

# ***FARMLAND FOR SALE***

## ***HAMPER PLANTATION***

*Woodruff County, Arkansas*



**OFFERED BY**

**G GLAUB  
FARM  
MANAGEMENT**

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

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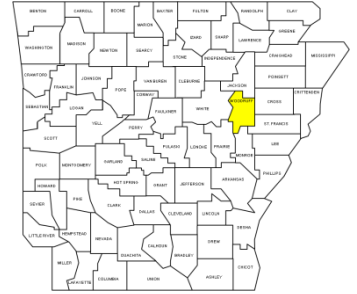
Website: [www.GlaubFM.com](http://www.GlaubFM.com)

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

## HAMPER PLANTATION SUMMARY

### **Property Overview:**

Hamper Plantation is a total of 760.89 +/- acres located north of McCory, AR. The farm has approximately 60 acres of timber, 2 headquarter sites, roads, ditches, and the remaining is cultivatable. The farm primarily has silty loam soils capable of growing rice, soybeans, corn, cotton, grain sorghum, and wheat. Recreational opportunities include duck, dove, and deer hunting.

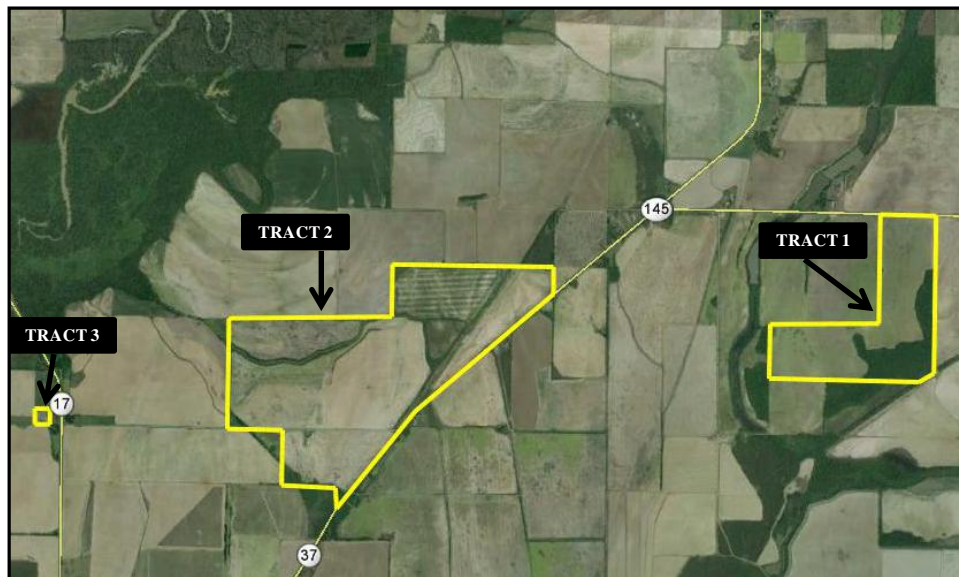


The farm has shallow underground water and excellent surface water potential. The farm is well suited to take advantage of selling grain to the expanding poultry operations west near Batesville, AR (55 miles), markets southwest in Little Rock, AR (85 miles) or grain markets east in West Memphis, AR (65 miles). The expansion of poultry will also provide excellent opportunity to use litter in the fertility program.

The farm has a total 8 wells, 1 electric motor, 195,000 bushels of grain storage, 50'x75' shop with concrete, and a 70'x80' open pole barn. The farm has 52 +/- acres precision leveled with some underground pipe.

### **Inspections:**

Contact Glaub Farm Management, LLC to inspect farms.



## TRACT 1 PROPERTY DETAILS

**Property Latitude/Longitude:** 35.335518, -91.131021 (Plug this into Google Maps for Property Location)

**Acreage:** 200.0 +/- acres

**Improvements:** Tract 2 includes 2 irrigation wells that transfer with sale. Both wells are currently powered by diesel motors but could be converted to propane as an alternative. Tract 2 has excellent improvement potential and can be precision leveled. Timber can be harvested and managed to increase income and wildlife.

