

CUT-OFF CREEK RETREAT

1,809 +/- Acres + Augusta, 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:

1,809 +/- Deeded Acres

- 1,176.87 +/- acres Wetlands Reserve Easement (WRE)
 - o Food Plots
 - o 200 + acres Moist Soil Units
 - o 150 acres of 20-year-old Hardwood Plantation
- 400 +/- acres Plantation Pine Timberland (232 acres in CRP)
- Cut-Off Creek and Departee Creek Frontage
- 2.4 miles of White River Frontage

LOCATION:

2100 US-64, Bald Knob, AR 72010

5 miles

Augusta, AR

7 miles

Bald Knob, AR

68 miles

Little Rock, AR

86 miles

Memphis, TN

ACCESS:

Property has paved road frontage on Rio Vista Road and HWY 64

RECREATION:

Ducks

Geese

Whitetail Deer

Dove

Turkey

Fishing

WRE:

- 1,176.87 acres Wetlands Reserve Easement.
- Perpetual easement.
- Property will be restored to include over 200 acres of water impoundments along with bottomland hardwood plantings in 2021.

CRP:

- 232.2 acres Conservation Reserve Program.
- Annual payment is \$19,705.
- Expires 9-30-2022.

AREA:

Across the White River from White Oaks Duck Woods

1.5 miles

Henry Gray Hurricane Lake WMA

8 miles

Bald Knob National Wildlife Refuge

10 miles

Rex Hancock Black Swamp

13 miles

Steve Wilson Raft Creek WMA

Property Details

IRRIGATION: There are two relift pumps from the White River. These pumps are connected by under ground pipe to 3 risers for suitable duck water.

MINERAL RIGHTS: Mineral Rights are not included but are negotiable.

SHOWINGS: By appointment only. Robert Eason must accompany brokers and clients to every showing. Call/text Robert at 501-416-6923 to schedule a visit.

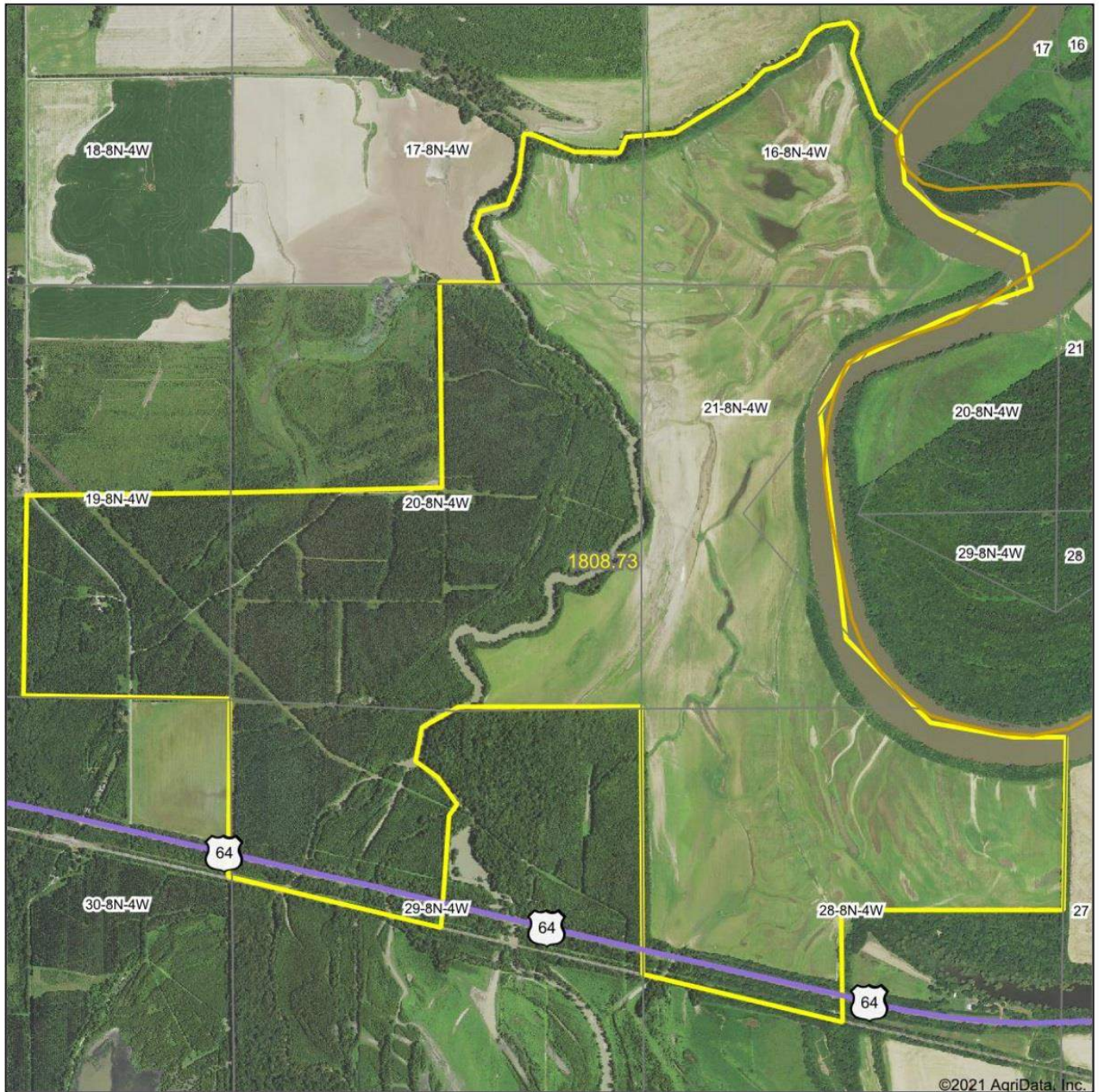
TAXES:

