



OFFERED FOR SALE

# CYPRESS CREEK FARM

An Agricultural and Recreational Investment Opportunity

108.93 (+/-) Acres • Desha 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.

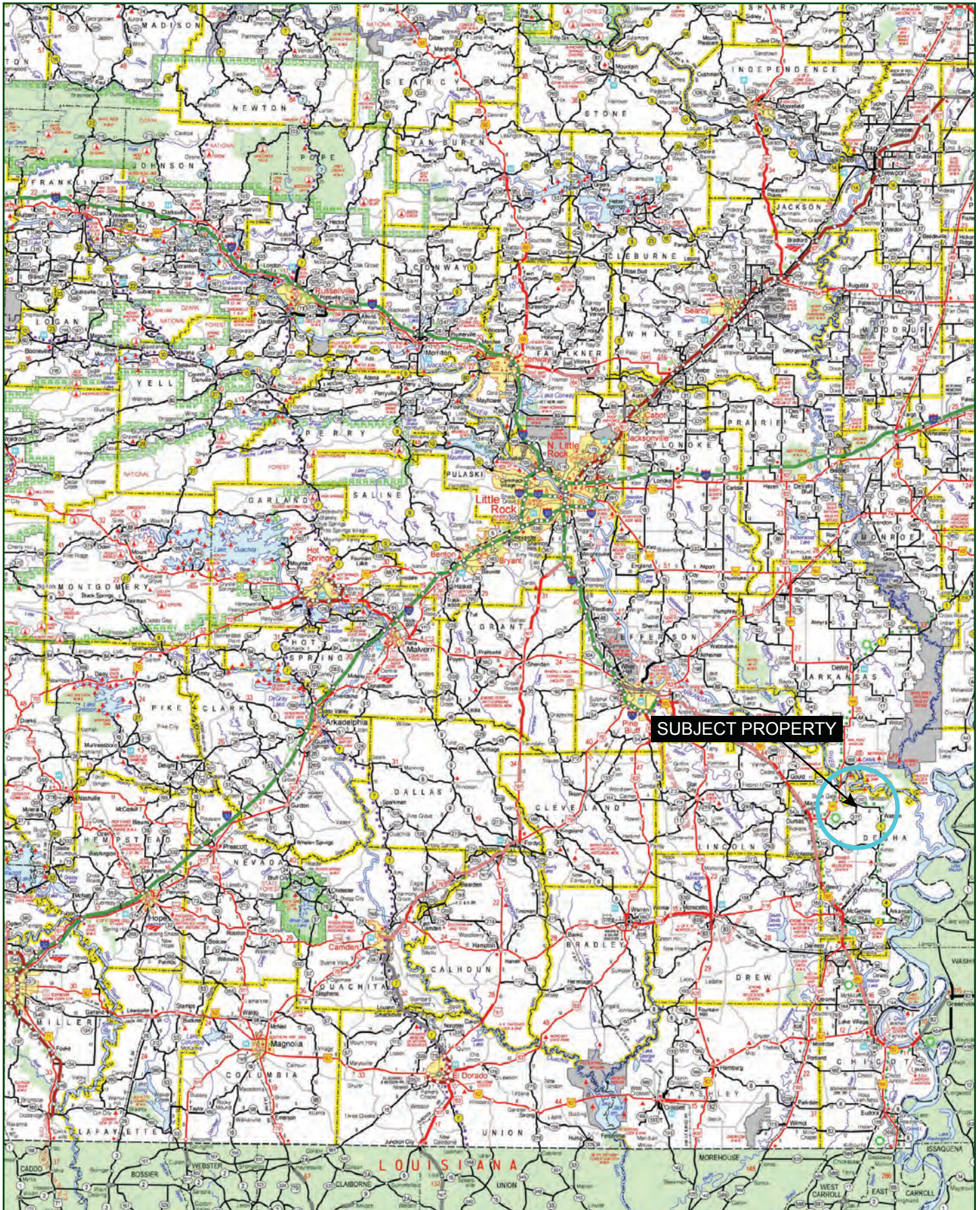
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for 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.

