

Farm For Sale

In The Arkansas River Valley

385 Acres | Conway & Pope Counties, Arkansas



This highly productive farm is located in the lush Arkansas River Valley approximately 5 miles northwest of Morrilton, Arkansas near the community of Blackwell.

For Additional Information Contact:

Davis DuBose Knight Forestry & Real
Estate PLLC
1100 Asbury Road
Little Rock, Arkansas 72211
(501) 219-8600
forestryrealestate.com



DAVIS DUBOSE KNIGHT
FORESTRY & REAL ESTATE PLLC



Kuhn Bayou Farm Summary

Summary: The Kuhn Bayou Farm is one contiguous parcel totaling 385 acres, more or less. This highly productive farm is located in the lush Arkansas River Valley approximately 5 miles northwest of Morrilton, Arkansas near the community of Blackwell. The property lies within the Point Remove Irrigation District, and Kuhn Bayou crosses the property along the southern boundary. Of the 355 tillable acres, **approximately 283 acres are irrigated (243 acres with pivot and 40 acres furrow)**. The remaining acreage consists of 20 acres of pasture (partially fenced), 7 acres of timber, and 3 acres of roads and ditches.

Google Map Link: <https://goo.gl/9Hs07W>

Improvements: The irrigation system consists of two irrigation wells, two center pivots, and three power units. The irrigation system is three years old. Two older barns are also located on the property.

Lease: Current lease is 75/25 crop share and runs through the 2023 crop year. Owner pays 25% of fertilizer, fungicide or insecticide costs as needed. Owner pays 25% of fuel costs associated with the center pivots only. Operator pays \$16,930.20/year for two center pivots, two wells, and three power units. Owner retains ownership of pivots, wells and power units upon termination of lease.

Mileage Chart:

Morrilton, AR.....7 Miles
Conway, AR.....27 Miles
Little Rock, AR.....58 Miles
Russellville, AR.....18 Miles

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USDA

Information: FSA Base Acres

<u>Crop</u>	<u>Acres</u>	<u>Yield</u>	<u>Program</u>
Wheat	141.11	39	PLC
Corn	36.31	141	ARC-CO
Soybeans	334.78	21	ARC-CO
Total Base	512.2		

*Above FSA yield data based on non-irrigated farm.
Irrigation system was added in 2014.

Soils:

43% Moreland silt clay	22% Dardanella silt loam
5.1% Roellen silty clay	0.5% Sallisaw silt loam
10.4% Roxana silt loam	7.3% Gallion silt loam
5.4% Dardanella silt loam	4.2% Rilla silt loam
2.1% Muskogee silt loam	

Estimated R.E. \$5,052.63 (Average \$10.42/Acre)

Taxes:

Property Tours: Call (501) 219-8600 to schedule a property tour.