**Lease:** Property will be offered free and clear of any leases for 2015 and beyond.

**USDA Information:** *FSA Farmland Acres - 200.3 acres Cropland Acres - 152.0 acres*

Crop	Acres	Direct Yield	Counter-Cyclical Yield
Wheat	2.6	32	32
Corn	5.8	56	56
Rice	73.9	4235	4235
Sorghum	1.1	45	45
Soybeans	<u>105.7</u>	16	16
Total Base	189.1		

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

**Real Estate Taxes:** \$696.63 (2013)



### Wells

W1 - Amarillo 60hp gearhead with 6:5 ratio.

W2 - Johnson 60hp gearhead with 1:1 ratio.

### Legal Description

The Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼); the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼); the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) and the North Half (N ½) of the Southeast Quarter (SE ¼) in Section Seven (7), Township Eight (8) North, Range One (1) West. Tract includes all oil, gas and mineral rights except any previously retained by others.



## TRACT 2 PROPERTY DETAILS

**Property Latitude/Longitude:** 35.330784, -91.173948 (Plug this into Google Maps for Property Location)

**Acreage:** 557.73 +/- acres

**Improvements:** Tract 3 includes 6 irrigation wells that transfer with sale. All wells except one are currently powered by diesel motors. One well transfers with a 60hp electric motor. Many of the other wells could be converted to electricity. The Tract has excellent improvement potential and can be precision leveled. Tract also has a pole barn.

**Lease:** Property will be offered free and clear of any leases for 2015 and beyond.

**USDA Information:** *FSA Farmland Acres - 519.5 acres Cropland Acres - 451.9 acres*

Crop	Acres	Direct Yield	Counter-Cyclical Yield
Wheat	7.7	32	32
Corn	17.3	56	56
Rice	56.7	4235	4235
Sorghum	3.2	45	45
Soybeans	482.2	16	16
Total Base	567.1		

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

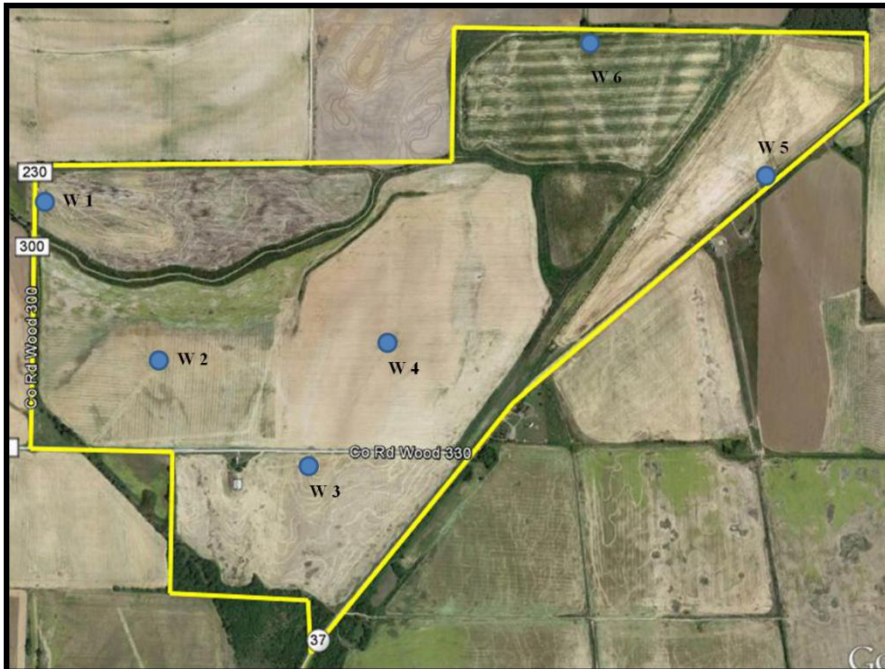
**Real Estate Taxes:** \$2,300.18 (2013)

### Wells

W1 - Johnson 60hp gearhead with 1:1 ratio.  
W2 - Amarillo 40hp gearhead with 1:1 ratio.  
W3 - Amarillo 60hp gearhead with 1:1 ratio that includes 15" underground pipe to north side of county road.  
W4 - Johnson 60hp gearhead with 1:1 ratio.  
W5 - US Electric motor 60hp.  
W6 - Johnson 60hp gearhead with 1:1 ratio

