



OFFERED FOR SALE

NEUKAM FAMILY FARM

An agricultural and recreational investment opportunity.

387.1 (+/-) acres • Arkansas 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

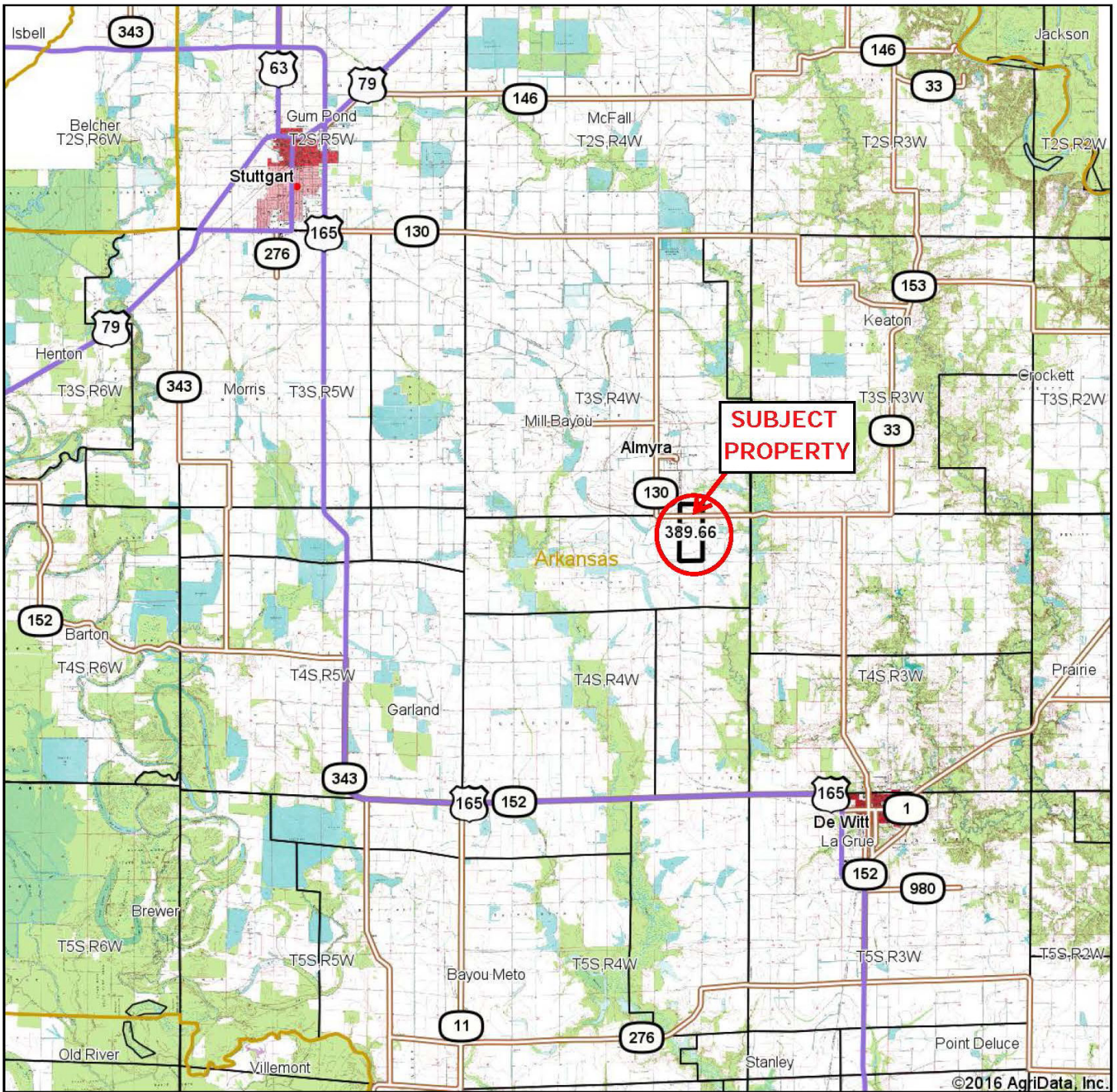
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VICINITY MAP



