



BALLENGER FARM

816 +/- ACRES + Altheimer, Arkansas



Offered by:



MOSSY OAK[®]
PROPERTIES

DELTA LAND MANAGEMENT CO.

America's Land Specialist

Robert Eason, Principal Broker

Mobile- (501) 416-6923

Email- reason@mossyoakproperties.com

Property Details

LAND:	- 816 +/- Acres <ul style="list-style-type: none">▪ 808.17 acres FSA Farmland▪ 748.67 acres FSA Cropland										
LOCATION:	- Altheimer, Jefferson County, Arkansas - 15 miles to Pine Bluff, AR - 22 miles to Stuttgart, AR - 50 miles to Little Rock, AR										
ACCESS:	Blue Rock Road and Highway 79										
REAL ESTATE TAXES:	\$8,391										
IRRIGATION:	5 Diesel Turbine Wells 2 Electric Wells 2 Irrigation Pivots (1,340 ft and 1,045 ft but only one is used)										
FARM LEASE:	Cash Rent of \$120,000 expires December 2022.										
FSA BASE:	<table><tr><th>Crop</th><th>Base</th></tr><tr><td>Rice-LG</td><td>389.74 acres</td></tr><tr><td>Soybean</td><td>447.31 acres</td></tr><tr><td>Corn</td><td>102.93 acres</td></tr><tr><td>Wheat</td><td>169.14 acres</td></tr></table>	Crop	Base	Rice-LG	389.74 acres	Soybean	447.31 acres	Corn	102.93 acres	Wheat	169.14 acres
Crop	Base										
Rice-LG	389.74 acres										
Soybean	447.31 acres										
Corn	102.93 acres										
Wheat	169.14 acres										
SOILS:	Class I - 9% Class II – 47% Class III – 42.7%										
RECREATION:	Waterfowl Hunting										
MINERAL RIGHTS:	All mineral rights owned by seller, if any, convey to buyer.										
LISTED PRICE:	\$ 4,490,000 (\$5,502/ acre) ALL OFFERS CONSIDERED										

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 This offering is subject to prior sale and it may be withdrawn from the market without advance notice.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.

