

Harvey Farms

1,038.0 +/- Acres • Lee County, AR

AVAILABLE FOR ACQUISITION: *Harvey Farms is a well-developed agricultural and recreational property located in Lee County, Arkansas. 86 percent of the land is irrigated cropland, primarily producing rice and soybeans. Big Piney Creek borders the landscape and excellent duck and deer hunting opportunities are available.*



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Harvey Farms

PROPERTY SUMMARY

Harvey Farms offers 1,038.0 +/- total acres representing an excellent agricultural and recreational investment opportunity. The property is located between the towns of Monroe and Moro in Lee County, Arkansas.

The property has outstanding access directly off Arkansas Highway 79. There is an excellent private all-weather farm management road, which travels 2.5 miles through the interior of land providing efficient farm management, ingress and egress to agricultural fields and timber, and access to all hunting locations.

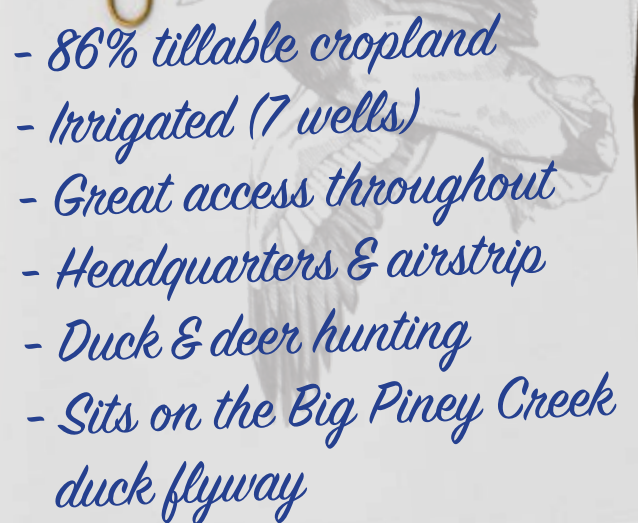
86 percent of the land is tillable cropland with various hardwood timber acreage. All cultivated acres are irrigated via seven wells, and a sophisticated system of ditches and levees adequately controls water and drainage. The property is currently in rice and soybean cultivation and suited for various other row crops.

The land is located in a well-known duck hunting area and rests directly on the Big Piney Creek duck flyway. The legendary, 600-acre, flooded timber Piney Creek Hunt Club has existed for over 70 years and borders the land on the west. Northwest of the property is over 1,000 acres of highly managed waterfowl habitat dedicated to duck hunting and waterfowl sanctuary. The landscape offers primarily grain field duck hunting with some timber duck hunting. In addition, there is great deer hunting opportunities in several locations throughout the land. The property lends itself well to further developing the duck and deer hunting opportunities.

Harvey Farms offers an exceptional opportunity to acquire an outstanding investment-grade agricultural and recreational property. Qualified and interested parties should contact Chuck Myers at 901-830-5836 regarding questions or schedule a property tour.

ATTENTION: Myers Cobb Realtors is the Exclusive Agent for the property described herein. This property brochure and all information contained herein are believed to be correct; however, no guarantee is made as to its certainty. Prospective buyers are urged to inspect the property and perform independent due diligence. Myers Cobb Realtors and its agents assume no liability as to errors, omissions, or investment results. All information is approximate. Some images shown within this property offering brochure are used for representative purposes and may not have been taken on location at the subject property. A Land Agent of Myers Cobb Realtors must be present to conduct a tour of the property. We respectfully request that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property. Thank you for your interest and cooperation.



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- A gold paperclip is attached to the top edge of a white rectangular note. The note is slightly wrinkled and has a faint, light-colored illustration of a duck in flight in the background. The text on the note is written in a dark blue, cursive font.
- 86% tillable cropland
 - Irrigated (7 wells)
 - Great access throughout
 - Headquarters & airstrip
 - Duck & deer hunting
 - Sits on the Big Piney Creek duck flyway

PROPERTY SUMMARY

Total Acreage – 1,038.0 +/- acres

- 898.40 +/- acres Irrigated tillable cropland - 86.6%
- 106.60 +/- acres Mature bottomland hardwoods, planted hardwoods, and small wood lots - 10.3%
- 26.30 +/- acres Ditches, levees, roads, well sites, airstrip, and other - 2.5%
- 6.70 +/- acres Farm headquarters (shop, storage, and staging area) - 0.6%