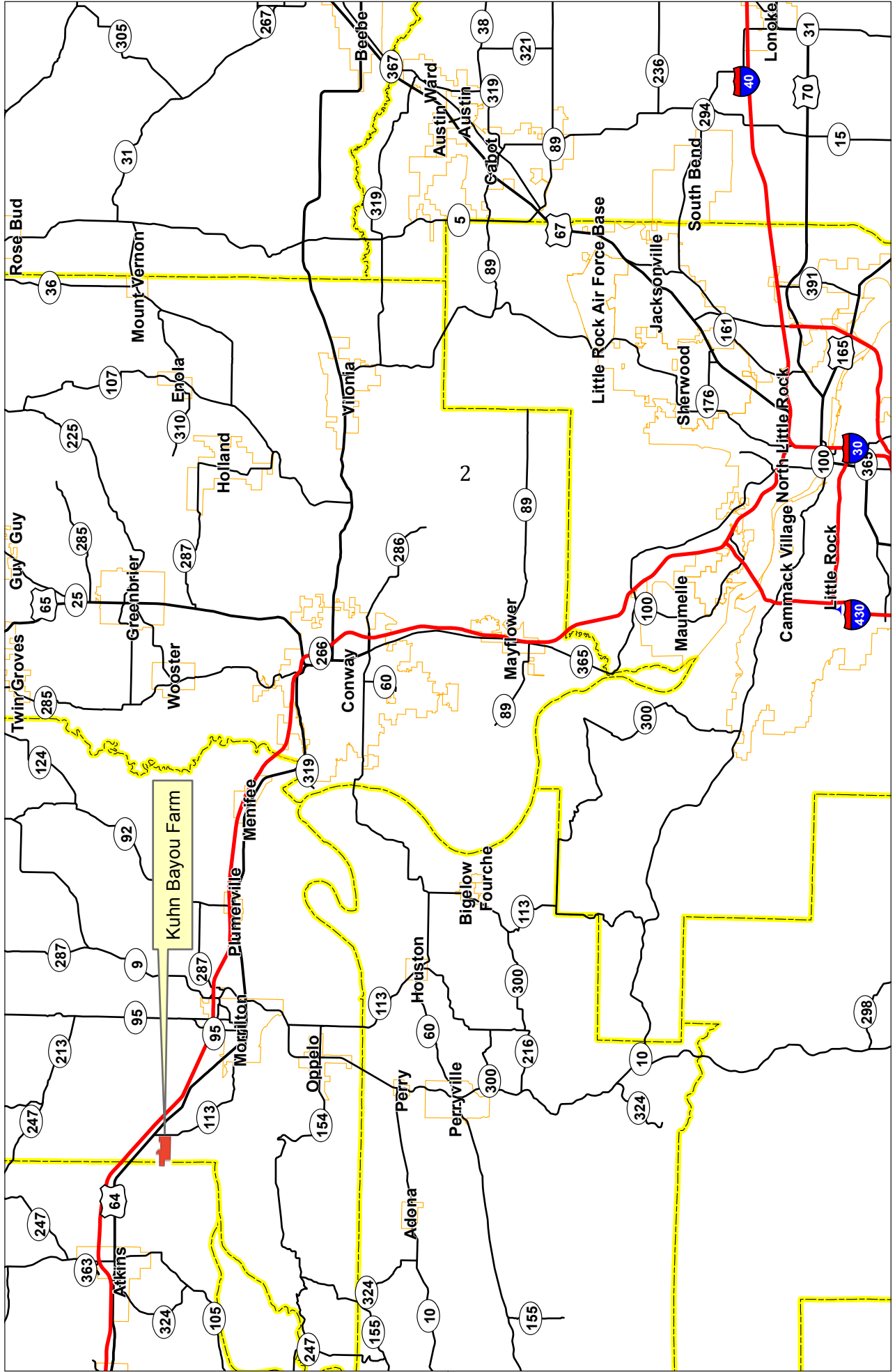
Asking Prices: \$1,476,475.00 (\$3,835/acre)



