



OFFERED FOR SALE

## **SMITH - DAVIS FARM**

*An Agricultural and Recreational Investment Opportunity*

996.11 (+/-) Total Acres • Prairie, Arkansas & Lonoke Counties, 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



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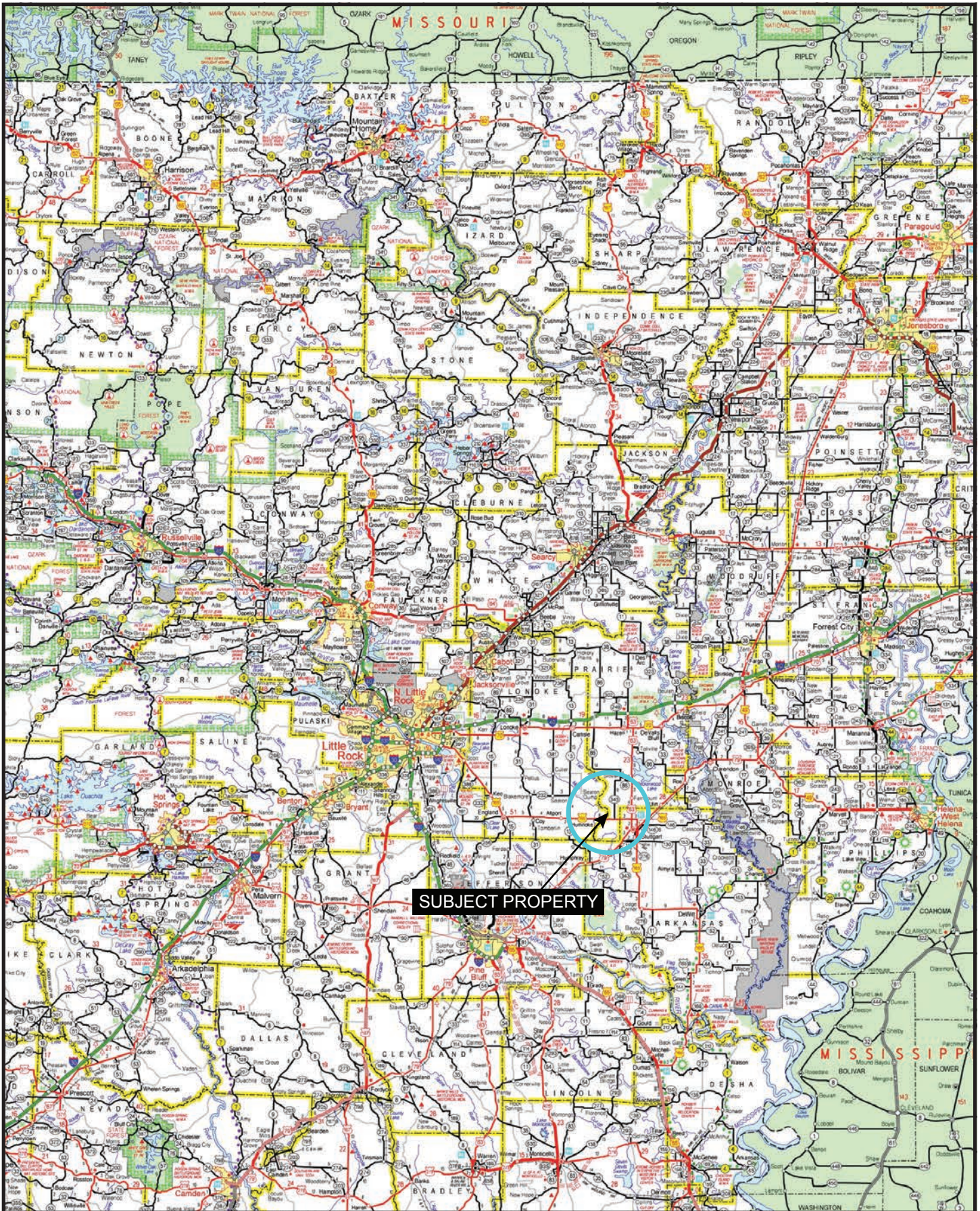
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## VICINITY MAP





## **PROPERTY SUMMARY**

### **Description:**

The Smith - Davis, Inc. offering consists of a 0.87 acre ground lease site in the city of Stuttgart, as well as a mixed-use property with two non-contiguous tracts, consisting of both recreational and agricultural commodity production acreage totalling 995.24 +/- acres located in Prairie and Lonoke Counties, Arkansas. The farm is located just 9 miles northwest of the city of Stuttgart, the duck and rice capital of the world. Situated in one of the most sought after areas, the farm is in close proximity to famous duck hunting clubs such as Slick's, Hildebrand's Reservoir, ABF, Quack Shack, and many others in the big ditch and Bayou Meto corridor.

The primary tract of the farm, approximately 930 +/- acres, is bisected by the famous Bayou Meto on the western portion, and Arkansas State Highway 343 forms the eastern border of the farm. There are great waterfowl hunting opportunities in the 180 +/- acres of overflow woods and Lenius Lake located on the southern and western parts of the tract. Lenius Lake consists of a mixture of buck brush, cypress trees, willows and hardwoods along the edges. There are several shooting holes in the lake proper, as well as the overflow woods just off the lake. Approximately 30 acres of the overflow woods are located on the west side of Bayou Meto. Deer hunting opportunities are abundant throughout the property, with numerous permanent deer stands in place. Fishing opportunities exist in the 10 +/- acre reservoir that rests just to the south of the lodge site area. The lodge site consists of two metal residential building camps that overlook the reservoir, as well as other improvements. The lodge site is very private and has access from a private gated road at the end of Brasko Road.

Located on the east side of the primary tract is 598.52 +/- cropland acres, according to the Prairie County Farm Service Agency (FSA) office. The tillable acreage is leased to the Longnecker Family on a 75 / 25 net crop share agreement. The farm has historically been on a 50 / 50 rice and soybean rotation. All of the tillable acreage is adequately irrigated by three (3) wells and four (4) re-lifts. There are two irrigation reservoirs that total 72 acres, and they have the ability to be recharged from Bayou Meto by a network of ditches that run from the bayou to the reservoirs. There are great duck and goose hunting opportunities in the fields on the east side of the farm.

