



OFFERED FOR SALE

NELON BRAKE FARM

An Agricultural and Recreational Investment Opportunity

120.0 (+/-) Acres • Lonoke County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



DISCLOSURE STATEMENT

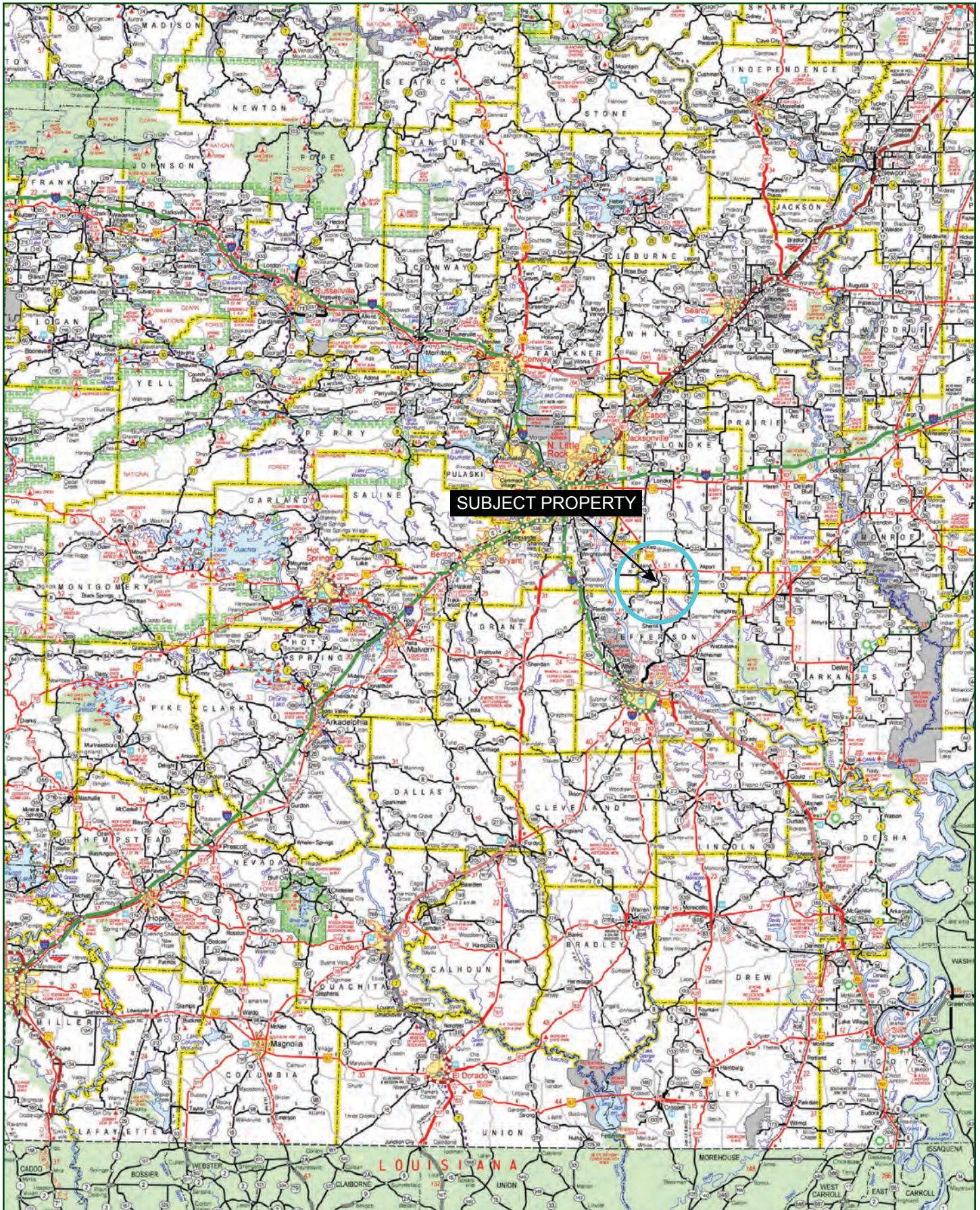
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

