



OFFERED FOR SALE

PETRUS FAMILY FARM

An Agricultural Investment Opportunity

492.25 (+/-) Acres • Prairie County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



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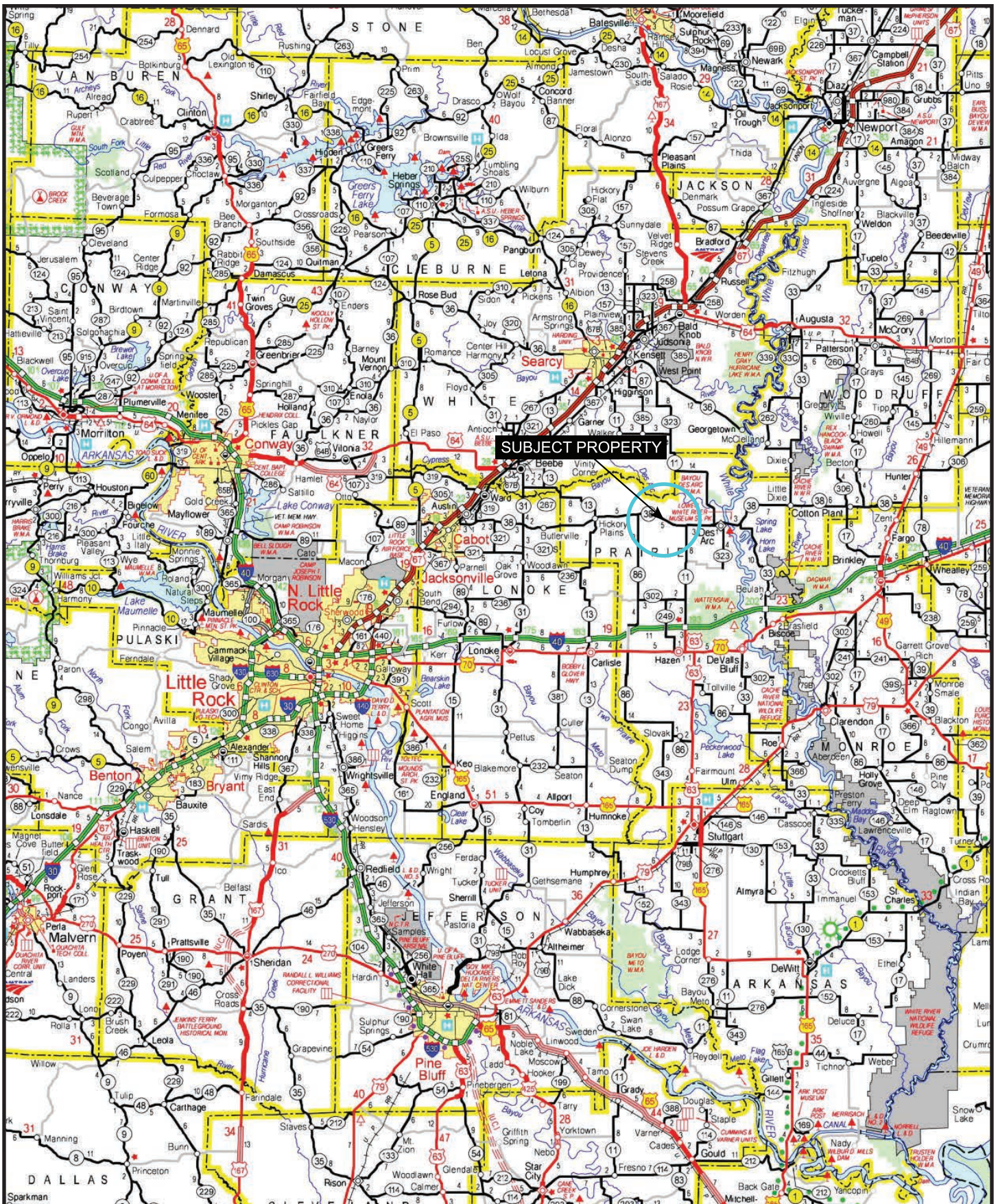
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This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

