



OFFERED FOR SALE

STUTTGART BAYOU METO FARM

An Agricultural and Recreational Investment Opportunity

935 (+/-) Total Acres • Arkansas County, Arkansas
Offered as 2 separate tracts, or as a whole

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

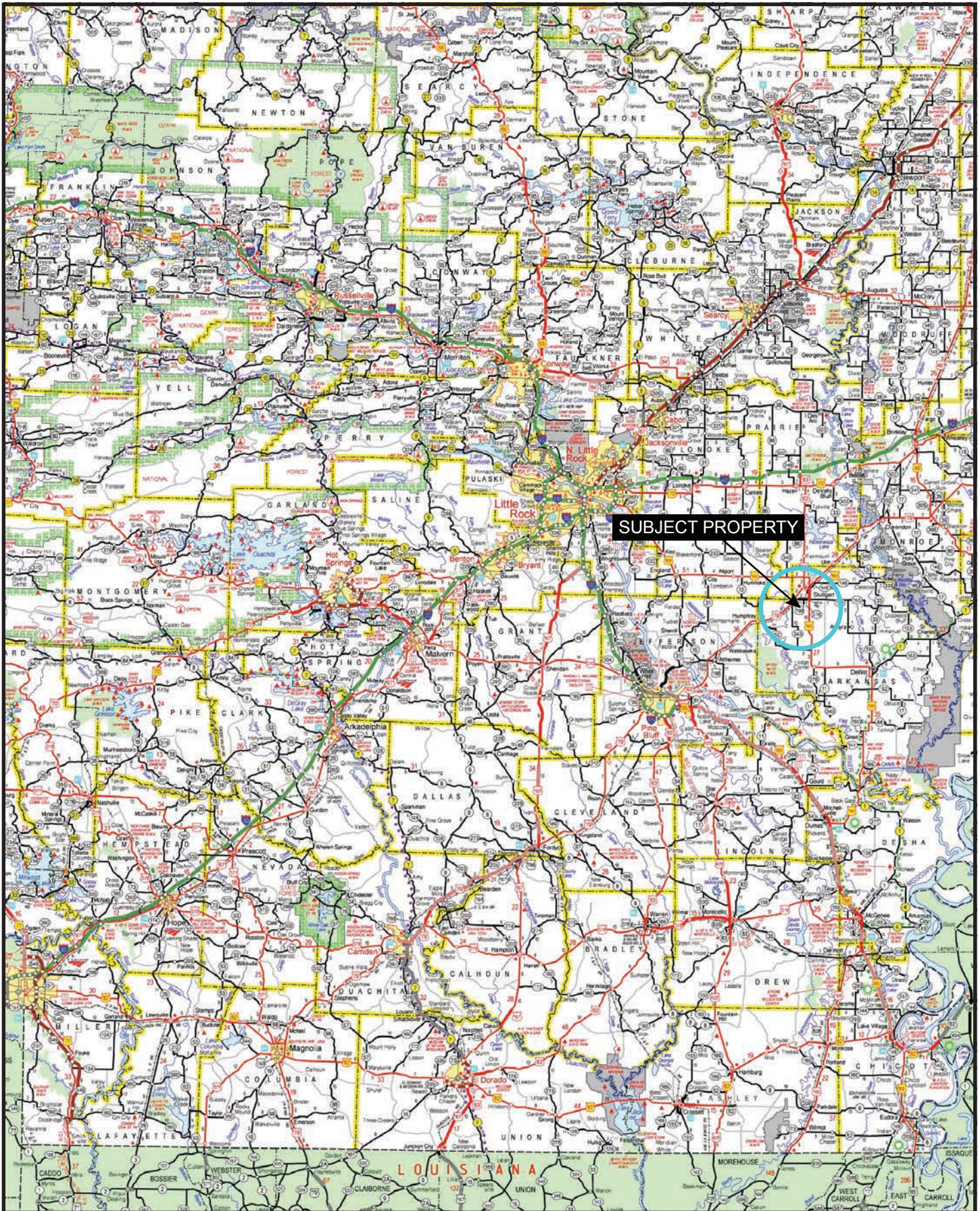
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 on 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



PROPERTY SUMMARY

Description:

The Stuttgart Bayou Meto Farm consists of 935 (+/-) total acres located in Arkansas County, Arkansas five miles west of the city of Stuttgart offering an excellent agricultural and recreational investment opportunity. The farm has outstanding access from Arkansas State Highway 343 (aka. Goldman Sunshine Road) and 79, in addition to Goldman Loop Road, Hines Lane, and Whitetail Lane.

