



OFFERED FOR SALE

## **THE OLDHAM FARM**

*An agricultural and recreational investment opportunity*

665.0 (+/-) total acres (Two Tracts) • 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

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 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.



## A detailed map of the Little Rock, Arkansas area, showing various counties including Independence, Jackson, Cleburne, White, Pulaski, Grant, Jefferson, Lincoln, Desha, and others. The map includes major highways, cities, and a red circle highlighting a specific area labeled 'SUBJECT PROPERTY'. The map is oriented with North at the top. The 'SUBJECT PROPERTY' is located in the central part of the map, near the intersection of several roads. The map also shows the Mississippi River to the east of Little Rock. Various cities and towns are labeled, including Little Rock, Conway, Searcy, Stuttgart, and Helena. The map is a topographical map with color-coded areas and labels for various features.

## **PROPERTY SUMMARY**

**Description:** The Oldham Farm is an agricultural commodity production property configured in two (2) non-contiguous tracts (Tract 1674 and Tract 1911), and offers an excellent agricultural and recreational investment opportunity. The land consists of 665.0 <sup>(+/-)</sup> total acres of which 485.67 <sup>(+/-)</sup> acres are in cultivation. The property is located in Lonoke County, Arkansas just north and east of the community of Pettus. Deer and duck hunting are available, and the opportunity exists for the development of a green-tree reservoir for duck hunting. The property is offered for sale as a whole, or as separate tracts. Contact Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate to schedule a tour, or for additional information.

**Location:** Pettus, Arkansas; Lonoke County; Central Region of Arkansas

**Acreage:** 665.0 <sup>(+/-)</sup> Total Acres

Tract 1674 & 1911

- 485.67 <sup>(+/-)</sup> acres in cultivation (73%)
- 141.00 <sup>(+/-)</sup> acres in timber (21%)
- 20.50 <sup>(+/-)</sup> acres in wood lot and bayou (3%)
- 17.83 <sup>(+/-)</sup> acres in roads, ditches, and other (3%)

Tract 1674

- 315.00 <sup>(+/-)</sup> total acres
- 283.55 <sup>(+/-)</sup> acres in cultivation (90%)
- 20.50 <sup>(+/-)</sup> acres in wood lot and bayou (6%)
- 10.95 <sup>(+/-)</sup> acres in roads, ditches, and other (4%)

Tract 1911

- 350.00 <sup>(+/-)</sup> total acres
- 202.12 <sup>(+/-)</sup> acres in cultivation (58%)
- 141.00 <sup>(+/-)</sup> acres in timber (40%)
- 6.88 <sup>(+/-)</sup> acres in roads, ditches, and other (2%)

**Irrigation:** All tillable farmland is believed to be irrigated.

Tract 1674

- One (1) six (6) inch, electric, submersible well
- One (1) six (6) inch, electric, turbine well
- One (1) eight (8) inch, diesel, turbine well

Tract 1911

- One (1) re-lift
- One (1) six (6) inch, electric, submersible well
- One (1) eight (8) inch, diesel, turbine well (three way split to underground pipe)

**Soils:**

Tract 1674

- Class I - 28%
- Class II - 56%
- Class III - 11%
- Class IV - 5%

Tract 1911

- Class II - 15%
- Class III - 85%



**Utilities:** Grand Prairie Water, natural gas, electric, and telephone service.  
Sewer treatment is by on-site, private septic.

**Recreation:** Tract 1674 has some potential for duck hunting in the southwestern areas of the tract, with deer hunting potential along the wood lot edges. Tract 1911 would appear to have excellent opportunities for field duck hunting and there is potential to impound approximately 120 <sup>(+/-)</sup> acres of green-timber for flooded timber conditions, or leave as-is for deer hunting.

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

<b>Real Estate Taxes:</b>	<i>Parcel Number</i>	<i>Tract</i>	<i>S-T-R</i>	<i>Est. Acreage</i>	<i>Est. Taxes</i>
	001-05240-000	1674	31-01N-08W	321.63	\$1,778.00
	001-05285-000	1911	33-01N-08W	110.62	\$541.00
	001-05287-000	1911	33-01N-08W	40.00	\$210.00
	001-01253-000	1911	05-01S-08W	54.23	\$149.00
	001-01254-000	1911	05-01S-08W	40.00	\$83.00
	001-01259-000	1911	05-01S-08W	80.00	\$79.00
	TOTALS			646.48	\$2,840.00