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surety
CUSTOMIZED ONLINE MAPPING

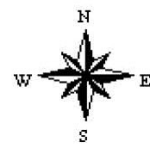
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map center: 34° 22' 38.64, 91° 27' 17.51

0mi 3.4mi 6.8mi

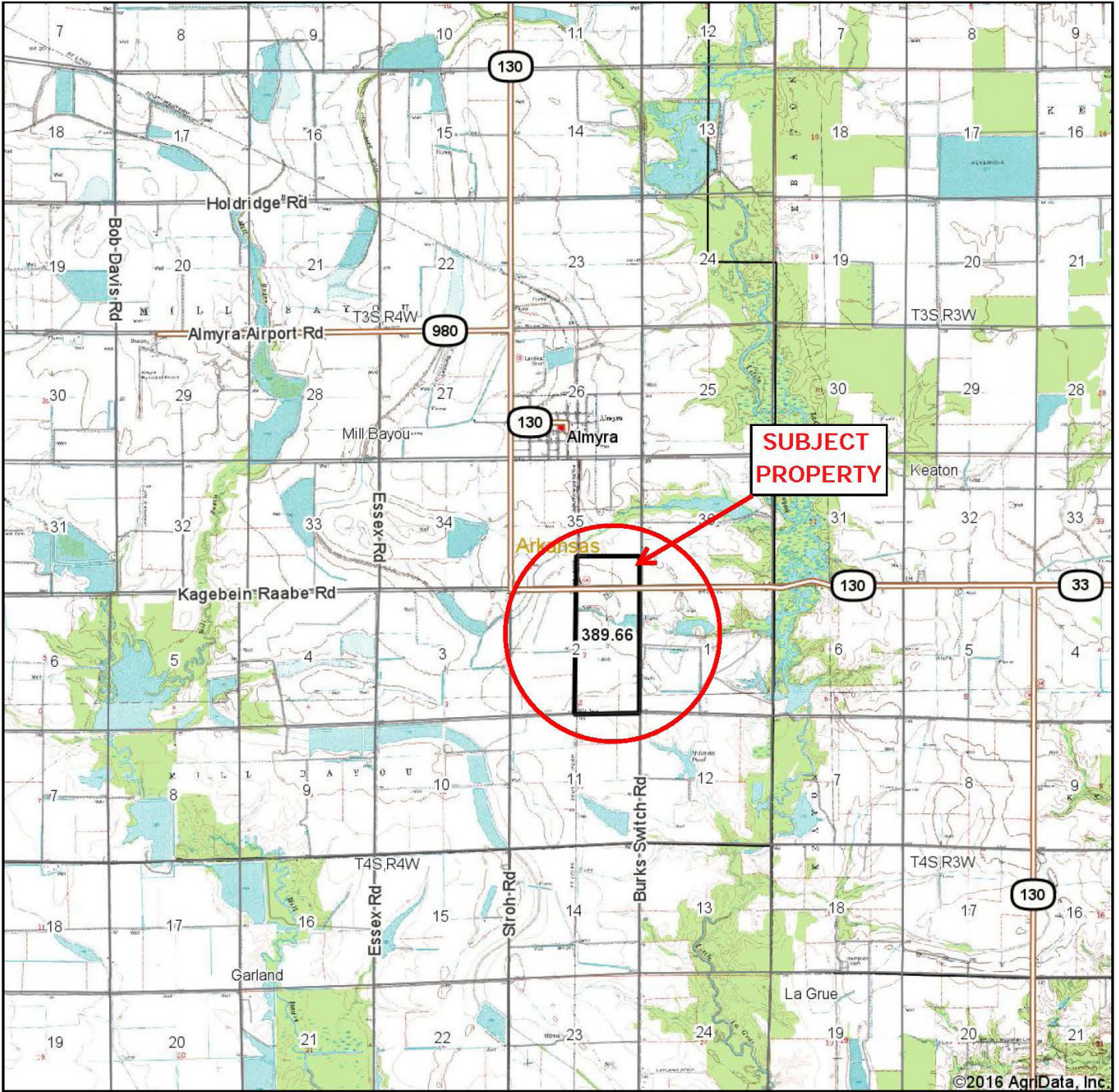
5-4S-4W
Arkansas County
Arkansas



3/21/2016

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

VICINITY MAP II





Maps Provided By:



