

CONSULTING | REALTY | DEVELOPMENT

# TILLER LAND

COMPANY



PRESENTING

## THE MCFARLAND FARM

CROSS COUNTY, ARKANSAS

FARMLAND COLLECTION

# TILLER LAND

## THE MCFARLAND FARM

- Cross County, Arkansas -

FARMLAND COLLECTION

**TOTAL BASE ACRES: 245.90**

**FARMABLE ACREAGE:** +/- 255, per FSA data

*Rice: 135.9*

*Soybeans: 110.0*

**TOTAL ACREAGE:** +/- 280

**ASKING PRICE:** \$1,600,000

**REAL ESTATE TAXES:** TBD

**COUNTY:** Cross

**OIL, GAS & MINERAL:** All rights owned will transfer

CONSULTING | REALTY | DEVELOPMENT

# TILLER LAND

2713 PAULA DRIVE SUITE B | JONESBORO, AR 72404 | TILLERLAND.COM | 870-336-2654

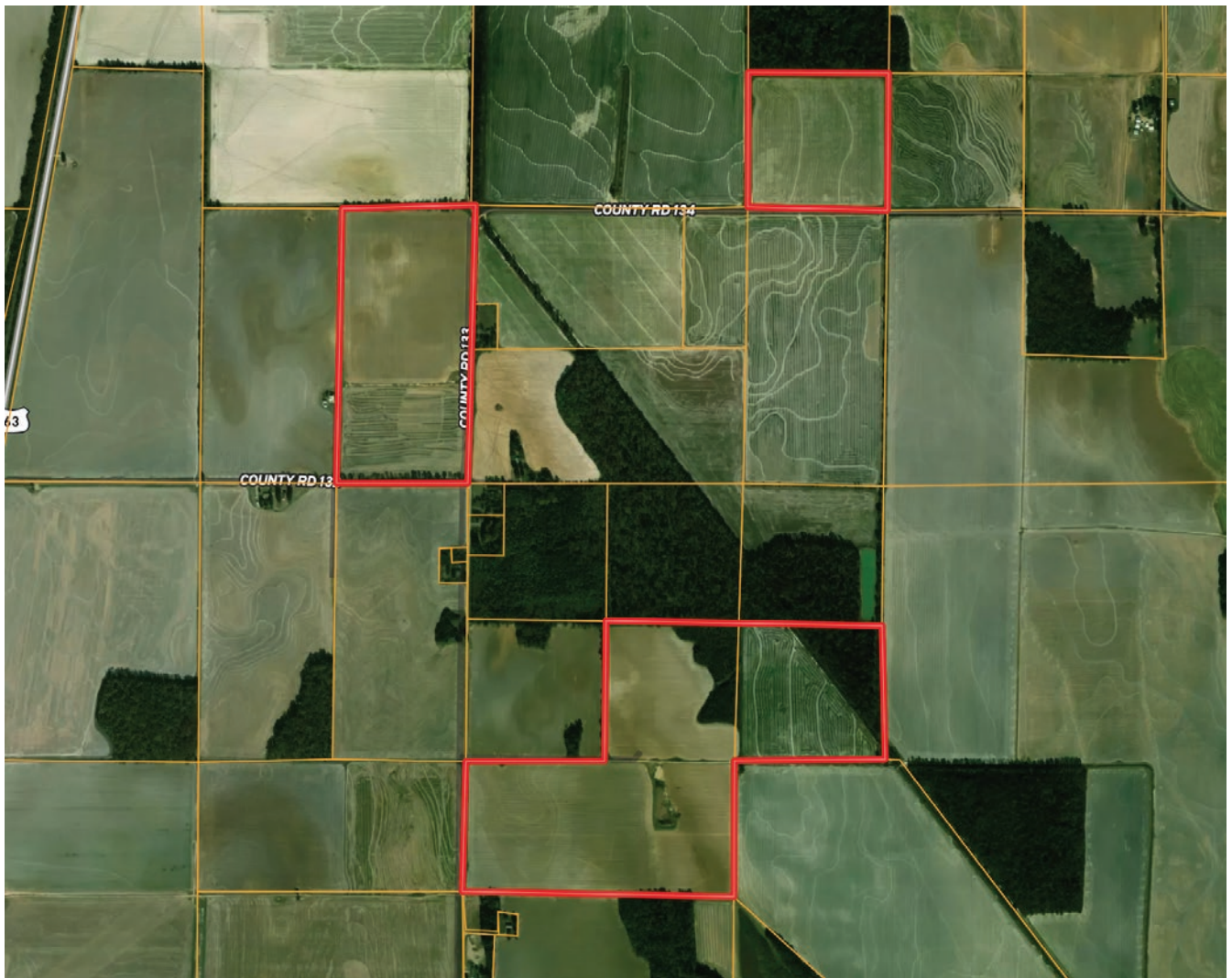


# TILLER LAND

## THE MCFARLAND FARM

- Cross County, Arkansas -

AERIAL MAP



CONSULTING | REALTY | DEVELOPMENT

# TILLER LAND

2713 PAULA DRIVE SUITE B | JONESBORO, AR 72404 | TILLERLAND.COM | 870-336-2654

# TILLER LAND

## THE MCFARLAND FARM

- Cross County, Arkansas -

### SOIL MAP



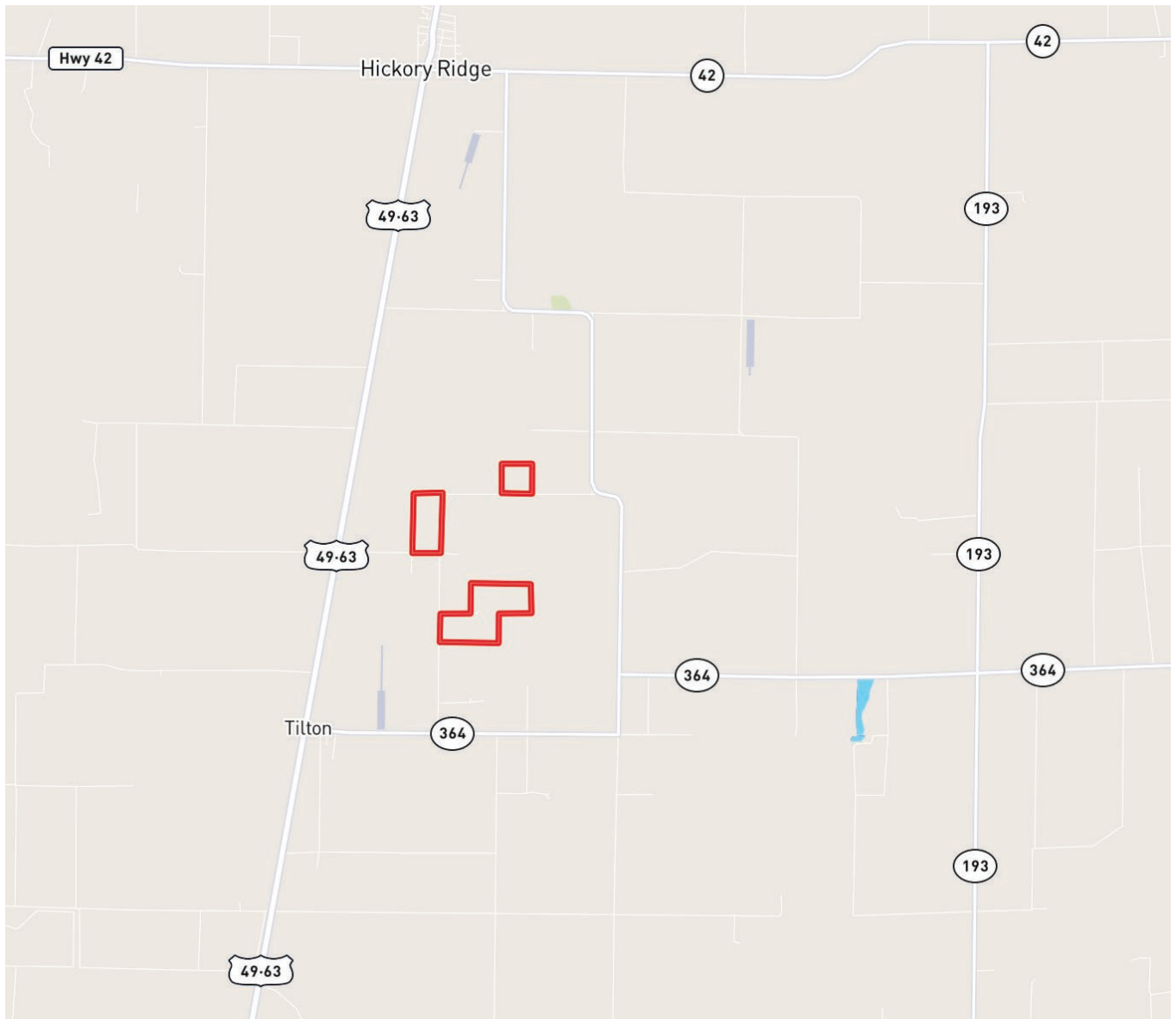
- |            |   |             |  |
