



OFFERED FOR SALE

JOINER 162 FARM

- Investment-Grade, Income-Producing Farmland ▪
- 162.0 +/- Acres ▪ Mississippi County, Arkansas

ALLUVIAL
LAND COMPANY

AGRICULTURAL AND RECREATIONAL PROPERTIES



ATTENTION
Farmland Investors

OFFERED FOR SALE

Joiner 162 Farm

162.0 +/- Total Acres

▪ Mississippi County, Arkansas ▪

Offering Price: \$1,350,000.00

Acreage Summary:

162.0 +/- Total Acres

- 150.55 +/- acres in tillable cropland
- 11.50 +/- acres in non-tillable, wood lots, well sites, ditches, and roads

Location

Northeast Arkansas (Mississippi County)

- 0.25 miles to I-55
- 2 miles to Joiner, AR
- 9 miles to Wilson, AR
- 25 miles to Marion, AR
- 35 miles to Blytheville, AR
- 45 miles to Jonesboro, AR
- 37 miles to Memphis, TN

Farming Operation

Currently farmed by a local producer on a 25/75 crop-share rent program.

- Tillable acres are 100% leveled
- Irrigated via 1 diesel-powered well and 1 electric-powered well
- Currently on a rice and soybean crop rotation
- 2023 crop yields: soybeans 73 BPA, rice 211 BPA

Access

The property has excellent access directly from Arkansas Highway 118 and County Road S245.

Real Estate Taxes

Estimated from Mississippi County Assessor data
▪ \$1,626.20 (2023)