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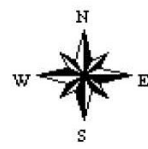
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35-3S-4W

Arkansas County

Arkansas

0ft 6434ft 12867ft



3/21/2016

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

PROPERTY SUMMARY

Description: This is a rare opportunity to acquire an investment grade farm located in the heart of the Arkansas Grand Prairie region. This offering has excellent access, soils, and irrigation capabilities. Located centrally between Stuttgart and DeWitt, Arkansas which are both known as deep rooted agricultural based communities, this area offers a strong farm tenant base and numerous agricultural support businesses from equipment and seed dealers to chemical supply branches and grain elevators.

Location:	<i>Mileage Chart</i>	<i>Distance</i>
	Almyra, AR	1 Mile
	DeWitt, AR	12 Miles
	Stuttgart, AR	15 Miles
	Little Rock	70 Miles

Access: Frontage along Arkansas State Highway 130
Frontage along Arkansas County Road (Burks-Switch)

Utilities: Grand Prairie Water
Entergy Electric

Acreage:	Total Acres (Per FSA):	387.1
	Cultivated Acres (Per FSA):	326.3
	Irrigation Reservoir Acres:	17.5
	Tail Water Recovery Pits, Roads, Well and Relift Sites:	43.3

Irrigation: (2) Total Irrigation Wells, 8" discharge
Both wells are gearhead driven and have been converted to electricity. The Neukam's own the electric motors. The well depth for each well is 161' and 156'.

(3) Total Relifts
One relift is diesel driven with a 10" discharge.
One relift is electric with 8" discharge.
One relift is electric with 13" discharge.

There is an estimated 10,500 feet of underground irrigation pipeline varying in diameter from 12" to 15".

Real Estate Taxes:	Parcel Number	Acres	\$\$/Amount
	001-01241-000	80	\$406.08
	002-04067-000	307.73	\$1,704.22
	Total	387.73	\$2,110.30

PROPERTY SUMMARY

Notes:	There is an approved EQIP contract for 40,000 yards of land leveling plus additional tail water recovery work. Details can be provided upon request.
Mineral Rights:	All minerals owned shall convey; however, the Seller does not warrant or guarantee ownership of such
Farm Lease:	Owner / Operator, open for negotiations
Recreation:	Excellent waterfowl opportunities, located in a well-known local flyway.
Offering Price:	Contact Us
Contact:	Any questions concerning this offering or to schedule a property tour should be directed to Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc. (email: bstafford@lilerealestate.com)

FARM SERVICE AGENCY

ARKANSAS

ARKANSAS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2210

Prepared : Mar 21, 2016

Crop Year : 2016

Operator Name : LOUIS NEUKAM

Farms Associated with Operator : 05-001-2210

CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
350.01	485.47	485.47	0.00	0.00	0.00	0.00	0.00	Active	2
392.18 Ac	326.3 Ac.	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	485.47	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	35.20	0.00	0	63	
Soybeans	225.30	0.00	0	45	
Rice-Long Grain	207.10	0.00	0	6528	
Rice-Medium Grain	17.90	0.00	0	6980	
TOTAL	485.50	0.00			

NOTES

Tract Number : 668

Description : J-7

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 : EDNA M NEUKAM

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
392.18	326.30	326.30	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	326.30	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	26.00	0.00	0	63
Soybeans	127.50	0.00	0	45
Rice-Long Grain	169.10	0.00	0	6528
Rice-Medium Grain	3.70	0.00	0	6980

FARM SERVICE AGENCY

ARKANSAS
ARKANSAS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2210

Prepared : Mar 21, 2016

Crop Year : 2016

Tract 668 Continued ...

