



OFFERED FOR SALE

WAYNE FARM

An Agricultural and Recreational Investment Opportunity

780.93 (+/-) Total Acres • Pulaski 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.

PROPERTY SUMMARY

- Description:** The Wayne Farm consists of approximately 780.93 (+/-) acres located in Pulaski County, Arkansas, west of the town of England. The tract has good access with Wayne Road forming the north border of the farm. The Farm Service Agency office reports a total of 662.03 cropland acres that are all irrigated, but 63.63 acres. Of the 662.03 cropland acres, approximately 306.73 acres have had dirt work completed, and are considered improved row water cropland acres. Plum Bayou runs much of the eastern border, even bisecting part of the farm, providing great surface water irrigation capabilities. Currently, the irrigated cropland is irrigated by four (4) wells and three (3) re-lifts. Another great attribute of this farm is that it has great soils allowing the opportunity to grow anything from rice to corn on the cropland. There is a 1,512 SF shop with one roll up door located on the northeast corner of the farm. The farm is also located in a proven duck hunting area, and fields could be leased out for additional income. With the soils, irrigation capabilities, shop, and duck hunting lease potential, we believe this is an investment grade farm that will produce a solid return for an investor, or investor group.
- Location:** England, Arkansas; Jefferson County; Southeastern Region of Arkansas
- FSA Acreage:** 787.66 Total Acres (FSA Farm #: 5055 & 5054, Tract #: 4655 & 4654)
- 662.03 acres in cropland
 - 83.48 acres in bayou
 - 29.45 acres in fallow cropland
 - 12.70 acres in roads, ditches, etc.
- Irrigation:**
- | Well/Re-lift Number | Re-lift Type | Discharge Size |
|---------------------|-------------------|----------------|
| W1 | Diesel Turbine | 8" |
| W2 | Diesel Turbine | 8" |
| W3 | Diesel Turbine | 8" |
| W4 | Diesel Turbine | 8" |
| RL1 | Electric Turbine | 10" |
| PRL2 | Deutz Diesel Unit | 8" |
| RL3 | Diesel Turbine | 10" |
- Soils:** Class II: 37%
Class III: 63%
- Farm Bases:** Please see attached Farm Service Agency (FSA) 156EZ within this brochure.
- Recreation:** Field hunting opportunities for ducks exist.

PROPERTY SUMMARY

Real Estate Taxes:	Parcel Number	S-T-R	Acreage	Est. Taxes
	16R0020001000	2-2S-10W	40.0	\$237.00
	16R0020001100	2-2S-10W	40.0	\$344.00
	16R0020001300	2-2S-10W	51.0	\$603.00
	16R0100000500	10-2S-10W	120.0	\$622.00
	16R0100000600	10-2S-10W	40.0	\$211.00
	16R0110000100	11-2S-10W	115.0	\$621.00
	16R0110000400	11-2S-10W	55.0	\$96.00
	16R0110000500	11-2S-10W	50.0	\$281.00
	16R0110000600	11-2S-10W	70.0	\$363.00
	16R0110000700	11-2S-10W	40.0	\$229.00
	16R0110000800	11-2S-10W	40.0	\$159.00
	16R0110000900	11-2S-10W	10.0	\$356.00
	16R0110001000	11-2S-10W	70.0	\$363.00
	16R0100000100	10-2S-10W	40.0	\$207.00
	Total		780.93	\$4,692.00

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

Farming Contract: Farm is leased on annual cash rent basis.