VICINITY MAP



PROPERTY SUMMARY

Description:

The Petrus Family Farm consists of 492.25 +/- acres, per the Prairie County assessor, in two non-contiguous tracts located west of Des Arc, Arkansas in Prairie County. Arkansas State Highway 38 bisects the main portion of the farm and provides excellent access to both tracts. The Farm Service Agency office reports a total of 456 +/- cropland acres are being planted, all of which are irrigated by 4 wells and 2 re-lifts. The planting history includes a good mix of soybeans, corn, and rice. All of the tillable acreage on the main tract drains back into the tailwater recovery pit, which can be pumped into the 15 +/- acre reservoir for storage. There is also a screw gate that allows you to gravity flow water from the reservoir back into the tail water recovery pit, which can then be picked up by a ten inch diesel turbine re-lift that is tied into a network of underground pipe.

There is a headquarters site situated on the south side of the highway that includes a set of grain bins. The set includes two 20,000 bushel bins, two 10,500 bushel bins, and a 6,000 bushel seed tank. There is a written farm lease in place on a 75/25 crop share. Any questions concerning this offering, or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

Location:

Des Arc, Arkansas; Prairie County; Eastern Region of Arkansas

Mileage Chart

Des Arc, AR	7 miles
Stuttgart, AR	38 miles
Little Rock, AR	50 miles
Memphis, TN	102 miles

Acreage:

492.25 +/- acres (source: Prairie County Assessor)

Access:

Arkansas State Highway 38 bisects the main portion of the farm and provides excellent access to both tracts.

Real Estate Taxes:

Parcel Number	Acreage	Est. Real Estate Tax
001-06214-000	62.25	\$443.02
001-06201-000	190.00	\$1,339.01
001-06227-000	80.00	\$590.82
001-06077-000	80.00	\$623.25
001-06096-000	80.00	\$1,147.29
Total	492.25	\$4,143.39

Irrigation:

All of the tillable acreage is irrigated by 4 wells and 2 re-lifts.

PROPERTY SUMMARY

Planted Acres:

	2019	2020	2021	2022
Corn	93.00	99.60	93.00	61.60
Rice	144.00	118.90	144.00	118.90
Soybeans	218.50	238.00	218.50	296.00
Total	455.50	456.50	455.50	476.50

Farm Bases:

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

Mineral Rights:

All mineral rights shall be retained by the Seller.

Farming Contract:

The tillable acreage is leased for the 2022 crop year on a 75/25 crop share.

Offering Price:

\$3,000,000.00

Contact:

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OWNERSHIP MAP

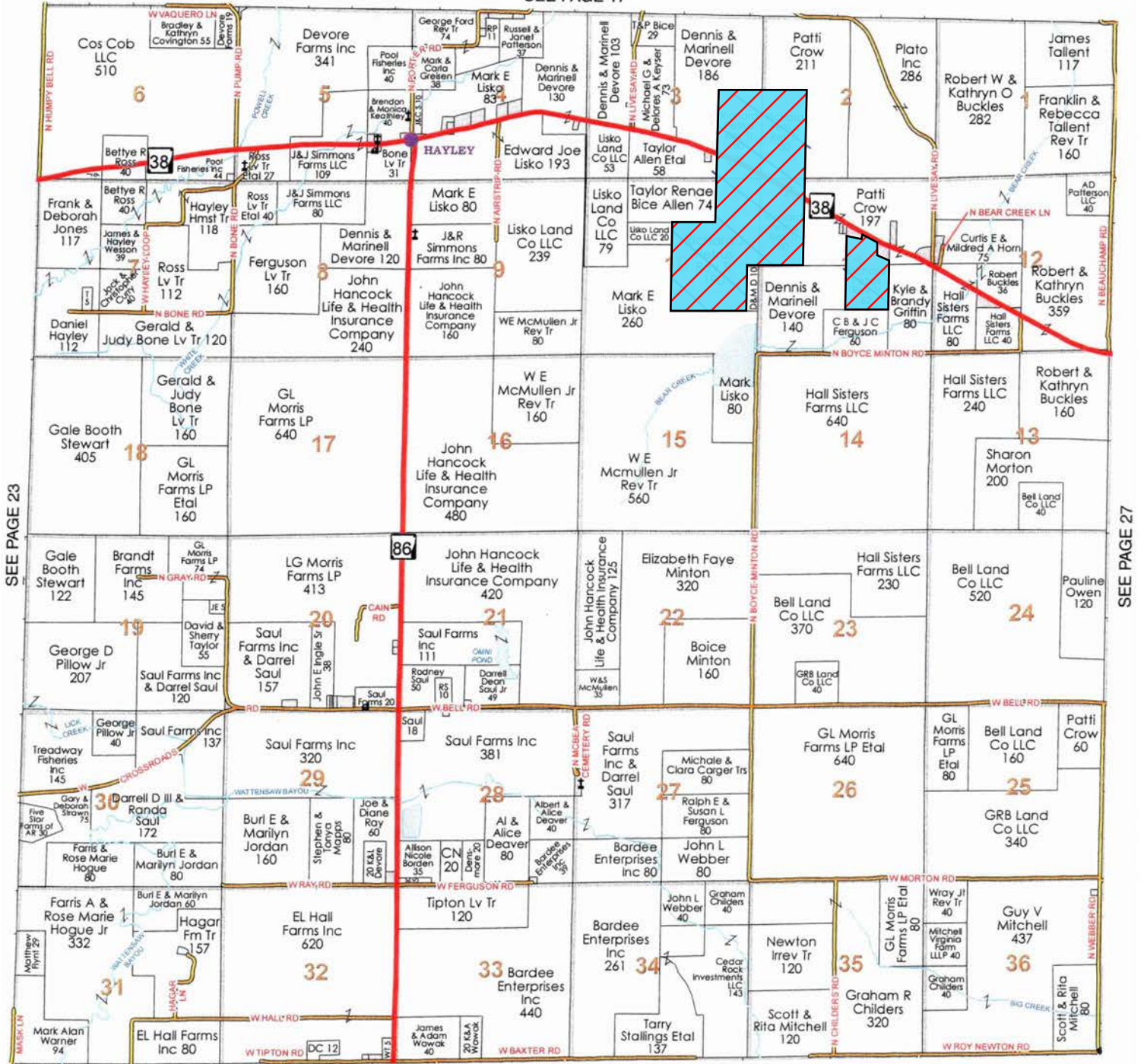
Exhibit " A "