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

**Farming Contract:** A verbal 80/20 crop share is in place with Jason Cook on both tracts for the 2015 growing season.

**Offering Price:** Tract 1674 & 1911  
\$2,387,000.00 (\$3,590 per acre)

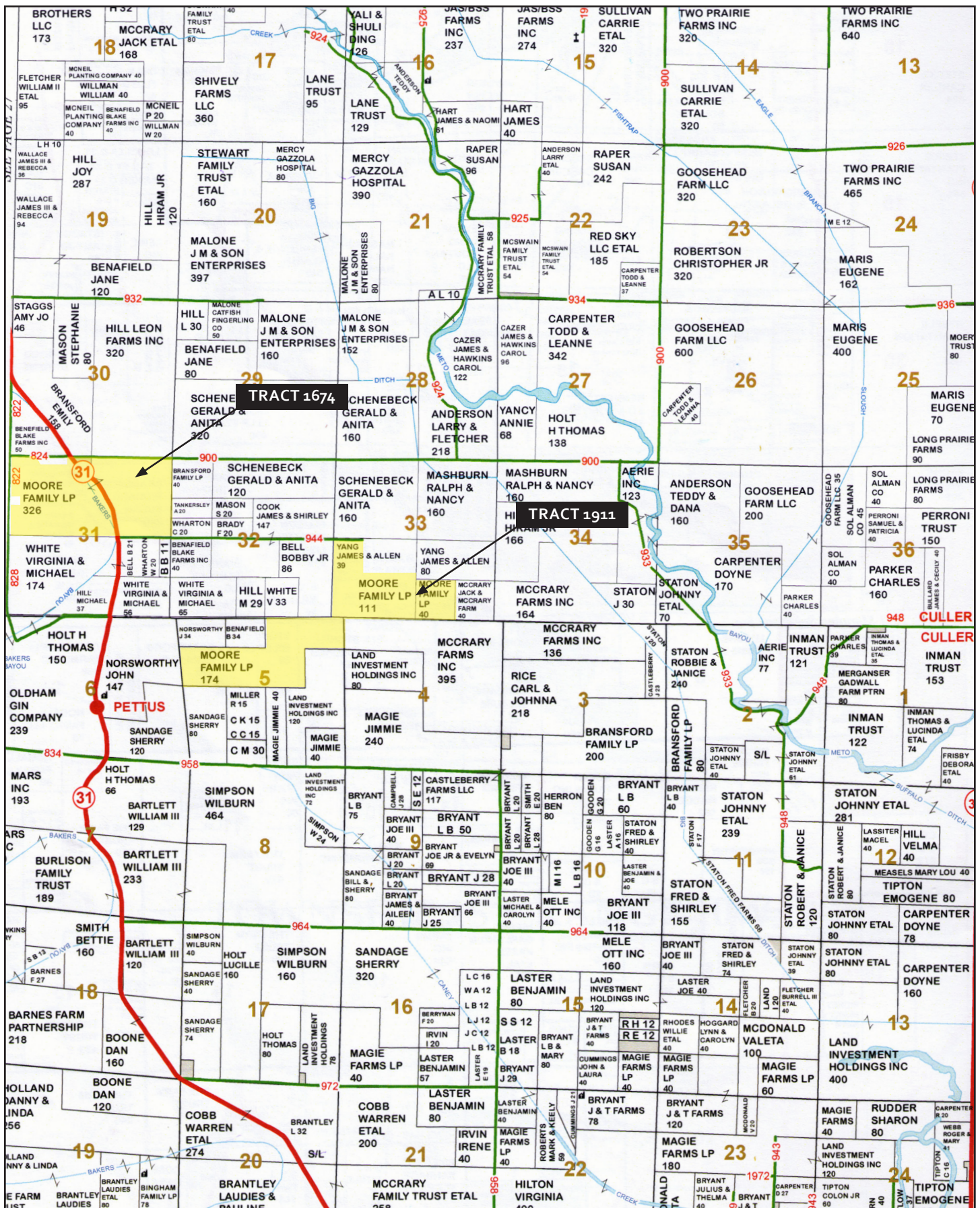
Tract 1674  
\$1,197,000.00 (\$3,800 per acre)

Tract 1911  
\$1,190,000.00 (\$3,400 per acre)

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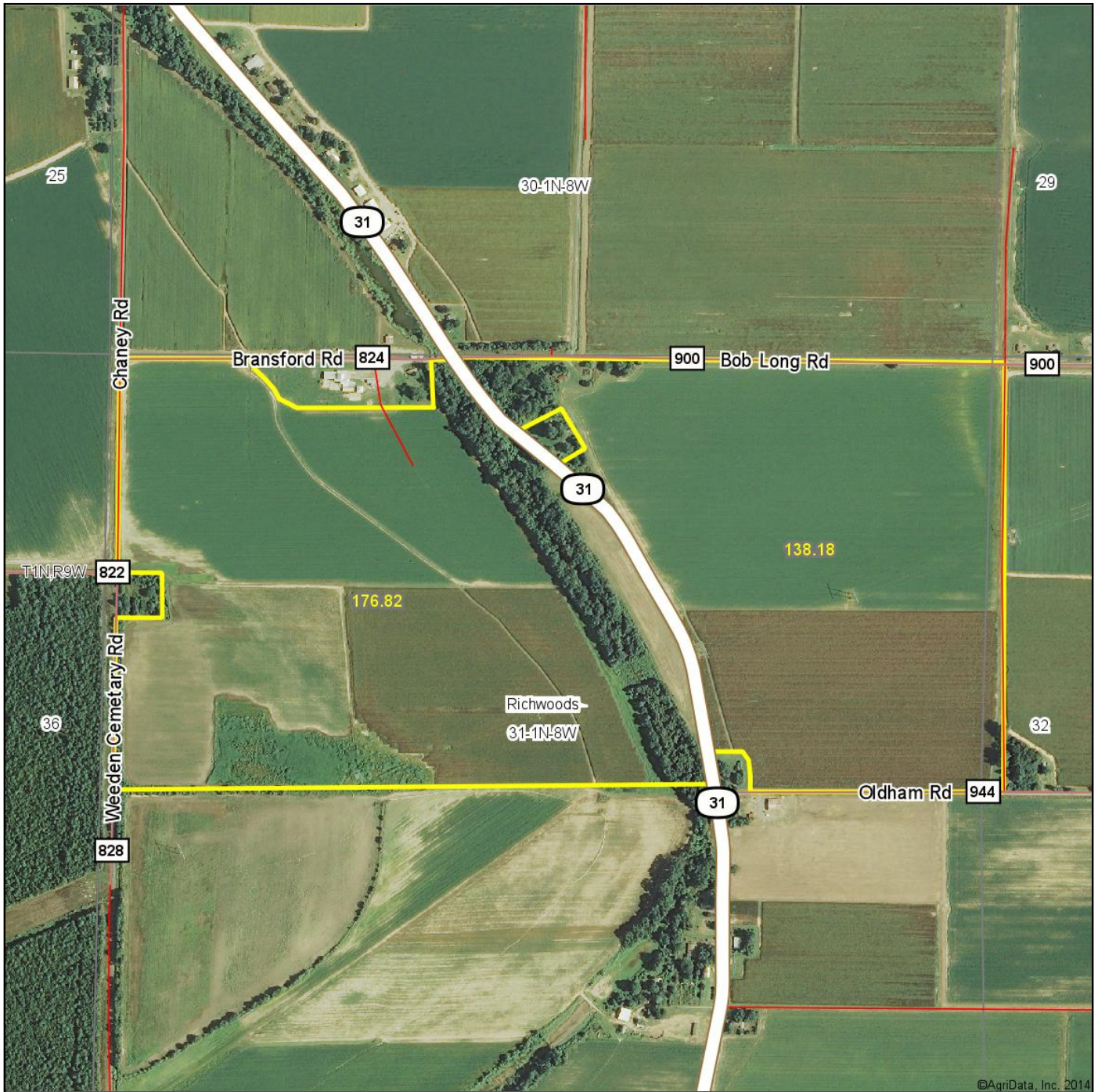
## PLAT MAP





