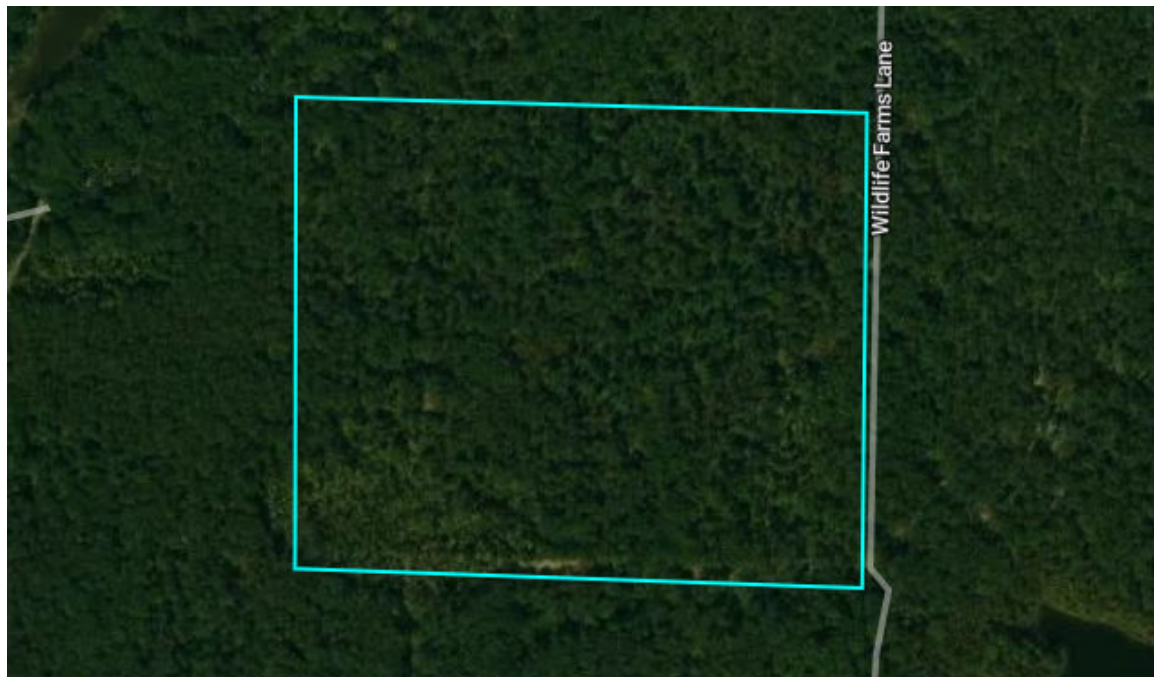


Preston Ferry 50

Arkansas County, AR

50.0 Acres



CBRE



Property Overview

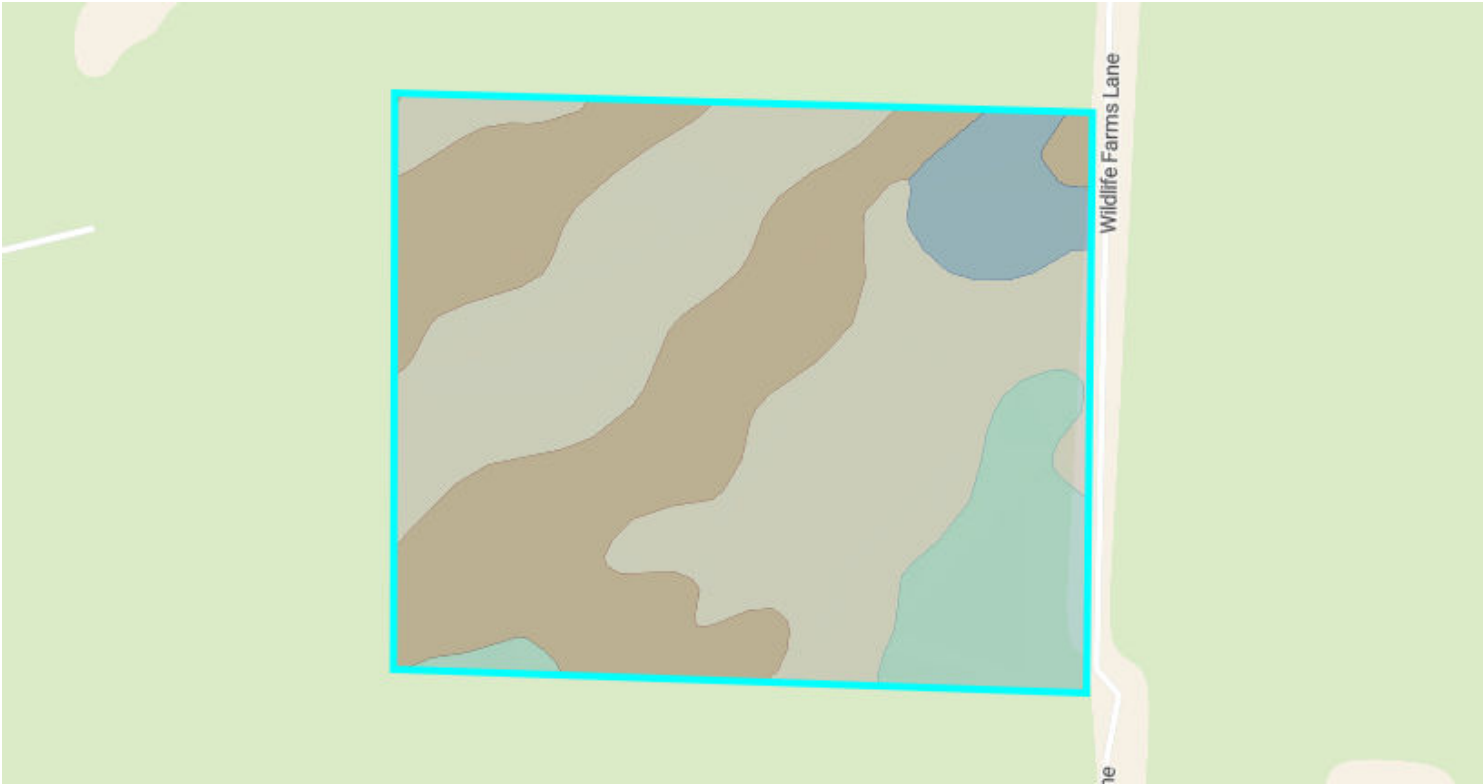


Arkansas County, AR

50.0 Acres, Boundary 1 of 1



Arkansas County, AR	Locations	Acres	Parcel #
Township: 002S	03 2S 3W	50	001-00057-000
Owner 1	Owner 2	Owner Address	Property Address
LONGNECKER JON & KYLA -		489 KAGEBEIN RAABE RD	ROE, AR 72134
REVOCABLE TRUST		ALMYRA AR 72003	
Total Assessed Value	Assessed Land Value	Assessed Improvement	Assessed Land Year
\$1,236	\$1,236	\$0	2025
County Use Description	Legal Description		
-	EAST 50 ACRES OF S1/2 NE1/4		