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

<b>Description:</b>	This is a unique opportunity to acquire a multi-use farm in Desha County, Arkansas. The farm consists of 108.93 +/- acres (per the Farm Service Agency) and offers lodging, equipment storage, farmland, and recreational waterfowl hunting opportunities all in one package. Access is all-weather and considered great from Arkansas State Highway 277, and rural utilities are onsite and available. Historically, the crop planting rotation has consisted of rice and soybeans.		
<b>Location:</b>	The property is located one mile from the community of Pea Ridge in eastern Desha County, Arkansas.		
	<u>Mileage Chart</u>		
	Dumas, AR	12 miles	
	Monticello, AR	43 miles	
	Pine Bluff, AR	51 miles	
	Monroe, LA	127 miles	
<b>GPS Coordinates:</b>	33.9105924/91.3358876		
<b>Acreage:</b>	108.93 +/- acres (Source: Farm Service Agency)		
<b>Access:</b>	Frontage along Arkansas State Highway 277		
<b>Irrigation:</b>	One electric well (8 inch discharge) - existing One electric well (6 inch discharge) - on order to be installed		
<b>Improvements:</b>	Single family residence (1970-era construction) - 1,050 square feet, heated and cooled, with a 24'x24' north carport and a 20'x24' south carport.  Open-sided equipment storage shed - 60'x120'		
<b>Real Estate Taxes:</b>	<u>Parcel Number</u>	<u>Acreage</u>	<u>Est. Real Estate Tax</u>
	000-02016-000	107.15	\$1,040.99
	001-02018-001	2.07	\$231.34
	Total	109.22	\$1,272.33
<b>Mineral Rights:</b>	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.		
<b>Farming Contract:</b>	Annual 75/25 crop share		

## PROPERTY SUMMARY

**Offering Price:**

Option 1: Farmland and recreational lands (no house/shed)  
106.93 +/- acres: \$453,000.00

Option 2: House and shed only  
2.0 +/- acres: \$75,000.00

Option 3: All lands + house and shed  
108.93 +/- acres: \$528,000.00

**Contact:**

Any questions concerning this offering or to schedule a property tour should be directed to Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc.

## OWNERSHIP MAP



Date Created: 4/9/2021

Created By: DataScoutPro

via DataScout OneMap

1 inch = 609 feet

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.

<http://www.datascoutpro.com/>



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



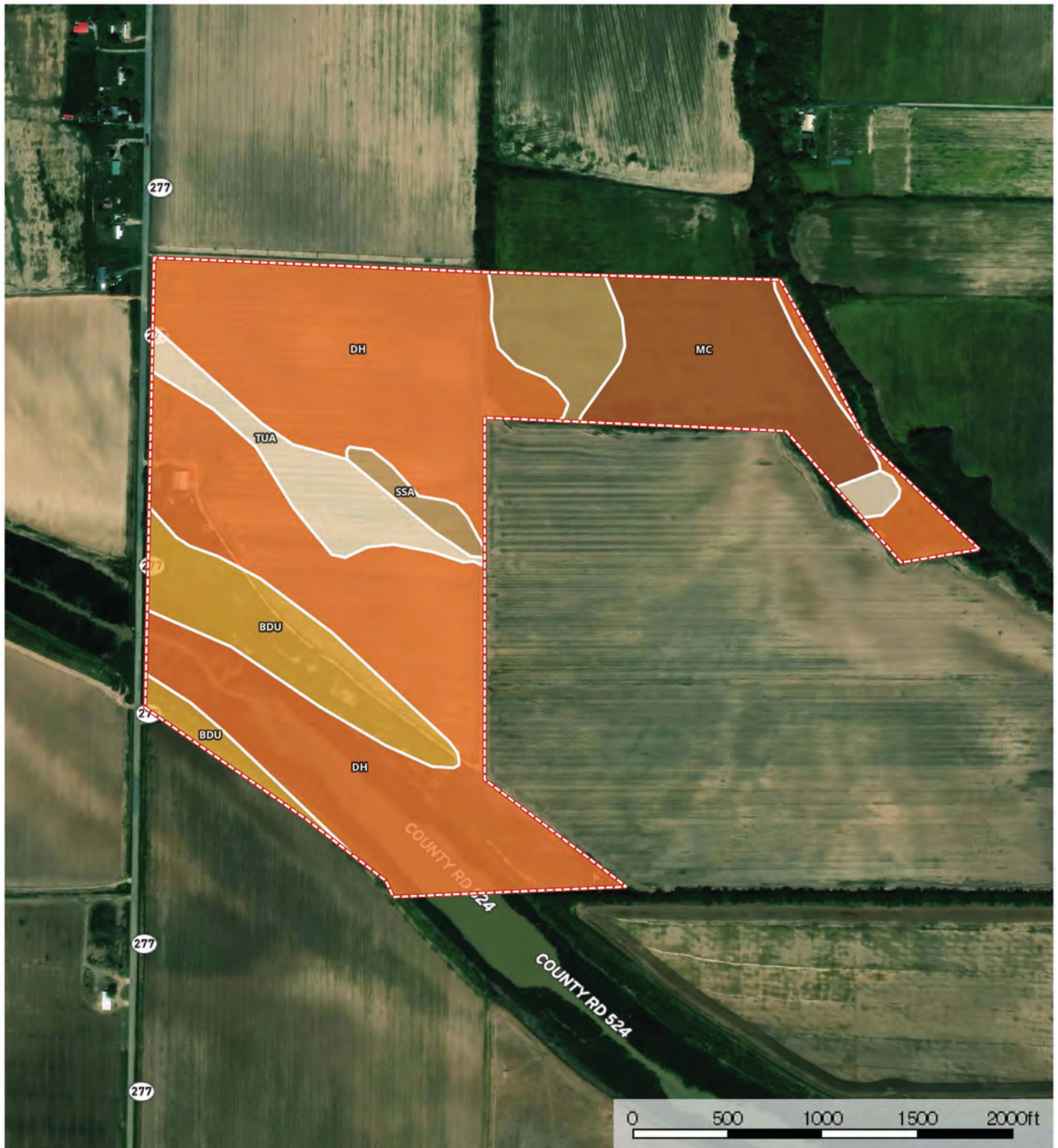
Well Dump Distance Direction Boundary Boundary


