

LAND FOR SALE

Hanauer Estate Mississippi County, Arkansas



OFFERED BY

**G GLAUB
FARM
MANAGEMENT**

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

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Serving Landowners in Arkansas, Mississippi, Missouri, and Tennessee

MISSISSIPPI COUNTY FARMLAND SUMMARY

Overview: This Hanauer Estate property is located east of Wilson, AR. The property offers recreational opportunities.

Soils: Soils are mainly Convent Fine Sandy Loam and Steele Silty Clay Loam.

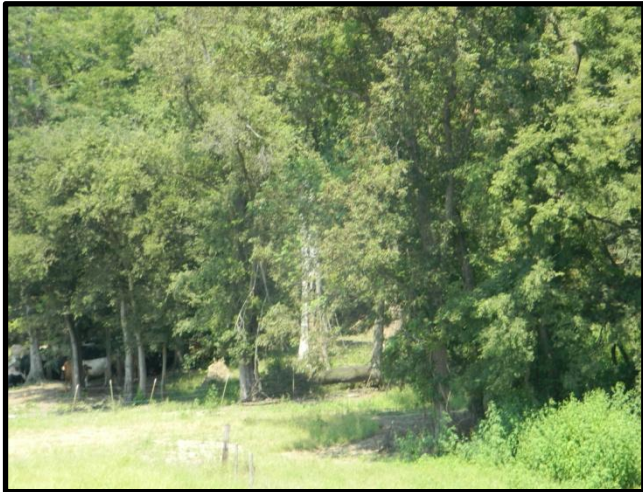
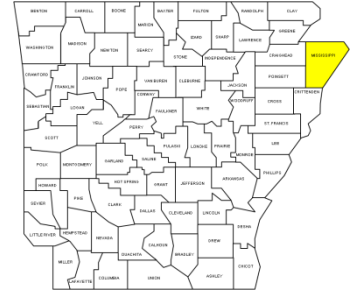
Mineral Rights: All mineral rights owned will be retained by seller.

Real Estate Taxes: \$106.04 (Estimate)

Location: The property is located in the Wilson, AR area. Regional city distances are as follows:

Little Rock, AR	167 miles
Memphis, TN	49 miles
Jonesboro, AR	65 miles

Offering Price: \$224,000 (\$4,000/acre)



