

BAYOU BARTHOLOMEW FARM



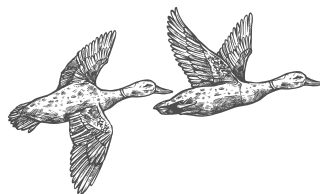
493.89 +/- acres of farm and recreational ground
located in Lincoln County, Arkansas

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INVESTING IN THE FUTURE

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PROPERTY OVERVIEW - BAYOU BARTHOLOW FARM

The Bayou Bartholomew Farm consists of 493.89 +/- acres and is located in Lincoln County, Arkansas just south of Pine Bluff near the community of Tarry on Addison Road. According to the Farm Service Agency, the total arable acres are 248.18, while the remainder of the property is made up of woods, ditches and roads.

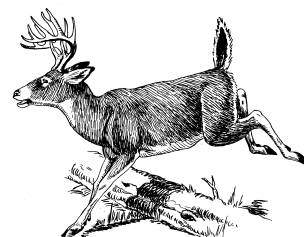
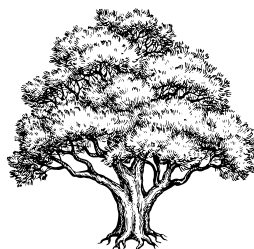
The farm itself is currently in production with a good farmer in place with a lease for the next two years. While the tillable acreage is non-irrigated, the farm receives a high cash rent at \$90 per contract acre. The soils are comprised of largely Rilla Silt Loam and Perry Clay. Historically, the crops grown on this tract have been cotton, and soybeans, and rice. The farm includes 316.8 FSA base acres, including wheat, soybeans, seed cotton, and rice.

The Bayou Bartholomew Farm also offers wide ranging opportunities for recreational hunting. Located on a peninsula of Bayou Bartholomew, this tract is in a well-known area for ducks, deer, and hog hunting.

The farm is easily accessed by Addison Road, and has an old homeplace that would be perfect to build a camp. This property is an outstanding tract for the avid hunter that's looking for a quality tract with residual farm income.

PROPERTY HIGHLIGHTS

- 493.89 +/- acres
- 248.18 tillable acres
- Duck hunting
- Deer hunting
- Hog hunting
- Fishing
- Cabin site



LOCATION

The Bayou Bartholomew Farm is located near the Community of Tarry, Arkansas in Lincoln County just south of Pine Bluff on Addison Road.

Star City - 13 Miles

Pine Bluff - 16 miles

Stuttgart - 44 miles

Little Rock - 62 miles

INCOME

The farm is currently leased to a farmer at \$90 per contracted tillable acre.

TAXES

The estimated taxes are \$2,941.

