

Farm For Sale

In The Arkansas River Valley

485 Acres | Conway & Pope Counties, Arkansas



Offered in its entirety as 485 acres, more or less
Or divided into two tracts
Tract 1: 100 acres of primarily pasture
Tract 2: 385 acres of primarily cropland

For Additional Information

Contact:

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



Kuhn Bayou Farm Summary

Summary: The Kuhn Bayou Farm is one contiguous parcel totaling 485 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. Currently the farm is producing an excellent crop of soybeans on approximately 355 acres. Of the tillable acres, approximately 283 acres are irrigated (243 acres with pivot and 40 acres furrow). The remaining acreage consists of 104 acres of pasture (partially fenced), 23 acres of timber, and 3 acres of roads and ditches.

Google Map Link: <https://goo.gl/NTIaXK>

Improvements: The irrigation system consists of two irrigation wells, two center pivots, and three power units. The irrigation system is two 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. Pasture is leased for \$1,440/year (unsigned lease).

Mileage Chart:

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

The information provided herein is supplied as a courtesy to potential buyers and is in no way warranted or guaranteed. Neither the seller, Davis DuBose Knight Forestry & Real Estate PLLC (DDKFRE), their subsidiaries, affiliates nor representatives warrant the accuracy or completeness of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, access, or acreage.

**USDA
Information:**

FSA Farmland Acres 476.37

Cropland Acres 455.65

<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:

35.1% Moreland silt clay	17.7% Dardanella silt loam
11.4% Roellen silty clay	10.8% Sallisaw silt loam
8.3% Roxana silt loam	6.3% Gallion silt loam
4.3% Dardanella silt loam	3.5% Rilla silt loam
2.5% Muskogee silt loam	0.1% Wrightsville 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: Entire 485 acres \$1,700,000.00 (\$3,505/acre)

Tract 1: 100 acres primarily pasture \$330,100.00 (\$3,301/acre)

Tract 2: 385 acres primarily cropland \$1,476,475.00 (\$3,835/acre)

