



# SILK 80

An Agricultural and Recreational Investment Opportunity

80± Total Acres | \$556,000.00

Jefferson County, Arkansas



**PRICE IMPROVEMENT**

**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE





# SILK 80

## QUICK FACTS

### Acreage

80± total acres  
78± tillable acres

### Location

Wabbaseka, Arkansas

### Irrigation

One eight-inch electric submersible well

### Notable Features & Improvements

- Bayou Meto WMA frontage
- Precision-leveled
- New irrigation well installed September 2024
- 16 ft. pit installed October 2024

### Access

Mulberry Grove Road

### Offering Price

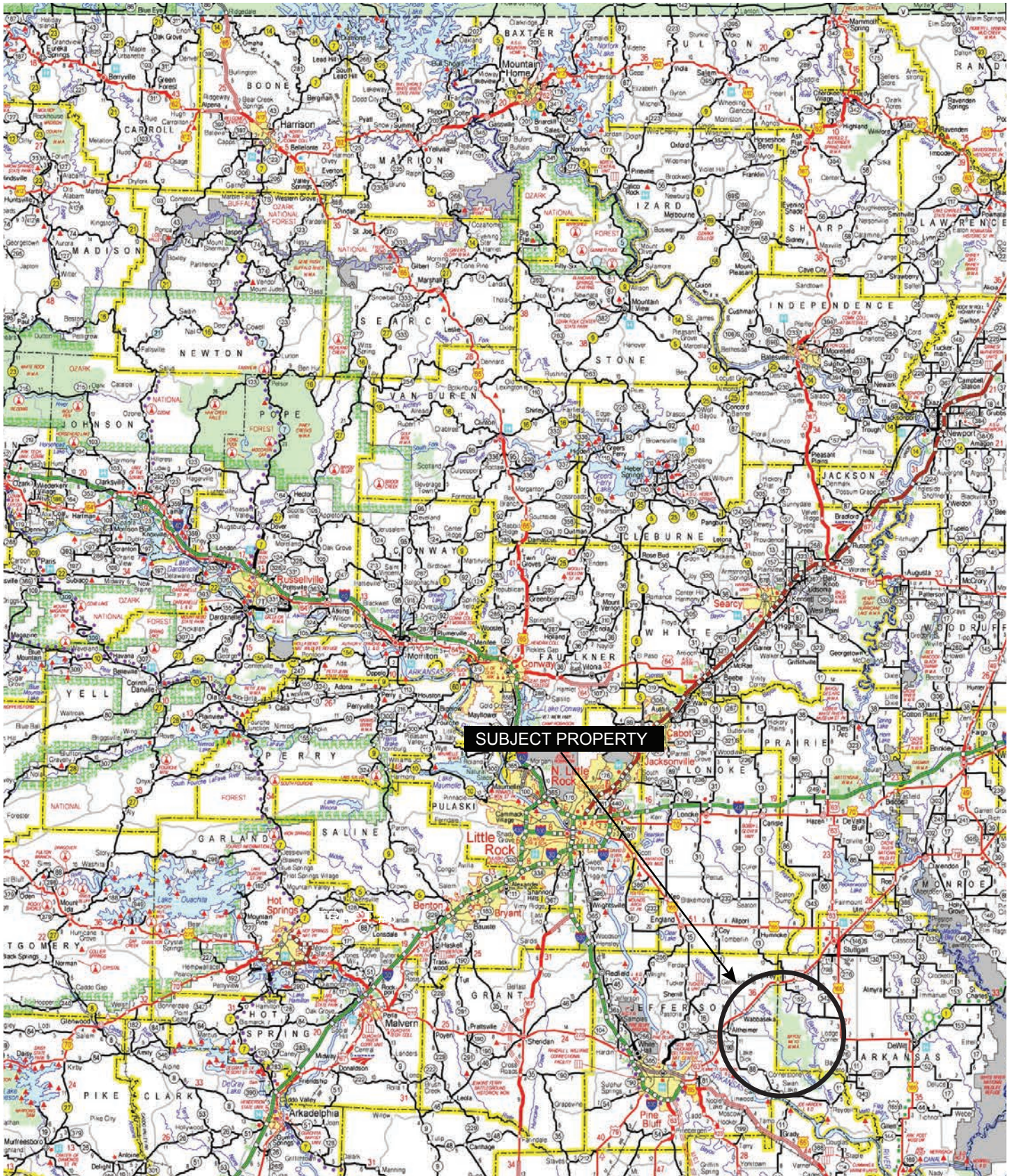
\$556,000.00 (originally  
\$600,000.00)







# VICINITY MAP





# PROPERTY DESCRIPTION

## SILK 80

The Silk 80 is located in Jefferson County, Arkansas near Wabbaseka and offers an excellent agricultural and recreational investment opportunity. The tract offers a unique opportunity to acquire an improved, income producing farm located in an excellent waterfowl hunting area. Of the 80± acres, 78± are considered improved tillable acres and precision-leveled. All of the tillable acreage is irrigated with an eight-inch electric submersible well that was installed in September 2024. The well is located in the southwestern corner of the property.