TOTAL	326.30	0.00
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NOTES

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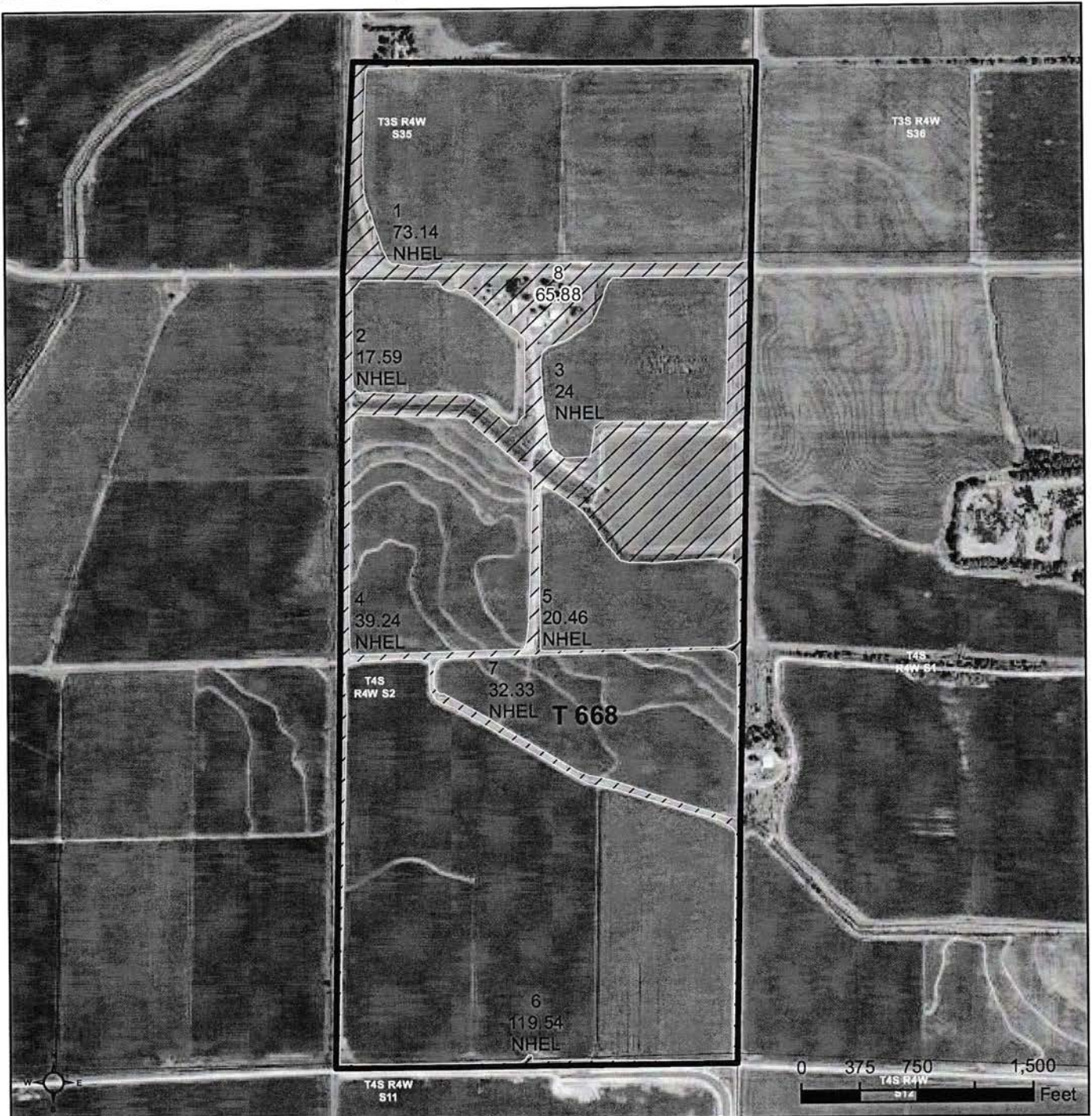
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FARM SERVICE AGENCY