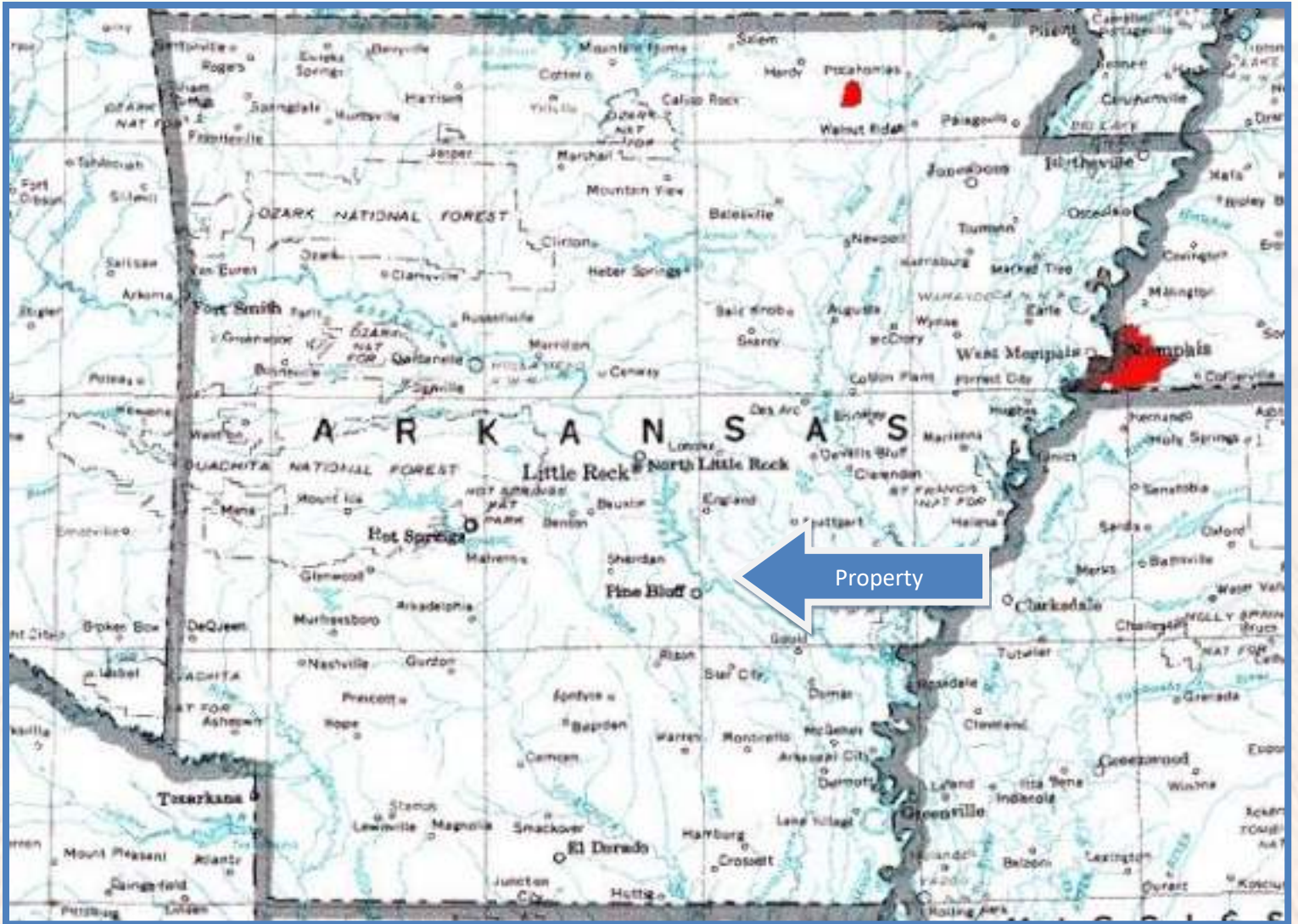
Property Details

SUMMARY:

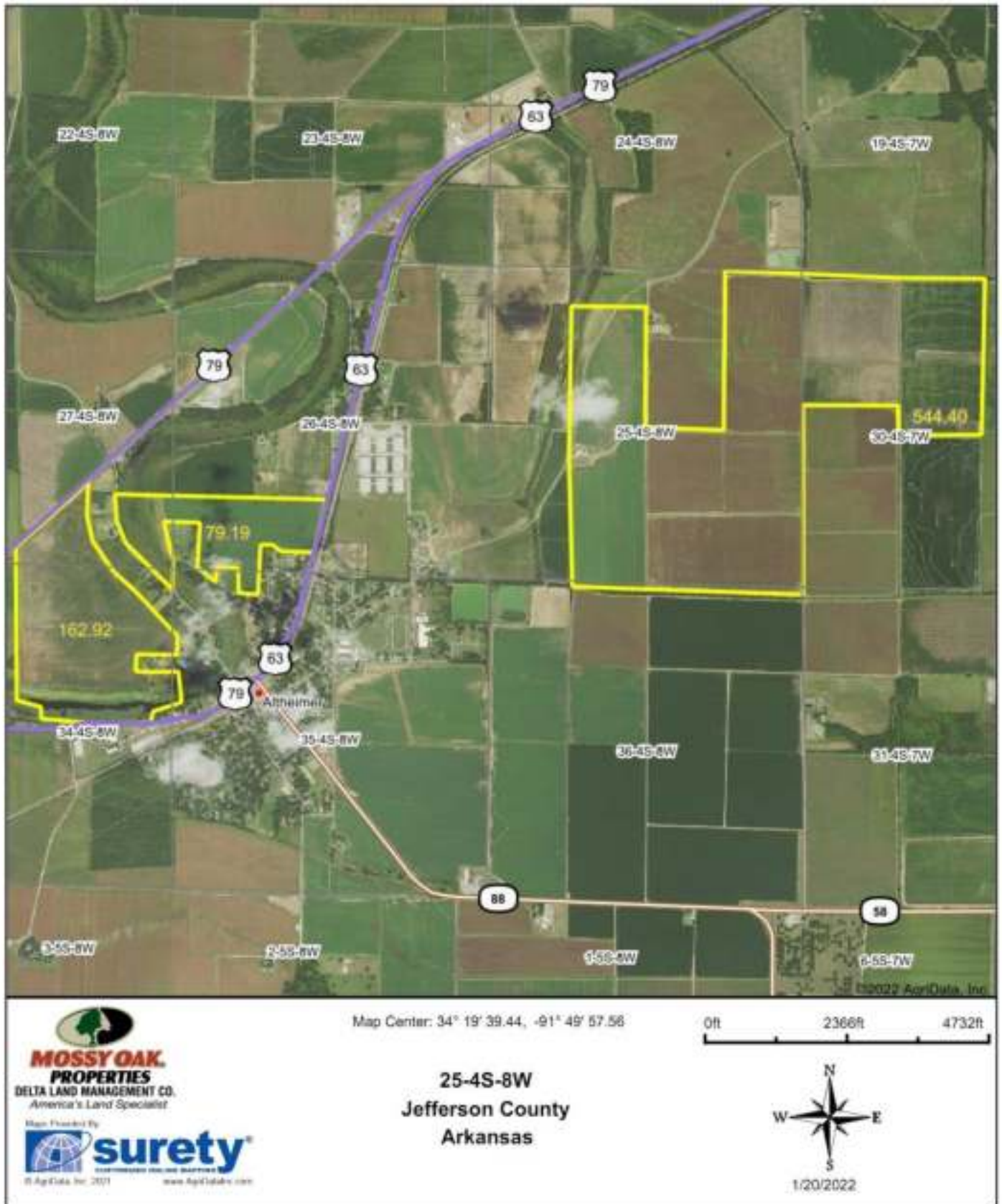
The Ballenger Farm is an 816-acre improved farm located in Jefferson County Arkansas near the town of Altheimer. This farm consists of silt loam and clay soils suitable for growing cotton, corn, rice and soybeans. 730 acres of the farm was precision graded to water down the middle and the remaining field 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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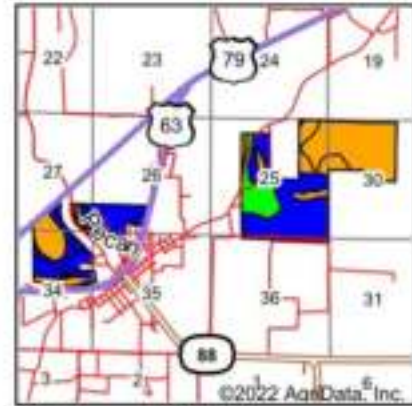
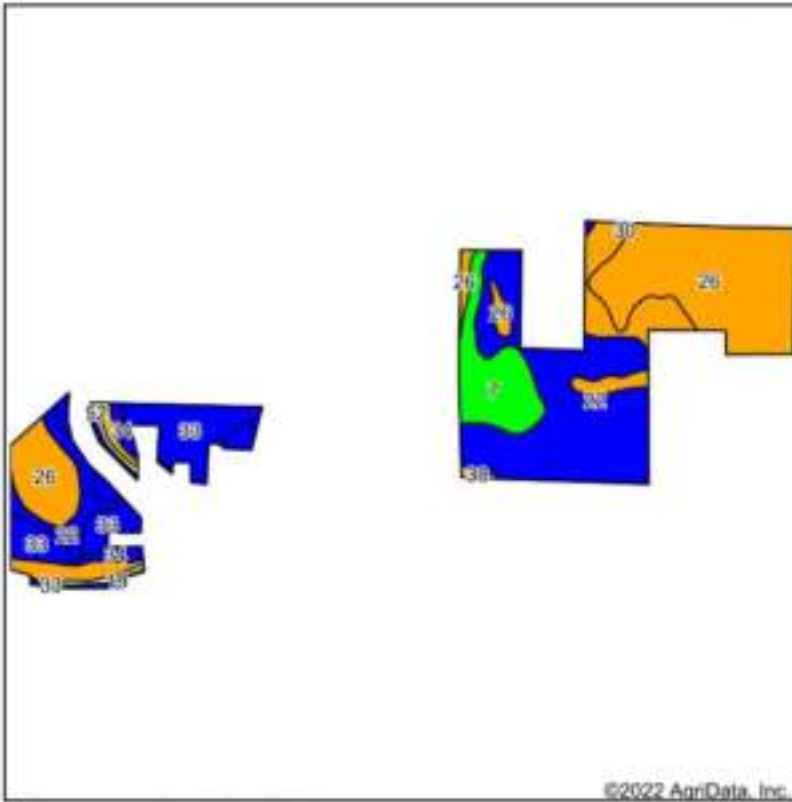
State Map



