



OFFERED FOR SALE

# OLDHAM RECREATIONAL TRACT

An Agricultural and Recreational Investment Opportunity

340 (+/-) Acres • Lonoke County, Arkansas

OFFERED BY



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, 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.







## PROPERTY SUMMARY

**Description:**

The Oldham Recreational Tract consists of 340 +/- acres in Lonoke County, Arkansas offering a unique opportunity to acquire impounded green timber and complementary excellent agricultural land in close proximity to Little Rock. The tract has good access from Arkansas State Highway 31 and Oldham Road, with great potential camp sites along the highway. The property features 140 +/- acres of green timber that is anchored by the agricultural fields on the east side, located less than two (2) miles from the famous Bayou Meto flyway. The property has tremendous potential to be further developed into a premium waterfowl hunting property. The green timber can be artificially flooded by a ten (10) inch electric turbine well. The Farm Service Agency reports a total of 202.12 tillable acres, all of which have been precision leveled. The cropland has a good mix of soils and has a history of rice, corn and soybean production. Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

**Location:**

Pettus, Arkansas; Lonoke County; Eastern Central Region of Arkansas

**Mileage Chart**

Lonoke, AR	10 miles
England, AR	14 miles
Little Rock, AR	28 miles
Stuttgart, AR	30 miles

**Acreage:**

340 +/- acres

**Access:**

Access is good via Arkansas State Highway 31 to the west and Oldham Road to the north.

**Real Estate Taxes:**

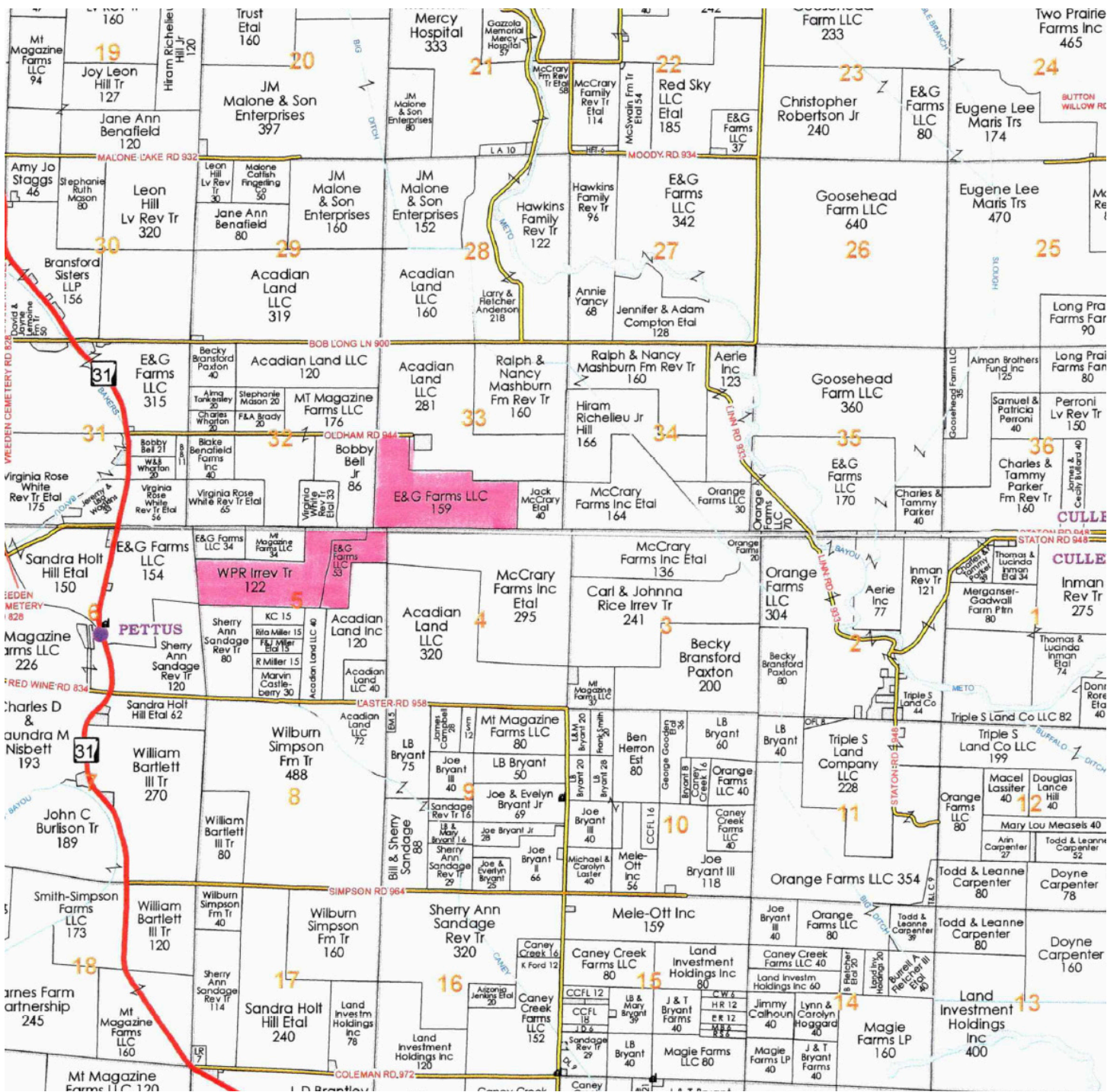
Parcel Number	Acreage	Estimated Taxes
001-05285-000	110.62	\$1,242.47
001-05284-001	8.53	\$88.32
001-05287-000	40.00	\$471.41
001-01253-000	31.37	\$214.71
001-01254-000	21.20	\$137.49
001-01259-000	121.66	\$158.16
	333.38	\$2,312.56



