



OFFERED FOR SALE

ONEIDA 80 FARM

An agricultural and recreational investment opportunity

80 (+/-) total acres • Phillips 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, TENNESSEE, AND TEXAS



DISCLOSURE STATEMENT

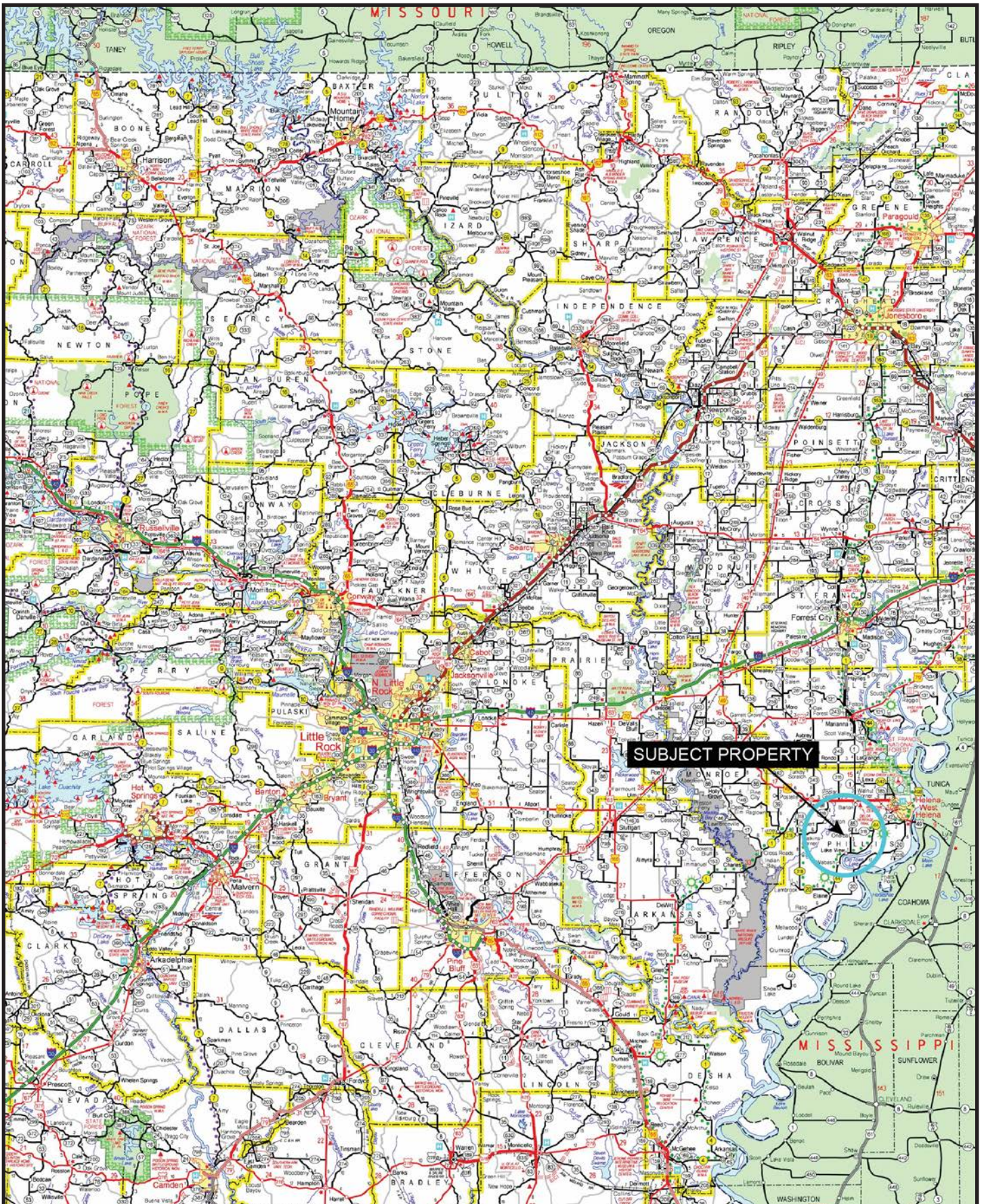
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