Township 4N - Range 6W

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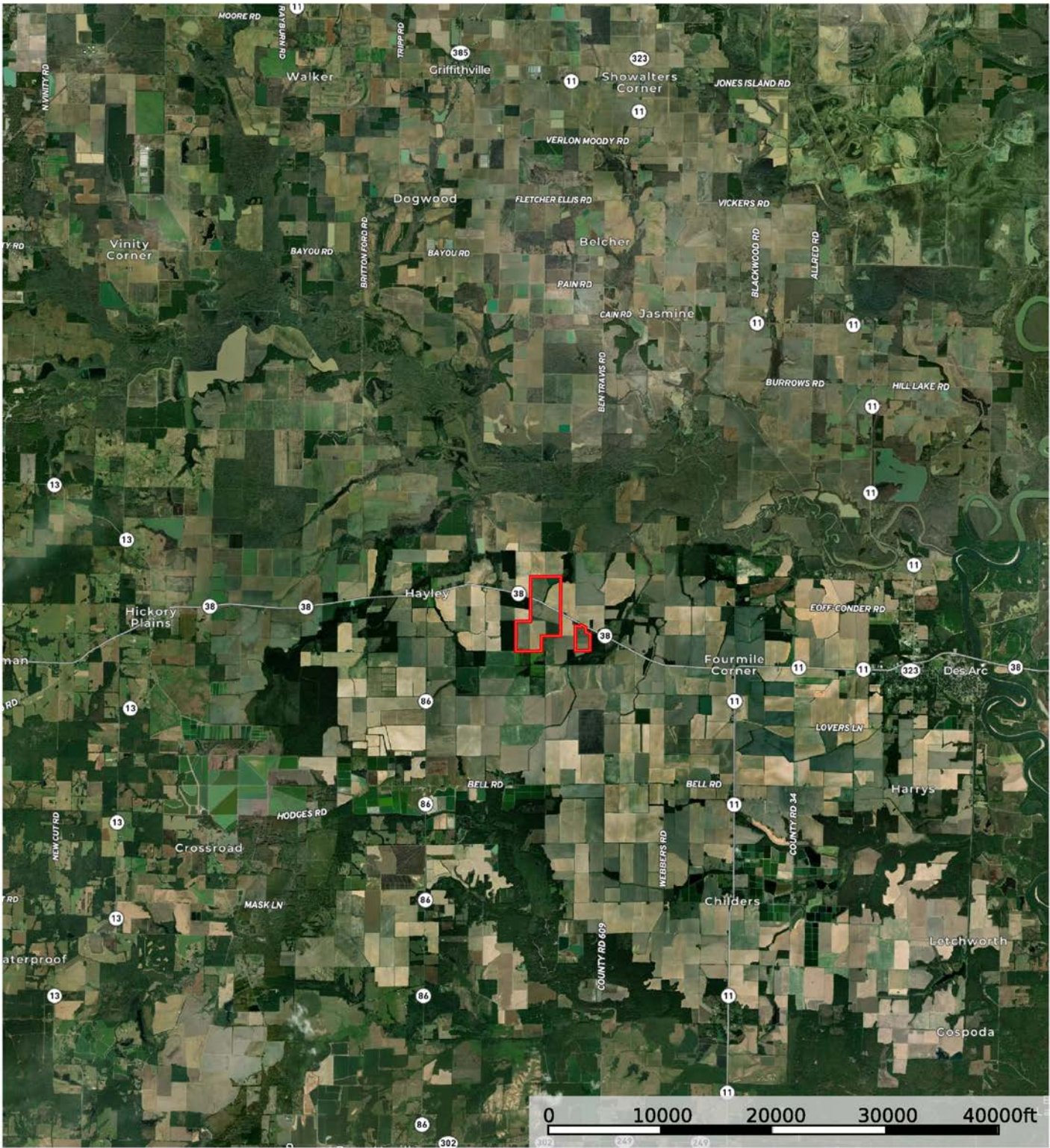