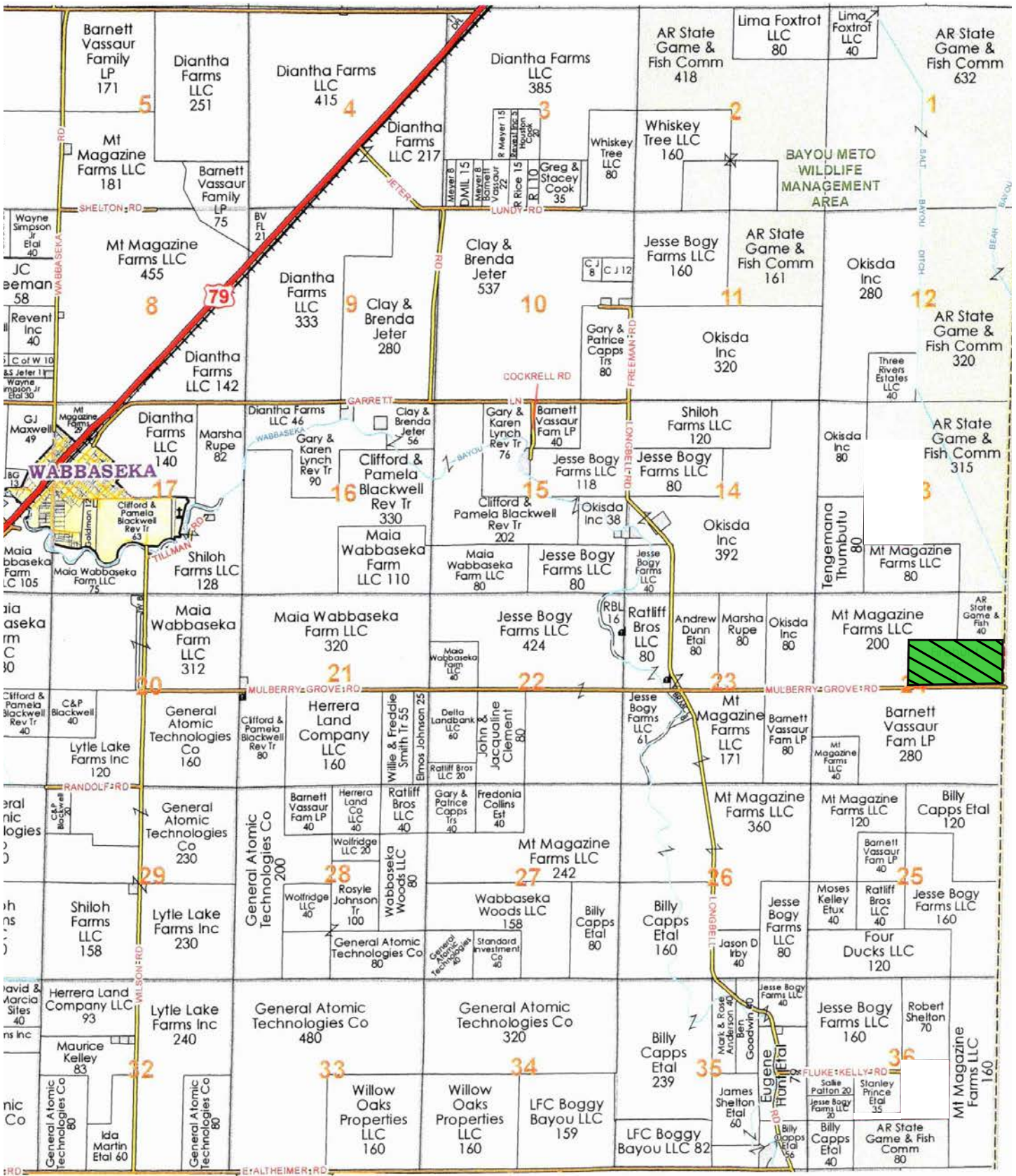
Excellent waterfowl hunting opportunities exist on the property due to the half a mile of frontage along the Bayou Meto WMA

along the northeastern and eastern border of the property. The current owner has made several improvements to further improve hunting opportunities, including installing two 25 ft. steel pipes with steel water control structures and installing a 16 ft. pit for field hunting. Other improvements include re-ditching the exterior drainage ditches, building up existing road pads by approximately three ft., installing a 40 ft. gate at the entrance, and adding a graveled area for parking. Additionally, in February of 2025, approximately 700 – 1,000 cedar trees will be planted along the southern boundary / Mulberry Grove Road.





