



**PRICE REDUCED**

OFFERED FOR SALE

## **LICK CREEK**

**An Agricultural and Recreational Investment Opportunity**

1,380 (+/-) Acres • Phillips 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.

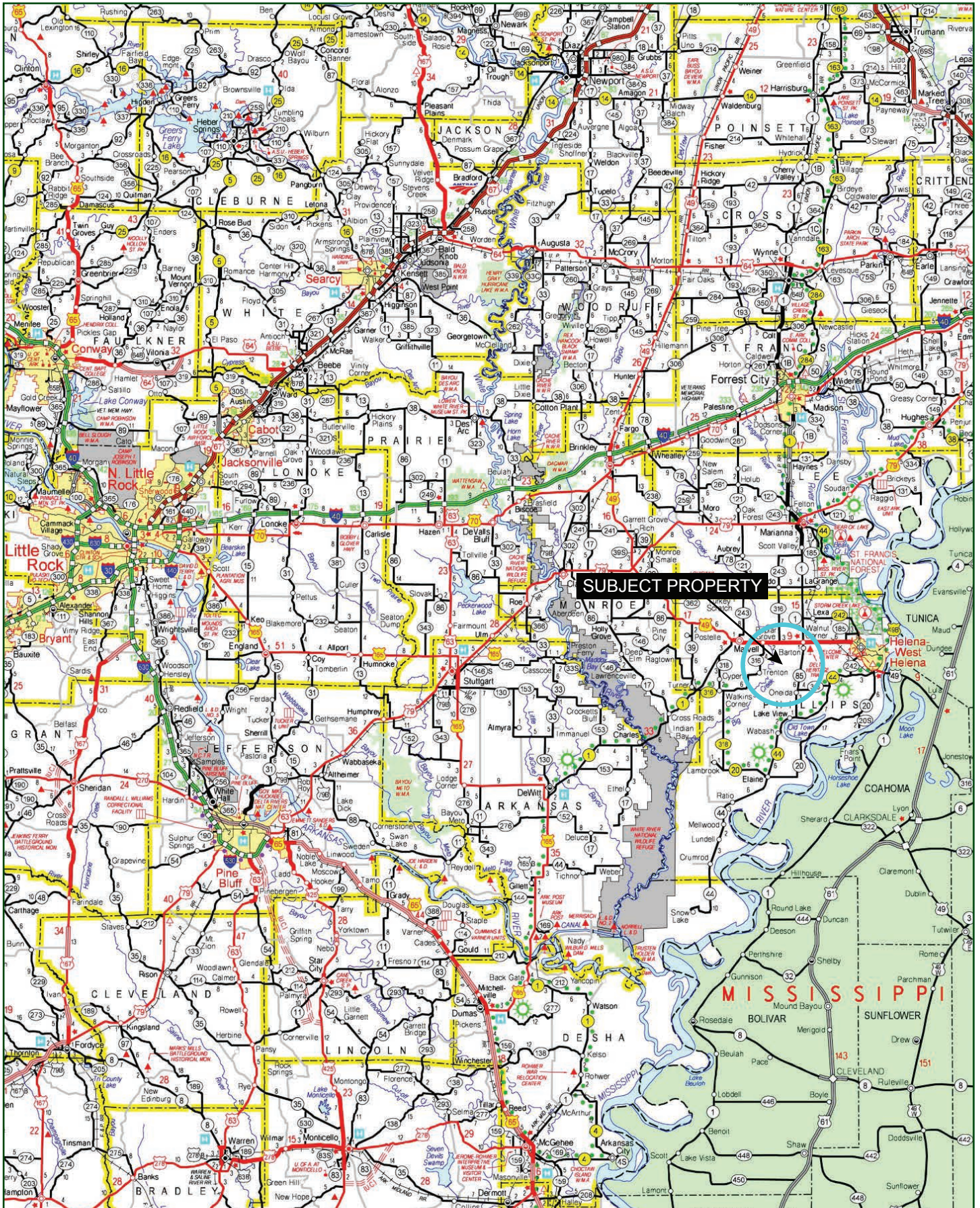
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for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

### **Description:**

The Lick Creek tract consists of 1,380 +/- acres offering an agricultural and recreational investment opportunity located in Phillips County, Arkansas just south of the town of Barton. The property consists of both Wetland Reserve Easement (WRE) lands and cultivatable farmland along with a nice accommodating lodge.

The Wetland Reserve Easement (WRE) lands consist of 990 +/- acres located just south of County Road 350 and begins just over 100 yards from the front door of the lodge. Just past the gate entrance, a 17 +/- acre pond is present and has been generously stocked with catfish and bream. A six (6) inch electric submersible well allows for consistency in the management of the pond. Just past the pond down the road is a steel arched bridge over Lick Creek that was added in 2019, which offers excellent access to the numerous hunting locations by ATV/UTV. The WRE lands at Lick Creek are unique, as they were designed with the waterfowler in mind. Within the approximately 990 +/- acres of WRE, 243 +/- acres have been specifically designed into moist soil units (MSU). There are numerous tree lines, islands and areas of bank cover throughout the WRE that allows the hunter to easily move to where the ducks want to be. Irrigation exists via two (2) diesel turbine wells that are linked to risers by underground pipe. This gives the property owner the ability to flood many of the moist soil areas during dry years. There are also excellent deer hunting opportunities throughout the property.

The cultivatable farmland, approximately 346.9 acres, is located to the north of County Road 350. Of the cultivatable farmland, 220 +/- acres are irrigated by three (3) 6" electric submersible wells. Two of the wells irrigate by row water and the other by center pivot. The majority of row crops can be grown on the cultivatable ground. Behind the lodge, there is an 8 +/- acre field that has been planted in sunflowers and in recent years has been used as a dove field. Its close proximity to the lodge offers a "bonus" to the recreational aspect of this property.

The very well-designed and comfortable lodge at Lick Creek is situated on a secluded and tree-shaded four (4) +/- acre site, and has approximately 3,800 square feet under roof, 2,500 square feet of which is heated and cooled. It is configured with four bedrooms and four and a half bathrooms. There is a large open concept living area and kitchen that splits the bedrooms two and two. Additionally, there are two 600 square foot hunting/storage shops on each end which can be accessed internally or from the outside by single entry or roll up doors. The like-new lodge, constructed in 2018, is good quality steel beam construction with metal exterior walls and roof on a concrete slab. All interior walls are insulated to provide sound reduction and climate control, and the interior ceiling height is 10 feet. On the west side of the lodge is a comfortable 600 square foot painted wood frame pavilion/fire pit area, and a 4 bay dog pen.