## PROPERTY SUMMARY

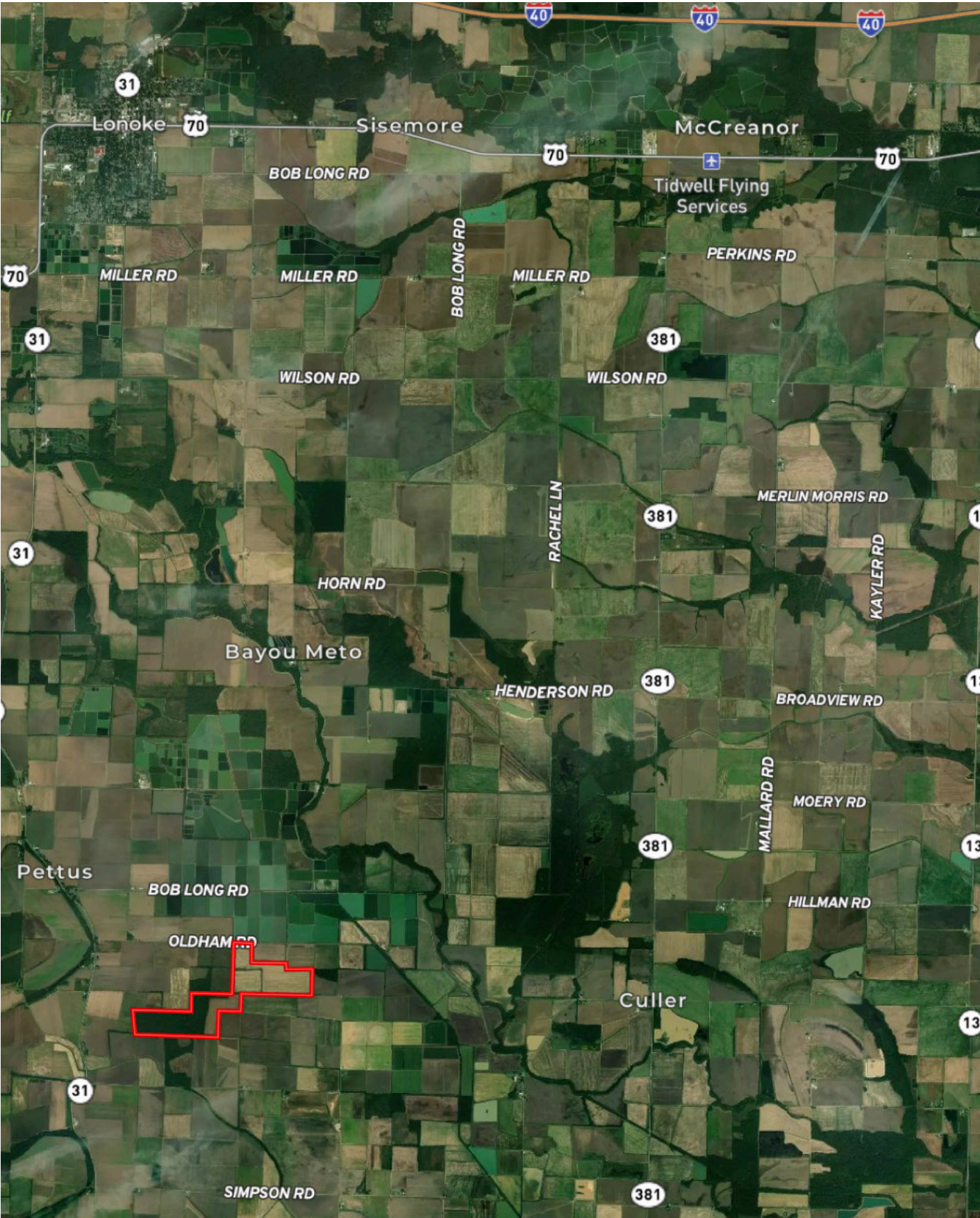
<b>Farm Bases:</b>	Please see attached Farm Service Agency (FSA) 156EZ within this brochure.
<b>Farm Lease:</b>	The tillable acreage is leased for the 2023 growing season.
<b>Recreation:</b>	The property offers green timber duck hunting and deer hunting. There are opportunities to further enhance the waterfowl hunting.
<b>Mineral Rights:</b>	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
<b>Offering Price:</b>	\$2,715,000.00
<b>Contact:</b>	Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

