



OFFERED FOR SALE

## **GUMWOOD FARMS**

*An agricultural and recreational investment opportunity.*

682.9 (+/-) total acres • 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 AND TENNESSEE



**DISCLOSURE STATEMENT**

Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

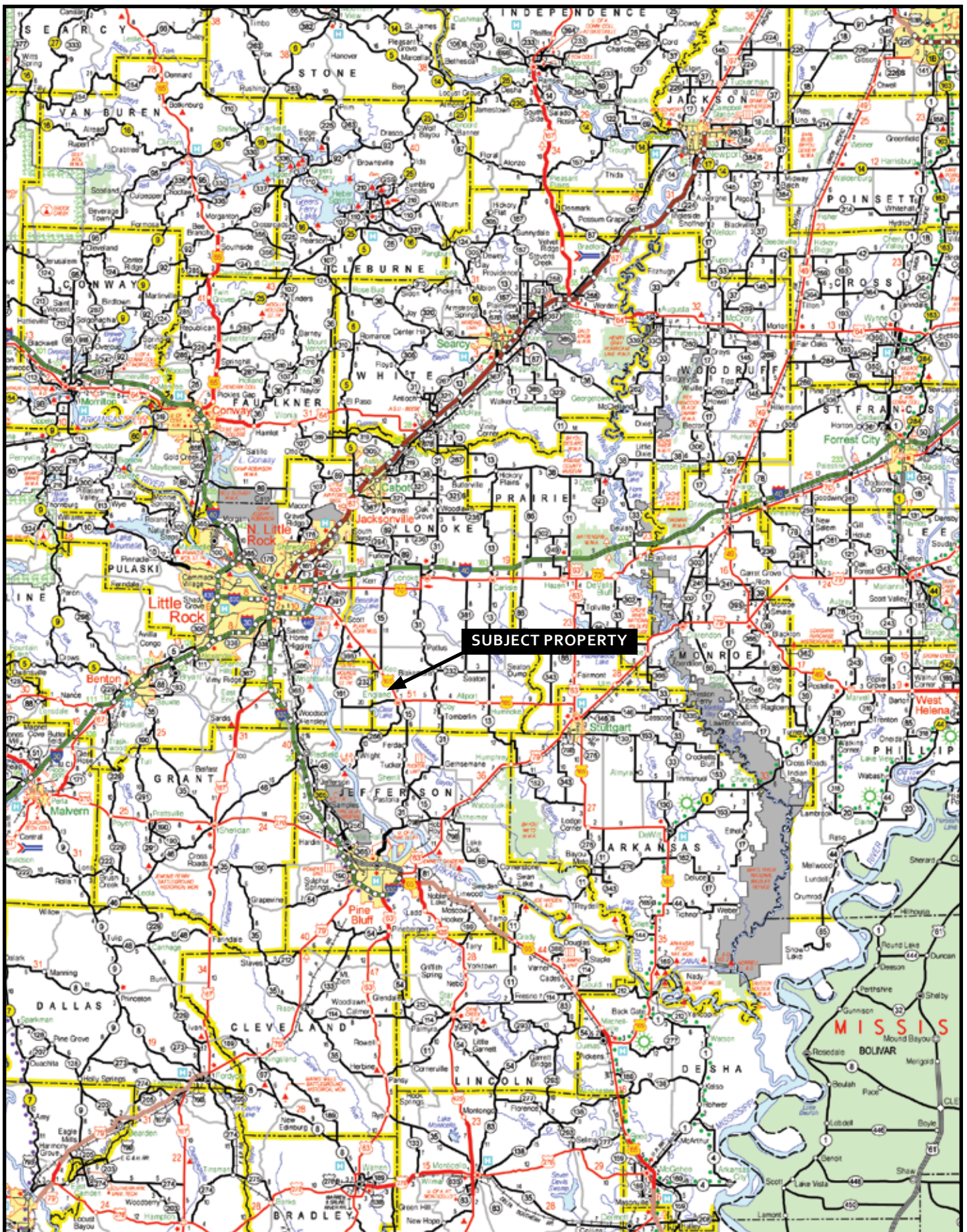
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you for your 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 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.



