



ARKANSAS LAND  
COMPANY

# WHITE COUNTY

COTTON, RICE, &  
SOYBEAN FARM



661  
ACRES

661 deeded acres, 419.68 tillable acres, 99.7 acres of CRP plus a 60,000 Bushel Grain Storage Facility located in White County, Arkansas. Irrigated, leveled, prime farm ground located just 10 miles west of the White River. Great investment opportunity! This is broken down into two farms plus the grain bin system.

# Farm Operation 1

## 541.5 ACRES

**377.73** Tillable Acres as well as a **41.95 Acre Reservoir**. This includes a tailwater recovery system that allows you to irrigate up to 586 Acres out of the reservoir with max capacity being held. This also includes **99.7 acres** of CRP that produces an income of **\$4825** per year which expires 9/30/2031 .



### Soil Tyle

**Silt Loam** soil provides an excellent growing conition for multiple types of agricultural commodities to be grown here



### History

Cotton, Rice, Soybeans, and Corn have been rotated on this farm for the past few years.

**Base acres for this farm total 492.10 acres.**



### Irrigation

With a **tailwater recovery system** that can water 586 acres from a resrvoir, and **5 wells** in place with risers in the right place- the irrigation is top notch!



### Recreation

Just 10 miles west of the White river there is ample opportunity here for **duck hunting** and the **CRP** on this property holds a tremendous amount of whitetail!

## Income

# 541.5 ACRES

For the past few years this farm has been on a  $\frac{1}{4}$  rent income system. Yield history is below. Farm can be leased out for cash rent of \$200 per acre with farmer secured if need be or buyer can farm if preferred. This potential set up with new farmer will secure the income needed on this farm operation with addition to the CRP payment of \$4825 per year.