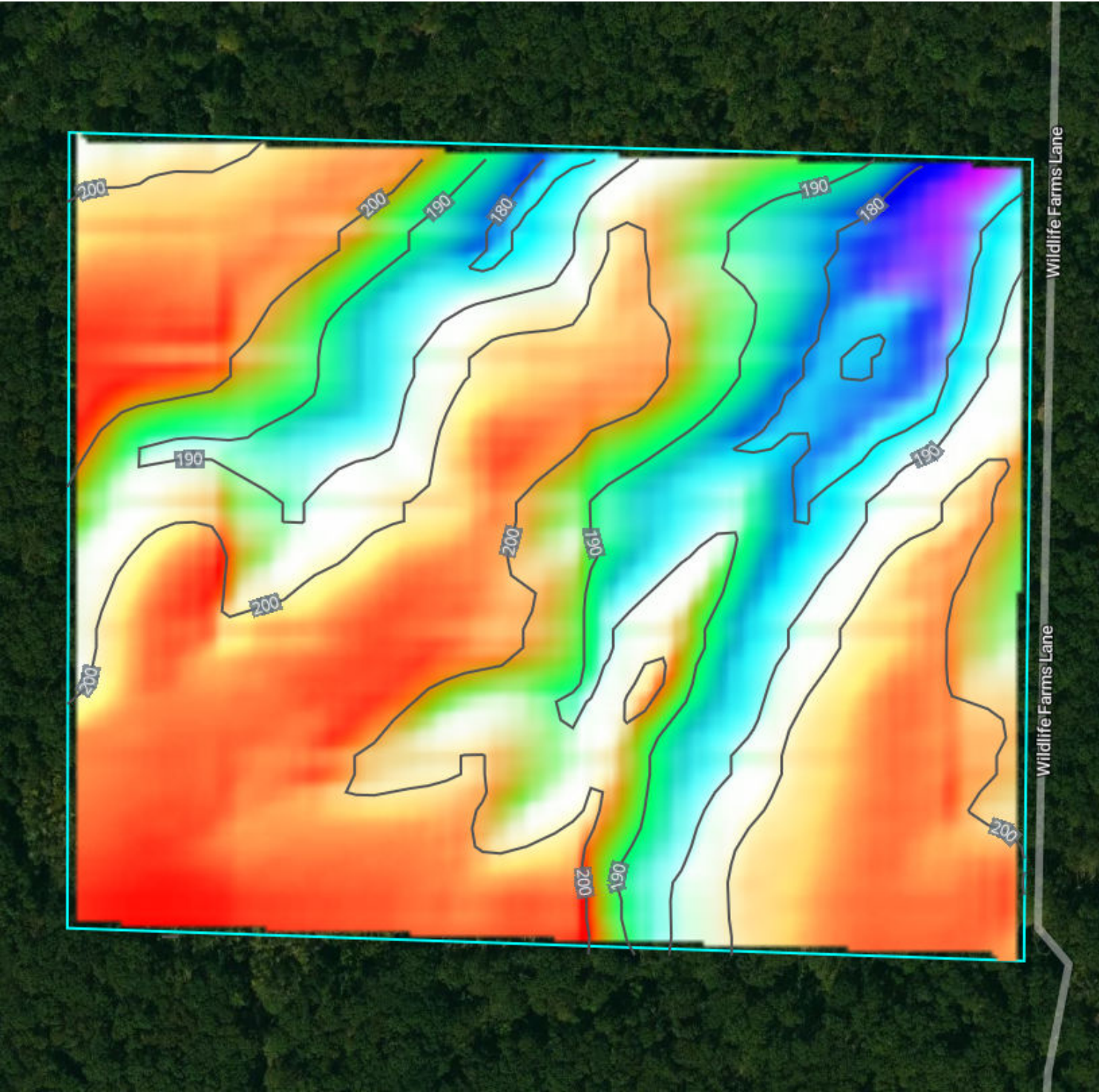
70.1 / 100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	14C	Muskogee silt loam, 3 to 8 percent slopes	46.7%	21.5	3e	--	68.1
●	14B	Muskogee silt loam, 1 to 3 percent slopes	35.2%	16.2	2e	--	68.9
●	9B	Immanuel silt loam, 1 to 3 percent slopes	11.7%	5.4	2e	--	83
●	14D	Muskogee silt loam, 8 to 15 percent slopes	5.7%	2.6	4e	--	65.3
●	15A	Oaklimeter silt loam, 0 to 1 percent slopes, occasionally flooded	0.7%	0.3	2w	--	84.2

