



OFFERED FOR SALE

## **LUCKY LARK FARM**

*An Agricultural and Recreational Investment Opportunity*

116.3 (+/-) Total Surveyed Acres • Lonoke County, Arkansas

OFFERED BY



A G R I C U L T U R E   R E C R E A T I O N   T I M B E R L A N D  
T R A D I T I O N A L   B R O K E R A G E   +   S E A L E D   B I D S   +   C O N S U L T I N G

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TENNESSEE AND TEXAS



**DISCLOSURE STATEMENT**

Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

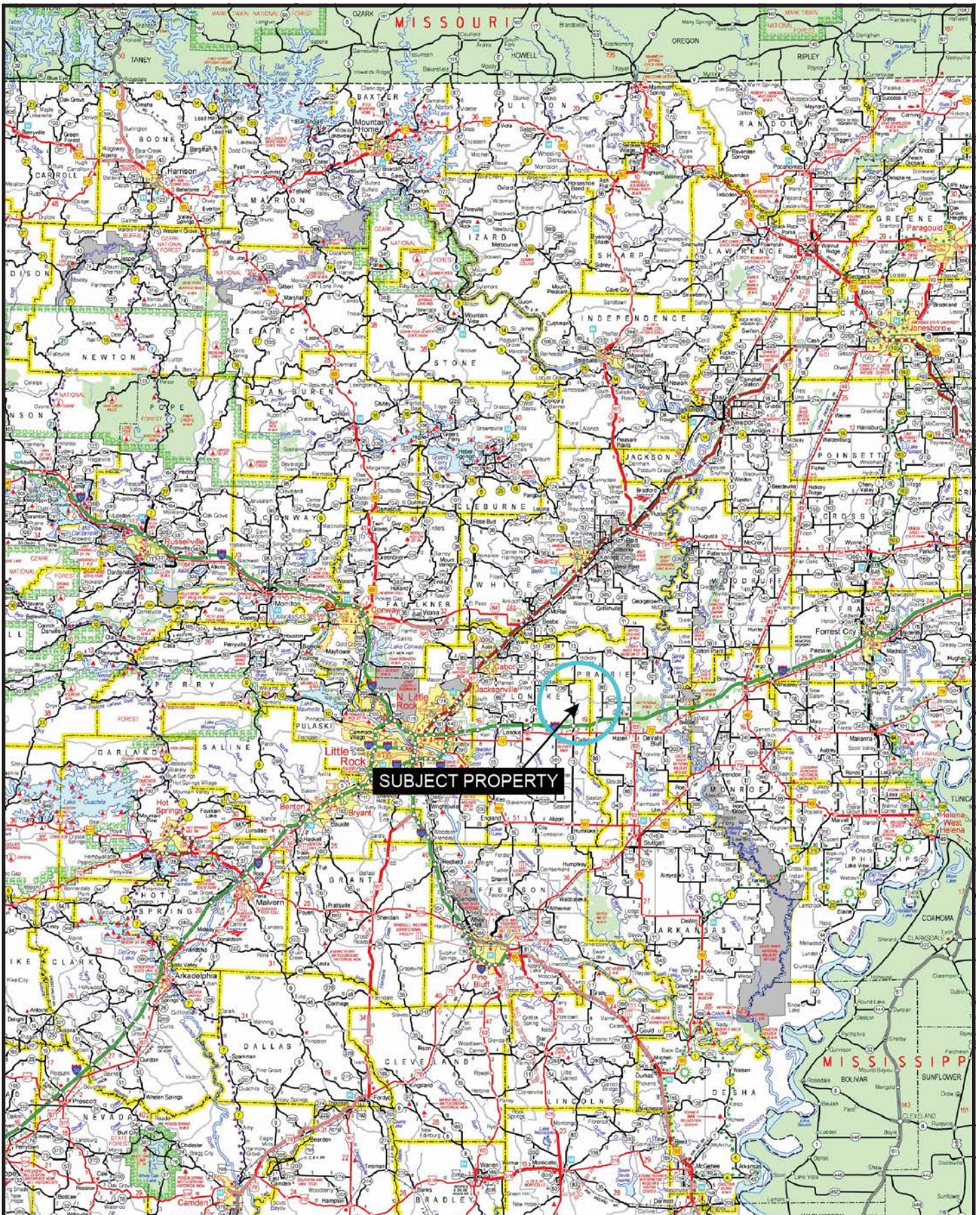
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for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



## VICINITY MAP





## **PROPERTY SUMMARY**

### **Description:**

The “Lucky Lark Farm” consists of 116.3 surveyed acres offering a good agricultural and recreational investment opportunity with year-round recreational opportunities and close proximity to central Arkansas. The farm is located just seven (7) miles north of Carlisle. Walters Chappel Road, which forms the north boundary, provides great access to the farm. A 15 +/- acre fishing reservoir is located in the northern central portion of the farm that offers great fishing in addition to surface water for irrigating the cropland. According to the Farm Service Agency, the two agricultural fields total 88.95 +/- acres and have historically been planted in a rice and soybean rotation. The tillable acreage is irrigated by the two electric turbine eight (8) inch re-lifts and a six (6) inch electric submersible well located on the southwest corner of the farm.