### Legal Description

The East Half (E ½) of the Southeast Quarter (SE ¼) of Section Ten (10), Township Eight (8) North, Range Two (2) West. The Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼); the Southeast Quarter (SE ¼) of the Northeast Quarter (SE ¼); the Southwest Quarter (SW ¼) of Section Eleven (11), Township Eight (8) North, Range Two (2) West. The fractional part of the Southeast Quarter (SE ¼) lying North of Arkansas State Highway No. 37, in Section Eleven (11), Township Eight (8) North, Range Two (2) West. All that part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) lying North of Arkansas State Highway No. 37 in Section Twelve (12), Township Eight (8) North, Range Two (2) West. The East Half (E ½) lying North of State Highway No. 37 of the Northwest Quarter (NW ¼); the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) in Section Fourteen (14), Township Eight (8) North, Range Two (2) West. Tract includes all oil, gas and mineral rights except any previously retained by others.



## TRACT 3 PROPERTY DETAILS

**Property Latitude/Longitude:** 35.327689, -91.200365 (Plug this into Google Maps for Property Location)

**Acreage:** 3.16 +/- acres

**Improvements:** Tract 5 includes a 50' x 75' shop building, 195,000 bushel grain facility, and a Harvester International H1082 grain auger. The grain system includes:

(2) GSI 18' 5 ring with drying floors, fans & transitions, Heater, inside and outside ladders, 8" unload with incline. Total capacity of 6,000 bu.

(2) GSI 42' 9 ring with drying floors, 30hp fans with heaters, transitions, inside and outside ladders, 8" unload with incline and motor. Total capacity of 71,200 bu.

(1) Sukup 48' 7 ring with drying floor, inside and outside ladders, 8" unload with incline and motor, 40hp fan with heater and transition. Total capacity of 45,741 bu.

(1) Sukup 48' 9 ring with drying floor, inside and outside ladders, 8" unload with incline and motor, 40hp fans with heater. Total capacity of 56,921.

(2) MFS 24' 7 ring, drying floor, stirralls, 10hp axial fan with heater and transition, 8" unload with incline. Total capacity 15,260 bu.

