



OFFERED FOR SALE

## **JOHN NAILL & SON PLANTATION**

*An agricultural investment opportunity.*

776.1 (+/-) total acres • Prairie County, Arkansas

OFFERED BY



A G R I C U L T U R E   R E C R E A T I O N   T I M B E R L A N D  
T R A D I T I O N A L   B R O K E R A G E   +   S E A L E D   B I D S   +   C O N S U L T I N G

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



**DISCLOSURE STATEMENT**

Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

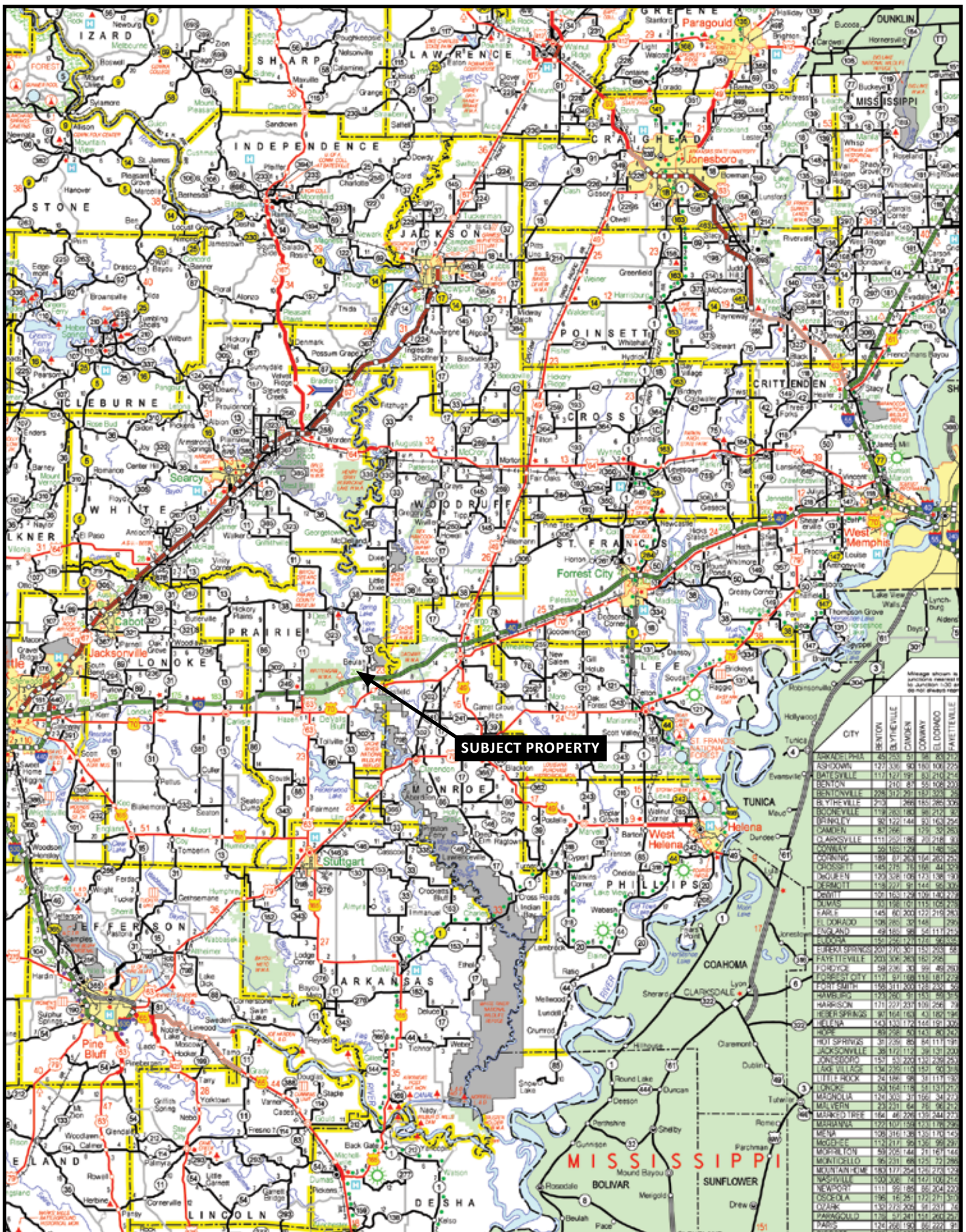
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you for your cooperation.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

This offering subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.



### VICINITY MAP



## **PROPERTY SUMMARY**

**Description:** The Naill Plantation is a rare, agricultural investment opportunity, which has been under the continuous ownership of the Naill family for over 100-years. The property consists of two tracts totaling 776.1<sup>(+/-)</sup> acres. The north tract totals 548.3<sup>(+/-)</sup> acres and the south tract totals 227.8<sup>(+/-)</sup> acres. The property is located in Prairie County in east-central Arkansas and 98% of the acreage is tillable farmland. The north tract is easily accessed via Arkansas Highway 33 and the south tract is accessed via county and farm roads. The property is irrigated via six wells, one of which is connected to a center-pivot system. The direct payment is \$31,291.00 and there is a 75/25 crop share farm lease in place until December 31, 2015. Contact Gar Lile of Lile Real Estate, Inc. at 501-920-7015 (mobile) or 501-374-3411 (office) to schedule a tour and for price.