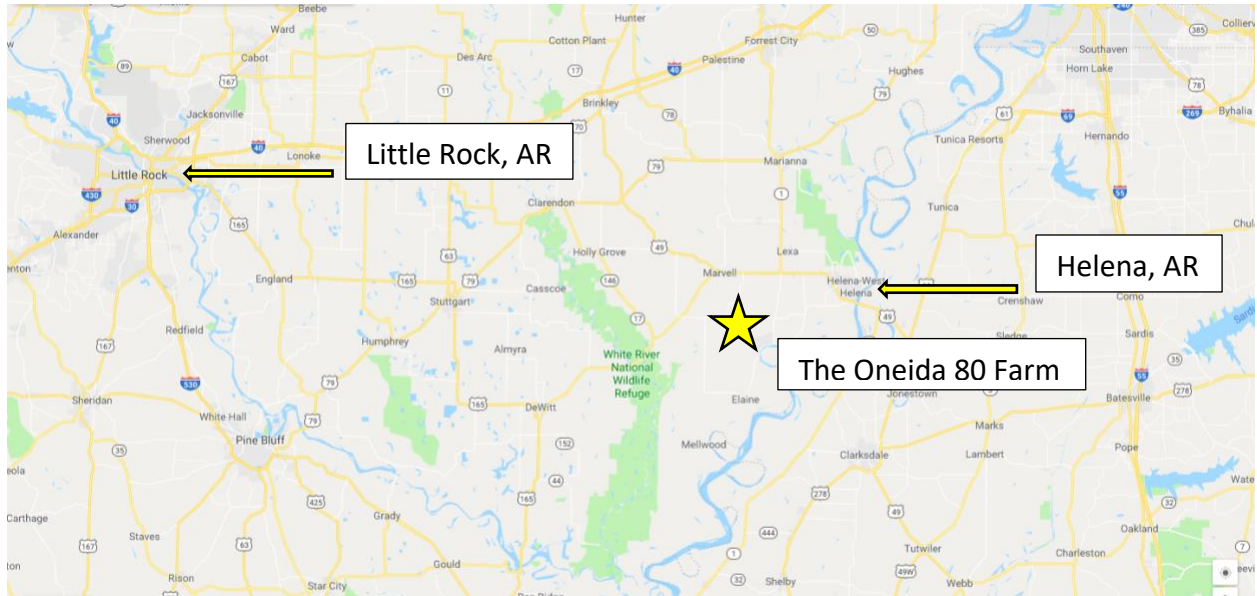
Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

This offering is 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



ADDITIONAL VICINITY MAPS



PROPERTY SUMMARY

Description: The Oneida 80 Farm consists of approximately 80 +/- acres located in Phillips County, Arkansas, southwest of the Mississippi River town of Helena. This irrigated tract has been precision leveled at a 3/10th grade to improve both the productivity and efficiency of the tillable acreage. It is surrounded by levees protecting it from local flood water and is equally divided into two 40 +/- acre fields. Located 15 +/- miles from competitive river export markets, this property is best suited for rice production, but in previous years soybeans have been grown with success. The property is also located in a proven duck hunting area and lies close to the locally well-known duck flyway of Big Creek. The field could be leased during duck season providing additional income.

Location: Oneida, Arkansas; Phillips County; East Central Region of Arkansas

FSA Acreage: 80 Total Acres (FSA Farm #: 1231, Tract #: 2103)
• 76 acres in cropland
• 4 acres in roads and ditches

Irrigation:	Well #	Well Type	Discharge Size	Motor/Gearhead Type	Motor/Gearhead Serial #
	1	Diesel Turbine	8"	Hydroflo Pumps	2780-310H

Soils:

Class II:	4.3%
Class III:	84.8%
Class IV:	10.9%

Farm Bases: Please see attached Farm Service Agency (FSA) 156EZ within this brochure.

Planted Acres:	2015	2016	2017
Rice	76.00	76.00	76.00
Total	76.00	76.00	76.00

Real Estate Taxes:	Parcel Number	S-T-R	Acreage	Est. Taxes
	001-05278-000	06-03S-03E	40.0	\$276.00
	001-05279-000	06-03S-03E	40.0	\$278.00
	Total		80.0	\$554.00

Mineral Rights: All mineral rights to remain with Seller

Farming Contract: Farm is leased on cash rent. More details can be provided upon request.

Offering Price: \$314,000.00 (\$3,925.00 per acre)

Contact: Any questions concerning this offering or to schedule a property tour should be directed to Trey Morris of Lile Real Estate, Inc. (office: 501-374-3411).