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THOMAS ROSE

Land Agent

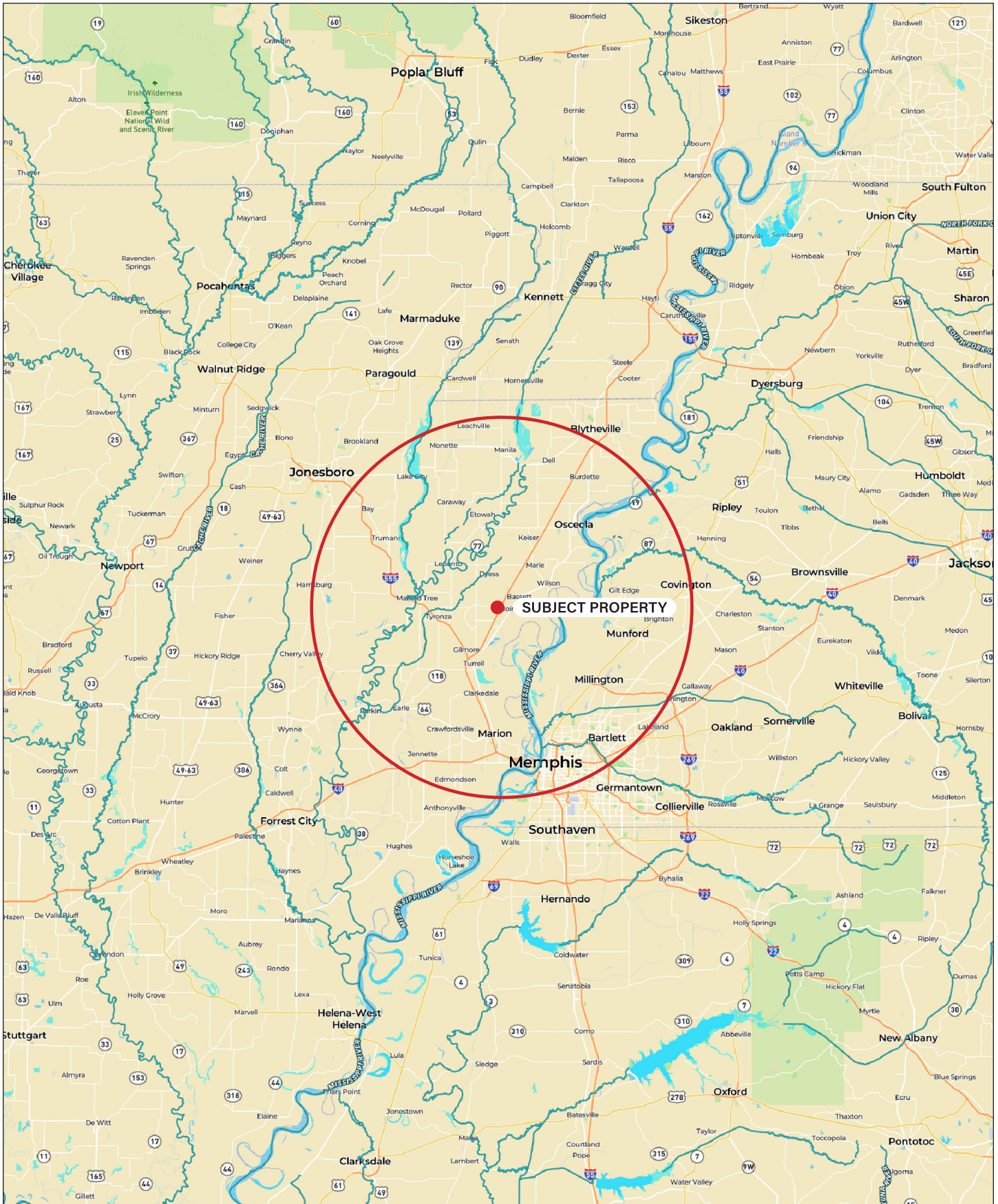
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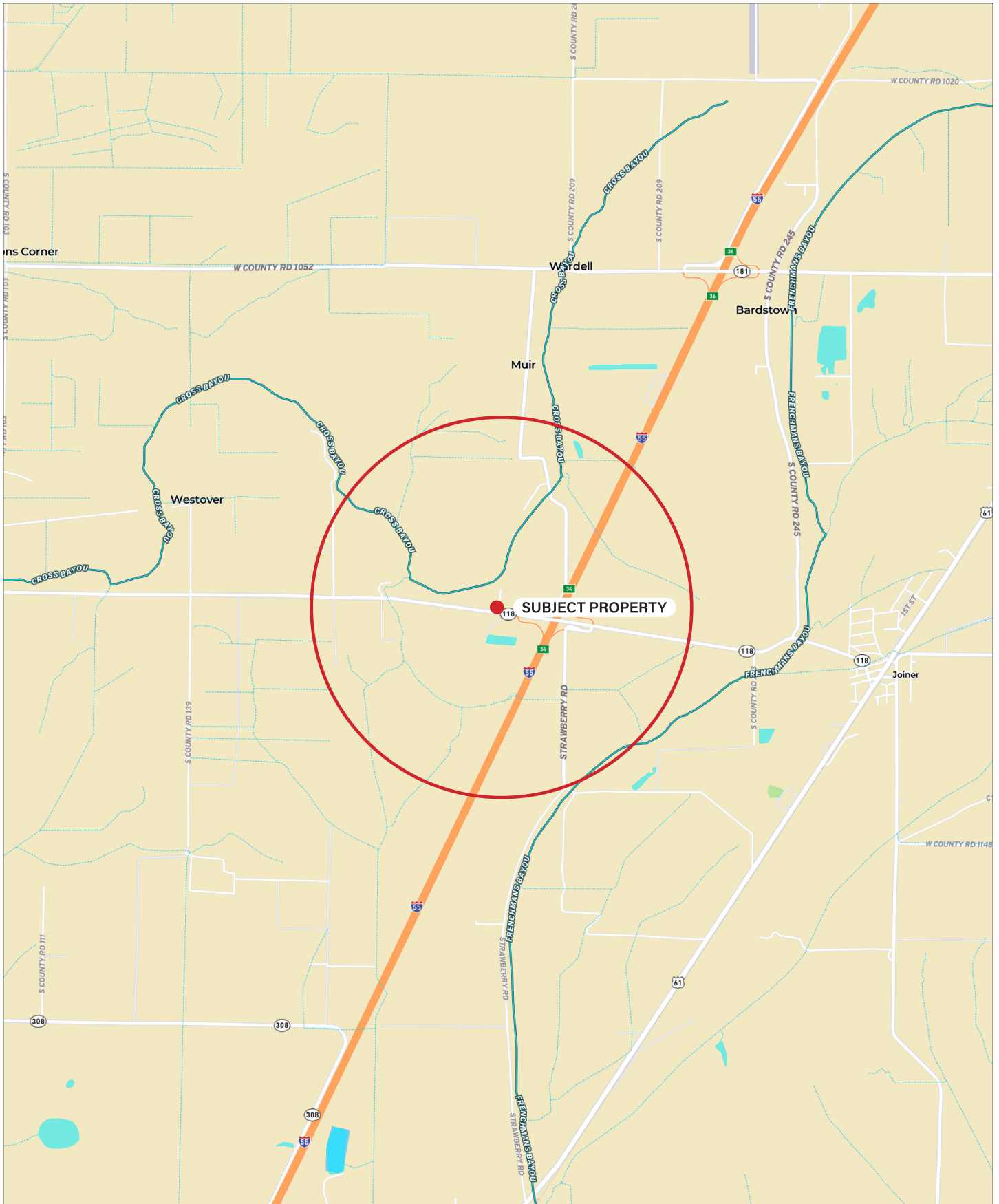
Dedicated to Land and Land Ownership: Alluvial Land Company is a leading land brokerage, development, and consulting firm specializing in agricultural and recreational properties. Our land offerings include investment-grade farmland and hunting properties primarily located in the Mid-South Region. We attribute our success to being experts in our field, client-focused, and results-oriented.