Parcel Number	Acreage	Tax
001-00264-000	245.56	\$1,400
001-00271-000	75	\$436
001-00288-000	167	\$145
001-00296-000	80	\$72
001-00297-000	400	\$842
001-00301-000	303.13	\$303.13
001-00312-000	379.17	\$2,205
001-00132-000	155	\$113
001-00326-000	6	\$3
TOTAL		\$5,519.13

LISTED PRICE: **\$5,490,000.00** (\$3,034/ acre) OFFERS WILL BE 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.

Aerial Map



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Map Center: 35° 17' 59.1, -91° 27' 2.84

0ft 1981ft 3962ft

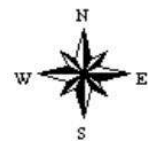
MOSSY OAK.
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DELTA LAND MANAGEMENT CO.
America's Land Specialist

Maps Provided By

surety
CUSTOMIZED ONLINE MAPPING

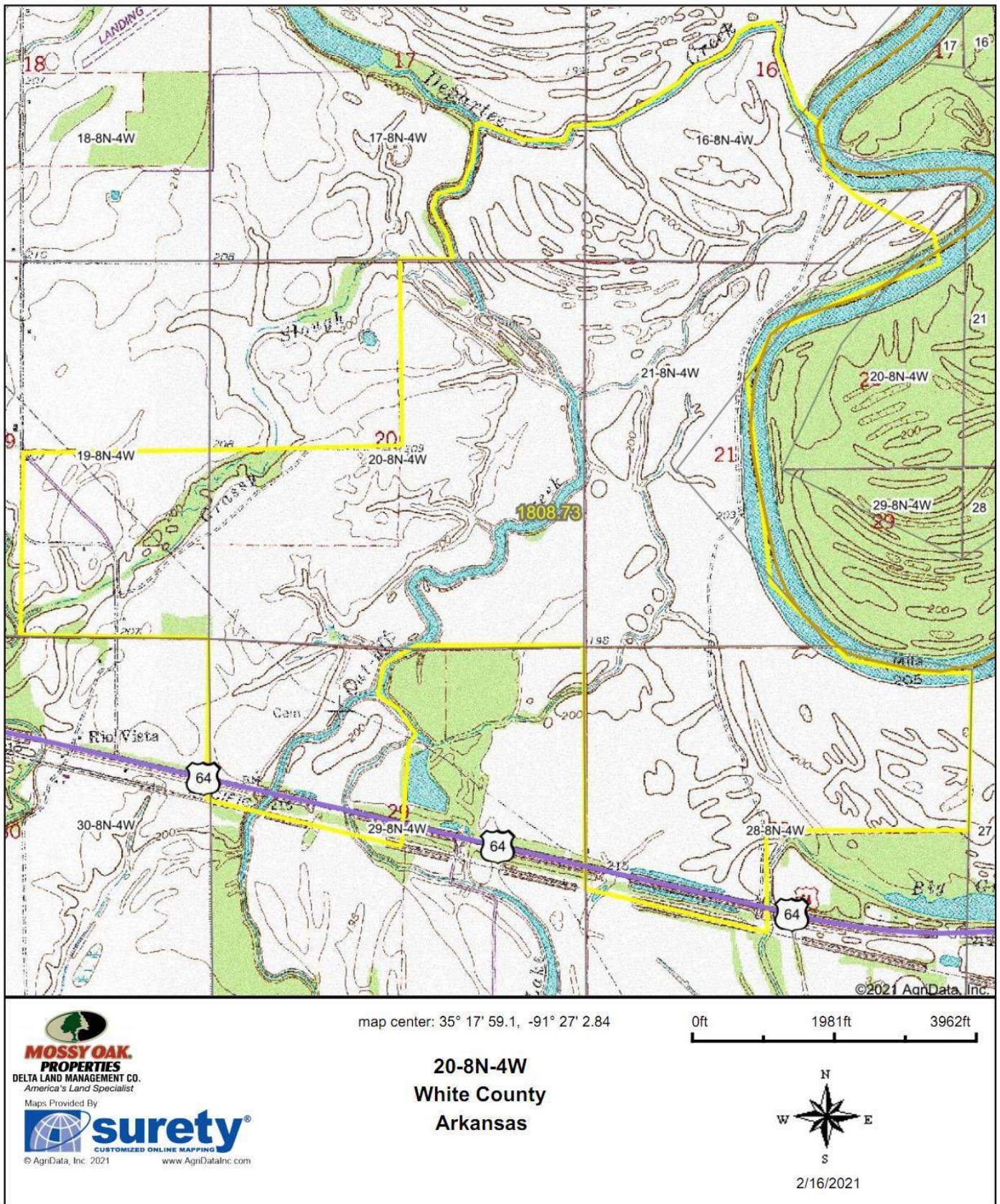
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20-8N-4W
White County
Arkansas