SEE PAGE 17



SEE PAGE 31

AERIAL MAP I



Boundary

Sindy Cruthis

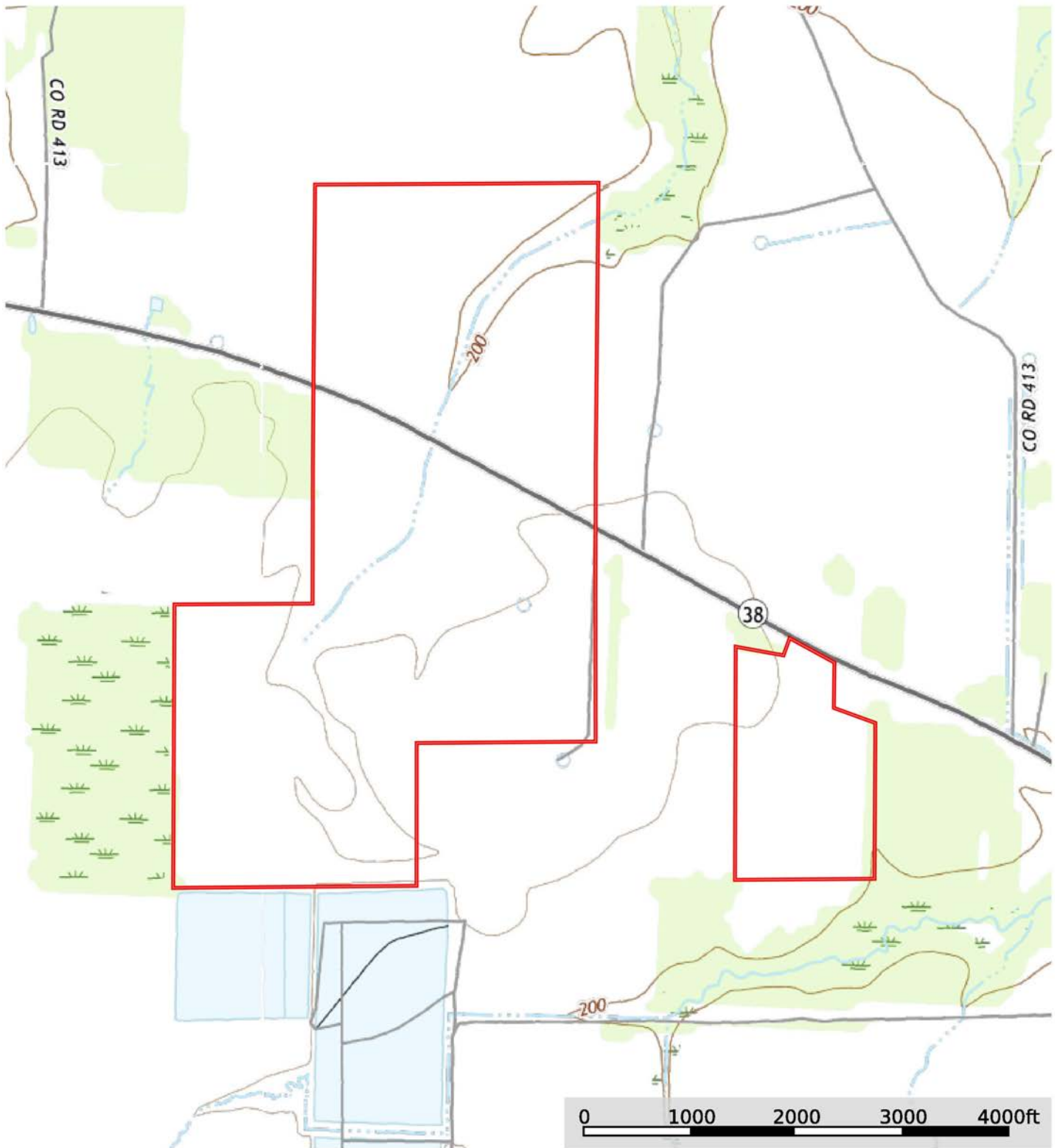
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AERIAL MAP II




- 6" Electric Submersible
- 8" Electric Submersible
- 10" Diesel Turbine Relift
- 10" Electric Turbine Relift
- 8" Electric Turbine Well
- Riser
- ▬ Boundary

TOPOGRAPHY MAP



 Boundary

Sindy Cruthis


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SOIL MAP



 Boundary

Sindy Cruthis

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SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3	Calloway silt loam, 0 to 1 percent slopes	194.39	39.48	0	58	2w
2	Calhoun silt loam, 0 to 1 percent slopes	125.05	25.39	0	62	3w
21	Immanuel silt loam, 1 to 3 percent slopes	100.95	20.5	0	65	2e
7	Dewitt silt loam, 0 to 1 percent slopes	62.77	12.75	0	67	3w
35	Stuttgart silt loam, 0 to 1 percent slopes	8.89	1.81	0	67	2w
36	Stuttgart silt loam, 1 to 3 percent slopes	0.39	0.08	0	66	2e
TOTALS		492.42(*)	100%	-	61.77	2.38




(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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 INFORMATION

ARKANSAS

PRAIRIE

Form: FSA-156EZ

See Page 4 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2629

Prepared : 10/3/22 9:50 AM CST

Crop Year : 2023

Operator Name : MSA FARMS
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/M/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
503.41	476.50	476.50	0.00	0.00	0.00	0.00	0.00	Active	4
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	476.50	150.30		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	213.00	0.00	59	
Soybeans	220.90	0.00	38	100
Rice-Long Grain	173.70	0.00	6719	
Rice-Medium Grain	16.60	0.00	6075	