**Location:** Biscoe, Arkansas; Prairie County; East-Central Region of Arkansas

Mileage Chart

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DeValls Bluff, AR	4 miles
Brinkley, AR	18 miles
Little Rock, AR	55 miles
Memphis, TN	86 miles

**Access:** Access for the north tract is via Arkansas Highway 33 and access for the south tract is via county roads and farm roads.

**Acreage:** 776.1<sup>(+/-)</sup> total acres

North Tract: 548.3<sup>(+/-)</sup> acres

Acreage Breakdown

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540<sup>(+/-)</sup> acres (98%) in tillable farmland

7<sup>(+/-)</sup> acres (1.5%) in homesite

2<sup>(+/-)</sup> acres (0.5%) in waste

South Tract: 227.8<sup>(+/-)</sup> acres

Acreage Breakdown

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223.4<sup>(+/-)</sup> acres (98%) in tillable farmland

4.4<sup>(+/-)</sup> acres (2%) in waste

**Improvements:** 1 family home  
2 rental homes  
Farm headquarters with utilities

**Irrigation:** 6 irrigation wells and 2 center-pivot systems (owned by farm tenant)

**Farm Bases:** FSA No. 93

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<i>Crop</i>	<i>Base Acres</i>	<i>Direct Yield</i>	<i>CC Yield</i>
Wheat	177.5	51	65
Cotton	252.9	558	835
Grain Sorghum	265.1	73	82
Rice	66.7	5,682	5,380
Soybeans	653.1	27	25
Total Base Acres	668.5		

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**Direct Payment:** \$31,291.00 (estimated)



**Farm Lease:** 75/25 crop share  
Terms: January 1, 2010 to December 31, 2015 with the landlord paying 25% of the lime, fertilizer, and insecticides and receiving 25% of the annual crop.

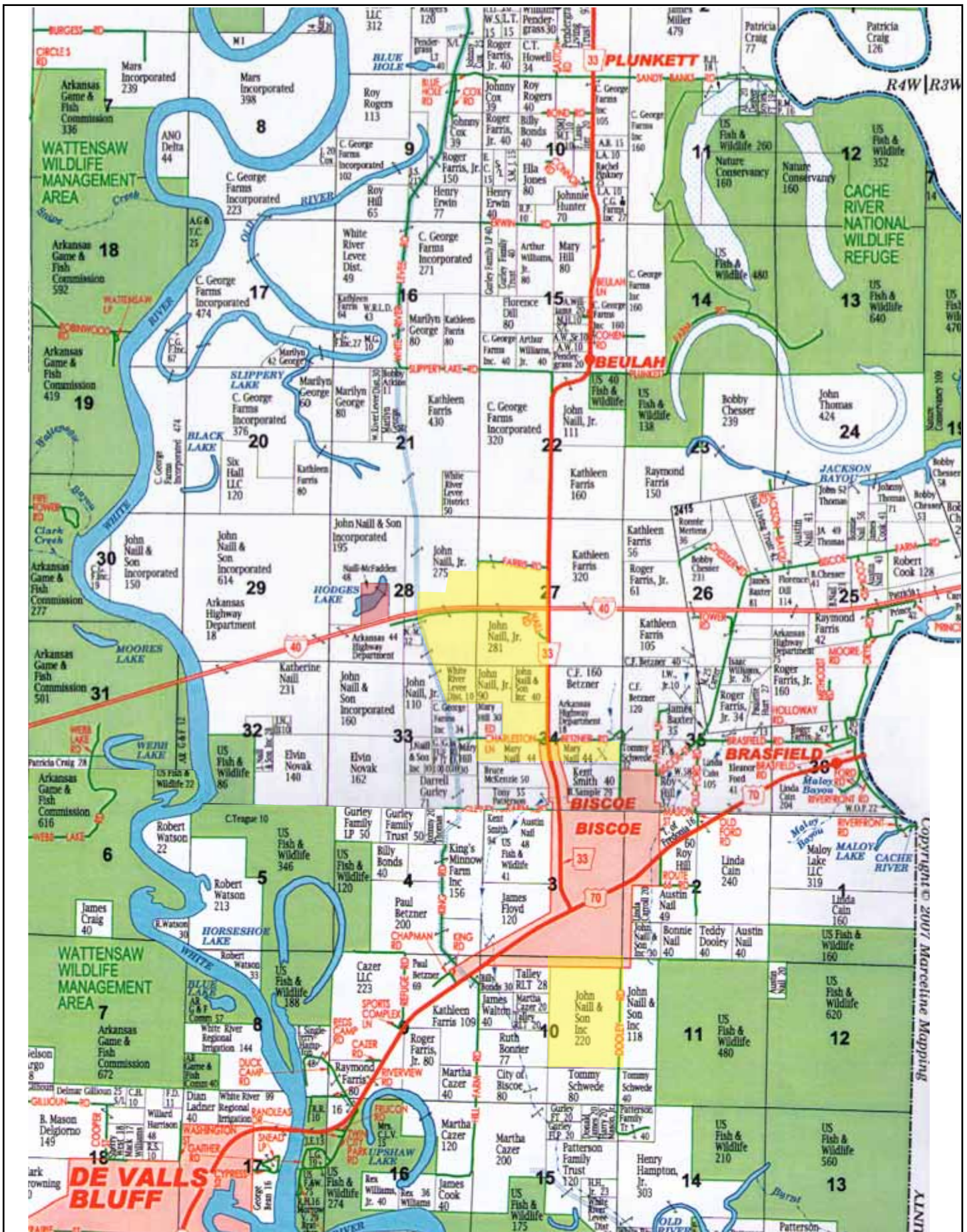
**Real Estate Taxes:** \$1,662.00 (estimated)

**Wtr/Min Rights:** The Seller reserves all mineral right owned.

**Offering Price:** Please call us.

**Contact:** Any questions concerning this offering or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) Brandon Stafford (mobile: 501-416-9748) or of Lile Real Estate, Inc.