AERIAL MAP



LILE
REAL ESTATE
INCORPORATED

Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING
www.AgridataInc.com

© Agridata, Inc. 2018

map center: 34° 27' 32.44, -90° 49' 52.89

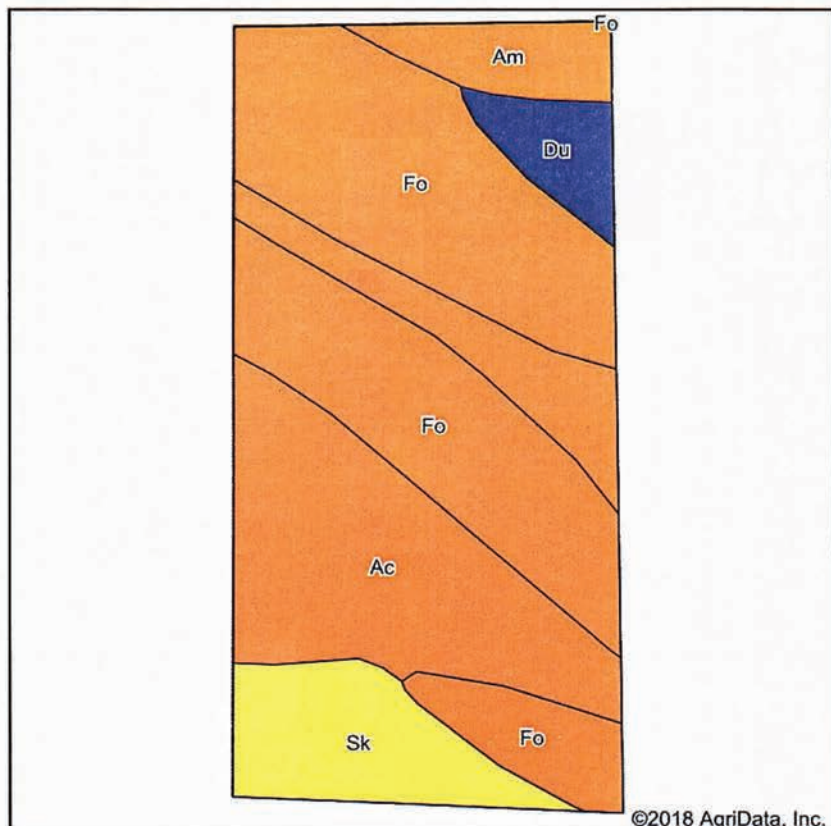
0ft 696ft 1391ft

6-3S-3E
Phillips County
Arkansas

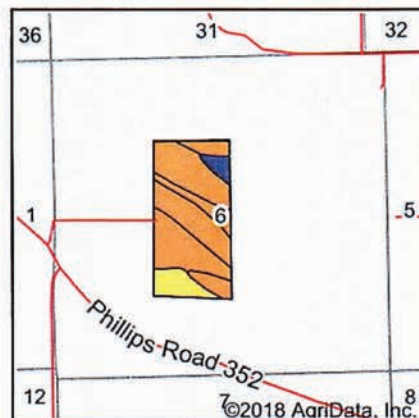


4/16/2018

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Phillips**
 Location: **6-3S-3E**
 Township: **Tappan**

