

# ***FARMLAND FOR SALE***

***581.85 +/- Acre Keo Farm***

*Lonoke County, Arkansas*



**OFFERED BY**

**G GLAUB  
FARM  
MANAGEMENT**

**MANAGEMENT • REAL ESTATE • CONSULTING  
INVESTMENTS • LAND AUCTIONS**



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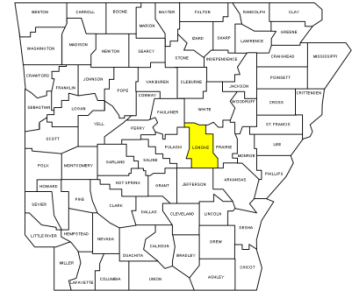
Website: [www.GlaubFM.com](http://www.GlaubFM.com)

*Serving Landowners in Arkansas, Mississippi, Missouri, and Tennessee*

## KEO FARM SUMMARY

### Property Overview:

This farm is a total of 581.85 +/- acres located south of Keo, AR in Lonoke County. All cropland acres are irrigated by 5 wells and 2 relifts with approximately 3,000 feet of underground pipe. The farm has 100 acres of zero grade cropland and approximately 384 acres precision leveled for row irrigating. The zero grade cropland can be gravity fed from the reservoir or pumped directly from the tailwater recovery pit for efficient irrigation.



**Property Latitude/Longitude:** 34.587847, -91.995950 (Plug this into Google Maps for Property Location)

**Surveyed Acreage:** 581.85 +/- acres

**Improvements:**

- (5) Wells
- (2) Relifts
- (6) Power Units
- (1) Electric Motor
- 3,000 Feet of Underground Pipe
- 6,600 Feet of Tailwater Recovery

**Lease:** The lease has been historically a 50/50 crop share.

**USDA Information:** *FSA Farmland Acres - 601.2 acres    Cropland Acres - 538.1 acres*

Crop	Acres	Yield	Program
Rice-LG	145.7	6476	PLC
Rice-MG	13.9	4097	PLC
Soybeans	138.4	44	ARC-CO
Wheat	119.1	38	ARC-CO
Generic	<u>83.9</u>		
<i>Total Base</i>	<i>501.0</i>		

**Soils:** Soil types are Herbert silt loam, 0 to 1 percent slopes (76.4%) and Perry silty clay, 0 to 1 percent slopes (23.6%).

**Oil, Gas & Minerals:** All rights owned will transfer.

**Real Estate Taxes:** \$3,640.20 (2014)

**Inspections:** Contact Glaub Farm Management, LLC to inspect farm.

**Asking Price:** \$3,200,175 (\$5,500/acre)

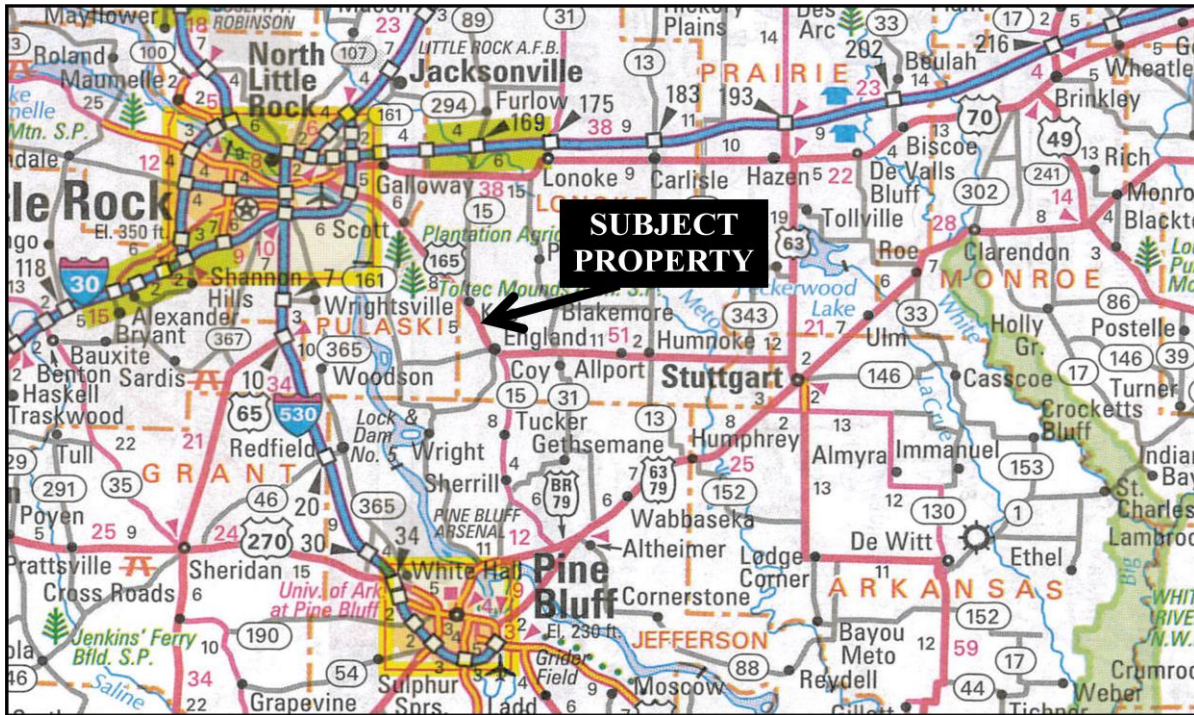
### Disclosure

Glaub Farm Management, LLC is the listing agent for the owner(s) of the property described in this offering. The facts herein were taken from sources deemed reliable, but are not guaranteed. Property is subject to price change, withdrawal, and error or omissions.