# TRACT 1674

## Aerial Map



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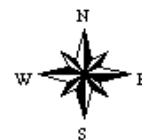
Maps Provided By:



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31-1N-8W  
Lonoke County  
Arkansas

map center: 34° 40' 18.56, 91° 54' 32.51  
scale: 10972



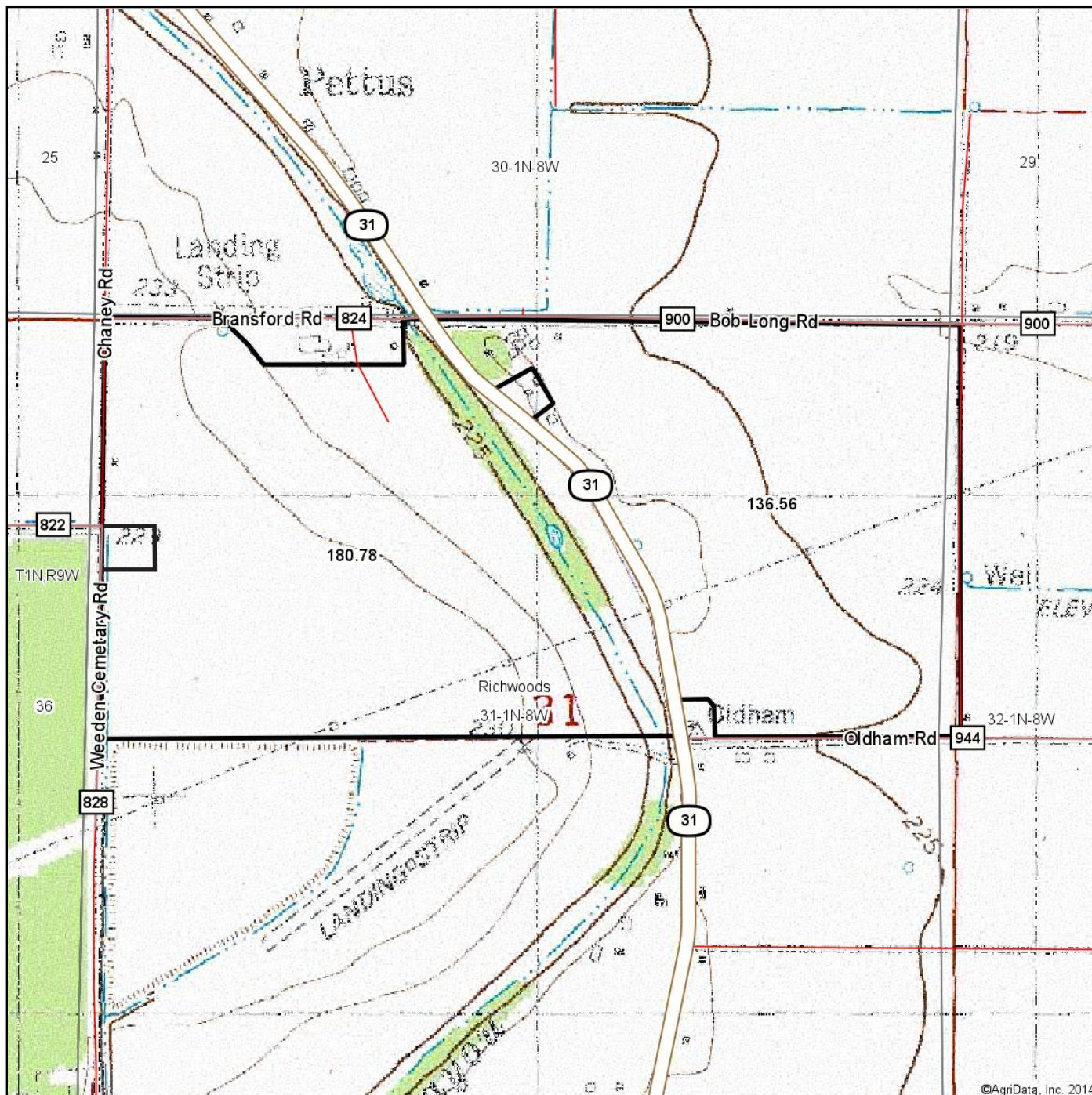
12/23/2014

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



# TRACT 1674

## Topography Map



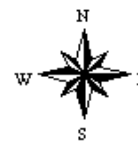
Maps Provided By:



**31-1N-8W**  
**Lonoke County**  
**Arkansas**

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scale: 11345

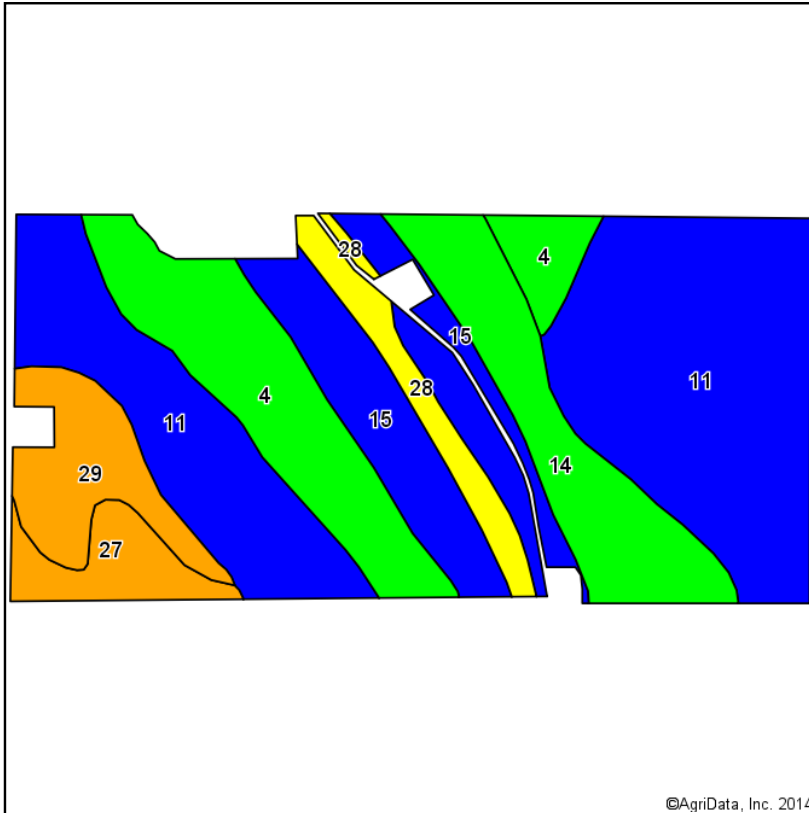


12/19/2014

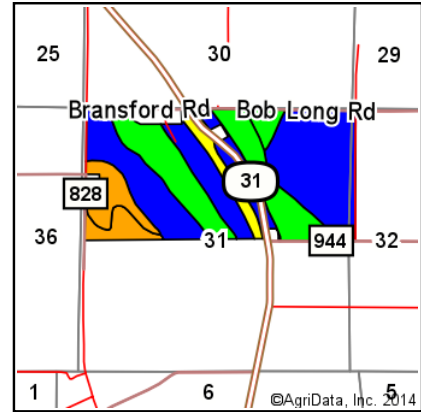
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

# TRACT 1674

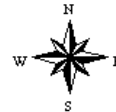
## Soil Map



Soils data provided by USDA and NRCS.



State: **Arkansas**  
 County: **Lonoke**  
 Location: **31-1N-8W**  
 Township: **Richwoods**  
 Acres: **315**  
 Date: **12/23/2014**



Maps Provided By:



**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2014 www.AgriDataInc.com

Area Symbol: AR680, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Soybeans	Wheat
11	Hebert silt loam, 0 to 1 percent slopes	130.05	41.3%		IIw	7	85	775	13.5	35	
4	Caspiana silt loam, 0 to 1 percent slopes	51.10	16.2%		I	8	90	875	15	40	
15	Keo silt loam, 1 to 3 percent slopes	45.31	14.4%		Ile		90	800		40	40
14	Keo silt loam, 0 to 1 percent slopes	38.05	12.1%		I		90	800		40	40
29	Portland silty clay, 0 to 1 percent slopes	22.44	7.1%		IIIw						
28	Perry silty clay, 0 to 1 percent slopes, frequently flooded	14.55	4.6%		IVw						
27	Perry silty clay, 0 to 1 percent slopes	13.50	4.3%		IIIw						
<b>Weighted Average</b>						<b>4.2</b>	<b>73.5</b>	<b>673.6</b>	<b>8</b>	<b>31.5</b>	<b>10.6</b>

Area Symbol: AR680, Soil Area Version: 12

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



# FSA INFORMATION - TRACT 1674

Oct 02 2014 10:48:02 18556440177 -> 5013740609 U.S. Department of A Page 002  
 Form : FSA-156EZ  United States Department of Agriculture  
 Farm Service Agency Program Year : 2014  
 Date : Sep 22, 2014

See Page 3 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

State : ARKANSAS Farm Number : 1596  
 County : LONOKE  
 Operator Name : J & J COOK FARMS  
 Farms Associated with Operator : 05-085-1554, 05-085-1563, 05-085-1571, 05-085-1576, 05-085-1596, 05-085-2935, 05-085-3427,  
 05-085-4010, 05-085-4436, 05-085-4894, 05-085-4895  
 CRP contract numbers :

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status	Number Of Tracts	
645.49	485.67	485.67	0.00	0.00	0.00	0.00	Active	2	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	485.67	0.00	0.00	0.00	No	No	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	55.60	0.00	0.00	39	39
Oats	10.40	0.00	0.00	54	54
Upland Cotton	161.40	0.00	0.00	704	704
Grain Sorghum	12.60	0.00	0.00	46	46
Soybeans	46.50	0.00	0.00	19	19
Rice-Long Grain	149.50	0.00	0.00	4506	4506
Rice-Medium Grain	7.40	0.00	0.00	4506	4506
<b>TOTAL</b>	<b>443.40</b>	<b>0.00</b>	<b>0.00</b>		

### NOTES

*Ownership: Change Mrs. Betty Moore died she left the farm to a Irrev. Trust for her children. 9-22-14 NS*