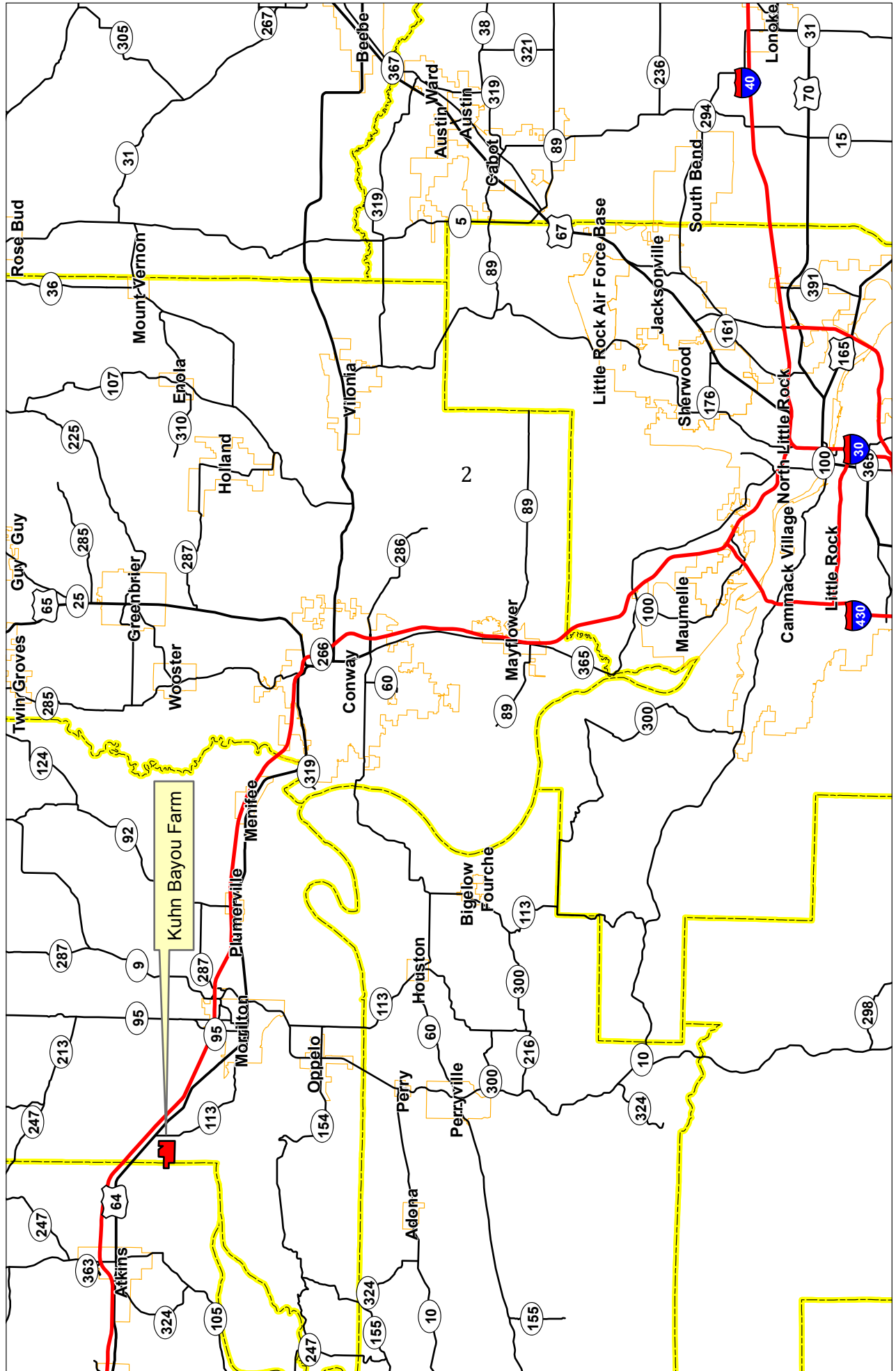


DAVIS DUBOSE KNIGHT
FORESTRY & REAL ESTATE PLLC

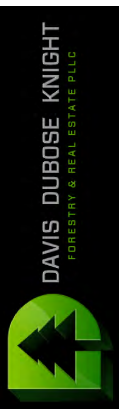
The information provided herein is supplied as a courtesy to potential buyers and is in no way warranted or guaranteed. Neither the seller, Davis DuBose Knight Forestry & Real Estate PLLC (DDKFRE), their subsidiaries, affiliates nor representatives warrant the accuracy or completeness of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, access, or acreage.