The farm offers waterfowl hunting opportunities in the fields and the reservoir, and the east part of the reservoir normally draws down and provides an area that could be worked and planted in duck food. There is a permanent blind located in the southern portion of the reservoir, and a twelve (12) foot skid blind in the east portion. Another twelve (12) foot skid blind is located on the farm and is used for hunting the fields. Historically the ownership has leased the deer and duck hunting rights out.

The “Lucky Lark Farm” is a great opportunity to acquire a recreational farm with close proximity to central Arkansas. Any questions concerning this offering, or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

### **Location:**

Carlisle, Arkansas; Lonoke County; Eastern Region of Arkansas

#### Mileage Chart

Carlisle	7 miles
Little Rock	40 miles
Memphis	109 miles

### **Acreage:**

116.3 +/- surveyed acres\*

- 88.95 +/- acres of irrigated farmland
- 15.00 +/- acre fishing / irrigation reservoir
- 4.0 +/- acre of woodlot
- 8.35 +/- acres in roads, ditches, etc.

\*Excludes cemetery inholding.

### **Access:**

Access is via Walters Chappel Road which is an asphalt county-maintained road.

### **Farming Contract:**

Farm is rented on a 75 / 25 net crop share.

### **Irrigation:**

<u>Well / Re-Lift Number</u>	<u>Well Type</u>	<u>Discharge Size</u>
W1	Electric Submersible	6”
RL1	Electric Turbine	8”
RL2	Electric Turbine	8”

## **PROPERTY SUMMARY**

**Real Estate Taxes:**

Parcel Number	Acreage	Est. Real Estate Tax
001-03940-000	39.00	\$210.00
001-03941-000	17.50	\$98.00
001-03944-000	20.00	\$20.00
001-03946-000	39.33	\$238.00
Total	115.83	\$566.00

**Mineral Rights:**

All mineral rights will be retained by the Seller.

**Recreation:**

Property offers year-round recreational opportunities with the fishing reservoir, duck hunting, and deer hunting.