State : ARKANSAS Farm Number : 1596  
 County : LONOKE Tract Number : 1674

Description : H15/G15 FAV/WR History : No

BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Wetland determinations not complete  
 WL Violations :  
 Owners : BETTY MOORE REVOCABLE TRUST  
 Other Producers :

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
331.88	283.55	283.55	0.00	0.00	0.00	0.00	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	283.55	0.00	0.00	0.00	0.00	0.00

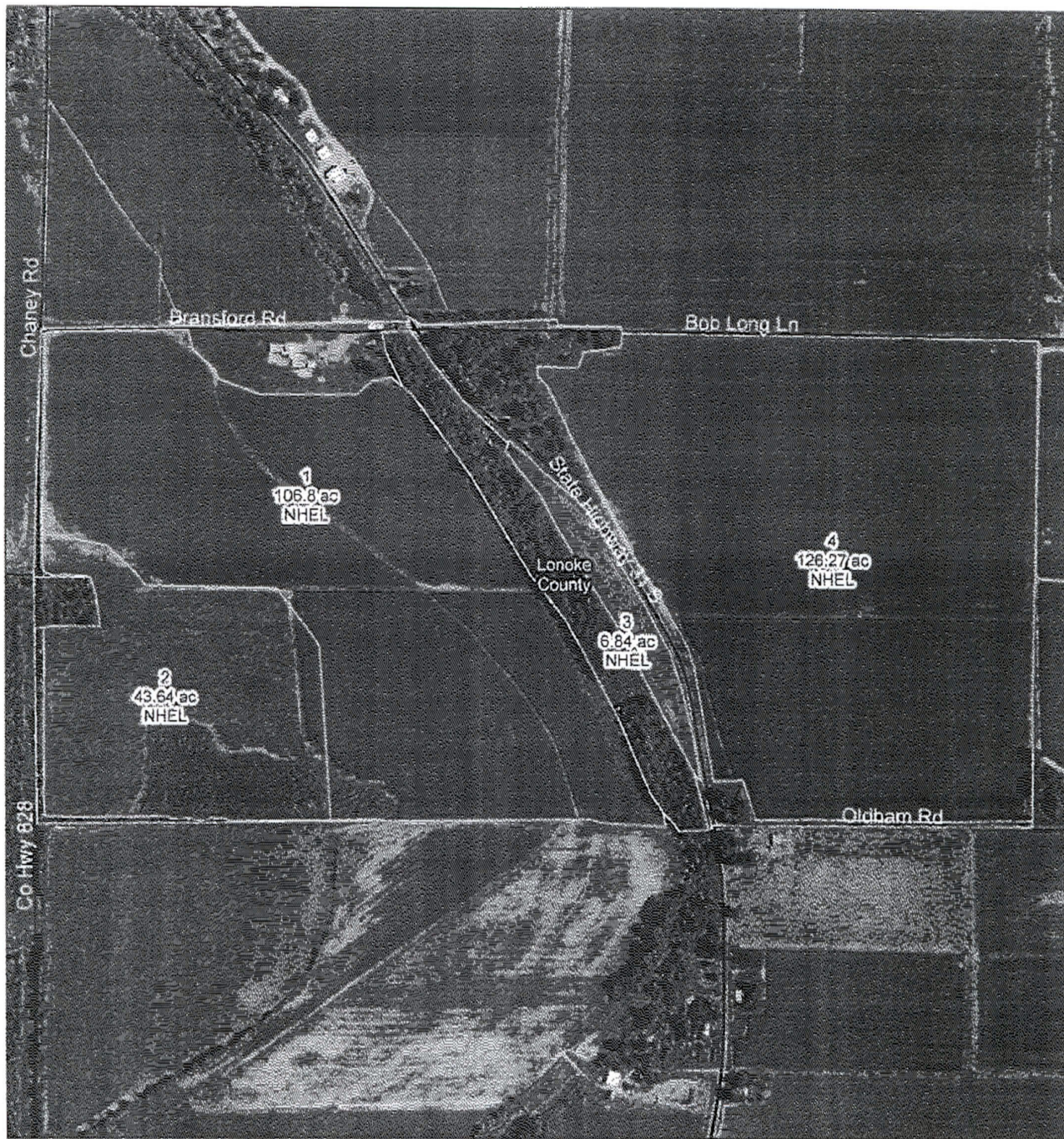


# FSA INFORMATION - TRACT 1674

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5013740609 U.S. Department of A Page 004