Kuhn Bayou Farm

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



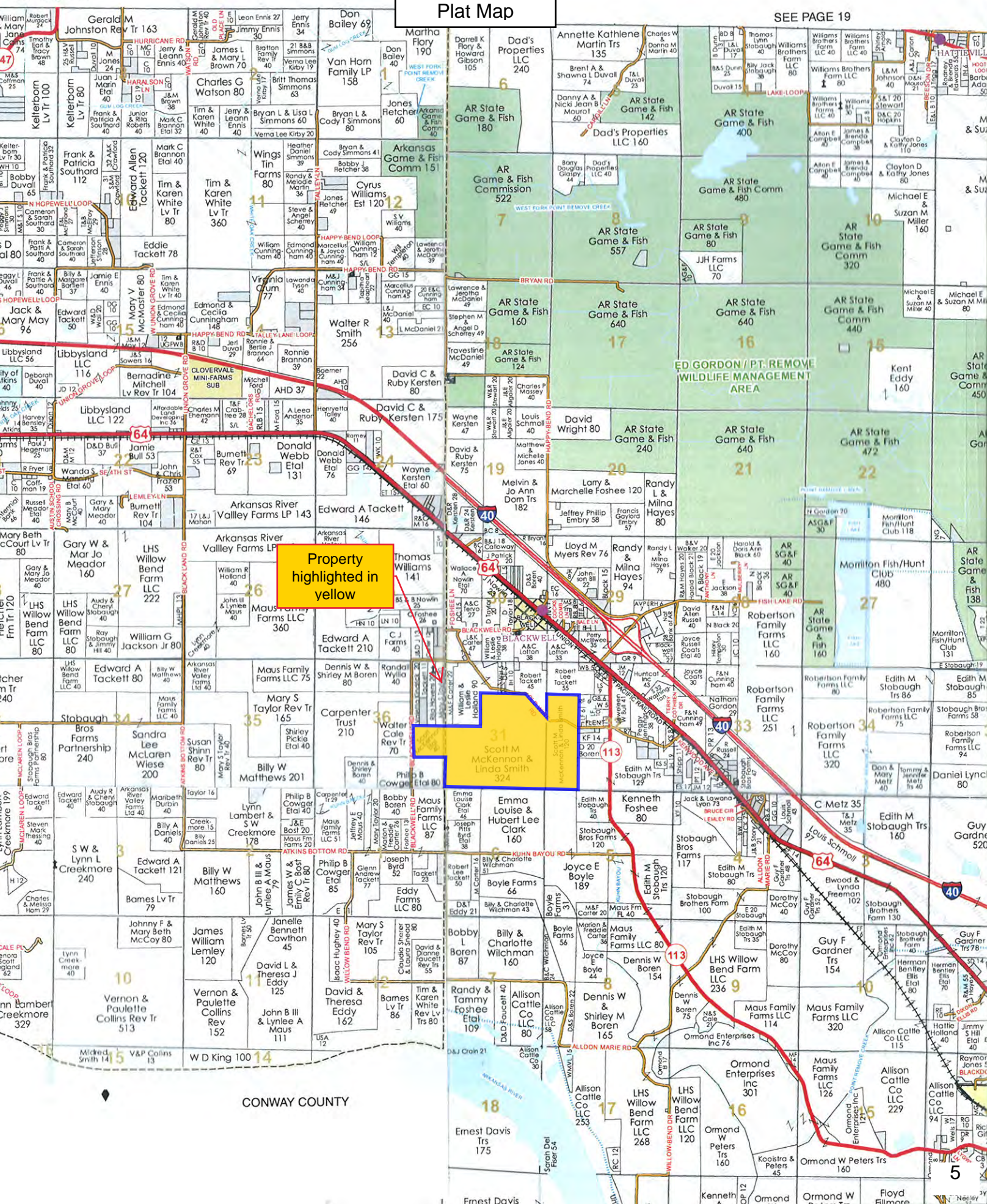
This map and all information it contains is provided "AS IS," as a courtesy to potential buyers. Potential buyers should make their own determination regarding the accuracy of the information provided. Neither the seller, Davis Dubose Knight Forestry & Real Estate PLLC (DDKPRE), their subsidiaries, affiliates nor representatives warrant the accuracy, adequacy or completeness of any information contained herein regarding the property or other information. DDKPRE expressly disclaims liability for errors or omissions.