Location – Moro, Arkansas (Lee County)

- 110 County Road 909, Moro, AR 72368 | Coordinates: 34.75901° N, 91.07596° W
- Distance from Subject Property:
 - Clarendon, AR: 16 +/- miles
 - Marianna, AR: 19 +/- miles
 - Forrest City, AR: 31 +/- miles
 - Brinkley, AR: 17 +/- miles
 - Little Rock, AR: 81 +/- miles
 - Memphis, TN: 77 +/- miles

Access

- The property has excellent access directly off Arkansas Highway 79. There is an outstanding private, all-weather, main road offering direct access to wells and connecting field management roads.

Landscape

- The topography is level to semi-level and foremost developed for efficient agricultural production. A central drainage ditch and well-maintained gravel road travel through the heart of the land. Big Piney Creek borders the property on the west and meanders towards the southeast. Areas of bottomland hardwood timber associated with Big Piney Creek are located along the west. There is an area of mature and planted hardwood timber on the north and a small wood lot in the middle of the land.

Agricultural Operation

- 86.6% of the land is developed specifically for rice and soybean cultivation and other row crops. The property has an excellent system of levees, ditches, and wells for water control, drainage, and irrigation. Access throughout the land is outstanding, and there is a farm headquarters with a shop, storage, staging area, and airstrip.

Water Resources

- 7 electric irrigation wells situated along the primary road for easy operation and maintenance.

Soil Types – See pages 6-7 for detailed information on property soil data.

Hunting Opportunities – The surrounding area is known for outstanding duck and deer hunting. Big Piney Creek fronts the land on the west and Big Creek is just over a mile to the east. Both of these waterways are well-known natural flyways wintering thousands of ducks. All tracts provide a diverse hunting landscape for both ducks and deer, with a history of hunter success. The land offers primarily field duck hunting with some green-timber hunting along Big Piney Creek. The storied Piney Creek Hunt Club is bordering on the west, which is 600+ acres of flooded green-timber and has existed for over 70 years. Adjoining the property to the northwest is 1,000.0 +/- acres of highly managed waterfowl habitat dedicated to hunting and sanctuary. Great deer hunting is also available on the west and north portions of the land.

