



HIGHWAY 63 FARM

210 +/- 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: - **210.03 +/- Acres**
▪ 191.9 acres FSA Cropland

LOCATION: - Pine Bluff, Jefferson County, Arkansas
- 2 miles to Pine Bluff, AR
- 32 miles to Stuttgart, AR
- 45 miles to Little Rock, AR

ACCESS: Highway 63/79

REAL ESTATE TAXES: \$1,616.24 Parcel # 001-08381-000

IRRIGATION: 2 Turbine Wells

FARM LEASE: 25% Crop Share

FSA BASE:

Crop	Base
Rice-LG	102 acres
Soybean	117.47 acres
Corn	27.03 acres
Wheat	44.42 acres

SOILS: Class II – 18.8% Class III – 44.5%
Class IV – 9.2% Class VII – 27.4%

RECREATION: Whitetail Deer hunting along the edges of fields.

MINERAL RIGHTS: All mineral rights owned by seller, if any, convey to buyer.

LISTED PRICE: **\$ 1,155,000** (\$5,500/ 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 This offering is subject to prior sale and it may be withdrawn from the market without advance notice.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:

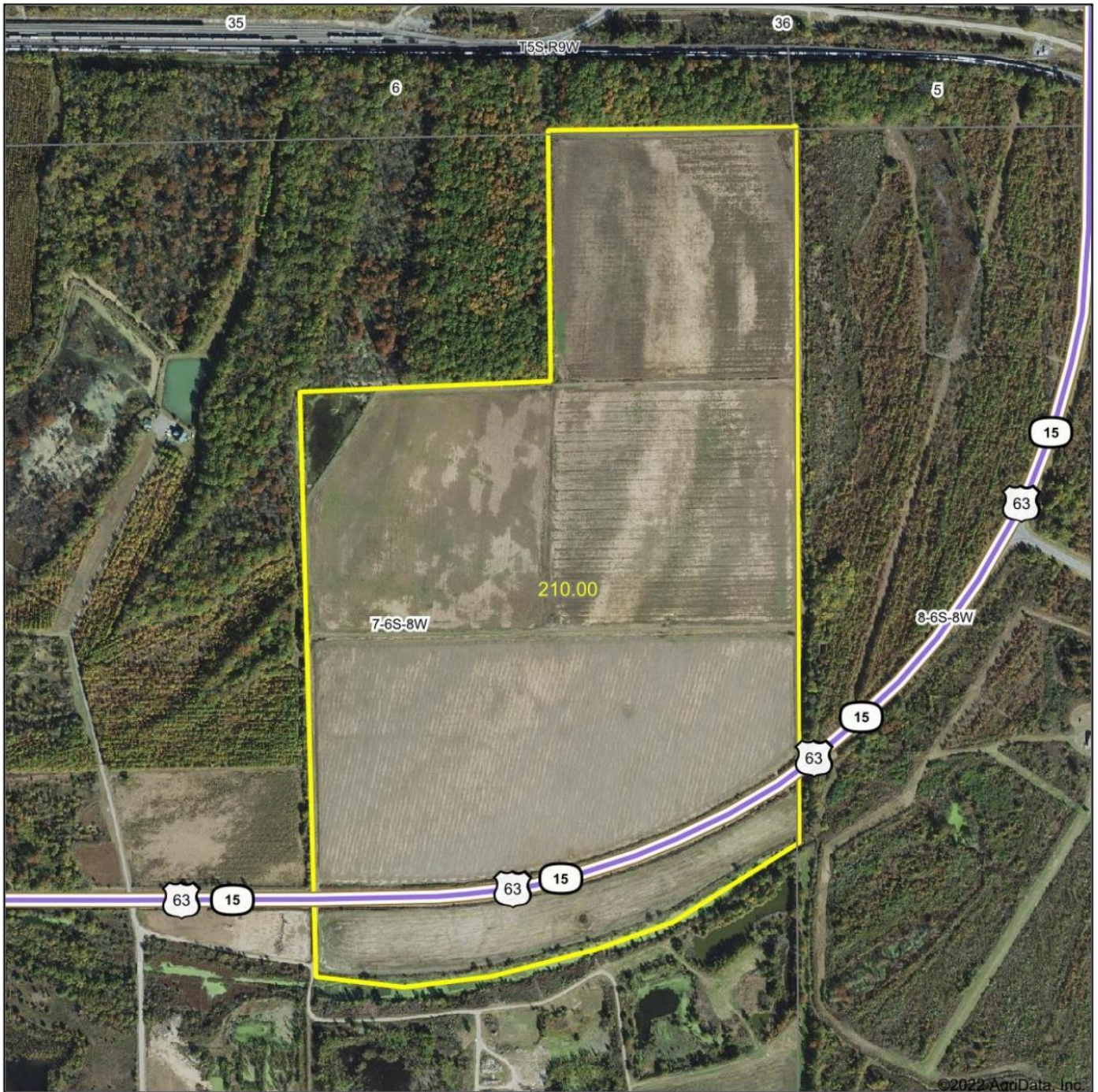
The HWY 63 Farm is a 210-acre improved farm located in Jefferson County Arkansas near the Pine Bluff. This farm consists of silt loam and clay soils suitable for growing cotton, corn, rice, and soybeans. 191.9 acres of the farm was precision graded to water down the center. There are two irrigation wells that waters most of the farm. This farm is on a 25% share lease. Contact Robert Eason at 501-416-6923 for additional information or to schedule a showing.