Aerial Map



Soils Map



State: **Arkansas**
 County: **Jefferson**
 Location: **25-4S-8W**
 Township: **Plum Bayou**
 Acres: **786.51**
 Date: **1/20/2022**



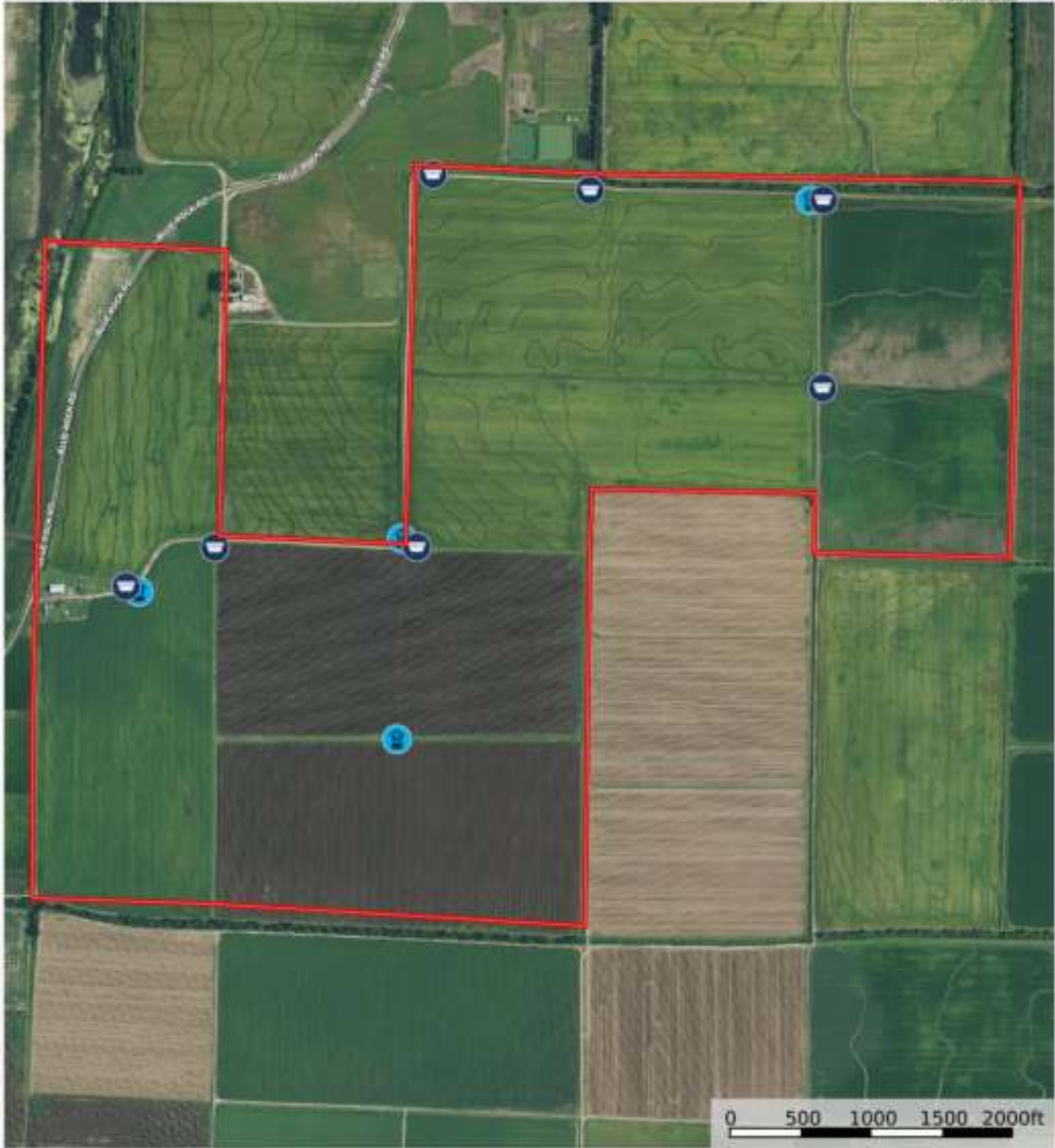
Soils data provided by USDA and NRCS.