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VICINITY MAP



PROPERTY SUMMARY

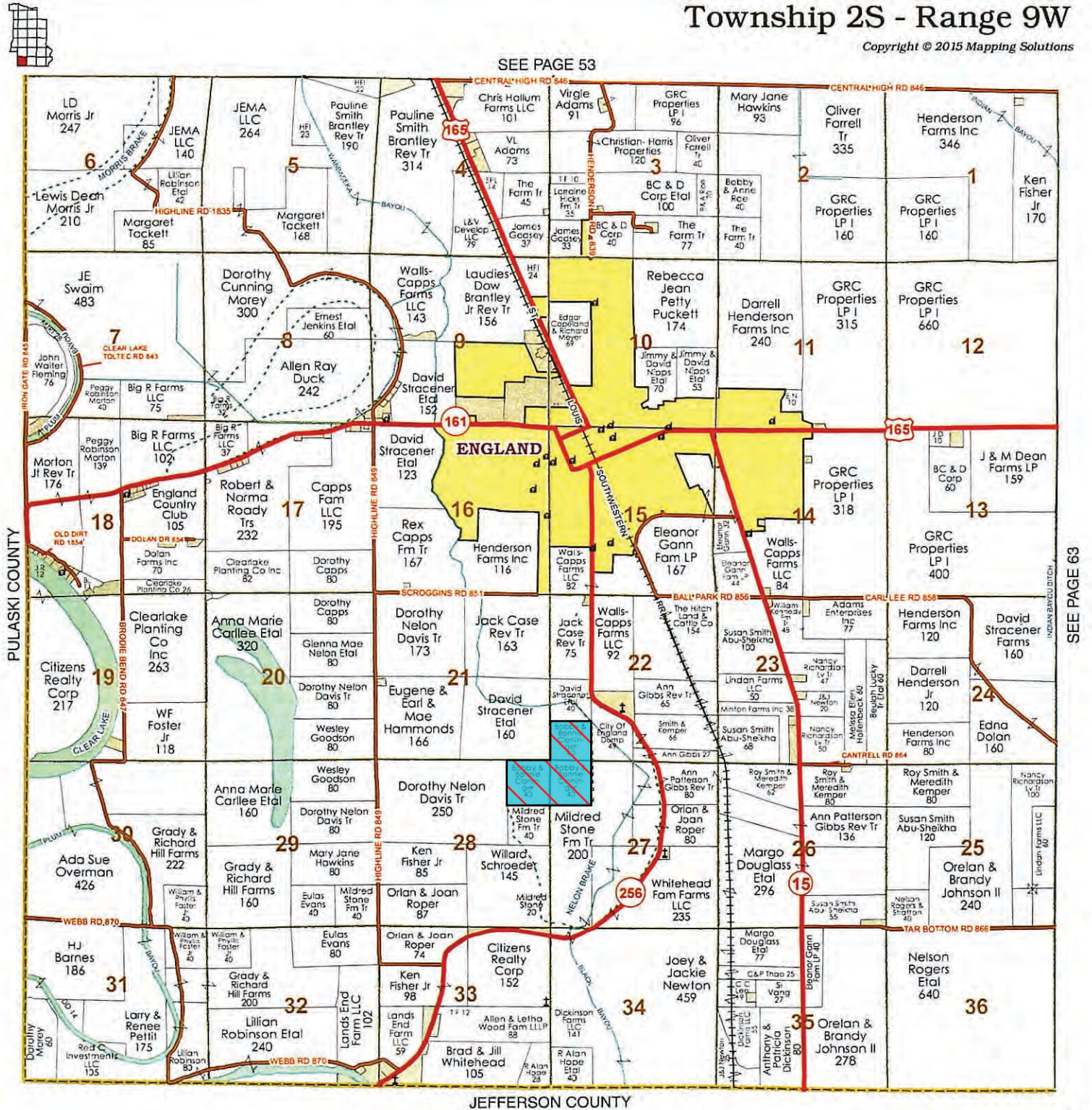
Description:	<p>The Nelon Brake Farm consists of approximately 120.0 +/- acres located in Lonoke County, Arkansas just south of the town of England. The Farm Service Agency office reports a total of 121.69 +/- cropland acres that are all irrigated by an eight (8) inch well, twelve (12) inch diesel re-lift and the two east fields can also be irrigated by gravity flowing water from Nelon Brake. There is also a twelve (12) inch electric re-lift located on the northeast corner of the farm that is a pump off re-lift. Another great attribute of the farm is that it has a strong rice base. The tract is accessed by a former county road that is located just off Arkansas State Highway 256.</p> <p>The farm is also located in an area known for good waterfowl hunting. Field hunting opportunities already exist on the farm, and the duck hunting rights have historically been leased out.</p> <p>To find out more about the Nelon Brake Farm, or to schedule a property tour please contact Gar Lile or Gardner Lile of Lile Real Estate, Inc. (office: 501-374-3411).</p>
Location:	England, Arkansas; Lonoke County; Central Region of Arkansas
FSA Acreage:	<p>124.72 Total Acres (FSA Farm #: 5027, Tract #: 2818)</p> <ul style="list-style-type: none">• 121.69 acres in cropland• 3.03 acres in ditches and roads
Irrigation:	All of the tillable acreage is irrigated by an eight (8) inch well, a twelve (12) inch diesel re-lift, and two fields can be gravity flowed by a twelve (12) inch pipe. There is also a twelve (12) inch electric located on the northeast corner of the farm that helps pump the farm off.
Soils:	Class III: 100%
Farm Bases:	Please see attached Farm Service Agency (FSA) 156EZ within this brochure.
Real Estate Taxes:	\$835.00
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Farming Contract:	The tillable acreage is leased for the 2020 crop season on an 80 / 20 net crop share.
Offering Price:	\$588,000.00 (\$4,900.00 per acre)
Contact:	Any questions concerning this offering or to schedule a property tour should be directed to Gar Lile or Gardner Lile of Lile Real Estate, Inc. (office: 501-374-3411).