The small tract consists of 60 +/- acres in two (2) small blocks of overflow woods that corner each other to the south of the large tract. Bayou Meto forms the western border of both blocks of woods. These tracts provide green timber duck hunting when the bayou overflow is favorable to flood the woods. The smaller tract can be accessed from the south from Arkansas State Highway 165, and from the neighboring farm through Lenius Road, or by boat depending on bayou levels.

Separating the two tracts of the farm is a block of overflow woods and a portion of Lenius Lake that is owned by Lenius Farms, LLC. A somewhat unique lease has been in place for a long time, undetermined, between Smith-Davis and the Lenius family that gives the Smith-Davis ownership the hunting rights to the area noted above in exchange for the Lenius family having a relift on the bayou, for irrigation water for their farm, on part of the Smith-Davis smaller tract. This is a mutually beneficial and valuable lease for both parties.



## **PROPERTY SUMMARY**

<b>Description (Cont.):</b>	Another great attribute of this offering is the property's proximity to the city of Stuttgart. The farm is only 7 miles from the Stuttgart Municipal Airport and Mack's Prairie Wings, in addition to restaurants and stores. This is a rare opportunity to acquire a mixed-use property in one of the most desired areas for waterfowl hunting in the world. Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc. (office: 501-374-3411).
<b>Ground Lease:</b>	The ground lease site is located at the northwest corner of Arkansas State Highways 63 and 79. The facility is a long established Shell convenience store with 8 vehicle pumps and two big truck diesel bays. The leasehold tenant is a strong credit tenant and pays \$4,000 per month for the ground lease.
<b>Access:</b>	The primary tract has great access from both Brasko Road and Arkansas State Highway 343. The smaller tract has access from Arkansas State Highway 165, and a farm road off of Lenius Road. The gas station has superb access from both Michigan Street (Highway 79) and Buerkle Street (Highway 63), one of the highest traffic volume intersections in the city.
<b>Farm Acreage:</b>	995 +/- total acres (Assessor) <ul style="list-style-type: none"><li>• 598.52 +/- tillable acres</li><li>• 240 +/- acres in overflow woods and Lenius Lake</li><li>• 72 +/- acres in two irrigation reservoirs</li><li>• 62 +/- acres in bayou, roads, ditches, etc.</li><li>• 12 +/- acres in pine plantation and camp site</li><li>• 10 +/- acre fishing reservoir</li></ul>
<b>Irrigation:</b>	Three (3) wells and four (4) relifts
<b>Soils:</b>	Class II: 60% Class III: 12% Class IV: 24% Water: 4%
<b>Improvements:</b>	40' x 50' metal residential lodge building with central heat and air on a concrete slab with a 14' x 30' lean to on the west side.  30' x 30' metal residential lodge building with central heat and air and a fire-place on a concrete slab.  10' x 26' addition and a 16' x 50' concrete floor lean to. (The two lodges are connected by the addition and function as one.)
<b>Utilities:</b>	The lodge site area and ground lease site have all available public utilities.
<b>Farm Bases:</b>	Please see Farm Service Agency (FSA) 156EZ within this brochure.

## **PROPERTY SUMMARY**

<b>Real Estate Taxes:</b>	County	Parcel Number	Acreage	Est. Real Estate Tax
	Lonoke	001-00178-002	30.00	\$25.00
	Prairie	001-04550-000	490.24	\$3,022.00
	Prairie	001-04556-000	91.86	\$1,497.00
	Prairie	001-04557-000	53.14	\$41.00
	Prairie	001-04560-000	90.00	\$59.00
	Prairie	001-04565-000	40.00	\$29.00
	Prairie	001-04567-000	40.00	\$28.00
	Prairie	001-04869-000	160.00	\$1,032.00
Ground Lease:	Arkansas	074-04351-101	0.87	\$691.00
	Total		996.11	\$6,424.00

**Farming Contract:** The tillable acreage is leased to the Longnecker Family on a 75 / 25 net crop share agreement.

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

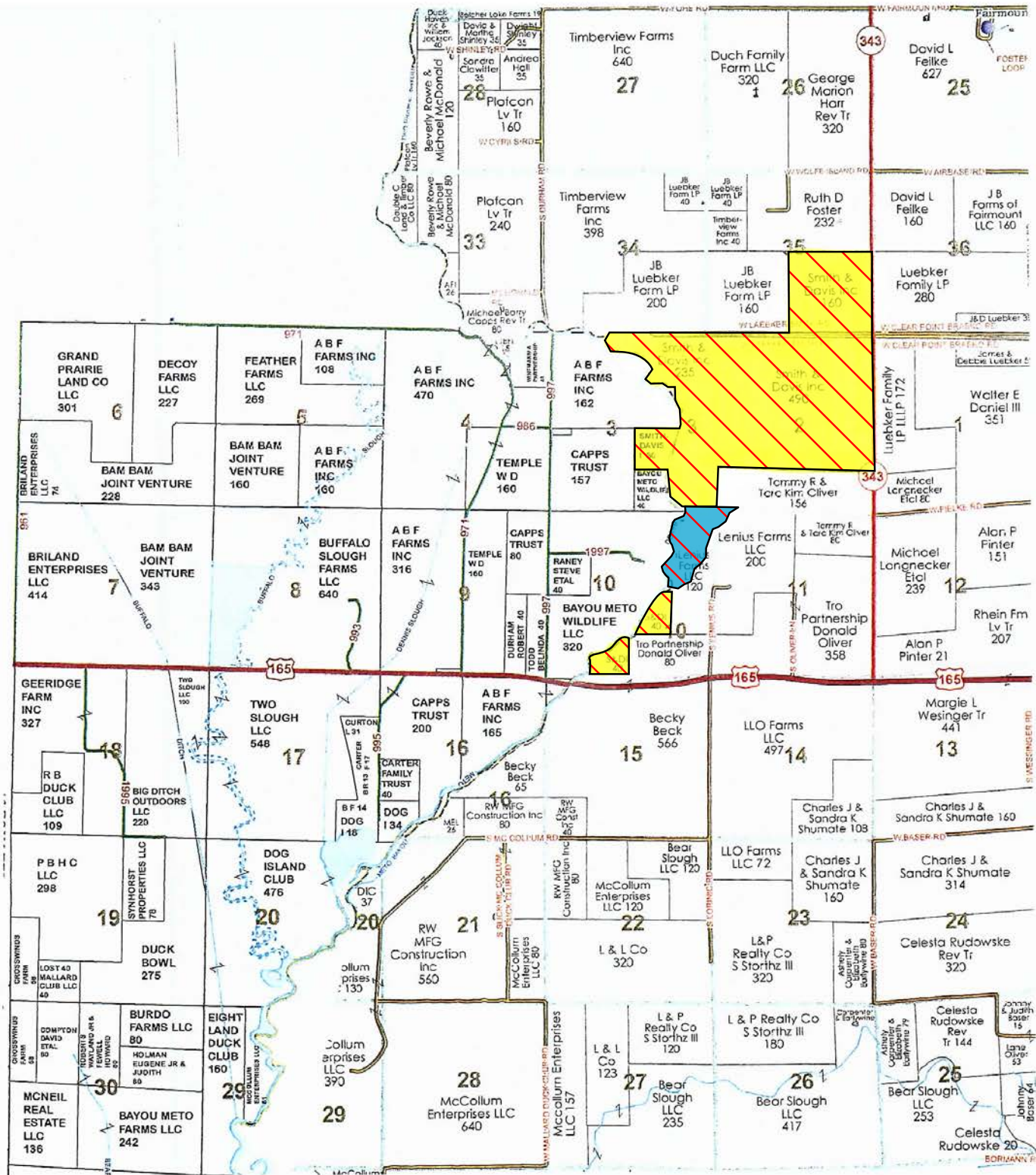
**Recreation:** The farm offers great waterfowl hunting opportunities in Lenius Lake, the overflow woods, and in the agricultural fields. Deer hunting opportunities exist in the woods and throughout the farm. There is good fishing in the 10 +/- acre fishing reservoir. Historically, the family has leased the hunting and fishing rights out.