# PLAT MAP

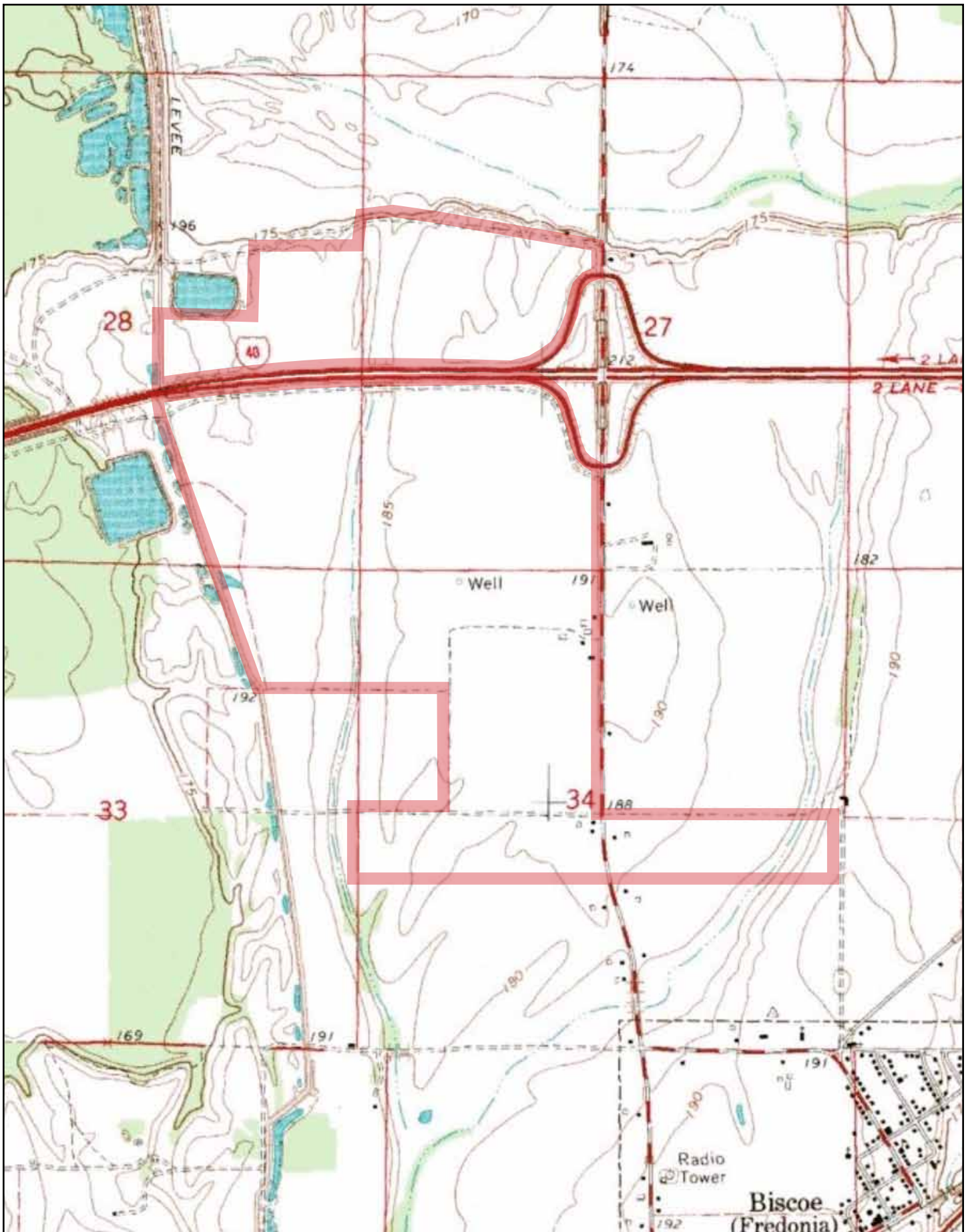




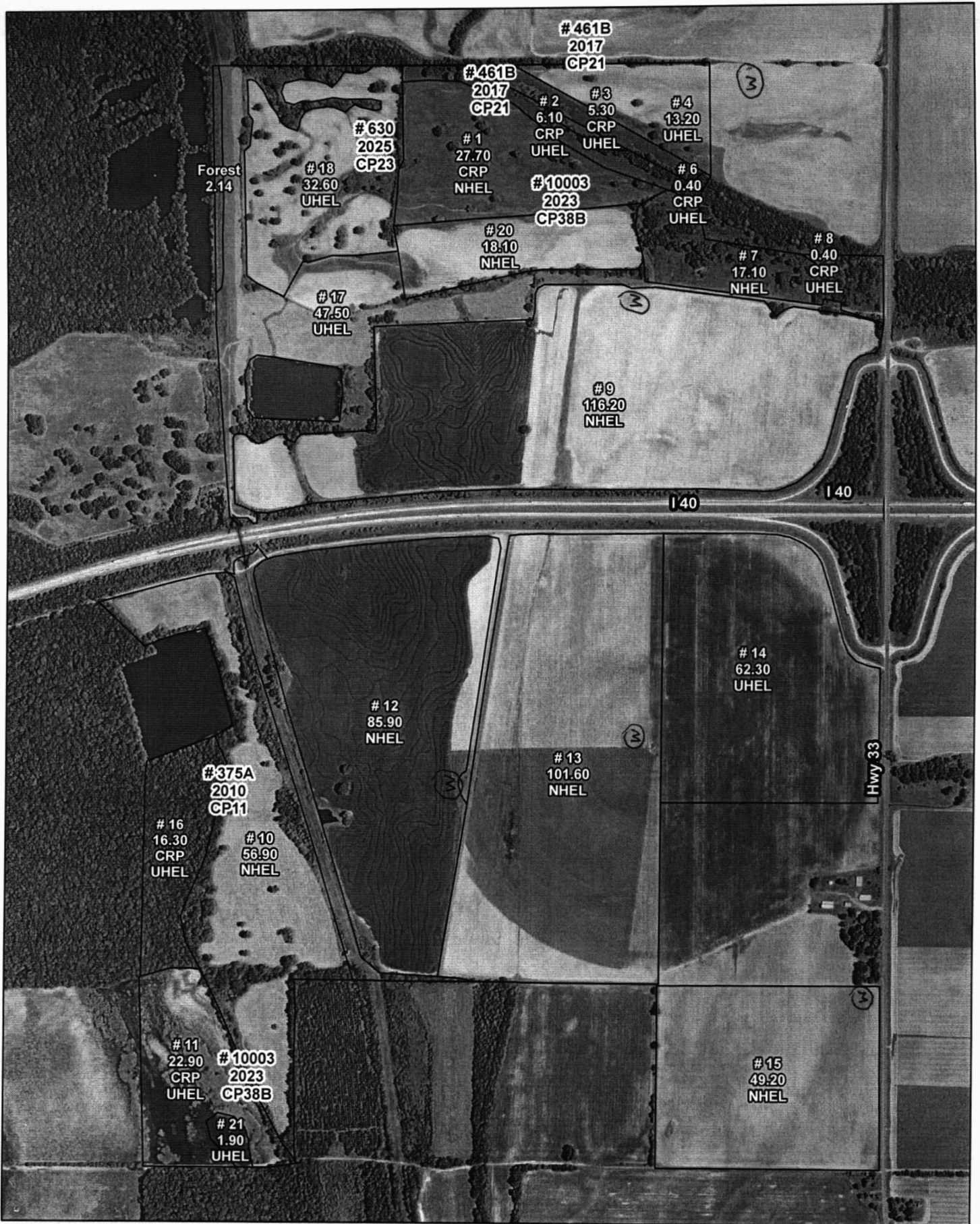
## AERIAL VIEW - NORTH TRACT



## TOPOGRAPHIC MAP - NORTH TRACT







USDA Farm: 93  
FSA Tract: 3234  
Prairie County



Wetland Determination Identifiers  
 ● Restricted Use  
 ○ Limited Restrictions  
 ■ Exempt from Conservation Compliance Provisions

Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and labels, or contact NRCS.

Farmland Ac.: 694.42  
Cropland Ac.: 681.60

0 330 660 Feet

Crop Year: \_\_\_\_\_

Map Created: 08/10/2011



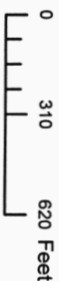
USDA Farm: 93  
 FSA Tract: 3238  
 Prairie County

**Wetland Determination Identifiers**

- Partially T1
- Limited Participation
- Exempt from Conservation Compliance Provisions

Wetland identifiers do not represent the size, shape, or specific determination. The area shown is only a general indication of the wetland area. For each wetland identifier and label, see National Wetlands Inventory (NWI).