*Glaub Farm Management, LLC - (581.85 Acre Keo Farm)*

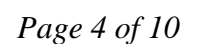
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## LOCATION MAP

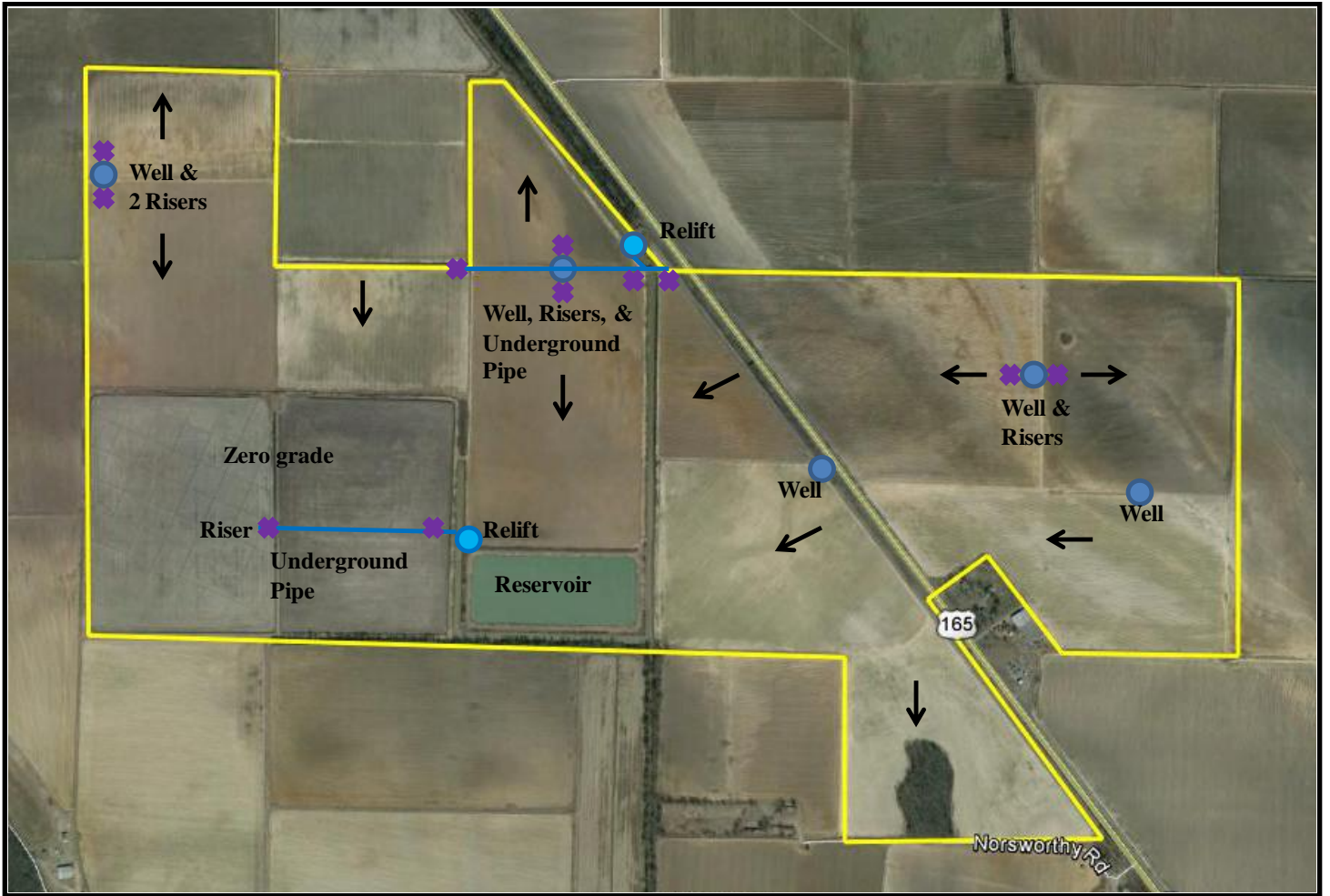




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## IMPROVEMENT MAP





# FSA MAP 1

**Farm: 3795**

**Tract: 3601**

**Fiscal Year: 2009**



**USDA**

Farm Service Agency

**Lonoke County, Arkansas**

Note: This acreage is for FSA program purposes only.