**Offering Price:** \$7,500,000.00 (Please note this is a stock sale of the C-Corp, and includes both the farm and ground lease site.)

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



## PLAT MAP

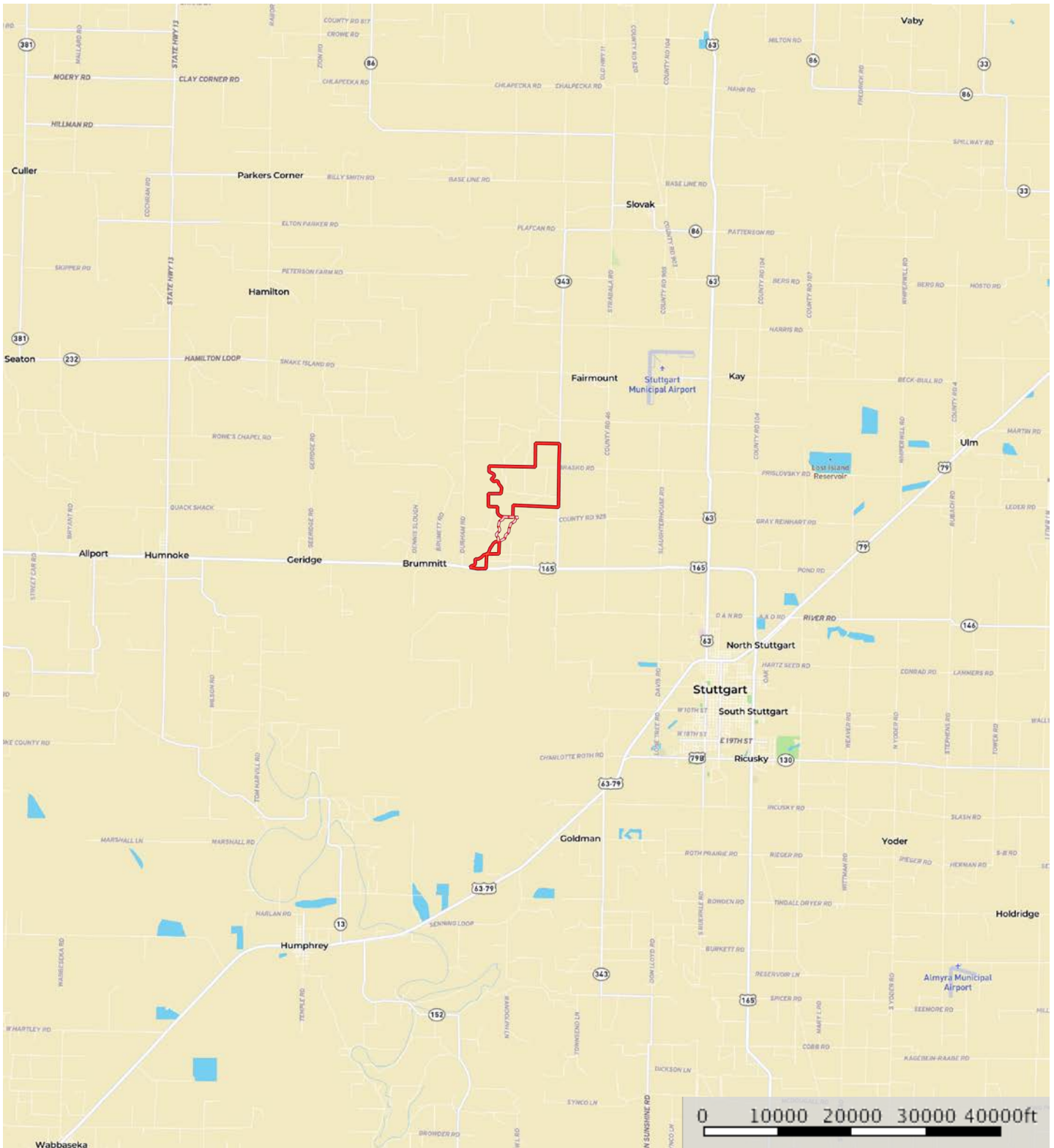


 Subject Property

 Leased Lands

# LOCATION MAP

Smith & Davis  
