



OFFERED FOR SALE

# DERMOTT FARM

**An Agricultural Investment Opportunity**

4,850 (+/-) Total Acres • Chicot and Drew Counties, Arkansas

OFFERED BY



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



**DISCLOSURE STATEMENT**

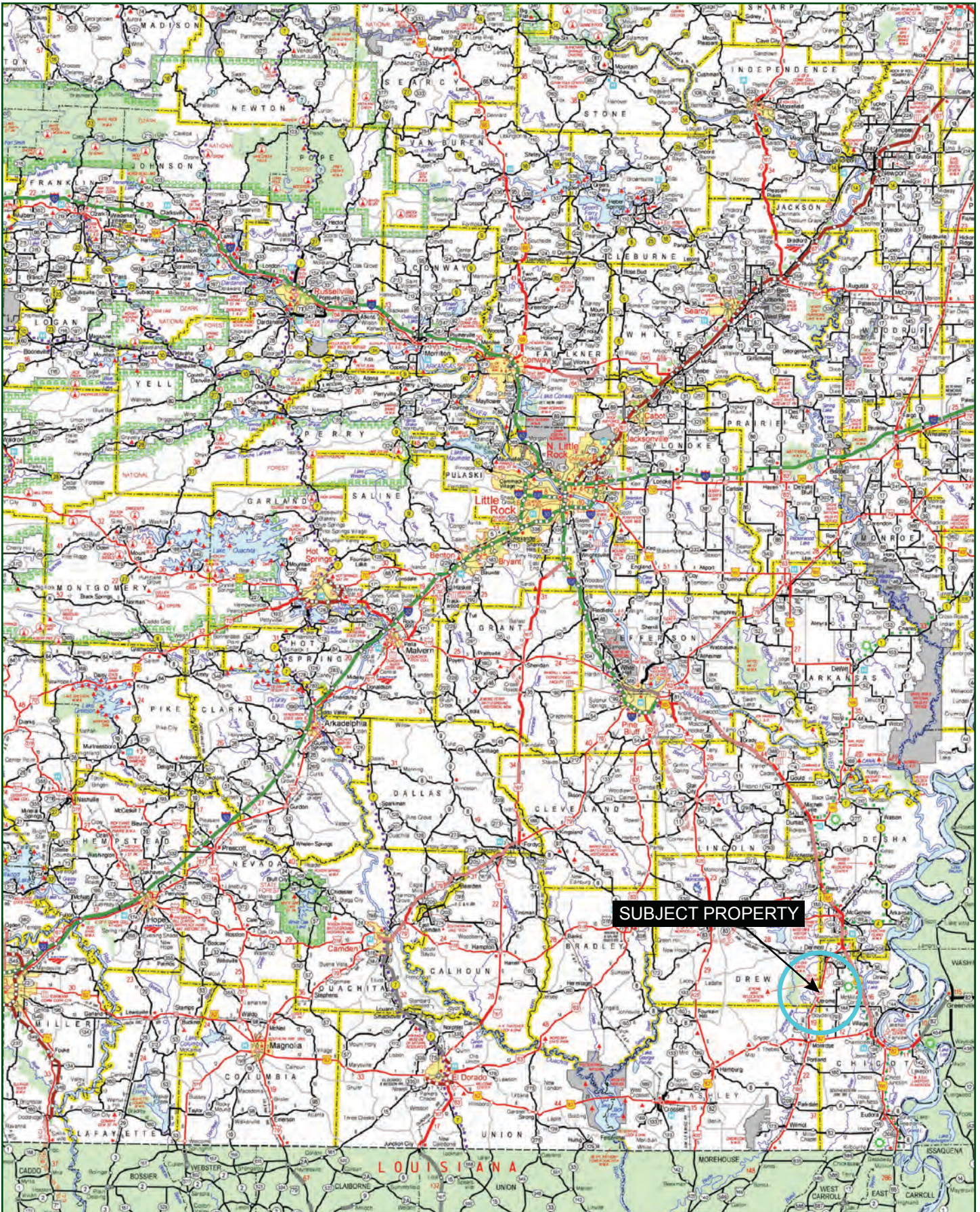
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

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 Dermott Farm consists of approximately 4,850 +/- total acres located in Chicot and Drew Counties, Arkansas, south of the city of Dermott. The farm has great soils, irrigation systems, yield history, and is one contiguous property, all of which make it a highly desirable investment grade farm. According to the Farm Service Agency (FSA) office there are a total of 4,228.37 tillable acres, all of which are irrigated with the exception of 12.36 acres. According to the landowner and the tenant, there are approximately 4,000 +/- GPS planted acres. All of the tillable acreage has been precision leveled with a fall except for 45.37 acres. The tillable acreage consists of a good mix of soils which allows for a diverse planting rotation including corn, rice, and soybeans.