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State Map



Aerial Map



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Map Center: 34° 13' 4.4, -91° 56' 37.77

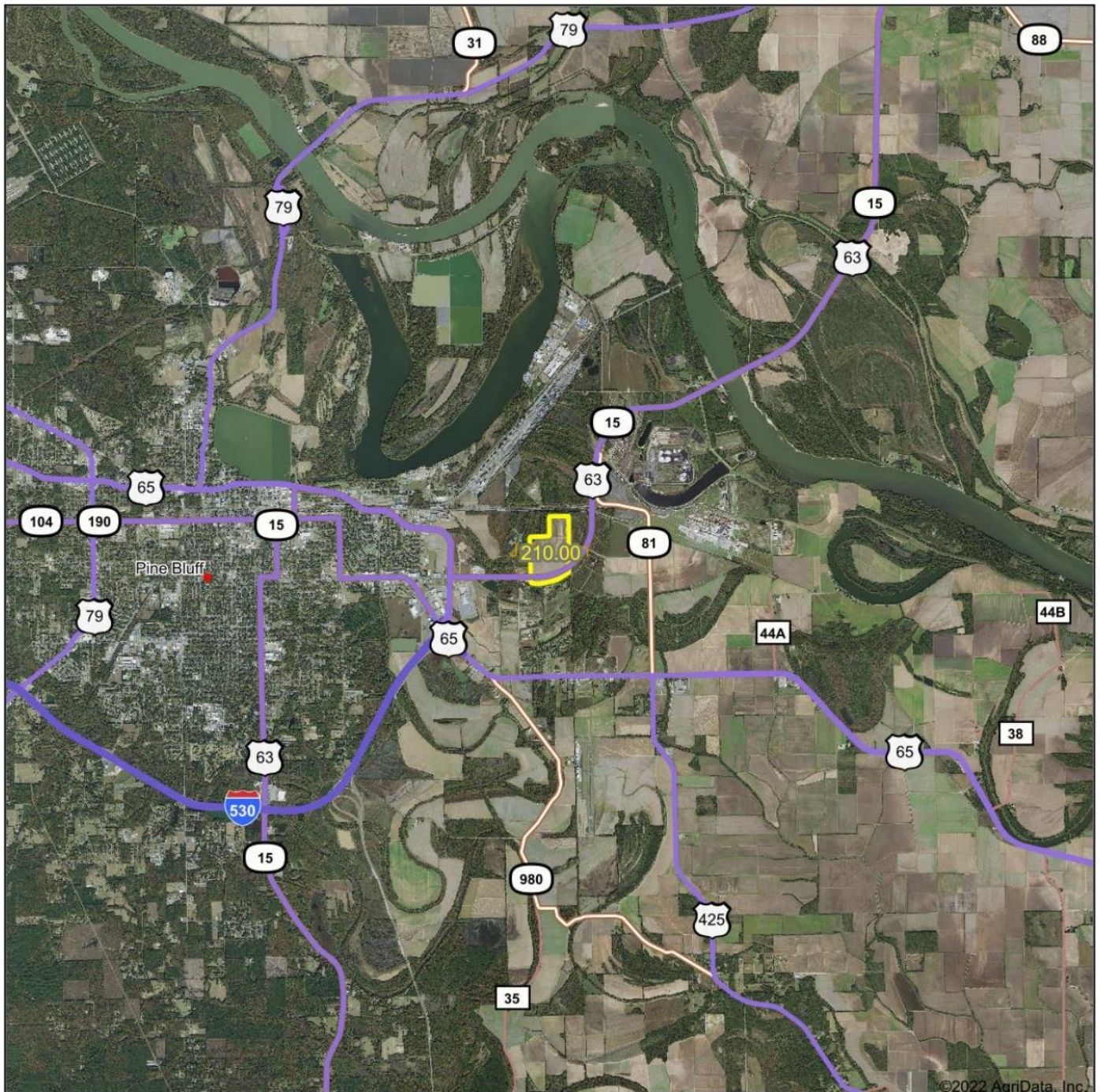
0ft 809ft 1617ft

7-6S-8W
Jefferson County
Arkansas



1/21/2022

Aerial Map



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Map Center: 34° 13' 4.18, -91° 56' 37.28

