

# ***FARMLAND FOR SALE***

***239.7 +/- Acre Stuttgart Farm***

*Arkansas County, Arkansas*



**OFFERED BY**

**G** **GLAUB**  
**FARM**  
**MANAGEMENT**

MANAGEMENT • REAL ESTATE • CONSULTING  
INVESTMENTS • LAND AUCTIONS



***For Additional Information Contact:***

Glaub Farm Management, LLC

Ted Glaub

1702 Stone, Suite C

Jonesboro, AR 72401

Office: (870) 972-6996

Fax: (870) 931-5985

Email: [info@glaubfm.com](mailto:info@glaubfm.com)

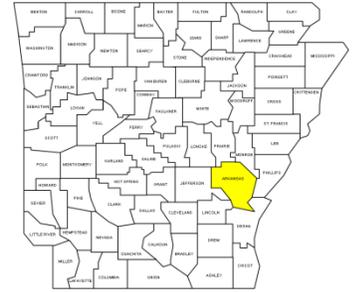
Website: [www.GlaubFM.com](http://www.GlaubFM.com)

*Serving Landowners in Arkansas, Mississippi, Missouri, and Tennessee*

## STUTTGART FARM SUMMARY

### Property Overview:

This farm is 237.9 +/- acres located approximately 7 miles south of Stuttgart in Arkansas County. This highly productive rice and soybean farm has a tailwater recovery pit, a relift including a diesel motor, and a well that includes an electric motor. This farm is an excellent agricultural investment and has recreational potential.



**Property Latitude/Longitude:** 34.441305, -91.521063 (Plug this into Google Maps for Property Location)

**Acreeage:** 237.9 +/- acres

**Improvements:**

- (1) Well
- (1) Relift
- (1) John Deere Power Unit
- (1) Cummins Power Unit
- (1) 100hp Electric Motors
- 2,000 feet underground pipe
- Tailwater Recovery Pit

**Lease:** The lease has been historically a 50/50 crop share.

**USDA Information:** *FSA Farmland Acres - 229.56 acres Cropland Acres - 206.8 acres*

Crop	Acres	Yield	Program
Rice	123.45	7714	PLC
Soybeans	<u>123.45</u>	42	ARC-CO
<i>Total Base</i>	<i>246.9</i>		

**Soils:** Soil types are Dewitt silt loam, 0 to 1 percent slopes (61.5%), Stuttgart silt loam, 0 to 1 percent slopes (35.1%), and Tichnor silt loam, 0 to 1 percent slopes (3.4%).

**Oil, Gas & Minerals:**All rights owned will transfer.

**Real Estate Taxes:** \$1,013.01 (2014)

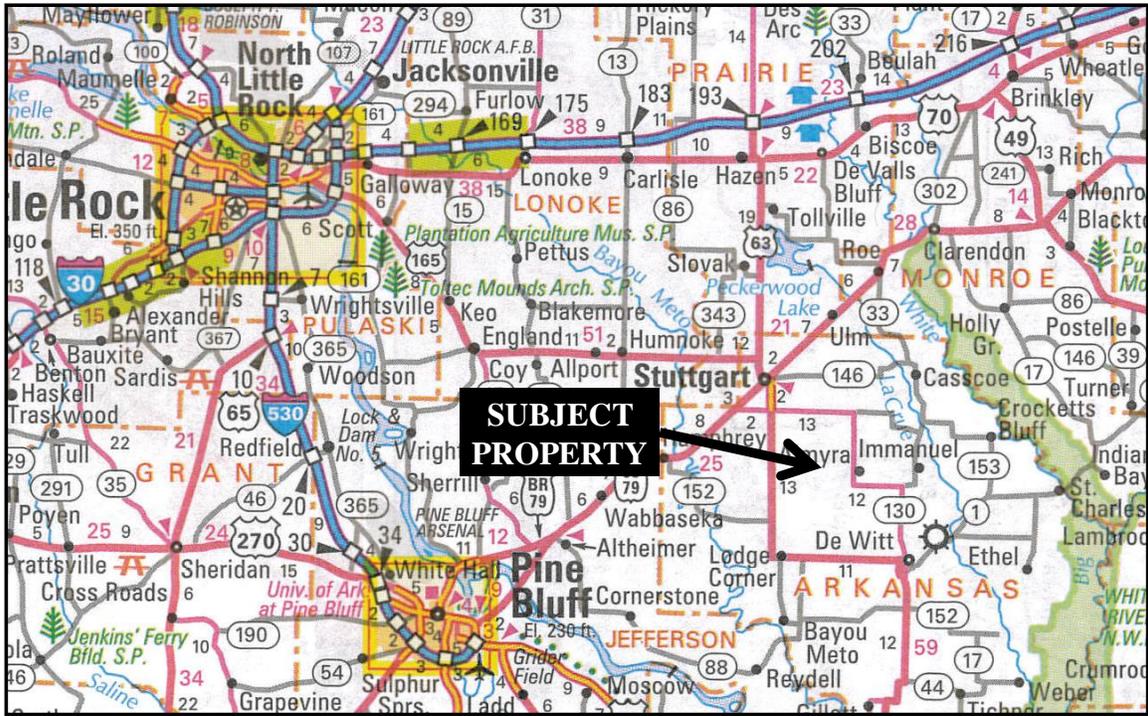
**Inspections:** Contact Glaub Farm Management, LLC to inspect farm.