Area Symbol: AR660, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %	Common bermudagrass AUM	Corn Bu	Cotton lint lbs	Grain sorghum Bu	Improved bermudagrass AUM	Soybeans Bu	Wheat Bu	*NCCPI Soybeans
26	Perry clay, 0 to 1 percent slopes	275.62	35.2%		file								32
22	McGehee silt loam, 0 to 1 percent slopes	252.47	32.1%		file								56
33	Rilla silt loam, 0 to 1 percent slopes	99.87	12.7%		file	7.5	95	900	95	13.5	40	60	65
7	Casplana silt loam, 0 to 1 percent slopes	89.62	8.9%		1		8	90	875	15	40		72
30	Portland clay, 0 to 1 percent slopes	59.08	7.5%		file								49
34	Rilla silt loam, 1 to 3 percent slopes	17.60	2.2%		file	7.5	95	900	95	13.5	40	60	65
52	Water	8.99	1.1%										

Soils data provided by USDA and NRCS.

Ballenger farmland
Arkansas, AC +/-



Road Wall Boundary

Robert Eason
P: 501-604-4565

ArkansasLandForSale.com

2024 North Main Street, North Little Rock



The information contained herein was obtained from sources deemed to be reliable. Mossy Oak Properties makes no warranties or guarantees as to the completeness or accuracy thereof.

Ballenger farmland

Arkansas, AC +/-



River
 Well
 Boundary

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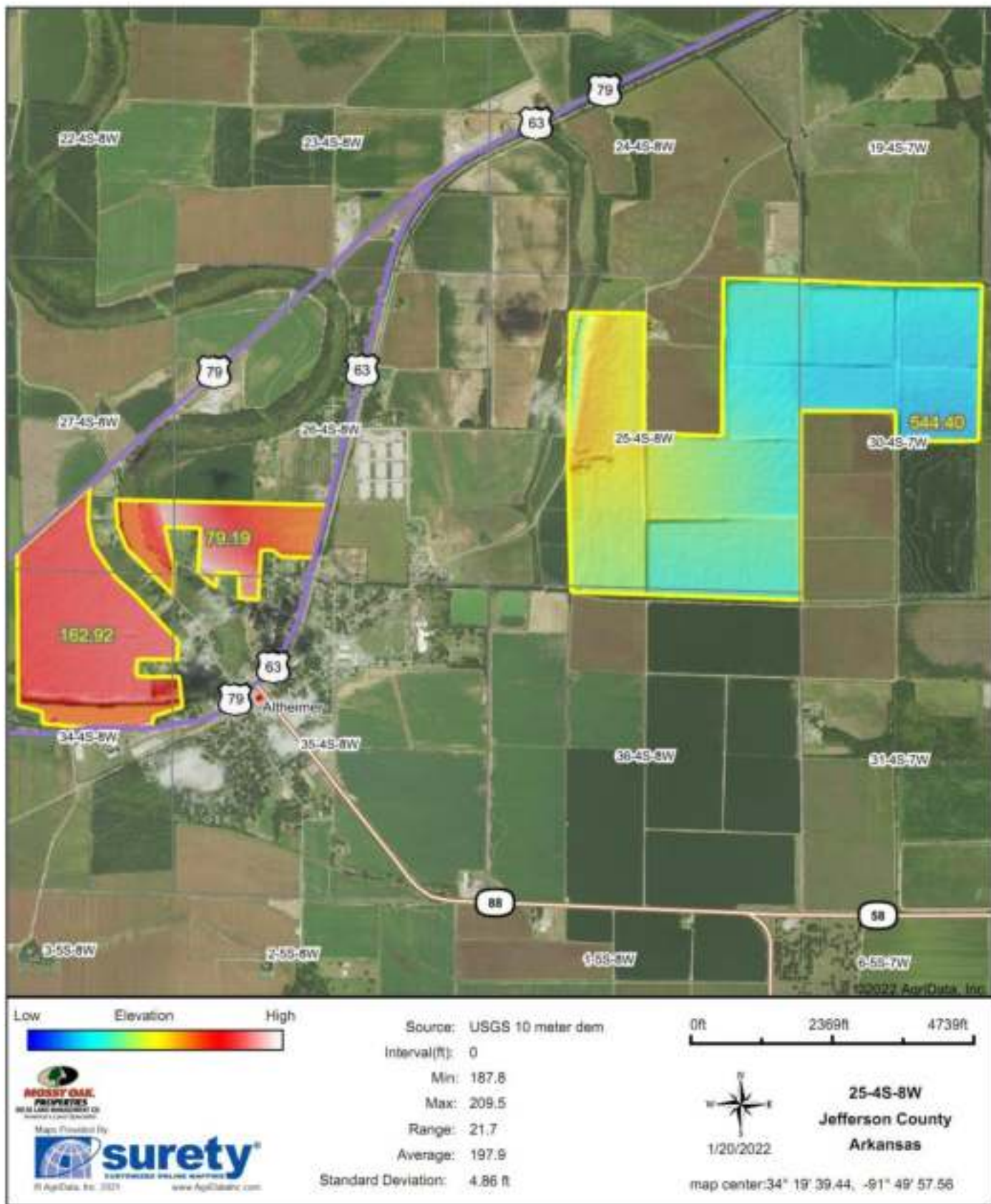
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Topography Hillshade