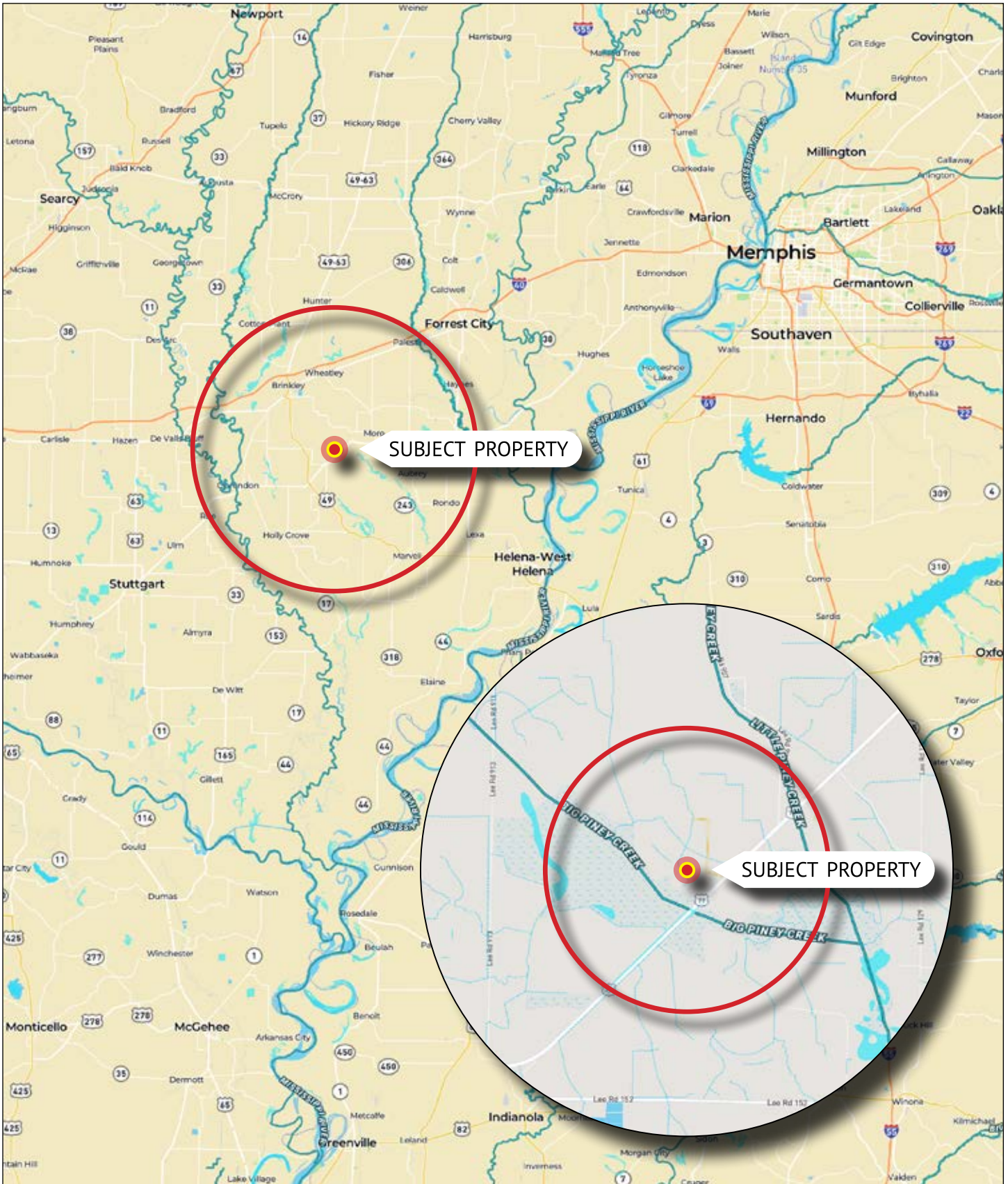
Income Streams – Currently income is generated from the farming operation and an annual hunting lease.

Real Estate Taxes - \$7,127.66 (source: Lee County Assessor data, 2023)