## VICINITY MAP



## **PROPERTY SUMMARY**

<b>Location:</b>	England, Arkansas; Lonoke County; Central Region of Arkansas																				
	<u>Mileage Chart</u>																				
	Little Rock, AR 26 miles																				
	Suttgart, AR 28 miles																				
<b>Access:</b>	Access is superb via Arkansas Highway 165 frontage and interior farm roads.																				
<b>Acreage:</b>	<u>682.9 <sup>(+/-)</sup> Total Acres</u>																				
	<u>Acreage Breakdown</u>																				
	196.2 <sup>(+/-)</sup> acres in cultivation (all precision leveled)																				
	320.0 <sup>(+/-)</sup> acres in Conservation Reserve Program																				
	63.8 <sup>(+/-)</sup> acres in irrigation reservoir																				
	37.2 <sup>(+/-)</sup> acres in former crop fields and waterfowl hunting habitat																				
	65.7 <sup>(+/-)</sup> acres in tubular pit, roads, ditches, levees, and other																				
	**Former industrial site consisting of approximately 12 <sup>(+/-)</sup> acres is not included in this property offering.																				
<b>Irrigation:</b>	63.8 <sup>(+/-)</sup> acre reservoir																				
	1 electric re-lifts (16 inch)																				
	- One re-lift is state of the art possessing a float switch in the canal and a wireless video monitoring system.																				
	1 diesel gearhead well (8 inch) - 2003 model																				
	25,000 cubic yard pit that works in conjunction with the irrigation reservoir.																				
	Irrigation reservoir has the capability to gravity flow water onto the cultivated land.																				
<b>Soils:</b>	Perry Silty Clay																				
	Portland Silty Clay																				
<b>Farm Bases:</b>	<u>Farm Service Agency: No. 1532</u>																				
	<table><tr><td><i>Crop</i></td><td><i>Base Acres</i></td><td><i>Direct Yield</i></td><td><i>CC Yield</i></td></tr><tr><td>Wheat</td><td>65.6</td><td>38</td><td>38</td></tr><tr><td>Long Rice</td><td>151.7</td><td>3,391</td><td>3,391</td></tr><tr><td>Medium Rice</td><td>3.4</td><td>3,391</td><td>3,391</td></tr><tr><td>Soybeans</td><td>76.5</td><td>19</td><td>19</td></tr></table>	<i>Crop</i>	<i>Base Acres</i>	<i>Direct Yield</i>	<i>CC Yield</i>	Wheat	65.6	38	38	Long Rice	151.7	3,391	3,391	Medium Rice	3.4	3,391	3,391	Soybeans	76.5	19	19
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<b>Direct Payment:</b>	\$12,251.16 (estimated)																				
<b>Farming Contract:</b>	Historically the property has been farmed by the ownership group. The potential exists for a sale/lease back to be negotiated with the current owner to farm the land.																				
<b>CRP Details:</b>	Contract: October 1, 2008 through September 30, 2023																				
	Annual Payment: \$20,896.00 (\$63.30 per acre)																				
	Description: The property was simultaneously enrolled in CRP and a program called “Green Trees”. The trees planted consist of a mixed species of hardwoods alternated with cottonwood trees. The CRP acreage also has two newly constructed moist soil units that can be utilized for duck hunting.																				

**Improvements:** The cultivated acreage has been leveled to zero-greade for continuous rice production.  
Improved boat ramp and dock on the stocked fishing/irrigation reservoir.  
There is one (1) duck hunting pit build into a levee on one field.

**Recreation:** The reservoir is fully stocked with game fish providing excellent fishing.  
The property offers duck hunting via the agricultural fields and wetlands.  
Deer huntng is also available and will improve in time as the CRP lands mature.  
The property has excellent potential to develop the duck hunting assets.