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Kuhn Bayou Farm

385 Acres, more or less, Pope & Conway County, AR



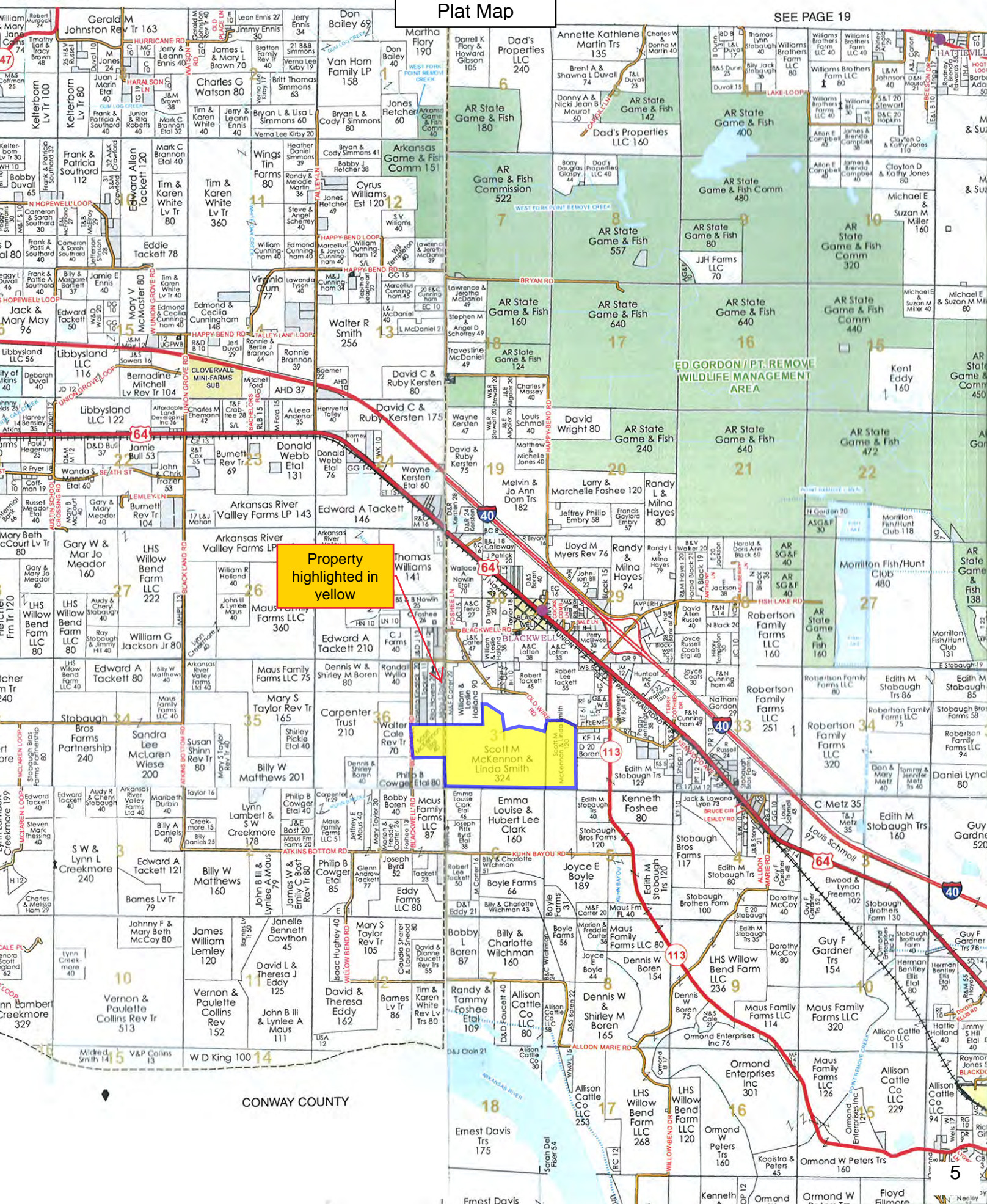
Phone: 1-888-695-8733
www.forestryrealestate.com