**Possession:** Possession will be on or before April 30, 2015.

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

**Real Estate Taxes:** \$876.00 (2013)

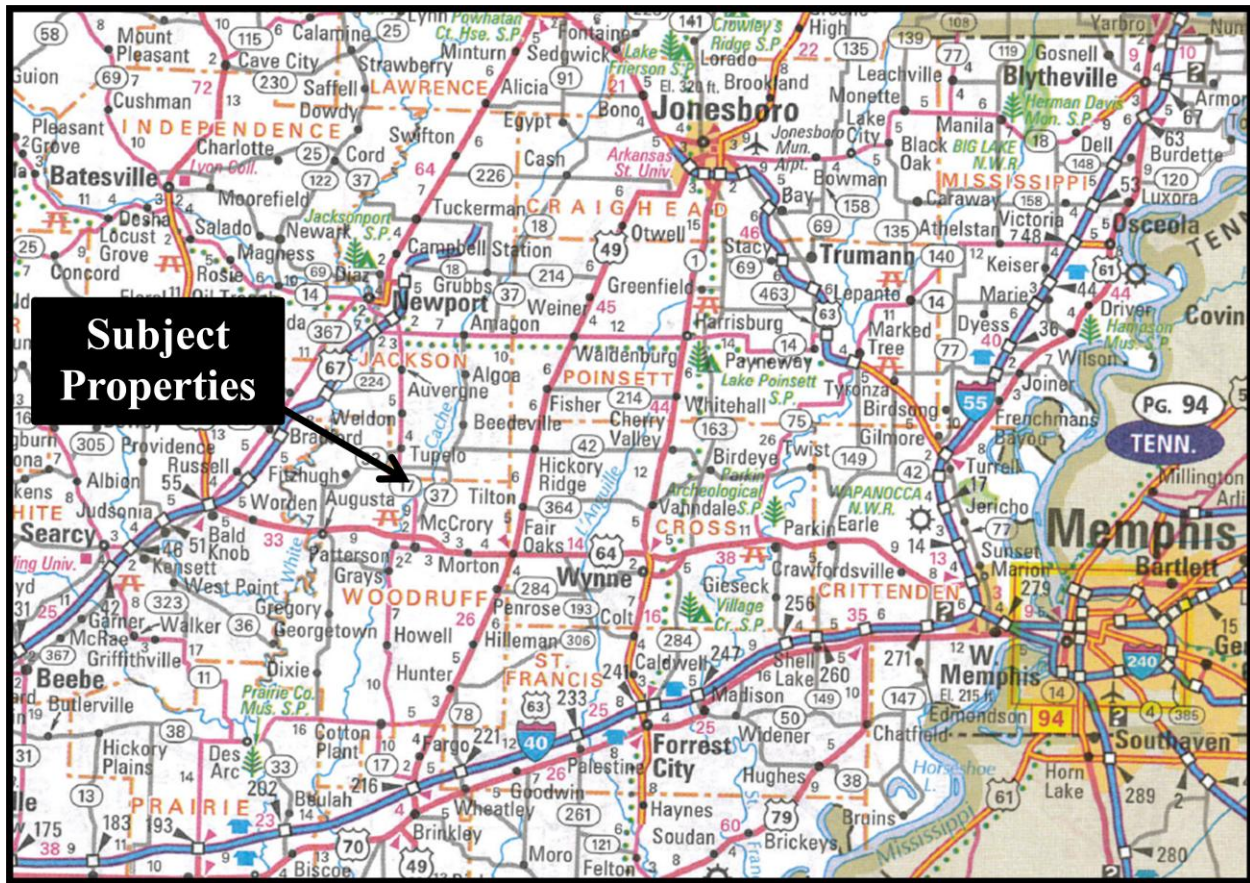


### Legal Description

Part of the South Half of the Southeast Quarter of Section Nine (9), Township Eight (8) North, Range Two (2) West, Woodruff County, Arkansas more particularly described as follows: Commence at the Southeast corner of said Section 9, and run thence South 89 degrees 23 minutes 51 seconds West along the South line of said Section a distance of 274 feet to the point of beginning; then run North 00 degrees 12 minutes 10 seconds West along the West line of the Jane and Terry Harris lot more particularly described in the deed record recorded in Book AA88, page 640, 372.3 feet to the Northwest corner of said lot; thence South 89 degrees 23 minutes 51 seconds West parallel with the South line of said Section 9, 369.69 feet; thence South 372.3 feet to a set iron in the South line of said South Half Southeast Quarter, said point being 1,981.31 feet East of the Southwest corner of said South Half Southeast Quarter and 643.69 feet West of the Southeast corner of said South Half Southeast Quarter; thence North 89 degrees 23 minutes 51 seconds East along said South line 369.69 feet to the point of beginning. Tract includes all oil, gas and mineral rights except any previously retained by others.