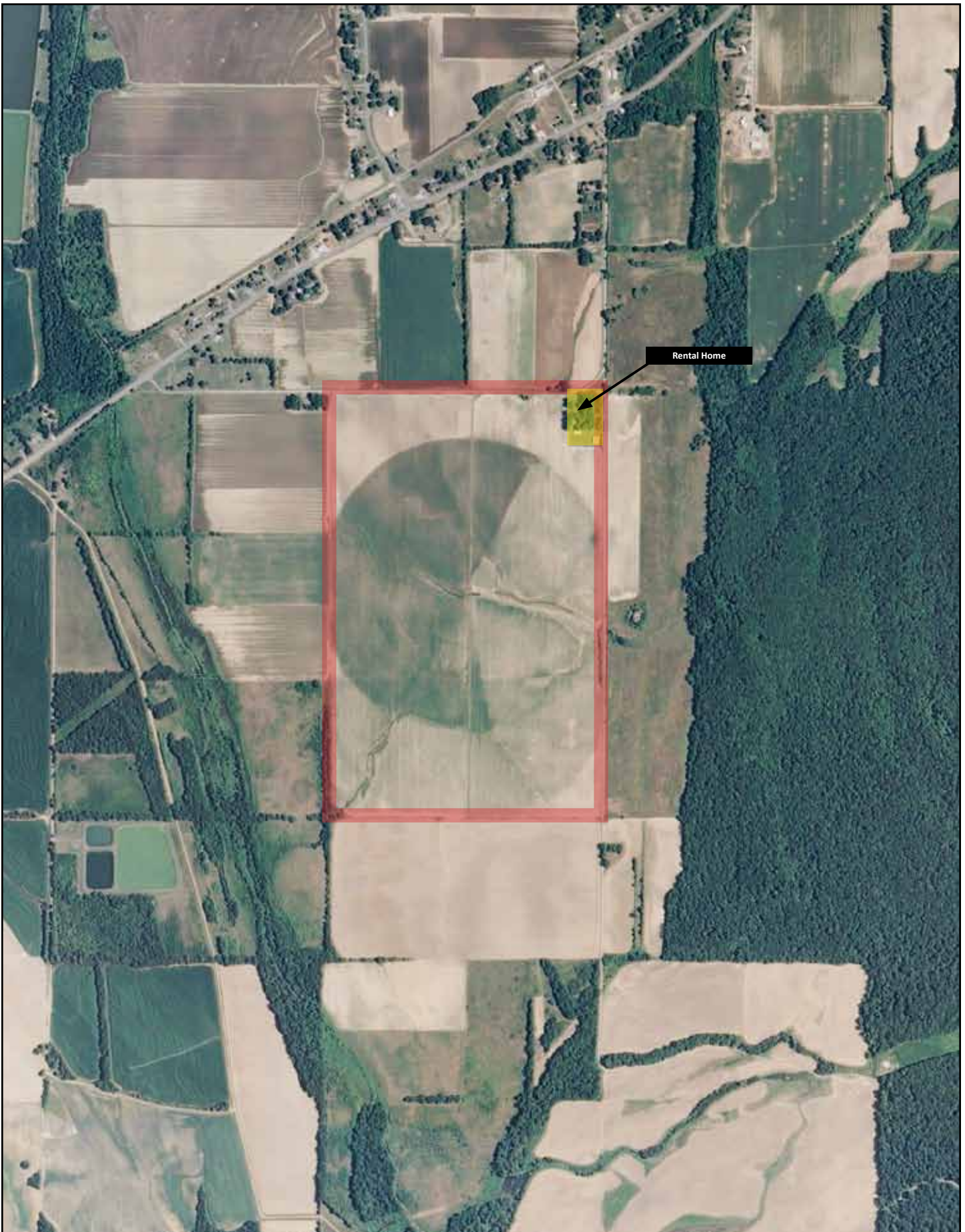
Farmland Ac.: 88.19  
 Cropland Ac.: 82.40