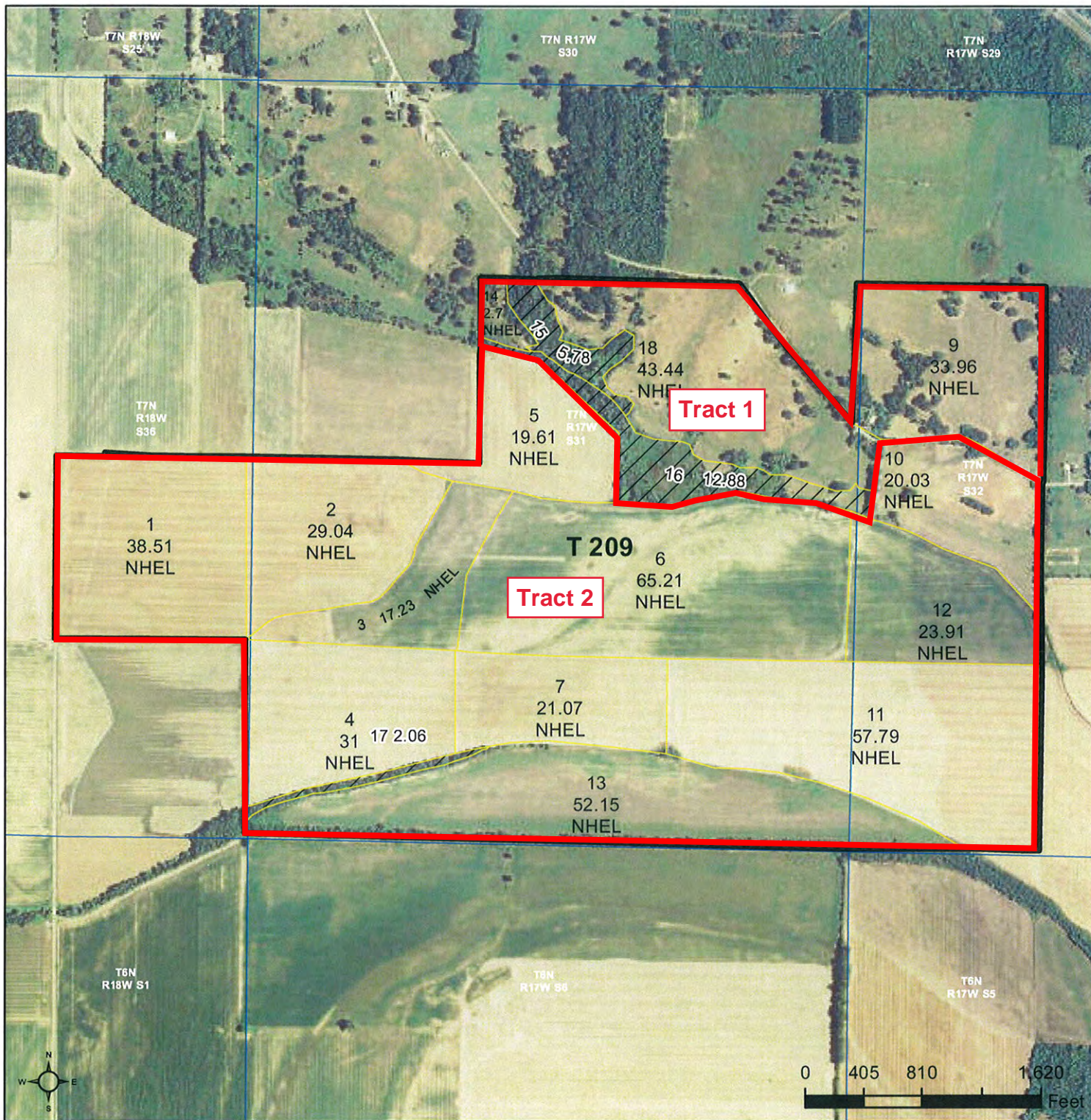
0 2.5 5 10 15 20 Miles

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

Plat Map