## LOCATION MAP



## TRACT 1 FSA MAP



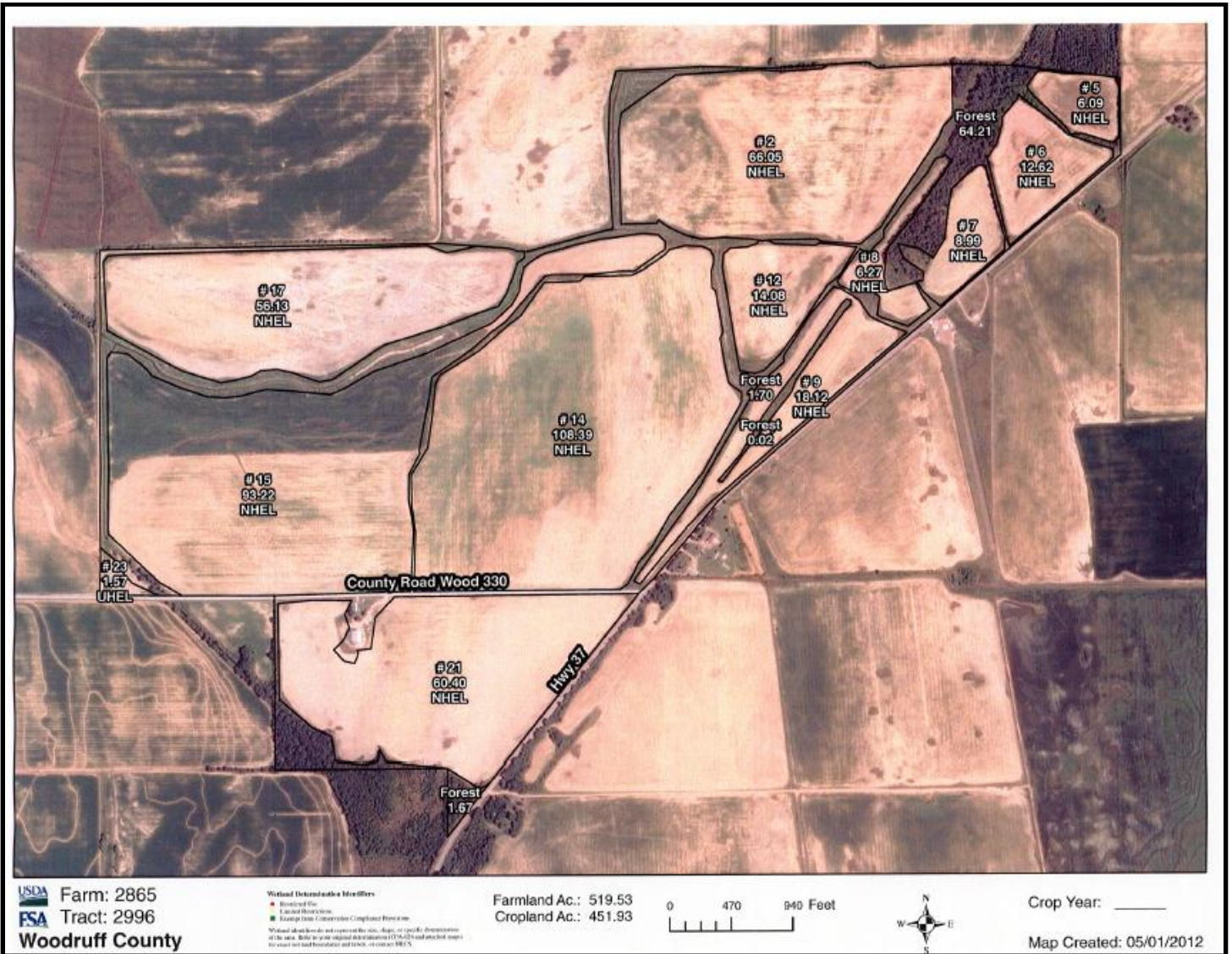
## TRACT 1 SOILS MAP



Soil Taxonomy Classification— Summary by Map Unit — Woodruff County, Arkansas (AR147)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AmA	Amagon silt loam, 0 to 1 percent slopes	Fine-silty, mixed, active, thermic Typic Endoaqualls	1.8	0.9%
AsB	Askew fine sandy loam, 1 to 3 percent slopes	Fine-silty, mixed, active, thermic Aquic Hapludalfs	0.2	0.1%
FdA	Forestdale silty clay loam, 0 to 1 percent slopes, frequently flooded	Fine, smectitic, thermic Typic Endoaqualls	21.0	10.6%
GuC	Grubbs silt loam, 3 to 8 percent slopes, eroded	Fine, mixed, active, thermic Albaquic Hapludalfs	30.5	15.4%
JpA	Jackpot silty clay loam, 0 to 1 percent slopes	Fine, smectitic, thermic Chromic Epiaquerts	144.4	72.9%
Totals for Area of Interest			198.0	100.0%