The farm has an extensive irrigation system in place, and significant land leveling has been completed as well. The Farm Service Agency reports a total of 780.41 tillable acres of which all are irrigated. Of the 780.41 irrigated tillable acres, approximately 348.74 acres have been leveled to a zero grade, 56.2 acres have been precision leveled with a fall, and 95.61 acres have had dirt pans on them and are considered improved row water. The farm has seven (7) wells and six (6) re-lifts that are mostly connected by over 16,500 feet of underground pipe providing more than ample water to irrigate the tillable acreage. There are two (2) re-lifts on Bayou Meto that provide surface water irrigation to the western portion of the farm. On the southeast corner there is a recently constructed sixty-three (63) acre irrigation reservoir that has two (2) new electric re-lifts that provide surface water irrigation to the central, eastern, and northeast portion of the farm. There is a 5,000 cubic yard tail water recovery pit in the central portion of the farm that has a re-lift stationed on the north part of the pit. The most southern re-lift is a large twenty-two (22) inch diesel turbine re-lift that was installed to pump off the western portion of the farm. Historically the farm has been planted in a rice and soybean rotation, but a portion of the east side of the farm could be put in a corn and soybean rotation.

To complete this agricultural investment grade farm, there is a headquarters site on Goldman Loop road that has two labor houses, a 2,700 square foot shop, and a 4,500 square foot metal pole barn with a concrete floor.

In addition to being a strong agricultural investment the Stuttgart Bayou Meto Farm also offers significant recreational opportunities with part of the western portion of the farm bordering the famous Big Bayou Meto. The farm has close proximity to many noteworthy duck clubs such as Screaming Wings, ABF, Wild Wings, Bald Cypress, and many others. Duck hunting opportunities exist in the fields, and the ownership has historically leased the hunting rights out. The hunting rights are leased for the 2018-2019 duck season.

The Stuttgart Bayou Meto Farm is being offered as two (2) separate tracts, or as a whole. Please see the map within the brochure that shows the potential tract division; other tract divisions will be considered as well. If the Seller chooses to sell the farm by tract division, the Seller shall bear the cost to segregate the irrigation system.

PROPERTY SUMMARY

Location: Stuttgart, Arkansas; Arkansas County; Southeastern Region of Arkansas

Mileage Chart

Stuttgart	5 miles
Pine Bluff	34 miles
Little Rock	58 miles
Memphis	120 miles

Acreage Breakdown: 935 total acres (Computed Deeded Acres, more or less)

- 780.41 acres in cultivation.
- 63 acres in an irrigation reservoir.
- 52 acres in highways, roads, ditches, and other.
- 35 acres in overflow woods.
- 5 acres in the headquarters and labor houses site.

Irrigation: Please see below where the wells and relifts are detailed by tract.

Well/Re-Lift Number	Well/Re-Lift Type	Discharge Size
W2	Electric Turbine	10"
W3	Electric Turbine	10"
W4	Electric Turbine	10"
W5	Electric Turbine	10"
W9	Electric Turbine	8"
W10	Electric Submersible	6"
W11	Electric Turbine	8"
RL1	Centrifugal Turbine	10"
RL2	Electric Turbine	14"
RL3	Diesel Turbine	8"
RL4	Electric Turbine	12"
RL5	Electric Turbine	14"
RL6	Diesel Turbine	22"

Soils: Class II: 29%
Class III: 71%

Improvements: 1 - 1,678 sf brick 2br/2ba house
1 - 1,298 sf white siding 3br/2ba house, farm labor occupied
2,700 sf. shop
4,500 sf metal pole barn with concrete floor

*Containers located in shop yard are personal property and do not convey.

Planted Acres:	2018	2017	2016
Rice	440.39	518.09	526.7
Soybeans	340.02	240.31	235.74
Fallow	0.00	22.01	17.97
Total	780.41	780.41	780.41

PROPERTY SUMMARY

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

Real Estate Taxes:

Parcel Number	Acreage	Est. Real Estate Tax
001-01735-000	52.00	\$330.00
001-01818-000	201.48	\$1,271.00
001-02243-000	80.00	\$2,329.00
001-02252-000	70.00	\$445.00
001-02262-000	35.00	\$229.00
001-02268-000	487.00	\$2,637.00
Total	925.48	\$7,241.00

*Parcel #001-01735-000 is an estimate and is subject to change due to a division.

Mineral Rights: All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Farming Contract: There is an 80 / 20 crop share lease in place that terminates upon the harvest of the 2019 crop, subject to negotiation with the successful Buyer.