Arkansas

Jefferson

Report ID: FSA-166EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 166 Farm Record

FARM: 3774

Prepared: 2/2/22 3:05 PM

Crop Year: 2022

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm databases. 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

DAVMAR FARMS

Farm Identifier

Recon Number

2021 - 6

Farms Associated with Operator:

190, 329, 723, 2382, 2583, 2633, 2859, 2933, 2935, 2949, 3090, 3128, 3344, 3384, 3385, 3750, 3777

ARC/PLC GRP Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WSP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
808.17	746.67	746.67	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/WWP					
0.0	0.0	746.67	379.8	0.0					

PLC	ARC-CO	ARC-IC	ARC/PLC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, RICE-LGR	CORN, SOYBN	NONE		NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-695 CRP Reduction	HIP
WHEAT	169.14	59	0.00	
CORN	102.93	157	0.00	100
SOYBEANS	447.31	35	0.00	99
RICE-LONG GRAIN	389.74	5810	0.00	
Total Base Acres:	1109.12			

Tract Number: 683 Description: N5, N7

FSA Physical Location: Jefferson, AR

ANSI Physical Location: Jefferson, AR

BIA Range Unit Number:

HEL Status: NHFL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WSP	WRP	EWP	CRP Cropland	GRP
554.47	536.75	536.75	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/WWP			
0.0	0.0	536.75	275.4	0.0			

Crop	Base Acreage	PLC Yield	CCC-695 CRP Reduction
WHEAT	121.94	59	0.00
RICE-LONG GRAIN	280.99	5810	0.00

Arkansas

Jefferson

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3774

Prepared: 2/2/22 3:05 PM

Crop Year: 2022

Page: 2 of 2

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Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	74.21	157	0.00
SOYBEANS	322.49	35	0.00
Total Base Acres:	799.63		

Owners: BALLENGER ENT INC

Other Producers: None

Tract Number: 7547 Description: M5 M7

FSA Physical Location: Jefferson, AR

ANSI Physical Location: Jefferson, AR

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
253.7	209.92	209.92	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	209.92	104.4	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	47.2	59	0.00
RICE-LONG GRAIN	108.75	5810	0.00
CORN	28.72	157	0.00
SOYBEANS	124.82	35	0.00
Total Base Acres:	309.49		

Owners: BALLENGER ENT INC

Other Producers: None













To schedule a private tour of this property please contact:



Robert Eason

Partner | Principal Broker | Farm Manager

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