United States
Department of
Agriculture

Arkansas 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: 326.30 acres

2016 Program Year

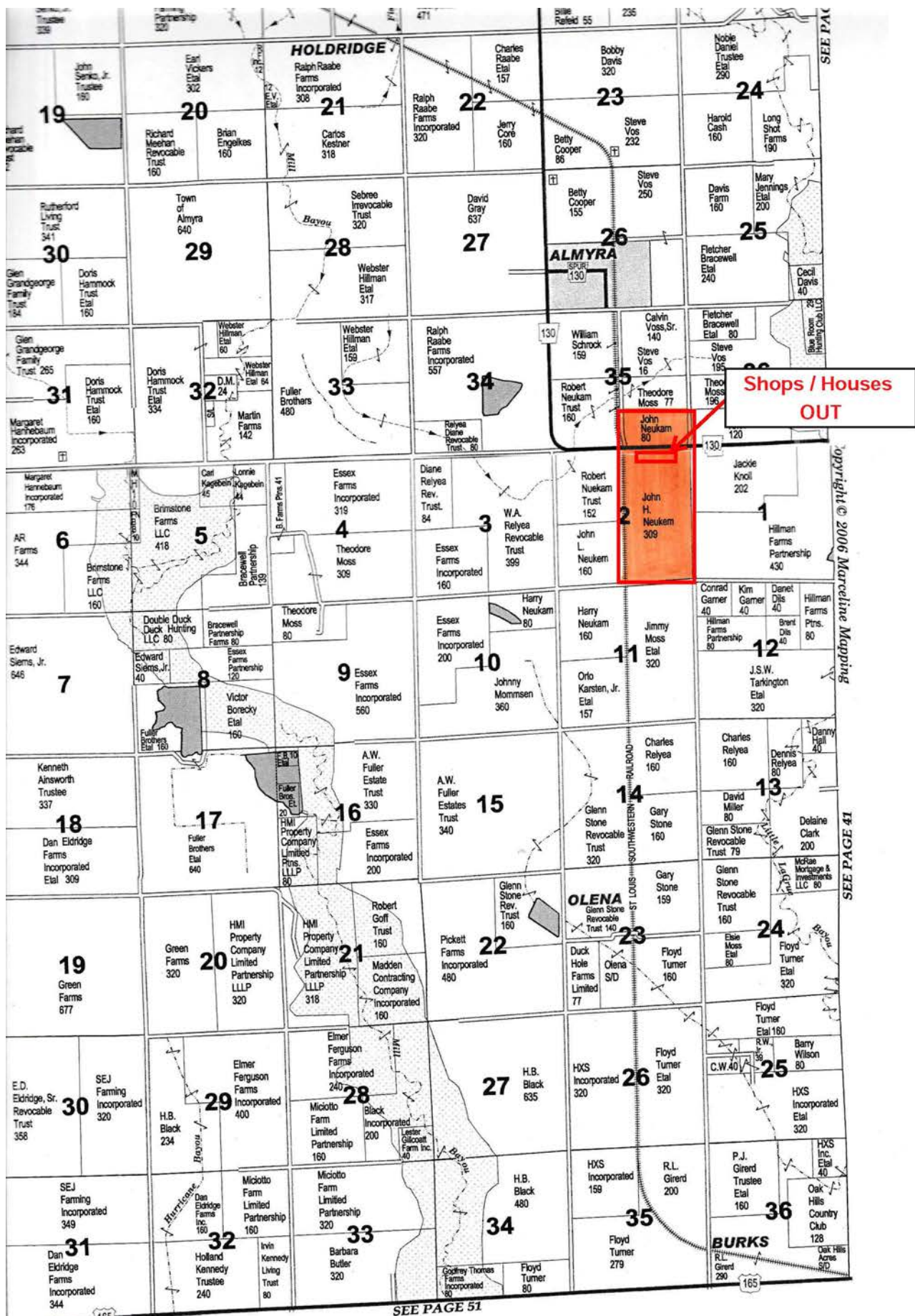
Map Created January 14, 2016

Farm **2210**

Tract **668**

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OWNERSHIP MAP



AERIAL MAP



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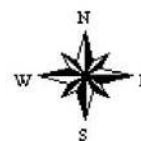
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map center: 34° 22' 52.93, 91° 24' 20.74