# OWNERSHIP MAP



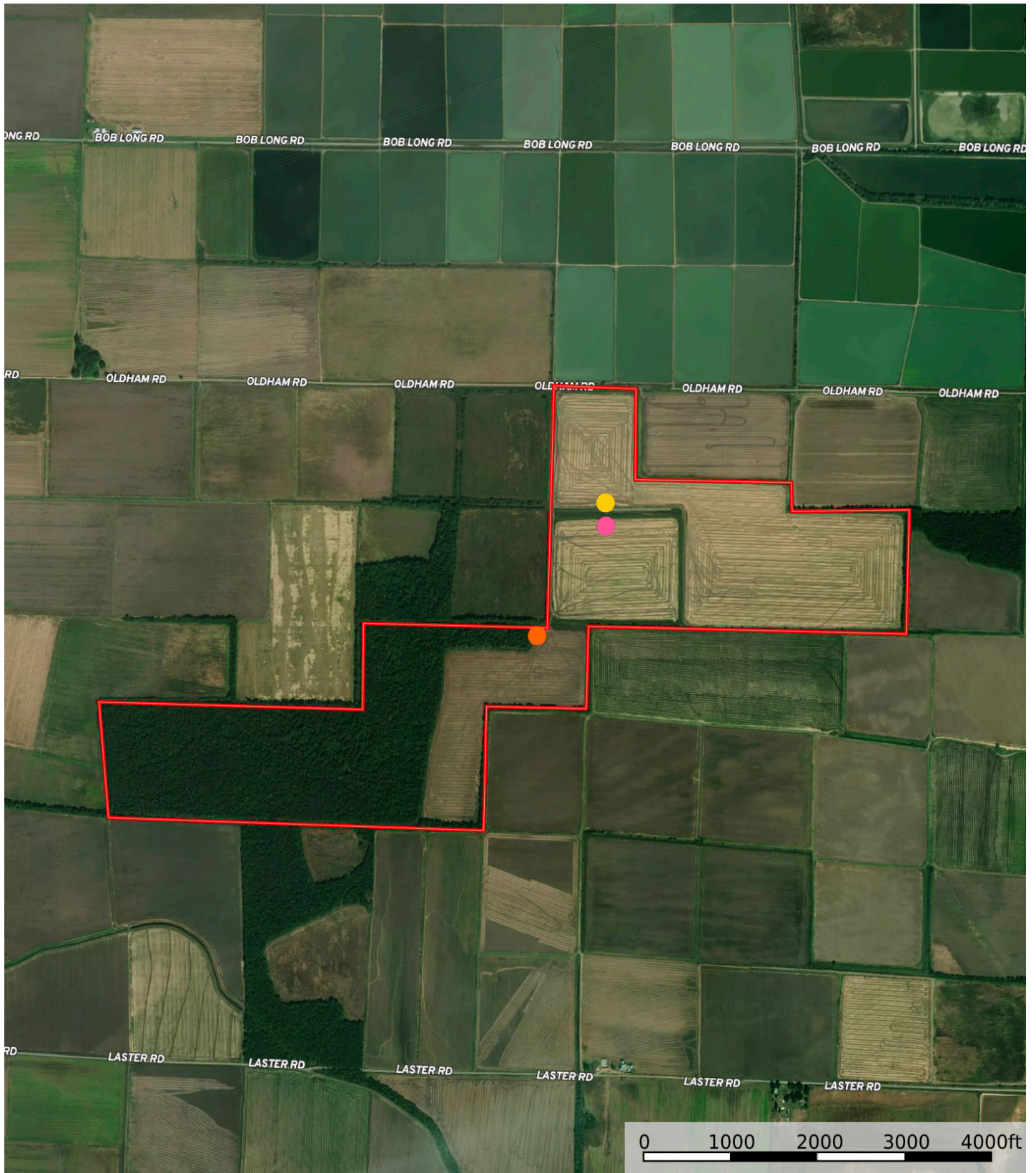


AERIAL MAP I





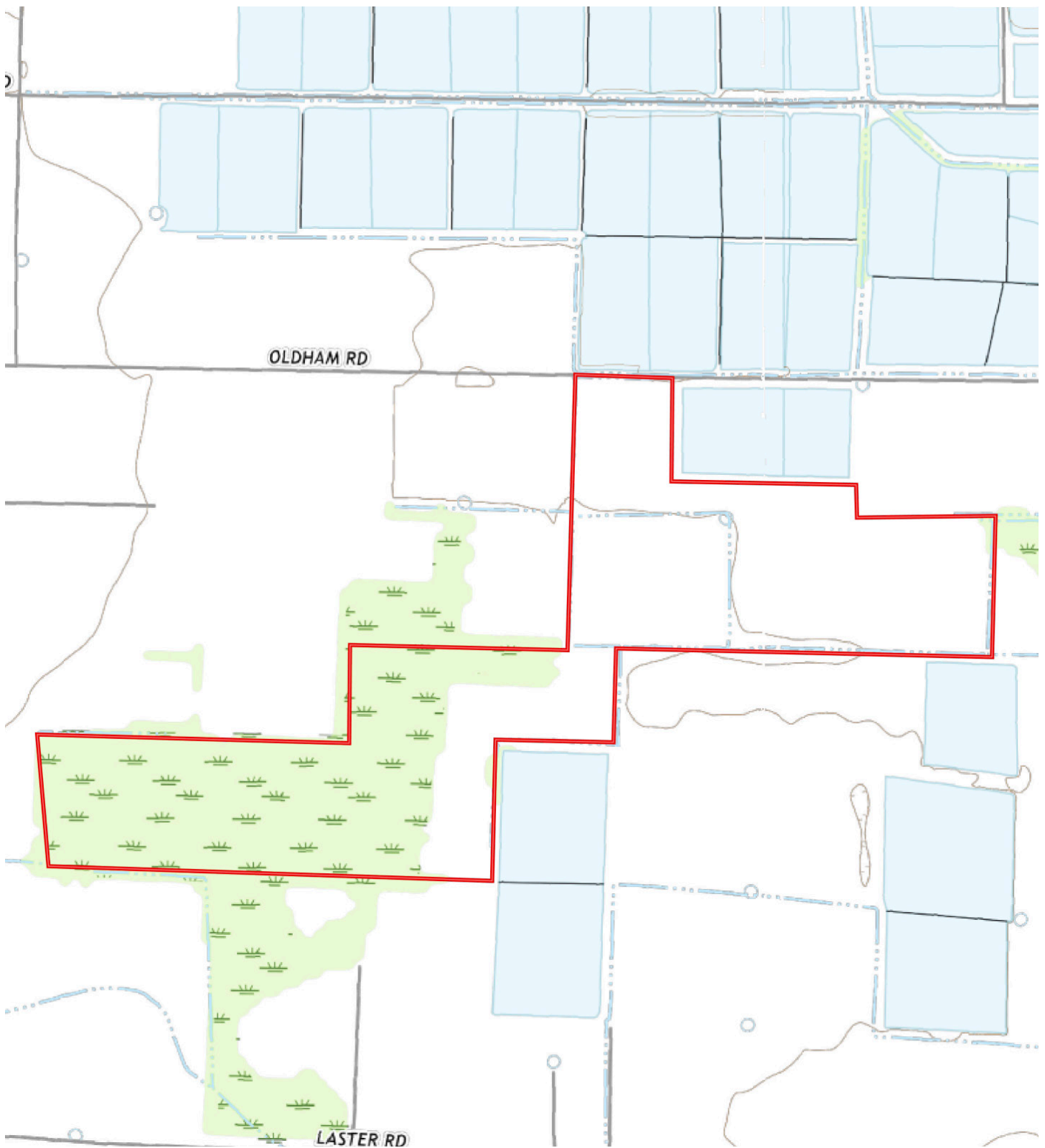
# AERIAL MAP II



- 12" Electric Turbine Relift
- 10" Electric Turbine
- 6" Electric Submersible
- ▮ Boundary



# TOPOGRAPHY MAP



# SOIL MAP





## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
27	Perry silty clay, 0 to 1 percent slopes	291.28	82.68	0	48	3w
11	Hebert silt loam, 0 to 1 percent slopes	52.6	14.93	0	86	2w
29	Portland silty clay, 0 to 1 percent slopes	8.42	2.39	0	56	3w
TOTALS		352.3(*)	100%	-	53.86	2.85

(\*) 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



'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

Lonoke

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 1596

Prepared: 11/17/22 4:15 PM

Crop Year: 2023

Page: 3 of 3

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.

Tract Number: 1911 Description H15

FSA Physical Location : Lonoke, AR

ANSI Physical Location: Lonoke, AR

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
313.81	202.12	202.12	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	202.12	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	22.9	39	0.00
OATS	4.3	54	0.00
RICE-LONG GRAIN	63.1	4723	0.00
RICE-MED GRAIN	1.4	4506	0.00
GRAIN SORGHUM	5.2	46	0.00
SOYBEANS	19.1	25	0.00
SEED COTTON	53.12	1690	0.00
UNA GENERIC	13.28	0	0.00
Total Base Acres:	182.4		