OWNERSHIP MAP

Township 2S - Range 9W

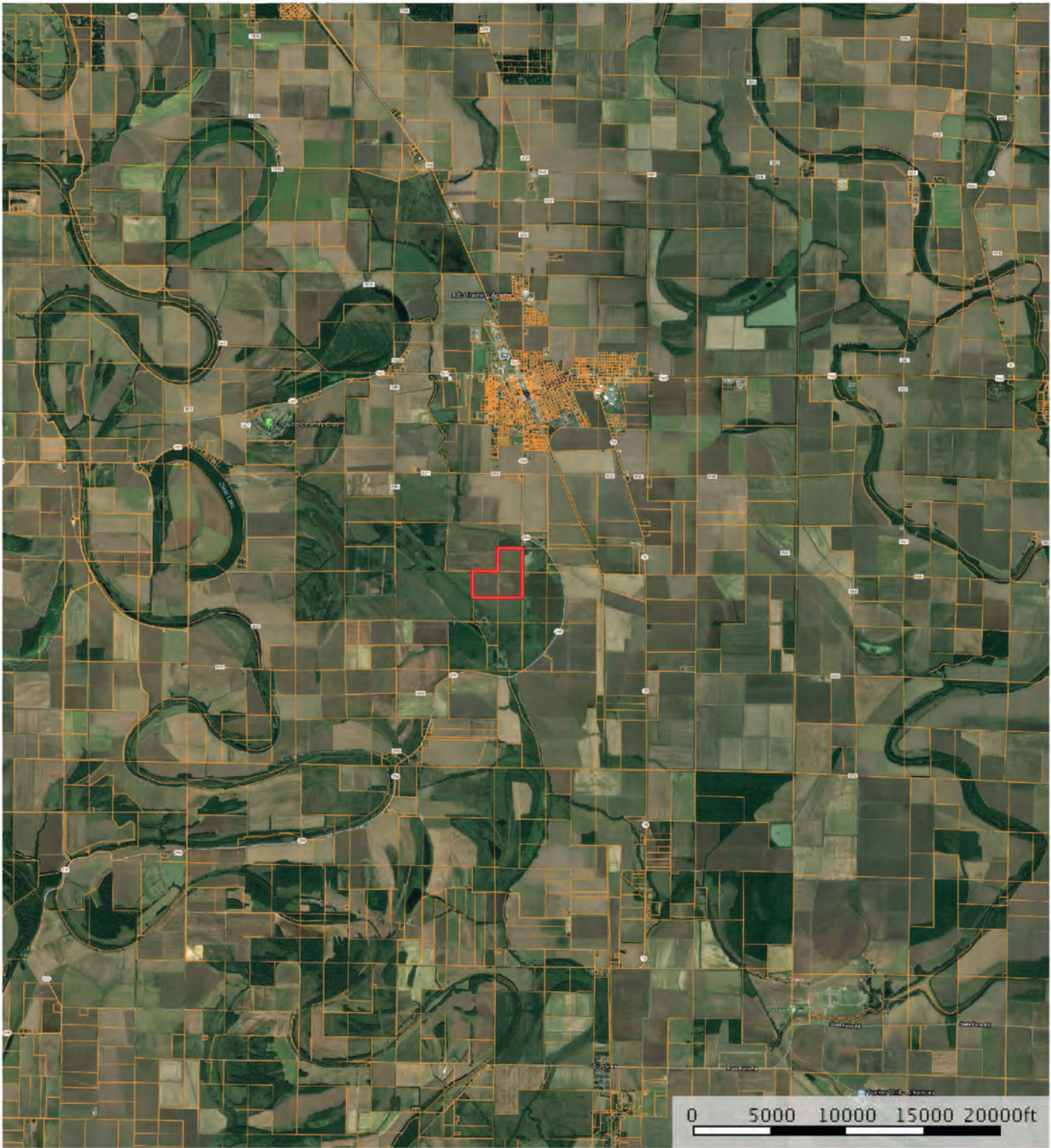
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SEE PAGE 53