**Offering Price:**

\$535,000.00

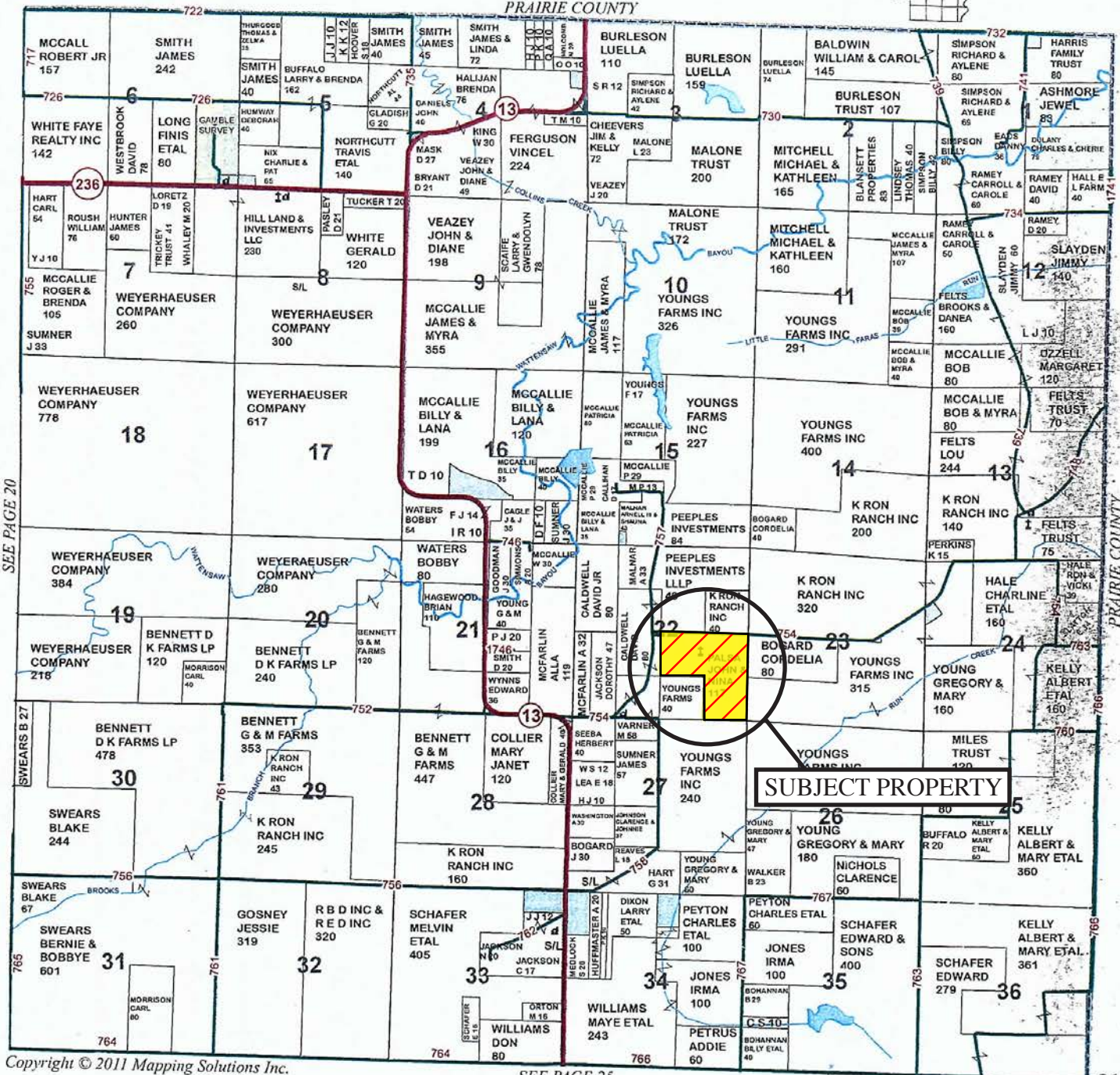
**Contact:**

Any questions concerning this offering, or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc. (office: 501-374-3411).

