

ROUNDAWAY FARMS

CHICOT COUNTY, AR

1,189.35 +/- Acres



Offered By



Ag Land
Management
GROUP LLC

1114 Halle Park Circle
Collierville, TN 38017

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ROUNDAWAY FARMS

Chicot County, AR

Description: Roundaway Farms is an investment grade farmland property in Chicot County, AR. This is a large, contiguous farm with great property boundaries. All tillable acres on the farm are irrigated and precision leveled. There are five relifts, two wells, and a 54-acre reservoir providing irrigation water.

Location: The farm is located seven (7) miles west of Lake Village and four (4) miles east of Montrose on Highway 82. The southern boundary of the property is Highway 82, the eastern boundary is State Highway 293, and the western boundary is Big Bayou.

Acres: There are 1,189.35 tax acres on the property. 1,060.88 acres are tillable according to FSA documents. All tillable acres on the farm have been precision leveled and are irrigated. The farm is well-maintained and drains well.

FSA Farm: 3545 & 3546

FSA Base:	<u>Crop</u>	<u>Acres</u>	<u>PLC Yield</u>
	Wheat	220.5	38
	Grain Sorghum	60.2	51
	Soybeans	34.1	38
	Rice-Long Grain	759.7	5,927

Soils: The soils are all Class III. The soils are Perry Clay which is well suited for rice and soybean production.

Lease: The property is leased for the 2021 crop year but will end after harvest.

Improvements: The farm has a 54-acre reservoir, five (5) relifts, and two (2) wells.

Sales Price: \$6,000,000

Showing:

By appointment only. For appointment please contact:

Steve Brunson

Ag Land Management Group, LLC

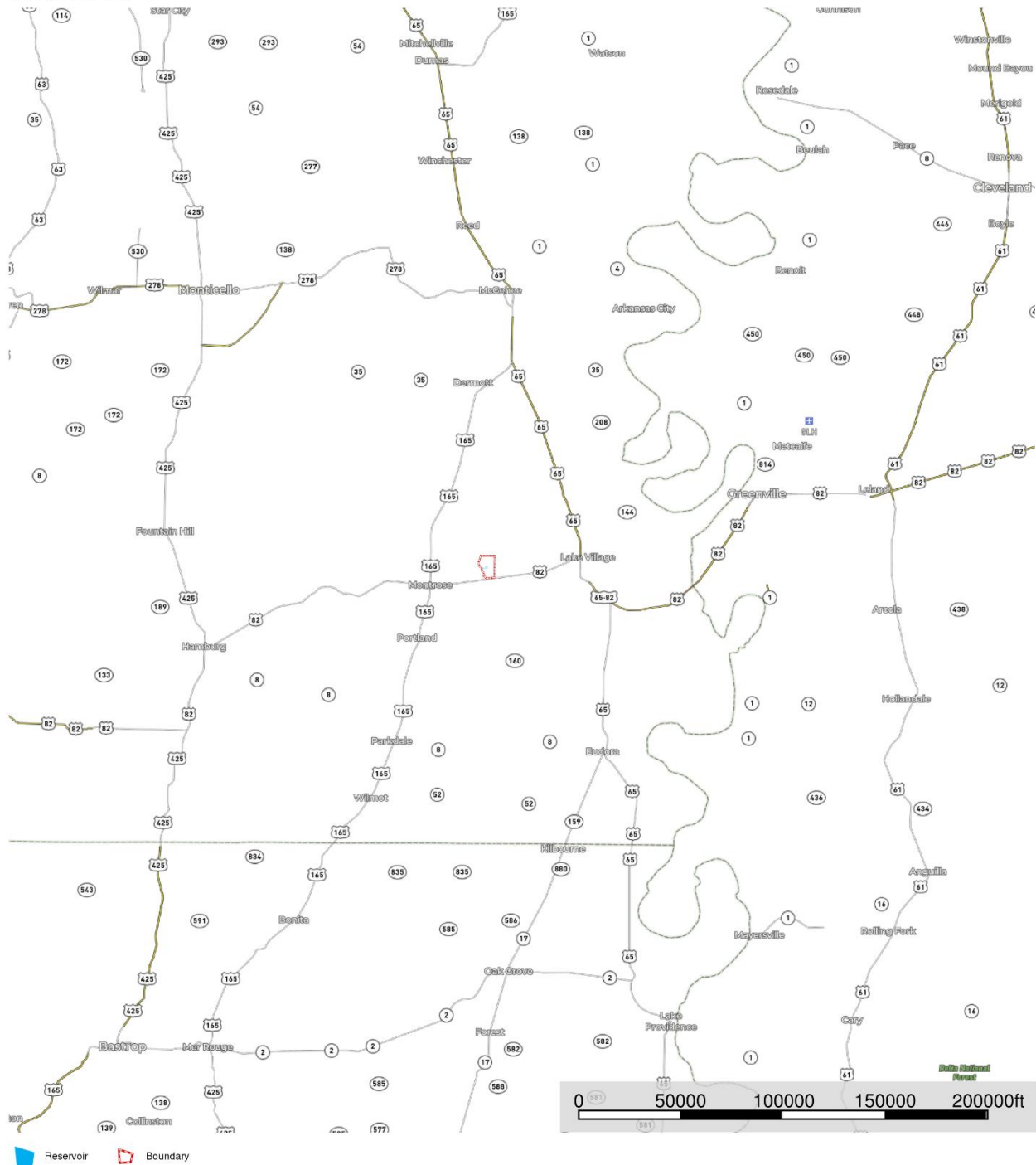
1114 Halle Park Circle

Collierville, TN 38017

901-850-5303

LOCATION MAP

Roundaway Chicot
Arkansas, AC +/-

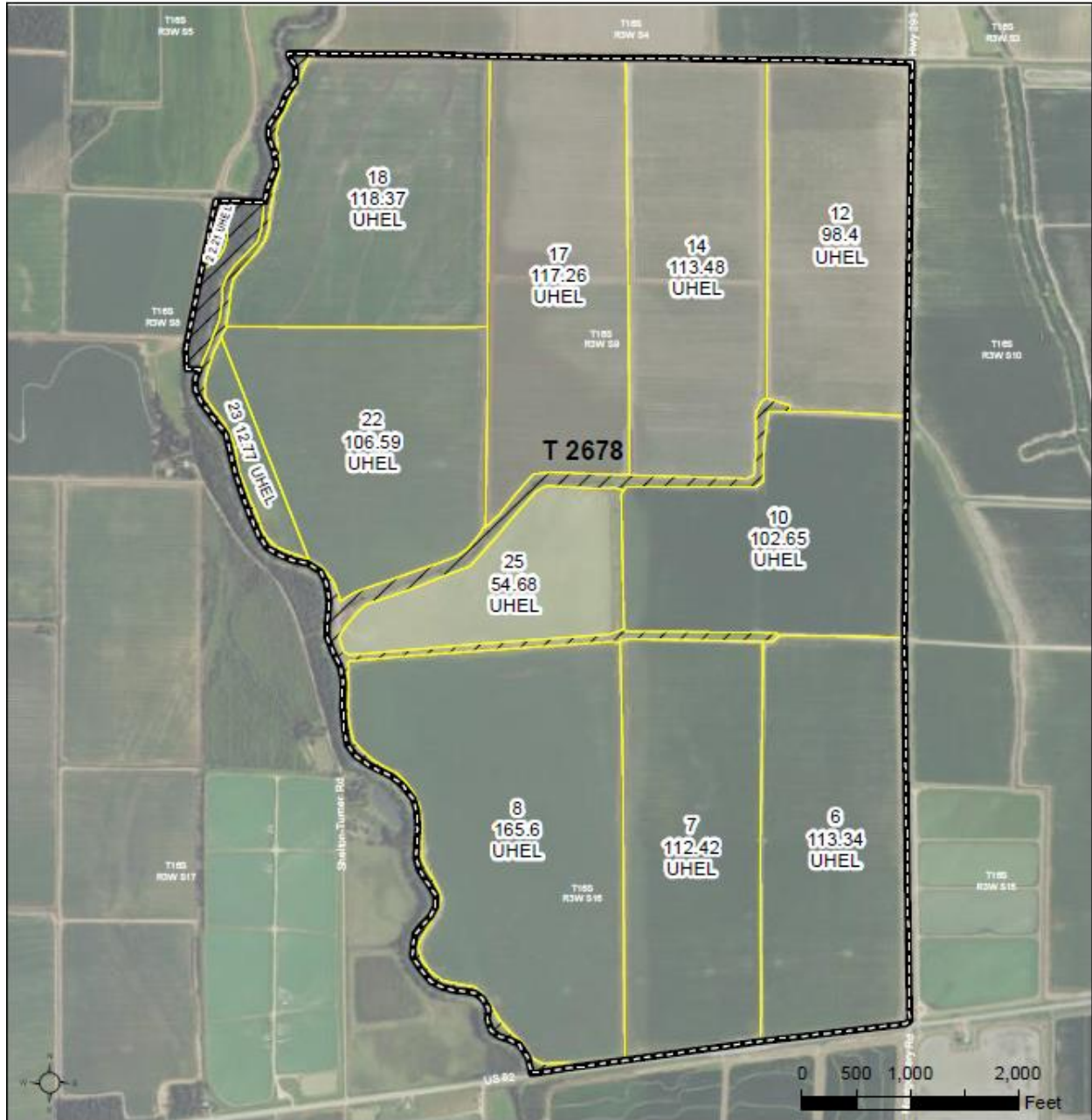


FSA AERIAL MAP



United States
Department of
Agriculture

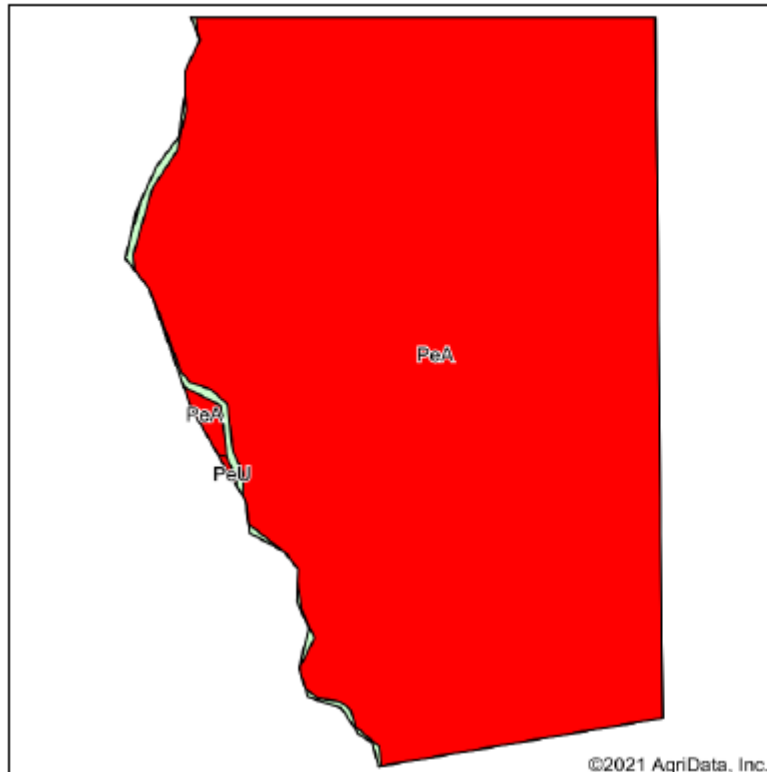
Chicot County, Arkansas



2018 Program Year
Map Created September 19, 2017

SOILS MAP

Soils Map



Soils data provided by USDA and NRCS.

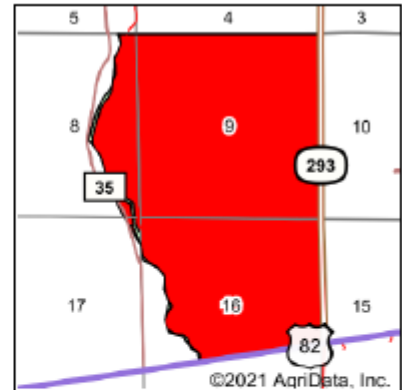
Area Symbol: AR017, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Cotton lint	Grain sorghum	Rice Irrigated	Soybeans	*n NCCPI Overall
PeA	Perry clay, 0 to 1 percent slopes	1168.00	99.0%		Illw	428	59	117	27	48
W	Water	11.21	1.0%							
PeU	Perry clay, 1 to 3 percent slopes	0.58	0.0%		Illw	404	55	111	26	48
Weighted Average						423.9	58.4	115.9	26.7	*n 47.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