Disclaimer: Alluvial Land Company is the Exclusive Agent for the property described herein. This offering prospectus and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy. Prospective buyers are urged to inspect the property and perform their own independent due diligence. Alluvial Land Company and its agents assume no liability as to errors, omissions, or investment results. All information is approximate.

PROPERTY LOCATION



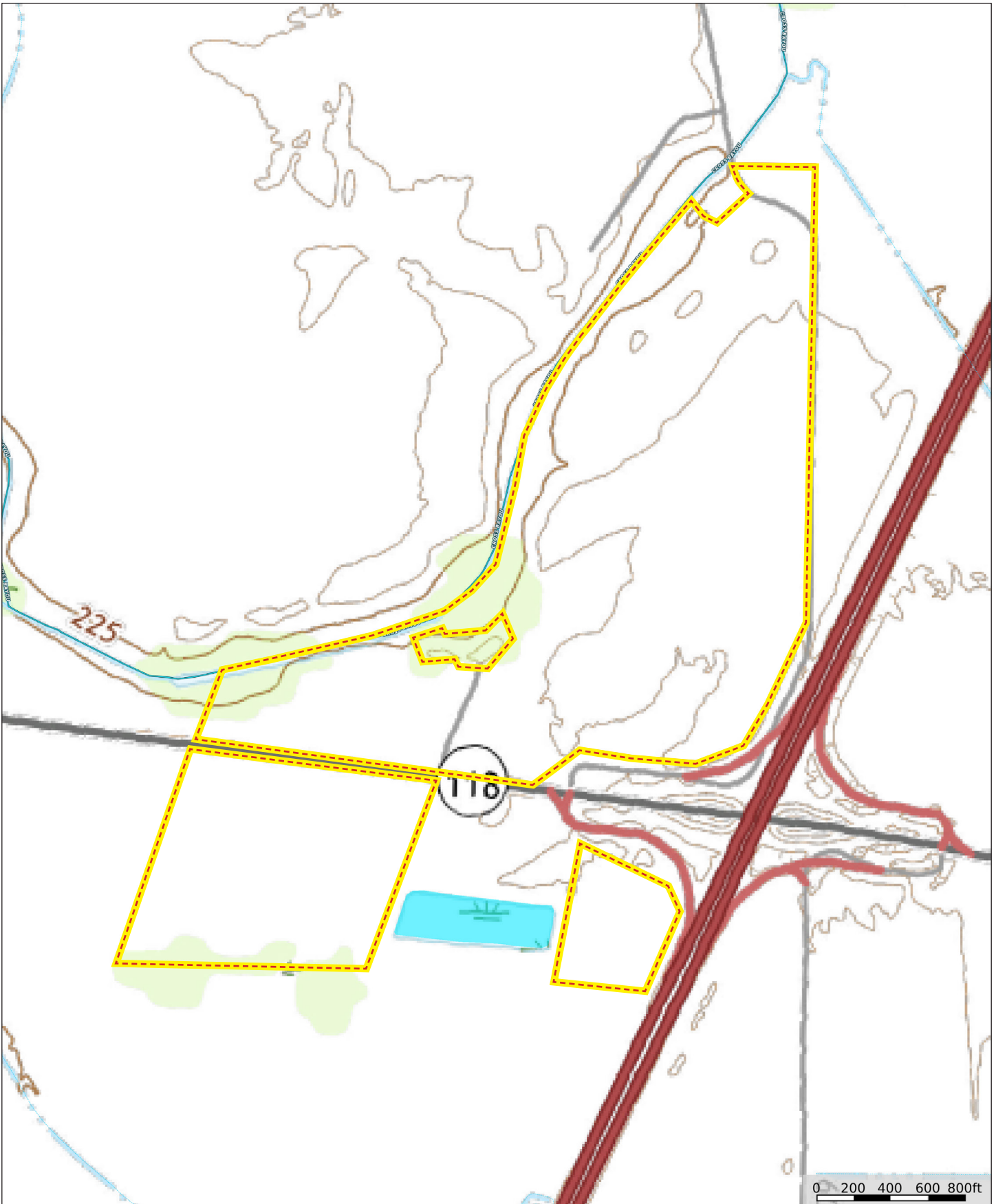
PROPERTY LOCATION



SUBJECT PROPERTY



PROPERTY TOPOGRAPHY



TILLABLE ACRES



USDA FSA-156EZ DATA

ARKANSAS
MISSISSIPPI

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 432

Prepared : 1/24/24 12:29 PM CST

Crop Year : 2024

Operator Name : CISSELL & SONS FARM PARTNERSHIP

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
187.39	150.55	150.55	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	150.55	3.80		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SORGH, SOYBN	SUP

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Grain Sorghum	16.30	0.00	66	0
Soybeans	38.70	0.00	40	45
Seed Cotton	92.80	0.00	1666	

TOTAL 147.80 0.00

NOTES

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Tract Number : 3055

Description : D18/2A

FSA Physical Location : ARKANSAS/MISSISSIPPI

ANSI Physical Location : ARKANSAS/MISSISSIPPI

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : JOE HIGGINBOTHAM, BLAINE HIGGINBOTHAM