# PLAT MAP

## TOWNSHIP 3N • RANGE 7W

PRAIRIE COUNTY

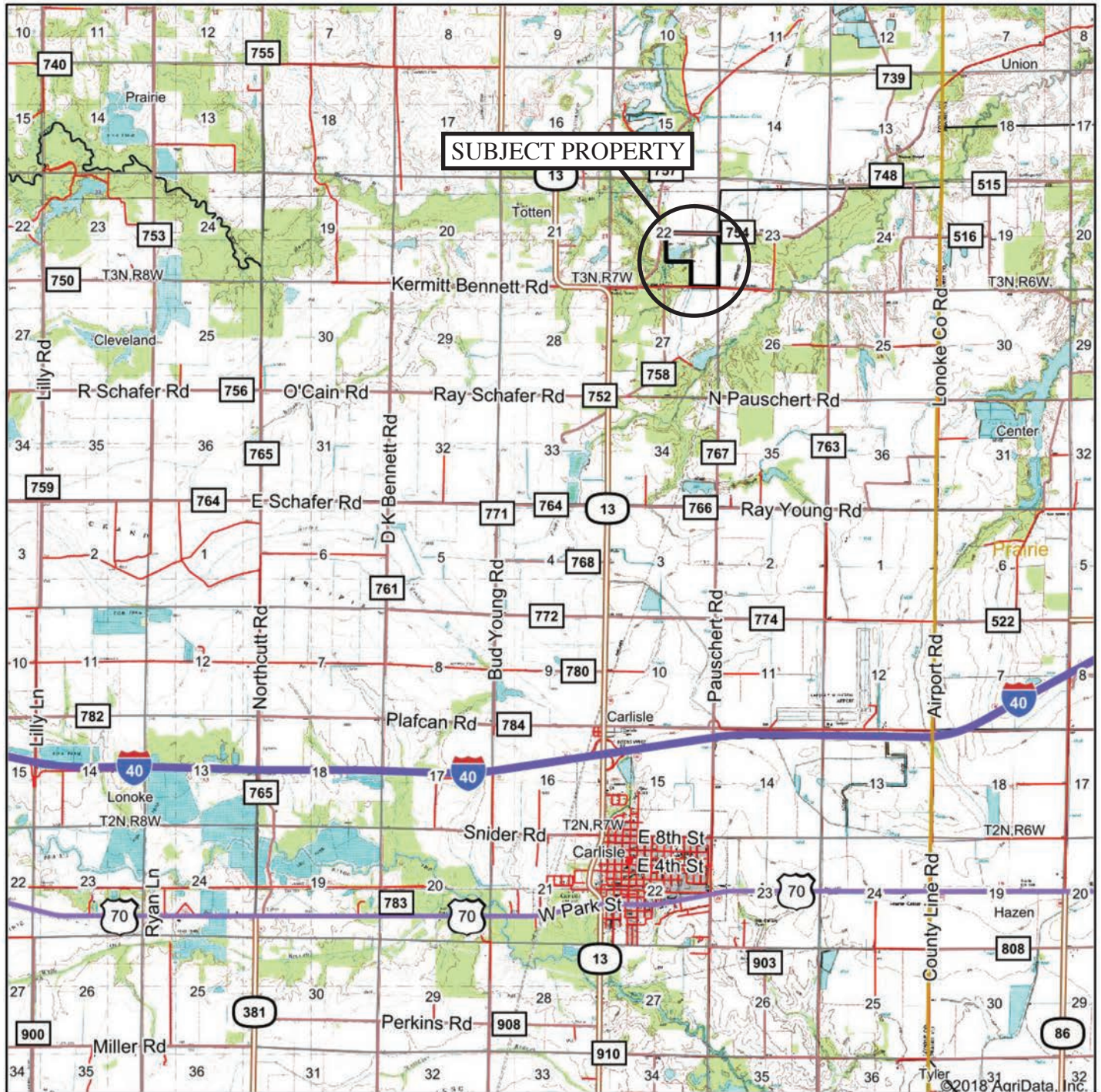


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SEE PAGE 25



# AERIAL MAP I



map center: 34° 49' 39.74, -91° 45' 30.57

0ft 7516ft 15033ft

**4-2N-7W**  
**Lonoke County**  
**Arkansas**



6/8/2018



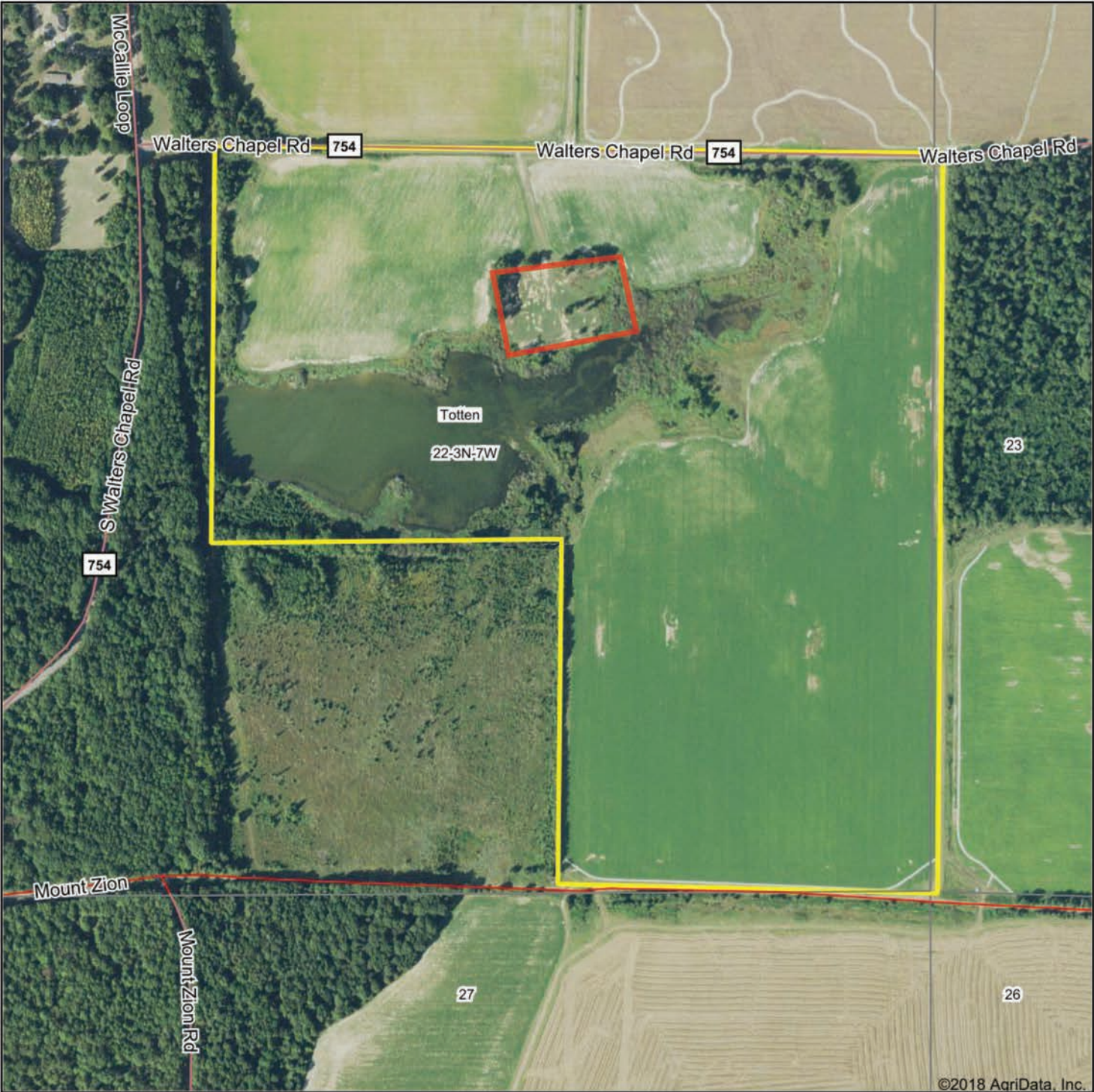
Maps Provided By:



Field borders provided by Farm Service Agency as of 5/21/2008.



**AERIAL MAP II**



Maps Provided By:



map center: 34° 51' 56.09, -91° 44' 7.78

0ft 545ft 1089ft

**22-3N-7W**  
**Lonoke County**  
**Arkansas**



6/6/2018



# IRRIGATION MAP



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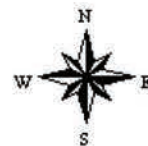
Maps Provided By:



map center: 34° 51' 56.09, -91° 44' 7.78

0ft 545ft 1089ft

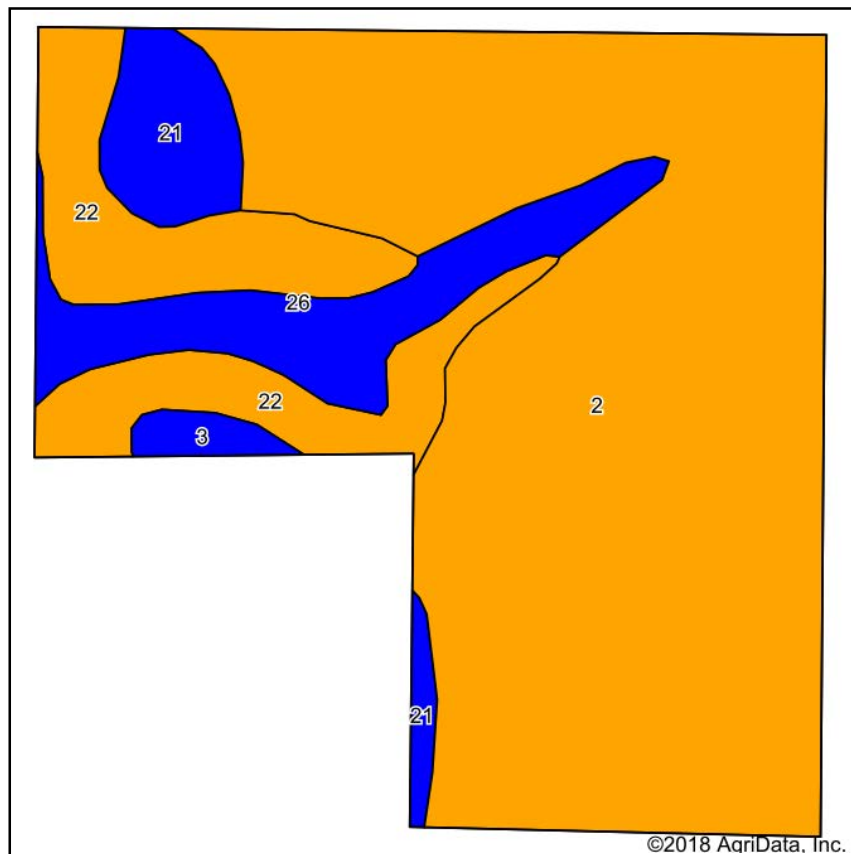
**22-3N-7W**  
**Lonoke County**  
**Arkansas**



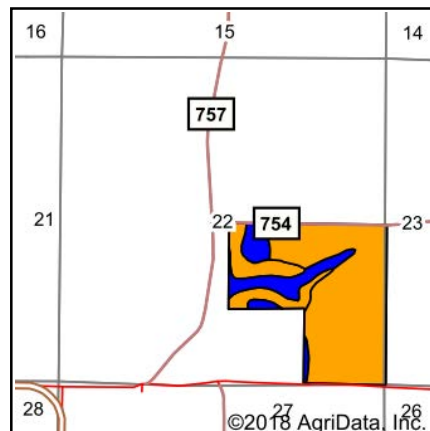
6/6/2018



# SOIL MAP



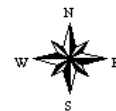
Soils data provided by USDA and NRCS.