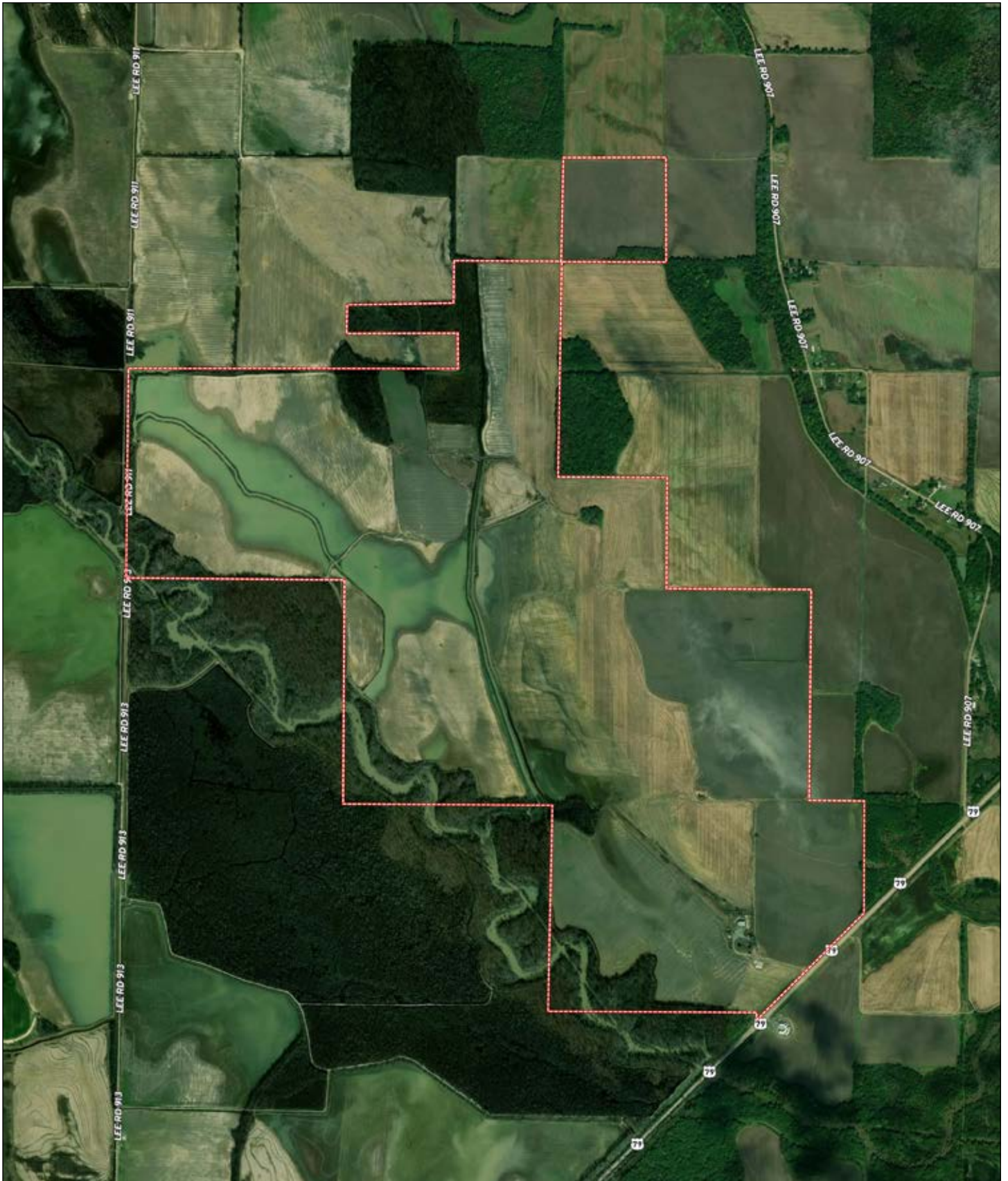
Offering Price – \$7,220,040.00 (\$6,956.00 per acre)