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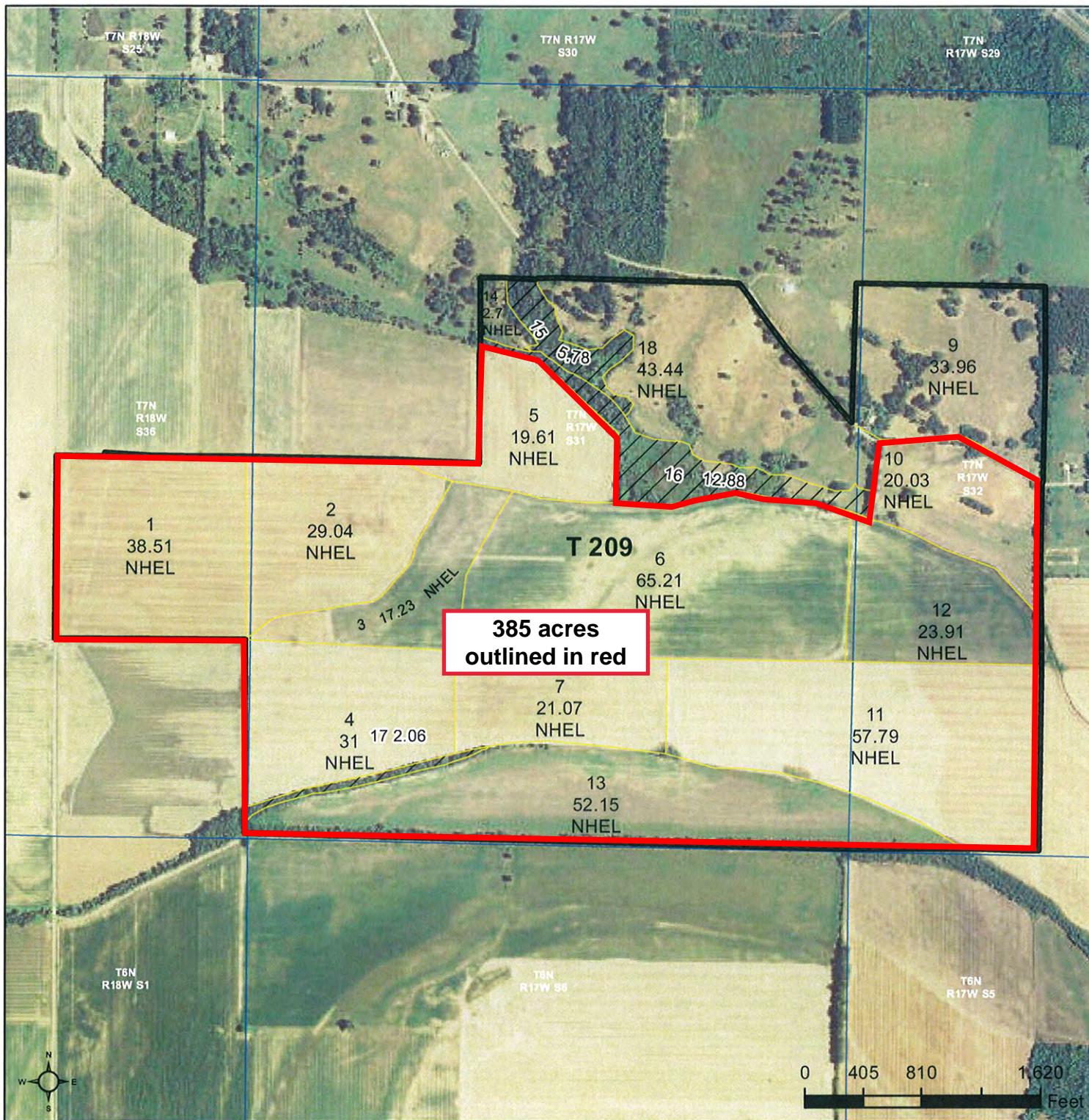




Property highlighted in yellow

Scott M McKenna and Linda Smith 324

CONWAY COUNTY



385 acres outlined in red

Common Land Unit
 [Symbol] Non-Cropland
 [Symbol] Cropland
 [Symbol] Tract Boundary
 [Symbol] PLSS

Wetland Determination Identifiers
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