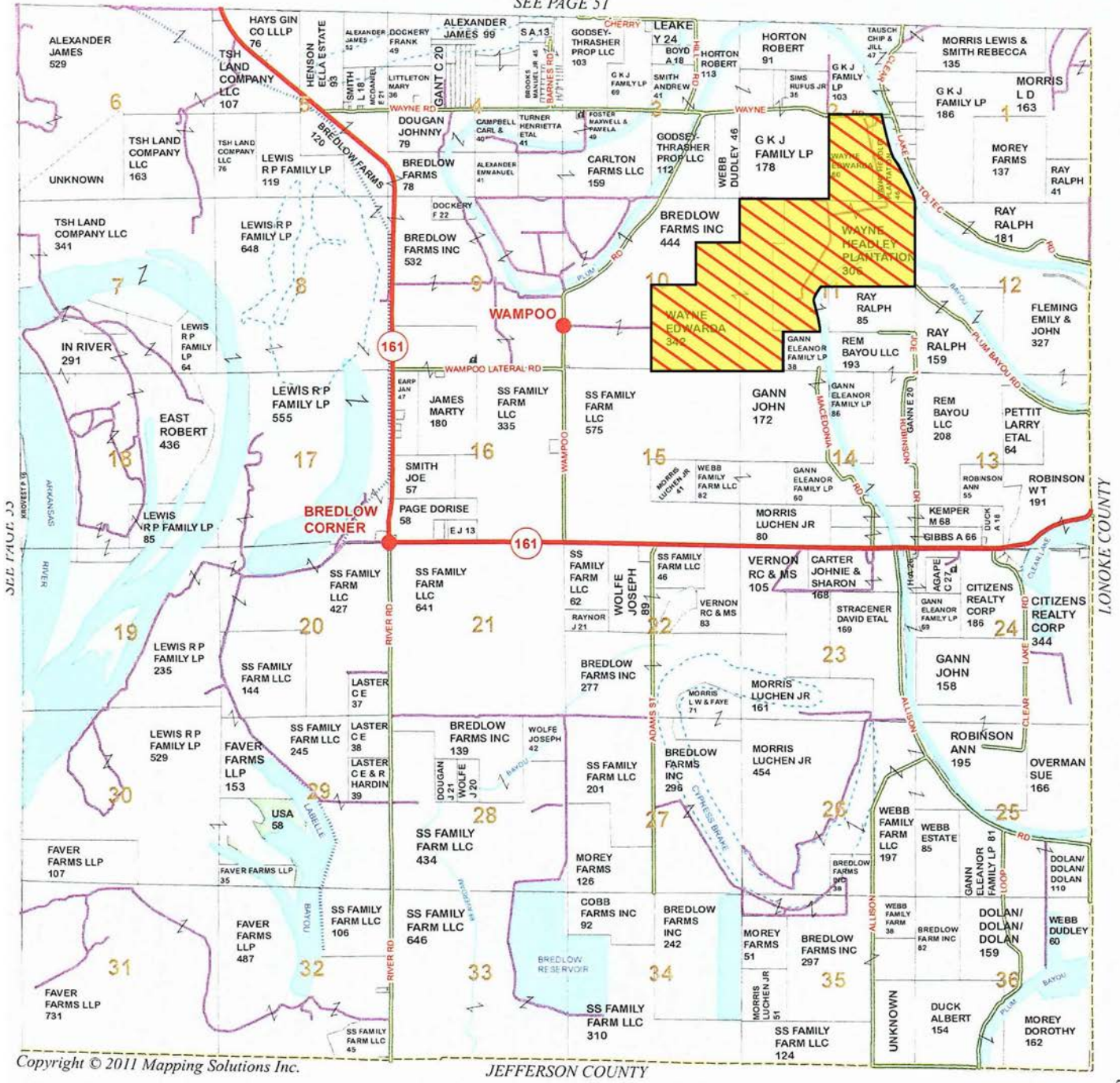
Offering Price: \$3,400,000.00 (\$4,354.00 per acre)

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

OWNERSHIP MAP

TOWNSHIP 2S • RANGE 10W

SEE PAGE 51



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JEFFERSON COUNTY

AERIAL MAP



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Maps Provided By:



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map center: 34° 33' 33.59, -92° 3' 34.98