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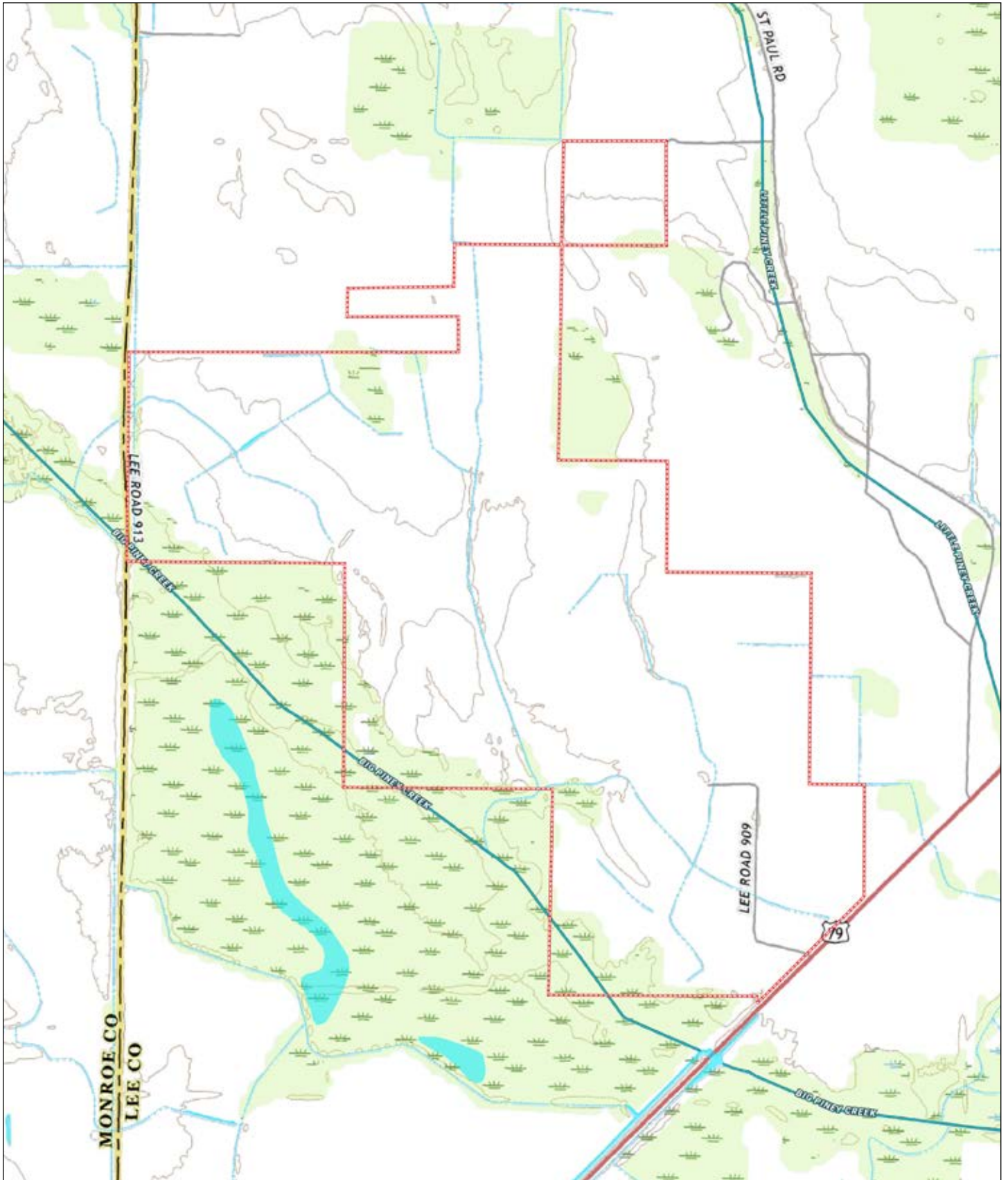
PROPERTY LOCATION