State: **Arkansas**  
 County: **Lonoke**  
 Location: **22-3N-7W**  
 Township: **Totten**  
 Date: **6/6/2018**



Maps Provided By:



Area Symbol: AR680, Soil Area Version: 15

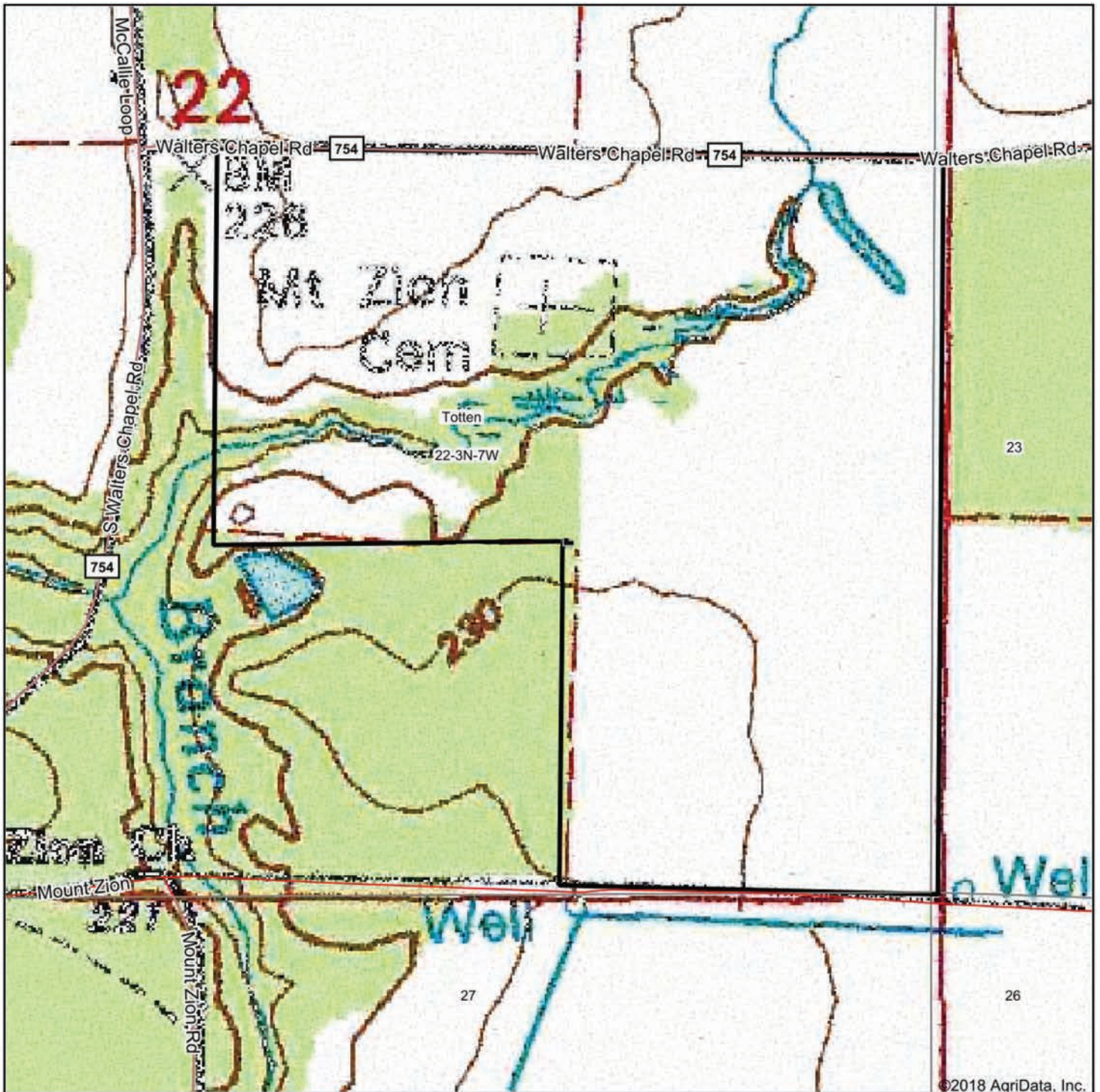
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Soybeans	Tall fescue	Wheat
2	Calhoun silt loam, 0 to 1 percent slopes	81.17	69.2%		IIIw							
22	Immanuel silt loam, 3 to 8 percent slopes	17.64	15.0%		IIle							
26	Oaklimer silt loam, occasionally flooded	10.68	9.1%		IIw	9	95	750	11	40	10	40
21	Immanuel silt loam, 1 to 3 percent slopes	6.47	5.5%		Ile							
3	Calloway silt loam, 0 to 1 percent slopes	1.41	1.2%		IIw							
<b>Weighted Average</b>						<b>0.8</b>	<b>8.6</b>	<b>68.2</b>	<b>1</b>	<b>3.6</b>	<b>0.9</b>	<b>3.6</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# TOPOGRAPHY MAP