**Wtr/Min Rights:** All owned by Seller and shall transfer to Buyer.

**CRP Payment:** \$20,896.00

**Real Estate Taxes:** \$2,860.19

**Offering Price:** \$1,750,000.00 (\$2,563.00 per acre)

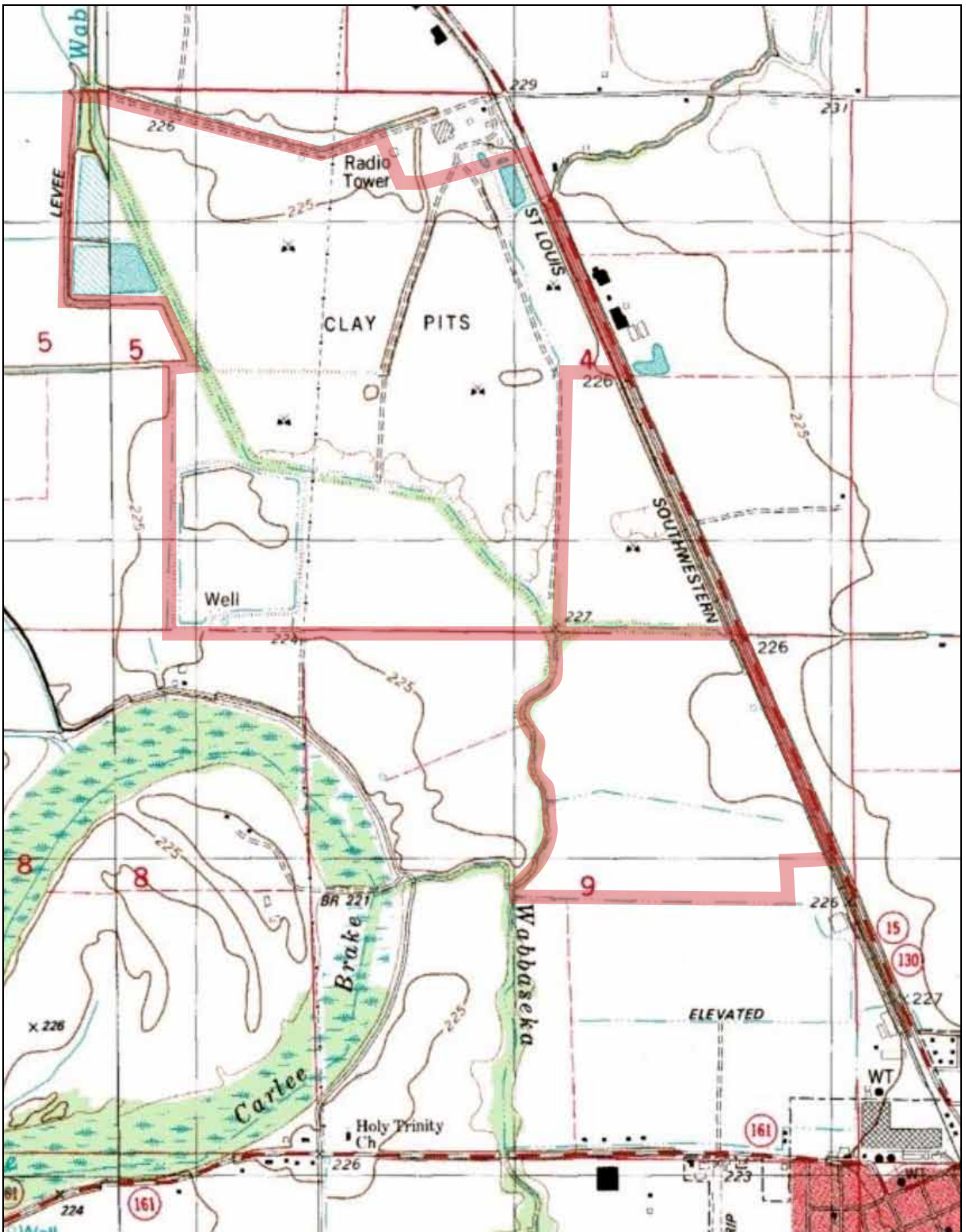
**Contact:** For additional questions concerning this offering or to schedule a property tour please contact Brandon Stafford (cell: 501-416-9748) or Gar Lile (cell: 501-920-7015) of Lile Real Estate, Inc. (office: 501-374-3411).