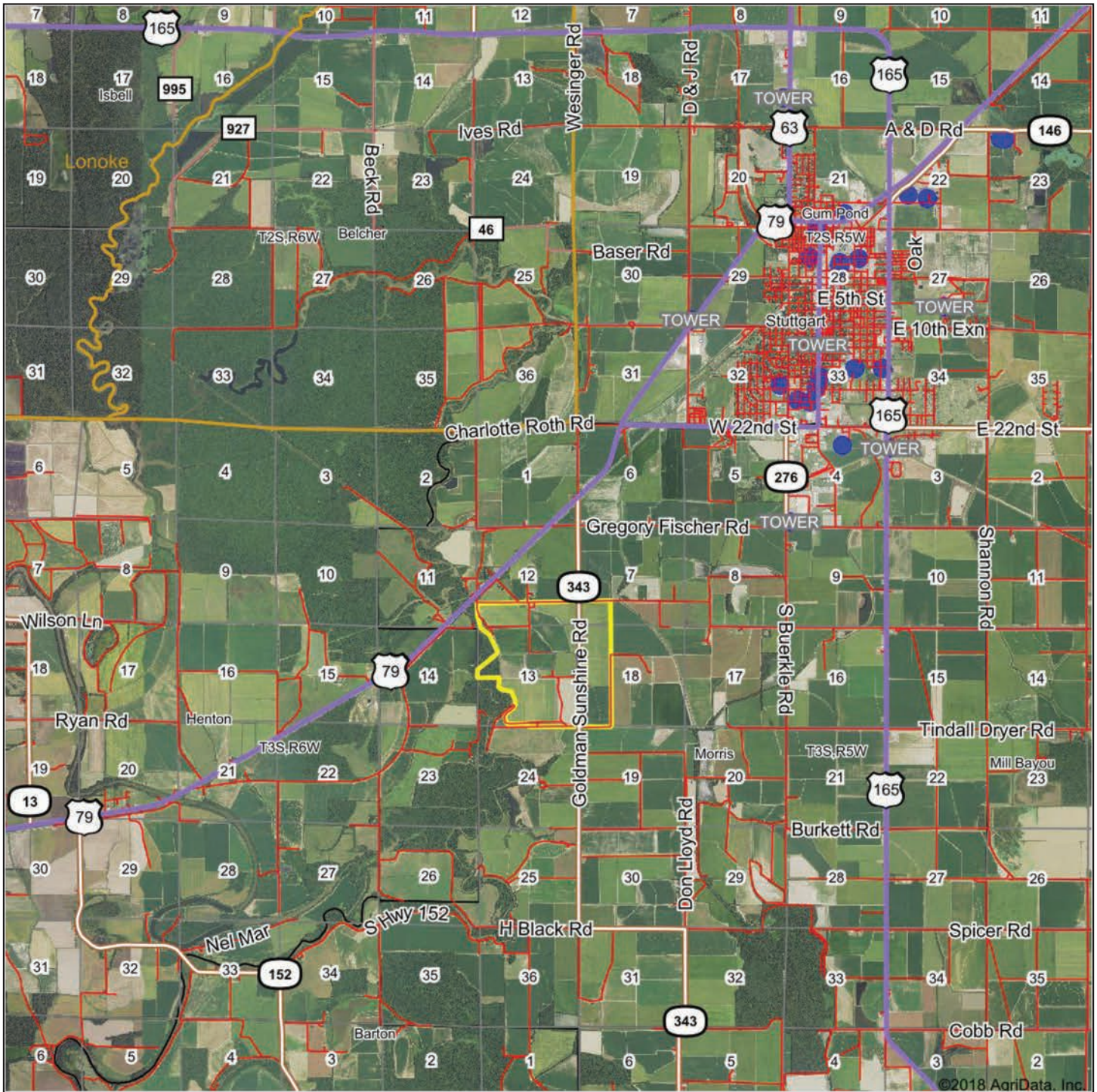
Offering Price: Contact Us

Contact: Any questions concerning this offering, or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) or Gar Lile (mobile: 501-920-7015) of Lile Real Estate, Inc.

This is a detailed plat map of the Stuttgart area in Iowa. The map shows a grid of land parcels, many of which are labeled with the owner's name and the number of acres. Key features include:

- Highways:** Major roads like Highway 165 and Highway 79 are clearly marked with their respective shields.
- Landowners:** Numerous names are listed throughout the map, such as "Richard Meehan Rev Tr 228", "Newton Land Company of Stuttgart LLC 442", "Stuttgart Industrial Devel Corp 160", and "Stuttgart Country Club Inc 140".
- Geographical Features:** Water bodies like "Clayton Baker Pond" and "Merrigreen Pond" are shown in blue.
- City Center:** The central area is labeled "STUTTGART" and shows a denser pattern of smaller parcels.
- Highlighted Area:** A large parcel in the lower-left, near the intersection of Highway 79 and Highway 165, is shaded with a pink hatched pattern. This area is labeled with "P.O. Oak Farms Inc 481" and "P.O. Oak Farms Inc 80".
- Other Labels:** Various other labels include "Bald Cypress LLC 278", "Harbecke Enterprises LLC 238", "Roth Planting Co 294", and "Trullinger Fm Tr 172".