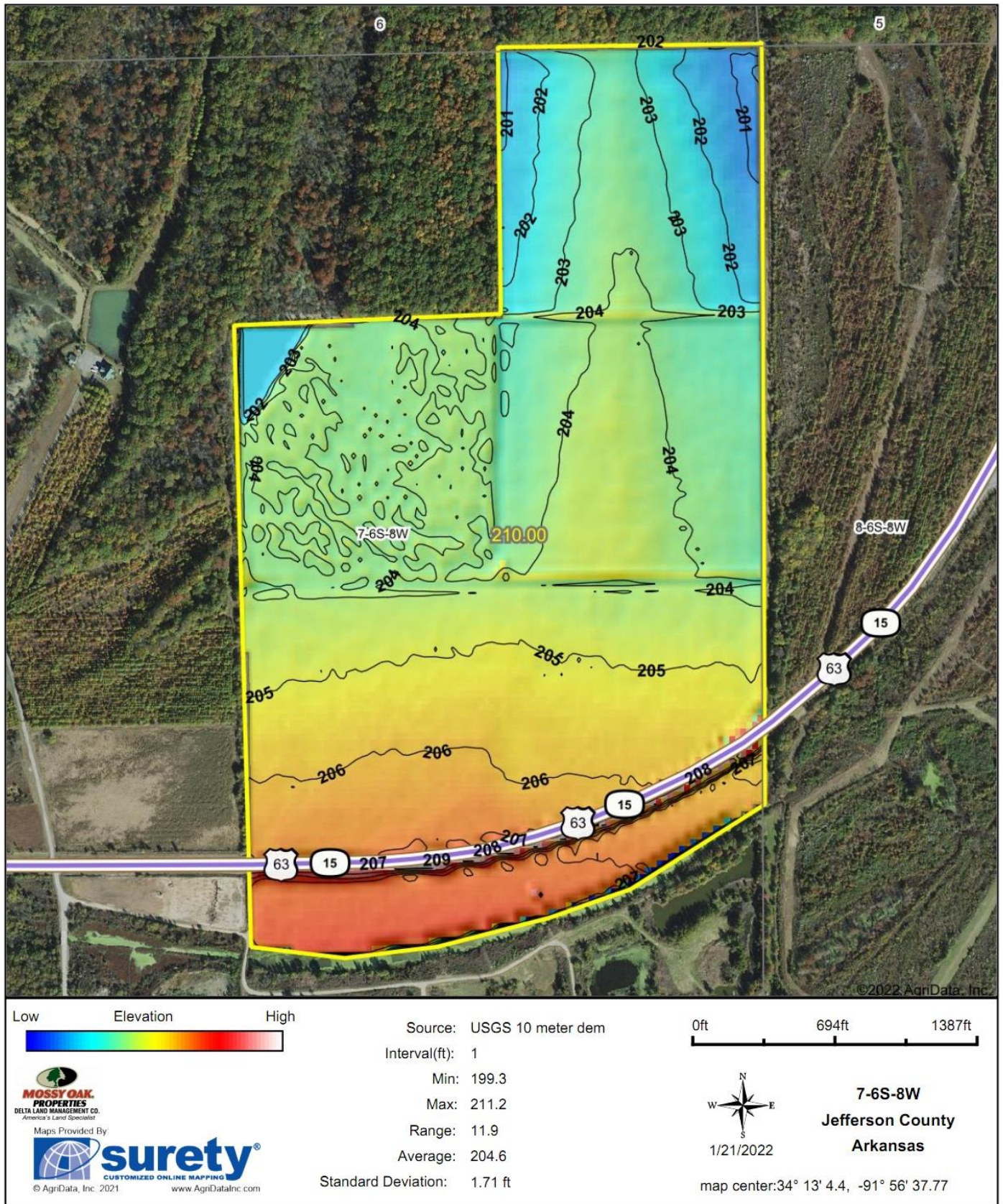
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7-6S-8W
Jefferson County
Arkansas