The irrigation system in place provides more than ample water with 41 wells on the farm. In addition to the wells, there are three (3) re-lifts located in the northeast corner of the farm in Big Bayou that strategically push water to the west into the cypress brake. Irrigation water is then picked up by other re-lifts located on the cypress brake, or gravity flows out of the cypress brake to be later picked up by other re-lifts on the farm. The western portion of the farm also has great surface water with two re-lifts on Bayou Bartholomew and one located in Dead Bayou that are connected by a network of underground pipe.

The farm is also located in an area known for good waterfowl hunting being situated just east of the famous Cut Off Creek Wildlife Management Area. Field hunting opportunities already exist on the farm, and additional revenue could be generated through hunting leases.

Located on the northern portion of the farm is a 400,000-bushel grain bin storage facility that consists of 8 total bins on a loop system resting on 19 (+/-) total acres. The tenant farmer owns the grain bin facility, but is conveying them with the farm. The asking price stipulated within this offering brochure includes both the farm and grain bin facility. With the highway influence and acreage mix, the seller is open to possible tract divisions. We have included an aerial map within this brochure of possible divisions.

The Dermott Farm is a great opportunity to acquire a large investment grade farm with a superb irrigation system and great soils in one contiguous block. 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.

## PROPERTY SUMMARY

**Location:** Dermott, Arkansas; Chicot and Drew Counties; Southeastern Region of Arkansas

**Acreage:** 4,850 +/- Total Acres

- 4,228.37 +/- acres in cropland (FSA)
  - 4,000 +/- GPS planted acres
- 385 +/- acres in roads, ditches, and woodlots
- 150.0 +/- acres in cypress brake
- 50.0 +/- acres in bayou
- 30.0 +/- acres in wetland habitat
- 5.8 +/- acres enrolled in the Conservation Reserve Program

**Irrigation:** Please see the irrigation map within this brochure.

**Soils:** Class II: 22%  
Class III: 78%

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

<b>Planted Acres:</b>	2019	2018	2017
Idle	249.35	243.08	293.71
Corn	1,154.62	561.38	499.16
Rice	560.50	376.10	---
Soybeans	2,143.65	3,042.01	3,429.70
Total	4,108.12	4,222.57	4,222.57

**Recreation:** The farm is located in an area known for waterfowl hunting. The Cut Off Creek Wildlife Management Area is located just west of the farm. Hunting opportunities exist on the farm that could be leased out for additional revenue.