Property highlighted in yellow



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

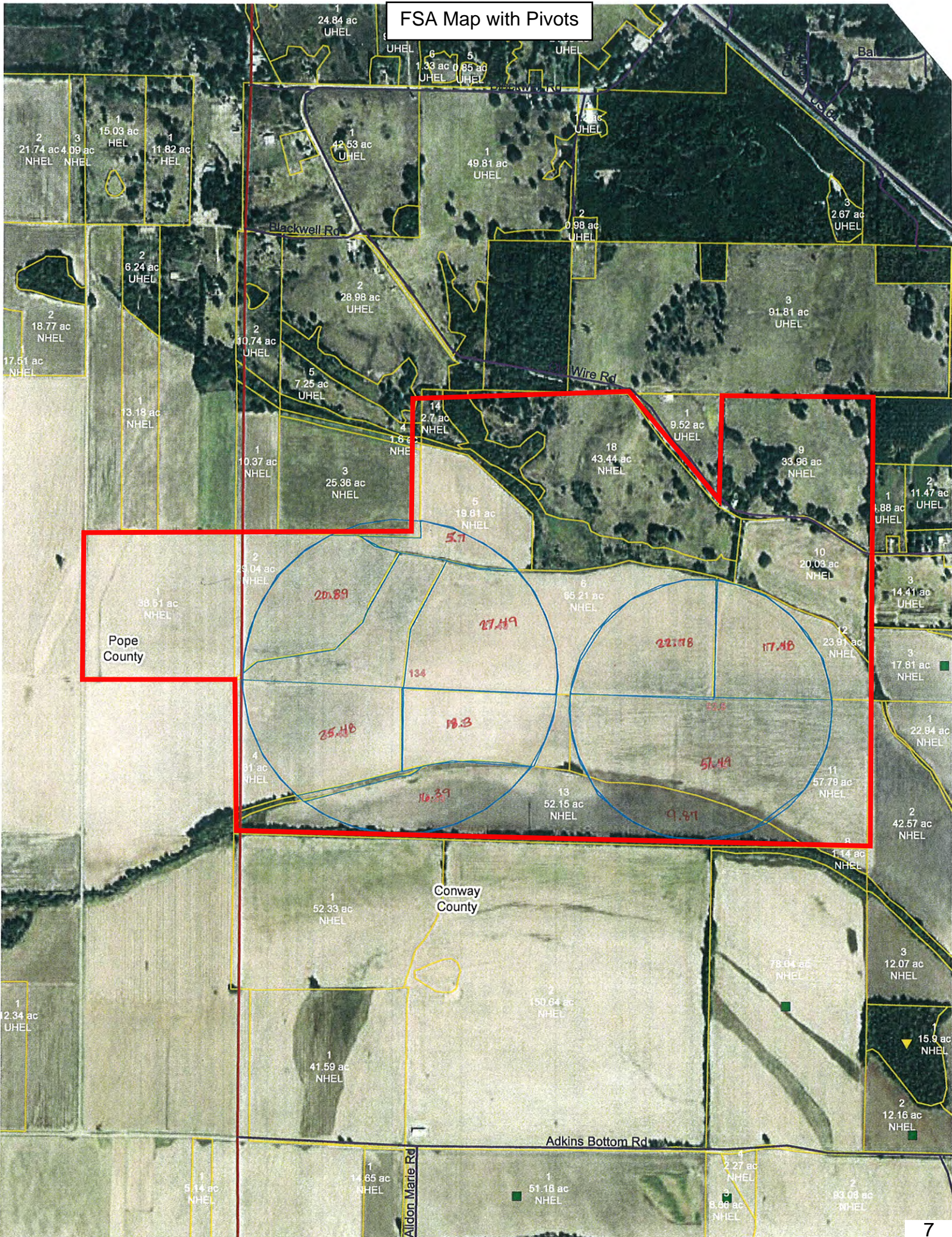
Imagery Year: 2015

Farm 1682