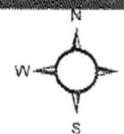


**Farm: 1596**

**Lonoke County, Arkansas**

**Tract: 1674**

0 362.5 725 1,450 2,175 2,900 Feet



**USDA FARM SERVICE AGENCY**

Date Printed: February 25, 2014

Photography Date: 2013

Wetland Determination Identifiers

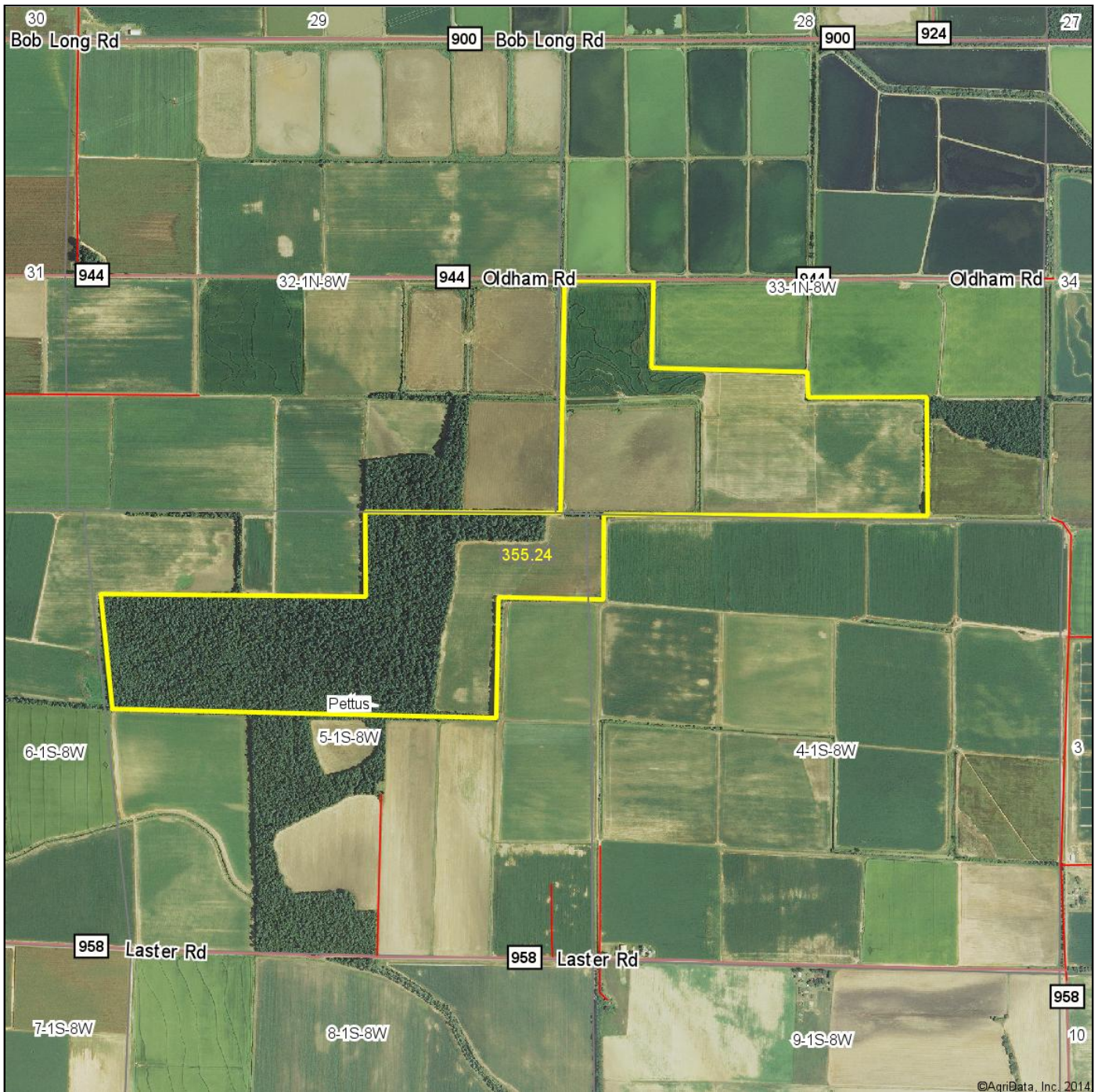
- Restricted use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

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# TRACT 1911

## Aerial Map



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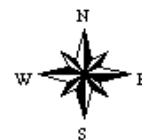
Maps Provided By:



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**5-1S-8W**  
**Lonoke County**  
**Arkansas**