Printed Date:

Disclaimer: Wetland identifiers do not represent size, shape, or specific determination of area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Wetland Determination Identifiers

● Restricted use

▲ Limited Restrictions

■ Exempt from Conservation Compliance Provisions



Photography Date: **2006**



## FSA MAP 2

**Farm: 3795**

**Tract: 3602**

**Fiscal Year: 2009**



**USDA** **USDA**

**Farm Service Agency**

**Lonoke County, Arkansas**

Note: This acreage is for FSA program purposes only.

Printed Date:

**Wetland Determination Identifiers**

● Restricted use

▲ Limited Restrictions

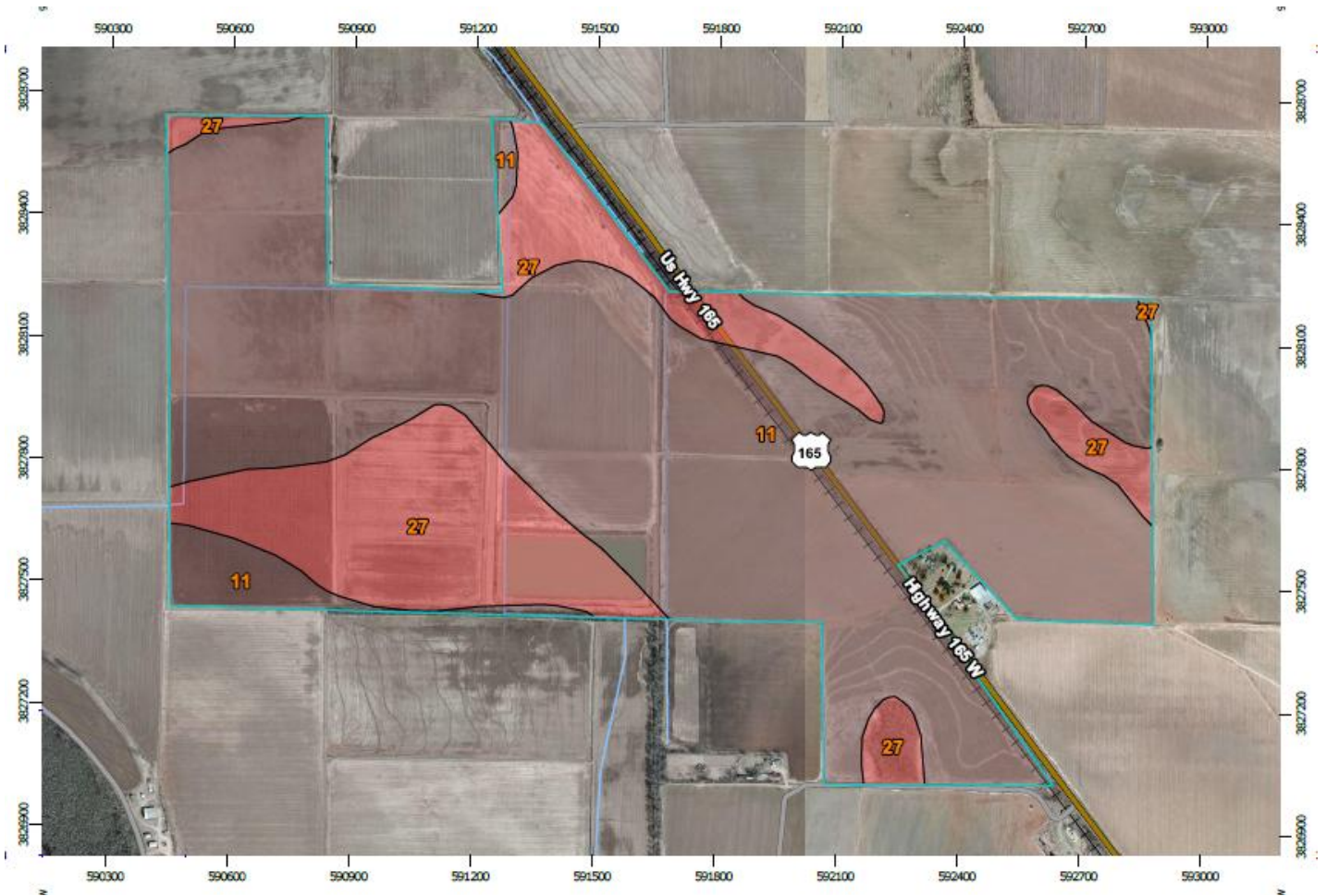
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Photography Date: **2006**

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## SOILS MAP



Soil Taxonomy Classification— Summary by Map Unit — Lonoke and Prairie Counties, Arkansas (AR680)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
11	Hebert silt loam, 0 to 1 percent slopes	Fine-silty, mixed, active, thermic Aeric Ochraqualfs	444.7	76.4%
27	Perry silty clay, 0 to 1 percent slopes	Very-fine, smectitic, thermic Chromic Epiaquerts	137.6	23.6%
<b>Totals for Area of Interest</b>			<b>582.3</b>	<b>100.0%</b>



## FARM PICTURES



**Relift**



**Zero Grade Rice Fields & Tailwater Recovery Pit**



**Early Season Corn**



**Early Season Corn**



**Soybeans**



**Big Corn**

## NOTES

[illegible]