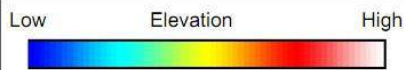
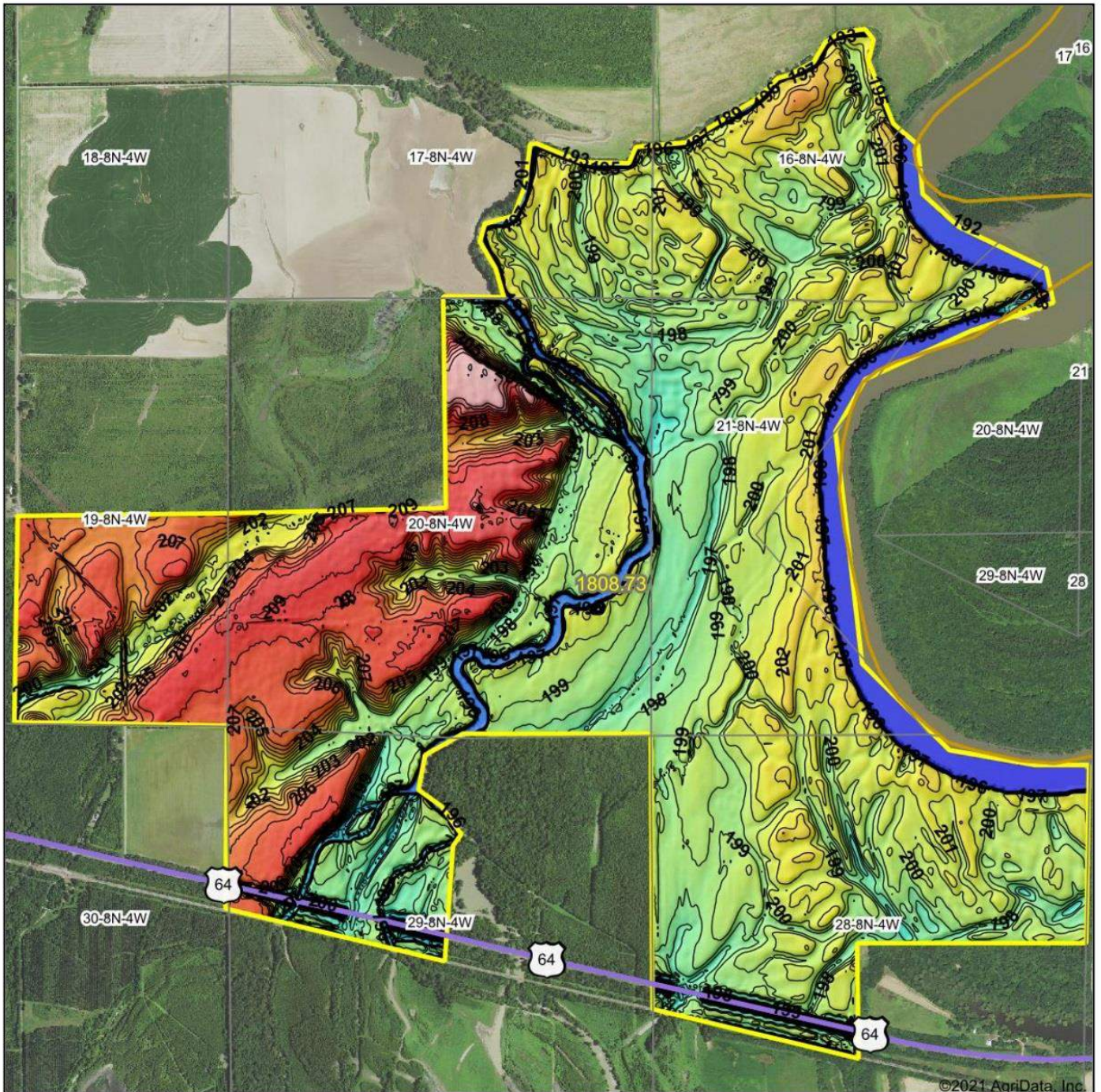