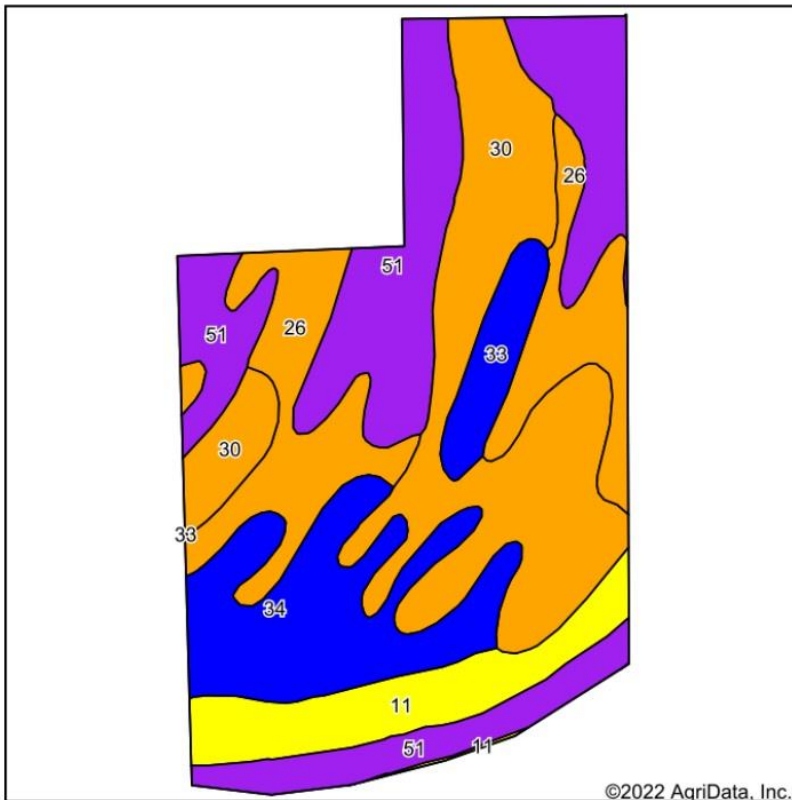


1/21/2022

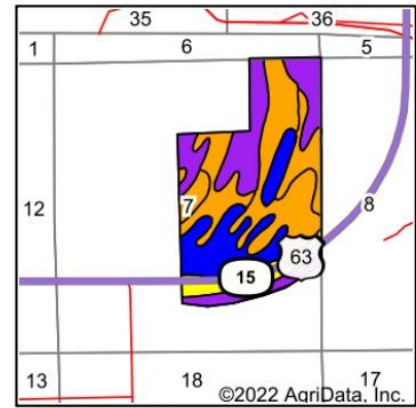
Topography Hillshade



Soils Map



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Jefferson**
 Location: **7-6S-8W**
 Township: **Victoria**
 Acres: **210**
 Date: **1/21/2022**

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Area Symbol: AR660, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Pasture AUM	Soybeans Bu	Wheat Bu	*n NCCPI Soybeans
30	Portland clay, 0 to 1 percent slopes	58.25	27.7%		IIIw									49
51	Yorktown silty clay, 0 to 1 percent slopes, frequently flooded, frequently ponded	57.53	27.4%		VIIw									
26	Perry clay, 0 to 1 percent slopes	35.36	16.8%		IIIw									32
34	Rilla silt loam, 1 to 3 percent slopes	31.56	15.0%		Ile	7.5	95	900	95	13.5		40	60	65
11	Crevasse loamy fine sand	19.30	9.2%		IVs						5			26
33	Rilla silt loam, 0 to 1 percent slopes	8.00	3.8%		Ile	7.5	95	900	95	13.5		40	60	65

Soils data provided by USDA and NRCS.

4 Year Crop History



Owner/Operator:

Date: 1/21/2022

Address:

Farm Name:

Address:

Field ID:

Phone:

Acct. #:

Crop Year: 2021

Crop Year: 2020



No Data For 2021



Fallow/Idle Cropland
Corn
Soybeans