PRICE

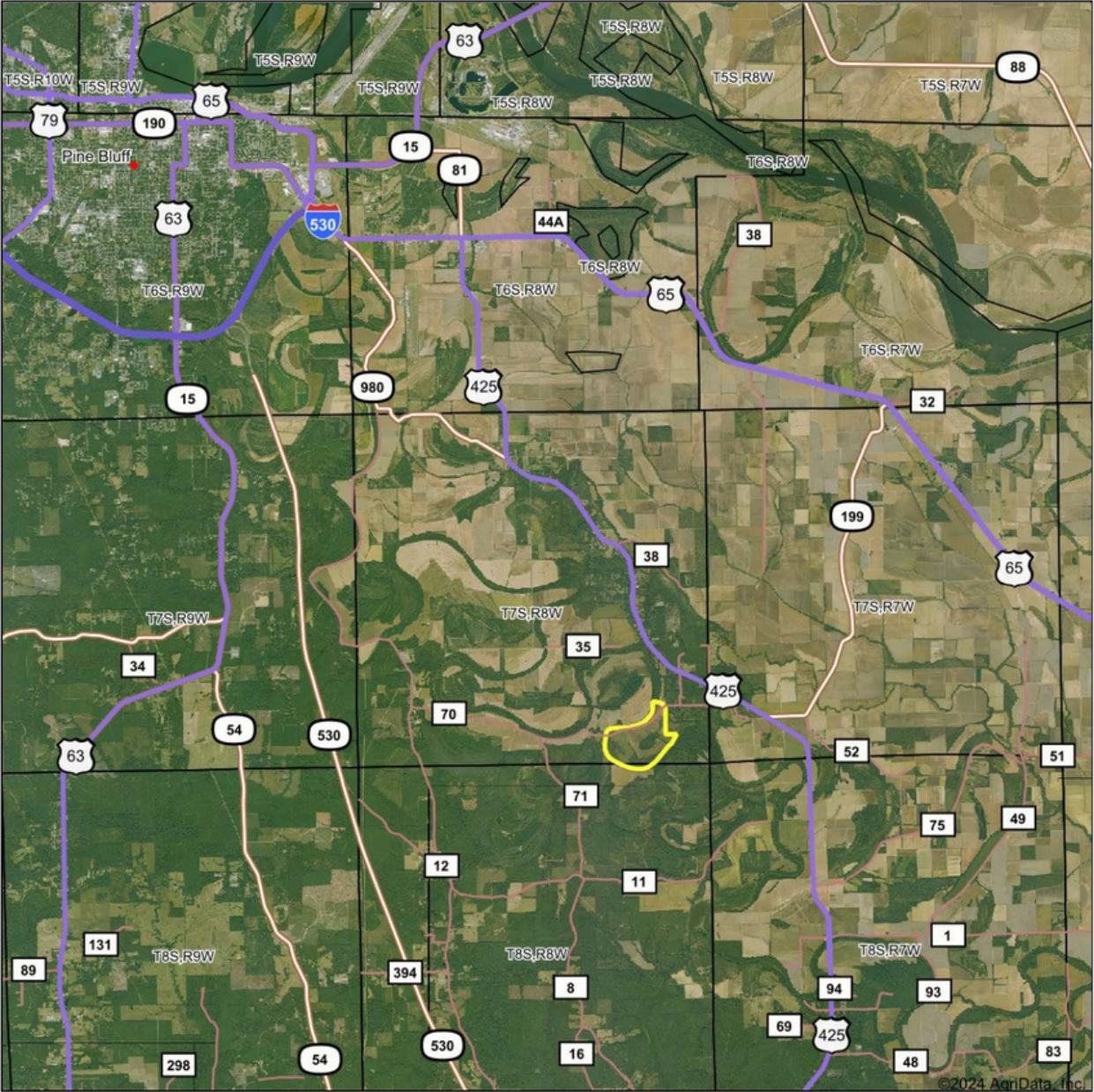
The list price of the Bayou Bartholomew Farm is \$1,481,500 or \$3,000 per acre.

LISTING/SHOWING INFORMATION

Wellons Real Estate is the exclusive representative firm of the Seller. For additional information or to schedule a private tour of the property, please contact Jeremiah Moore at 870.674.4373 and email jeremiah@wellonsland.com.