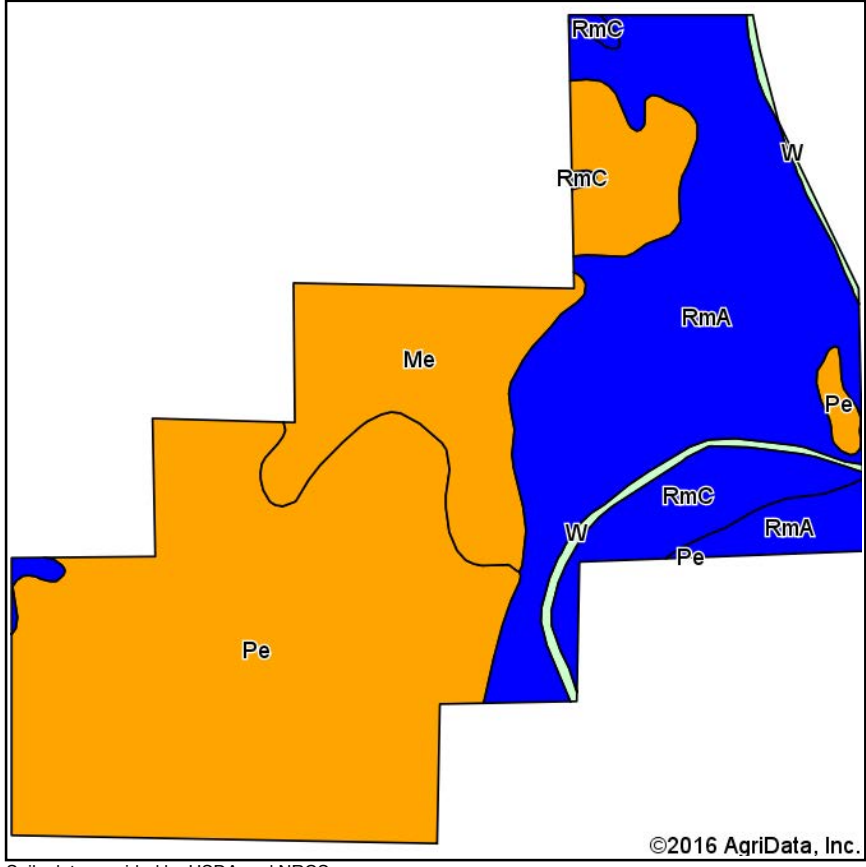
0ft 1680ft 3360ft

11-2S-10W
Pulaski County
Arkansas

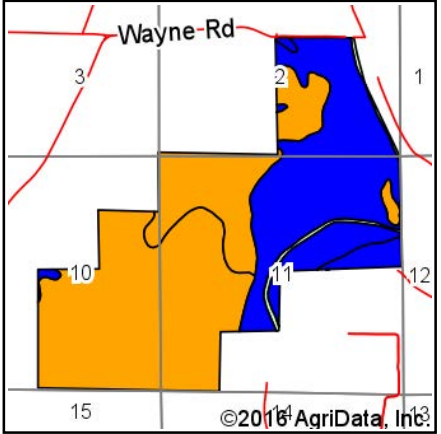


8/25/2016

SOIL MAP



Soils data provided by USDA and NRCS.

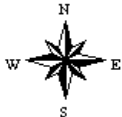


State: **Arkansas**
 County: **Pulaski**
 Location: **11-2S-10W**
 Township: **Hill**

Date: **8/25/2016**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: AR119, Soil Area Version: 12