AERIAL MAP I



Maps Provided By:

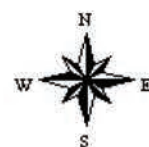


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map center: 34° 27' 44.09, -91° 36' 3.25

0ft 8255ft 16509ft

12-3S-6W
Arkansas County
Arkansas



10/31/2018

AERIAL MAP II



Maps Provided By:



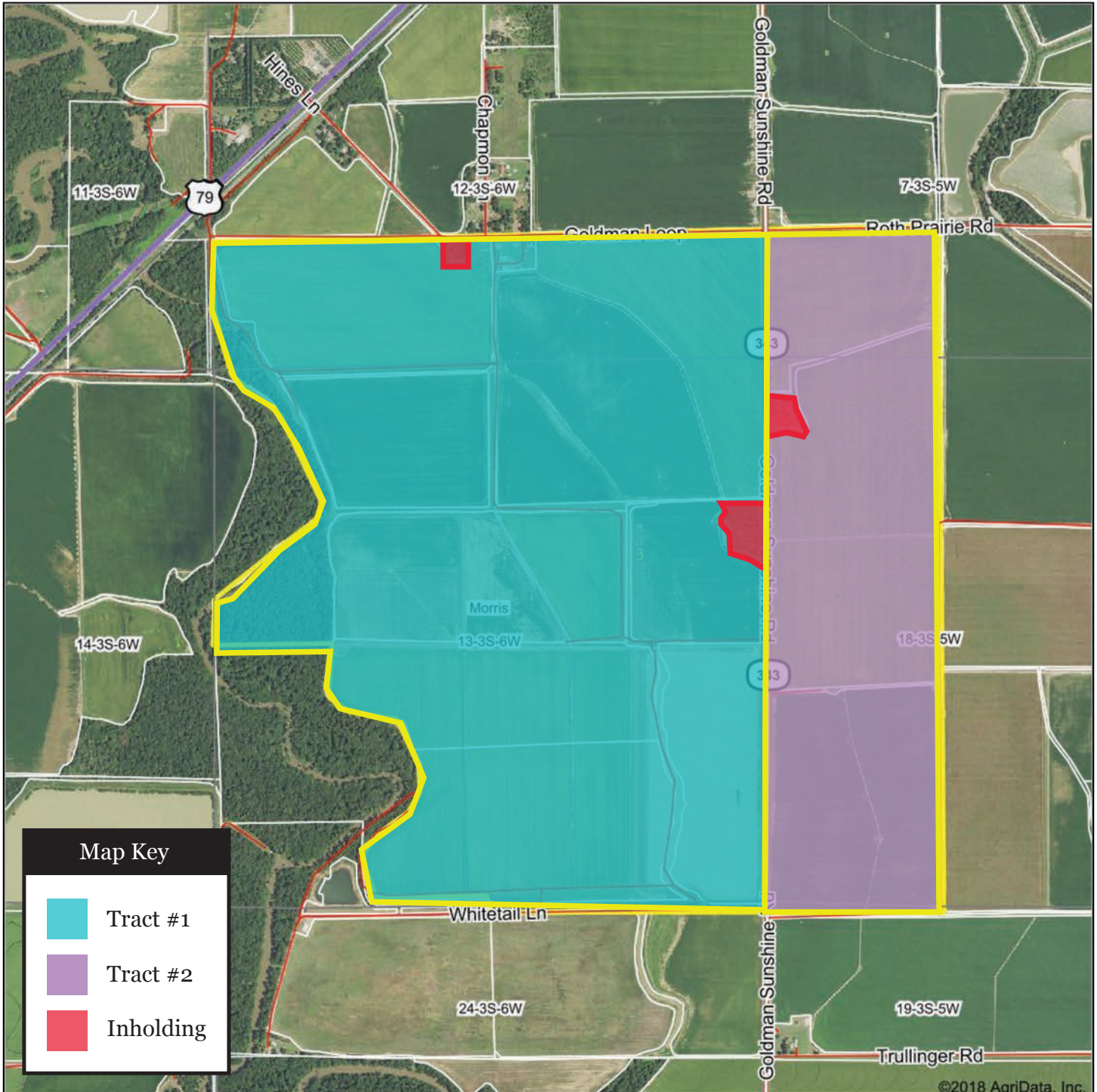
map center: 34° 26' 45.47, -91° 36' 10.36

13-3S-6W
Arkansas County
Arkansas



10/31/2018

AERIAL MAP III



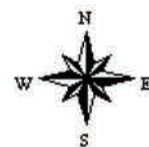
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map center: 34° 26' 45.47, -91° 36' 10.36