**Real Estate Taxes:** The real estate taxes for 2018 totaled \$35,904.11.

**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 year on a flex rent.

**Offering Price:** \$26,125,000.00 (Includes the farm and grain bin facility.)


**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 (501-658-9275) of Lile Real Estate, Inc.

AERIAL MAP I

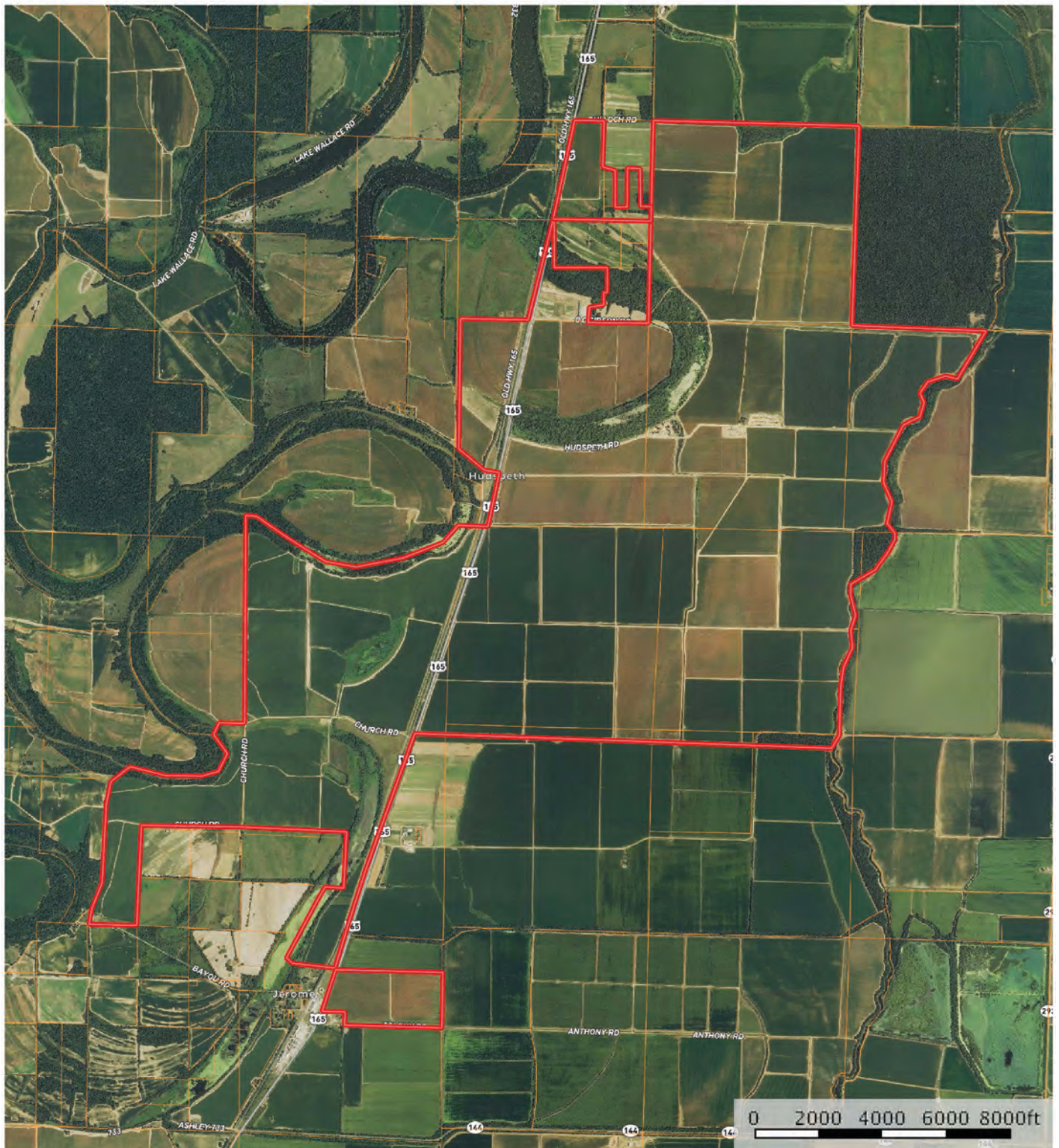


 Boundary

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

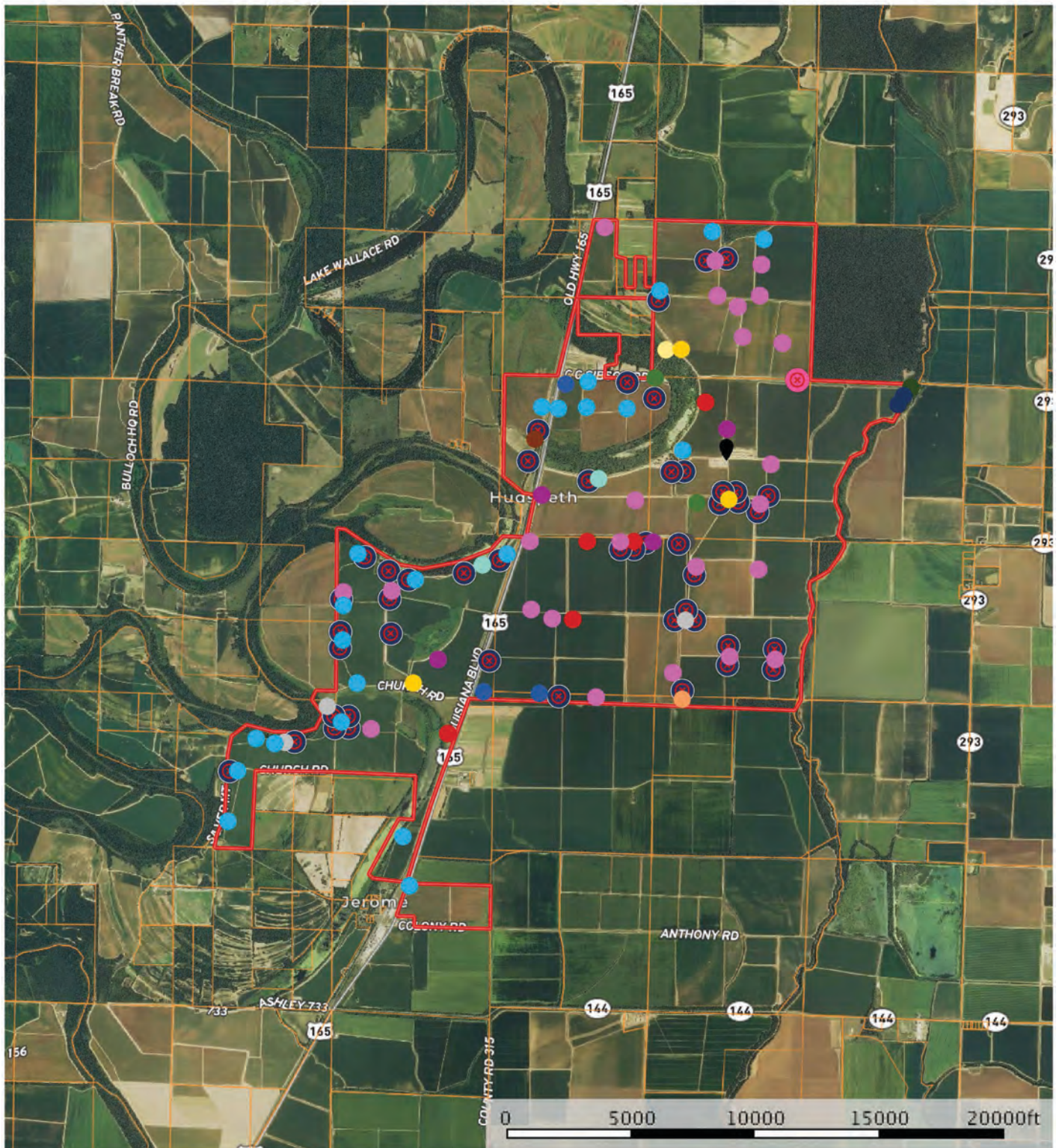


 Boundary

Sindy Cruthis

