BALLENGER FARM

816 +/- ACRES + Altheimer, Arkansas



Offered by:



Robert Eason, Principal Broker Mobile- (501) 416-6923 Email- reason@mossyoakproperties.com

Property Details

LAND:	- 816 +/- Acres					
	 808.17 acres FSA Farmland 					
	• 748.67 acre	s FSA Cropland				
LOCATION:	- Altheimer, Jefferson Cou	inty, Arkansas				
	- 15 miles to Pine Bluff, AR					
	- 22 miles to Stuttgart, AR					
	- 50 miles to Little Rock, A					
ACCESS:	Blue Rock Road and High	way 79				
REAL ESTATE TAXES:	\$8,391					
IRRIGATION:	5 Diesel Turbine Wells					
	2 Electric Wells					
	2 Irrigation Pivots (1,340 f	ft and 1,045 ft but only one is used)				
FARM LEASE:	Cash Rent of \$120,000 exp					
FARM LEASE: FSA BASE:	Cash Rent of \$120,000 exp					
	//////////////////////////////////////	pires December 2022.				
	Сгор	pires December 2022. Base				
	Crop Rice-LG	pires December 2022. Base 389.74 acres				
	Crop Rice-LG Soybean	Base 389.74 acres 447.31 acres				
FARM LEASE: FSA BASE: SOILS:	Crop Rice-LG Soybean Corn	Base 389.74 acres 447.31 acres 102.93 acres				
FSA BASE:	Crop Rice-LG Soybean Corn Wheat	Base 389.74 acres 447.31 acres 102.93 acres 169.14 acres				
FSA BASE:	Crop Rice-LG Soybean Corn Wheat Class I - 9%	Base 389.74 acres 447.31 acres 102.93 acres 169.14 acres				
FSA BASE: SOILS:	CropRice-LGSoybeanCornWheatClass I - 9%Class II - 47%Waterfowl Hunting	Base 389.74 acres 447.31 acres 102.93 acres 169.14 acres				

The information contained herein is from sources Mossy Oak Properties Delta Land Management considers reliable, however does not guarantee the accuracy, completeness or sufficiency of this information. Mossy Oak Properties Delta Land Management Company is the exclusive listing agent for the owner but does not assume, and hereby expressly disclaims any responsibility for the future operating and investment results of the property. Buyers are encouraged to inspect the property and consult such experts to verify the accuracy of all information within this brochure. This offering is subject to prior sale and it may be withdrawn from the market without advance notice. All photos were taken, on location.

Property Details

SUMMARY:

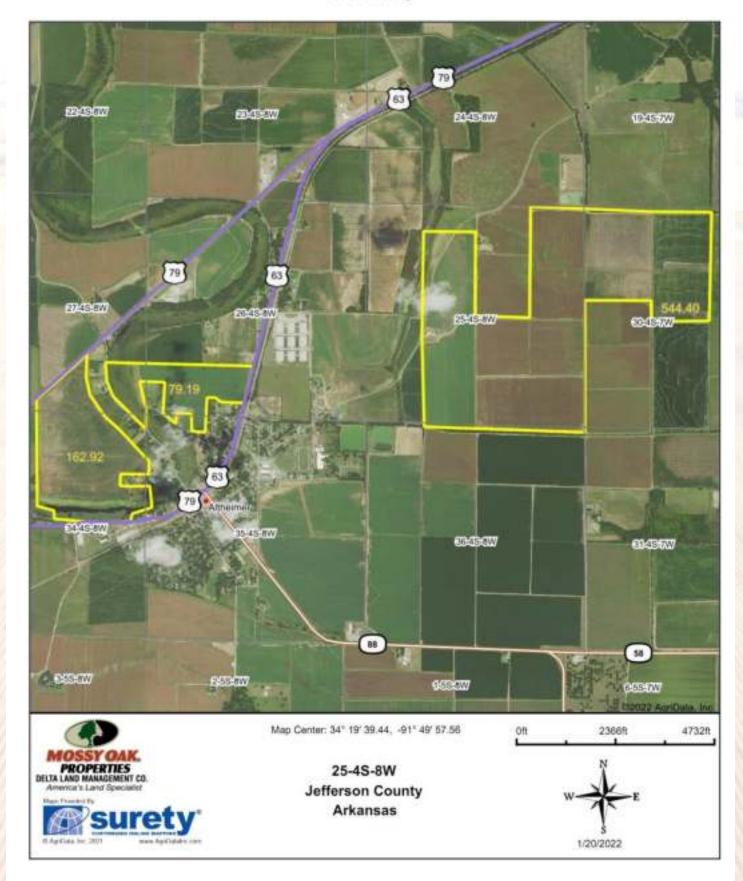
The Ballenger Farm is an 816-acre improved farm located in Jefferson County Arkansas near the town of Altheimer. This farm consists of silt loam and clay soils suitable for growing cotton, corn, rice and soybeans. 730 acres of the farm was precision graded to water down the middle and the remaining field is watered by a center pivot. There are a total of 7 irrigation wells with underground pipe and risers as well as two irrigation pivots (only one is used). There is also a pole barn located on Blue Rock Road. Contact Robert Eason at 501-416-6923 for additional information or to schedule a showing.