**Asking Price:** \$1,308,450 (\$5,500/acre)

### Disclosure

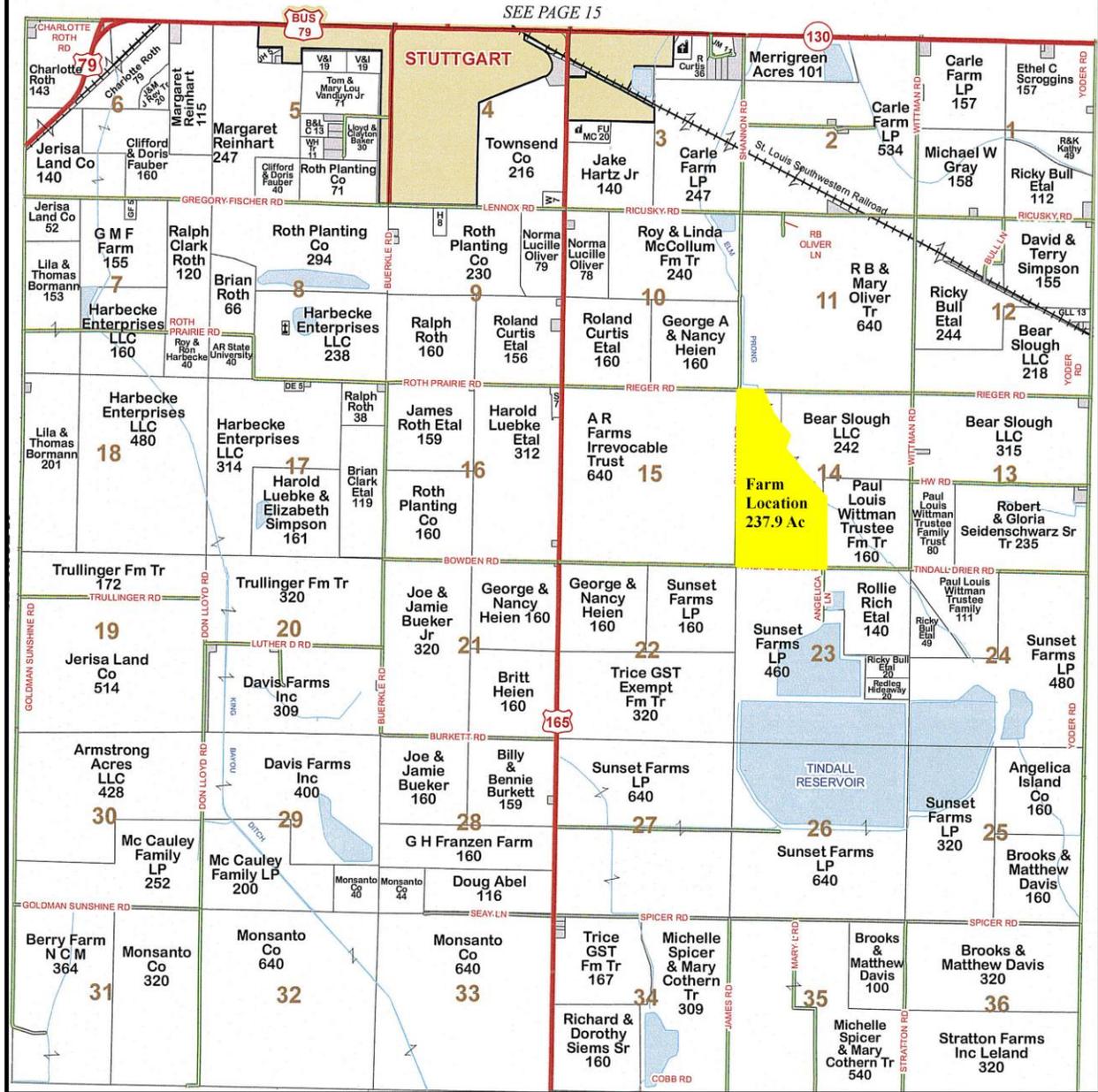
Glaub Farm Management, LLC is the listing agent for the owner(s) of the property described in this offering. The facts herein were taken from sources deem reliable, but are not guaranteed. Property is subject to price change, withdrawal, and error or omissions.