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# IRRIGATION MAP

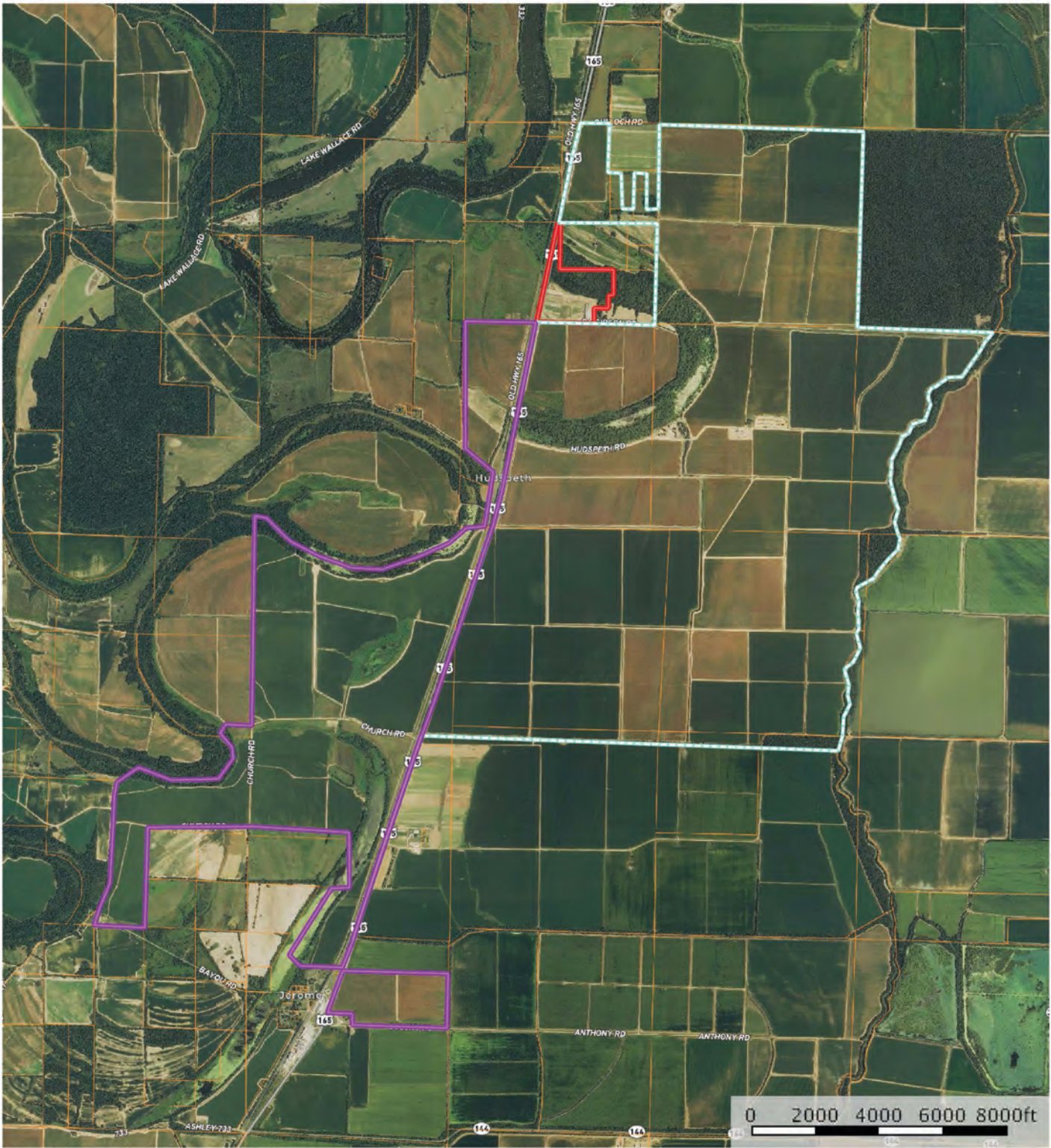


- |                           |                           |                     |                        |                         |                        |                       |                       |                       |                         |
|---------------------------|---------------------------|---------------------|------------------------|-------------------------|------------------------|-----------------------|-----------------------|-----------------------|-------------------------|
| 6" Electric Submersible W | 8" Electric Submersible W | 8" Diesel Turbine W | 10" Diesel Turbine W   | 8" Electric Turbine W   | 10" Electric Turbine W | 8" Diesel Turbine RL  | 10" Diesel Turbine RL | 12" Diesel Turbine RL | 10" Electric Turbine RL |
| 12" Electric Turbine RL   | Riser                     | Headquarters        | 8" Electric Turbine RL | 18" Electric Turbine RL | Tailwater Recovery Pit | 18" Diesel Turbine RL | 26" Diesel Turbine RL | Boundary              | W: Well<br>RL: Re-lift  |

