

Choctaw Investments LLC

“The Baker Farm”

Acreage – The Baker Farm consists of 389.64 +/- total acres in 2 separate tracts. Tract 1 is 40.0 acres and Tract 2 is 347.95 acres.

- 352.6 +/- Tillable Farmland (40.0 +/- acres leveled for rice production)
- 37.04 +/- Timber and Riparian land

Location – The property is located in Phillips County, Arkansas, which is in the States east central region.

- Tract 1 coordinates: 34.476941, -90.823972, which lies 2.5 miles northwest of Oneida, Arkansas
- Tract 2 coordinates: 34.442012, -90.830952, which lies 3 miles southwest of Oneida, Arkansas
- Address: Oneida, Arkansas
 - Helena, AR: 12+/- miles
 - Marvell, AR 9 +/- miles
 - Memphis, TN 62 +/- miles
 - Little Rock, AR 83 +/- miles

Access – The property has excellent access via county-maintained gravel roads:

- Tract 1 has public access via County Road 344
- Tract 2 has public access via County Road 361

The Landscape – The Baker Farm consists of 352.6 +/- acres of tillable cropland that currently produces rice and other row crops. There are 37.05 +/- acres of leveled cropland that is perfect for rice production, the remaining 315.5 +/- acres are moderately flat and could also be rice producing land. The remaining acreage is mixed-age hardwood timber, parking areas and drainage ditches.

Wildlife and Hunting – The woods on the property offer outstanding deer hunting. The wooded area on Tract 2 and surrounding field areas could also be developed into an wonderful duck hunting area. Tract 1 offers duck hunting opportunities on the precision leveled fields.

Water Resources – The Baker Farm has three irrigation wells (one on Tract 1 and two on Tract 2) that provide water to the farming operation.

Income Streams – The Baker Farm is currently under lease on a 75/25 crop share basis for the 2023 crop year. There is a reliable farm producer in place to continue the current farming operation. Additional income could also be generated from a yearly hunting lease.

Mineral Rights – The seller will maintain half of all mineral rights.

Real Estate Taxes – \$3,738.00 (source: Phillips County Assessor)

Offering Price – \$2,225,000 (approx. \$5,710.00 per acre)

Contact – Clay Medford of Myers Cobb Realtors: qualified buyers should contact Clay at **501-517-1531** regarding questions or schedule a property tour.

MYERS COBB

REALTORS

ARKANSAS

PHILLIPS

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 205

Prepared : 4/4/23 9:52 AM CST

Crop Year : 2023

Operator Name : MICHAEL CRAVENS

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
388.03	352.56	352.56	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	352.56		67.00		0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505.CRP Reduction Acres	PLC Yield	HIP
Wheat	66.90	0.00	39	
Grain Sorghum	19.50	0.00	57	
Soybeans	139.20	0.00	27	13
Rice-Long Grain	167.30	0.00	4323	
Rice-Medium Grain	15.90	0.00	4323	

TOTAL 408.80 0.00

NOTES

Tract Number : 2096

Description : E5/2B

FSA Physical Location : ARKANSAS/PHILLIPS

ANSI Physical Location : ARKANSAS/PHILLIPS

BIA Unit Range Number :

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

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : CHOCTAW INVESTMENTS LLC

Other Producers : None

Recon ID : None

Tract Land Data

Tract 2096 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
40.08	37.05	37.05	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	37.05	7.20	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	9.30	0.00	39
Grain Sorghum	0.80	0.00	57
Soybeans	7.90	0.00	27
Rice-Long Grain	23.90	0.00	4323
Rice-Medium Grain	2.30	0.00	4323
TOTAL	44.20	0.00	

NOTES

Tract Number : 2114

Description : E6/2B
FSA Physical Location : ARKANSAS/PHILLIPS
ANSI Physical Location : ARKANSAS/PHILLIPS
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : CHOCTAW INVESTMENTS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
347.95	315.51	315.51	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	315.51	59.80	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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ARKANSAS
PHILLIPS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 205
Prepared : 4/4/23 9:52 AM CST
Crop Year : 2023

Tract 2114 Continued ...