## PROPERTY SUMMARY

<b>Location:</b>	Phillips County, Arkansas; East Central Region of Arkansas  Mileage Chart <hr/> <table><tr><td>Memphis, TN</td><td>75 miles</td></tr><tr><td>Oxford, MS</td><td>85 miles</td></tr><tr><td>Jonesboro, AR</td><td>95 miles</td></tr><tr><td>Little Rock, AR</td><td>110 miles</td></tr></table>	Memphis, TN	75 miles	Oxford, MS	85 miles	Jonesboro, AR	95 miles	Little Rock, AR	110 miles
Memphis, TN	75 miles								
Oxford, MS	85 miles								
Jonesboro, AR	95 miles								
Little Rock, AR	110 miles								
<b>Acreage:</b>	1,380.22 total acres (source: Farm Service Agency) <ul style="list-style-type: none"><li>• 990.20 easement acres (source: Natural Resource &amp; Conservation Service)</li><li>• 346.9 cropland acres (source: Farm Service Agency)</li></ul> <i>*13.42 acres showing in current FSA data are not seller-owned.</i>								
<b>Access:</b>	County Road 350								
<b>Farm Service Agency:</b>	Please see Farm Service Agency (FSA) 156EZ included within this brochure which details crop bases and PLC yields.								
<b>Irrigation:</b>	Four (4) 6" electric submersible wells Two (2) 10" diesel turbine wells <i>*The center pivot and electric pivot motor are tenant-owned.</i>								
<b>Improvements:</b>	Lodge: 3,800 SF under roof; 2,500 SF heated and cooled; 4 bedrooms and 4.5 bathrooms, open concept living area and kitchen; metal exterior and roof on concrete slab; 10 foot ceiling height.  Two (2) 600 SF hunting/storage shops on each end of the lodge; accessed internally or from the outside by single entry or roll up doors.  600 SF pavilion/fire pit area  4 dog pens								
<b>Soils:</b>	Class II 42% Class III 53% Class IV 5%								
<b>Farm Lease:</b>	Leased on cash rent through 2022.								

## PROPERTY SUMMARY

**Real Estate Taxes:**

Parcel Number	Acreage	Est. Real Estate Tax
001-04802-000	80.00	\$703.00
001-04803-000	60.00	\$523.00
000-04806-000	7.00	\$64.00
001-04918-000	174.00	\$897.00
001-04917-000	320.00	\$1,654.00
001-04827-000	20.00	\$87.00
001-04829-000	38.00	\$343.00
001-04913-000	40.00	\$307.00
001-04914-000	143.18	\$314.00
001-04916-000	80.00	\$303.00
001-04956-000	320.00	\$872.00
001-04945-000	80.00	\$141.00
Total	1362.18	\$6,208.00

**Mineral Rights:**

All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

**Offering Price:**

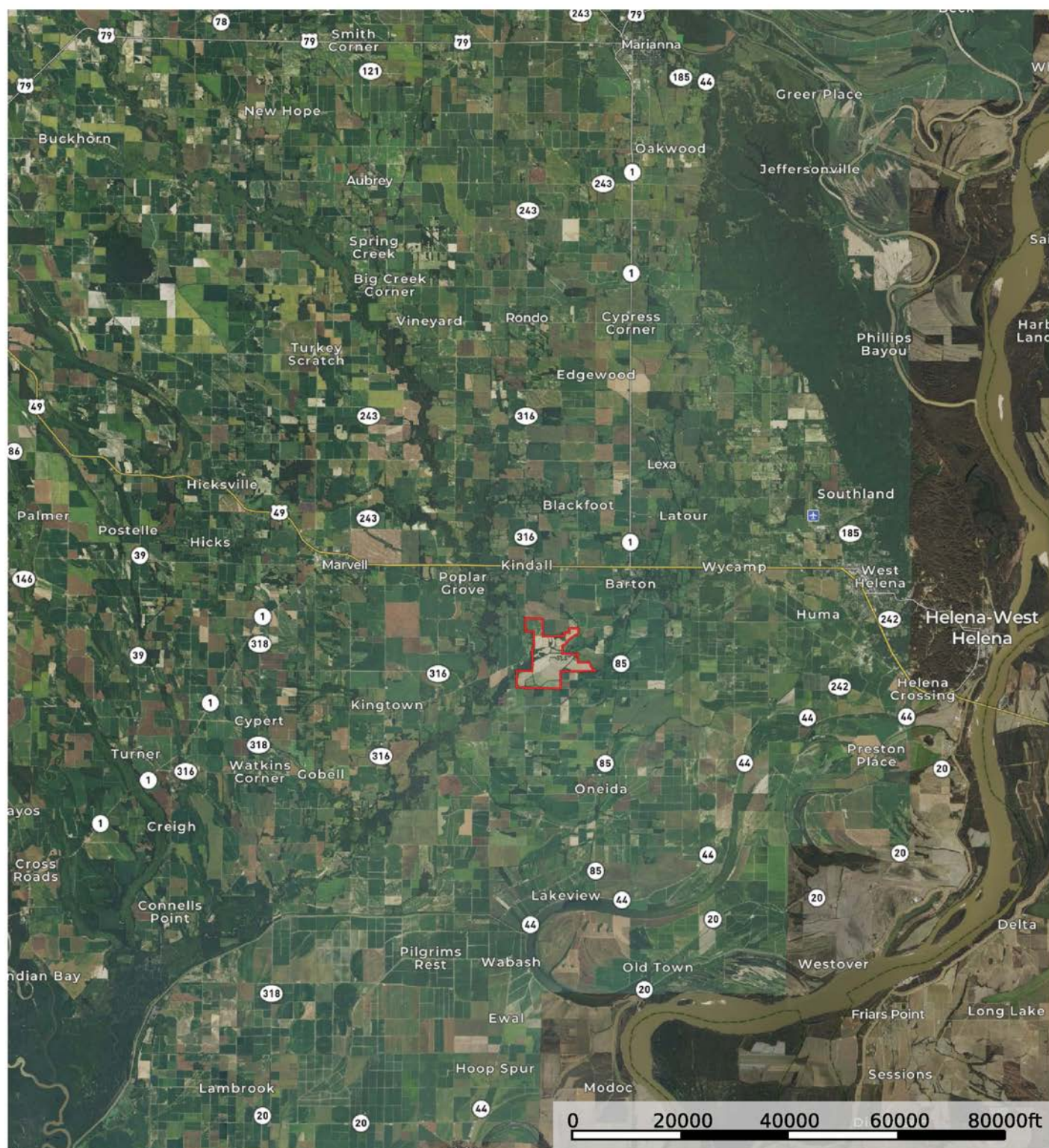
**REDUCED TO \$3,560,400.00 (\$2,580.00 per acre)**

**Contact:**

Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Trey Morris (mobile: 870-338-1385) of Lile Real Estate, Inc.