map center: 34° 39' 32.52, 91° 52' 56.67  
scale: 19987



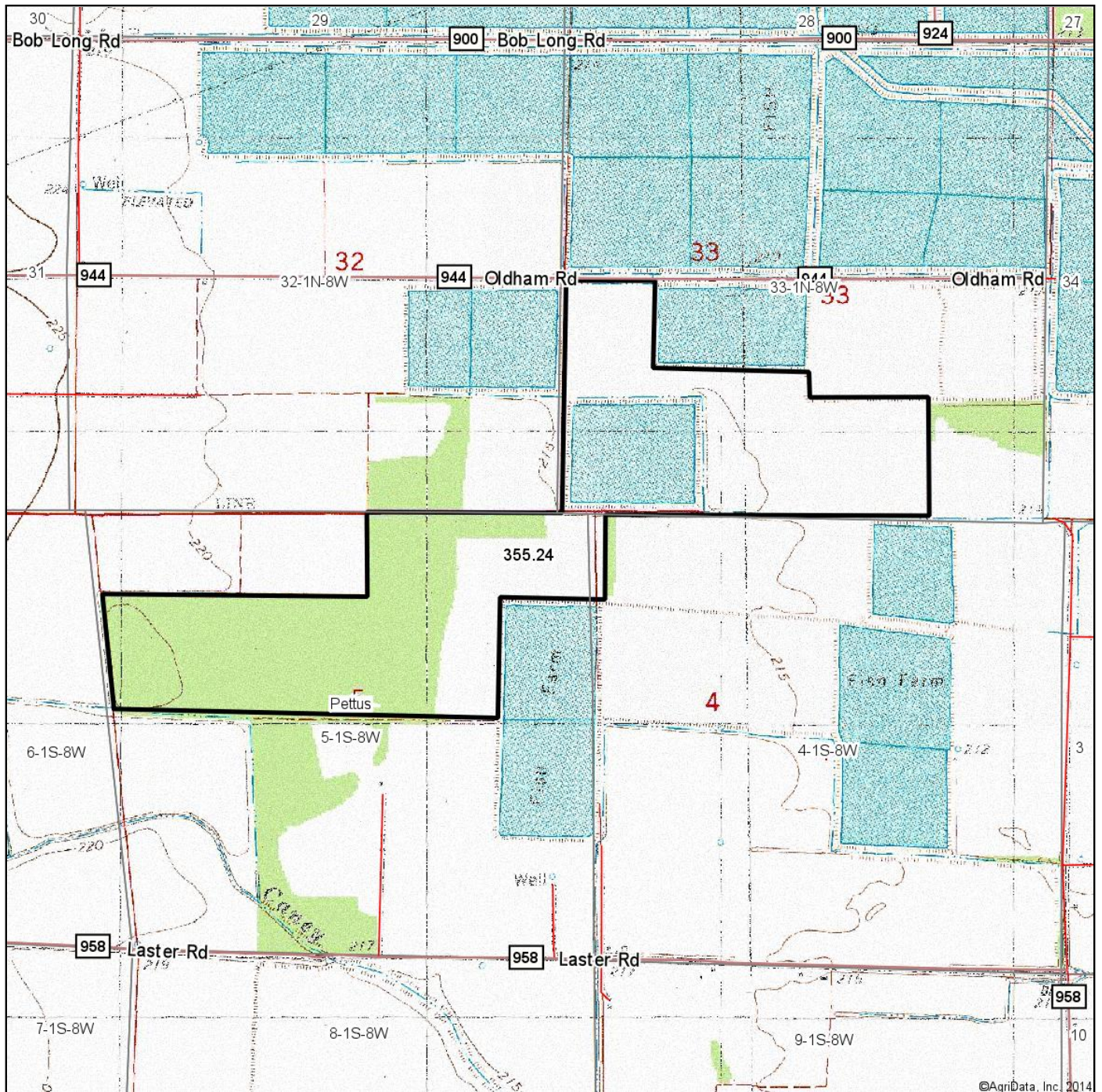
12/19/2014

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



# TRACT 1911

## Topography Map



Maps Provided By:

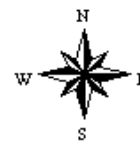


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**5-1S-8W**  
**Lonoke County**  
**Arkansas**

map center: 34° 39' 32.52, 91° 52' 56.67

scale: 19987



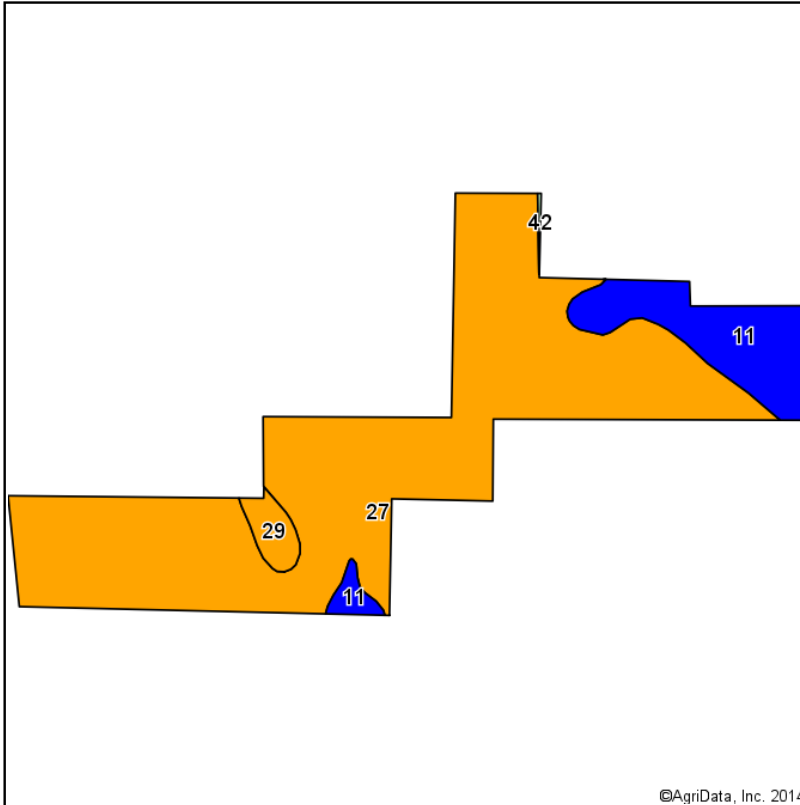
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Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

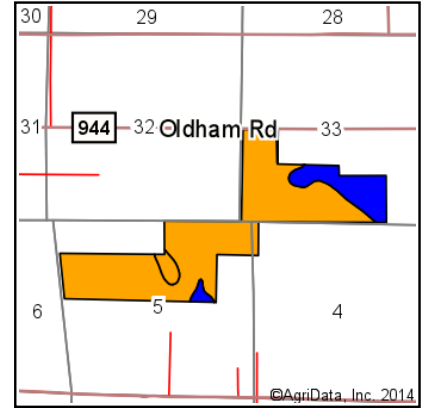


# TRACT 1911

## Soil Map



Soils data provided by USDA and NRCS.



State: **Arkansas**  
 County: **Lonoke**  
 Location: **5-1S-8W**  
 Township: **Pettus**  
 Acres: **355.24**  
 Date: **12/19/2014**



Maps Provided By:



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Area Symbol: AR680, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Soybeans
27	Perry silty clay, 0 to 1 percent slopes	294.05	82.8%		IIIw					
11	Hebert silt loam, 0 to 1 percent slopes	51.86	14.6%		IIw		7	85	775	13.5
29	Portland silty clay, 0 to 1 percent slopes	8.84	2.5%		IIIw					
42	Water	0.49	0.1%							
Weighted Average						1	12.4	113.1	2	5.1

Area Symbol: AR680, Soil Area Version: 12

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

# FSA INFORMATION - TRACT 1911

Oct 02 2014 18:49:05 18556440177

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5813748609 U.S. Department of A Page 003