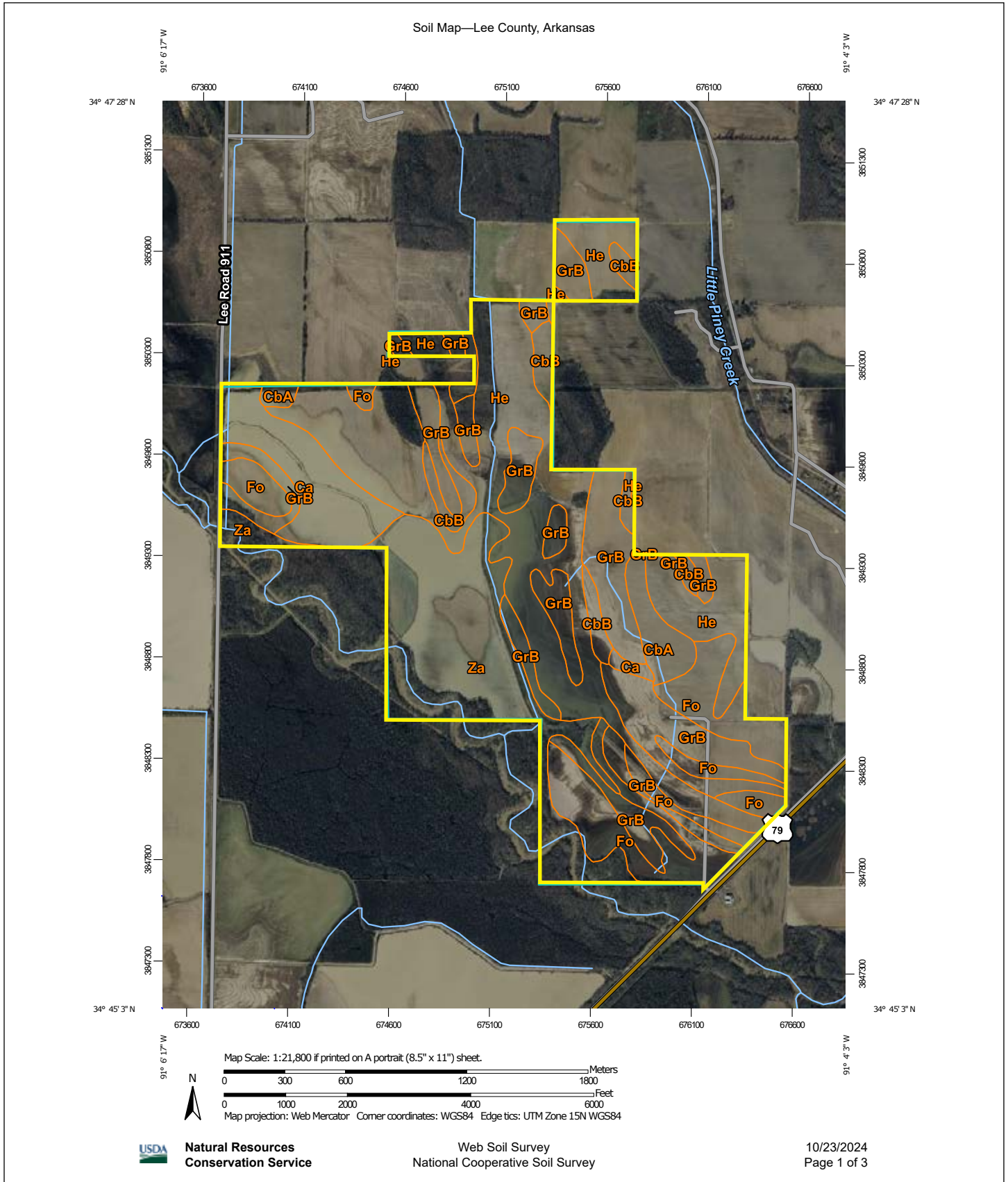
PROPERTY AERIAL



PROPERTY TOPOGRAPHY



NRCS SOIL DATA - TRACT 1



NRCS SOIL DATA - TRACT 1

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ca	Calhoun silt loam	73.4	6.9%
CbA	Calloway silt loam, 0 to 1 percent slopes	32.7	3.1%
CbB	Calloway silt loam, 1 to 3 percent slopes	39.5	3.7%
Fo	Foley-Bonn complex	144.4	13.7%
GrB	Grenada silt loam, 1 to 3 percent slopes	229.6	21.7%
He	Henry silt loam, 0 to 1 percent slopes	337.3	31.9%
Za	Zachary soils, frequently flooded	199.9	18.9%
Totals for Area of Interest		1,056.7	100.0%

Soil Map—Lee County, Arkansas

MAP LEGEND		MAP INFORMATION
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p> Soil Map Unit Polygons</p> <p> Soil Map Unit Lines</p> <p> Soil Map Unit Points</p> <p>Special Point Features</p> <p> Blowout</p> <p> Borrow Pit</p> <p> Clay Spot</p> <p> Closed Depression</p> <p> Gravel Pit</p> <p> Gravelly Spot</p> <p> Landfill</p> <p> Lava Flow</p> <p> Marsh or swamp</p> <p> Mine or Quarry</p> <p> Miscellaneous Water</p> <p> Perennial Water</p> <p> Rock Outcrop</p> <p> Saline Spot</p> <p> Sandy Spot</p> <p> Severely Eroded Spot</p> <p> Sinkhole</p> <p> Slide or Slip</p> <p> Sodic Spot</p>	<p> Spoil Area</p> <p> Stony Spot</p> <p> Very Stony Spot</p> <p> Wet Spot</p> <p> Other</p> <p> Special Line Features</p> <p>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p>Background</p> <p> Aerial Photography</p>	<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Lee County, Arkansas Survey Area Data: Version 24, Sep 9, 2024</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Jan 27, 2023—Mar 15, 2023</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>



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901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com