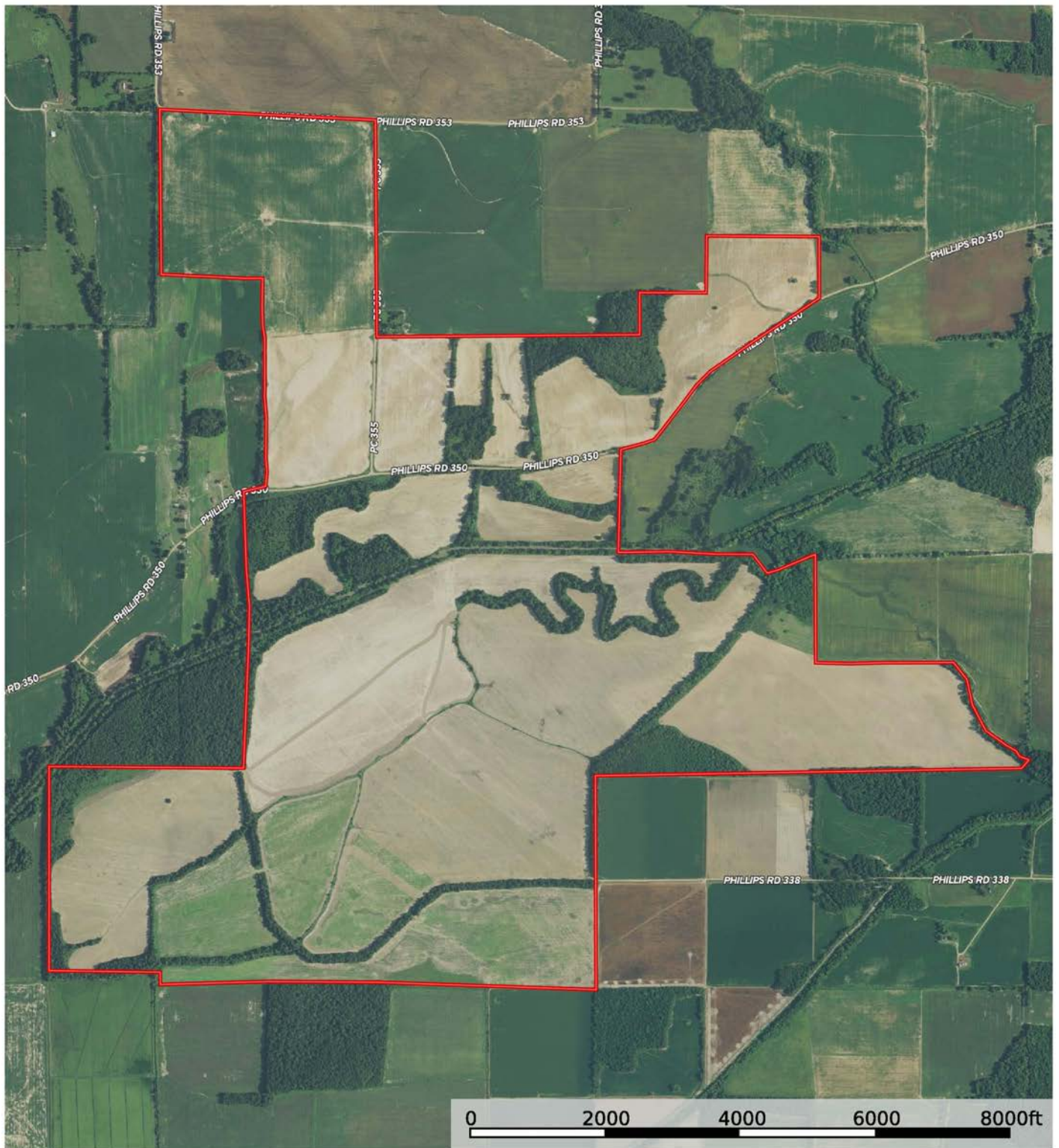


AERIAL MAP I



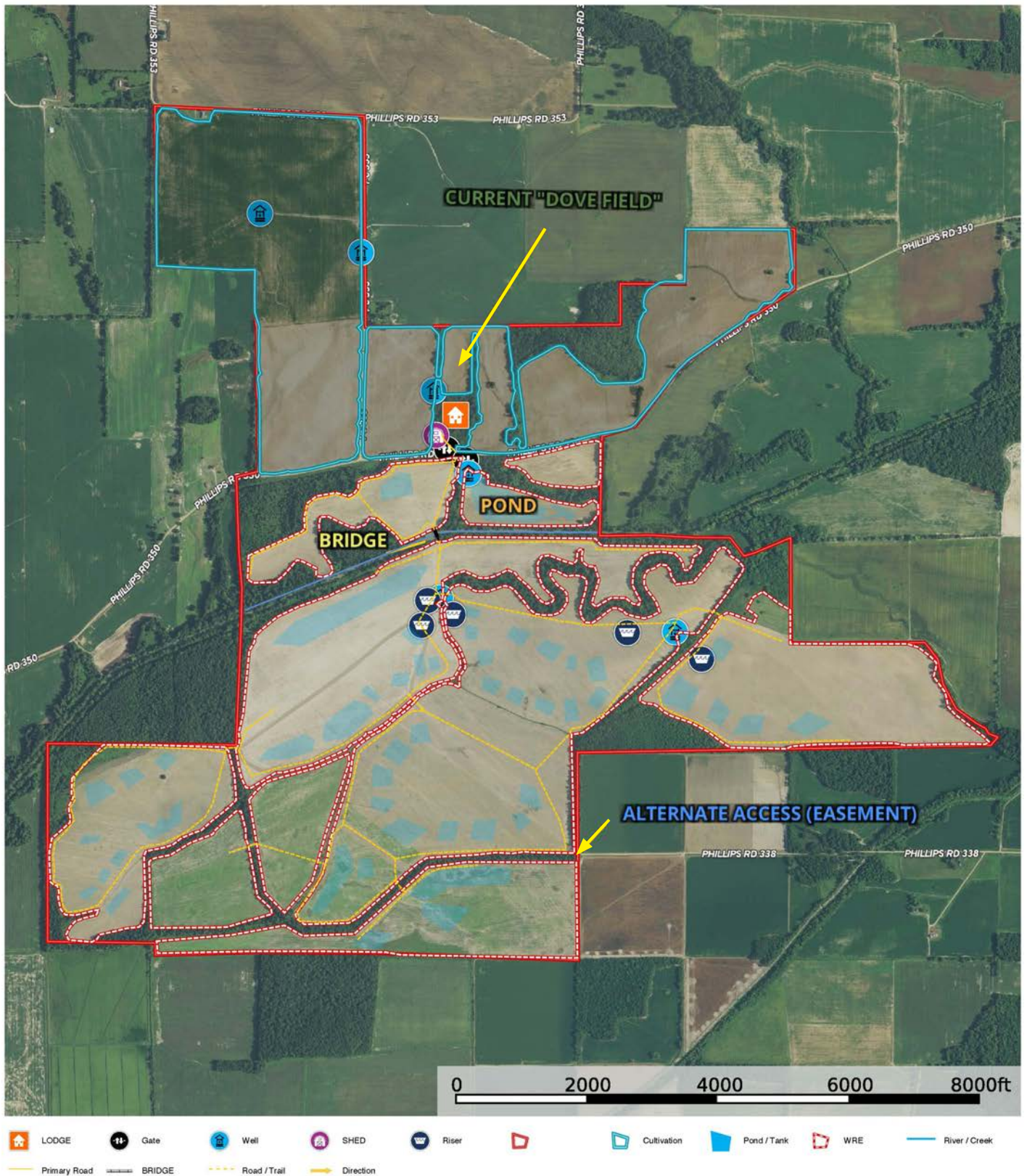


## AERIAL MAP II

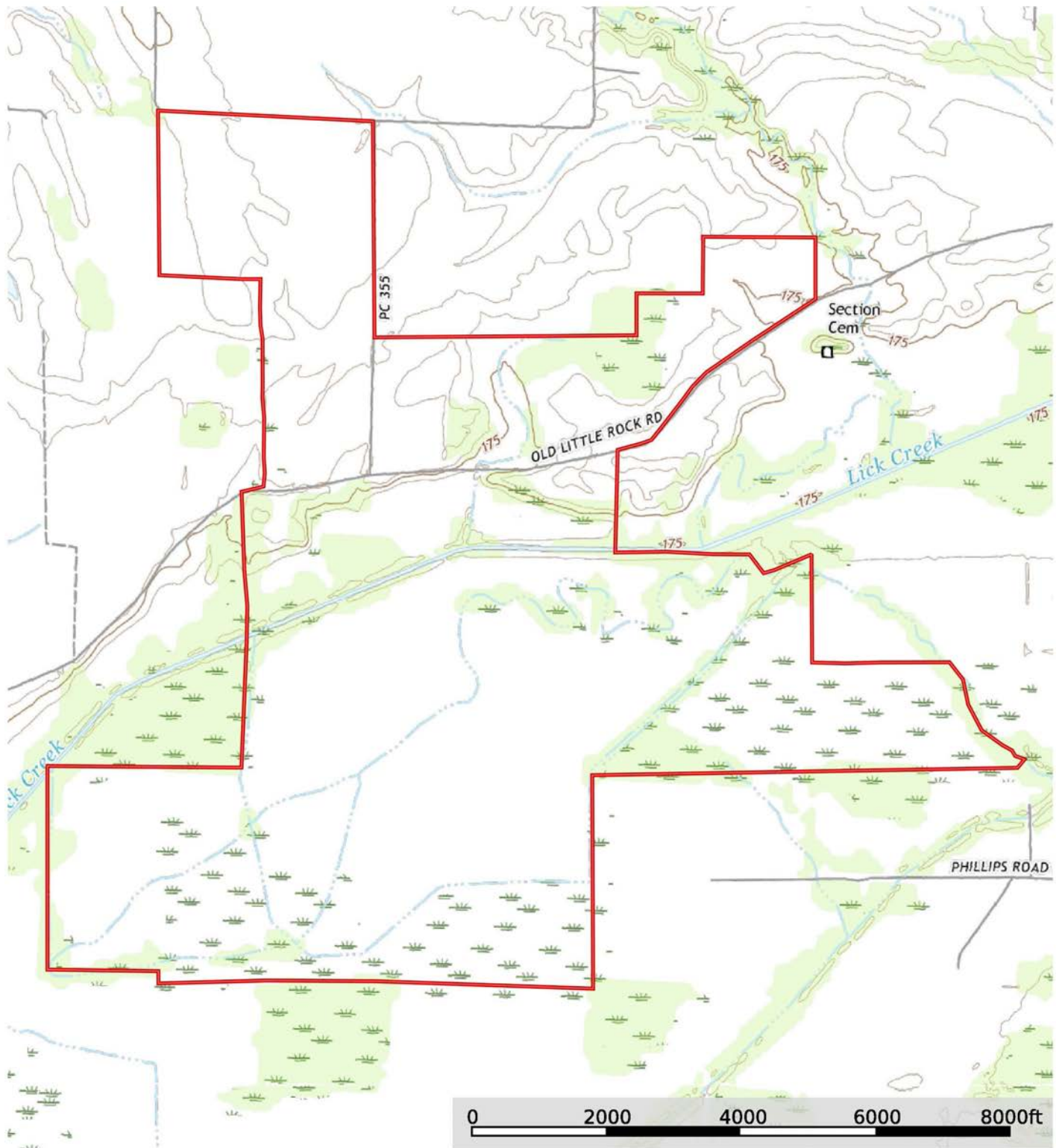




# DETAILED AERIAL MAP

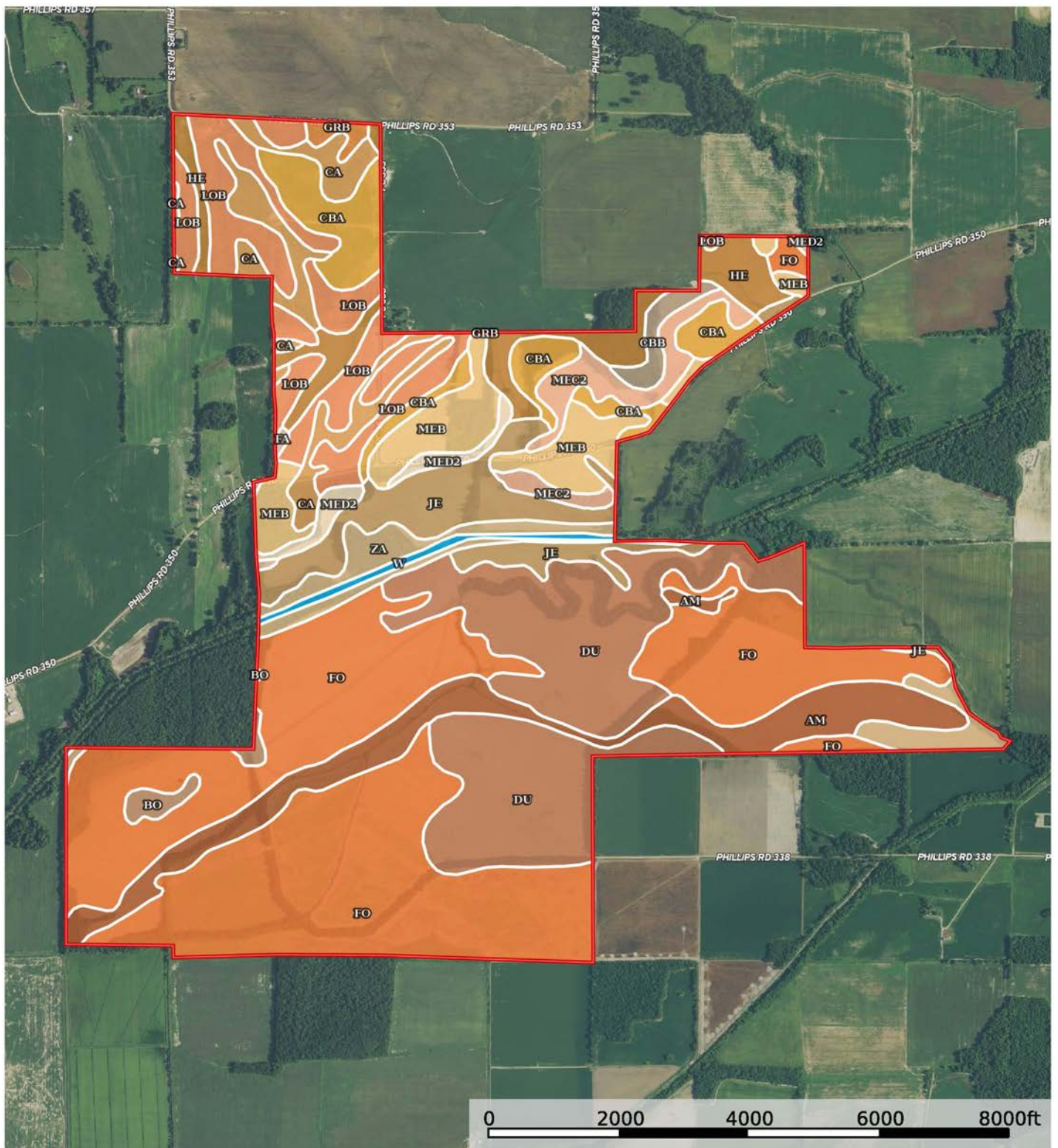


# TOPOGRAPHY MAP





# SOIL MAP



## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Je	Jeanerette silt loam	79.5	5.78	2w
Fo	Foley silt loam	481.3	34.97	3w
MeD2	Memphis silt loam, 8 to 12 percent slopes, eroded	13.7	0.99	4e
CbA	Calloway silt loam, 0 to 1 percent slopes	68.4	4.97	2w
Am	Amagon silt loam	99.9	7.26	3w
CbB	Calloway silt loam, 1 to 3 percent slopes	10.4	0.75	2e
MeC2	Memphis silt loam, 3 to 8 percent slopes, eroded	32.6	2.37	3e
LoB	Loring silt loam, 1 to 3 percent slopes, west	107.6	7.81	2e
MeB	Memphis silt loam, 1 to 3 percent slopes	69.8	5.07	2e
He	Henry silt loam, 0 to 1 percent slopes	57.1	4.15	3w
Du	Dundee silt loam, 0 to 1 percent slopes	225.9	16.42	2w
GrB	Grenada silt loam, 1 to 3 percent slopes	5.2	0.38	2e