Tract 209

Tract Cropland Total: 455.65 acres

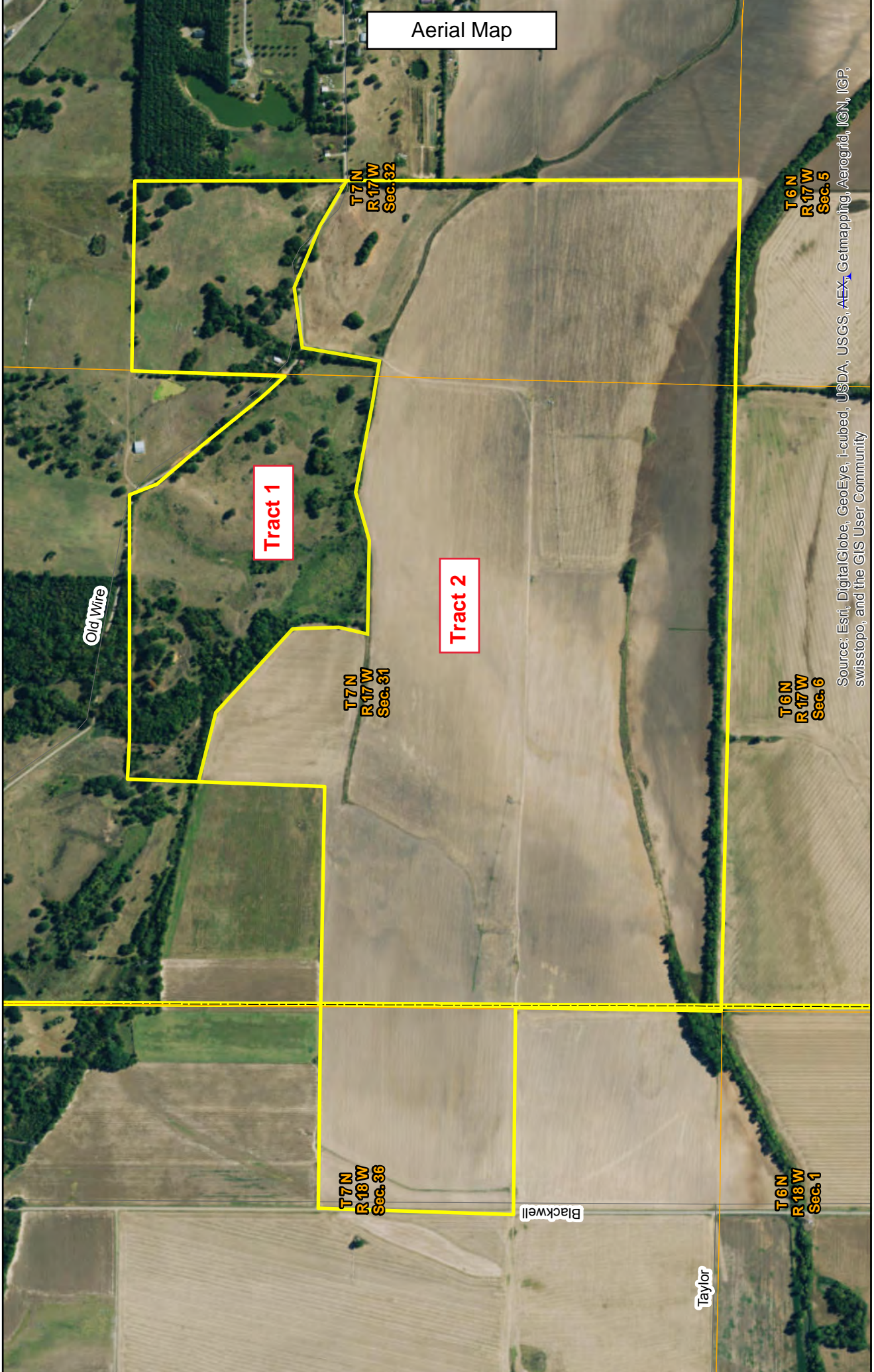
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