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Aerial Map



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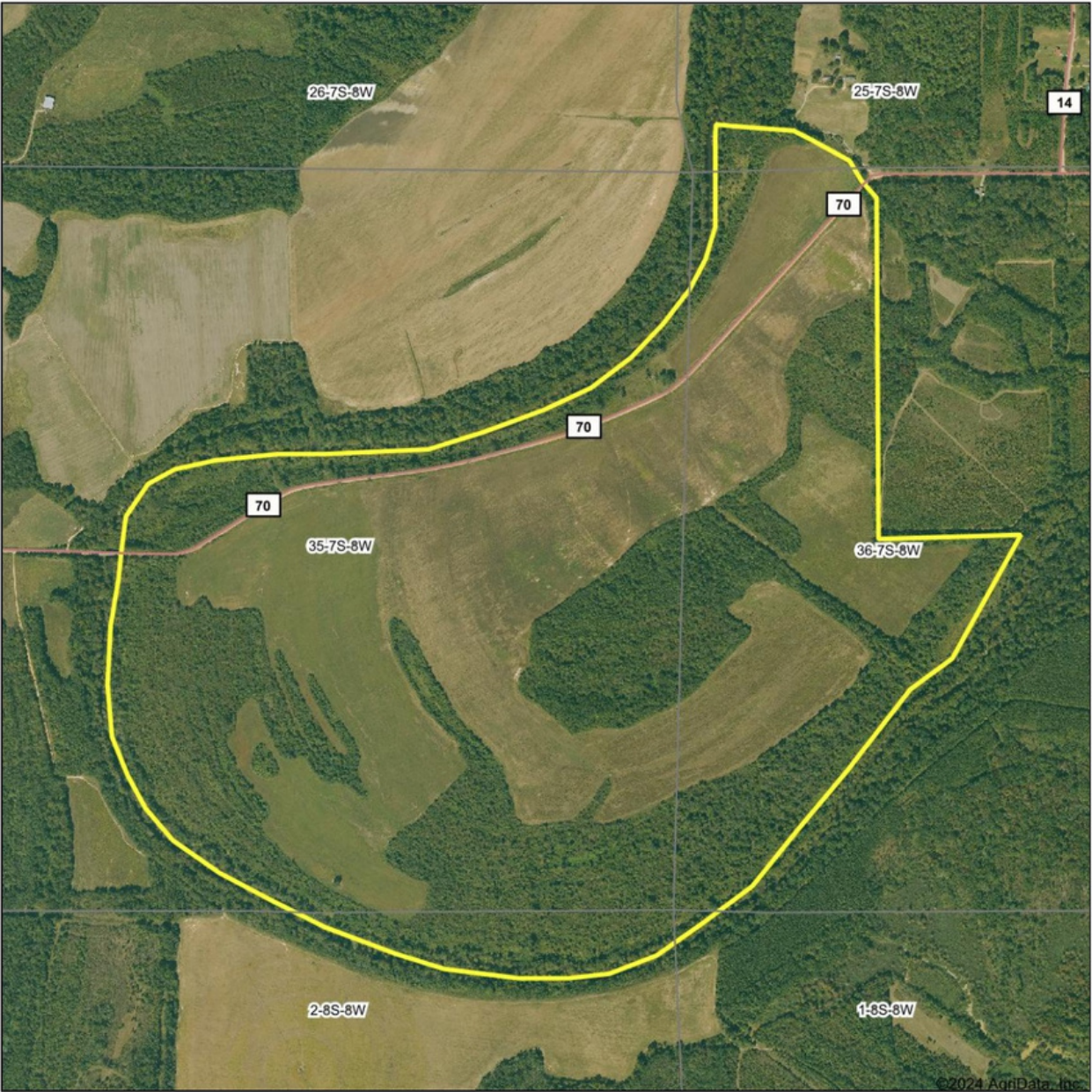
Boundary Center: 34° 4' 16.75, -91° 52' 11.87