Ca	Calhoun silt loam	54.2	3.94	3w
Bo	Bonn silt loam	9.1	0.66	4s
Fa	Falaya silt loam	1.8	0.13	2w
Za	Zachary soils, frequently flooded	50.7	3.68	4w
W	Water	9.1	0.66	-
TOTALS		1376.4	100%	2.62

# FARM SERVICE AGENCY

**FARM: 2483**

Arkansas

U.S. Department of Agriculture

Prepared: 7/19/21 3:54 PM

Phillips

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.

Operator Name					Farm Identifier				
EDOE CORPORATION									
Farms Associated with Operator:									
554									
ARC/PLC G//F Eligibility: Eligible									
CRP Contract Number(s): None									
Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
1393.64	1207.42	1207.42	0.0	846.77	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	360.65	0.0	0.0					
ARC/PLC									
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default				
CORN , RICE-LGR, RICE-MGR	NONE	NONE	NONE	NONE	NONE				

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	70.2	152	0.00
RICE-LONG GRAIN	264.9	5070	0.00
RICE-MED GRAIN	25.2	5070	0.00
<b>Total Base Acres:</b>	360.3		

<b>Tract Number:</b> 7685	<b>Description</b>	
<b>FSA Physical Location :</b> Phillips, AR	<b>ANSI Physical Location:</b> Phillips, AR	
<b>BIA Range Unit Number:</b>		
<b>HEL Status:</b> HEL: conservation system is being actively applied	<b>Recon Number</b>	
<b>Wetland Status:</b> Tract contains a wetland or farmed wetland	2018- 37	
<b>WL Violations:</b> None		

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
1393.64	1207.42	1207.42	0.0	846.77	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	360.65	0.0	0.0			
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
RICE-LONG GRAIN	264.9	5070	0.00				
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**FARM: 2483**

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Page: 2 of 2

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Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	70.2	152	0.00
<b>Total Base Acres:</b>	360.3		