0ft 1181ft 2362ft

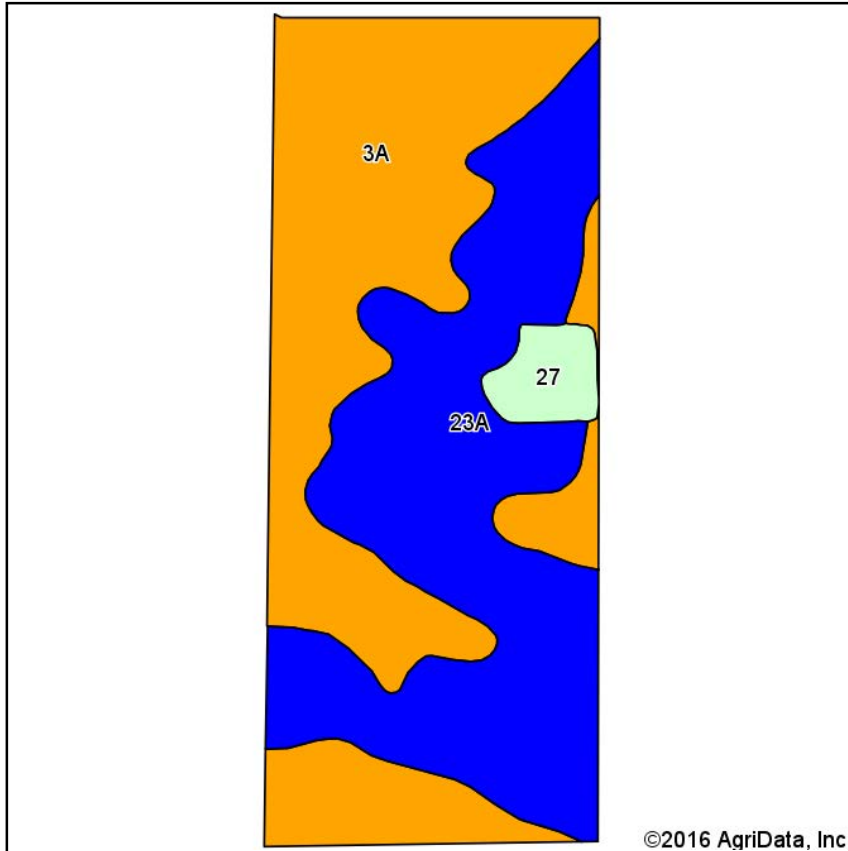
2-4S-4W
Arkansas County
Arkansas



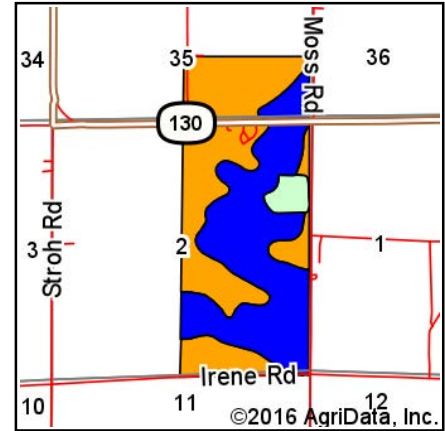
3/21/2016

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

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Arkansas**
 Location: **2-4S-4W**
 Township: **Mill Bayou**
 Acres: **389.66**
 Date: **3/21/2016**



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Area Symbol: AR001, Soil Area Version: 18