Arkansas, AC +/-



Boundary Leased Land

Sindy Cruthis

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



## AERIAL MAP I

Smith & Davis  
Arkansas, AC +/-



Boundary Leased Land

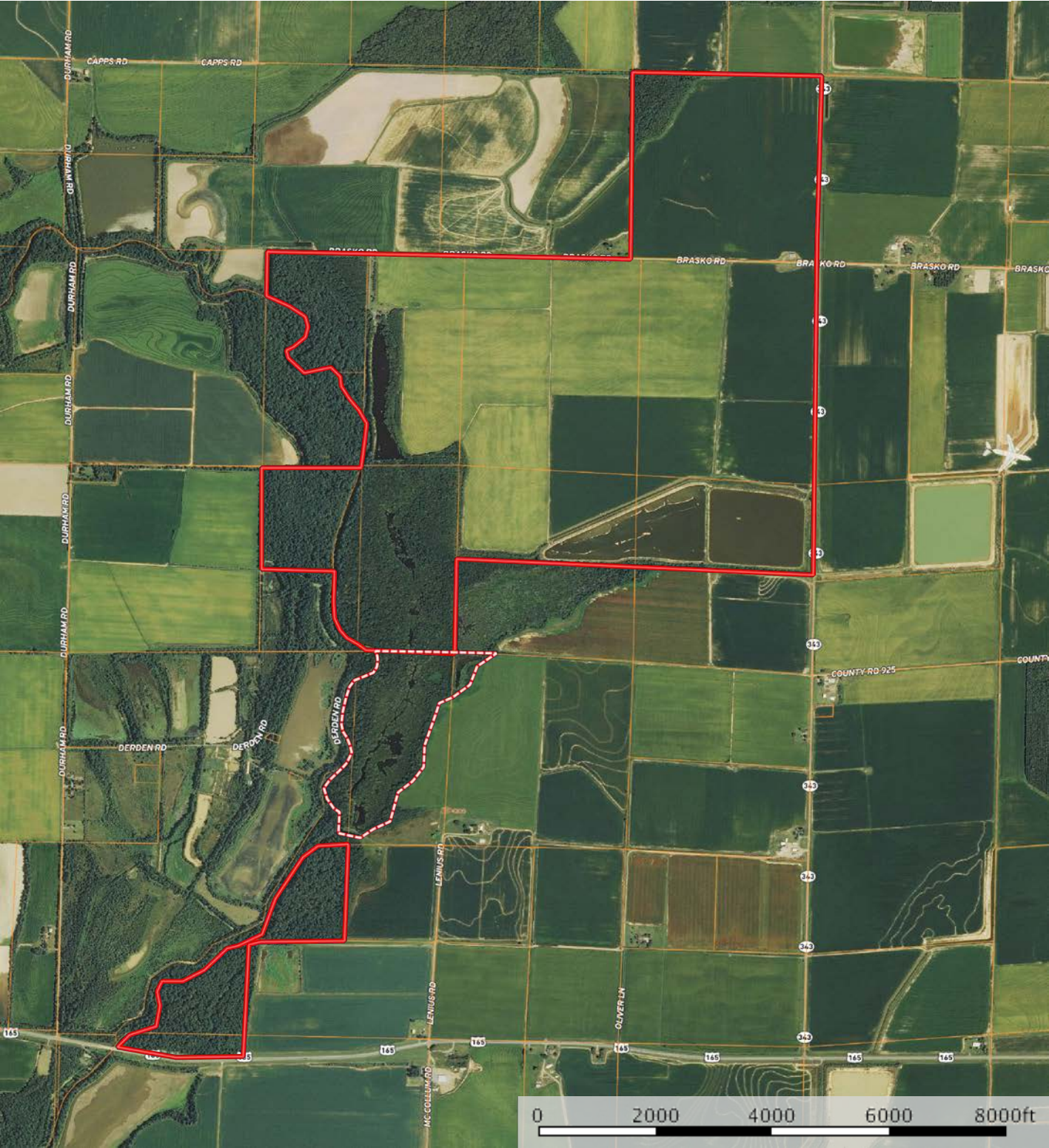
Sindy Cruthis

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**AERIAL MAP II**