FSA Map with Pivots



Kuhn Bayou Farm

101 Acres, more or less, Conway County, AR



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

This map and all information it contains is provided "AS IS," as a courtesy to potential buyers. Potential buyers should make their own determination regarding the accuracy of the information provided. Neither the seller, Davis Dubose Knight Forestry & Real Estate PLLC (DDKFRE), their subsidiaries, affiliates nor representatives warrant the accuracy, adequacy or completeness of any information contained herein regarding the property or any other information. DDKFRE expressly disclaims liability for errors or omissions.

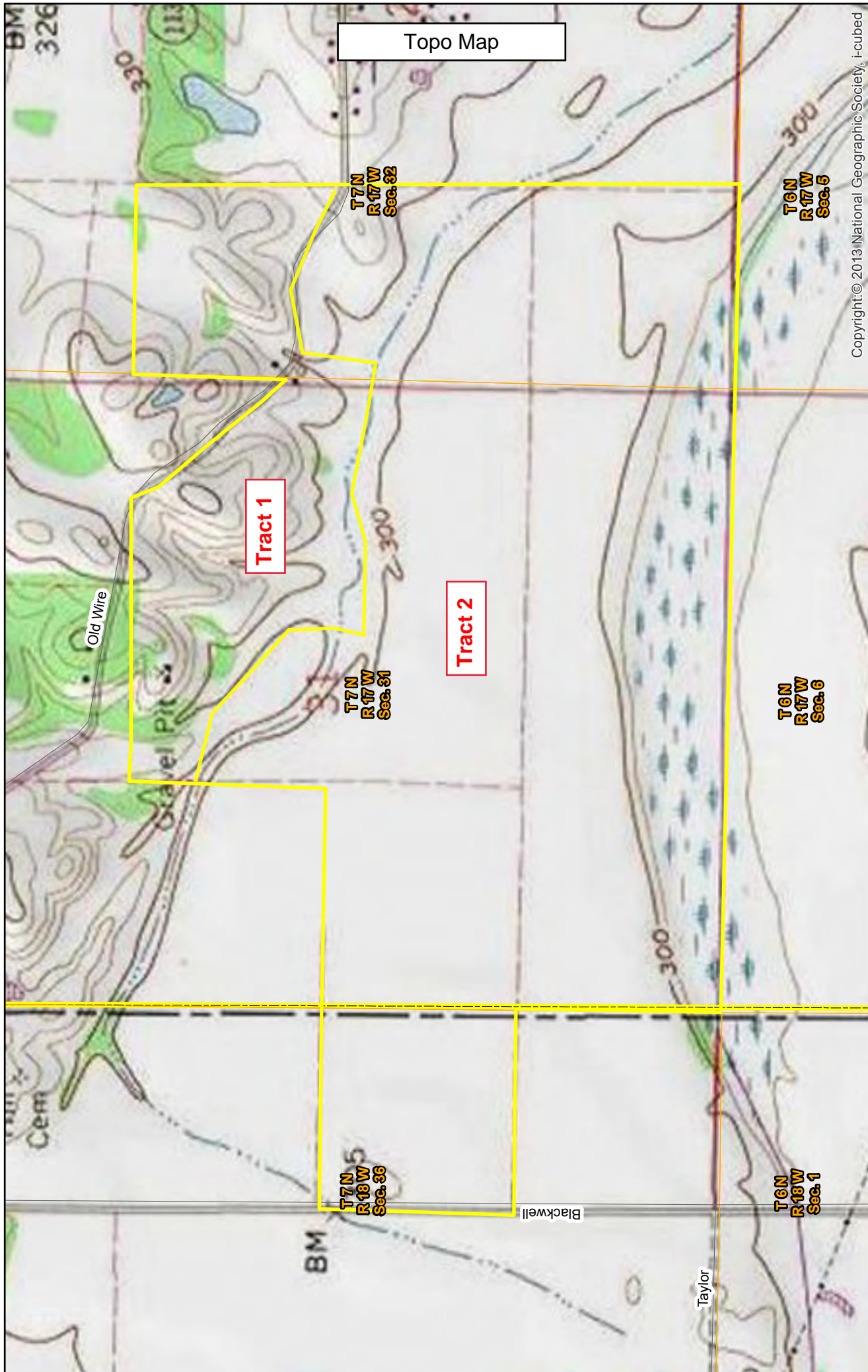


Phone: 1-888-695-8733
www.forestryrealestate.com



Kuhn Bayou Farm

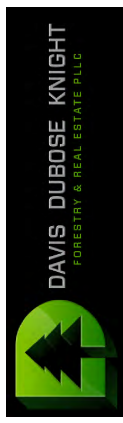
101 Acres, more or less, Conway County, AR