**Owners:** EDOE CORPORATION

MITCHELL FAMILY PARTNERSHIP LTD

**Other Producers:** TOLAR LAKERIDGE FARMS  
B CHASTAIN FARMS

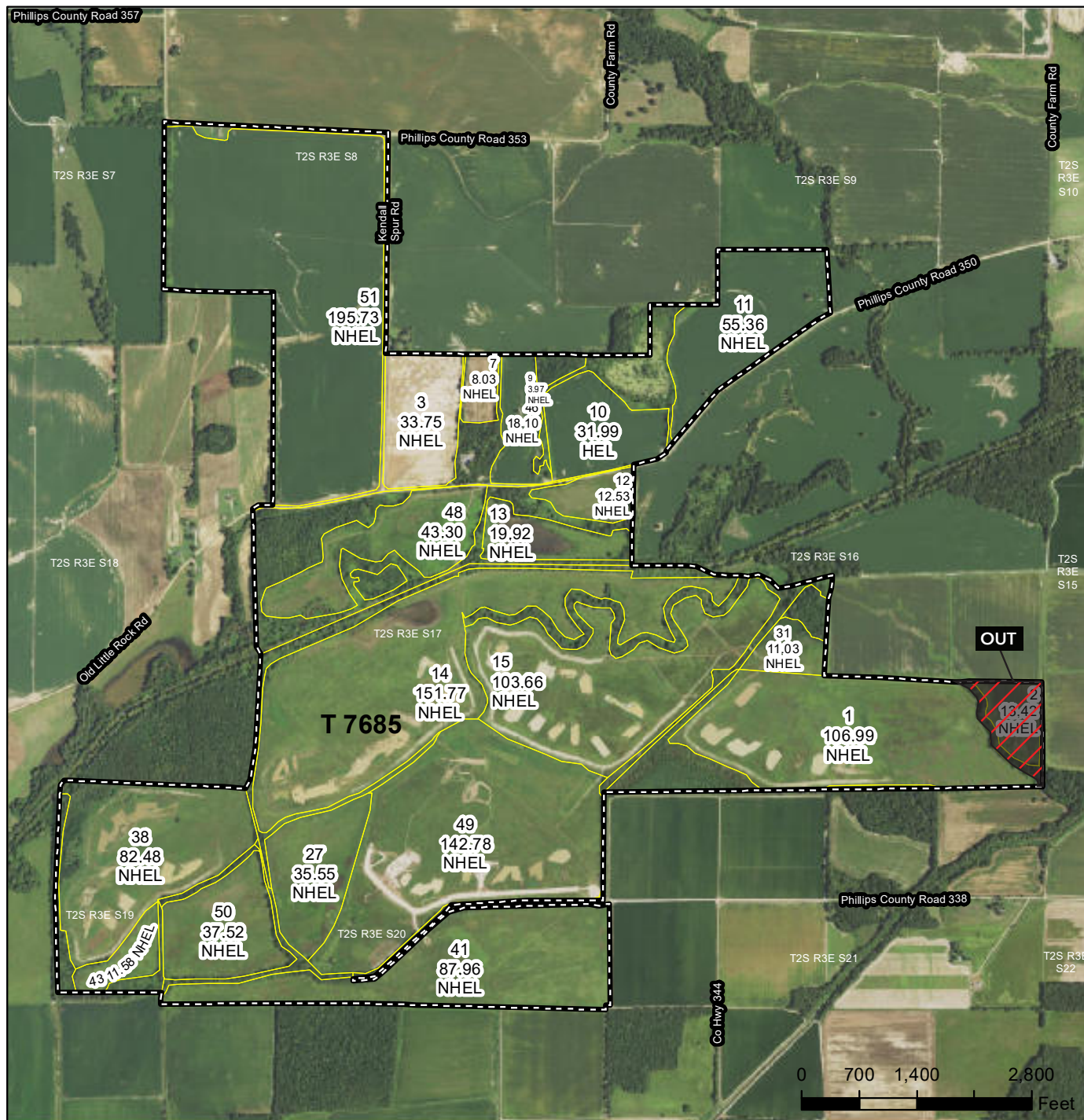
TOLAR, TERRY

# FARM SERVICE AGENCY



United States  
Department of  
Agriculture

Phillips 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 30, 2020

Farm 2483

Tract 7685

Tract Cropland Total: 1207.42 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).