## LOCATION MAP

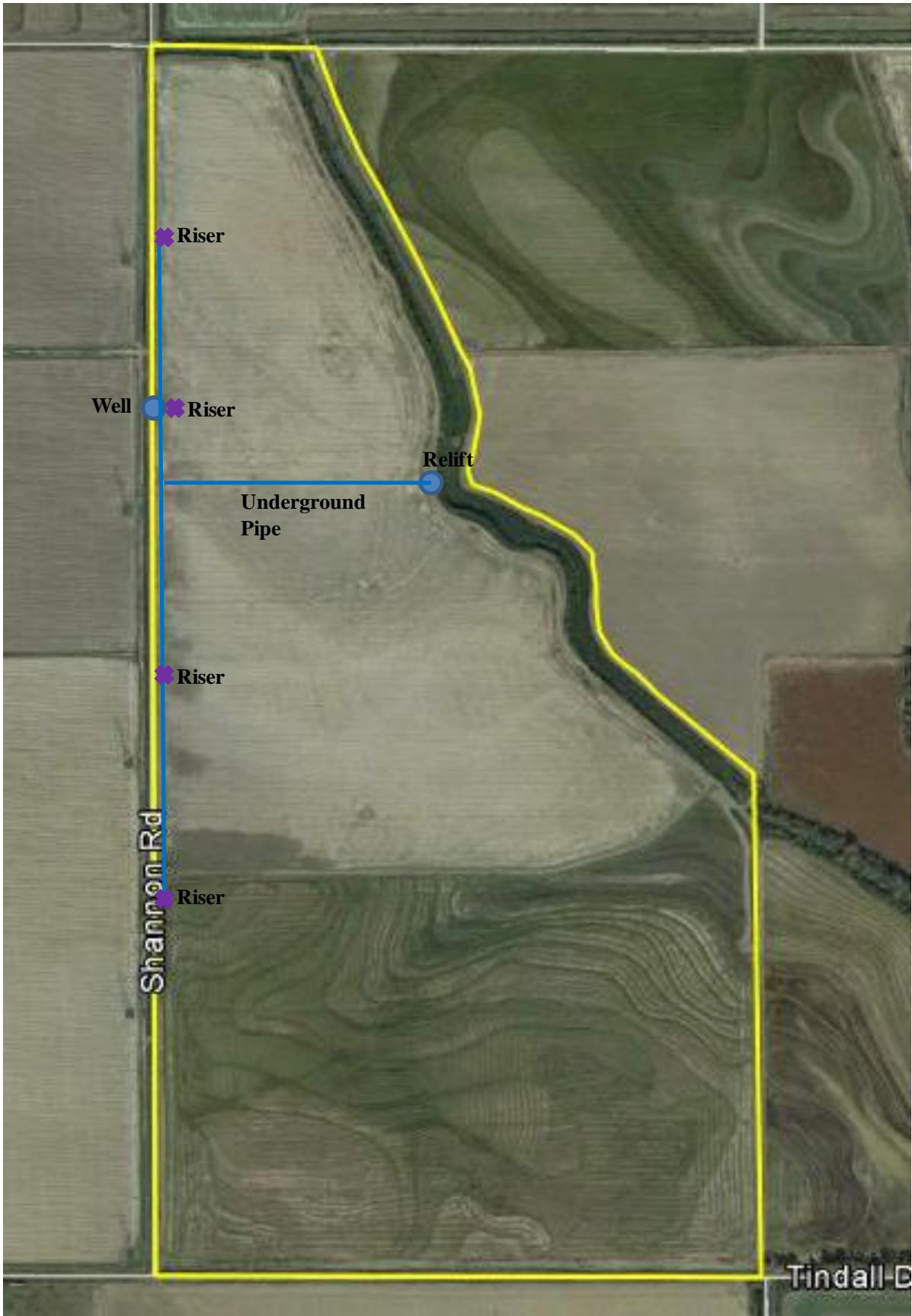


# PLAT MAP

## TOWNSHIP 3S • RANGE 5W



# IMPROVEMENT MAP



FSA MAP

*Farm: 1049*

*Tract: 870*



**USDA** USDA  
**Farm Service Agency**

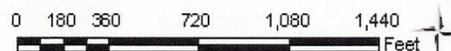
**Arkansas County, Arkansas**

Note: This acreage is for FSA program purposes only.

Printed Date:

Wetland Determination Identifiers

- Restricted use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions



Photography Date: **2006**

Disclaimer: Wetland Identifiers do not represent the size, shape, or specific determination of area. Refer to your original determination ID PARCS and attached map for the exact wetland boundaries and determination, or contact NRCS.

## SOILS MAP



Soil Taxonomy Classification— Summary by Map Unit — Arkansas County, Arkansas (AR001)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
3A	Dewitt silt loam, 0 to 1 percent slopes	Fine, smectitic, thermic Typic Albaqualfs	145.0	61.5%
23A	Stuttgart silt loam, 0 to 1 percent slopes	Fine, smectitic, thermic Albaquultic Hapludalfs	82.9	35.1%
24A	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	Fine-silty, mixed, active, thermic Typic Endoaqualfs	8.0	3.4%
<b>Totals for Area of Interest</b>			<b>235.9</b>	<b>100.0%</b>

## FARM PICTURES



**100hp Electric Motor and Well**



**Soybeans Early Season**



**Flooding Rice**



**Soybeans Mid Season**



**Rice Mid Season**



**Soybeans Mid Season**