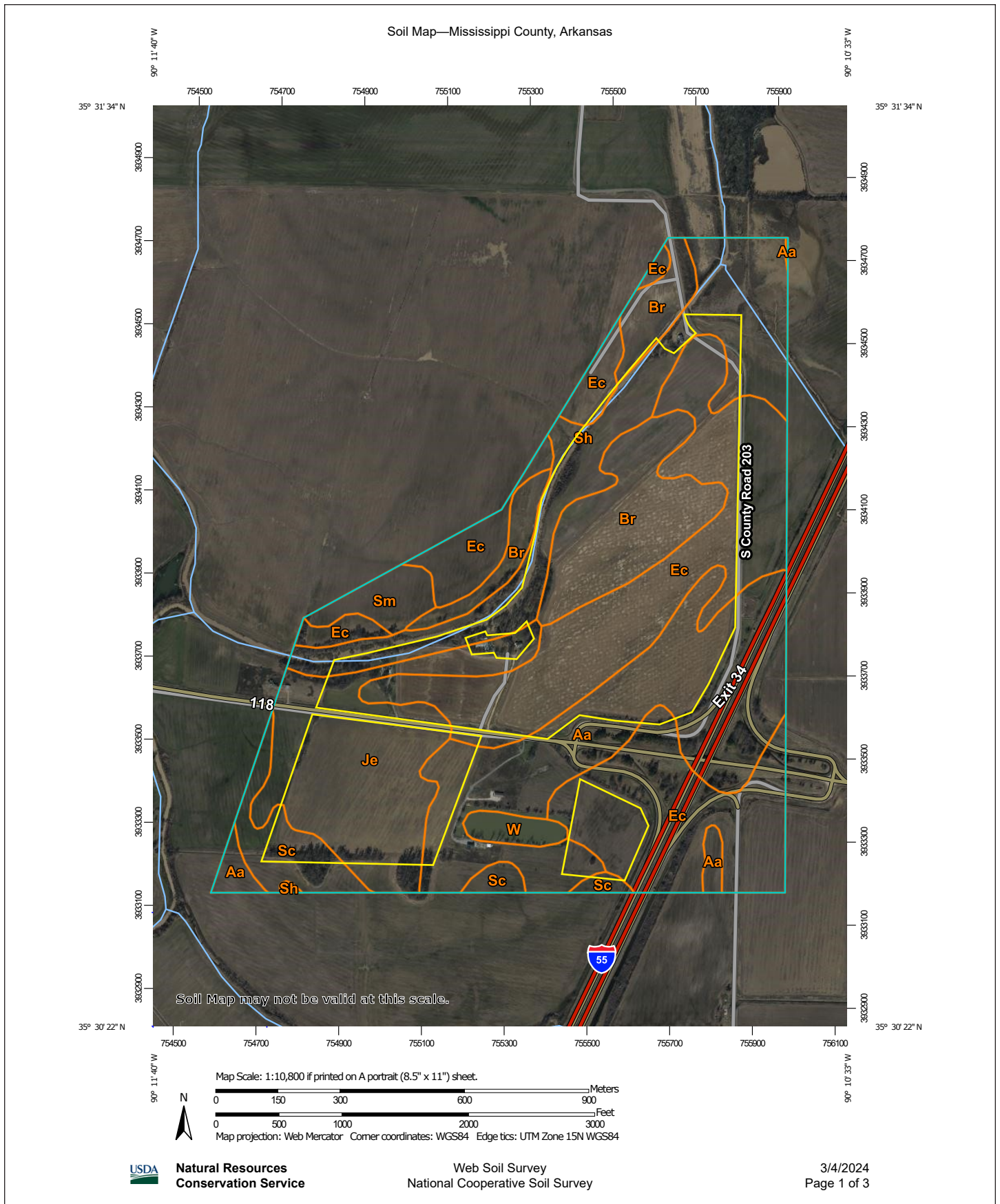
Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
187.39	150.55	150.55	0.00	0.00	0.00	0.00	0.0

SOILS DATA







































SOILS DATA

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Aa	Alligator clay, 0 to 1 percent slopes, rarely flooded, west	70.8	20.3%
Br	Bowdre silty clay loam	41.0	11.7%
Ec	Earle clay	116.4	33.4%
Je	Jeanerette silt loam	47.6	13.6%
Sc	Sharkey silty clay loam, 0 to 1 percent slopes, rarely flooded	14.4	4.1%
Sh	Sharkey silty clay, 0 to 1 percent slopes, protected	48.0	13.8%
Sm	Sharkey-Steele complex, 0 to 1 percent slopes	6.9	2.0%
W	Water	4.0	1.1%
Totals for Area of Interest		348.9	100.0%

Soil Map—Mississippi County, Arkansas

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
Special Point Features	 Special Line Features
 Blowout	Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	Transportation
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Mississippi County, Arkansas

Survey Area Data: Version 21, Sep 12, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 13, 2023—Feb 28, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

AERIAL IMAGERY



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FIELD EXPERTS • CLIENT FOCUSED • RESULTS ORIENTED

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