Form : FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Program Year : 2014

Date : Sep 22, 2014

## Abbreviated 156 Farm Record

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	32.70	0.00	0.00	39	39
Oats	6.10	0.00	0.00	54	54
Upland Cotton	95.00	0.00	0.00	704	704
Grain Sorghum	7.40	0.00	0.00	46	46
Soybeans	27.40	0.00	0.00	19	19
Rice-Long Grain	86.40	0.00	0.00	4506	4506
Rice-Medium Grain	6.00	0.00	0.00	4506	4506
<b>TOTAL</b>	<b>261.00</b>	<b>0.00</b>	<b>0.00</b>		

### NOTES

State : ARKANSAS  
County : LONOKE

Farm Number : 1596  
Tract Number : 1911

Description : H15

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations :

Owners : BETTY MOORE REVOCABLE TRUST

Other Producers :

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
313.81	202.12	202.12	0.00	0.00	0.00	0.00	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	202.12	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	22.90	0.00	0.00	39	39
Oats	4.30	0.00	0.00	54	54
Upland Cotton	68.40	0.00	0.00	704	704
Grain Sorghum	5.20	0.00	0.00	46	46
Soybeans	19.10	0.00	0.00	19	19
Rice-Long Grain	63.10	0.00	0.00	4506	4506
Rice-Medium Grain	1.40	0.00	0.00	4506	4506
<b>TOTAL</b>	<b>182.40</b>	<b>0.00</b>	<b>0.00</b>		

### NOTES

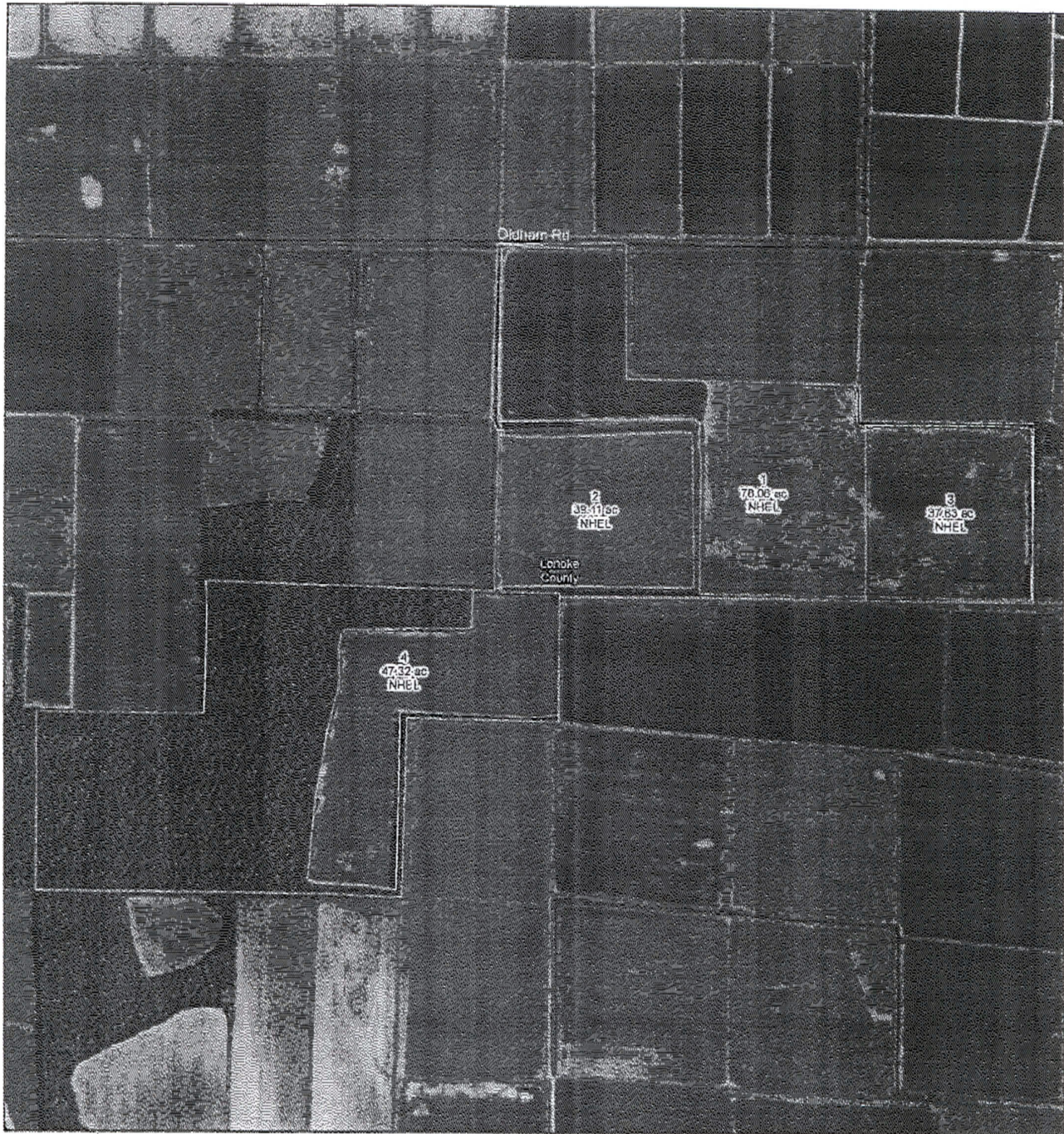


# FSA INFORMATION - TRACT 1911

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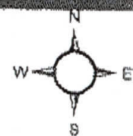


**Farm: 1596**

**Tract: 1911**

**Lonoke County, Arkansas**

0 500 1,000 2,000 3,000 4,000 Feet



**USDA FARM SERVICE AGENCY**

Date Printed: February 25, 2014

Photography Date: 2013

Wetland Determination Identifiers

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

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## NOTES





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### **LILE REAL ESTATE, INC.**

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[www.lilerealestate.com](http://www.lilerealestate.com)

**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**