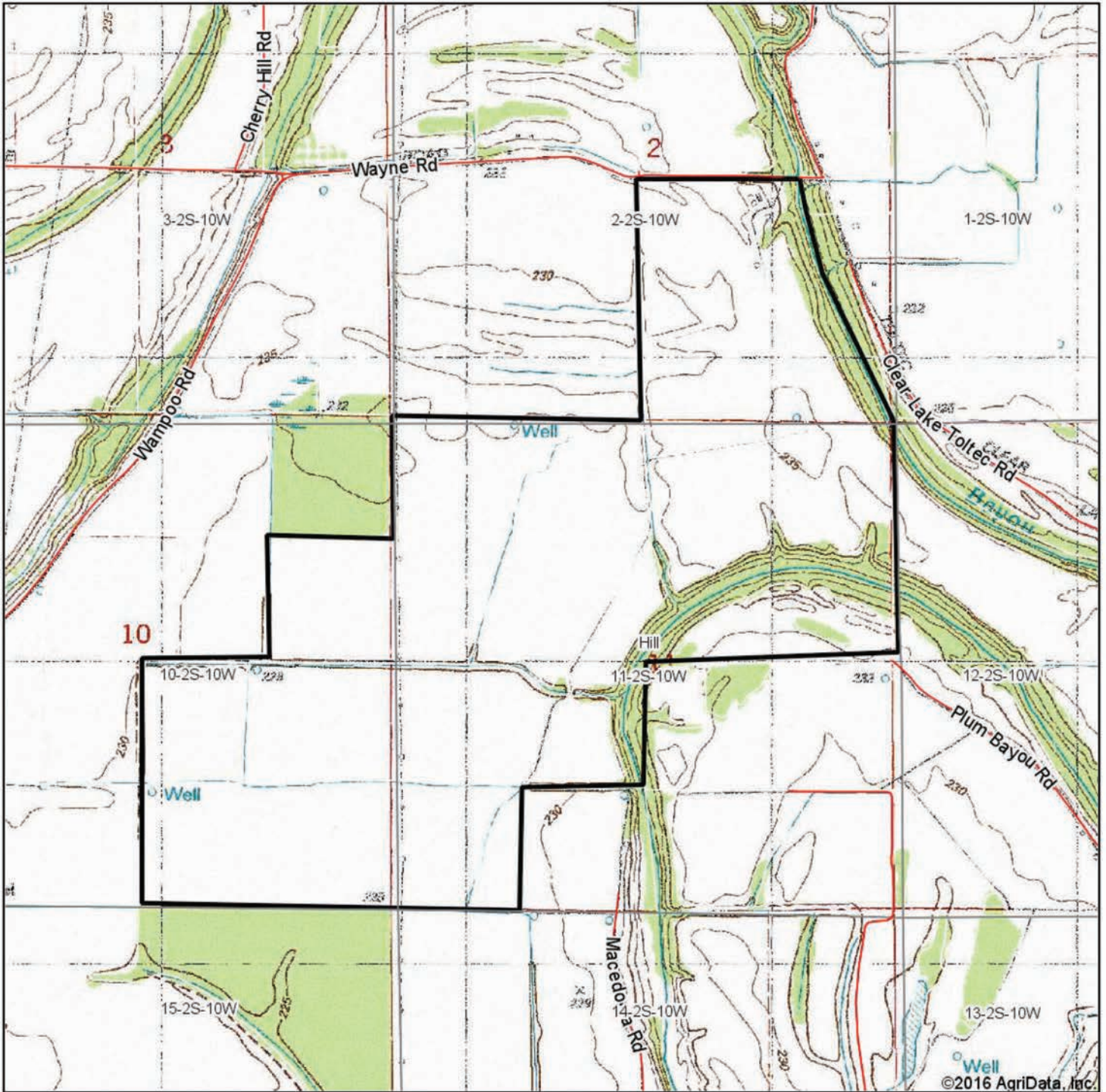
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Cotton lint	Grain sorghum	Improved bermudagrass	Rice Irrigated	Soybeans	Tall fescue	Wheat
Pe	Perry clay, 0 to 1 percent slopes, rarely flooded	383.13	48.9%		Illw	6.5		475	65	12	130	30	7.5	
RmA	Rilla silt loam, 0 to 1 percent slopes	246.36	31.4%		Ile	7.5	95	900	95	13.5		40		60
Me	Moreland silty clay	99.50	12.7%		Illw	7		625		9	130	35	8.5	
RmC	Rilla silt loam, 3 to 5 percent slopes	41.87	5.3%		Ile	7.5	95	900	95	13.5		40		60
W	Water	12.60	1.6%											
Weighted Average						6.8	34.9	642.8	66.7	12	80.1	33.8	4.7	22.1

Area Symbol: AR119, Soil Area Version: 12

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



map center: 34° 33' 33.59, -92° 3' 34.98



11-2S-10W
Pulaski County
Arkansas



8/25/2016



Maps Provided By:



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FARM SERVICE AGENCY

Tract Number: 4655 **Description:**
BIA Range Unit Number:
HEL Status: NHEL: no agricultural commodity planted on undetermined fields
Wetland Status: Tract does not contain a wetland
WL Violations: None

**FAV/WR
History**
 N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
736.39	662.03	662.03	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	662.03	13.79	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	131.45		33	0.0
RICE-LONG GRAIN	317.0		5926	0.0
GRAIN SORGHUM	14.17		54	0.0
SOYBEANS	177.03		25	0.0
Total Base Acres:	639.65			

Owners: FULL HARVEST AGRICULTURAL REIT II INC

FARM SERVICE AGENCY

Arkansas
Lonoke

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 5054
Prepared: 9/23/15 11:17 AM
Crop Year: 2015
Page: 1 of 2

Report ID: FSA-156EZ

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.

Operator Name	Farm Identifier	Recon Number
G AND C FARMS PARTNERSHIP		
Farms Associated with Operator:		
4398, 4515, 5055		

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
51.27	29.45	29.45	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				FAV/WR History
0.0	0.0	29.45	0.61	0.0				N

ARC/PLC			
ARC-IC NONE	ARC-CO WHEAT, SORGH, SOYBN	PLC RICE-LGR, RICE-MGR	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	5.85		33	0.0
RICE-LONG GRAIN	14.1		5926	0.0
GRAIN SORGHUM	0.63		54	0.0
SOYBEANS	7.87		25	0.0
Total Base Acres:	28.45			

Tract Number: 4654	Description:	FAV/WR History
BIA Range Unit Number:		N
HEL Status: NHEL: no agricultural commodity planted on undetermined fields		
Wetland Status: Tract does not contain a wetland		
WL Violations: None		