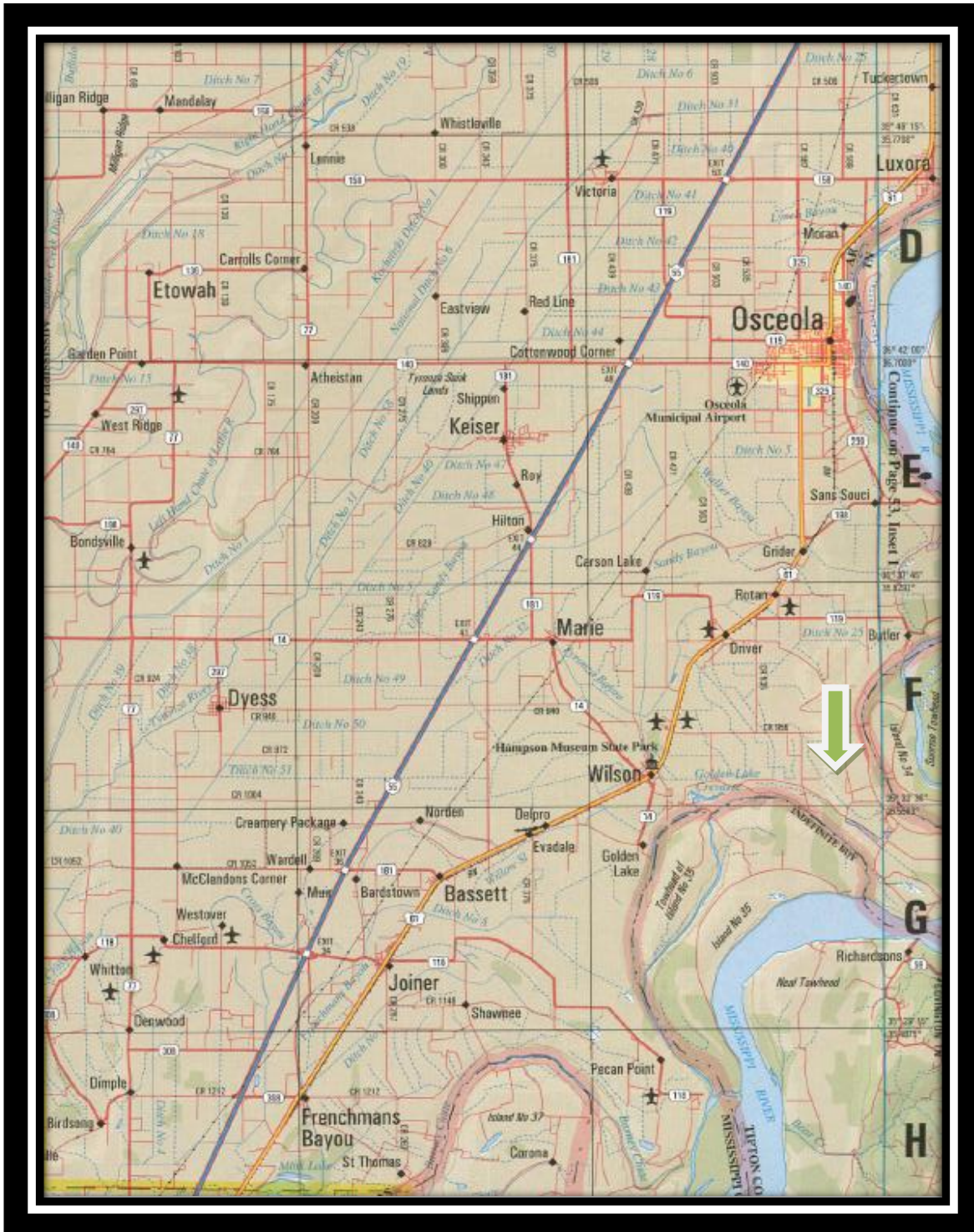
Disclosure

Glaub Farm Management 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

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LOCATION MAP



FSA MAP

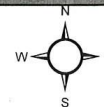


Farm: 5602

Mississippi County, Arkansas

Tract: 10547

0 420 840 1,680 2,520 3,360 Feet



USDA FARM SERVICE AGENCY

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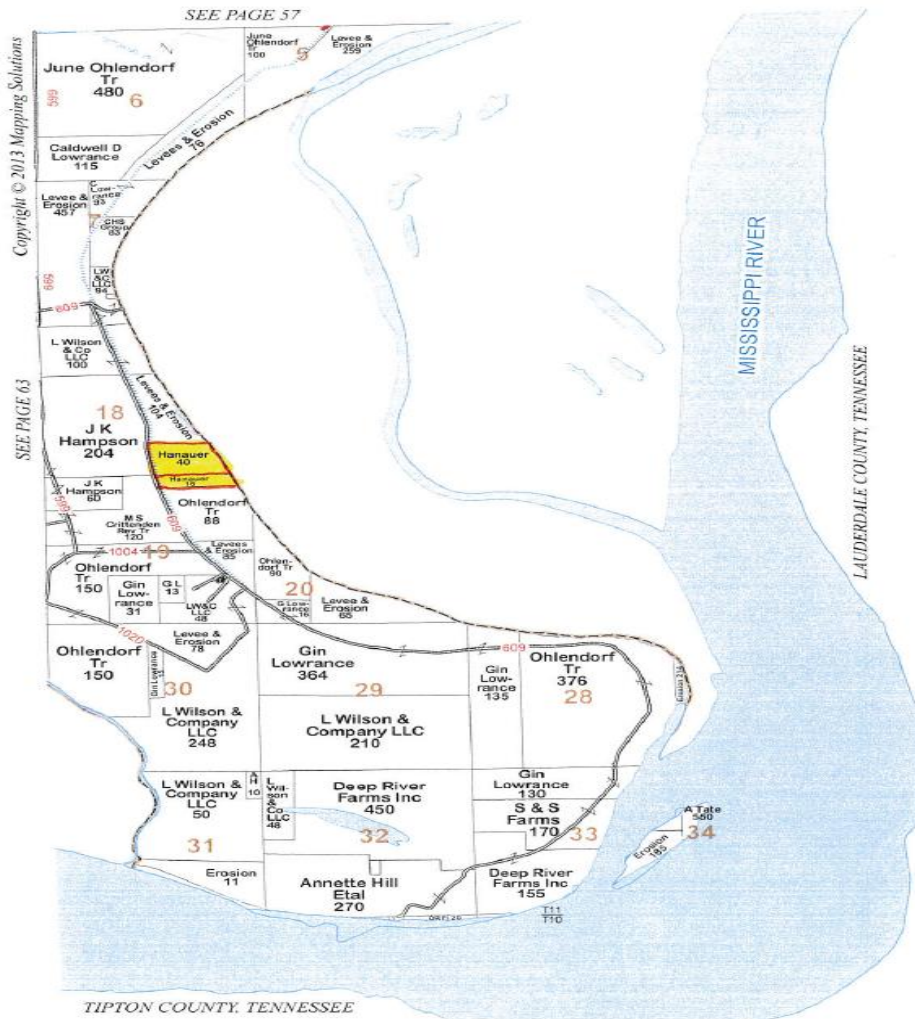
Wetland Determination Identifiers