**Smith & Davis**  
Arkansas, AC +/-



 Boundary  Leased Land

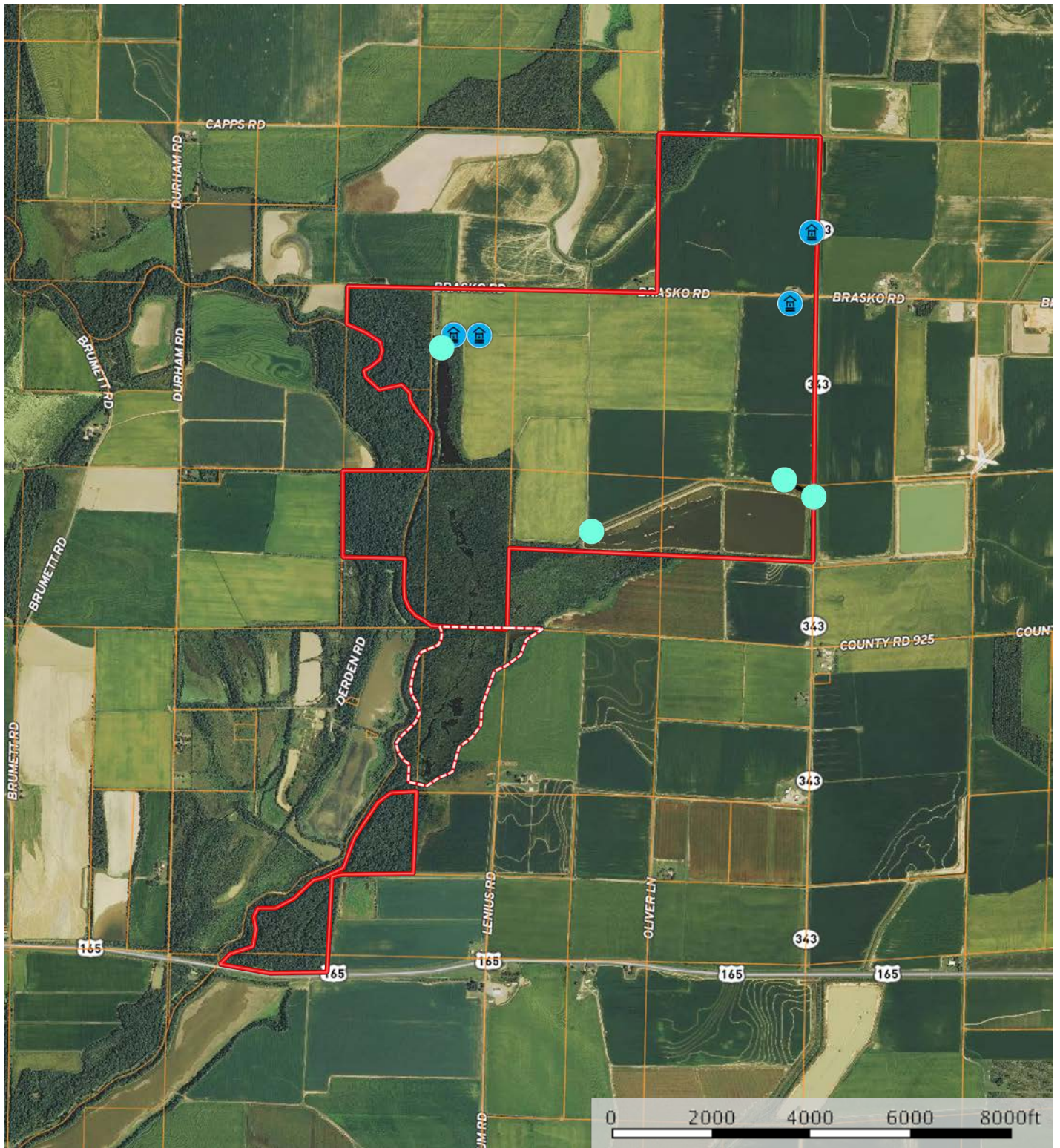
Sindy Cruthis

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# IRRIGATION MAP

Smith & Davis  
Arkansas, AC +/-



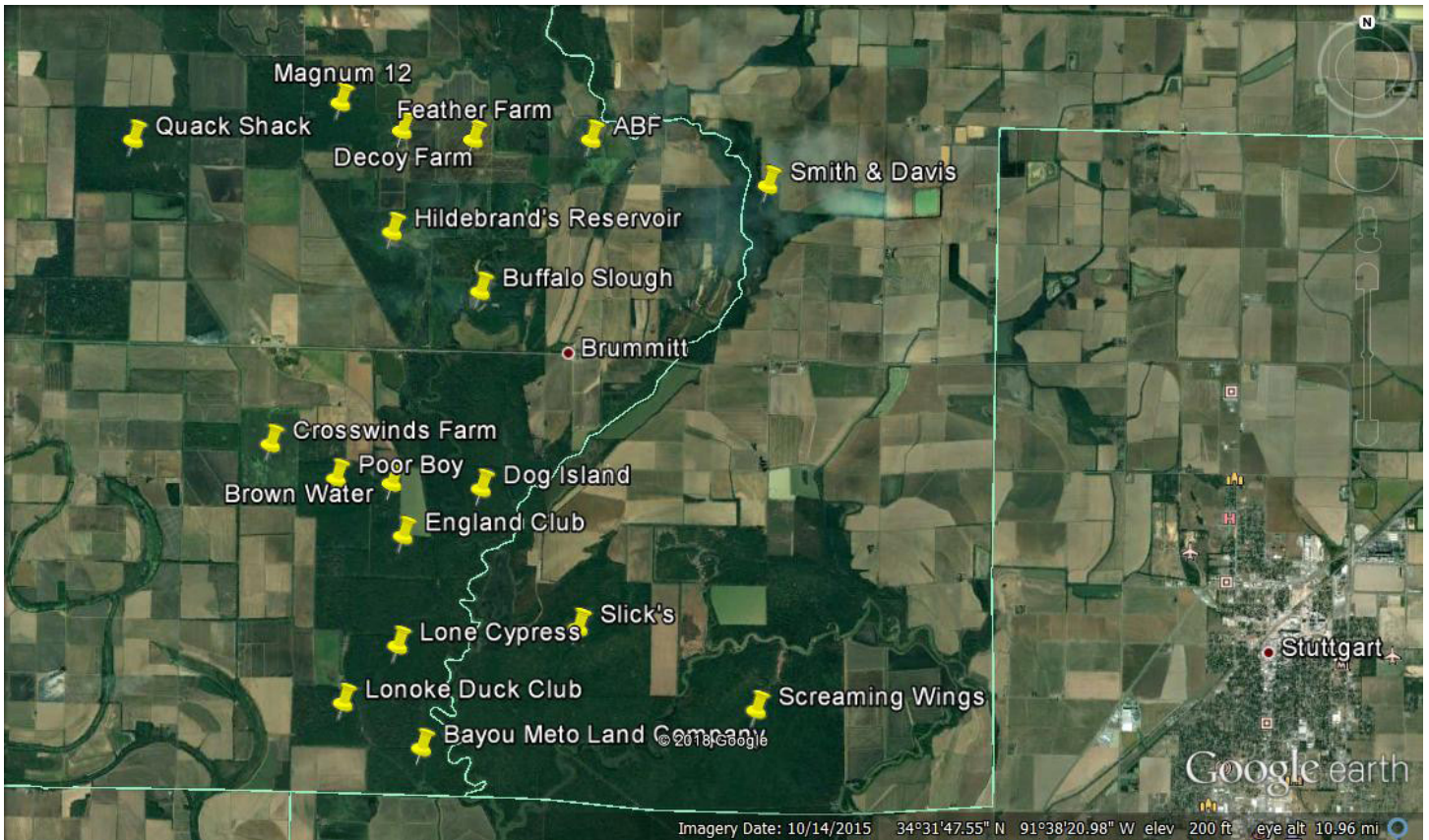
● Relief    ● Well    □ Boundary    □ Leased Land

