



For Sale



Potlatch Farm



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

4,397.4 + acres

Ashley and Chicot Counties, AR

Size: 4,397.4± total acres, 1,765.0± acres farmland, 1,720.3± acres cropland, 44.7± acres ditches, 328.0± acres reservoir and 2,304.4± acres of WRP, ditches and sloughs.

Improvements: 328± acres reservoir with 3 relift pumps
1 turbine well

Location: This farm is located 6.5 miles east of Wilmot Village, AR, 35 miles southwest of Greenville, MS, and 55 miles northeast of Monroe, LA.

Possession: At closing, subject to existing farmland lease.

Showing: By appointment only.

Management: Professional farm management is available.

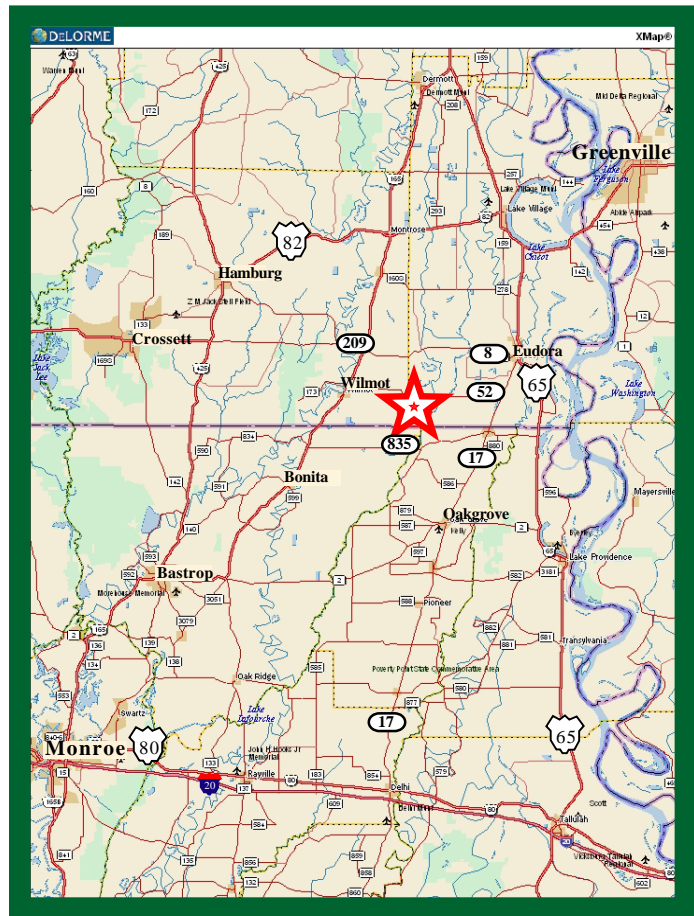
FSA Data: (2011)	Crop	Base Acres	Yield
	Rice	1,720.3	4,498bu.

* Base acres & payments are **estimates** based upon the Farm Security & Rural Investment Act of 2002 and are subject to final approval of the local Farm Service Agency.

Description: This 4,397.4± acre tract is an excellent rice farm with prime deer and duck hunting habitat. It contains 1,720.3 acres of cropland, all but 80 acres of which can be irrigated from a reservoir located on the banks of the Bouef River and 2,304.4 acres of WRP, woods and sloughs. The property is located 6.5 miles east of Wilmot, AR, 35 miles southwest of Greenville, MS, and 55 miles northeast of Monroe, LA. It is accessible in all weather by AR State Highway 52. This farm is naturally level and is easily irrigated from the 328 acre reservoir with water supplied from the Bouef River. The 1,720.3 acres of cropland have been used primarily for rice production, but corn, soybeans and other grains have been grown also. The WRP has been converted to a wildlife habitat paradise with ample populations of deer, ducks, and geese throughout the hunting seasons. The crop land is currently under a cash rent lease that expires at the end of 2011.

Soils: Perry clay with a very small percentage of Yorktown and Portland Clay.

Taxes: \$11,294.00 (\$2.57 per acre)



See reverse side for additional maps.