### 2024

Cotton: 2.54 Bales/Acre

Long Grain Rice: 114.69 Bu/Acre

### 2023

Corn: 175 Bu/Acre

Medium Grain Rice: 154.9 Bu/Acre

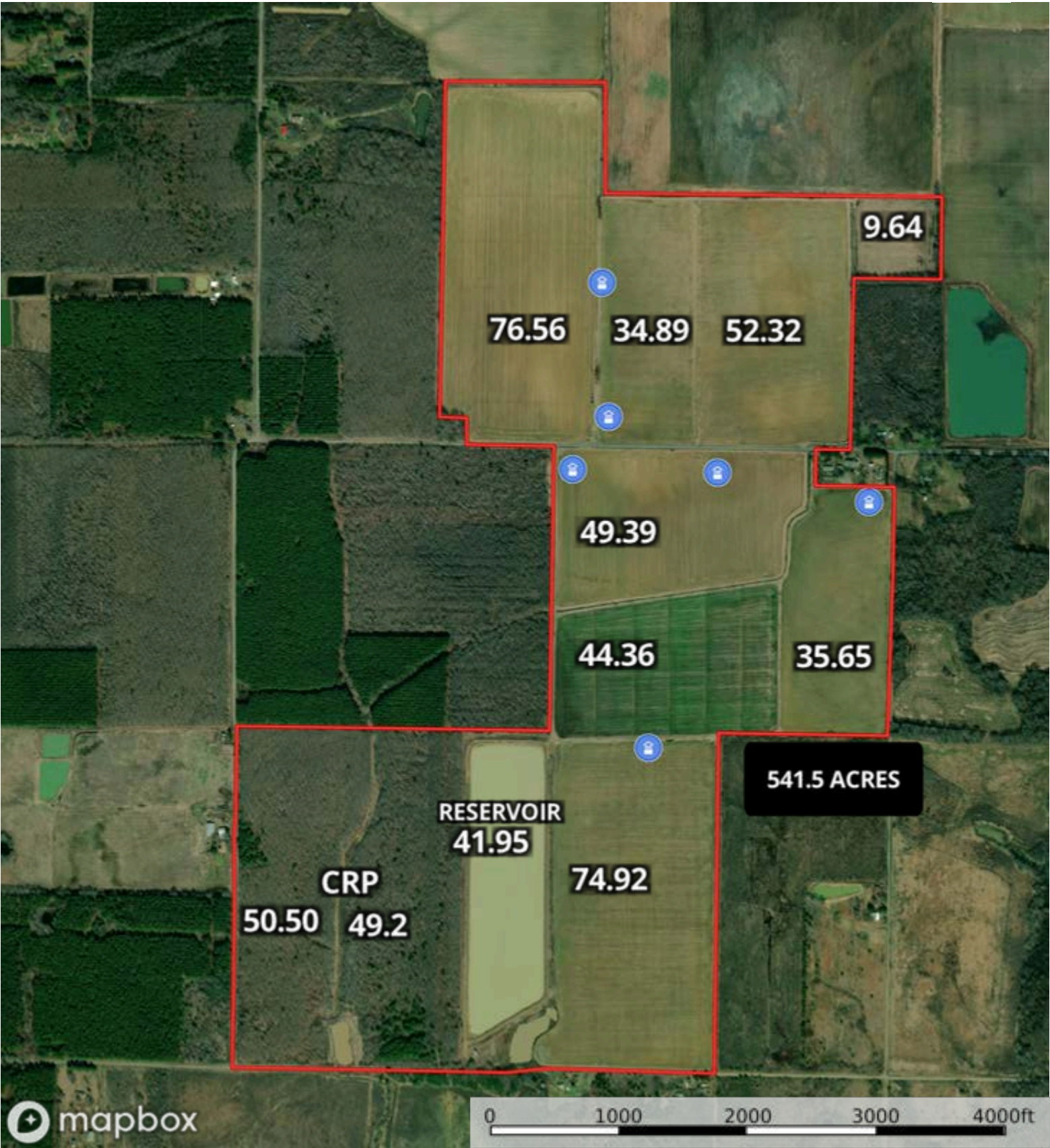
Soybeans 38 Bu/Acre

### 2022

Soybeans: 35 Bu/Acre



White county Farm  
Arkansas, AC+/-



Well Boundary Stream, Intermittent River/Creek Water Body











ARKANSAS

WHITE

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.

United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 10868

Prepared : 8/12/25 10:29 AM CST

Crop Year : 2025

Operator Name : W C MILLS JR  
CRP Contract Number(s) : 11055A  
Recon ID : 05-145-2024-139  
Transferred From : None  
ARCPLC G/I/F Eligibility : Eligible

## Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
540.52	477.43	519.43	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	419.73	73.60		99.70	0.00	42.00	0.00	

## Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, OATS, SOYBN, RICE-LGR, RICE-MGR

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	103.50	0.00	44	
Oats	35.30	18.40	45	
Soybeans	0.00	1.10	0	
Rice-Long Grain	353.30	0.00	5920	
<b>TOTAL</b>	<b>492.10</b>	<b>19.50</b>		

## NOTES

Tract Number : 4082

Description : O-15/A1  
FSA Physical Location : ARKANSAS/WHITE  
ANSI Physical Location : ARKANSAS/WHITE  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : SANDRA B MILLS, W C MILLS JR  
Other Producers : HOLLY E MILLS, LWM FARMS INC, BBM FARMS LLC, LEGEND MILLS, LEGEND MILLS BBM FARMS LLC, JASON CHURCHWELL  
Recon ID : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
181.03	173.41	173.41	0.00	0.00	0.00	0.00	0.0



ARKANSAS  
WHITE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10868  
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Crop Year : 2025

Tract 4082 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	173.41	30.20	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	60.80	0.00	44
Oats	13.00	0.00	45
Rice-Long Grain	129.80	0.00	5967
<b>TOTAL</b>	<b>203.60</b>	<b>0.00</b>	

NOTES

Tract Number : 4118

Description : O-15/B1  
FSA Physical Location : ARKANSAS/WHITE  
ANSI Physical Location : ARKANSAS/WHITE  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : SANDRA B MILLS, W C MILLS JR  
Other Producers : HOLLY E MILLS, LWM FARMS INC, BBM FARMS LLC, LEGEND MILLS, LEGEND MILLS BBM FARMS LLC, JASON CHURCHWELL  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
359.49	304.02	346.02	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	246.32	43.40	99.70	0.00	42.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	42.70	0.00	44
Oats	22.30	18.40	45
Soybeans	0.00	1.10	0
Rice-Long Grain	223.50	0.00	5892
<b>TOTAL</b>	<b>288.50</b>	<b>19.50</b>	



ARKANSAS

WHITE

Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10868

Prepared : 8/12/25 10:29 AM CST

Crop Year : 2025

Tract 4118 Continued ...

NOTES

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*Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.*

*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*

## Farm Operation 2

# 119.5 ACRES

**94.78** Tillable Acres according to FSA maps, including **two wells** that irrigate the ground efficiently. The farm is divided in the center by a tract of mature hardwoods, making it a great farm for recreation as well. The South field is put to grade and the North field is leveled to irrigate down the middles.



### Soil Tyle

**Silt Loam** soil provides an excellent growing conition for multiple types of agricultural commodities to be grown here



### History

Cotton, Rice, Soybeans, and Corn have been rotated on this farm for the past few years.

**Base acres for this farm total  
130.7 acres.**



### Irrigation

Two six inch wells are in place that irrigate this farm efficiently.



### Recreation

Just 10 miles west of the White river there is ample opportunity here for **duck hunting** and the **timber** on this property creates a unique hunting opportunity for deer hunting as well.



# Income

## 119.5 ACRES

FFarm has lease secured if needed for the 2026 crop year at 25% Crop Share. Farm has produced a productive crop for the past few years. Yield history provided below.