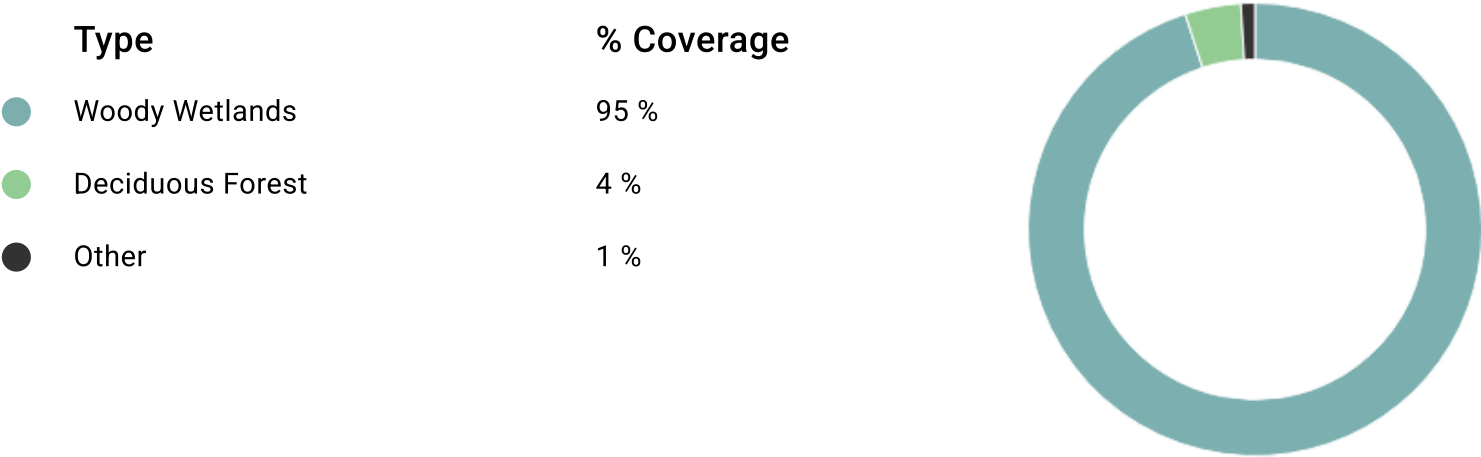
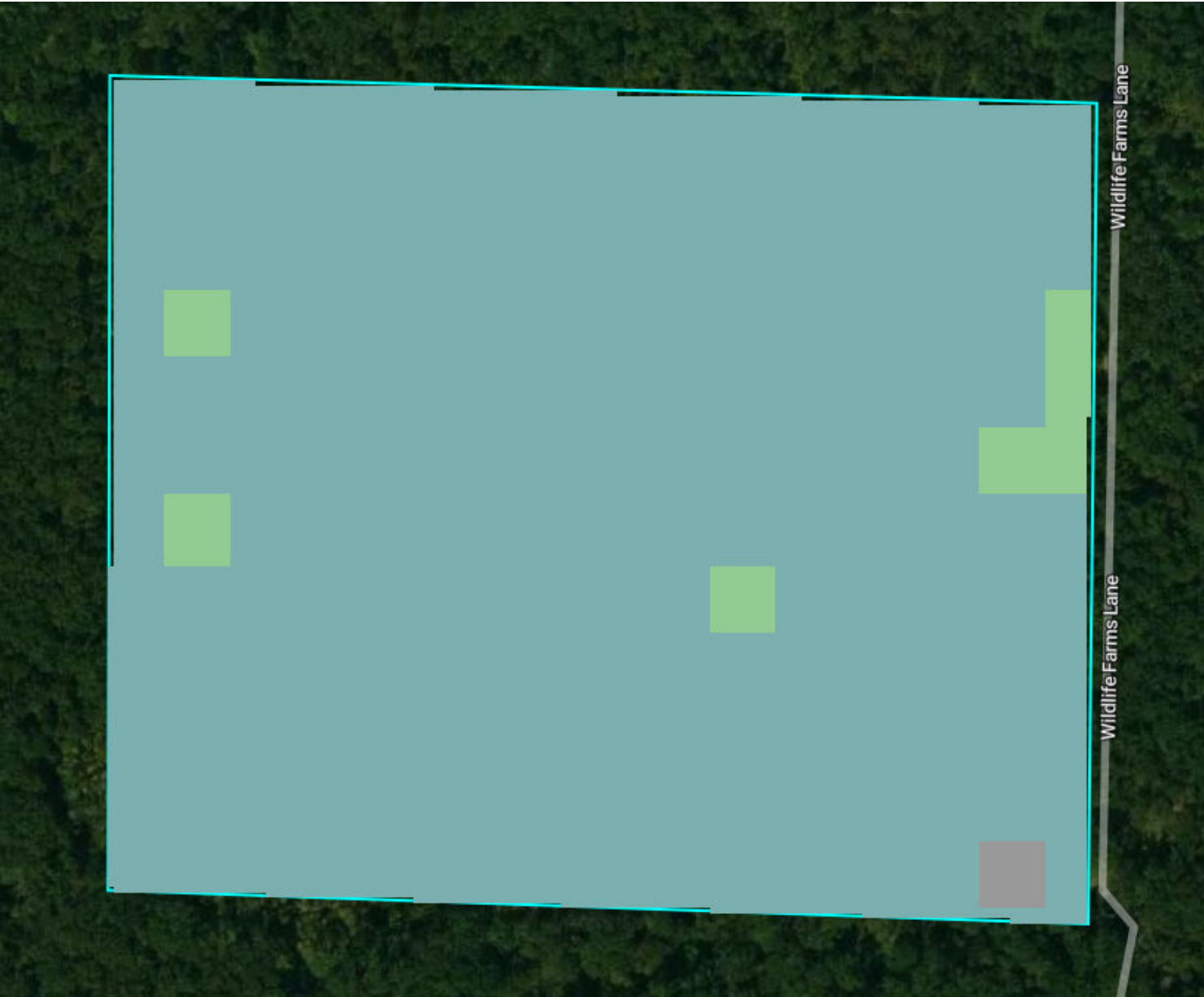
Elevation