For more information contact:

Murry McClintock - Real Estate Salesperson

Tel: (662) 363-1801

Agent for Seller

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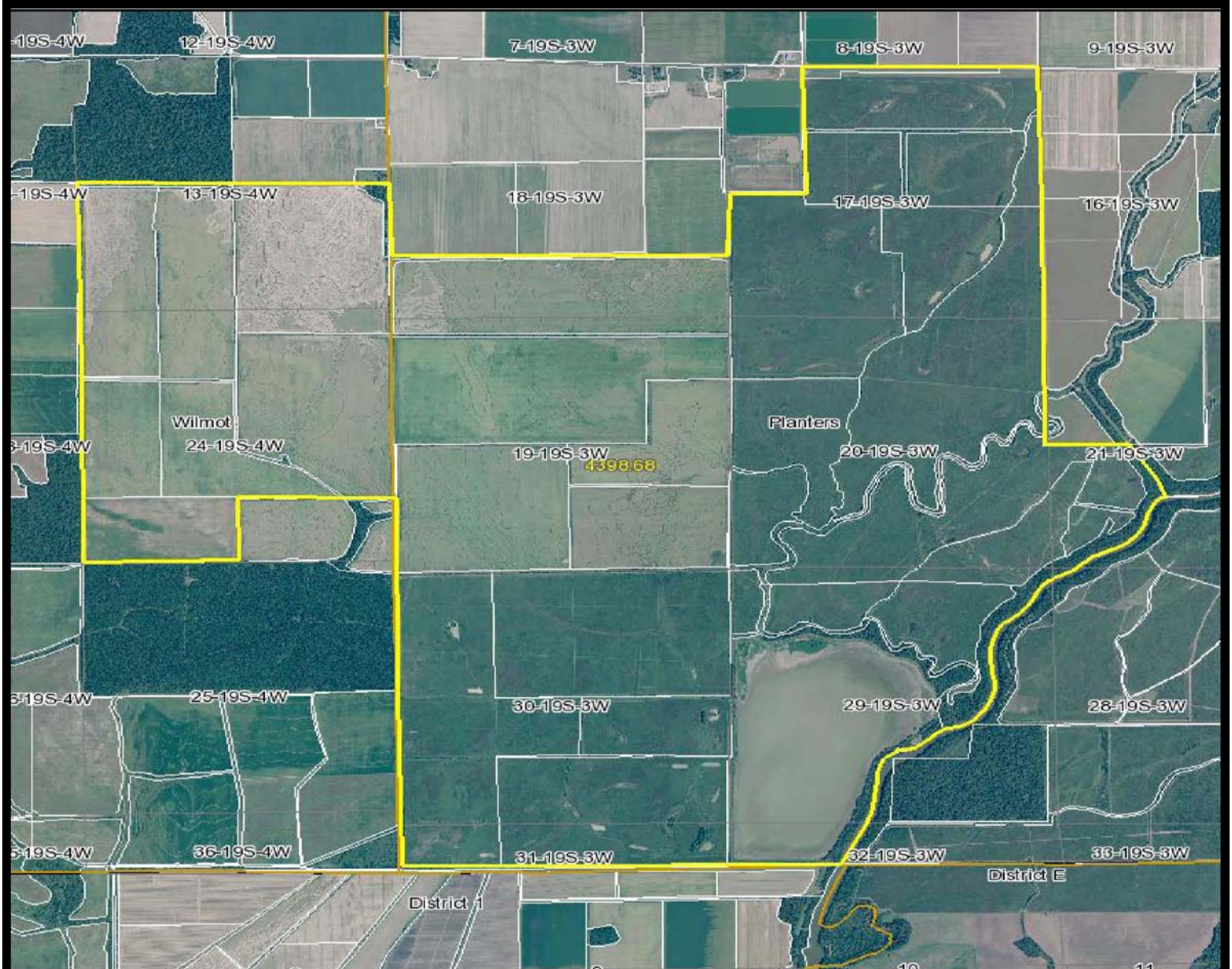
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Property Aerial Map



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Maps provided by:



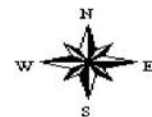
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19-19S-3W
Chicot County
Arkansas