Owners: E & G FARMS LLC

Other Producers: None

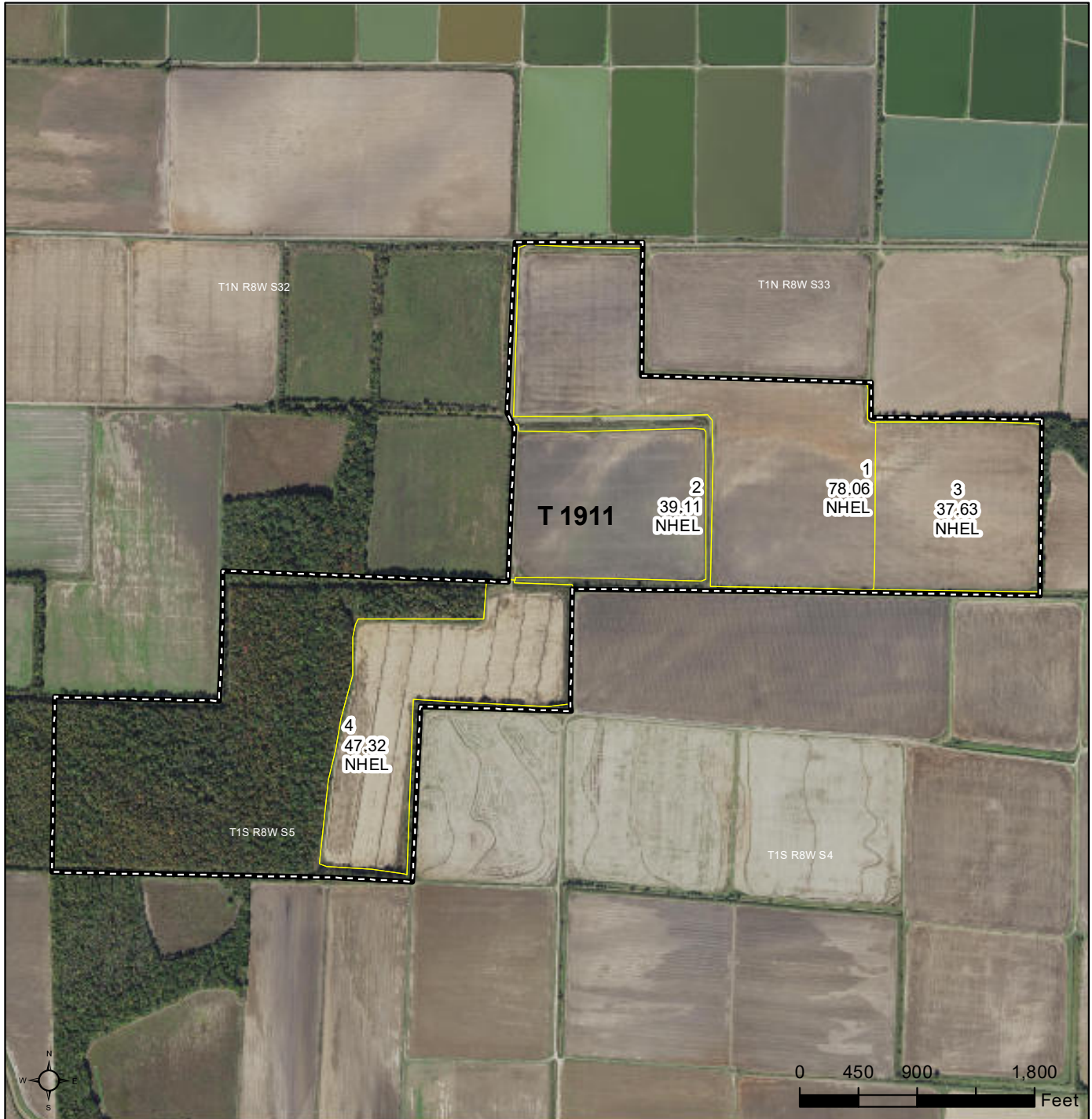


# FARM SERVICE AGENCY MAP



United States  
Department of  
Agriculture

**Lonoke 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