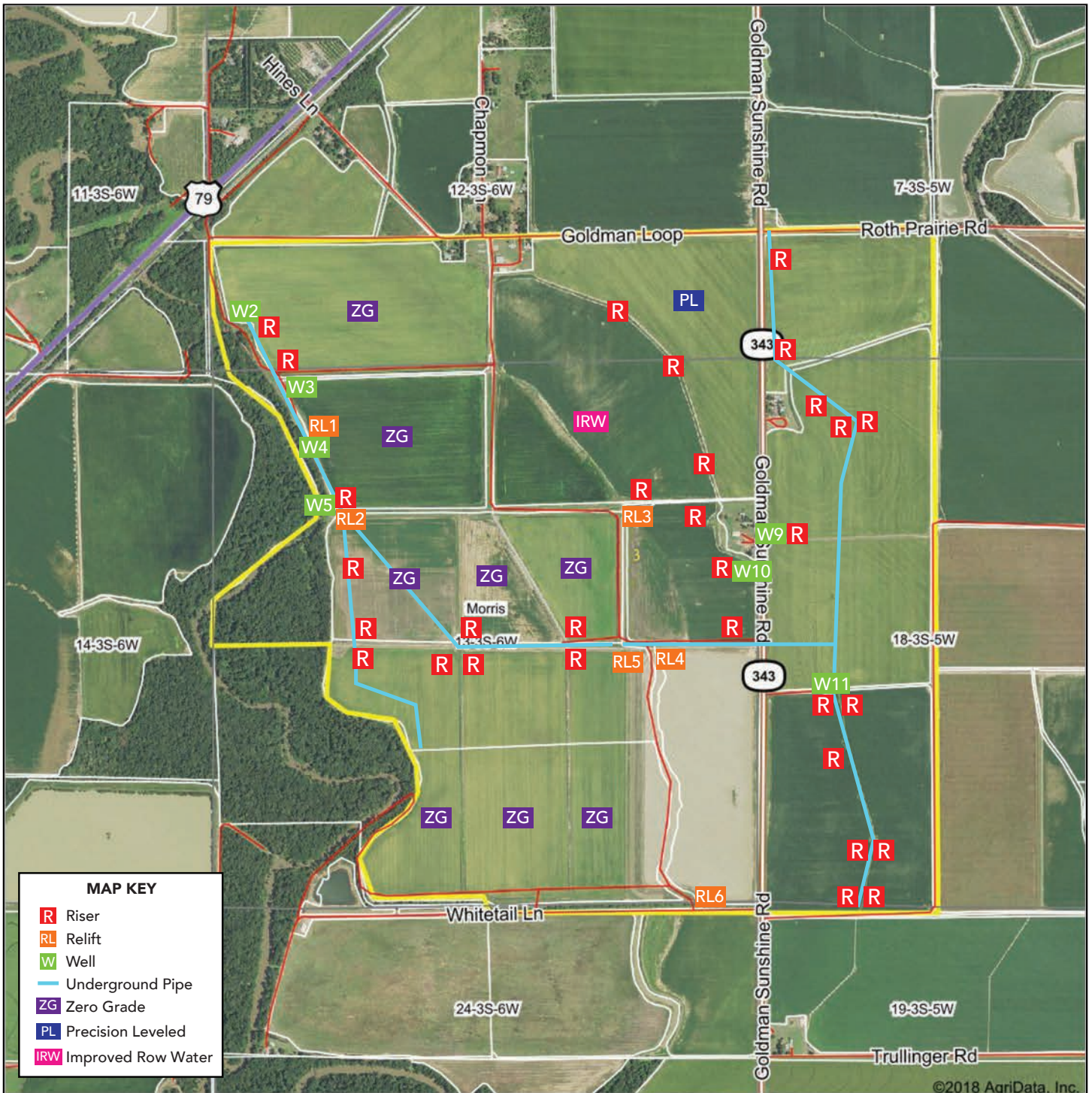
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13-3S-6W
Arkansas County
Arkansas



10/31/2018

IRRIGATION MAP



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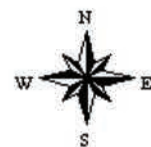


map center: 34° 26' 45.47, -91° 36' 10.36

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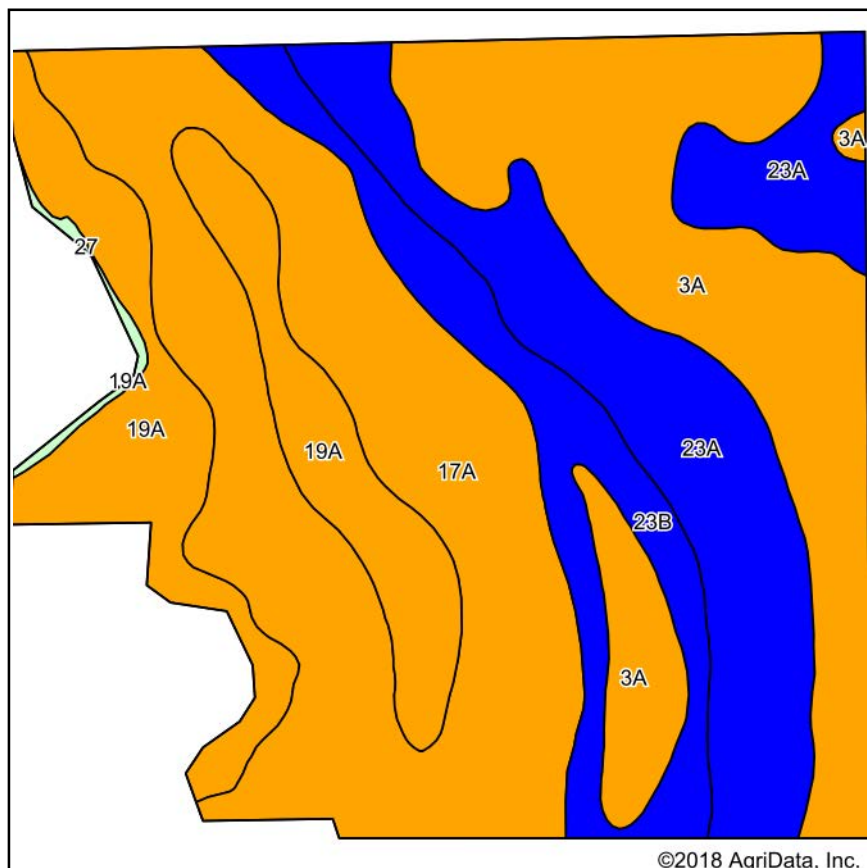