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Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

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map center: 34° 51' 56.09, -91° 44' 7.78

0ft 545ft 1089ft

**22-3N-7W**  
**Lonoke County**  
**Arkansas**



6/6/2018



# FARM SERVICE AGENCY

ARKANSAS

LONOKE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

**FARM : 3393**

Prepared : Jan 2, 2018

Crop Year : 2018

Operator Name : BRYAN HUTSON  
Farms Associated with Operator : 05-085-3393, 05-085-4995  
CRP Contract Number(s) : None

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
120.13	94.44	94.44	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	94.44	2.00		0.00		0.00	0.00	

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Rice-Long Grain	88.80	0.00	0	5459	
Rice-Medium Grain	6.20	0.00	0	4480	

**TOTAL** 95.00 0.00

### NOTES

**Tract Number : 3563**

Description : M-8  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : LUCKY LARK FARMS LLC  
Other Producers : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
120.13	94.44	94.44	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	94.44	2.00	0.00	0.00	0.00	

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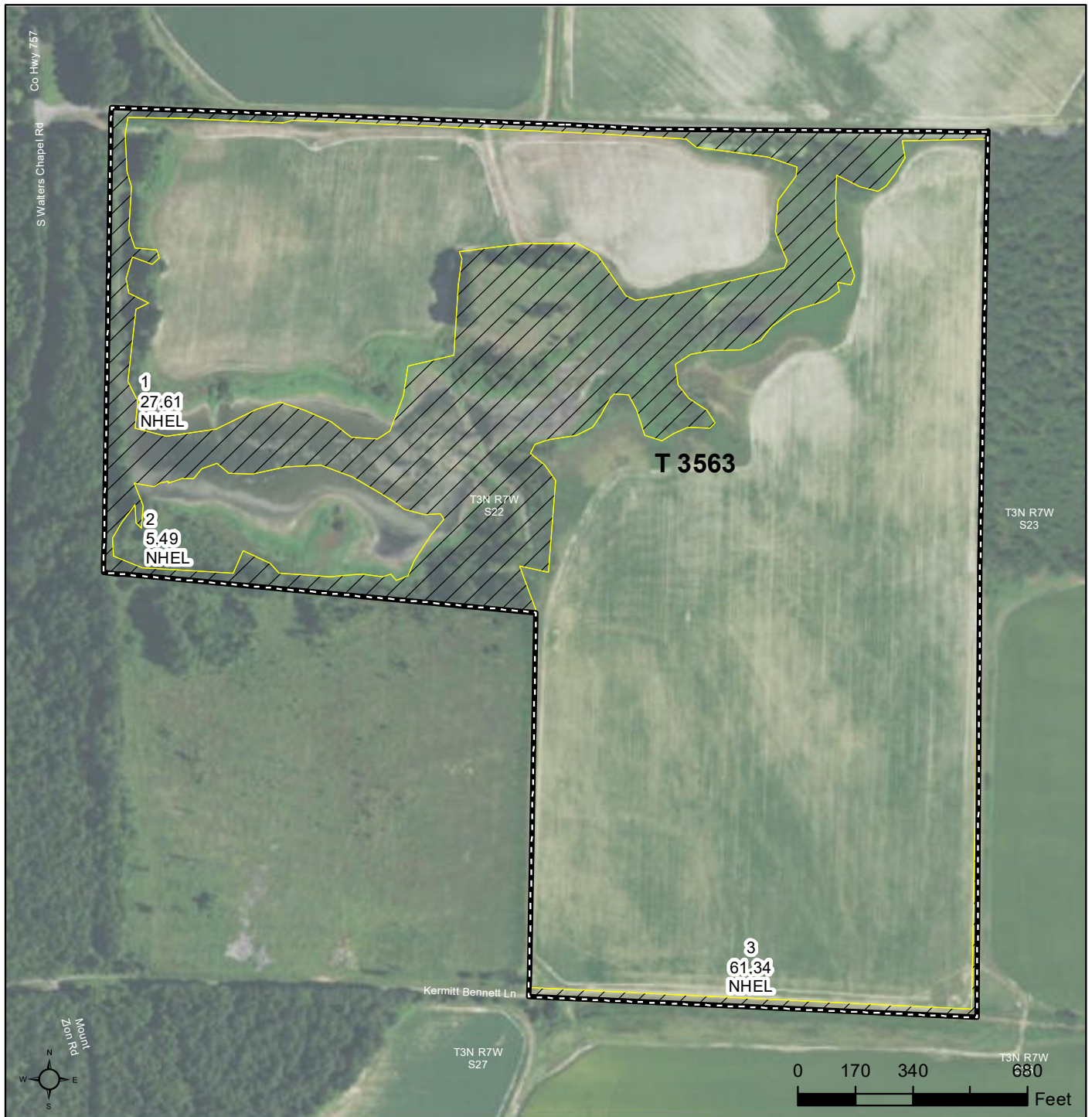
### NOTES