map center: 33° 1' 41.25, 91° 26' 53.25

scale: 35598



1/24/2011

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

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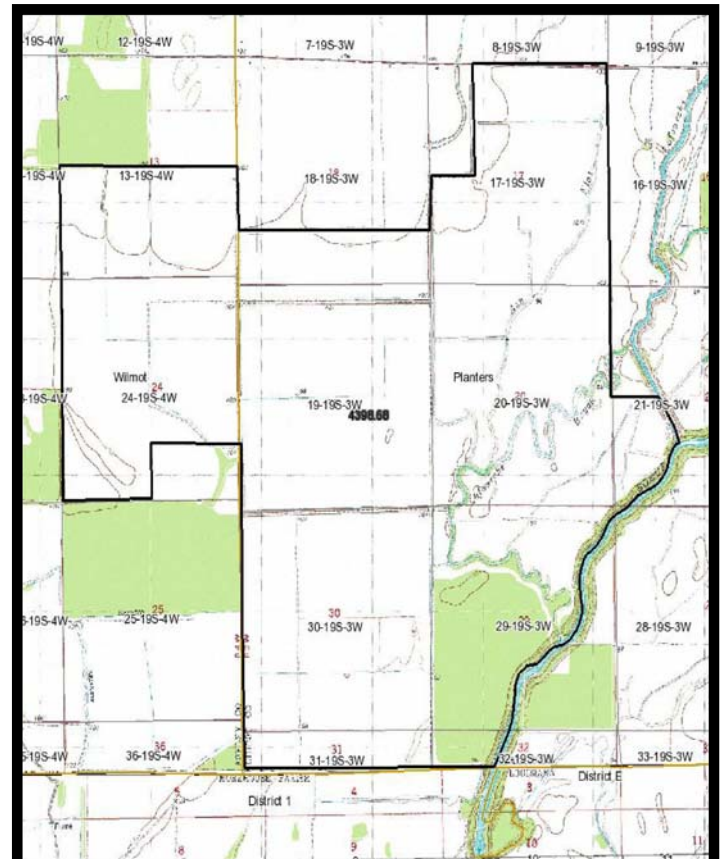
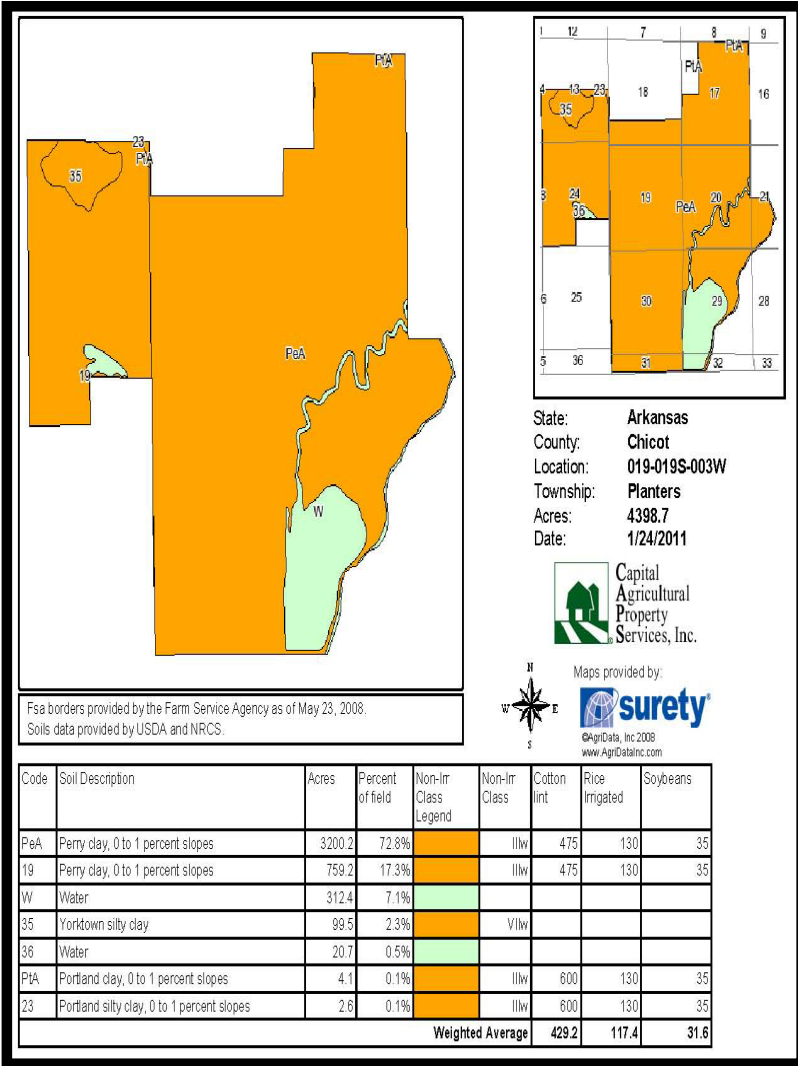
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Property Soils and Topography Maps



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surety
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