13-3S-6W
Arkansas County
Arkansas

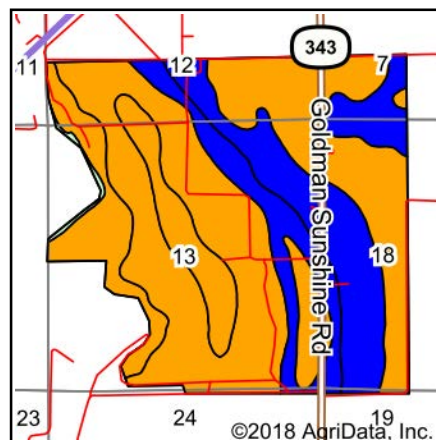


10/31/2018

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Arkansas**
 Location: **13-3S-6W**
 Township: **Morris**
 Date: **10/31/2018**

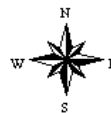


Maps Provided By:



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Area Symbol: AR001, Soil Area Version: 22

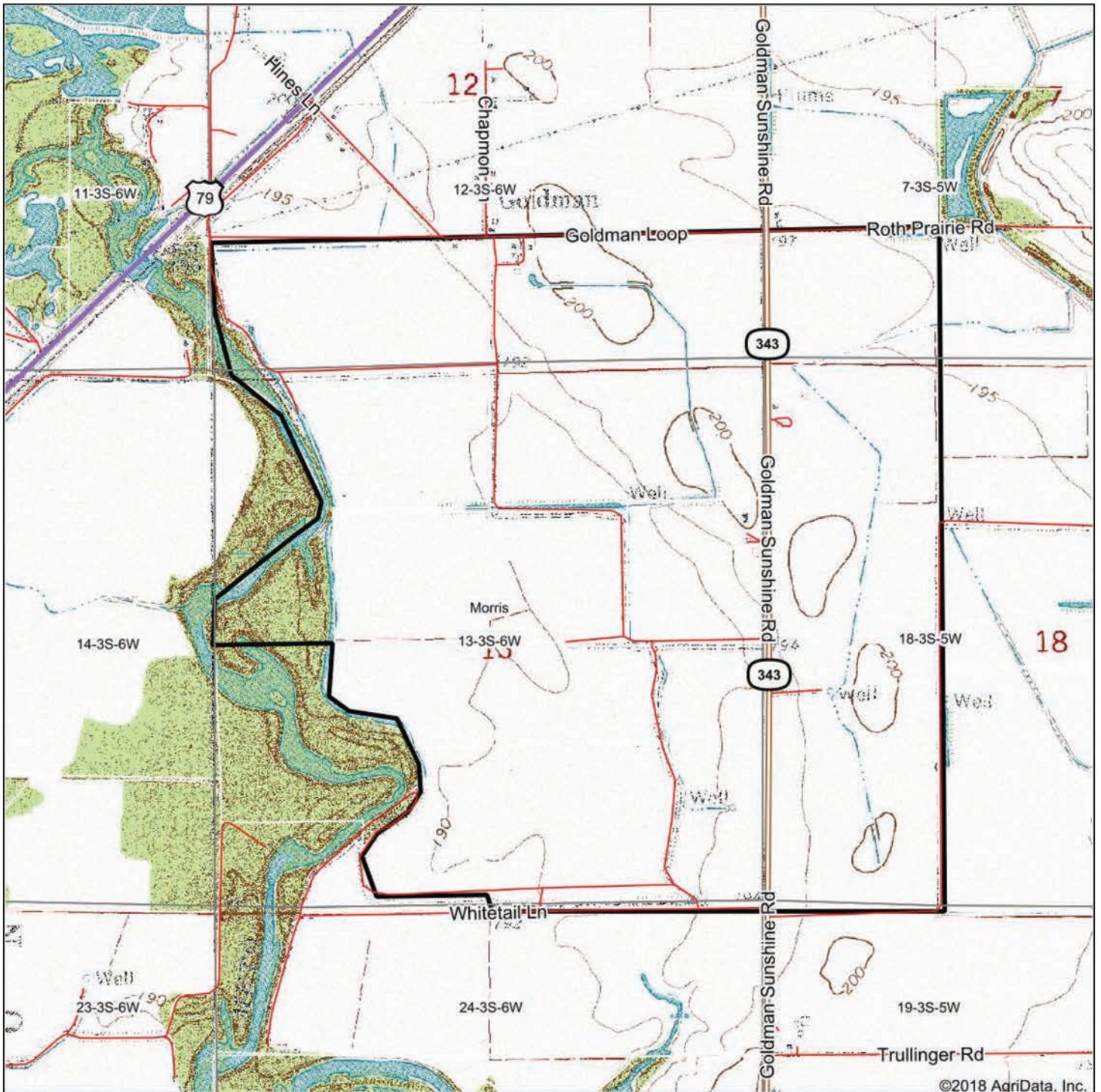
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Bahiagrass	Common bermudagrass	Rice Irrigated	Soybeans	Tall fescue	Wheat	*n NCCPI Soybeans
17A	Perry clay, 0 to 1 percent slopes	294.03	31.3%		Illw							31
3A	Dewitt silt loam, 0 to 1 percent slopes	230.00	24.5%		Illw	6.5	6	140	40	8.5	40	56
23A	Stuttgart silt loam, 0 to 1 percent slopes	180.43	19.2%		Ilw							51
19A	Portland clay, 0 to 1 percent slopes	144.29	15.3%		Illw							47
23B	Stuttgart silt loam, 1 to 3 percent slopes	87.16	9.3%		Ile							51
27	Water	4.72	0.5%									0
Weighted Average						1.6	1.5	34.2	9.8	2.1	9.8	*n 45.1