Sindy Cruthis

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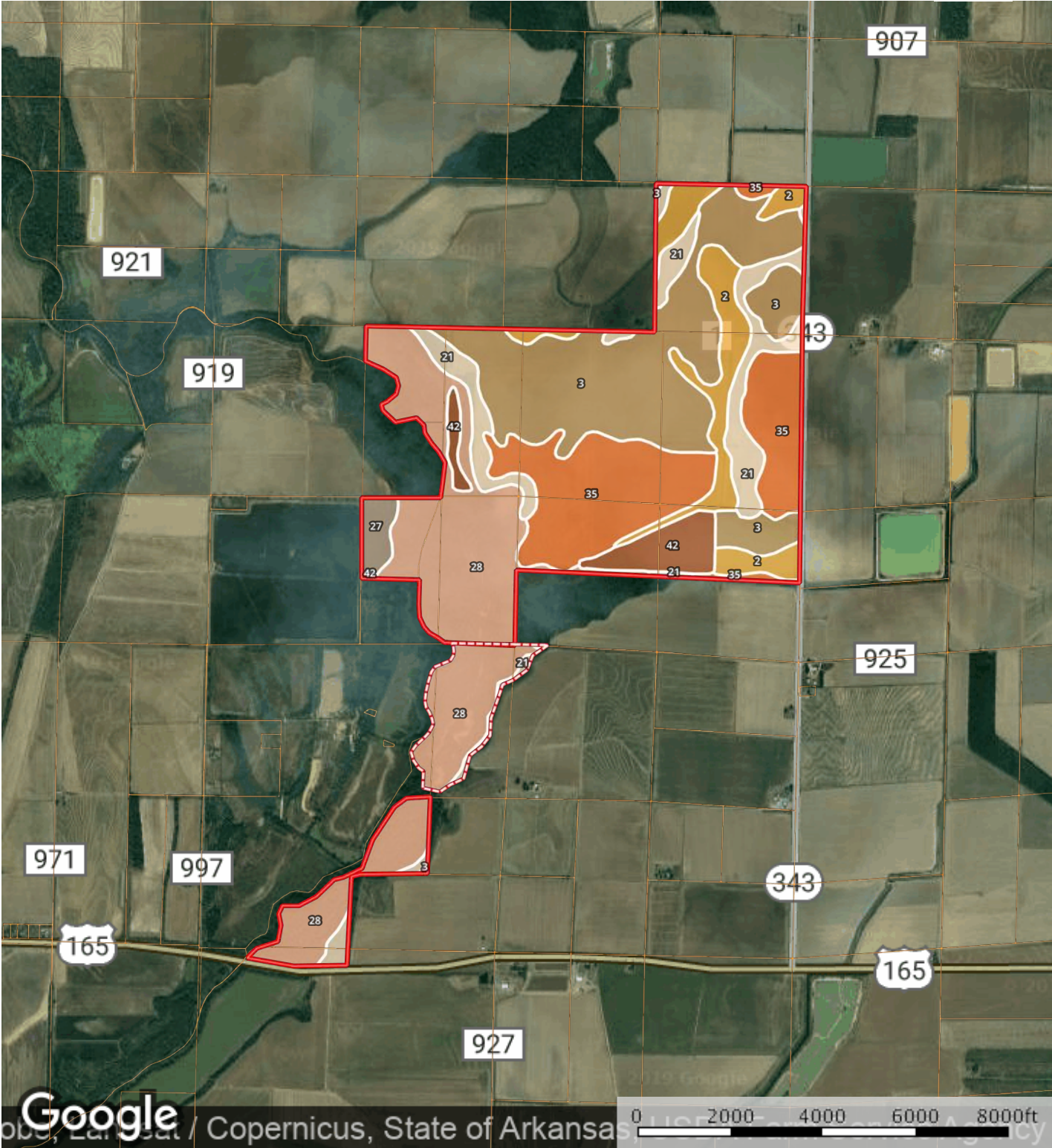
## DUCK CLUB MAP





SOIL MAP

Smith & Davis  
Arkansas, AC +/-



 Boundary  Leased Land

## SOIL MAP KEY

I  All Polygons 1082.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3	Calloway silt loam, 0 to 1 percent slopes	298.7	27.6	-
35	Stuttgart silt loam, 0 to 1 percent slopes	205.1	18.95	-
21	Immanuel silt loam, 1 to 3 percent slopes	105.3	9.73	2e
2	Calhoun silt loam, 0 to 1 percent slopes	98.1	9.07	3w
42	Water	46.5	4.29	-
27	Perry silty clay, 0 to 1 percent slopes	16.8	1.55	-
28	Perry silty clay, 0 to 1 percent slopes, frequently flooded	311.8	28.81	-
TOTALS		1082.2	100%	0.47

I  Boundary 943.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3	Calloway silt loam, 0 to 1 percent slopes	298.3	31.63	-
35	Stuttgart silt loam, 0 to 1 percent slopes	205.1	21.75	-
21	Immanuel silt loam, 1 to 3 percent slopes	92.1	9.77	2e
2	Calhoun silt loam, 0 to 1 percent slopes	98.1	10.41	3w
42	Water	46.5	4.93	-
27	Perry silty clay, 0 to 1 percent slopes	16.8	1.78	-
28	Perry silty clay, 0 to 1 percent slopes, frequently flooded	186.3	19.75	-
TOTALS		943.2	100%	0.51

I  Boundary 70.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
28	Perry silty clay, 0 to 1 percent slopes, frequently flooded	65.7	93.11	-
21	Immanuel silt loam, 1 to 3 percent slopes	4.9	6.89	2e
TOTALS		70.5	100%	0.14