Sindy Cruthis

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# SOIL MAP



 Boundary

Sindy Cruthis

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## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
SsA	Sharkey and Desha clays, 0 to 1 percent slopes	7.8	6.9	3w
Dh	Desha clay, 0 to 1 percent slopes, rarely flooded	70.8	62.67	3w
TuA	Tunica clay, 0 to 1 percent slopes	7.5	6.66	3w
BdU	Bowdre, Desha, and Robinsonville soils, gently undulating	12.2	10.77	3w
Mc	McGehee silt loam, 0 to 1 percent slopes	14.7	13.0	2w
TOTALS		112.9	100%	2.87

### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



1 2 3 4 5 6 7 8

'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

**FARM: 3030**

Arkansas

U.S. Department of Agriculture

Prepared: 4/7/21 1:57 PM

Desha

Farm Service Agency

Crop Year: 2021

Report ID: FSA-156EZ

## Abbreviated 156 Farm Record

Page: 1 of 2

**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.

<b>Operator Name</b>	<b>Farm Identifier</b>	<b>Recon Number</b>
S AND L FINCH FARMS PARTNERSHIP		2020 - 30

**Farms Associated with Operator:**  
205, 418, 2586, 2862, 2955, 3031, 3043

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

**CRP Contract Number(s):** None

<b>Farmland</b>	<b>Cropland</b>	<b>DCP Cropland</b>	<b>WBP</b>	<b>WRP</b>	<b>EWP</b>	<b>CRP Cropland</b>	<b>GRP</b>	<b>Farm Status</b>	<b>Number of Tracts</b>
108.93	83.63	83.63	0.0	0.0	0.0	0.0	0.0	Active	1

<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	83.63	3.23	0.0

		<b>ARC/PLC</b>			
<b>PLC</b>	<b>ARC-CO</b>	<b>ARC-IC</b>	<b>PLC-Default</b>	<b>ARC-CO-Default</b>	<b>ARC-IC-Default</b>
WHEAT, RICE-LGR, RICE-MGR	SOYBN	NONE	NONE	NONE	NONE

<b>Crop</b>	<b>Base Acreage</b>	<b>PLC Yield</b>	<b>CCC-505 CRP Reduction</b>
WHEAT	24.19	67	0.00
SOYBEANS	23.22	38	0.00
RICE-LONG GRAIN	38.6	5873	0.00
RICE-MED GRAIN	0.85	6075	0.00
<b>Total Base Acres:</b>	86.86		

**Tract Number:** 7867      **Description**

**FSA Physical Location :** Desha, AR

**ANSI Physical Location:** Desha, AR

**BIA Range Unit Number:**

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

**Recon Number**  
2020 - 29

**Wetland Status:** Tract does not contain a wetland

**WL Violations:** None

<b>Farmland</b>	<b>Cropland</b>	<b>DCP Cropland</b>	<b>WBP</b>	<b>WRP</b>	<b>EWP</b>	<b>CRP Cropland</b>	<b>GRP</b>
108.93	83.63	83.63	0.0	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>
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# FARM SERVICE AGENCY

**FARM: 3030**

**Prepared:** 4/7/21 1:57 PM

**Crop Year:** 2021

**Page:** 2 of 2

**Arkansas**

**Desha**

**Report ID: FSA-156EZ**

**U.S. Department of Agriculture**

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RICE-MED GRAIN	0.85	6075	0.00
SOYBEANS	23.22	38	0.00
<b>Total Base Acres:</b>	86.86		

**Owners:** D & D SPORTS

**Other Producers:** None



# 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

Imagery Year: 2019

2021 Program Year

Map Created October 13, 2020

**Farm 3030**

**Tract 7867**

Tract Cropland Total: 83.63 acres

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).



# HIGHWAY FRONTAGE











## WATERFOWL HUNTING OPPORTUNITIES











CAN BE PURCHASED SEPARATELY



CAN BE PURCHASED SEPARATELY



NOTES

[illegible]



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