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State Map



Aerial Map



Soils Map

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Area 1 Code 26	Soli Description Peny clay, 0 to 1 percent	Soil Are Acres	a Version: Percenti of field	Non-Im Class Legend	Close "C	Common bermudagrase	Com	Cotton	sorghum	E ApeCata, No. 2001	Soybeam	Wheat	Soybeans 3
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Area 3 Code 26 22	Symbol: AR660 Soli Description Peny clay, 0 to 1 percent slopes McGehee silt joarn, 0 to 1 percent slopes Rila silt loarn, 0 to 1 percent	Soll Are Acres 276.62 282.47	a Version: Percent of field 35.2% 32.1% 12.7%	Non-Im Class Legend	Cless "c Ille flw	Common bermudagrase AUM	Com Bu 95	Cotton lint Lbs	sorghum Bu 95	Improved bermudagrass AUM	Soybearna Bu 40	Wheat Bu 60	Soyheans 3 5 6
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Boile data provided by USDA and NRCS

Ballenger farmland Arkansas, AC +/-



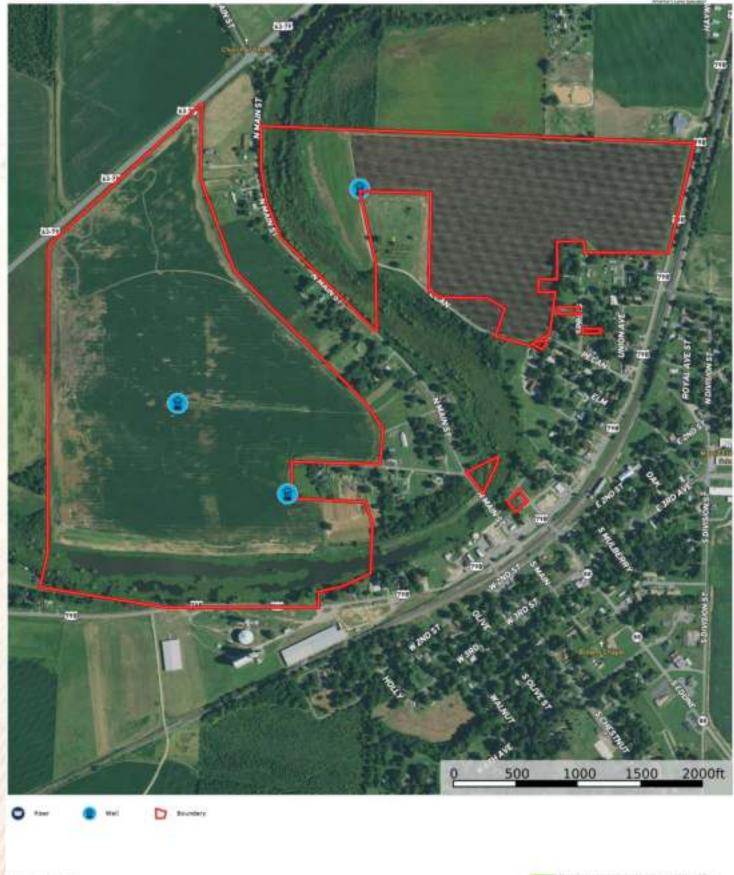
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Robert Eason P: 501-604-4565