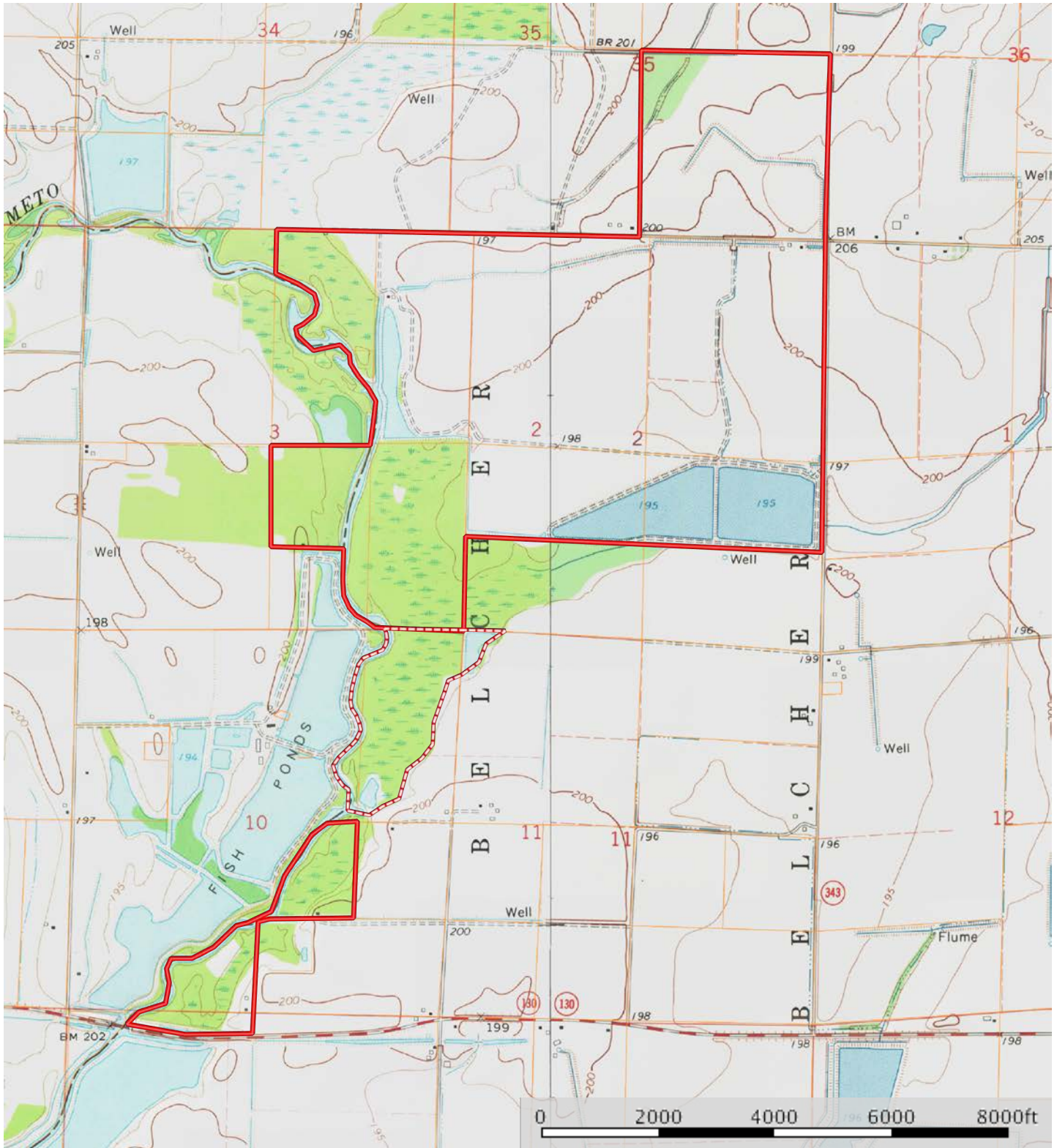
I  Boundary 68.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
28	Perry silty clay, 0 to 1 percent slopes, frequently flooded	59.9	87.39	-
3	Calloway silt loam, 0 to 1 percent slopes	0.3	0.5	-
21	Immanuel silt loam, 1 to 3 percent slopes	8.3	12.11	2e
TOTALS		68.5	100%	0.24



# TOPOGRAPHY MAP

Smith & Davis  
Arkansas, AC +/-



Boundary Leased Land

Sindy Cruthis

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# FARM SERVICE AGENCY

ARKANSAS  
PRAIRIE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 1071  
Prepared : Sep 17, 2018  
Crop Year : 2018

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name : MICHAEL R LONGNECKER  
Farms Associated with Operator : 05-117-1071, 05-117-1108, 05-117-2955  
CRP Contract Number(s) : None  
Recon ID : None

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
796.49	636.72	636.72	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	636.72	28.00		0.00		0.00	0.00	0.00

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	RICE-LGR

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Soybeans	309.56	0.00	0	44	
Rice-Long Grain	307.84	0.00	0	6888	

**TOTAL** **617.40** **0.00**

### NOTES

Tract Number : 1133

Description : C-13/2B,D-13/1B,D-14/1A  
FSA Physical Location : ARKANSAS/PRAIRIE  
ANSI Physical Location : ARKANSAS/PRAIRIE  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : SMITH DAVIS INC  
Other Producers : JOHNNIE LONGNECKER JR, KERRY LONGNECKER, BRENDA KAY LONGNECKER  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
796.49	636.72	636.72	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	636.72	28.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Soybeans	309.56	0.00	0	44
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# FARM SERVICE AGENCY

ARKANSAS  
PRAIRIE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 1071

Prepared : Sep 17, 2018

Crop Year : 2018

Tract 1133 Continued ...

<b>TOTAL</b>	<b>617.40</b>	<b>0.00</b>
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### NOTES

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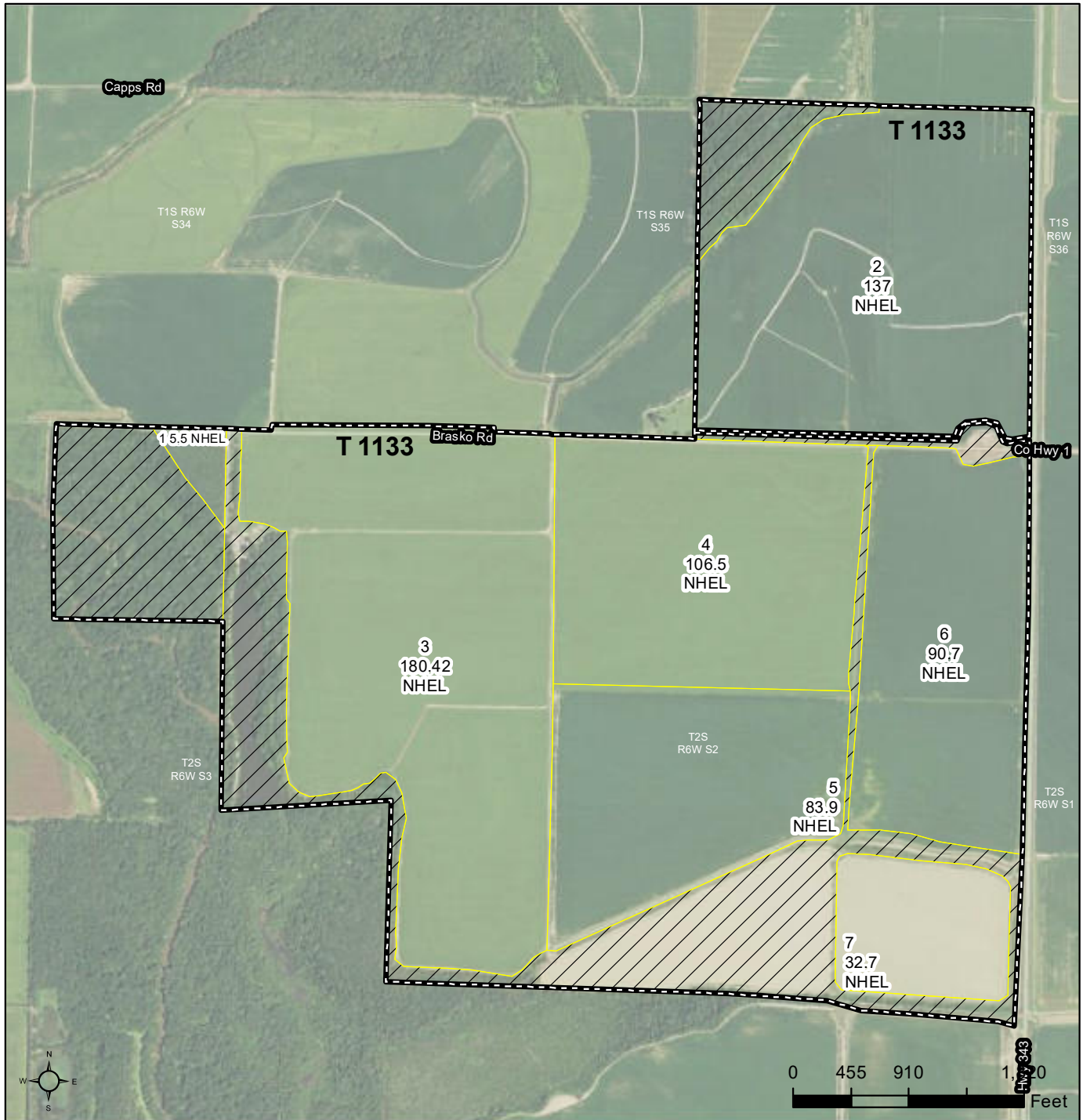
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# FARM SERVICE AGENCY