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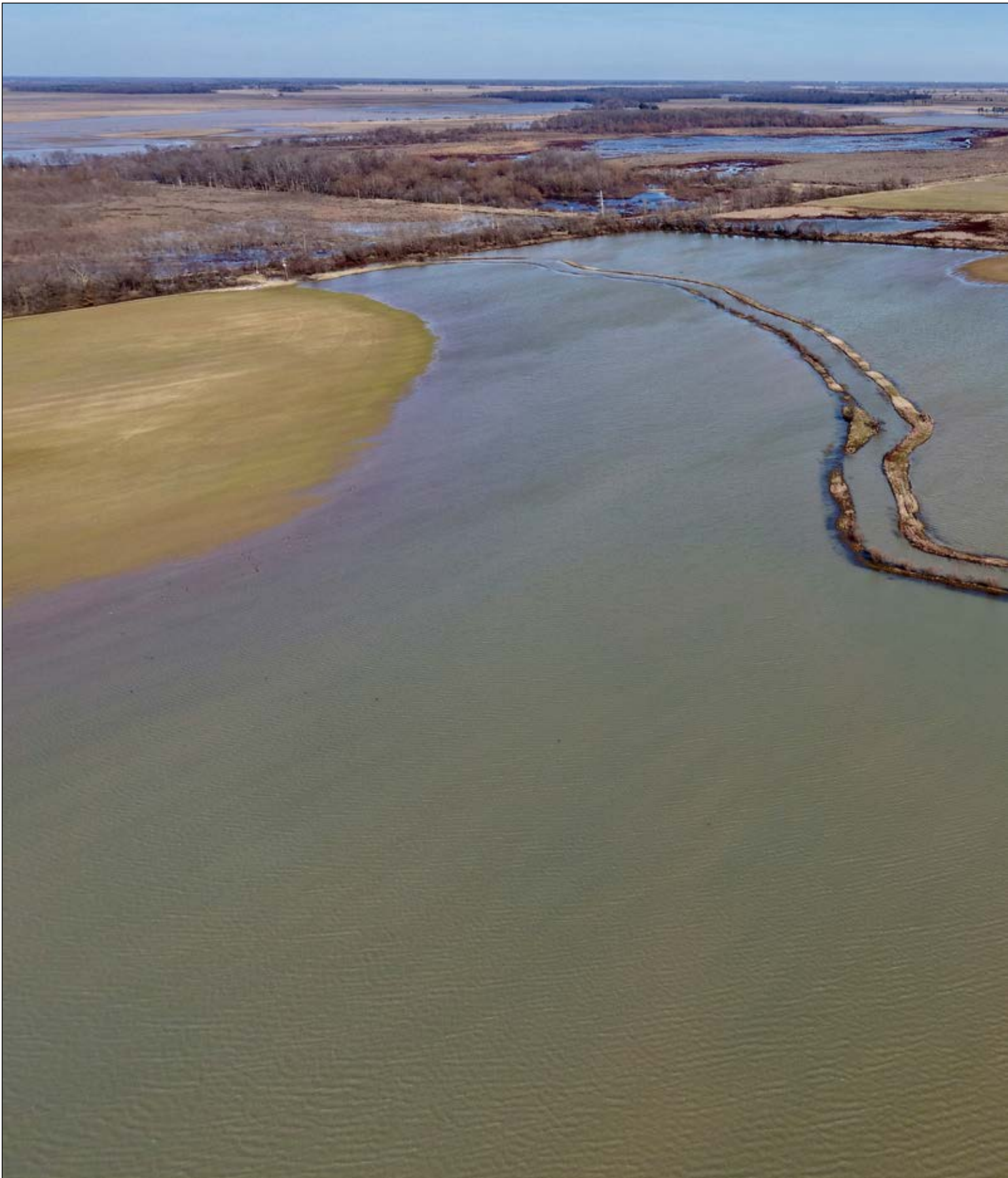