# OWNERSHIP MAP

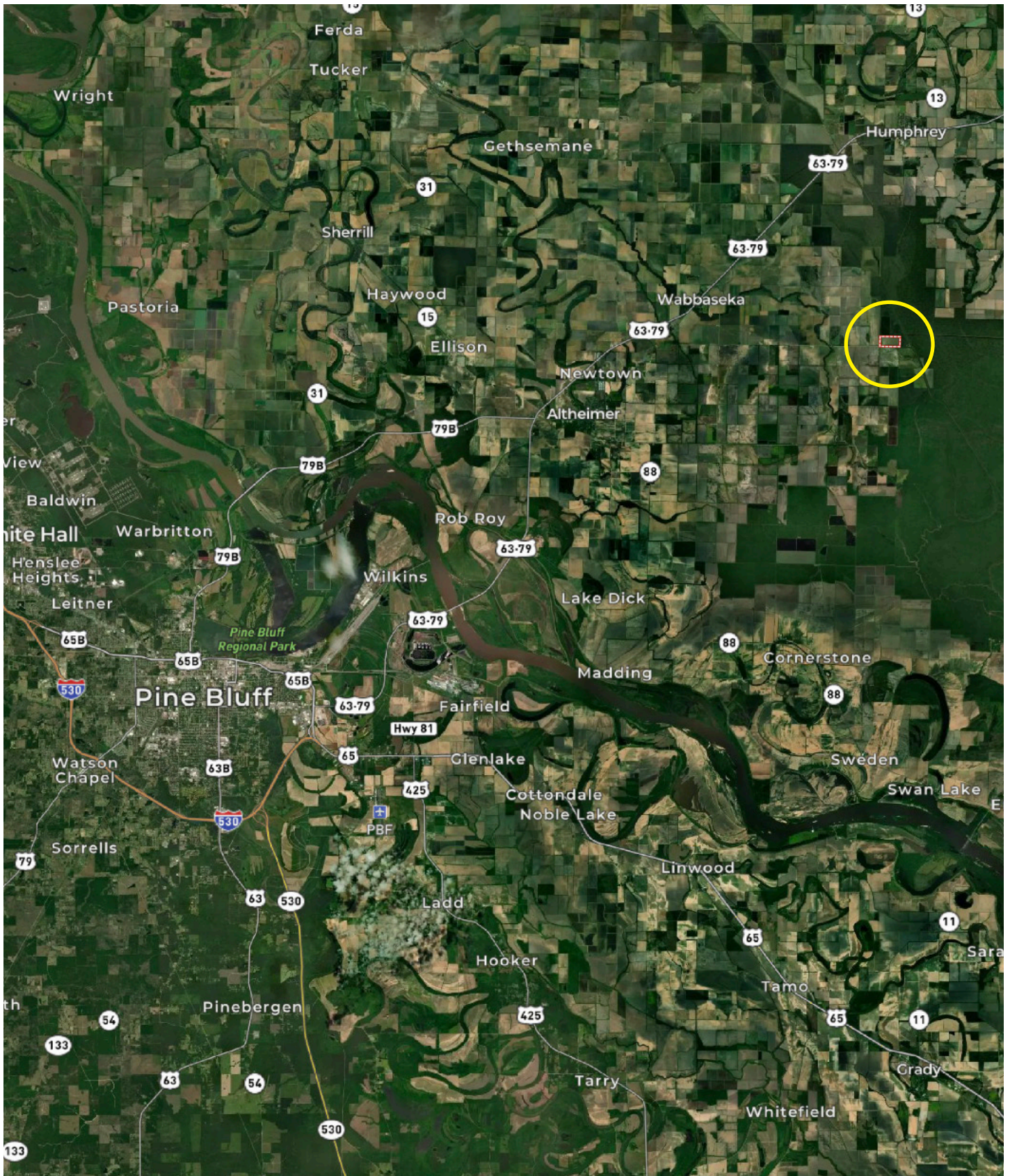








# LOCATION MAP





# AERIAL MAP













# LOCATION & ACCESS

Wabbaseka, Jefferson County, Arkansas  
Eastern Region of Arkansas

## Mileage Chart

Stuttgart, AR	18 Miles
Little Rock, AR	112 Miles
Memphis, TN	133 Miles

Excellent access via Mulberry Grove Road.