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

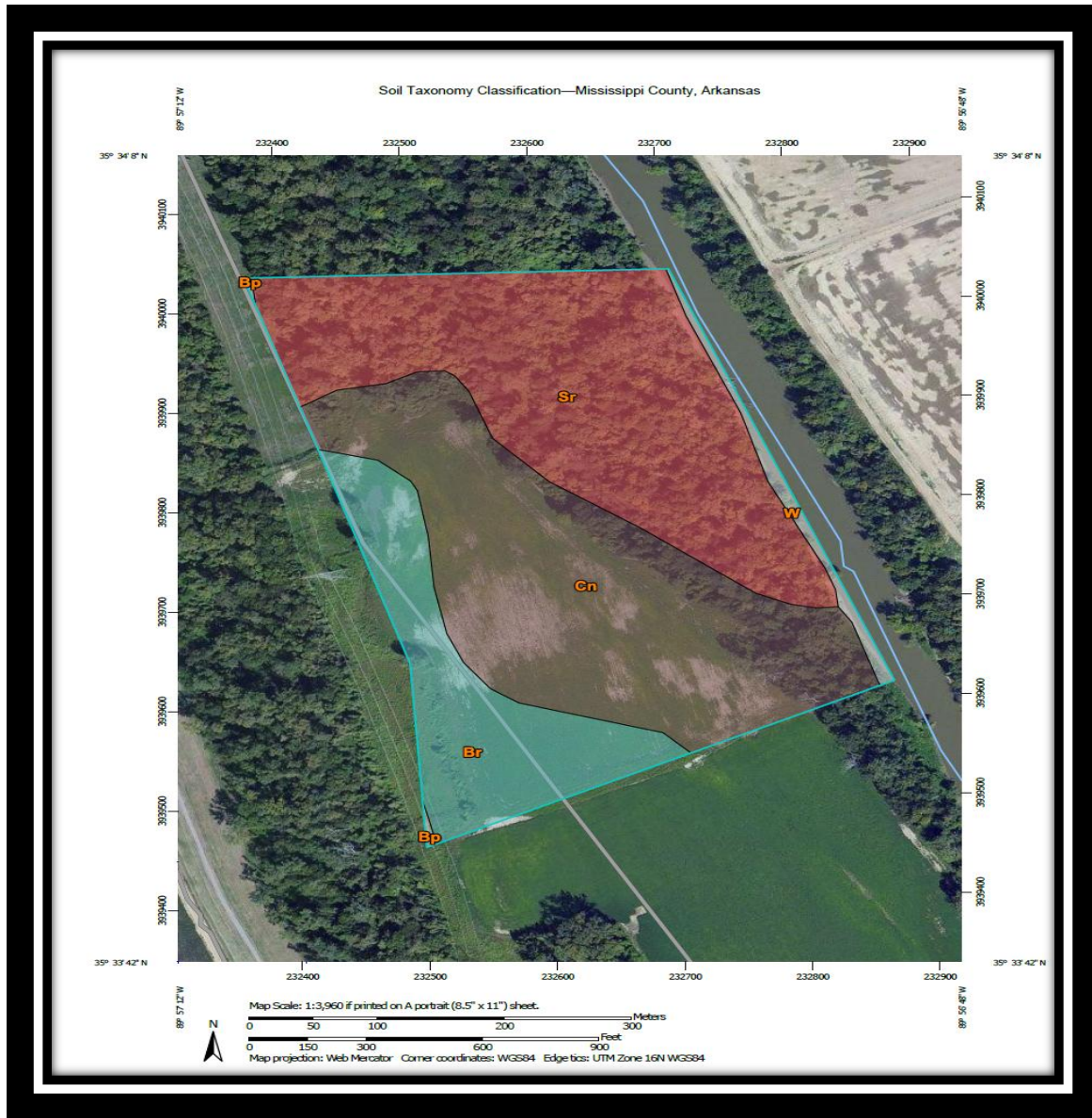
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PLAT MAP

TOWNSHIP 10 & 11N • RANGE 11E



SOILS MAP



Soil Taxonomy Classification

Soil Taxonomy Classification— Summary by Map Unit — Mississippi County, Arkansas (AR093)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Bp	Pits, borrow		0.1	0.2%
Br	Bowdre silty clay loam	Clayey over loamy, montmorillonitic, thermic Fluvaquentic Hapludolls	7.7	17.5%
Cn	Convent fine sandy loam	Coarse-silty, mixed, active, nonacid, thermic Aeric Fluvaquents	17.9	40.6%
Sr	Steele silty clay loam	Sandy over clayey, mixed, active, nonacid, thermic Aquic Udipluvants	17.5	39.7%
W	Water		0.9	1.9%
Totals for Area of Interest			44.0	100.0%