# FSA MAP



United States  
Department of  
Agriculture

Lonoke County, Arkansas



**Common Land Unit** Tract Boundary

Non-Cropland

Cropland

**Wetland Determination**

Restricted Use

Limited

Exempt from Conservation

Compliance Provisions



PLSS

**2018 Program Year**

Map Created September 27, 2017

**Farm 3393**

**Tract 3563**

**Tract Cropland Total: 94.44 acres**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

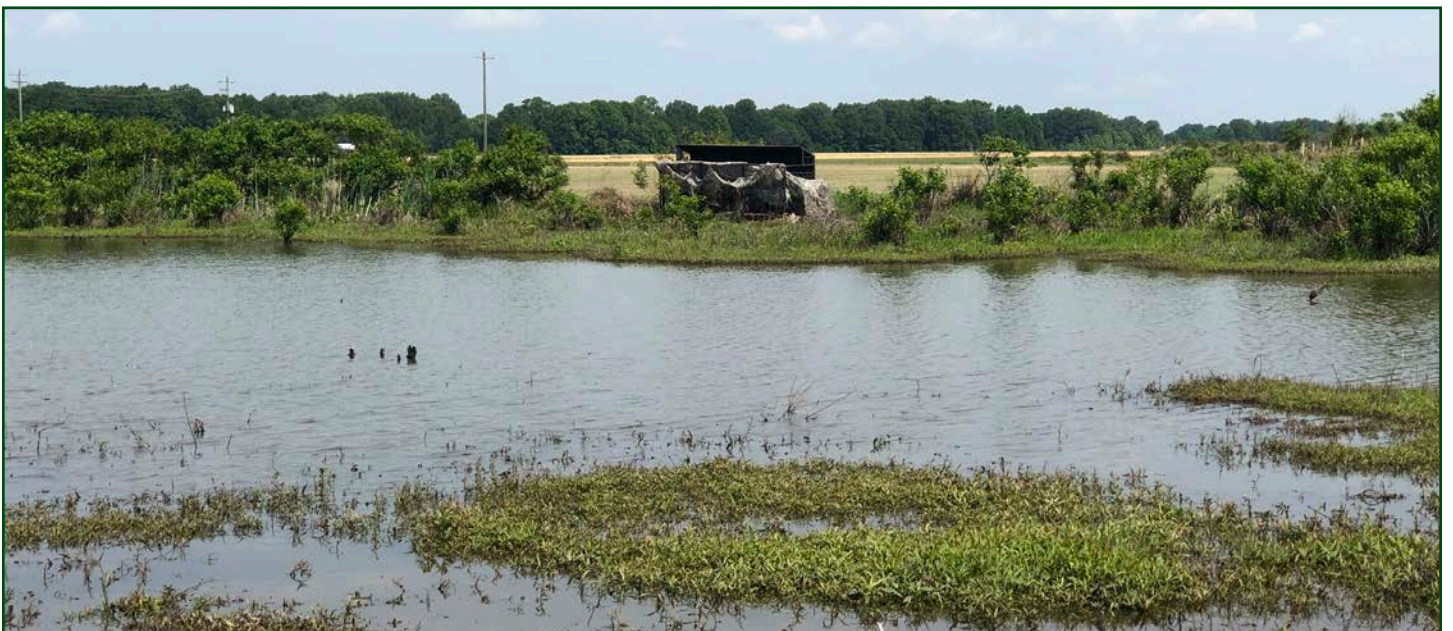




























## NOTES





### **LILE REAL ESTATE, INC.**

*Arkansas - Corporate Office*  
401 Autumn Road  
Little Rock, AR 72211  
501.374.3411 501.421.0031 (fax)

*Tennessee - Regional Office*  
5521 Murray Avenue, Suite 110  
Memphis, TN 38119  
901.260.4580 901.260.4582 (fax)

info@lilerealestate.com  
www.lilerealestate.com

**A G R I C U L T U R E   R E C R E A T I O N   T I M B E R L A N D**  
**T R A D I T I O N A L   B R O K E R A G E   +   S E A L E D   B I D S   +   C O N S U L T I N G**

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