2/16/2021

Topography Map



Topography Hillshade



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Source: USGS 10 meter dem

Interval(ft): 1

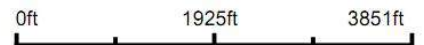
Min: 187.0

Max: 215.9

Range: 28.9

Average: 200.6

Standard Deviation: 4.76 ft

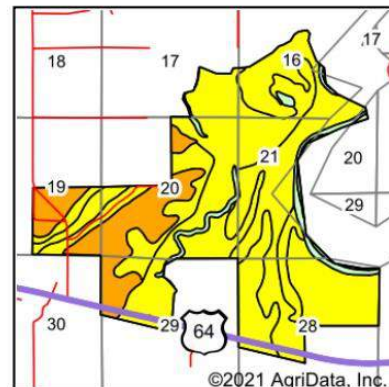
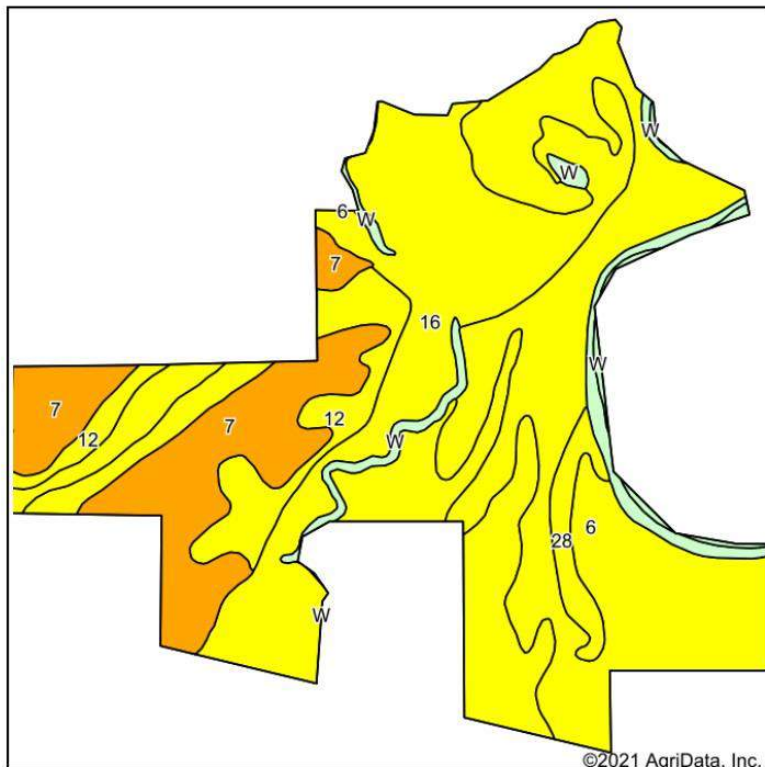


2/16/2021

20-8N-4W
White County
Arkansas

map center: 35° 17' 59.1, -91° 27' 2.84

Soils Map



State: **Arkansas**
 County: **White**
 Location: **20-8N-4W**
 Township: **Cypert**
 Acres: **1808.73**
 Date: **2/16/2021**

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Maps Provided By
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Soils data provided by USDA and NRCS.