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
51.27	29.45	29.45	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	29.45	0.61	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	5.85		33	0.0
RICE-LONG GRAIN	14.1		5926	0.0
GRAIN SORGHUM	0.63		54	0.0
SOYBEANS	7.87		25	0.0
Total Base Acres:	28.45			

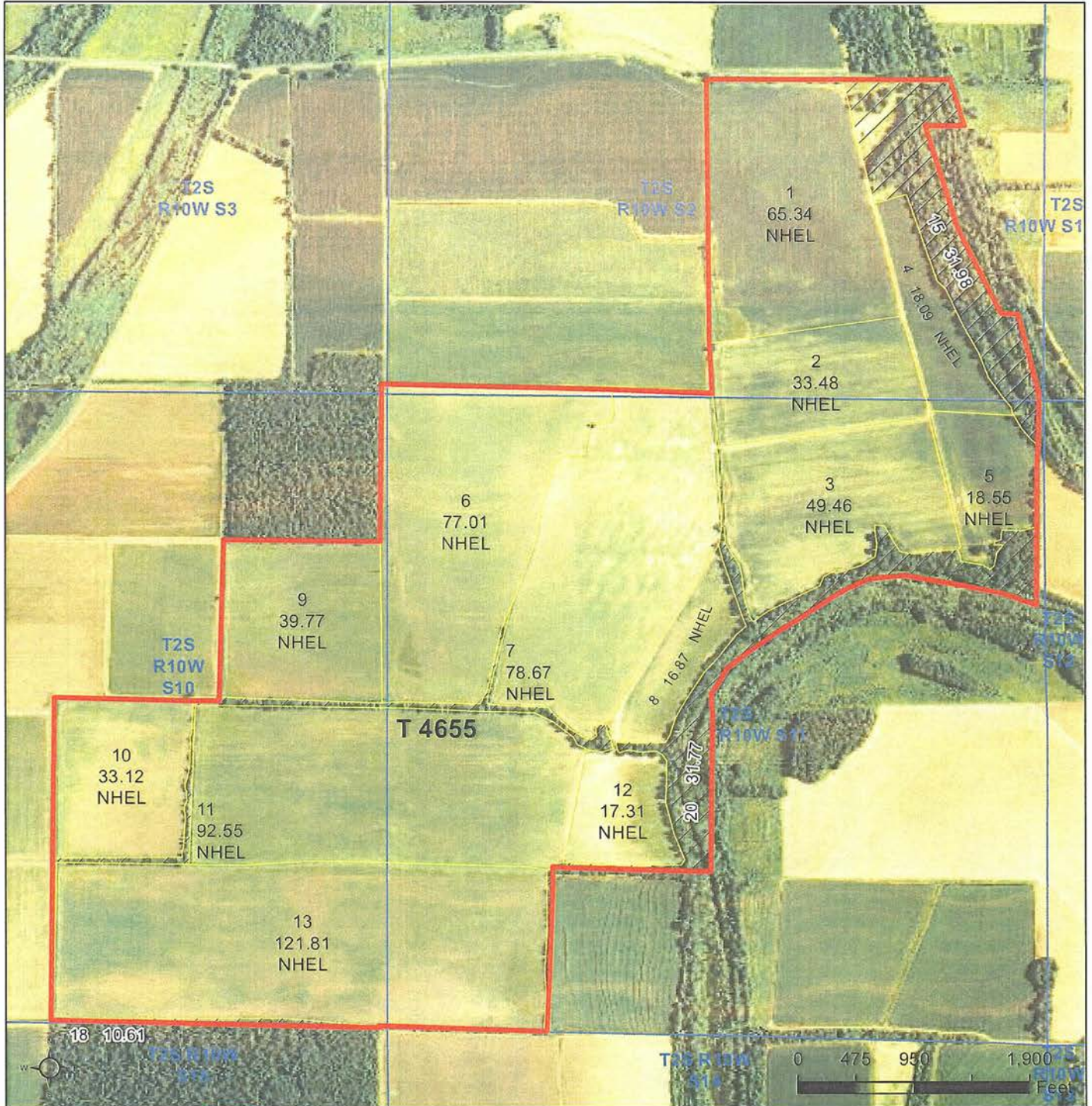
Owners: FULL HARVEST AGRICULTURAL HOLDCO II