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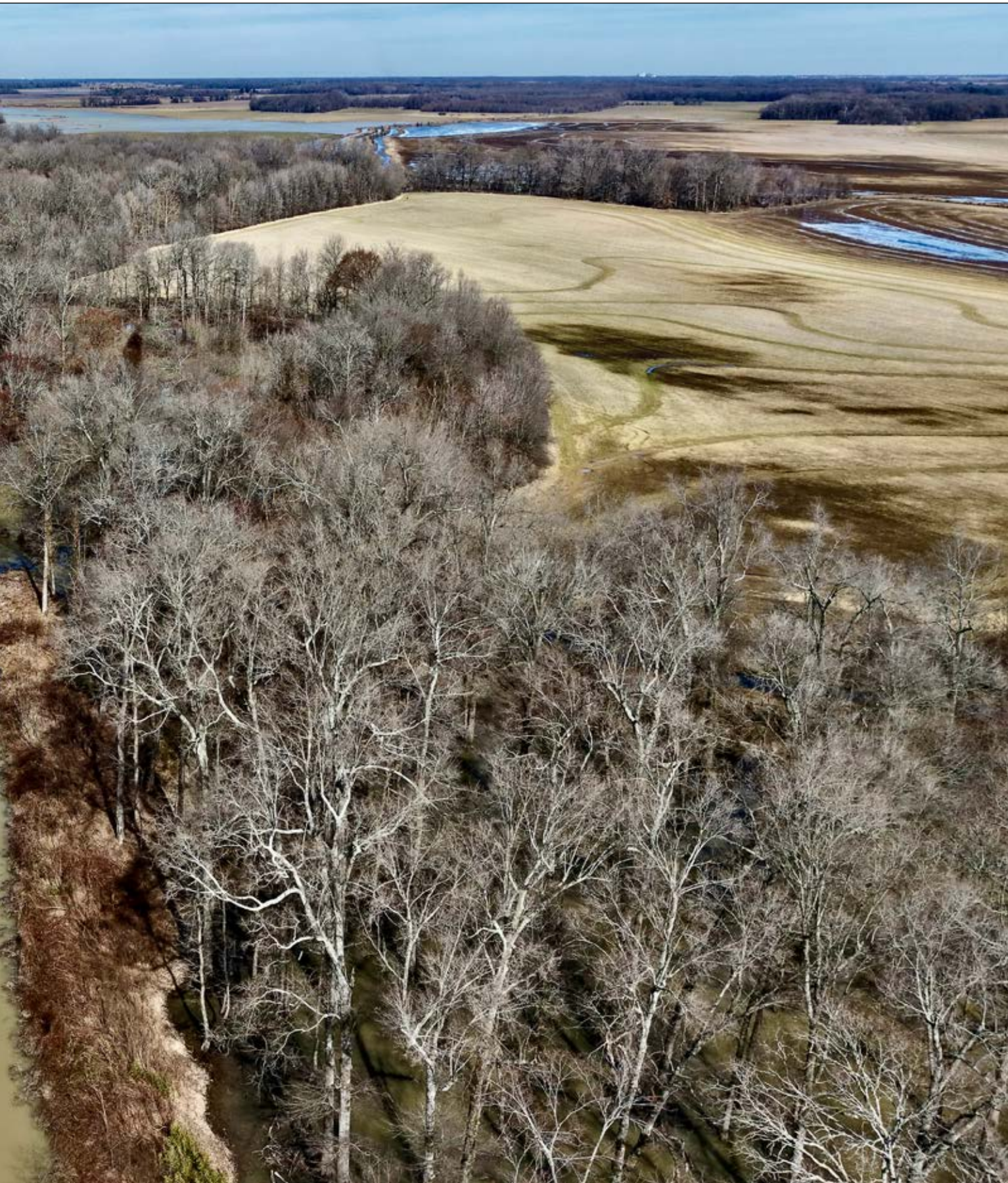
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Chuck Myers

Chuck Myers is a Partner and Agent with Myers Cobb Realtors, licensed in Arkansas, Mississippi, and Tennessee. After an Agribusiness career as an industry National Sales and Marketing Manager, Chuck entered the real estate market, developing and managing legacy hunting clubs in North America.

Chuck has a proven history of marketing and selling equity in premium hunting properties. He also has many notable real estate sales of premier hunting clubs. Chuck has a 30 year market reputation of assisting clients and partners with the acquisition, development, management, and selling of exclusive recreational estates. Chuck has a comprehensive archive of hunting and farmland involvement achievements. A limited list includes Greenbriar, River Oaks, Wolf Farm, Paradise, Deer Creek, and Delta Duck Farms.

Over the years, Chuck has developed an extensive range of relationships with qualified land investors and professionals within the agriculture and outdoor real estate business. He is a seasoned land specialist and has transacted millions of dollars in Mid-South land sales. A knowledge of land and a passion for the outdoors, Chuck identifies with the client, is direct, and enjoys the agent-client transactional relationship.

He and his wife, Jerri, have three children, seven grandchildren, and currently reside in Memphis, Tennessee.



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WWW.MYERSCOBBREALTORS.COM

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chuck@myerscobbrealtors.com

6075 Poplar Ave. Suite 727
Memphis, TN 38119

901-552-4036 (O)
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