ArkansesLandForSale.com 2024 North Main Street, North Little Rock

Ballenger farmland Arkansas, AC +/-





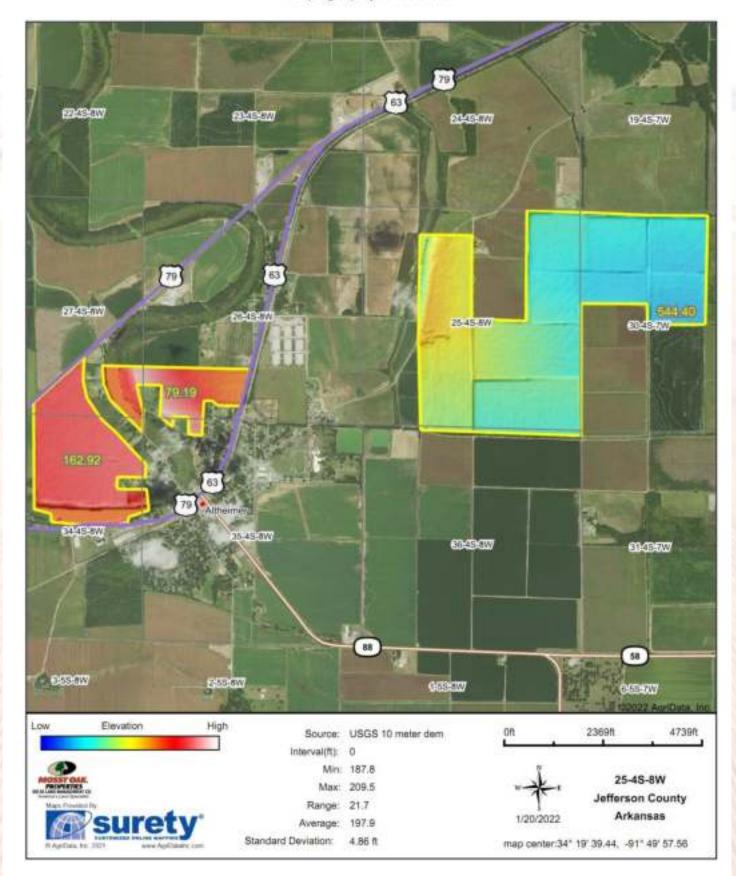
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ArkansasLandForSale.com

2024 North Main Street, North Little Rock

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Topography Hillshade



Arkansas								FARM:	3774
Jefferson				opartment of			P	epared:	2/2/22 3:06 PM
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Jefferson Report ID: FSA-156E	z		Far	partment of Age m Service Age ted 156 Farm	ncy		Prepared: Crop Year:	2/2/22 3:05 PM 2022	
DISCLAIMER: This is da and complete representa	1						Page: is data is not guarant	2 of 2 lead to be an accurat	
120-00	Base	1427-0-0-5-5-5	PLC	CCC-505					-
Crop	Acrea	9e	Yield	CRP Reduct	lion				
CORN	74.21	1	157	0.00					
SOYBEANS	322.4	9	35	0.00					
Total Base /	Acres: 799.63	3	1941.54	6.60					
Owners: BALLENGER									
Other Producers: No	ne								
ract Number: 7647	Description								
SA Physical Location	Description Jefferson, AR								
IA Range Unit Numbe			ANSI Ph	vsical Location:	Jefferson	, AR			
and a many property of									
	Name and start	1123 AP(643-64)							
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To schedule a private tour of this property please contact:





Robert Eason Partner | Principal Broker | Farm Manager

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