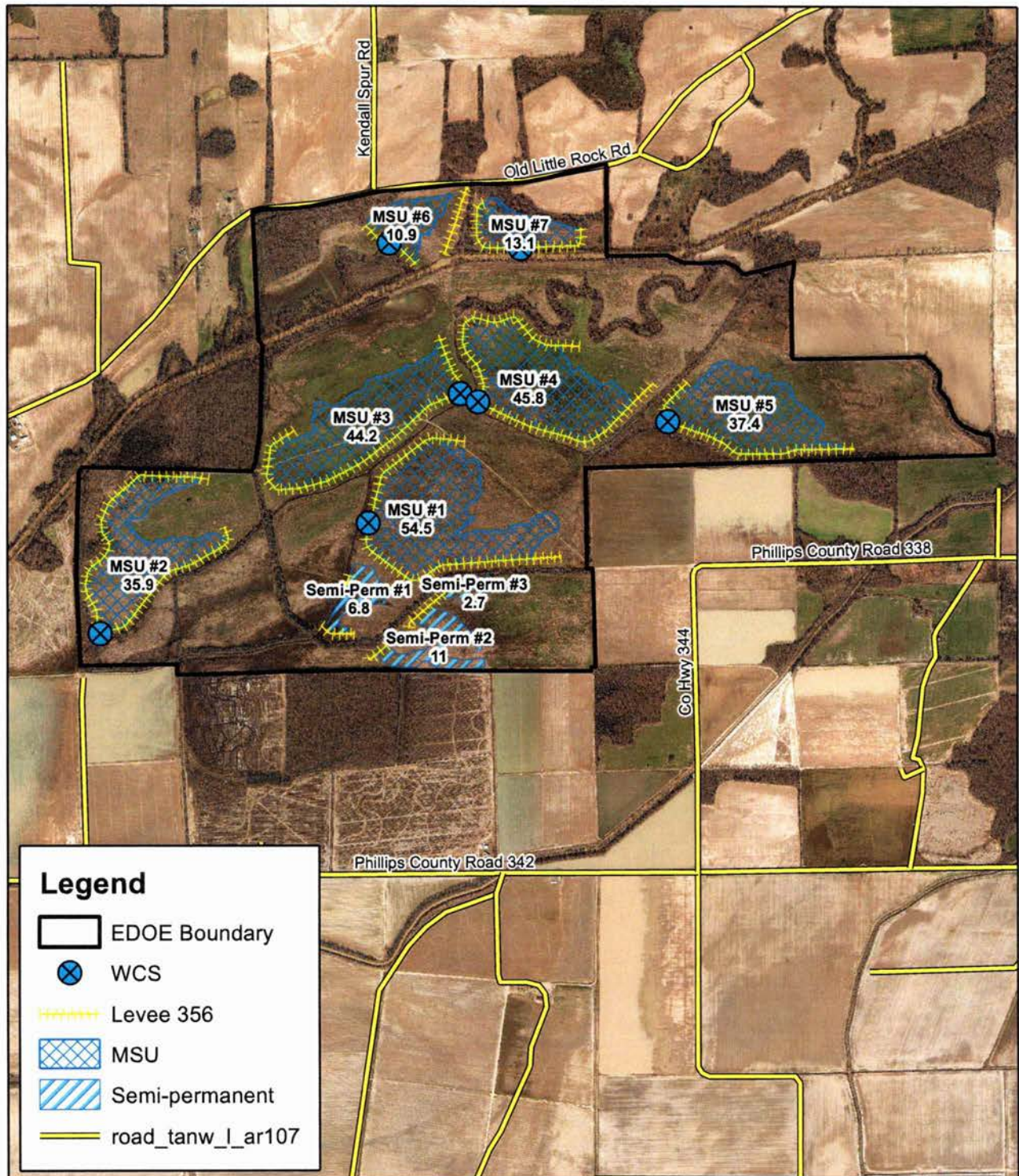


#54-7103-1701-MWD

District: Northeast Area

Field Office: Lonoke TSC

# Moist Soil Units Phillips County., AR



Approximate Acres: 989.19

Orthographic Imagery: 2017



0 500 1,000 2,000 3,000 4,000 Feet



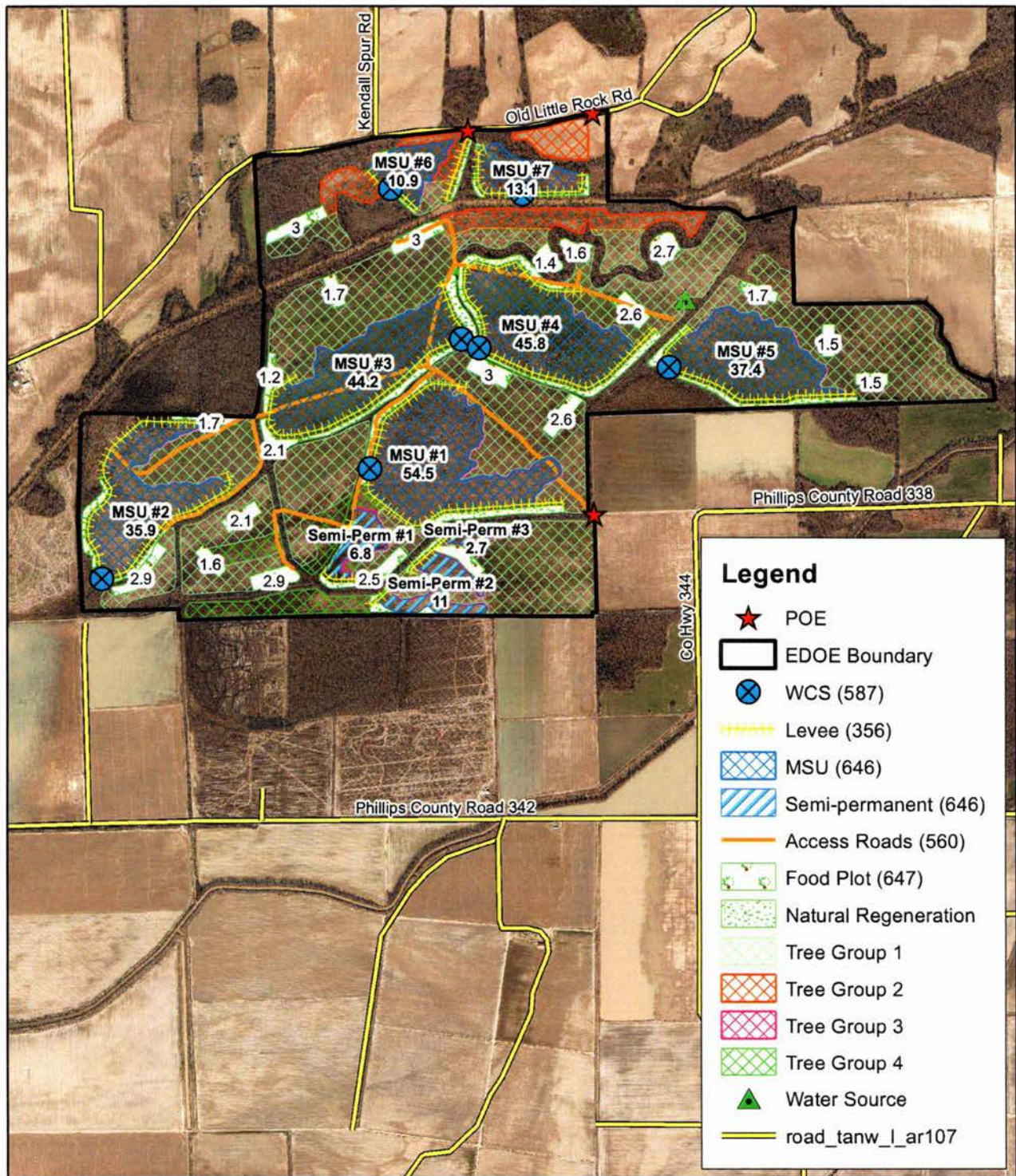


#54-7103-1701-MWD

District: Northeast Area

Field Office: Lonoke TSC

### Practices Applied with Tree Groups Phillips County., AR



0 500 1,000 2,000 3,000 4,000 Feet



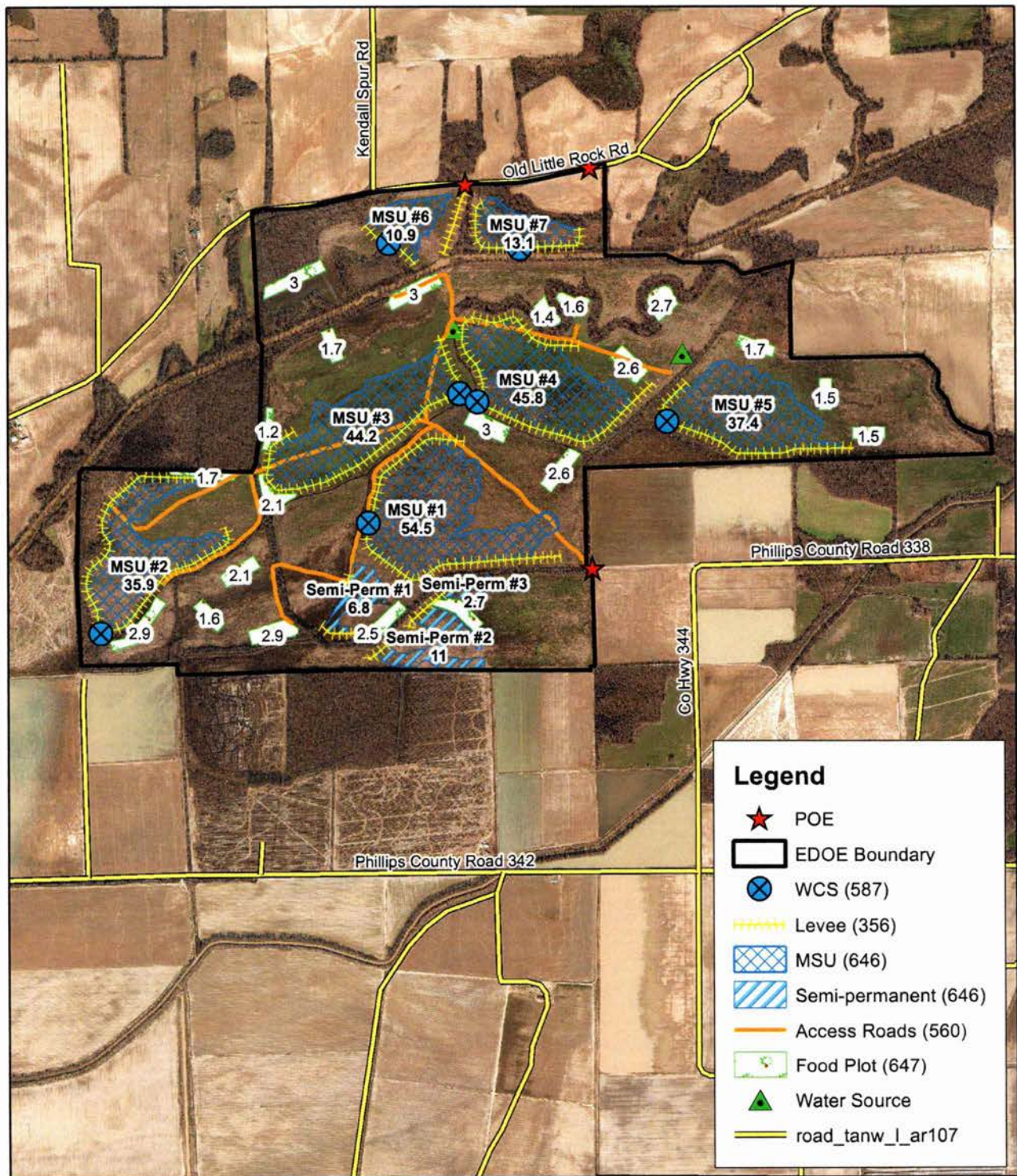


#54-7103-1701-MWD

District: Northeast Area

Field Office: Lonoke TSC

# Practices Applied Phillips County., AR



Approximate Acres: 989.19