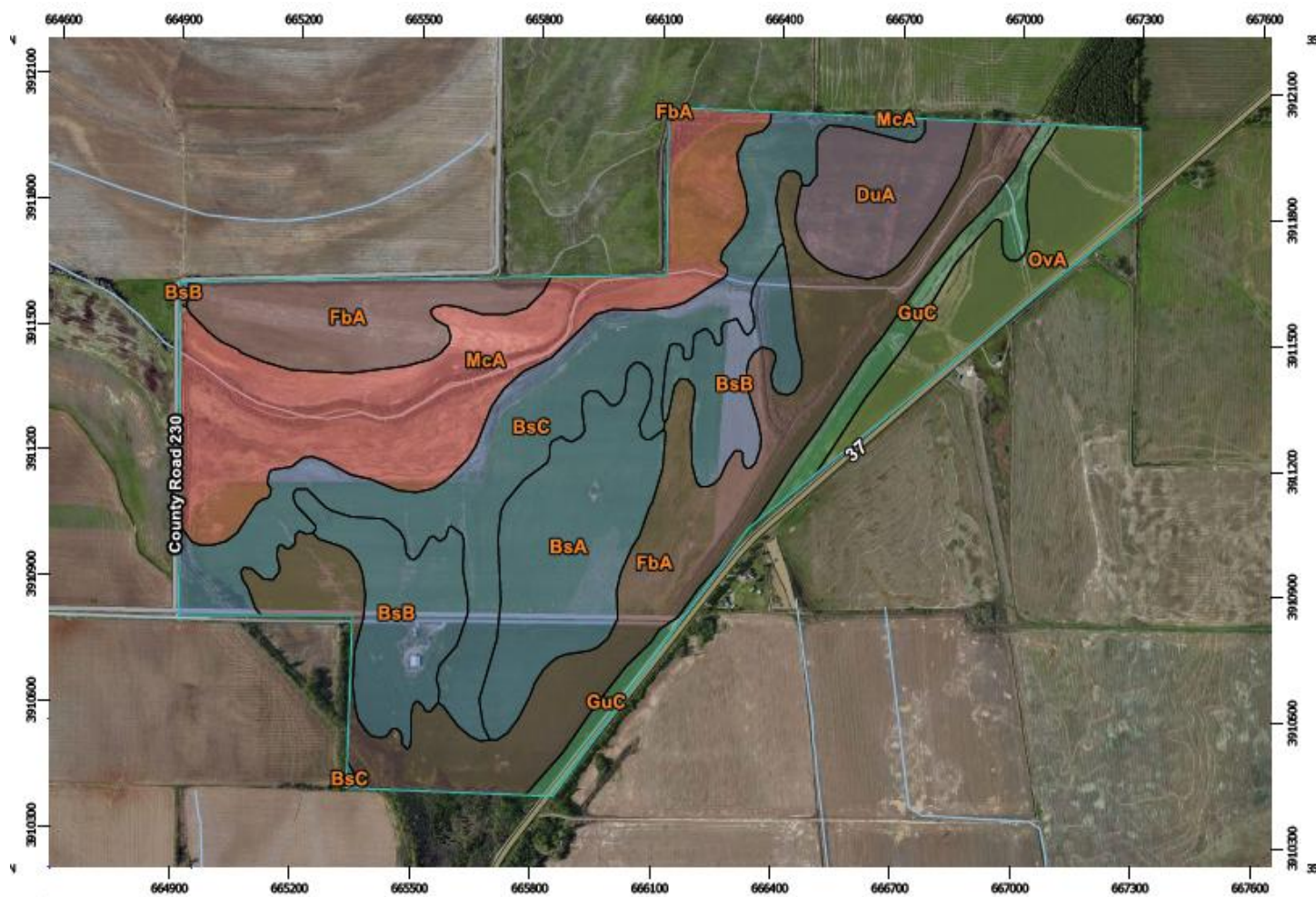


## TRACT 2 FSA MAP



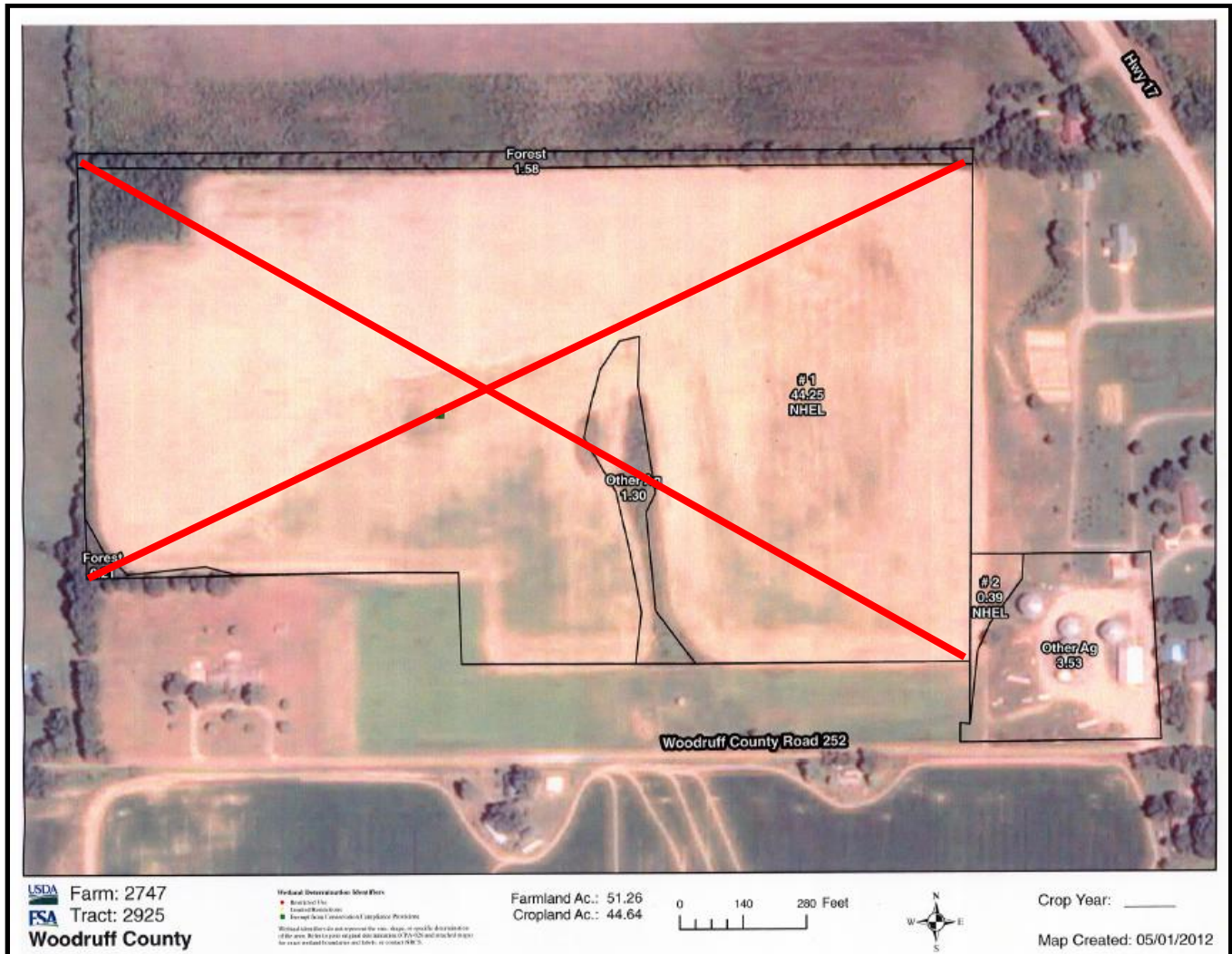


## TRACT 2 SOILS MAP



Soil Taxonomy Classification— Summary by Map Unit — Woodruff County, Arkansas (AR147)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BsA	Teksob loam, 0 to 1 percent slopes	Fine-loamy, mixed, active, thermic Typic Hapludalfs	50.6	9.8%
BsB	Teksob loam, 1 to 3 percent slopes	Fine-loamy, mixed, active, thermic Typic Hapludalfs	51.8	10.0%
BsC	Teksob loam, 3 to 8 percent slopes	Fine-loamy, mixed, active, thermic Typic Hapludalfs	86.8	16.8%
DuA	Dundee silt loam, 0 to 1 percent slopes	Fine-silty, mixed, active, thermic Typic Endoaqualfs	28.4	5.5%
FbA	Foley-Bonn complex, 0 to 1 percent slopes	Fine-silty, mixed, active, thermic Albic Glossic Natraqualfs	139.6	27.1%
GuC	Grubbs silt loam, 3 to 8 percent slopes, eroded	Fine, mixed, active, thermic Albaquic Hapludalfs	21.9	4.3%
McA	McCrary fine sandy loam, 0 to 1 percent slopes	Fine-loamy, mixed, active, thermic Albic Glossic Natraqualfs	96.9	18.8%
OvA	Overcup silt loam, 0 to 1 percent slopes	Fine, smectitic, thermic Vertic Albaqualfs	39.7	7.7%
Totals for Area of Interest			515.6	100.0%

## TRACT 3 FSA MAP





## FARM PICTURES



**Facing Grain Bins**



**Grain Bins & 82ft Auger**



**Well and Soybean Field on Tract 2**



**Well, Motor, and Rice on Leveled Field on Tract 2**



**Soybeans on Tract 2**



**Soybeans on Tract 2**

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