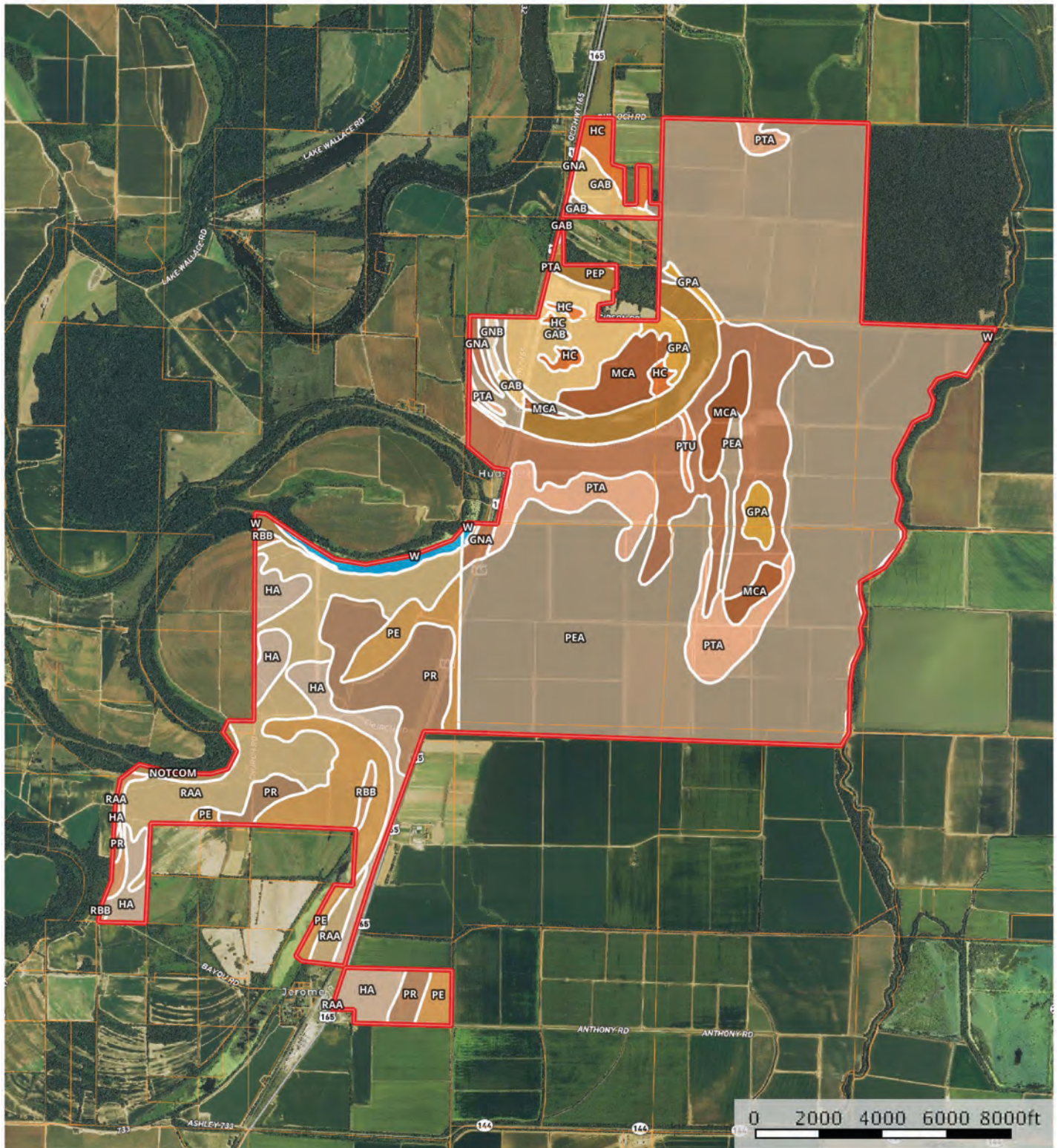
Sindy Cruthis


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POSSIBLE TRACT DIVISIONS




# SOIL MAP



 Boundary

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# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
W	Water	42.7	0.88	-
HC	Hebert and Crowley silt loams	65.1	1.34	2w
GnB	Gallion silt loam, 1 to 3 percent slopes (rilla)	8.2	0.17	2e
GPA	Gallion and Pulaski fine sandy loams, 0 to 1 percent slopes (rilla, rilla)	58.0	1.2	1
McA	McGehee silt loam, 0 to 1 percent slopes	150.8	3.11	2w
PeA	Perry clay, 0 to 1 percent slopes	2315.9	47.71	3w
PtA	Portland clay, 0 to 1 percent slopes	212.8	4.38	3w
PtU	Portland clay, 0 to 3 percent slopes	10.0	0.21	3w
GaB	Gallion fine sandy loam, 1 to 3 percent slopes (rilla)	192.5	3.97	2e
PeP	Yorktown clay, ponded, 0 to 1 percent slopes, frequently flooded	155.3	3.2	7w
GnA	Gallion silt loam, 0 to 1 percent slopes (rilla)	463.5	9.55	1
PeU	Perry clay, 1 to 3 percent slopes	1.3	0.03	3w
Pe	Perry clay, 0 to 1 percent slopes	270.6	5.57	3w
Pr	Portland clay, 0 to 1 percent slopes	242.5	5.0	3w
Ha	Hebert silt loam, 0 to 1 percent slopes	234.4	4.83	2w
RaA	Rilla silt loam, 0 to 1 percent slopes	370.3	7.63	2e
RbB	Rilla silt loam, 3 to 5 percent slopes	33.1	0.68	2e
NOTCOM	No Digital Data Available	27.4	0.56	-
TOTALS		4854.5	100%	2.65

# FARM SERVICE AGENCY

Arkansas

Desha

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

**FARM: 2867**

Prepared: 1/30/20 4:25 PM

Crop Year: 2020

Page: 1 of 6

COPY

**DISCLAIMER:** This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
██████, ██████		

**Farms Associated with Operator:**

2157, 2862

**ARC/PLC G//F Eligibility:** Eligible

**CRP Contract Number(s):** 11011B

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
4894.85	4352.2	4352.2	0.0	0.0	5.8	0.0	Active	5
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	4346.4	36.7	0.0				

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	NONE	NONE	WHEAT, SORGH, RICE-LGR RICE-MGR, SUP	CORN , SOYBN	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	132.3	53	0.0
RICE-LONG GRAIN	1768.8	5750	0.0
RICE-MED GRAIN	5.2	6165	0.0
CORN	4.3	162	0.0
GRAIN SORGHUM	177.8	45	0.0
SOYBEANS	823.4	48	0.0
SEED COTTON	897.76	1997	0.0
UNA GENERIC	224.44	0	0.0
<b>Total Base Acres:</b>	4034.0		

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Arkansas

Desha

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

**FARM: 2867**

Prepared: 1/30/20 4:25 PM

Crop Year: 2020

Page: 2 of 6

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Tract Number: 7112 Description A-4 Chicot Co

FSA Physical Location : Chicot, AR

ANSI Physical Location: Chicot, AR

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
59.05	59.05	59.05	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	59.05	0.5	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	2.2	53	0.0
RICE-LONG GRAIN	29.9	5750	0.0
RICE-MED GRAIN	2.1	6165	0.0
CORN	0.1	162	0.0
GRAIN SORGHUM	1.7	45	0.0
SOYBEANS	14.7	48	0.0
SEED COTTON	5.68	1997	0.0
UNA GENERIC	1.42	0	0.0
<b>Total Base Acres:</b>	57.8		