Orthographic Imagery: 2017



0 500 1,000 2,000 3,000 4,000 Feet





LICK CREEK

# THE GROUNDS

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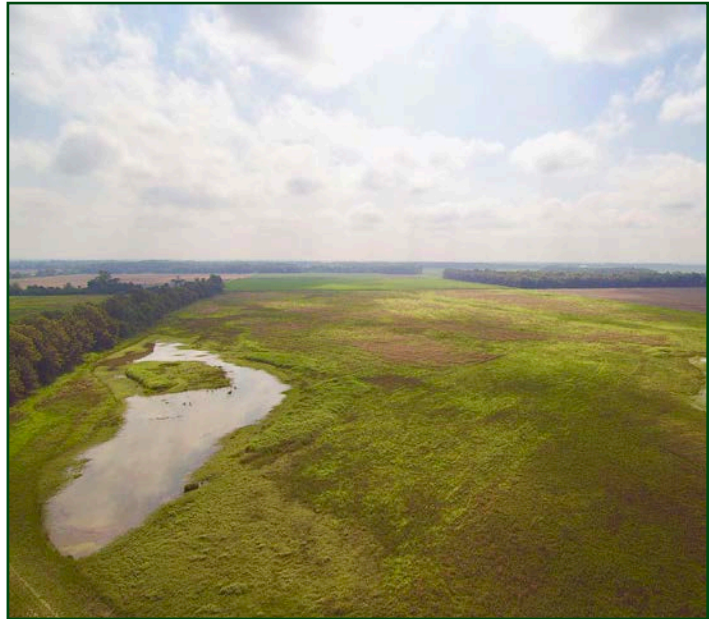










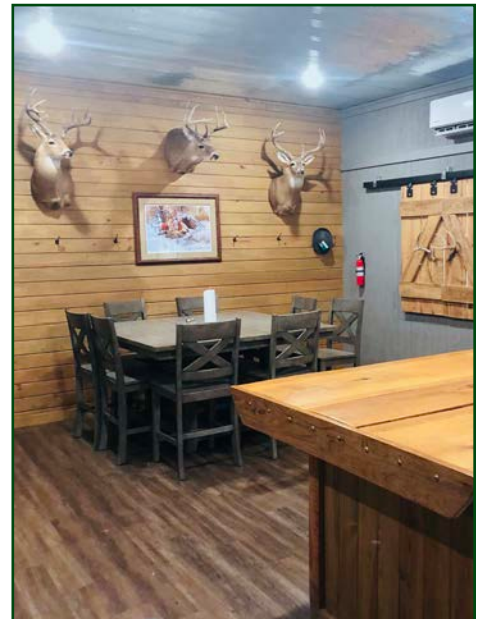


LICK CREEK

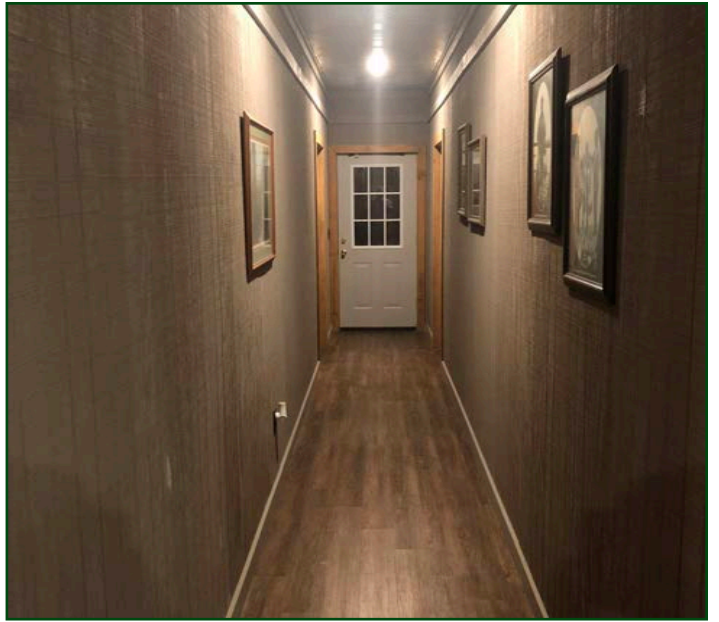
# THE LODGE

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NOTES

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401 Autumn Road | Little Rock, AR 72211  
501.374.3411 (office) | 501.421.0031 (fax)

[info@lilerealestate.com](mailto:info@lilerealestate.com) | [www.lilerealestate.com](http://www.lilerealestate.com)



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