United States  
Department of  
Agriculture

Prairie County, Arkansas



**Common Land Unit** Tract Boundary  
 Non-Cropland  
 Cropland  
 PLSS

Imagery Year: 2017

2018 Program Year

Map Created April 24, 2018

**Farm 1071**  
**Tract 1133**

## Wetland Determination Identifiers

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

Tract Cropland Total: 636.72 acres

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**FEBRUARY 2019**





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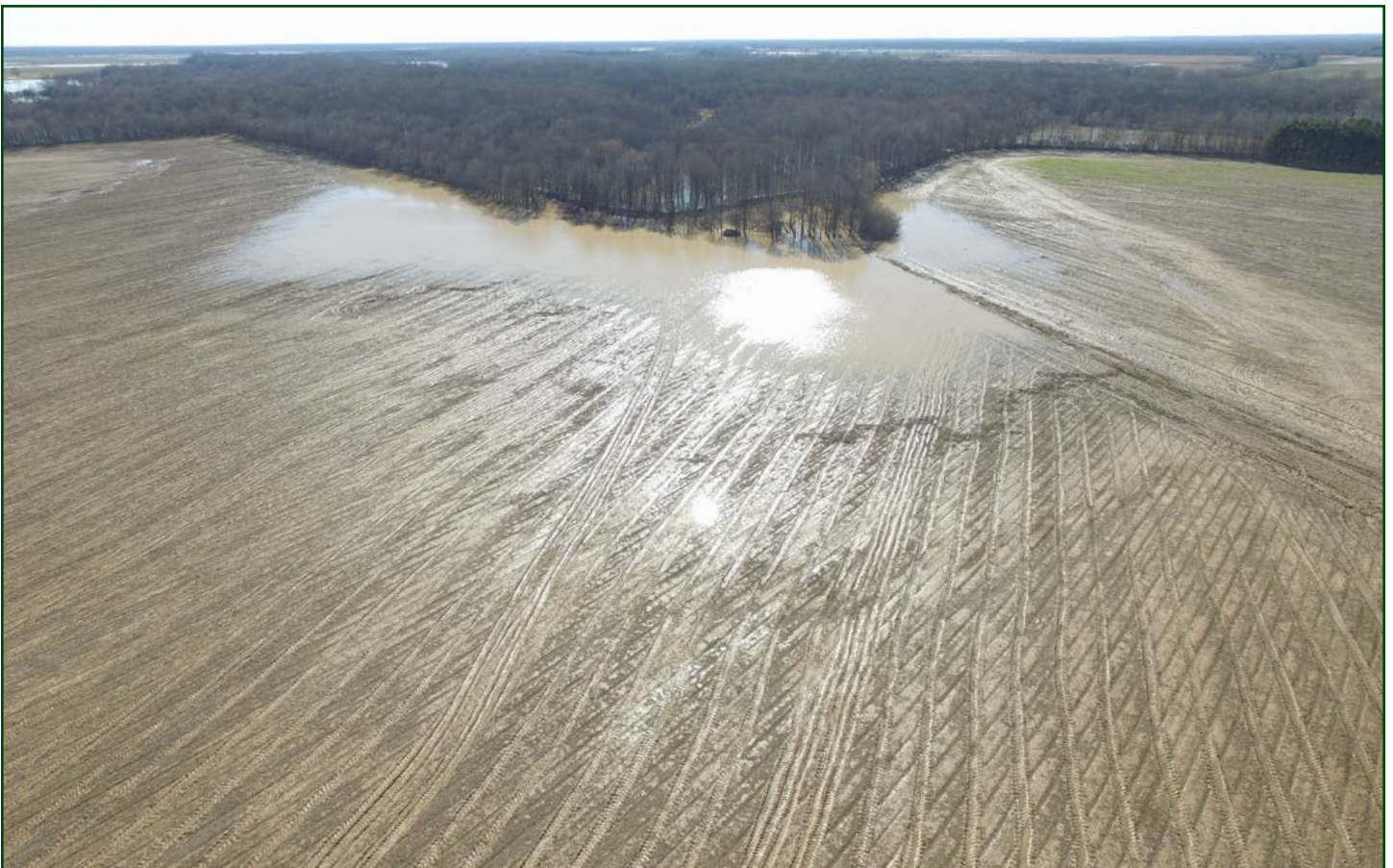


**FEBRUARY 2019**





**FEBRUARY 2019**





**SEPTEMBER 2018**





**SEPTEMBER 2018**









































## NOTES

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### **LILE REAL ESTATE, INC.**

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**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**

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