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



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map center: 34° 26' 45.47, -91° 36' 10.36

0ft 1516ft 3031ft

13-3S-6W
Arkansas County
Arkansas



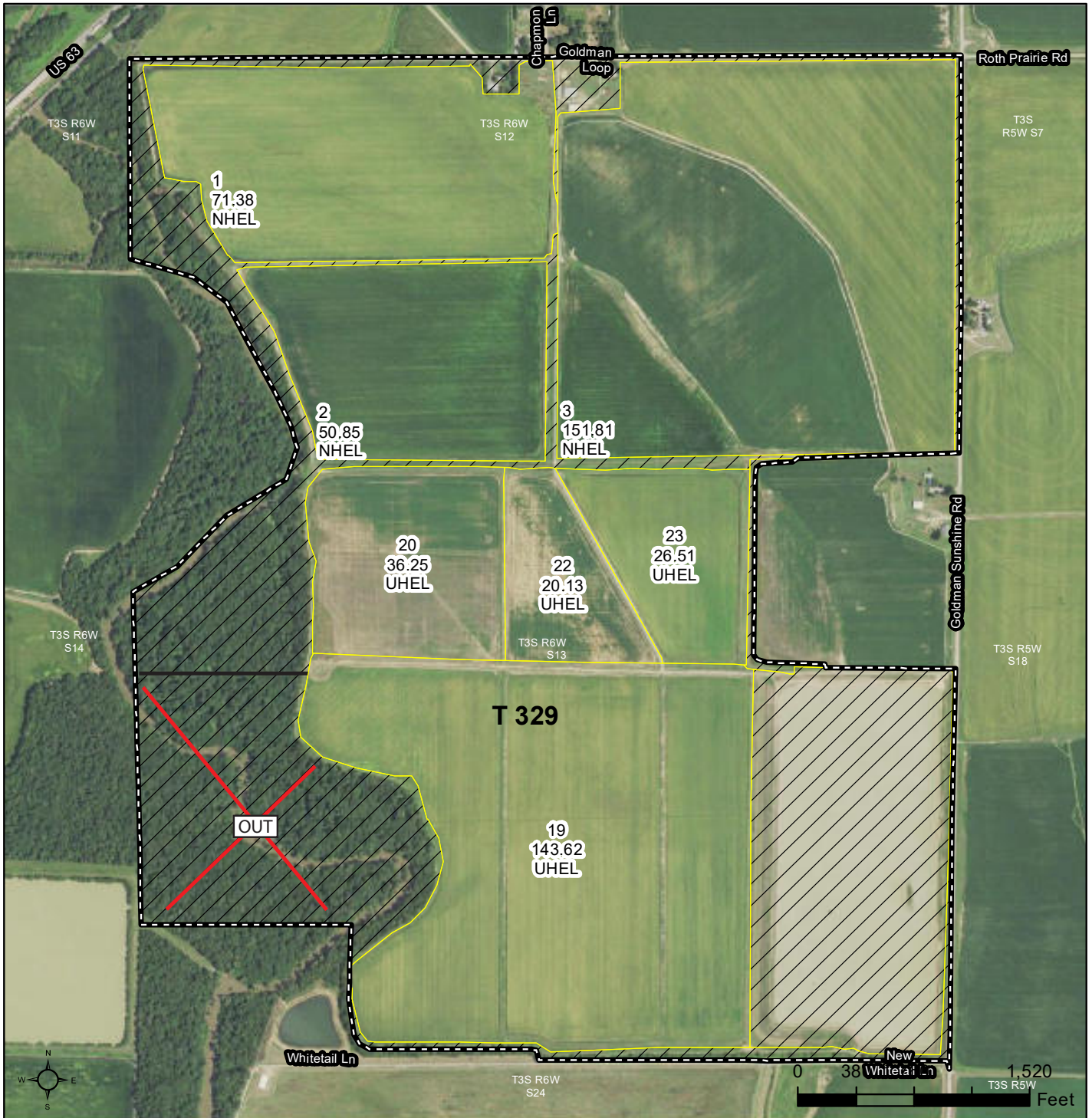
10/31/2018

FARM SERVICE AGENCY



United States
Department of
Agriculture

Arkansas County, Arkansas



Common Land Unit Tract Boundary

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 500.55 acres

Imagery Year: 2017

2018 Program Year

Map Created July 02, 2018