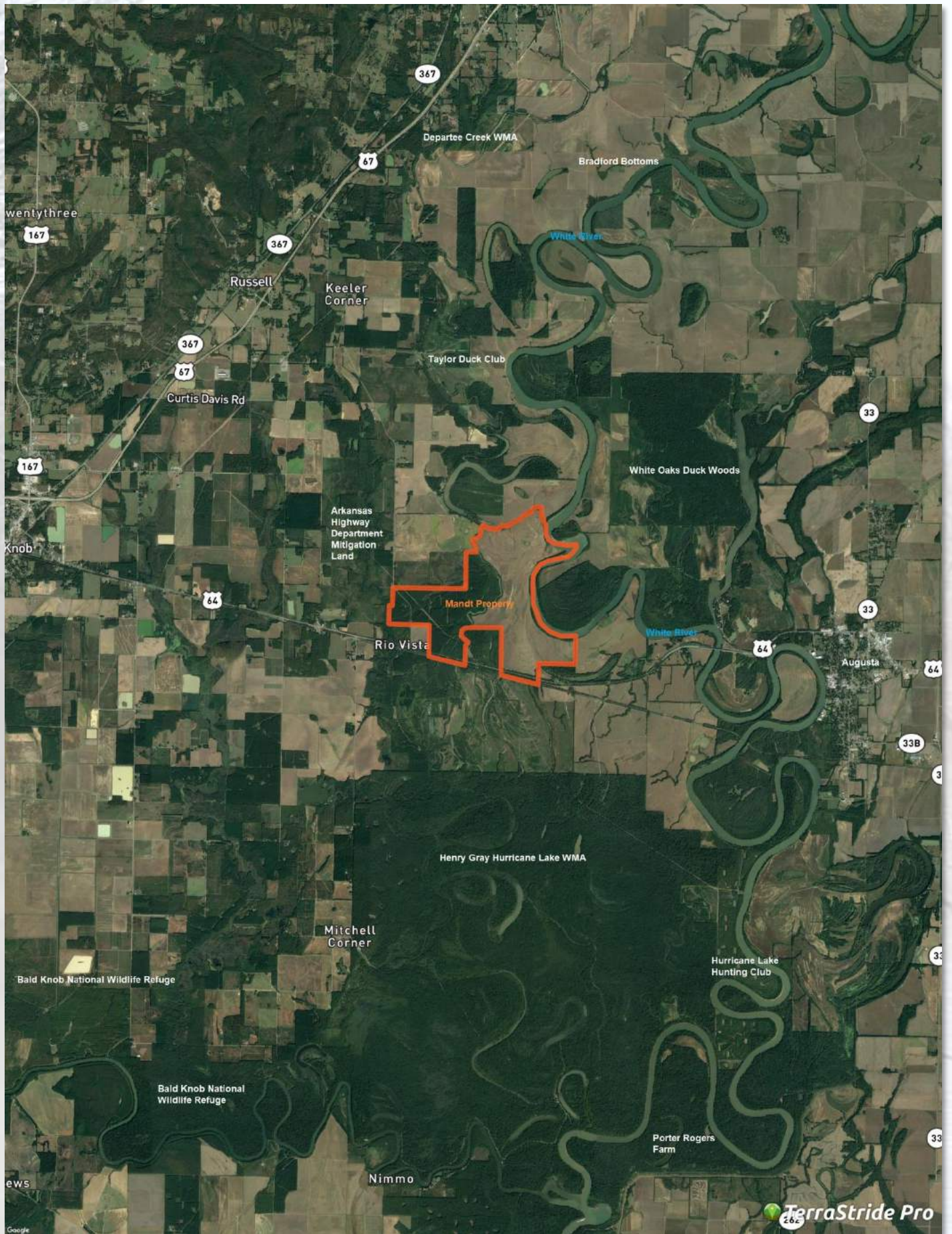
Area Symbol: AR145, Soil Area Version: 20
 Area Symbol: AR147, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Bahiagrass	Common bermudagrass	Improved bermudagrass	Rice Irrigated	Soybeans	Tall fescue	Wheat	*n NCCPI Soybeans
16	Kobel silty clay, frequently flooded	644.10	35.6%		IVw								33
6	Commerce silty clay loam, frequently flooded	594.18	32.9%		IVw								72
7	Dewitt silt loam, 0 to 1 percent slopes	274.66	15.2%		IIIw	6.5	6		140	40	8.5	40	58
12	Gore silt loam, 1 to 3 percent slopes	167.11	9.2%		IVe	6.5	4.5			23			44
W	Large water	75.48	4.2%										
28	Robinsonville fine sandy loam, frequently flooded	40.74	2.3%		IVw			8		35			58
W	Water	12.46	0.7%										
Weighted Average						1.6	1.3	0.2	21.3	9	1.3	6.1	*n 49.6

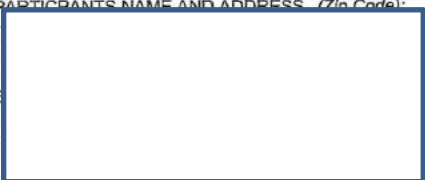

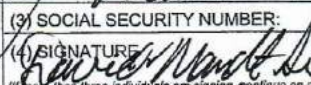

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



This form is available electronically.