### 2024

Cotton: 1.8 Bales/Acre

Long Grain Rice: 156.47 bu/Acre

### 2023

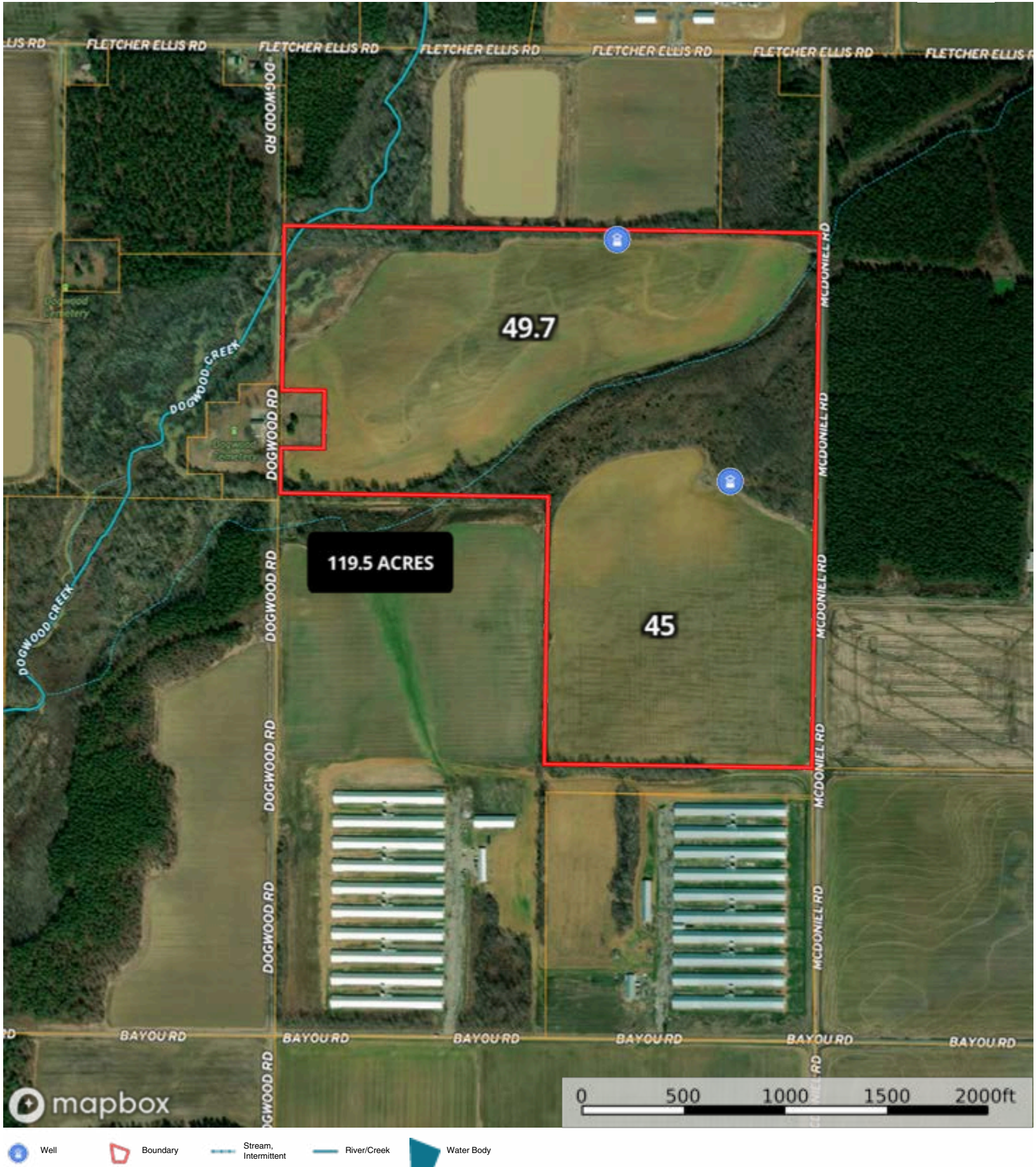
Medium Grain Rice: 130.36 Bu/Acre

Cotton: Prevent Plant with yield of 2.85  
Bales/Acre

### 2022

Soybeans: 50 Bu/Acre

White county Farm  
Arkansas, AC+/-













FARM: 8870

Arkansas

U.S. Department of Agriculture

Prepared: 12/29/16 9:53 AM

White

Farm Service Agency

Crop Year: 2017

Report ID: FSA-156EZ

## Abbreviated 156 Farm Record

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DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
W C MILLS JR		2011 05145 57

Farms Associated with Operator:  
6496, 7816, 9809

CRP Contract Number(s): 11015

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
120.57	113.18	113.18	0.0	0.0	1.4	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	111.78	45.3	0.0				