# IMPROVEMENTS

All improvements were worked on from August 2024 through February 2025.

- Re-ditched exterior drainage ditches
- Built existing road pads on north, east, and south boundaries up by approximately three ft. – improving access, drainage and water control.
- Installed two 25 ft. steel pipes with steel water control structures
- Installed new eight-inch 40hp electric submersible well
- Installed new 16 ft. duck pit
- Installed new 40 ft. gate and gravel parking pad at southwest corner / property entrance
- 700 – 1,000 cedar trees will be planted on the south border along Mulberry Grove Road











# FARM INFORMATION

## Soils

Class II: 16%  
Class III: 5%  
Class IV: 79%

## Irrigation

All of the tillable acres are irrigated with one eight-inch electric submersible well. See the irrigation map in this brochure for more information.

## Farming Contract

Rented for the 2025 crop year on a crop share agreement with Jet Ag.

## Farm Bases

Copies of the Farm Service Agency (FSA) 156EZ can be found in this brochure.





# IRRIGATION MAP









# TOPOGRAPHY MAP





# SOIL MAP





# SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
27	Perry clay, 0 to 1 percent slopes, occasionally flooded, Arkansas River	63.34	79.03	0	32	4w
22	McGehee silt loam, 0 to 1 percent slopes	8.4	10.48	0	72	2w
33	Rilla silt loam, 0 to 1 percent slopes	4.4	5.49	0	85	2e
30	Portland clay, 0 to 1 percent slopes	4.01	5.0	0	56	3w
TOTALS		80.15(*)	100%	-	40.3	3.63

(\*) 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								







# RESOURCES & PRICE

## Mineral Rights

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

## Real Estate Tax

\$840.00 (estimated)

## Offering Price

\$556,000.00 (originally \$600,000.00)

To learn more about Silk 80 or to schedule a property tour, contact Gar Lile or Gardner Lile of Lile Real Estate, Inc.

## Gar Lile

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# FARM SERVICE AGENCY

ARKANSAS  
JEFFERSON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 3425

Prepared : 1/5/24 8:21 AM CST

Crop Year : 2024

Operator Name : JET AG PLANTING COMPANY  
CRP Contract Number(s) : None  
Recon ID : 05-069-2016-56  
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
81.37	78.02	78.02	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	78.02	2.40			0.00	0.00	0.00	0.00

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Soybeans	20.52	0.00	51	100
Rice-Long Grain	54.70	0.00	6901	
Rice-Medium Grain	5.20	0.00	4893	
<b>TOTAL</b>	<b>80.42</b>	<b>0.00</b>		

### NOTES

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Tract Number : 2187

Description : R/6  
FSA Physical Location : ARKANSAS/JEFFERSON  
ANSI Physical Location : ARKANSAS/JEFFERSON  
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 : FIREHUNT INC  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
81.37	78.02	78.02	0.00	0.00	0.00	0.00	0.0



# FARM SERVICE AGENCY

ARKANSAS  
JEFFERSON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

**FARM : 3425**  
Prepared : 1/5/24 8:21 AM CST  
Crop Year : 2024

### Tract 2187 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	78.02	2.40	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	20.52	0.00	51
Rice-Long Grain	54.70	0.00	6901
Rice-Medium Grain	5.20	0.00	4893

**TOTAL 80.42 0.00**

### NOTES

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# FARM SERVICE AGENCY



United States  
Department of  
Agriculture

Jefferson 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 March 16, 2023

Farm **3425**

Tract **2187**

Tract Cropland Total: 78.02 acres

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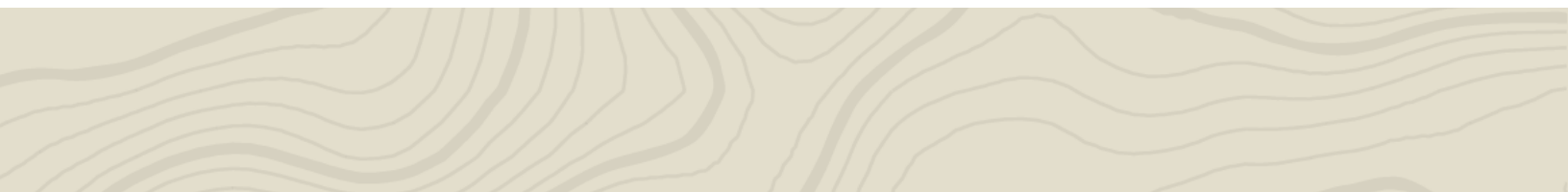




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The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

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For more information or to  
schedule a property tour, contact:

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