CRP-1 (07-23-10) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT		1. ST. & CO. CODE & ADMIN. LOCATION 05145	2. SIGN-UP NUMBER 43			
NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.		3. CONTRACT NUMBER	4. ACRES FOR ENROLLMENT 179.5			
7. COUNTY OFFICE ADDRESS (Include Zip Code): WHITE COUNTY FARM SERVICE AGENCY 801 AIRPORT LOOP SEARCY, AR 72143		5. FARM NUMBER 0007074	6. TRACT NUMBER(S) 0010495			
TELEPHONE NUMBER (Include Area Code): 501-268-5866		8. OFFER (Select one) GENERAL <input checked="" type="checkbox"/> FROM: (MM-DD-YYYY) 10/01/2012 ENVIRONMENTAL PRIORITY <input type="checkbox"/> TO: (MM-DD-YYYY) 09/30/2022				
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.						
10A. Rental Rate Per Acre \$57.83		11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment \$10380		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment		0010495	0002	CP3	19.0	\$1748.00
(Item 10C applicable only to continuous signup when the first year payment is prorated.)		0010495	0003	CP2	3.7	\$784.00
		0010495	0004	CP3	49.5	\$4554.00
12. PARTICIPANTS						
A(1). PARTICIPANTS NAME AND ADDRESS (Zip Code):		(2) SHARE	(3) SOCIAL SECURITY NUMBER:			
		50.00%	(4) SIGNATURE:  (MM-DD-YYYY) 3-29-2012 (If more than three individuals are signing, continue on attachment.)			
		50.00%	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE:  (MM-DD-YYYY) 3-29-2012 (If more than three individuals are signing, continue on attachment.)			
B(1). F		(2) SHARE	(3) SOCIAL SECURITY NUMBER:			
		50.00%	(4) SIGNATURE:  (MM-DD-YYYY) 3-29-2012 (If more than three individuals are signing, continue on attachment.)			
C(1). PARTICIPANTS NAME AND ADDRESS (Zip Code):		(2) SHARE	(3) SOCIAL SECURITY NUMBER:			
N/A		%	(4) SIGNATURE: (MM-DD-YYYY)			
(If more than three individuals are signing, continue on attachment.)		(If more than three individuals are signing, continue on attachment.)				
13. CCC USE ONLY - Payments according to the shares are approved		A. SIGNATURE OF CCC REPRESENTATIVE		(MM-DD-YYYY)		
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.						
The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital and family status. (Not all prohibited bases apply to all programs). Persons with disabilities who require alternative means for communication of program information (Braille, large print, audio tapes etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.						
<input type="checkbox"/> Original - County Office Copy <input type="checkbox"/> Owner's Copy <input type="checkbox"/> Operator's Copy						

Date Printed : 03-26-12

This form is available electronically.

CRP-1 (07-23-10)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 05145	2. SIGN-UP NUMBER 43
CONSERVATION RESERVE PROGRAM CONTRACT <small>NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.</small>				3. CONTRACT NUMBER	4. ACRES FOR ENROLLMENT 160.8
7. COUNTY OFFICE ADDRESS (Include Zip Code): WHITE COUNTY FARM SERVICE AGENCY 801 AIRPORT LOOP SEARCY, AR 72143				5. FARM NUMBER 0006073	6. TRACT NUMBER(S) 0005484
TELEPHONE NUMBER (Include Area Code): 501-268-5866				8. OFFER (Select one) GENERAL <input checked="" type="checkbox"/> FROM: (MM-DD-YYYY) ENVIRONMENTAL PRIORITY <input type="checkbox"/> 10/01/2012	TO: (MM-DD-YYYY) 09/30/2022

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10A. Rental Rate Per Acre \$57.99	11. Identification of CRP Land				
B. Annual Contract Payment \$9325	A. Tract No. 0005484	B. Field No. 0004	C. Practice No. CP3	D. Acres 160.8	E. Total Estimated Cost-Share \$14794.00
C. First Year Payment					
(Item 10C applicable only to continuous signup when the first year payment is prorated.)					

12. PARTICIPANTS

A(1). PARTICIPANTS NAME AND ADDRESS (Zip Code):

(If more than three individuals are signing, continue on attachment.)

B(1).

C(1). PARTICIPANTS NAME AND ADDRESS (Zip Code):

N/A

(If more than three individuals are signing, continue on attachment.)