Wheat	57.60	0.00	39
Grain Sorghum	18.70	0.00	57
Soybeans	131.30	0.00	27
Rice-Long Grain	143.40	0.00	4323
Rice-Medium Grain	13.60	0.00	4323
TOTAL	364.60	0.00	

NOTES

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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: 2021

2023 Program Year

Map Created February 14, 2023

Farm 205
Tract 2114

Tract Cropland Total: 315.51 acres

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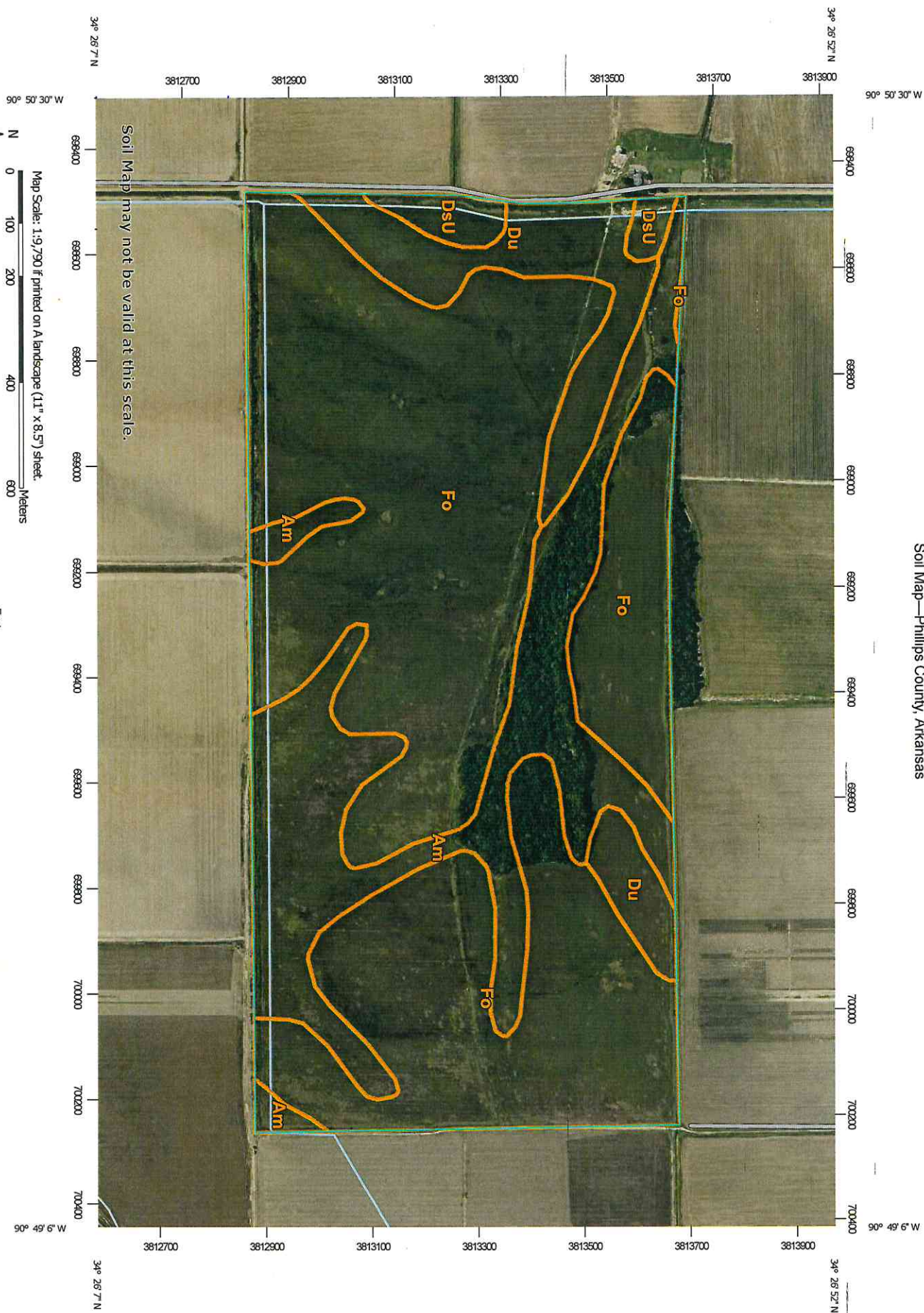
Map Created February 14, 2023

Farm 205
Tract 2096

Tract Cropland Total: 37.05 acres

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Soil Map—Phillips County, Arkansas



Soil Map—Phillips County, Arkansas



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

3/29/2023
Page 1 of 3