Owners: CONWAY INN CORPORATION

Other Producers: [REDACTED]

# FARM SERVICE AGENCY

Arkansas

Desha

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

**FARM: 2867**

Prepared: 1/30/20 4:25 PM

Crop Year: 2020

Page: 3 of 6

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Tract Number: 7114 Description A-4 chicot co

FSA Physical Location : Chicot, AR

ANSI Physical Location: Chicot, AR

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
133.75	103.19	103.19	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	103.19	0.9	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	3.8	53	0.0
RICE-LONG GRAIN	10.9	5750	0.0
RICE-MED GRAIN	0.8	6165	0.0
CORN	0.1	162	0.0
GRAIN SORGHUM	4.4	45	0.0
SOYBEANS	16.3	48	0.0
SEED COTTON	53.92	1997	0.0
UNA GENERIC	13.48	0	0.0
<b>Total Base Acres:</b>	103.7		

Owners: CONWAY INN CORPORATION

Other Producers: [REDACTED]

# FARM SERVICE AGENCY

Arkansas

Desha

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

**FARM: 2867**

Prepared: 1/30/20 4:25 PM

Crop Year: 2020

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Tract Number: 7115 Description A-5 drew

FSA Physical Location : Drew, AR

ANSI Physical Location: Drew, AR

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
1188.2	1007.34	1007.34	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	1007.34	8.4	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	33.7	53	0.0
RICE-LONG GRAIN	104.4	5750	0.0
RICE-MED GRAIN	2.3	6165	0.0
CORN	1.1	162	0.0
GRAIN SORGHUM	84.6	45	0.0
SOYBEANS	110.2	48	0.0
SEED COTTON	489.04	1997	0.0
UNA GENERIC	122.26	0	0.0
<b>Total Base Acres:</b>	947.6		

Owners: CONWAY INN CORPORATION

Other Producers:

[REDACTED]

# FARM SERVICE AGENCY

Arkansas

Desha

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 2867

Prepared: 1/30/20 4:25 PM

Crop Year: 2020

Page: 5 of 6

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Tract Number: 7116 Description A-4,A-5,B4,B-5 Chicot Co

FSA Physical Location : Chicot, AR

ANSI Physical Location: Chicot, AR

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
3464.96	3154.38	3154.38	0.0	0.0	5.8	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	3148.58	26.6	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	92.6	53	0.0
RICE-LONG GRAIN	1623.6	5750	0.0
CORN	3.0	162	0.0
GRAIN SORGHUM	87.1	45	0.0
SOYBEANS	682.2	48	0.0
SEED COTTON	349.12	1997	0.0
UNA GENERIC	87.28	0	0.0
<b>Total Base Acres:</b>	2924.9		

Owners: CONWAY INN CORPORATION

Other Producers:

[REDACTED]

# FARM SERVICE AGENCY

Arkansas

Desha

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

**FARM: 2867**

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Crop Year: 2020

Page: 6 of 6

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Tract Number: 7374      Description: R3W, T14S, SEC 30

FSA Physical Location : Chicot, AR

ANSI Physical Location: Chicot, AR

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

<b>Farmland</b>	<b>Cropland</b>	<b>DCP Cropland</b>	<b>WBP</b>	<b>WRP/EWP</b>	<b>CRP Cropland</b>	<b>GRP</b>
48.89	28.24	28.24	0.0	0.0	0.0	0.0
<b>State Conservation</b>	<b>Other Conservation</b>	<b>Effective DCP Cropland</b>	<b>Double Cropped</b>	<b>MPL/FWP</b>		
0.0	0.0	28.24	0.3	0.0		

Owners: CONWAY INN CORPORATION

Other Producers: [REDACTED]