7 rows not shown

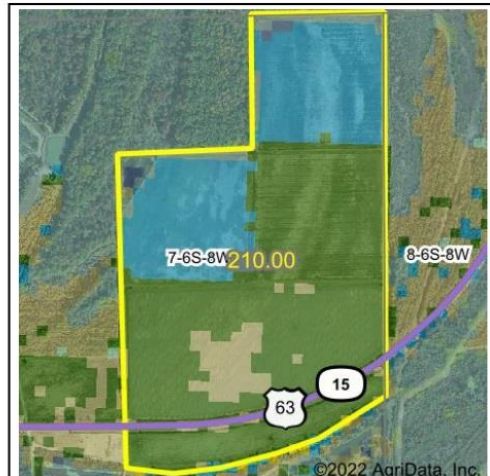
Crop Year: 2019

Crop Year: 2018



Soybeans
Rice
Developed/Open Space

7 rows not shown



Soybeans
Rice
Fallow/Idle Cropland

2 rows not shown

Map Center: 34° 13' 3.51", -91° 56' 42.18

State: AR County: Jefferson

Legal: 7-6S-8W Twnshp: Victoria

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer



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Arkansas
Jefferson

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 3775

Prepared: 2/2/22 3:06 PM
Crop Year: 2022
Page: 1 of 2

Report ID: FSA-156EZ

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
COTTONDALE FARMS		2021 - 6

Farms Associated with Operator:
589, 648, 650, 2478, 2479, 2764, 3838

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
214.83	191.91	191.91	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	191.91	103.9	0.0					

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, RICE-LGR	CORN, SOYBN	NONE	NONE	NONE	NONE
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP	
WHEAT	44.42	59	0.00		
CORN	27.03	157	0.00	100	
SOYBEANS	117.47	35	0.00	100	
RICE-LONG GRAIN	102.36	5810	0.00		
Total Base Acres:	291.28				