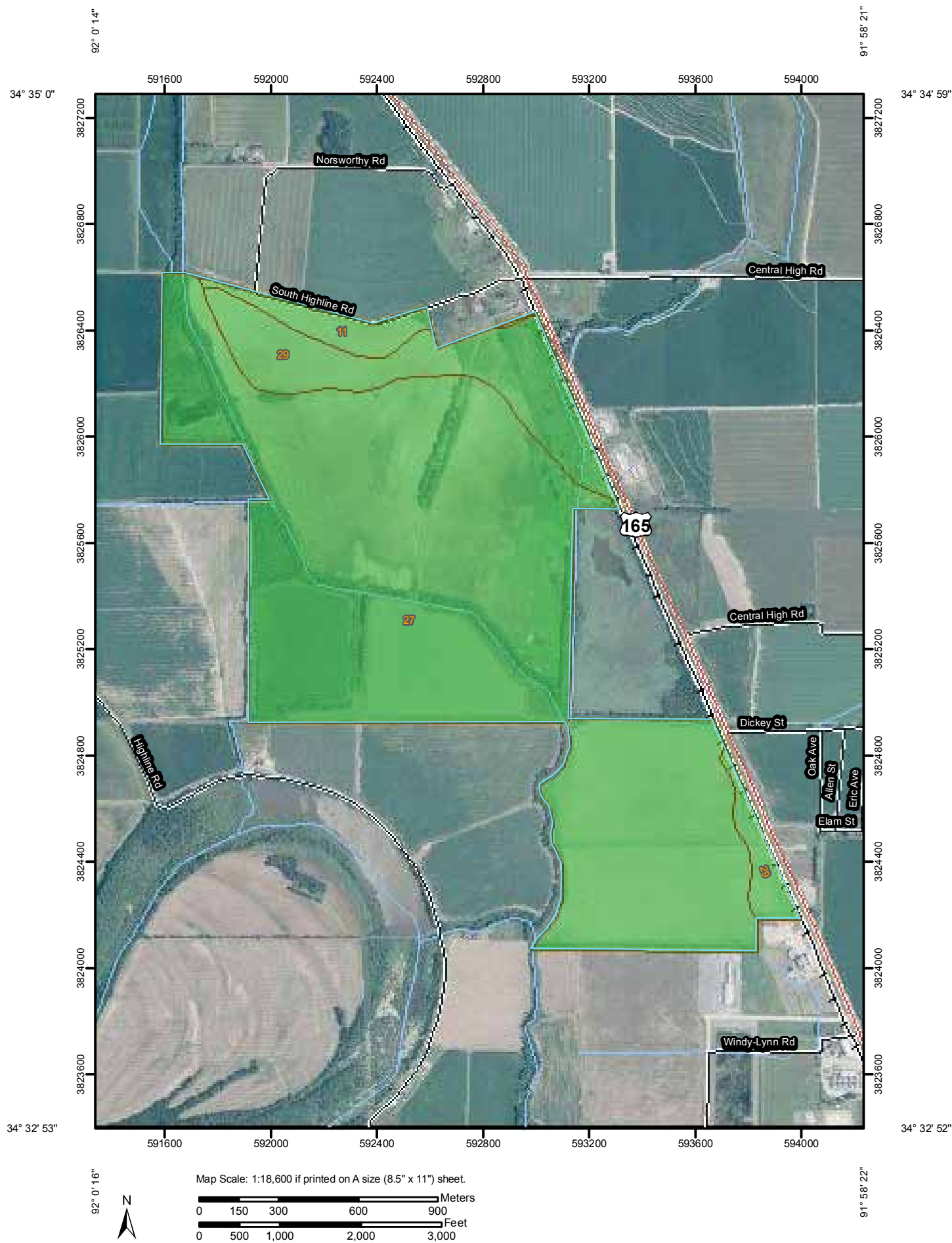
**AERIAL VIEW**



## TOPOGRAPHICAL MAP









# Farmland Classification

Farmland 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	All areas are prime farmland	20.0	3.0%
27	Perry silty clay, 0 to 1 percent slopes	All areas are prime farmland	559.6	82.9%
29	Portland silty clay, 0 to 1 percent slopes	All areas are prime farmland	95.3	14.1%
<b>Totals for Area of Interest</b>			<b>674.9</b>	<b>100.0%</b>

## Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.


## Rating Options

*Aggregation Method:* No Aggregation Necessary

*Tie-break Rule:* Lower

### MAP LEGEND


#### Area of Interest (AOI)


 Area of Interest (AOI)

#### Soils


 Soil Map Units

#### Soil Ratings


 Not prime farmland


 All areas are prime farmland


 Prime farmland if drained


 Prime farmland if protected from flooding or not frequently flooded during the growing season


 Prime farmland if irrigated


 Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season


 Prime farmland if irrigated and drained


 Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season


 Prime farmland if subsoiled, completely removing the root inhibiting soil layer


 Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

 Prime farmland if irrigated and reclaimed of excess salts and sodium

 Farmland of statewide importance

 Farmland of local importance


 Farmland of unique importance

 Not rated or not available

#### Political Features


 Cities

#### Water Features

 Oceans

 Streams and Canals

#### Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

### MAP INFORMATION

Map Scale: 1:13,200 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: UTM Zone 15N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lafayette, Little River, and Miller Counties, Arkansas