Arkansas County, AR

50.0 Acres, 1 Boundary



Source: USGS 3 Meter Dem	Interval: 10 feet	Range: 38.2 feet	Min: 171.8 feet	Max: 210 feet
		Slope: 6.4%	Min: 0%	Max: 22%



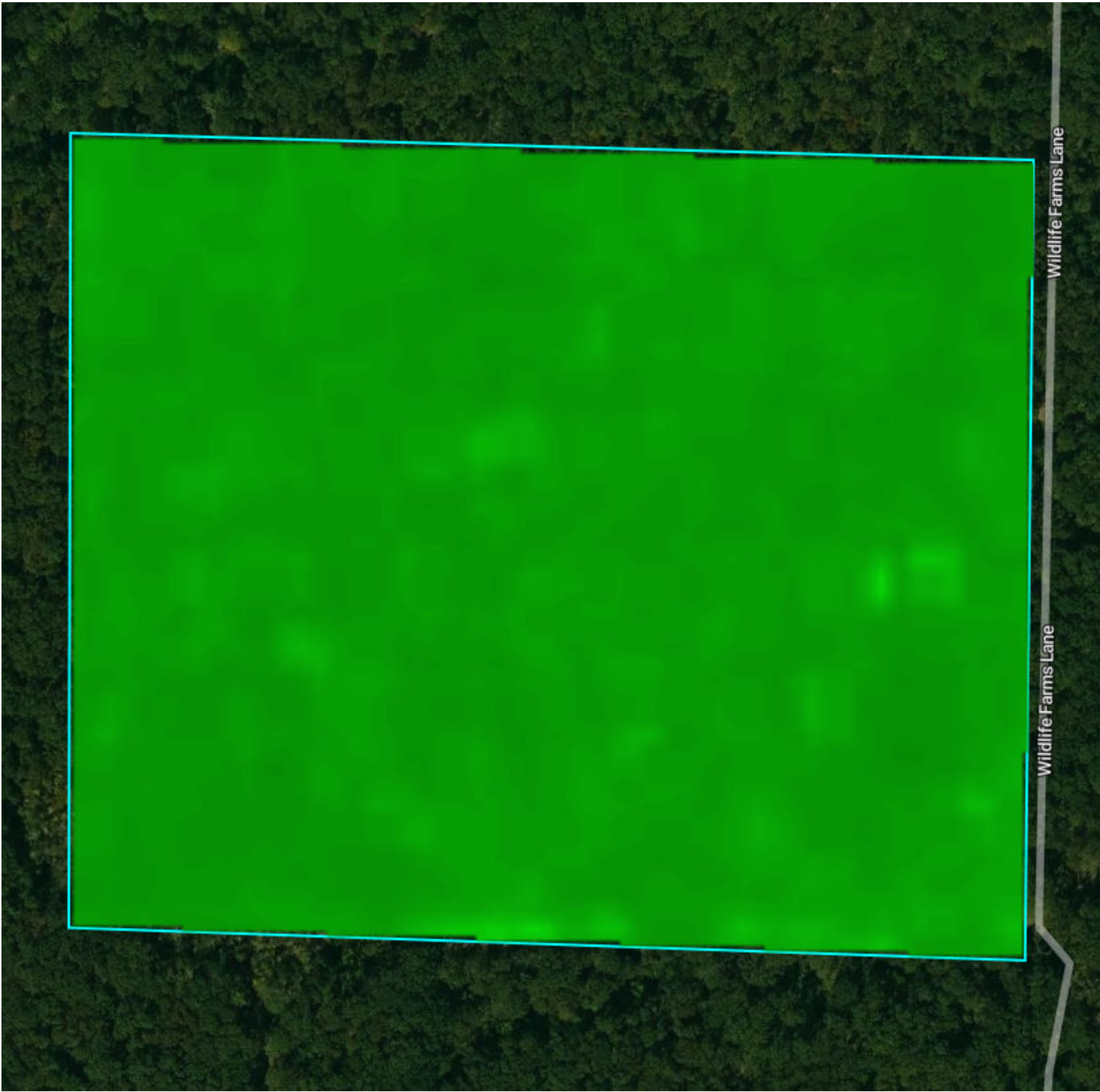
Vegetation Index



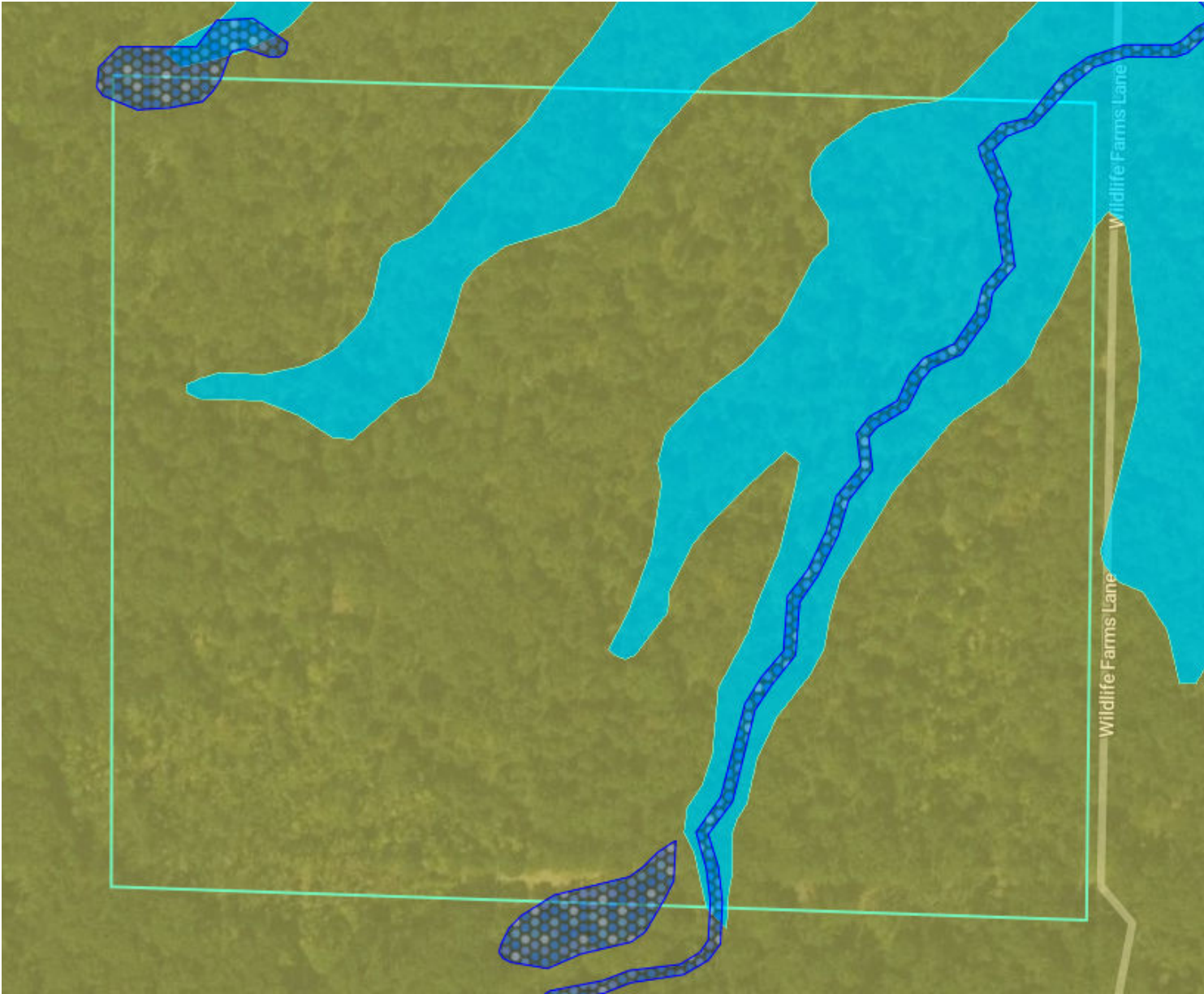
Arkansas County, AR

50.0 Acres, 1 Boundary

2024



Standard Deviation: 1.1 Mean: 91.7 Min: 82.9 Max: 94.2



Flood Zone Hazard

- 0.2% annual flood hazard
- 1% annual flood hazard
- Future 1% annual flood hazard
- Increased risk due to levee
- Reduced risk due to levee
- Regulatory Floodway
- Special Floodway
- Wetlands

Historical Imagery

Arkansas County, AR

50.0 Acres, 1 Boundary

2023



2021



Historical Imagery

Arkansas County, AR

50.0 Acres, 1 Boundary

2019



2017