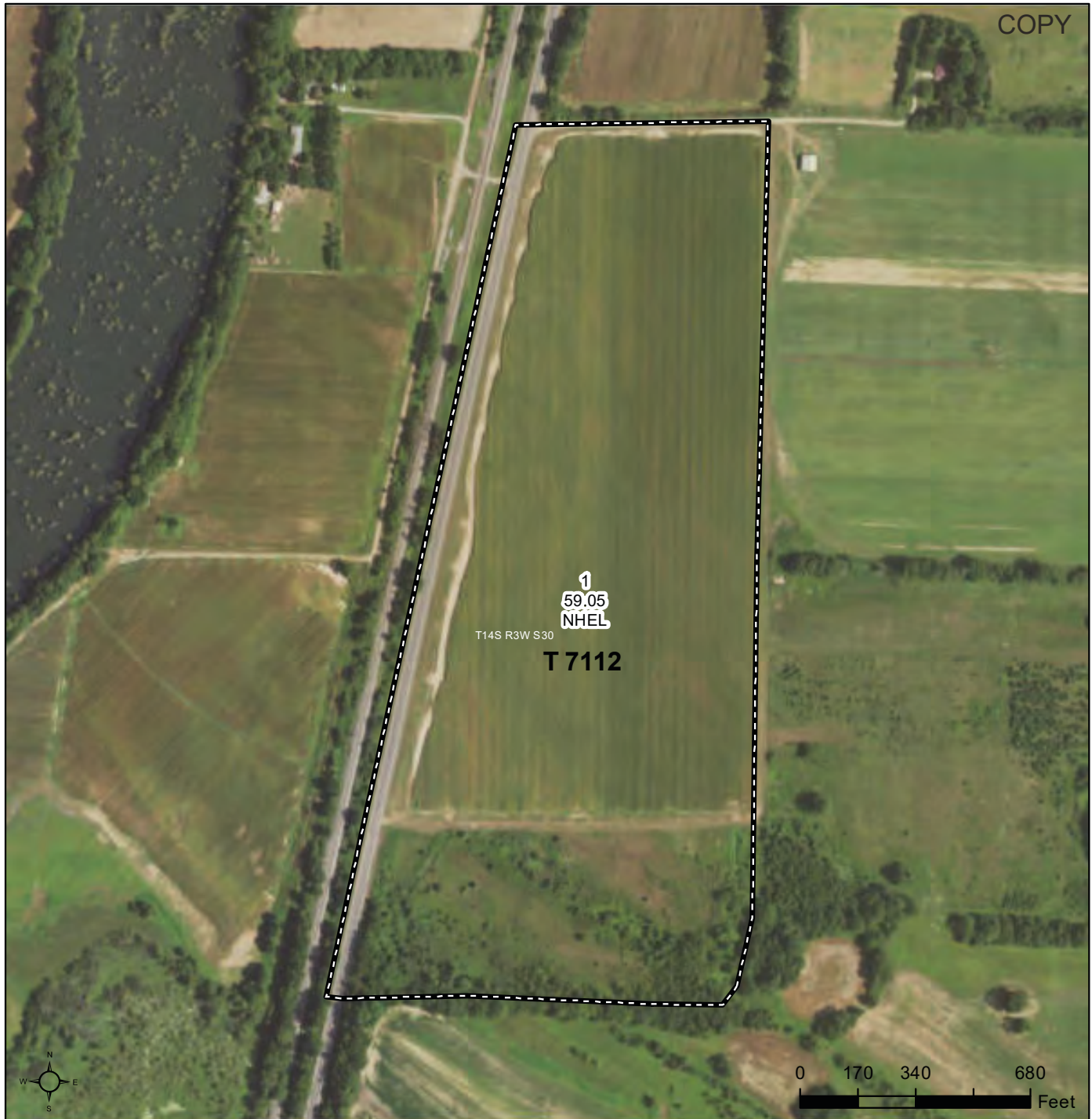
# FARM SERVICE AGENCY



United States  
Department of  
Agriculture

**Desha County, Arkansas**

COPY



## Common Land Unit

PLSS

- 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 27, 2020

**Farm 2867**

**Tract 7112**

Tract Cropland Total: 59.05 acres

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# FARM SERVICE AGENCY



United States  
Department of  
Agriculture

**Desha County, Arkansas**



COPY

## Common Land Unit

PLSS

- 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 27, 2020

**Farm 2867**  
**Tract 7114**

Tract Cropland Total: 103.19 acres

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# FARM SERVICE AGENCY



United States  
Department of  
Agriculture

**Desha County, Arkansas**



## Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

## Wetland Determination Identifiers

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

PLSS

Imagery Year: 2019

2020 Program Year

Map Created January 27, 2020

**Farm 2867**  
**Tract 7115**

Tract Cropland Total: 1007.34 acres

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# FARM SERVICE AGENCY



United States  
Department of  
Agriculture

Desha County, Arkansas



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

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

Tract Cropland Total: 3154.38 acres

Imagery Year: 2019

2020 Program Year  
Map Created January 27, 2020

Farm **2867**  
Tract **7116**

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# FARM SERVICE AGENCY



United States  
Department of  
Agriculture

**Desha County, Arkansas**



COPY

## Common Land Unit

PLSS

- 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 27, 2020

**Farm 2867**  
**Tract 7374**

Tract Cropland Total: 28.24 acres

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NOTES

[illegible]



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