Copyright © 2013 National Geographic Society, i-cubed

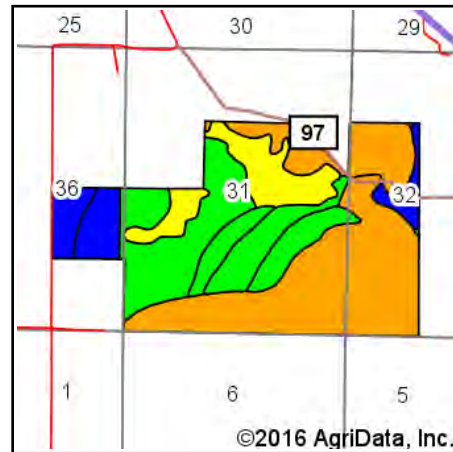
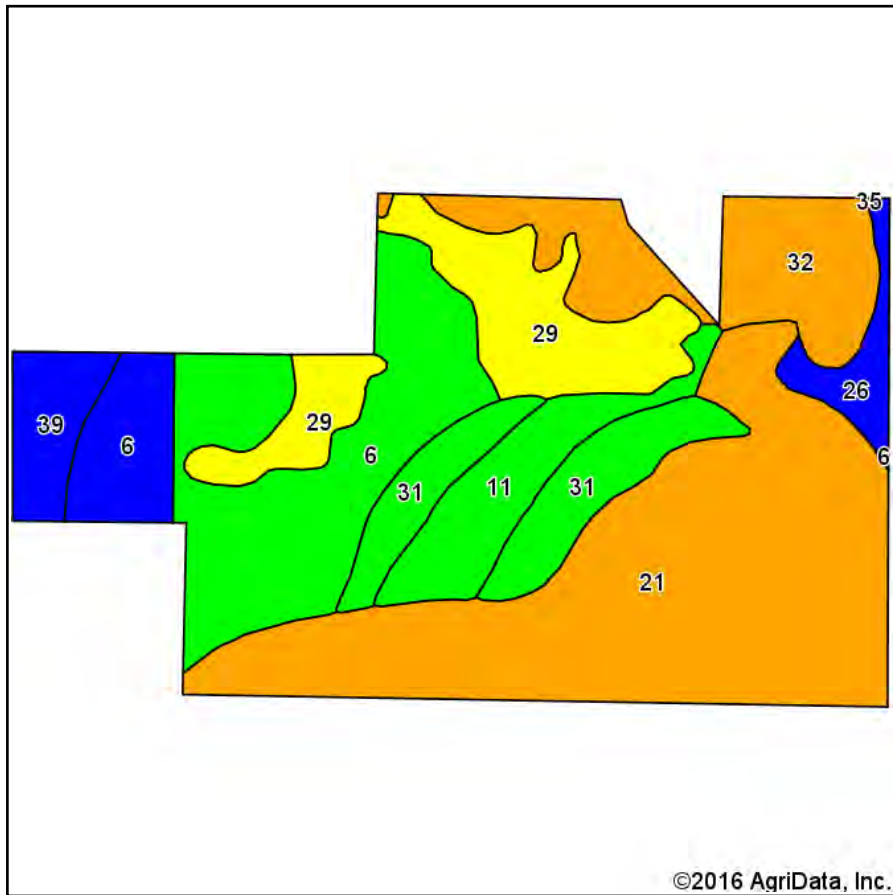


This map and all information it contains is provided "AS IS," as a courtesy to potential buyers. Potential buyers should make their own determination regarding the accuracy of the information provided. Neither the seller, Davis Dubose Knight Forestry & Real Estate PLLC (DDKFRE), their subsidiaries, affiliates nor representatives warrant the accuracy, adequacy or completeness of any information contained herein regarding the property or any other land information. DDKFRE expressly disclaims liability for errors or omissions.



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

Soils Map Kuhn Bayou Farm



State: **Arkansas**
 County: **Pope**
 Location: **36-7N-18W**
 Township: **Wilson**
 Acres: **485.21**
 Date: **7/13/2016**



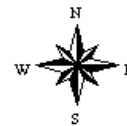
DAVIS DUBOSE KNIGHT
 FORESTRY & REAL ESTATE PLLC

Maps Provided By:



© AgriData, Inc. 2016

www.AgrIDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: AR029, Soil Area Version: 14

Area Symbol: AR115, Soil Area Version: 16

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	Sugarcane
21	Moreland silty clay	170.29	35.1%		1ft.	IIIw		6		625		12		130	37	
6	Dardanelle silt loam	85.87	17.7%		> 6.5ft.	I		8	100	900		12			40	
29	Roellen silty clay	55.43	11.4%		0.5ft.	IVw				425			6	130	33	
32	Sallisaw silt loam, 3 to 8 percent slopes	52.49	10.8%		> 6.5ft.	IIIe	5				40	6			20	
31	Roxana silt loam	40.04	8.3%		5ft.	I		8.5	85	850		15.5			35	
11	Gallion silt loam	30.45	6.3%		> 6.5ft.	I	9.5	7	90	875		15			40	
6	Dardanelle silt loam, gently undulating	21.09	4.3%		> 6.5ft.	Ile		8	90	850		12			35	
39	Rilla silt loam, 0 to 2 percent slopes	17.12	3.5%		5ft.	Ile		7	85	850		13.5			37	
26	Muskogee silt loam, 1 to 3 percent slopes	12.30	2.5%		1.5ft.	Ile	7.5	7	60			10			30	
35	Wrightsville silt loam	0.13	0.0%		0.5ft.	IIIw	7.5	7		450				120	25	
Weighted Average							1.3	5.4	38.8	619.3	4.3	10.5	0.7	60.5	35	

Area Symbol: AR029, Soil Area Version: 14

Area Symbol: AR115, Soil Area Version: 16

FARM PICTURES