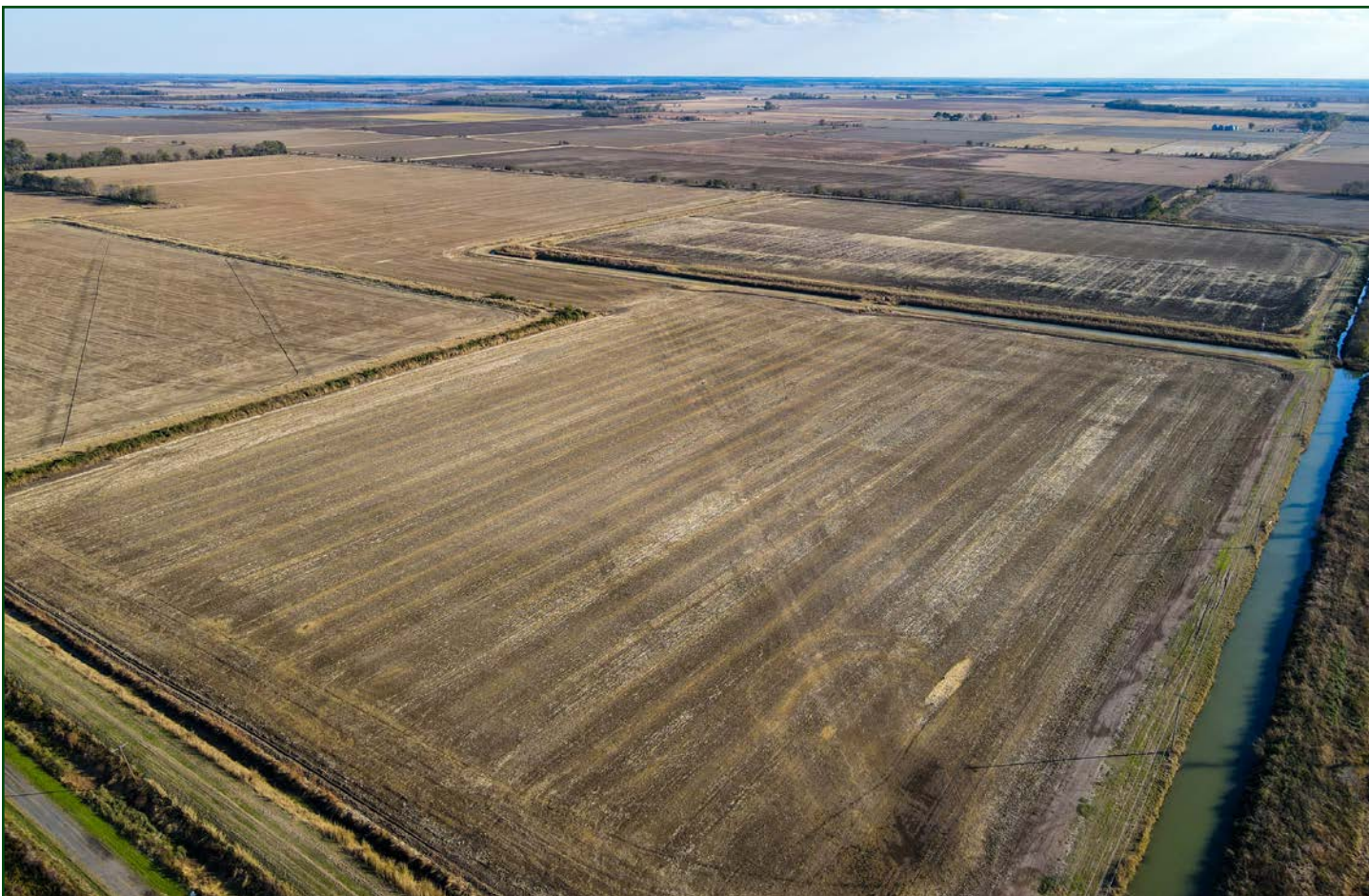
Map Created February 15, 2022

**Farm 1596**  
**Tract 1911**

Tract Cropland Total: 202.12 acres

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