SEE PAGE 63

AERIAL MAP I

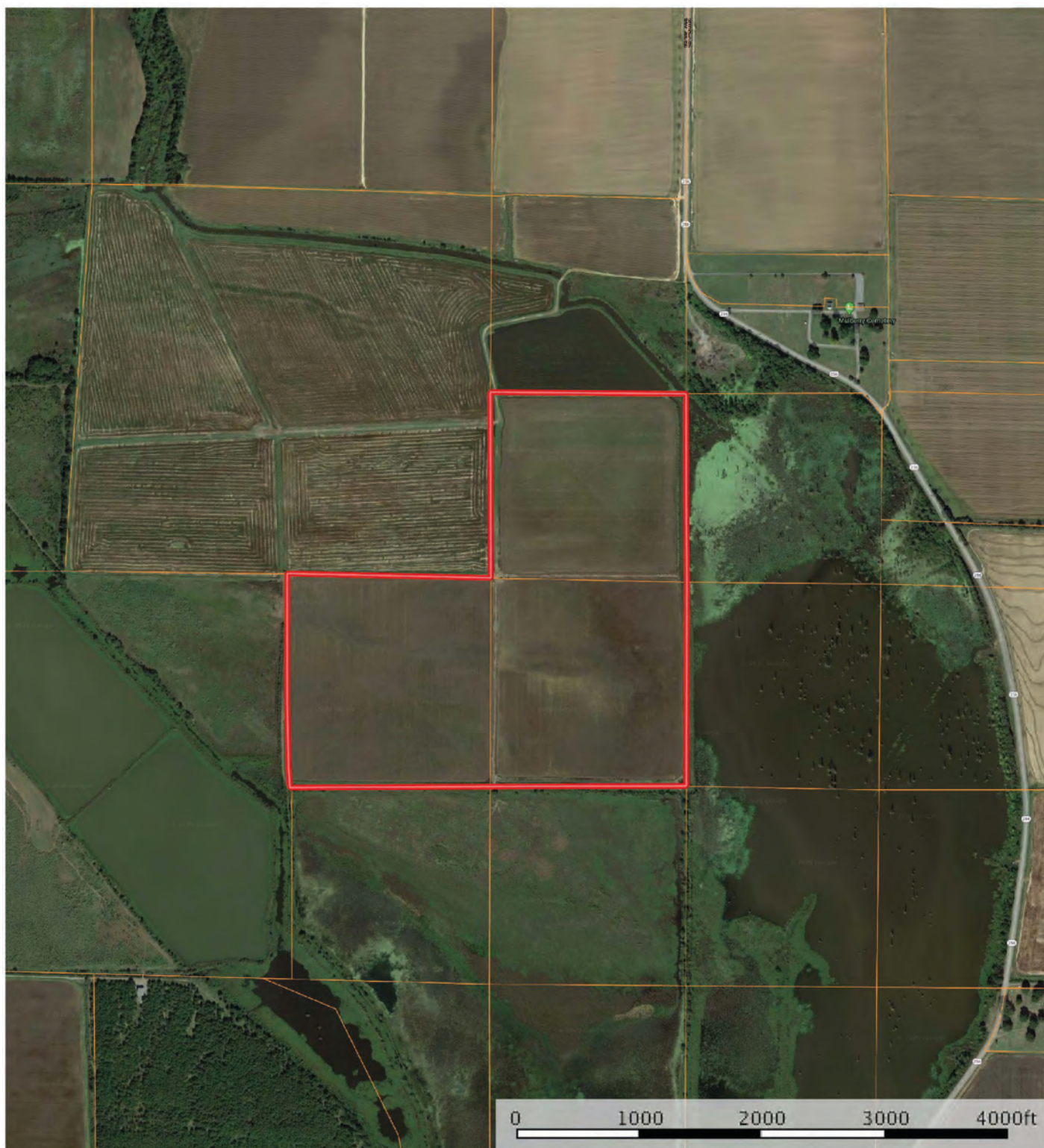


 Boundary

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 II



 Boundary

Sindy Cruthis

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IRRIGATION MAP

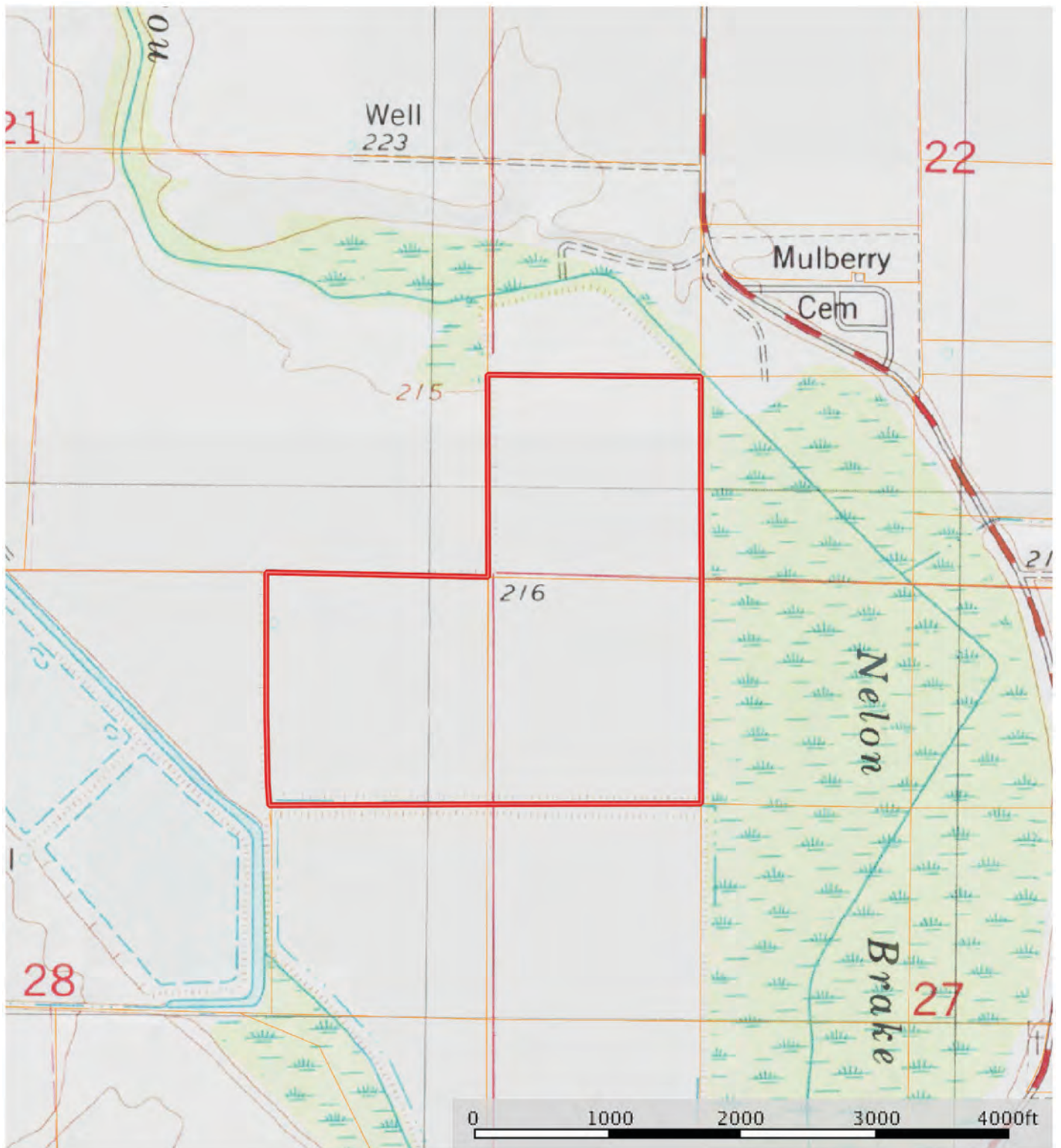


- 12" Electric Relift
- 12" Gravity Flow Pipe
- 12" Permanent Well
- 8" Well
- Boundary

Sindy Cruthis

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TOPOGRAPHY MAP




Boundary

Sindy Cruthis


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SOIL MAP



 Boundary

Sindy Cruthis

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SOIL MAP KEY

I ▢ Boundary 125.1 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
27	Perry silty clay, 0 to 1 percent slopes	39.7	31.76	3w
29	Portland silty clay, 0 to 1 percent slopes	84.4	67.51	3w
28	Perry silty clay, 0 to 1 percent slopes, frequently flooded	0.9	0.73	4w
TOTALS		125.1	100%	3.01

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



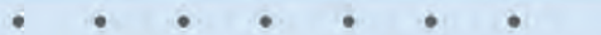
'Wild Life'



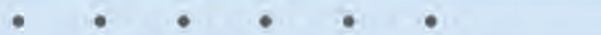
Forestry



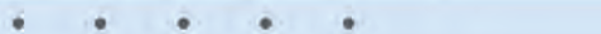