Tract Number: 7523 Description J/10

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
214.83	191.91	191.91	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	191.91	103.9	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	44.42	59	0.00
RICE-LONG GRAIN	102.36	5810	0.00

Arkansas

Jefferson

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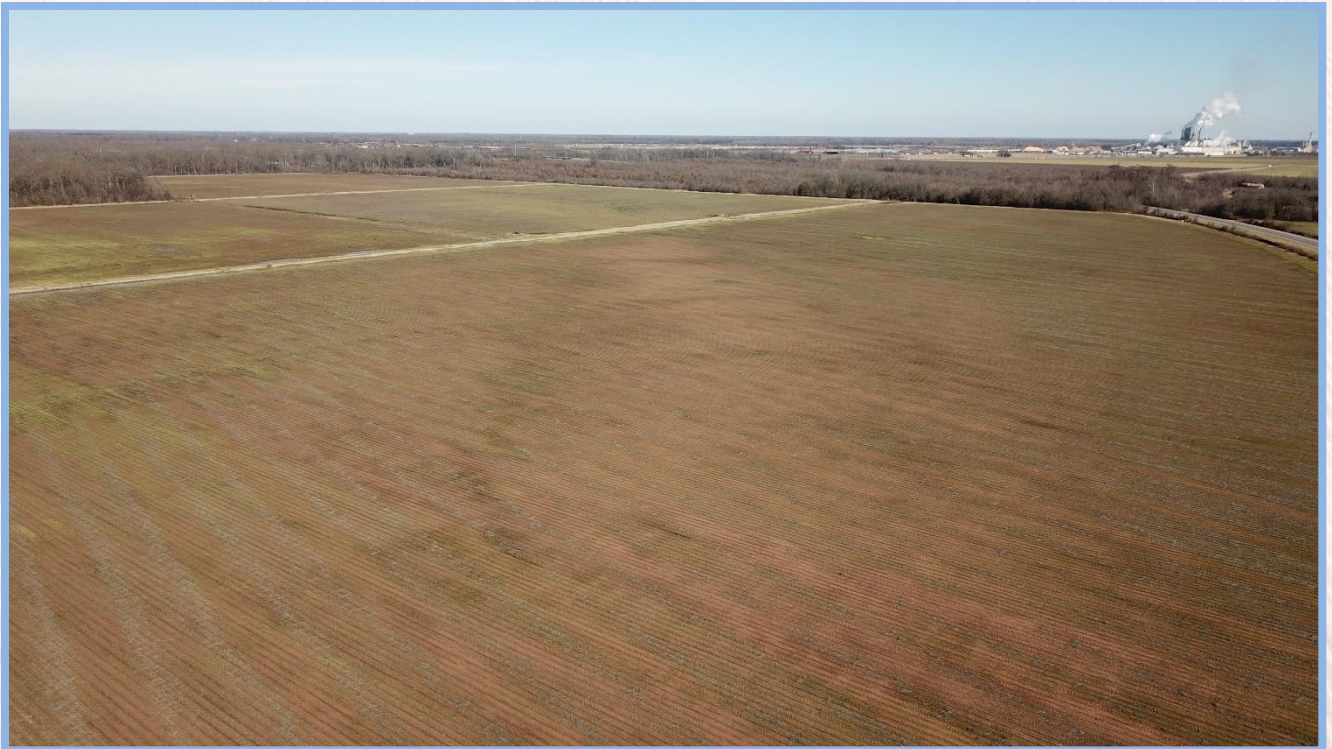
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	27.03	157	0.00
SOYBEANS	117.47	35	0.00
Total Base Acres:	291.28		

Owners: BALLENGER ENT INC

Other Producers: None









To schedule a private tour of this property please contact:



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Robert Eason

Partner | Principal Broker | Farm Manager

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