TOTAL **624.20** **0.00**

NOTES

Tract Number : 628

Description : C-3/2B
FSA Physical Location : ARKANSAS/PRAIRIE
ANSI Physical Location : ARKANSAS/PRAIRIE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : RICHARD PETRUS REVOCABLE TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
80.50	80.50	80.50	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	80.50	25.50	0.00	0.00	0.00	0.00

FARM SERVICE AGENCY INFORMATION

ARKANSAS
PRAIRIE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2629
Prepared : 10/3/22 9:50 AM CST
Crop Year : 2023

DCP Crop Data

Tract 628 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	32.10	0.00	59
Soybeans	34.90	0.00	38
Rice-Long Grain	35.60	0.00	6719
Rice-Medium Grain	3.40	0.00	6075
TOTAL	106.00	0.00	

NOTES

Tract Number : 1103

Description : C-3/2A,2B,D-3/2B
FSA Physical Location : ARKANSAS/PRAIRIE
ANSI Physical Location : ARKANSAS/PRAIRIE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : RICHARD PETRUS REVOCABLE TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
281.98	266.50	266.50	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	266.50	83.80	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	124.90	0.00	59
Soybeans	127.10	0.00	38
Rice-Long Grain	87.40	0.00	6719
Rice-Medium Grain	8.30	0.00	6075
TOTAL	347.70	0.00	

NOTES

FARM SERVICE AGENCY INFORMATION

ARKANSAS
PRAIRIE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2629
Prepared : 10/3/22 9:50 AM CST
Crop Year : 2023

Tract Number : 1104

Description : D-3/2B
FSA Physical Location : ARKANSAS/PRAIRIE
ANSI Physical Location : ARKANSAS/PRAIRIE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : RICHARD PETRUS REVOCABLE TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
68.68	59.00	59.00	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	59.00	18.70	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	27.90	0.00	59
Soybeans	28.40	0.00	38
Rice-Long Grain	19.50	0.00	6719
Rice-Medium Grain	1.90	0.00	6075

TOTAL 77.70 0.00

NOTES

Tract Number : 3160

Description : C-3/2B
FSA Physical Location : ARKANSAS/PRAIRIE
ANSI Physical Location : ARKANSAS/PRAIRIE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : RICHARD PETRUS REVOCABLE TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
72.25	70.50	70.50	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	70.50	22.30	0.00	0.00	0.00	0.00

FARM SERVICE AGENCY INFORMATION

ARKANSAS
PRAIRIE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2629
Prepared : 10/3/22 9:50 AM CST
Crop Year : 2023

Tract 3160 Continued ...

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	28.10	0.00	59
Soybeans	30.50	0.00	38
Rice-Long Grain	31.20	0.00	6719
Rice-Medium Grain	3.00	0.00	6075
TOTAL	92.80	0.00	