Farm 328

Tract 329

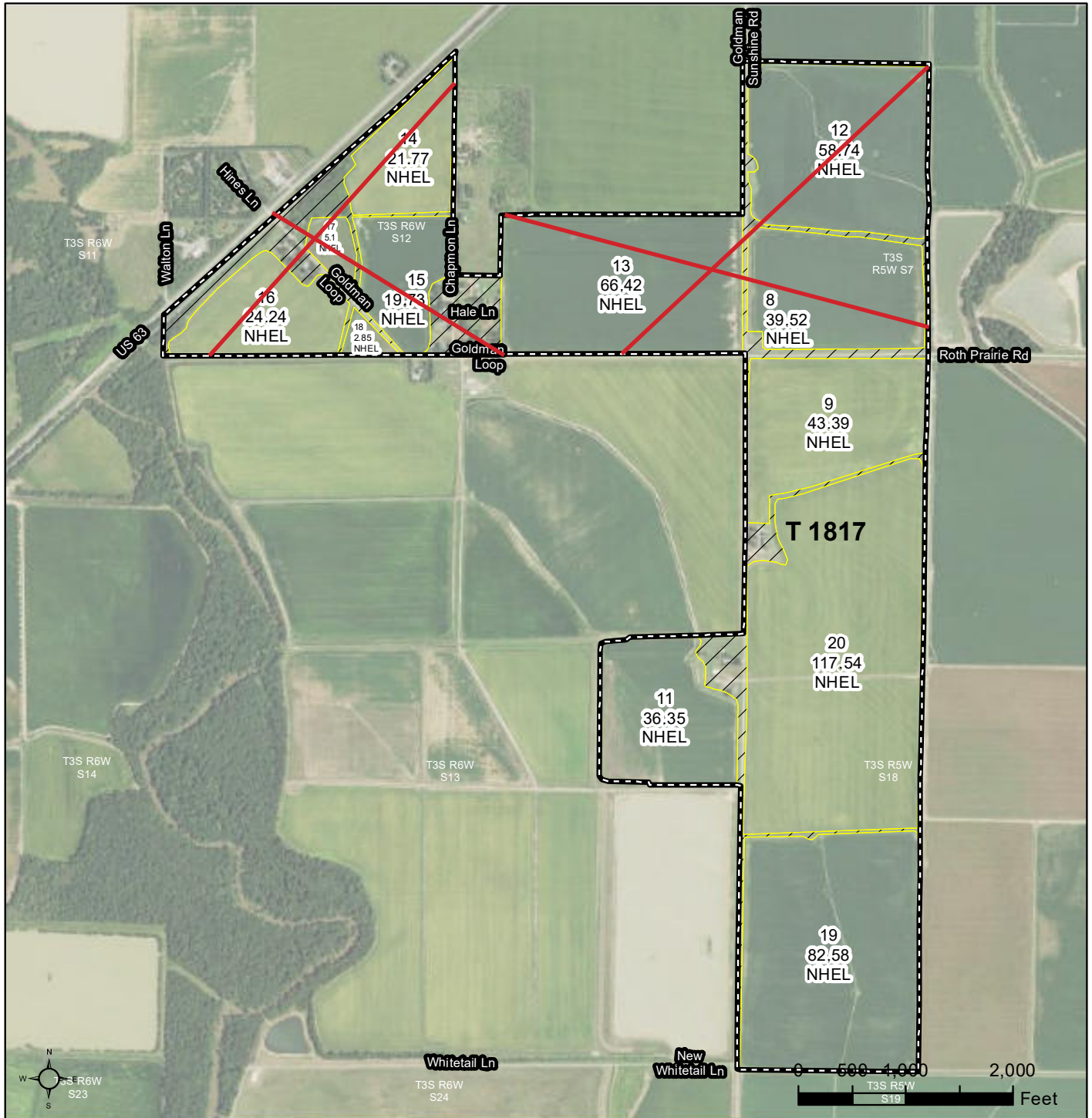
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FARM SERVICE AGENCY



United States
Department of
Agriculture

Arkansas County, Arkansas



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Imagery Year: 2017

2018 Program Year

Map Created April 04, 2018

Farm 421
Tract 1817

Tract Cropland Total: 518.23 acres

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NOTES

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