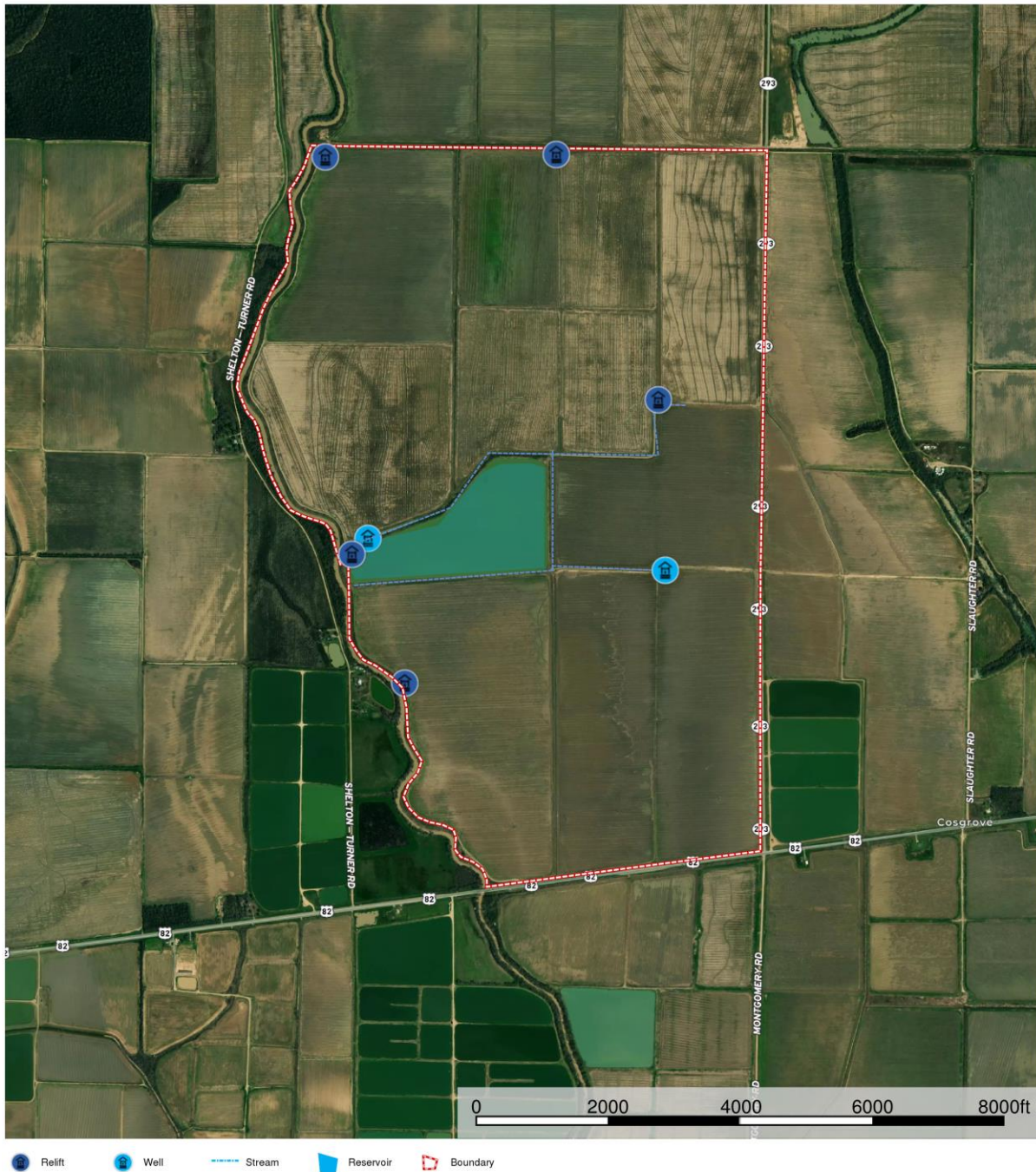


State: **Arkansas**
 County: **Chicot**
 Location: **16-16S-3W**
 Township: **Carlton**
 Acres: **1179.79**
 Date: **4/22/2021**



AERIAL MAP

Roundaway Chicot
Arkansas, AC +/-



Daniel Spencer
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<https://mapright.com/ranching/maps/f92c20e56d9d54ff89d1d592c9183b7e/share>