Crop Year: \_\_\_\_\_  
 Map Created: 08/10/2011

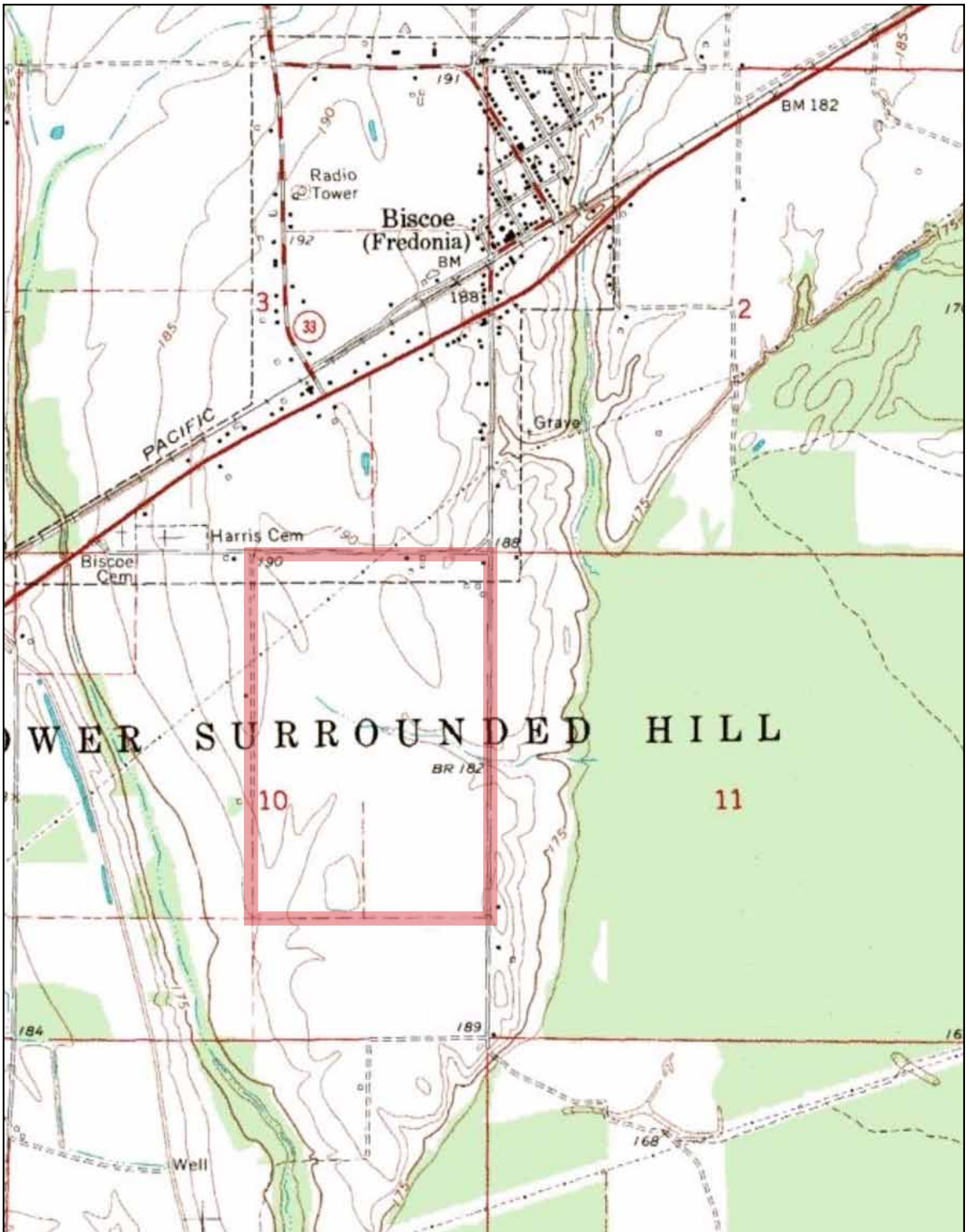


**AERIAL VIEW - SOUTH TRACT**

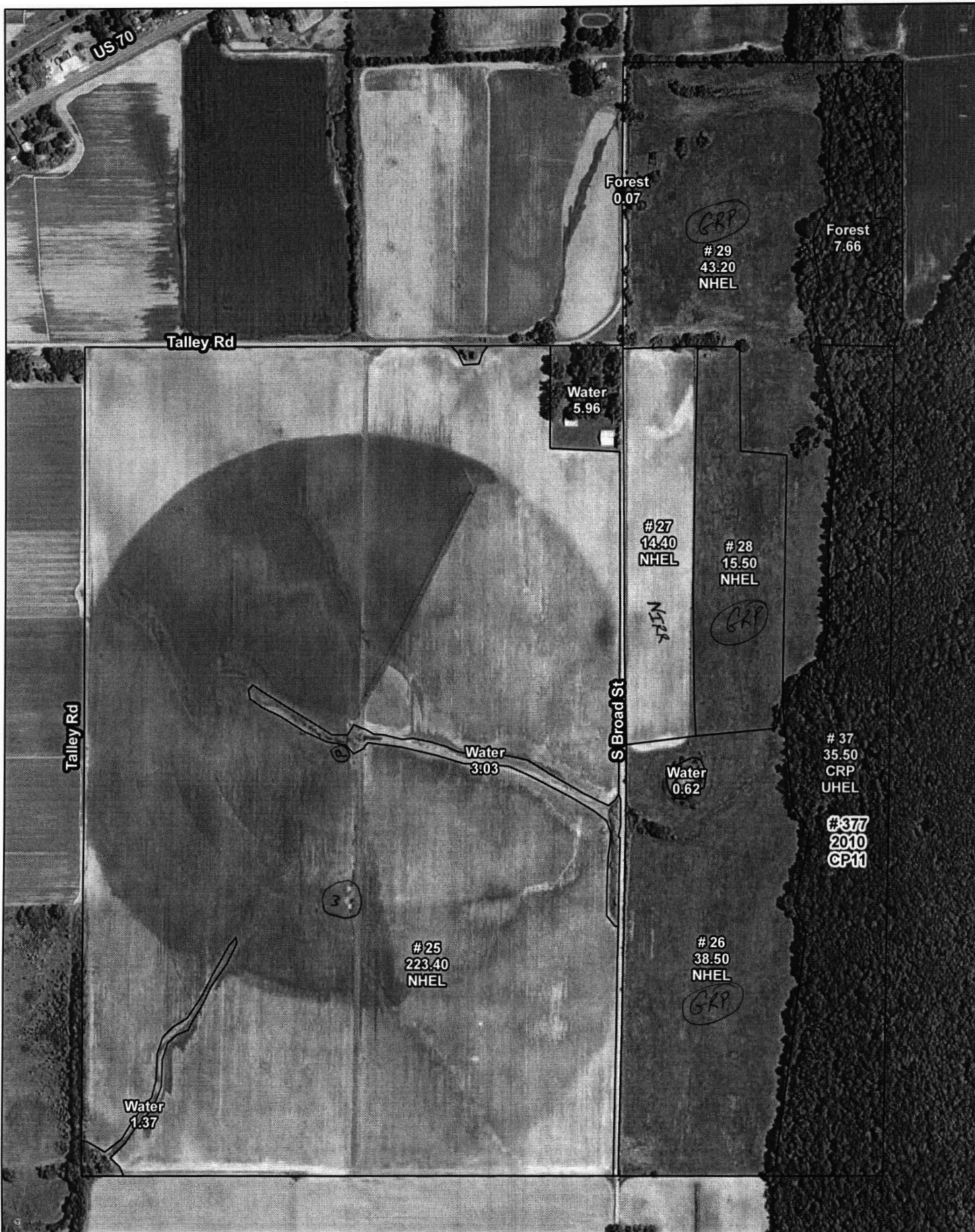




## TOPOGRAPHIC MAP - SOUTH TRACT







USDA Farm: 93  
FSA Tract: 367  
Prairie County



**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

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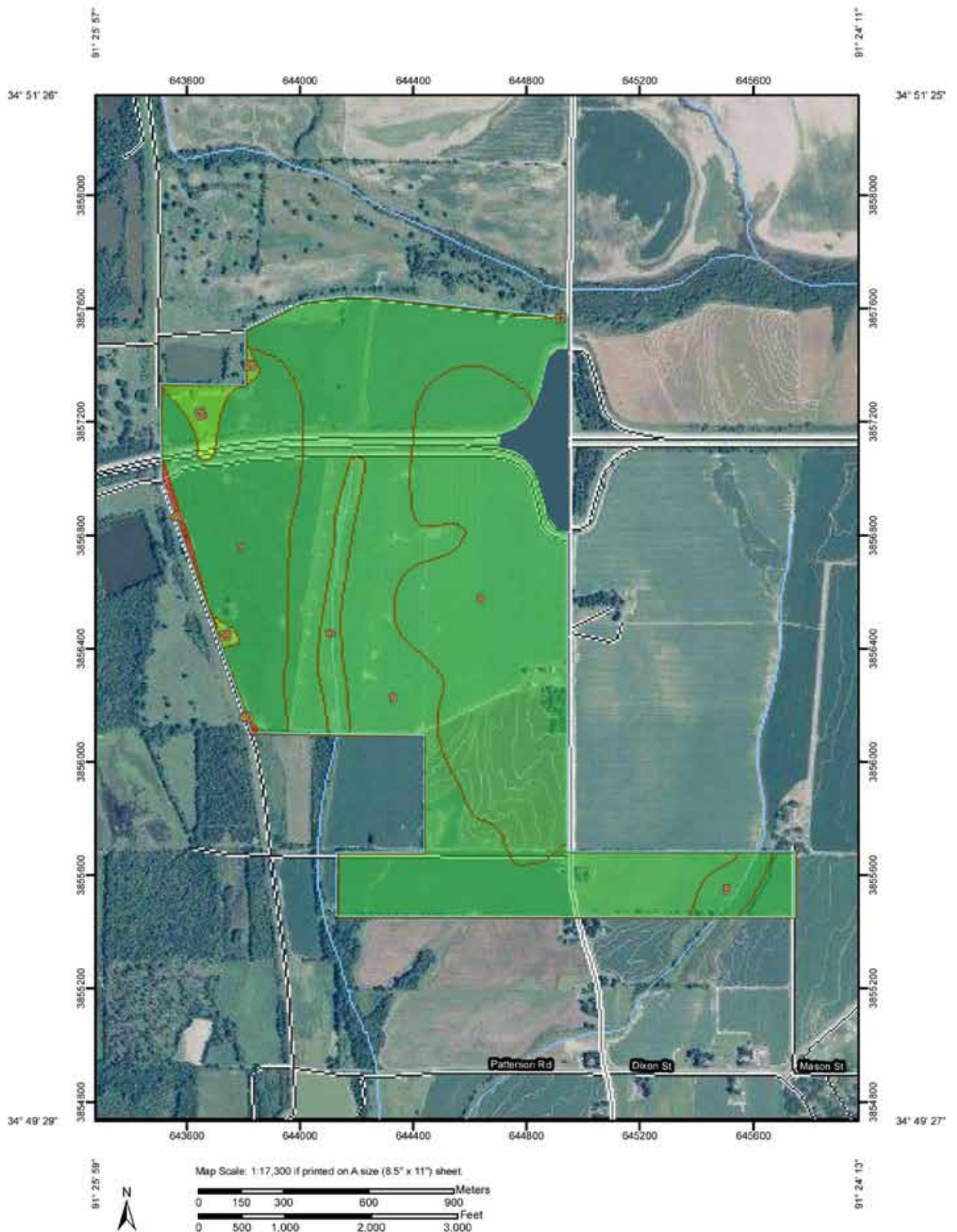
Farmland Ac.: 389.45  
Cropland Ac.: 370.50

0 220 440 Feet

Crop Year: \_\_\_\_\_

Map Created: 08/10/2011

Farmland Classification—Lonoke and Prairie Counties, Arkansas





# Farmland Classification


Farmland Classification— Summary by Map Unit — Lonoke and Prairie Counties, Arkansas (AR680)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
5	Commerce silt loam, 0 to 1 percent slopes	All areas are prime farmland	27.7	4.4%
7	Crowley silt loam, 0 to 1 percent slopes	All areas are prime farmland	95.2	15.3%
8	Dubbs silt loam, 0 to 1 percent slopes	All areas are prime farmland	189.9	30.5%
9	Dubbs silt loam, 1 to 3 percent slopes	All areas are prime farmland	295.4	47.5%
17	Kobel silty clay loam, frequently flooded	Farmland of statewide importance	0.1	0.0%
25	Muskogee silt loam, 3 to 8 percent slopes	Farmland of statewide importance	10.6	1.7%
40	Levee	Not prime farmland	2.9	0.5%
<b>Totals for Area of Interest</b>			<b>621.6</b>	<b>100.0%</b>

## Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

### MAP LEGEND









#### Area of Interest (AOI)








 Area of Interest (AOI)

#### Soils


 Soil Map Units

#### Soil Ratings



-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of local importance
-  Farmland of unique importance
-  Not rated or not available

#### Political Features




 Cities

#### Water Features

-  Oceans
-  Streams and Canals

#### Transportation

-  Rails
-  Interstate Highways

-  US Routes
-  Major Roads
-  Local Roads

### MAP INFORMATION

Map Scale: 1:13,200 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: UTM Zone 15N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