|------------|---|-------------|--|
| <b>He</b>  | Henry silt loam, 0 to 1 percent slopes    | <b>LeC2</b> | Lexington silt loam, 3 to 8 percent slopes, erodec |
| <b>GrB</b> | Grenada silt loam, 1 to 3 slopes          | <b>LgC2</b> | Loring silt loam, 3 to 8 percent slopes, eroded    |
| <b>CIB</b> | Calloway silt loam, 1 to 3 percent slopes |             |  |

# TILLER LAND

## THE MCFARLAND FARM

- Cross County, Arkansas -

### REGIONAL MAP



CONSULTING | REALTY | DEVELOPMENT

# TILLER LAND

2713 PAULA DRIVE SUITE B | JONESBORO, AR 72404 | TILLERLAND.COM | 870-336-2654



CONSULTING | REALTY | DEVELOPMENT

# TILLER LAND

- COMPANY -

Thanks for your interest in

## THE MCFARLAND FARM

Let us know if we can answer any questions or if you'd like a property tour.

**KELLY PHIPPS**  
PRINCIPAL BROKER  
870.351.2097  
KELLY@TILLERLAND.COM

**BRIAN MACK**  
SALES AGENT  
870.919.5945  
BRIAN@TILLERLAND.COM

**JACK CHILDERS**  
SALES AGENT  
870.243.1959  
JACK@TILLERLAND.COM

**TILLER LAND COMPANY**

2713 PAULA DRIVE SUITE B | JONESBORO, AR 72404