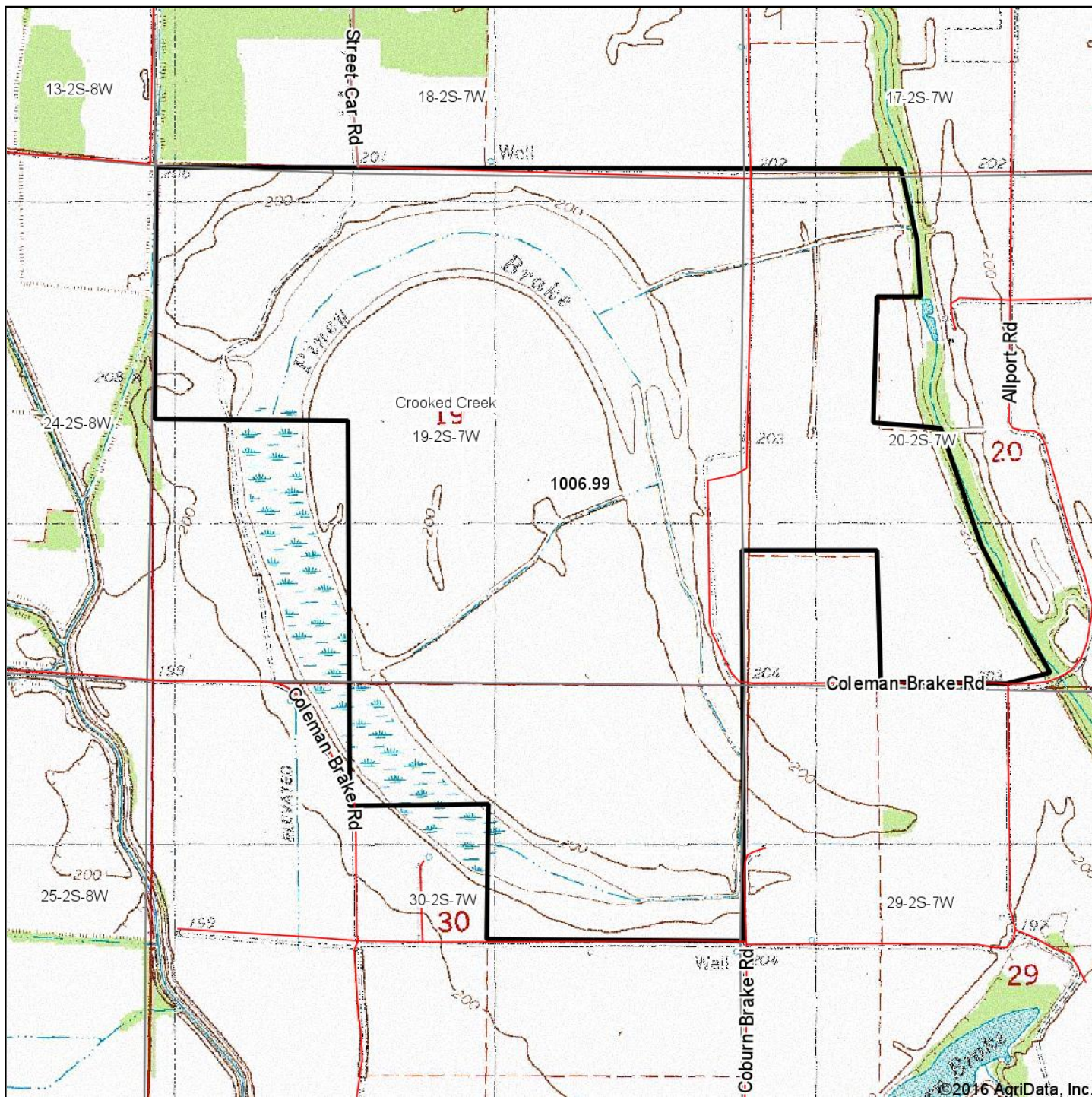
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Cotton lint	Grain sorghum	Improved bermudagrass	Soybeans	Wheat
11	Hebert silt loam, 0 to 1 percent slopes	423.58	42.1%		IIw							
27	Perry silty clay, 0 to 1 percent slopes	306.23	30.4%		IIIw							
31	Rilla silt loam, 1 to 3 percent slopes	211.22	21.0%		Ile	7.5	95	900	95	13.5	40	60
28	Perry silty clay, 0 to 1 percent slopes, frequently flooded	34.58	3.4%		IVw							
29	Portland silty clay, 0 to 1 percent slopes	28.59	2.8%		IIIw							
42	Water	2.79	0.3%									
Weighted Average						1.6	19.9	188.8	19.9	2.8	8.4	12.6

Area Symbol: AR680, Soil Area Version: 13

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



Maps Provided By:



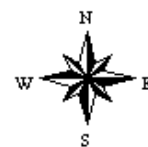
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map center: 34° 31' 0.51, -91° 47' 59.44

0ft 1594ft 3189ft

19-2S-7W
Lonoke County
Arkansas



10/10/2016

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





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

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