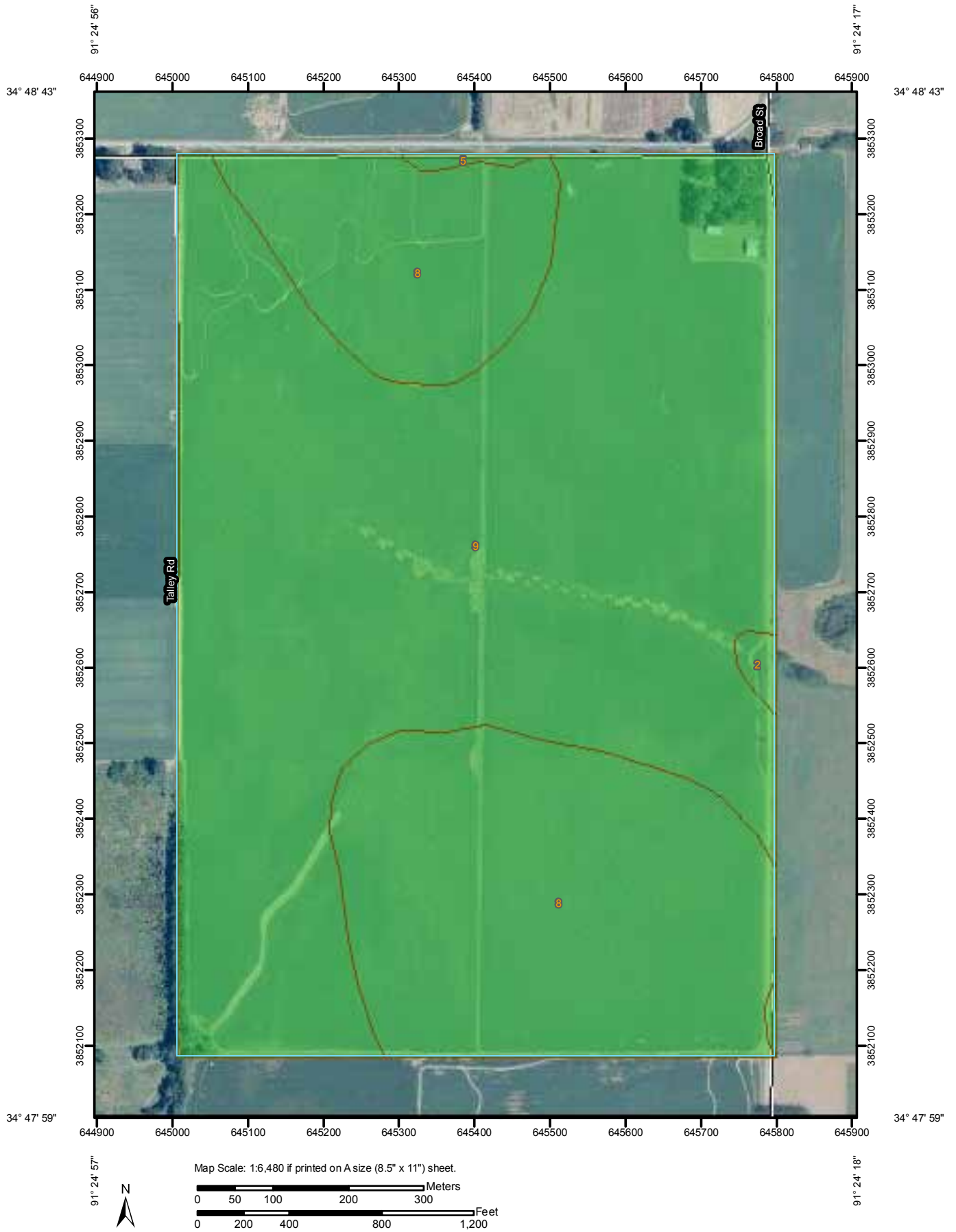
Soil Survey Area: Lafayette, Little River, and Miller Counties, Arkansas

Survey Area Data: Version 9, Dec 2, 2008

Date(s) aerial images were photographed: 2000

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# Farmland Classification—Lonoke and Prairie Counties, Arkansas



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

9/26/2011  
Page 1 of 3



# Farmland Classification

Farmland Classification— Summary by Map Unit — Lonoke and Prairie Counties, Arkansas (AR680)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
2	Calhoun silt loam, 0 to 1 percent slopes	All areas are prime farmland	1.0	0.4%
5	Commerce silt loam, 0 to 1 percent slopes	All areas are prime farmland	0.6	0.3%
8	Dubbs silt loam, 0 to 1 percent slopes	All areas are prime farmland	78.9	33.8%
9	Dubbs silt loam, 1 to 3 percent slopes	All areas are prime farmland	153.0	65.5%
<b>Totals for Area of Interest</b>			<b>233.5</b>	<b>100.0%</b>

## Description


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## Rating Options


*Aggregation Method:* No Aggregation Necessary

### MAP LEGEND









#### Area of Interest (AOI)








 Area of Interest (AOI)

#### Soils

 Soil Map Units

#### Soil Ratings



-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
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-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
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**LILE REAL ESTATE, INC.**  
401 AUTUMN ROAD LITTLE ROCK, AR 72211  
501 374 3411 (office) 501 374 0609 (fax)  
[info@lilerealestate.com](mailto:info@lilerealestate.com) [www.lilerealestate.com](http://www.lilerealestate.com)

**A G R I C U L T U R E   R E C R E A T I O N   T I M B E R L A N D**  
**T R A D I T I O N A L   B R O K E R A G E   +   S E A L E D   B I D S   +   C O N S U L T I N G**

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