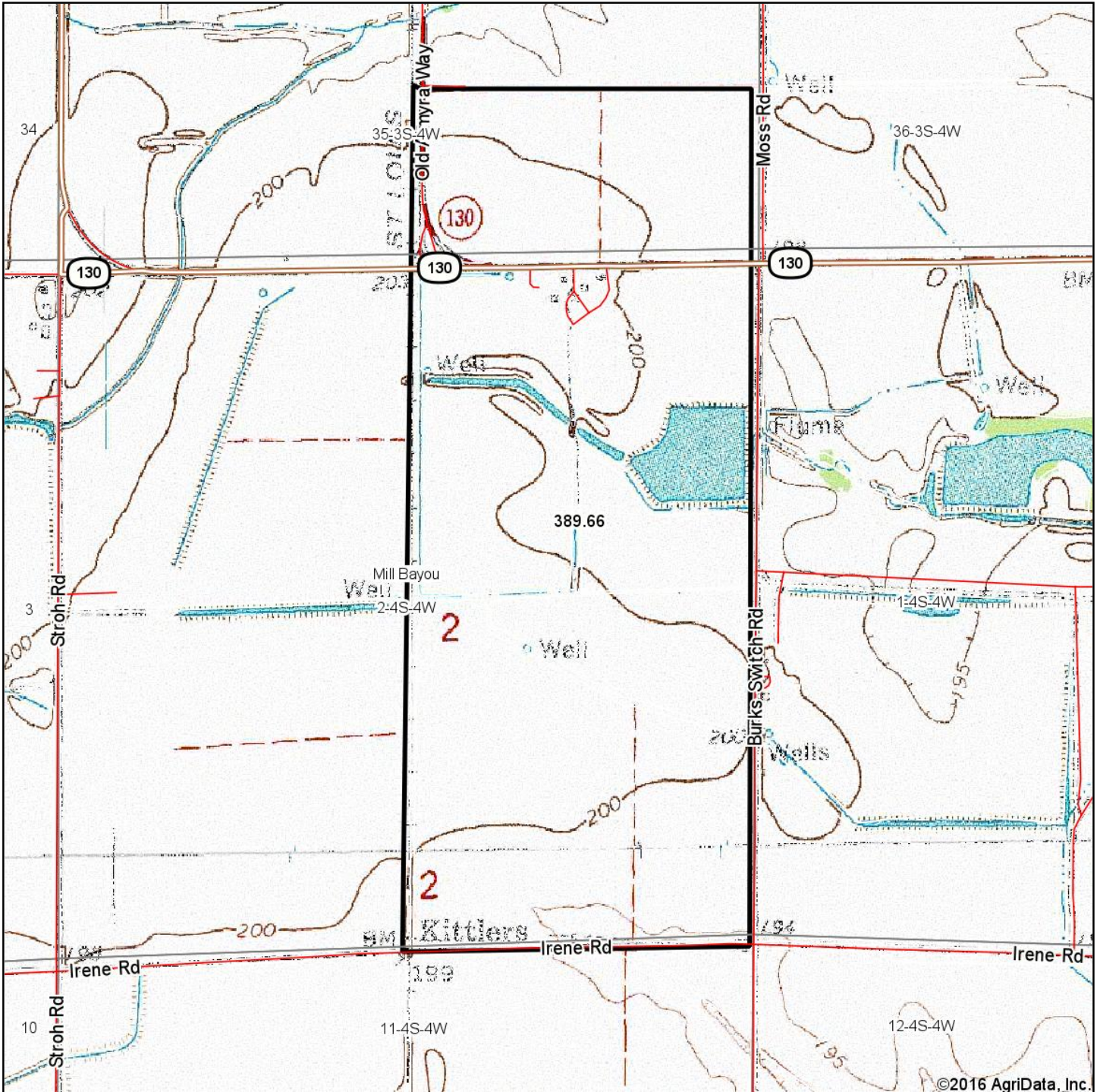
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Bahiagrass	Common bermudagrass	Rice Irrigated	Soybeans	Tall fescue	Wheat
3A	Dewitt silt loam, 0 to 1 percent slopes	193.09	49.6%		IIIw	6.5	6	140	40	8.5	40
23A	Stuttgart silt loam, 0 to 1 percent slopes	183.13	47.0%		IIw						
27	Water	13.44	3.4%								
Weighted Average						3.2	3	69.4	19.8	4.2	19.8

Area Symbol: AR001, Soil Area Version: 18

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

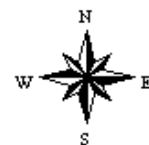


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map center: 34° 22' 52.93, 91° 24' 20.74

0ft 1181ft 2362ft

2-4S-4W
Arkansas County
Arkansas



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







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