FSA MAP



United States
Department of
Agriculture

Lonoke County, Arkansas



Common Land Unit Tract Boundary
 PLSS
 Non-Cropland
 Cropland

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

2016 Program Year
Map Created October 11, 2015

Farm 5055
Tract 4655

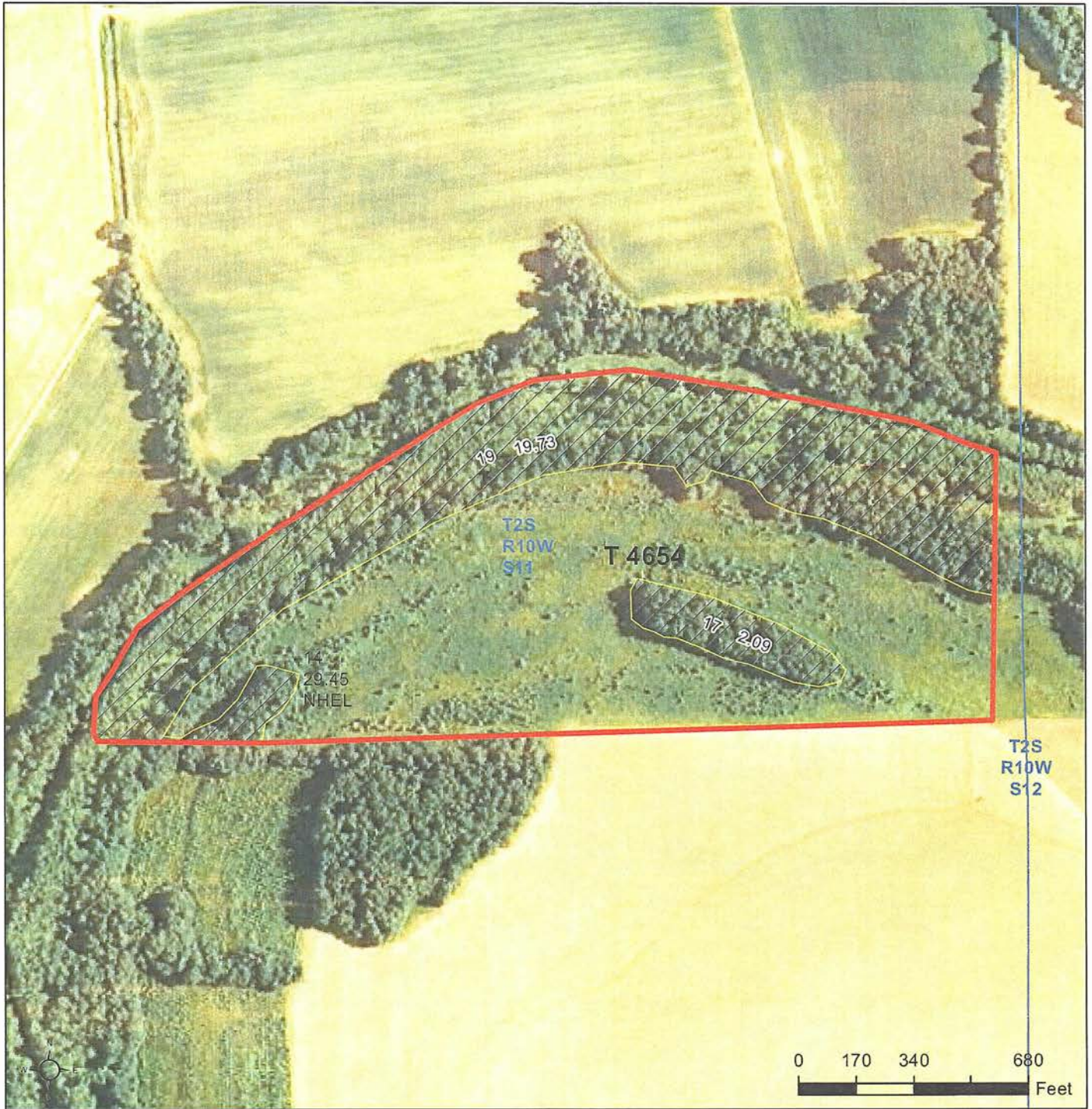
Tract Cropland Total: 662.03 acres

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FSA MAP



Lonoke County, Arkansas



Common Land Unit

- Tract Boundary
- PLSS
- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 29.45 acres

2016 Program Year

Map Created October 11, 2015

Farm 5054

Tract 4654

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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

L I C E N S E D I N A R K A N S A S , L O U I S I A N A , M I S S I S S I P P I , T E N N E S S E E A N D T E X A S