

# FPM Property



Capital  
Agricultural  
Property  
Services, Inc.

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

**Size:** 153.67± total acres, 151.3± FSA cropland acres

**Location:** Located adjoining Lakehall Road in close proximity to and just north of Lake Chicot in Sections 19, 20, 29, and 30, Township 16 South, Range 1 West, Chicot County, Arkansas.

FSA Data: (2007)	Crop	Base Acres	Direct & CC Yields
	Cotton	146.9	837 lbs.
	Wheat	1.7	37 bu.
	Sorghum	.4	43 bu.

\* 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.

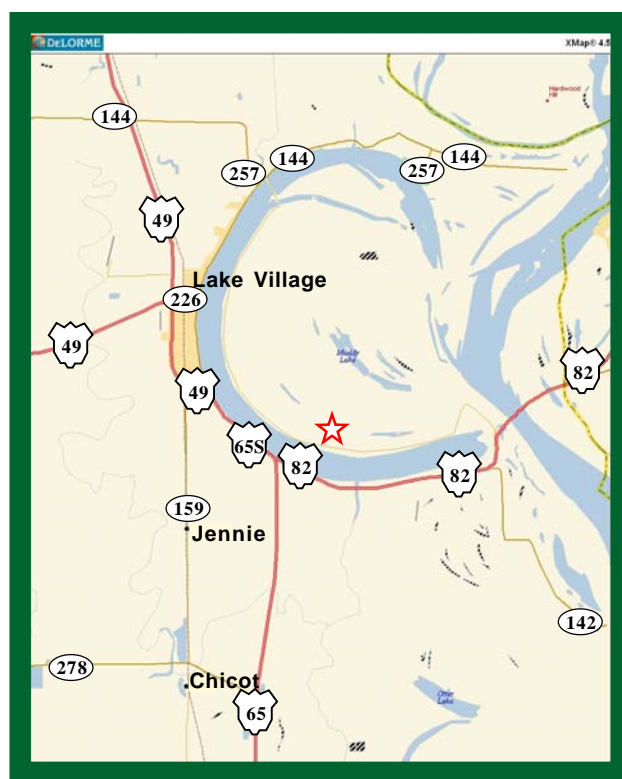
**Description:** This is a well-located, irrigated tract of farmland that can be used for cropland now and has future potential residential and commercial development possibilities as land near Lake Chicot continues to develop. The soils are productive, and with pivot irrigation, the land is capable of producing excellent crop yields. This tract of land has excellent investment potential.

**Improvements:** 1 -16 inch irrigation well and gearhead (pivot irrigation system is owned by tenant)

**Possession:** At closing, subject to existing leases.

**Showing:** By appointment only.

**Management:** Professional farm management is available.



*See reverse side for additional maps.*

**For more information contact:**  
**E. Russell Black, JR - Real Estate Broker**  
**Tel: 662-334-4627**  
**Agent for Seller**

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Chicot County, AR



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## Property Aerial, Soils and Topography Maps

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