Survey Area Data: Version 9, Dec 2, 2008

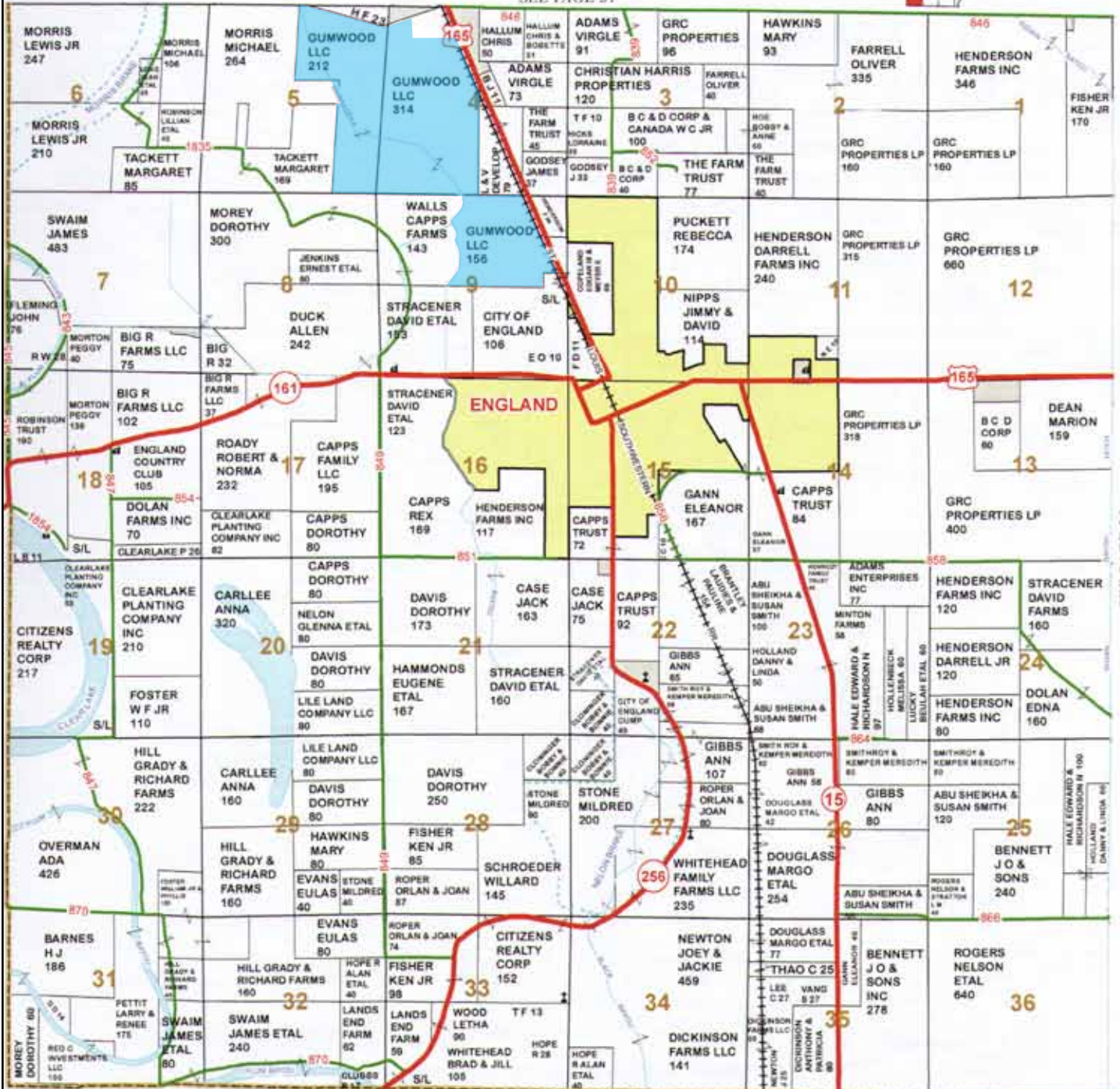
Date(s) aerial images were photographed: 2000

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# PLAT MAP

## TOWNSHIP 2S • RANGE 9W

SEE PAGE 31

































## NOTES



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