Date: **4/16/2018**



Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2018 www.AgriDataInc.com



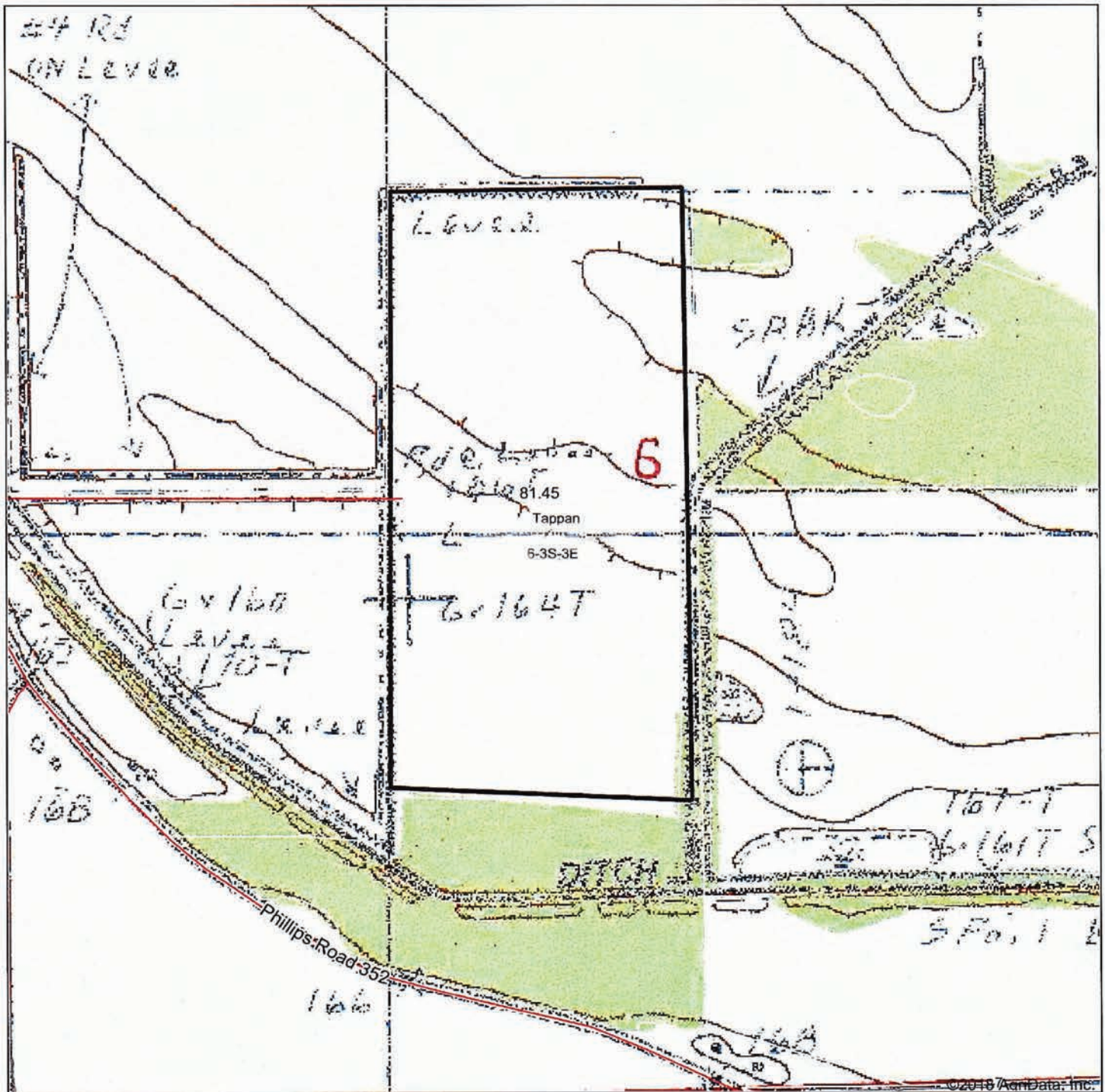
Area Symbol: AR107, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Rice Irrigated	Soybeans	Tall fescue	Wheat Irrigated	Wheat
Fo	Foley silt loam	39.46	48.4%		Illw	6		650		120	30	8		40
Ac	Alligator clay	25.50	31.3%		Illw	7.5		600		130	35	9	45	
Sk	Sharkey soils, 0 to 1 percent slopes, frequently flooded	8.84	10.9%		IVw	4.5					30			45
Am	Amagon silt loam	4.15	5.1%		Illw	7.5		650		120	35	9		
Du	Dundee silt loam, 0 to 1 percent slopes	3.50	4.3%		Ilw		85	750	9		40	9		45
Weighted Average						6.1	3.7	568.1	0.4	105	32.2	7.5	14.1	26.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



map center: 34° 27' 32.44, -90° 49' 52.89

0ft 696ft 1391ft

6-3S-3E
Phillips County
Arkansas



4/16/2018



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2018

www.AgrIDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

FSA INFO



United States
Department of
Agriculture

Phillips County, Arkansas



Common Land Unit  Tract Boundary
 Non-Cropland
 Cropland
PLSS

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

Tract Cropland Total: 84.38 acres

2018 Program Year
 Map Created September 28, 2017

Farm 1231
Tract 2103

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

FSA INFO

Tract Number: 2103 Description: ~~REDACTED~~

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
87.28	84.38	84.38	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	84.38	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	79.5		6538	0.0
Total Base Acres:	79.5			

Owners: ~~REDACTED~~

Other Producers: None









NOTES

[illegible]



LILE REAL ESTATE, INC.

Arkansas - Corporate Office
401 Autumn Road
Little Rock, AR 72211
501.374.3411 501.421.0031 (fax)

Tennessee - Regional Office
5521 Murray Avenue, Suite 110
Memphis, TN 38119
901.260.4580 901.260.4582 (fax)

info@lilerealestate.com
www.lilerealestate.com

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, TENNESSEE, AND TEXAS