2016 Program Year
 Map Created January 21, 2016

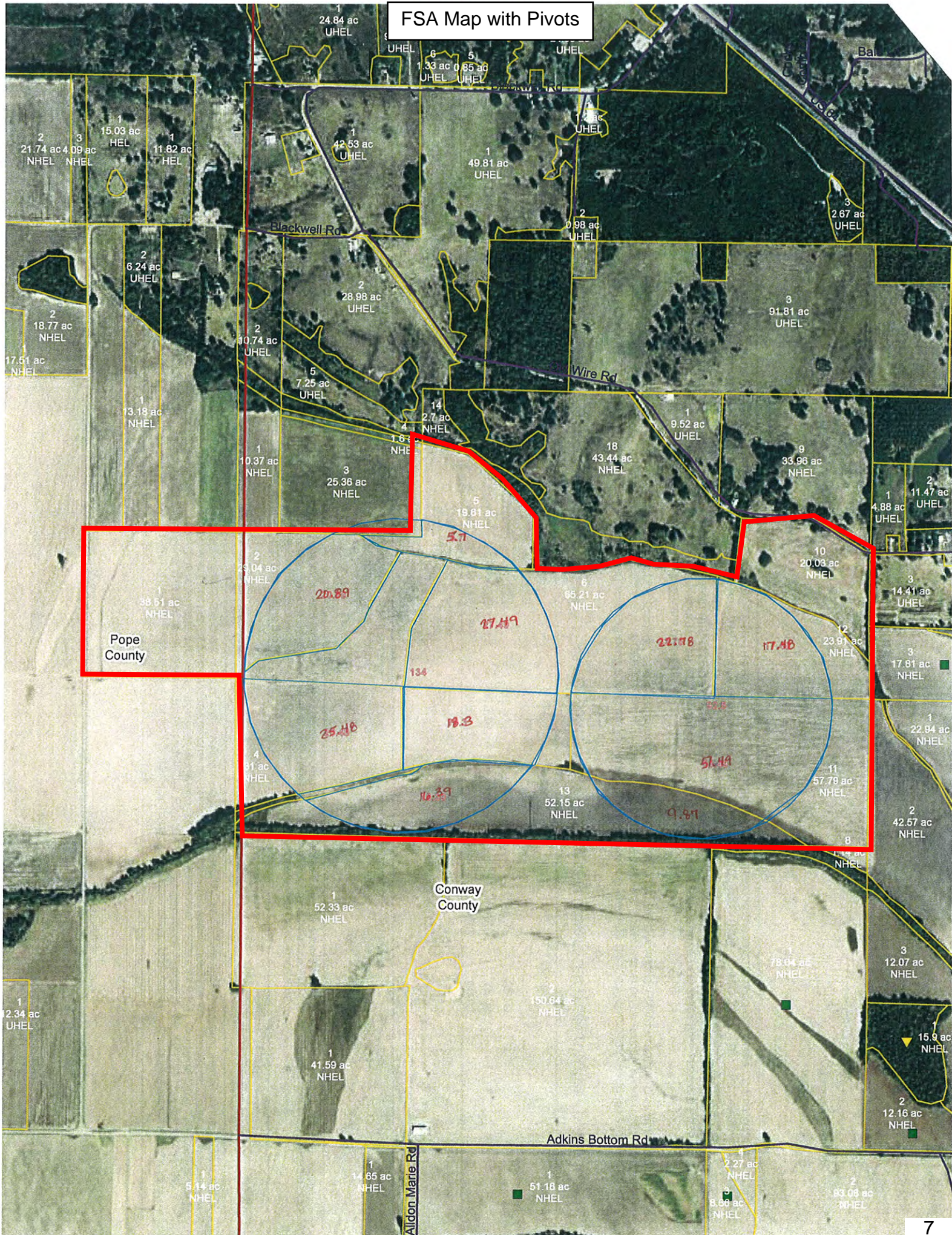
Imagery Year: 2015

Farm 1682
Tract 209

Tract Cropland Total: 455.65 acres

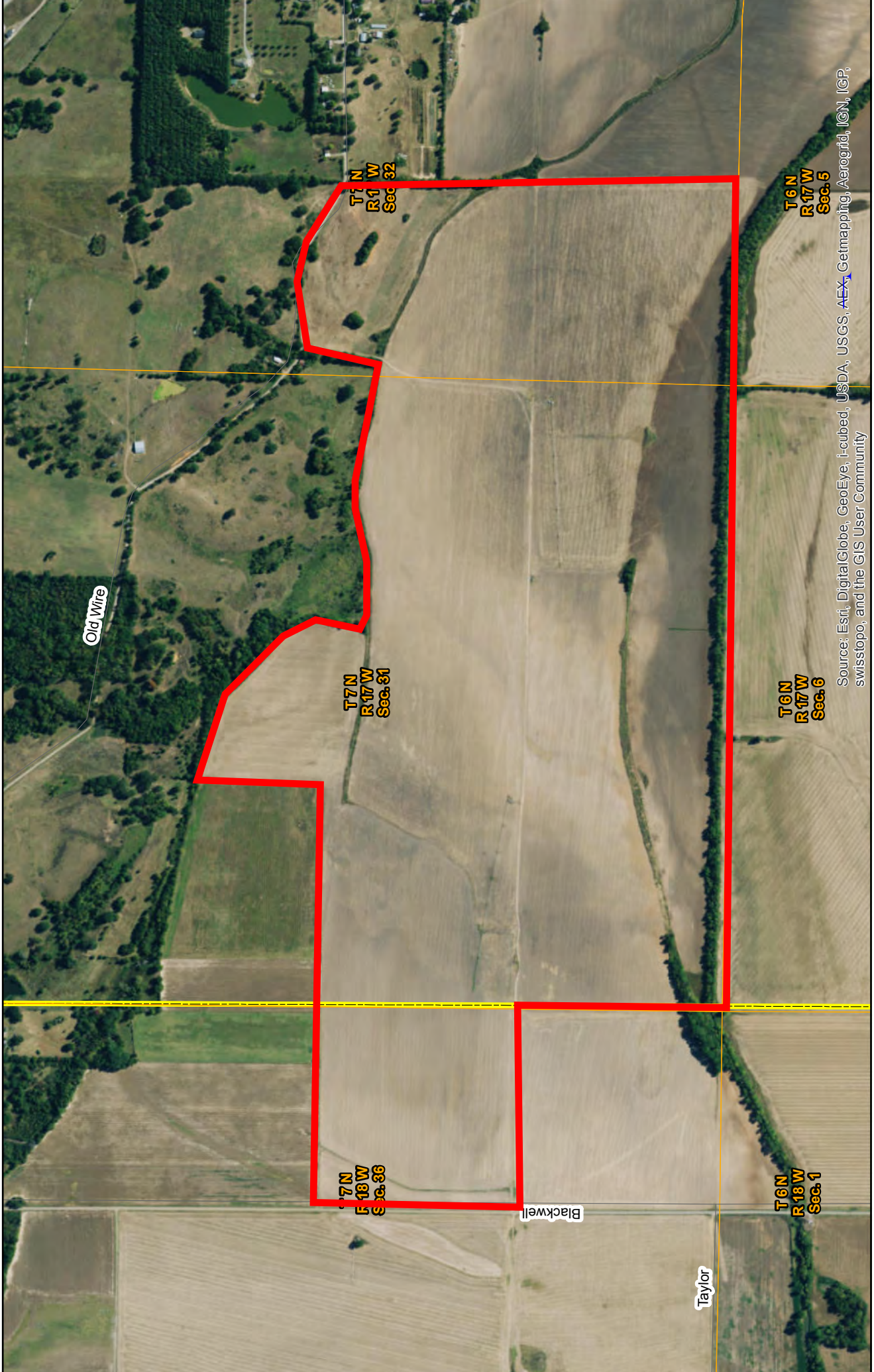
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FSA Acreage with Pivots



Kuhn Bayou Farm

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Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