	ARC-IC NONE	ARC-CO NONE	ARC/PLC PLC WHEAT, OATS, SOYBN RICE-LGR, RICE-MGR	PLC-Default NONE
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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	7.6		37	0.0
OATS	1.2		45	0.0
RICE-LONG GRAIN	59.1		5981	0.0
SOYBEANS	60.5		20	0.0
RICE-MED GRAIN	2.3		3996	0.0
Total Base Acres:	130.7			

Tract Number: 11680 Description: P15

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
120.57	113.18	113.18	0.0	0.0	1.4	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	111.78	45.3	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	7.6		37	0.0
OATS	1.2		45	0.0
RICE-LONG GRAIN	59.1		5981	0.0
RICE-MED GRAIN	2.3		3996	0.0

Arkansas

White

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 8870

Prepared: 12/29/16 9:53 AM

Crop Year: 2017

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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	60.5		20	0.0
Total Base Acres:	130.7			

Owners: SEED FAITH FARMS LLC

Other Producers: SANDRA B MILLS  
BBM FARMS LLC

BOBBY BRAD MILLS  
HOLLY E MILLS

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# Soil Survey

📁 All Polygons 658.99 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NOCP	CAP
5	Calloway silt loam, 0 to 1 percent slopes	215.61	32.72	0	58	2w
4	Calhoun silt loam, 0 to 1 percent slopes	185.7	28.18	0	62	3w
21	Immanuel silt loam, 1 to 3 percent slopes	144.34	21.99	0	65	2e
12	Gore silt loam, 1 to 3 percent slopes	102.15	15.5	0	60	4e
36	Tichnor silt loam, 0 to 1 percent slopes, frequently flooded	10.59	1.61	0	51	4w
TOTALS		658.99(*)	100%	-	60.66	2.62

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

📁 Boundary 360.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NOCP	CAP
5	Calloway silt loam, 0 to 1 percent slopes	121.8	33.76	0	58	2w
4	Calhoun silt loam, 0 to 1 percent slopes	84.36	23.38	0	62	3w
21	Immanuel silt loam, 1 to 3 percent slopes	79.8	22.12	0	65	2e
12	Gore silt loam, 1 to 3 percent slopes	74.84	20.74	0	60	4e
TOTALS		360.8(*)	100%	-	60.9	2.65

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

📁 Boundary 179.51 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NOCP	CAP
4	Calhoun silt loam, 0 to 1 percent slopes	101.34	56.45	0	62	3w
5	Calloway silt loam, 0 to 1 percent slopes	70.24	39.13	0	58	2w
21	Immanuel silt loam, 1 to 3 percent slopes	7.93	4.42	0	65	2e
TOTALS		179.51(*)	100%	-	60.56	2.56

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

📁 Boundary 118.68 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NOCP	CAP
21	Immanuel silt loam, 1 to 3 percent slopes	57.21	48.21	0	65	2e
12	Gore silt loam, 1 to 3 percent slopes	27.31	23.01	0	60	4e
5	Calloway silt loam, 0 to 1 percent slopes	23.57	19.86	0	58	2w

## Grain Bin System

# 3.79 ACRES

**60,000** Bushel Grain Bin System Located about 8 miles north of the farm ground. It includes Five 8,000 Bushel bins and Two 10,000 Bushel bins.



### Bins

This grain storage system features multiple GSI bins with electric transport and drive over unloads, updated in 2021 for improved efficiency. Ideal for streamlined harvest handling and on-farm storage capacity.



# KELSEY ESKRIGGE

Kelsey grew up in Northeast Arkansas on her family's farm where she found a love for agriculture, hunting, fishing, and being outdoors. Kelsey graduated from Arkansas State University with a degree in Agricultural Business in 2014, and has been in the agriculture industry since. Kelsey has both extended and immediate family farming, hunting, and fishing experience and connections, making her uniquely acquainted with the region's land owners, farmland and recreation properties. Kelsey's connectedness and familiarity with the area make her an excellent choice to help you get the best value for your property or find the property you've been dreaming of! Kelsey spends her free time with her husband, Brock, and two kids, Rucks and Liza, making memories and having fun in God's beautiful creation – the great outdoors! Whether you're thinking about buying a place for your family to hunt, or considering the possibility of an investment in some farm land, Kelsey is educated, prepared, and eager to help. A brainstorming conversation with Kelsey is just a text or call away!



Kelsey Eskrigge  
870-635-1923



## Price

# \$4,496,100

**Arkansas**  
Land Company

The professionals at Arkansas Land Company have been the leading real estate brokers of Farmland, hunting properties and natural places since 2005. We are a family owned and operated business with agents throughout Arkansas that are ready to help you buy or sell timberland in the Ozarks, the family farm or a duck or deer hunting property in the Delta. As landowners, hunters, and real estate professionals, we understand your goals. We are here to help you find your favorite place.