Limited



Moderate



Intense



Limited



Moderate



Intense



Very Intense



Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

FARM SERVICE AGENCY

ARKANSAS

LONOKE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

FARM : 5027

Prepared : 3/3/20 9:23 AM

Crop Year : 2020

Abbreviated 156 Farm Record

Operator Name : BOBBY W CLONINGER

Farms Associated with Operator : 05-085-2897, 05-085-2898, 05-085-3319, 05-085-3762, 05-085-4794, 05-085-5003, 05-085-5004, 05-085-5027, 05-085-5035, 05-085-5037, 05-085-5042, 05-085-5073, 05-085-5144

CRP Contract Number(s) : None

Recon ID : 05-085-2015-15

Transferred From : None

ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
124.72	121.69	121.69	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	121.69	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Soybeans	31.10	0.00	46	
Rice-Long Grain	88.30	0.00	6923	
Rice-Medium Grain	2.00	0.00	5995	
TOTAL	121.40	0.00		

NOTES

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Tract Number : 2818

Description : E-20

FSA Physical Location : ARKANSAS/LONOKE

ANSI Physical Location : ARKANSAS/LONOKE

BIA Unit Range Number :

HEL Status : NHLE: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : BOBBY W CLONINGER

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
124.72	121.69	121.69	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	121.69	0.00	0.00	0.00	0.00	0.00

FARM SERVICE AGENCY

ARKANSAS
LONOKE
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United States Department of Agriculture
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Abbreviated 156 Farm Record

FARM : 5027
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DCP Crop Data

Tract 2818 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	31.10	0.00	46
Rice-Long Grain	88.30	0.00	6923
Rice-Medium Grain	2.00	0.00	5995
TOTAL	121.40	0.00	

NOTES

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FARM SERVICE AGENCY



United States
Department of
Agriculture

Lonoke County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2019

2020 Program Year

Map Created January 31, 2020

Farm 5027

Tract 2818

Tract Cropland Total: 121.69 acres

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