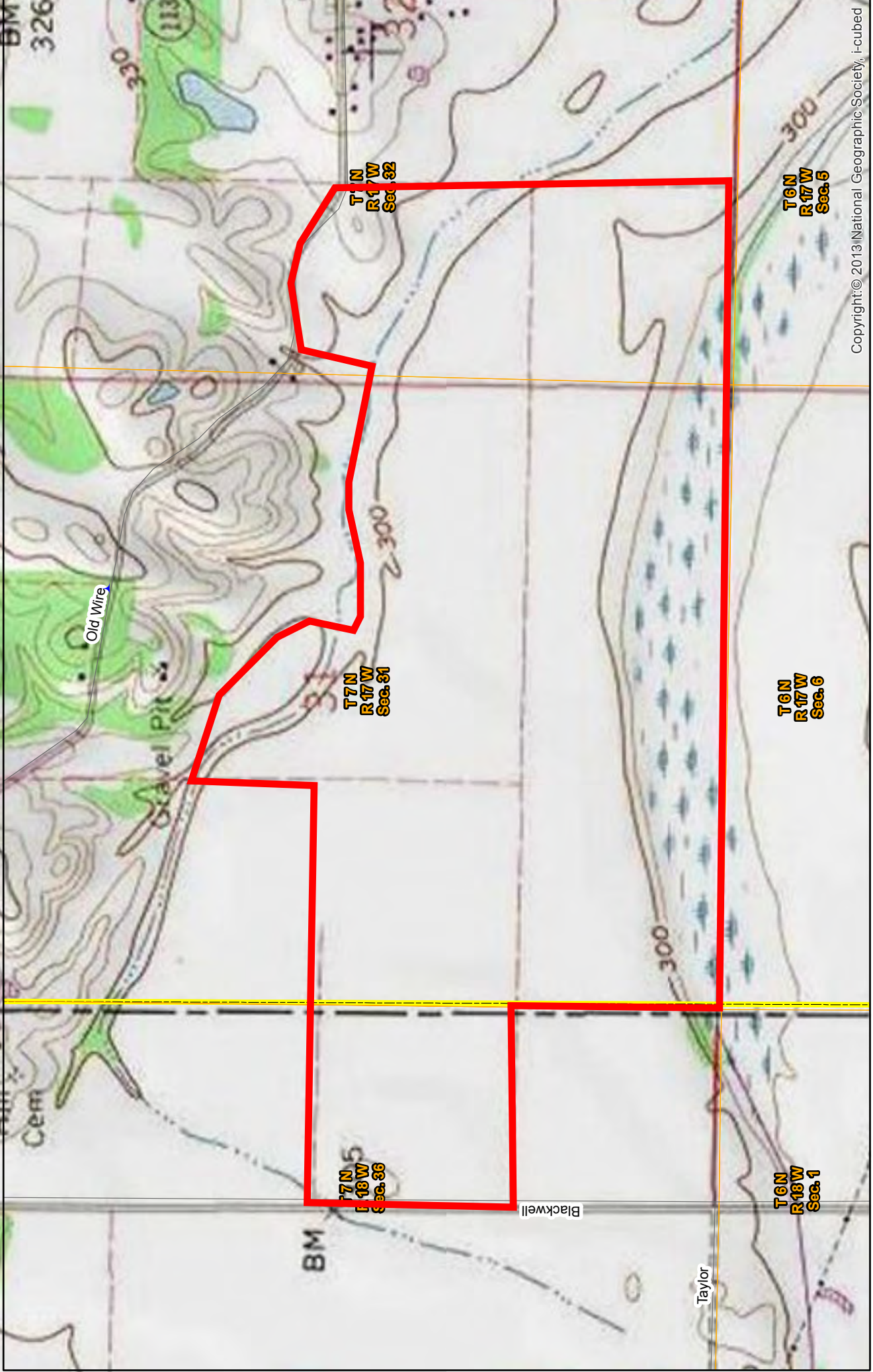
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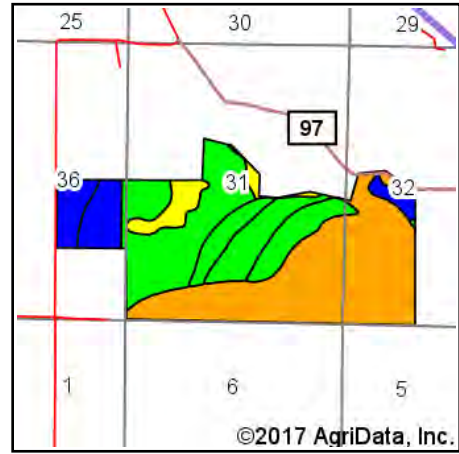
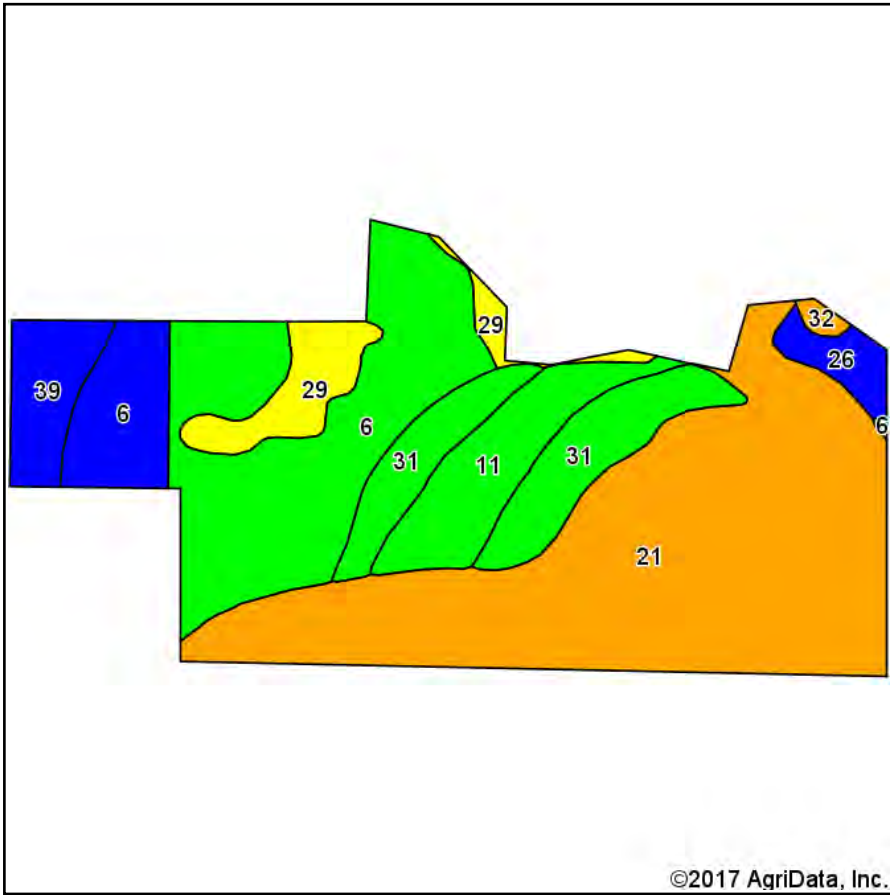
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Kuhn Bayou Farm Soils Map