NOTES

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FARM SERVICE AGENCY MAP



United States
Department of
Agriculture

Prairie County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination

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

Imagery Year: 2021

2022 Program Year

Map Created February 14, 2022

Farm 2629
Tract 628

Tract Cropland Total: 80.50 acres

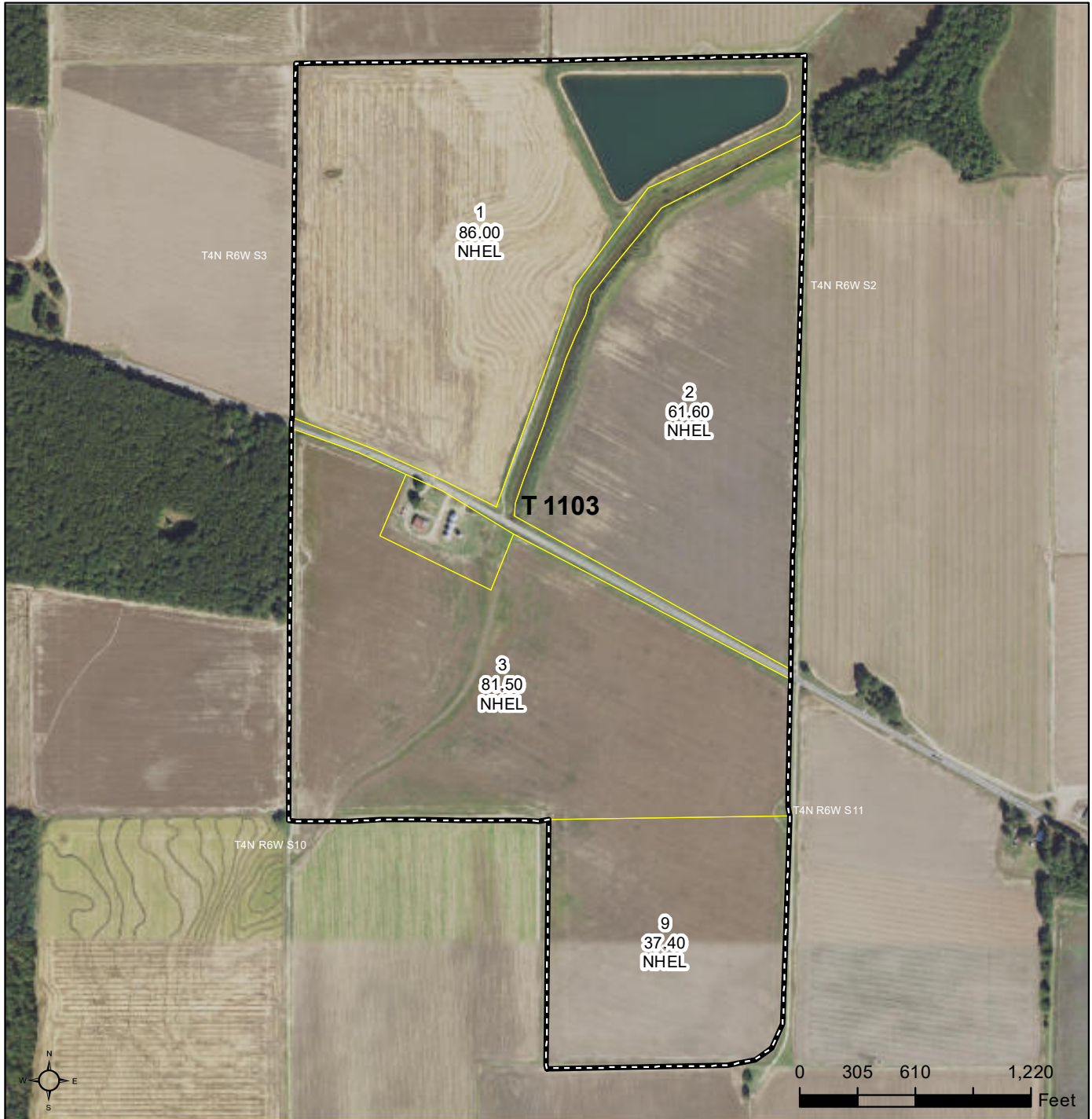
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FARM SERVICE AGENCY MAP



United States
Department of
Agriculture

Prairie County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination

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

Imagery Year: 2021

2022 Program Year

Map Created February 14, 2022

Farm 2629
Tract 1103

Tract Cropland Total: 266.50 acres

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FARM SERVICE AGENCY MAP



United States
Department of
Agriculture

Prairie County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination

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

Imagery Year: 2021

2022 Program Year

Map Created February 14, 2022

Farm 2629
Tract 1104

Tract Cropland Total: 59.00 acres

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FARM SERVICE AGENCY MAP



United States
Department of
Agriculture

Prairie County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination

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

Imagery Year: 2021

2022 Program Year

Map Created February 14, 2022

Farm 2629

Tract 3160

Tract Cropland Total: 70.50 acres

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