13. CCC USE ONLY - Payments according to the shares are approved

(2) SHARE 50.00%	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE (If more than three individuals are signing, continue on attachment.)	(MM-DD-YYYY) 3-29-2012
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☐ Original - County Office Copy

☐ Owner's Copy

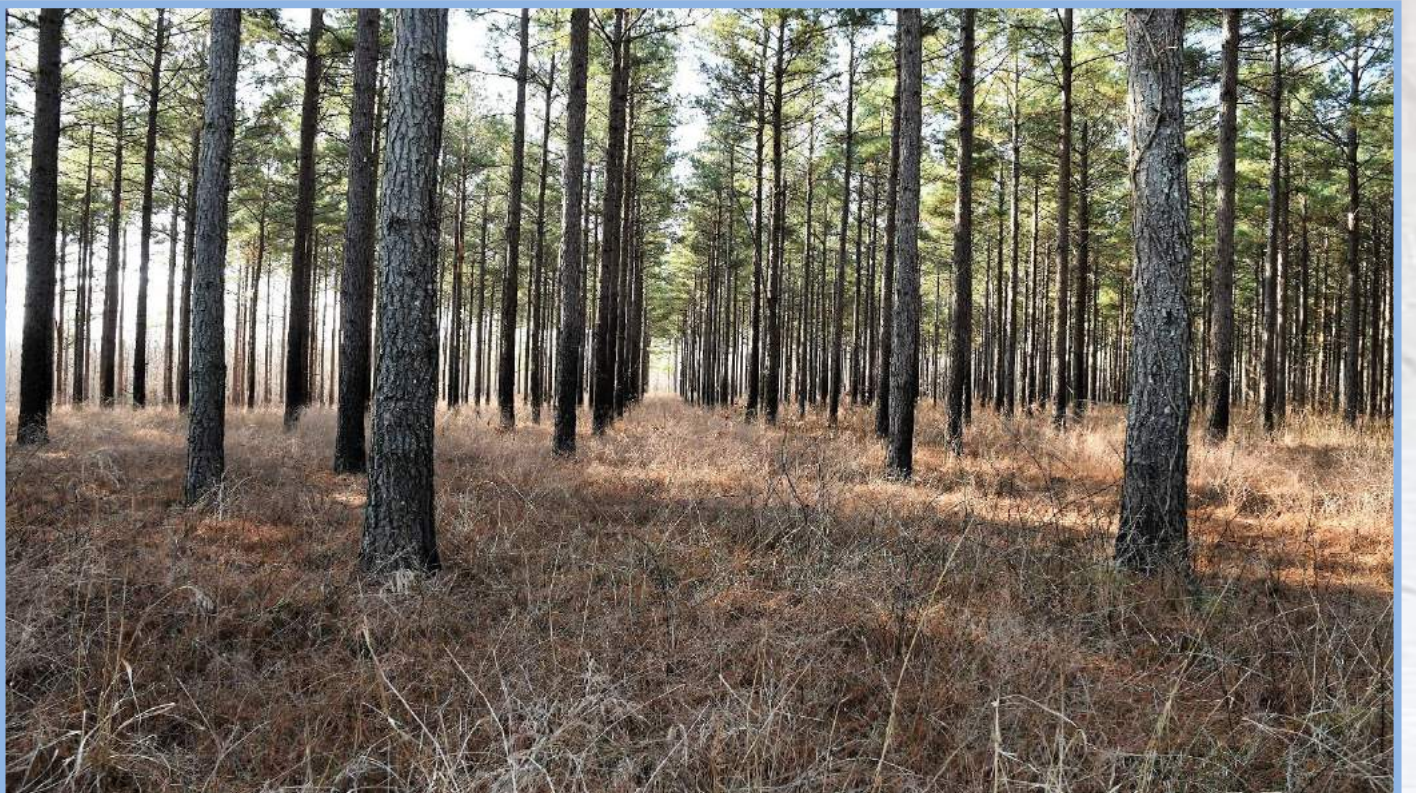
☐ Operator's Copy

Date Printed : 03-26-12











To schedule a private tour of this property please contact:



Robert Eason
Co-Owner | Principal Broker

Mossy Oak Properties
Delta Land Management Co. LLC
2024 North Main Street
North Little Rock, AR 72114

Office: 501-604-4565
Fax: 501-604-4566
Cell: 501-416-6923
Email: reason@mossyoakproperties.com