State: **Arkansas**
 County: **Conway**
 Location: **31-7N-17W**
 Township: **Welborn**
 Acres: **385**
 Date: **3/15/2017**



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Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: AR029, Soil Area Version: 15

Area Symbol: AR115, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Bahiagrass	Common bermudagrass	Corn	Cotton lint	Grain sorghum	Improved bermudagrass	Pasture	Rice Irrigated	Soybeans	Su
21	Moreland silty clay	165.23	43.0%		1ft.	IIIw		6		625		12		130	37	
6	Dardanelle silt loam	84.65	22.0%		> 6.5ft.	I		8	100	900		12			40	
31	Roxana silt loam	40.04	10.4%		5ft.	I		8.5	85	850		15.5			35	
11	Gallion silt loam	28.13	7.3%		> 6.5ft.	I	9.5	7	90	875		15			40	
6	Dardanelle silt loam, gently undulating	20.65	5.4%		> 6.5ft.	Ile		8	90	850		12			35	
29	Roellen silty clay	19.71	5.1%		0.5ft.	IVw				425			6	130	33	
39	Rilla silt loam, 0 to 2 percent slopes	16.16	4.2%		5ft.	Ile		7	85	850		13.5			37	
26	Muskogee silt loam, 1 to 3 percent slopes	8.10	2.1%		1.5ft.	Ile	7.5	7	60			10			30	
32	Sallisaw silt loam, 3 to 8 percent slopes	1.73	0.5%		> 6.5ft.	IIIe	5				40	6			20	
Weighted Average							0.9	6.6	47.1	722.6	0.2	12	0.3	62.5	37.1	

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

FARM PICTURES