35-7S-8W
Lincoln County
Arkansas

2/1/2024

Aerial Map



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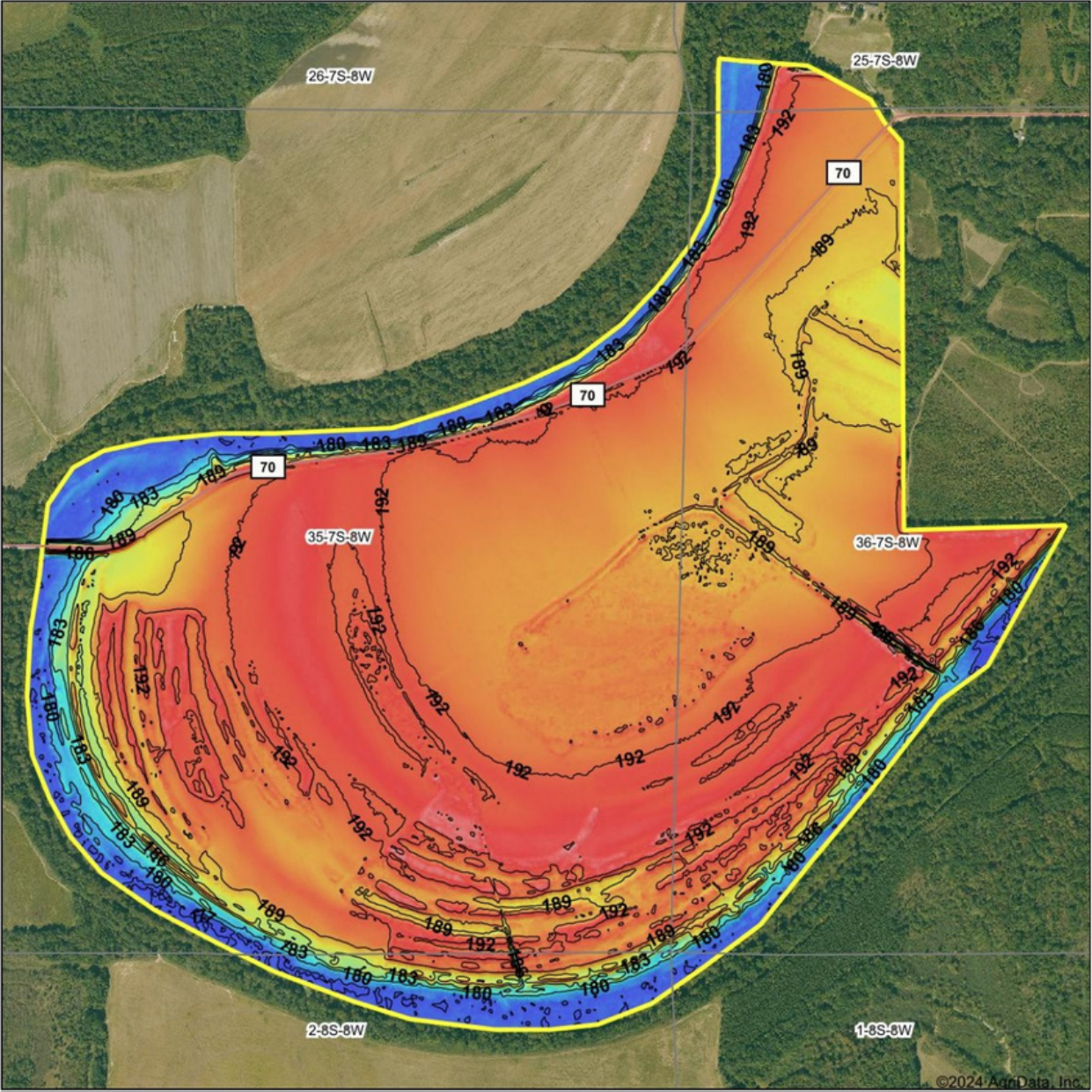


35-7S-8W
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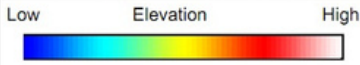


2/1/2024

Topography Hillshade



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Source: USGS 3 meter dem
Interval(ft): 3
Min: 176.3
Max: 198.5
Range: 22.2
Average: 189.3
Standard Deviation: 4.36 ft

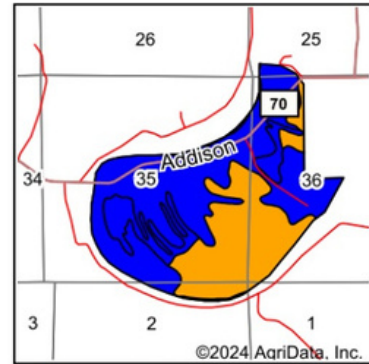


35-7S-8W
Lincoln County
Arkansas
2/1/2024
Boundary Center: 34° 4' 16.75, -91° 52' 11.87

Soils Map



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Lincoln**
 Location: **35-7S-8W**
 Township: **Spring**
 Acres: **493.89**
 Date: **2/1/2024**



Maps Provided By:



Area Symbol: AR660, Soil Area Version: 22

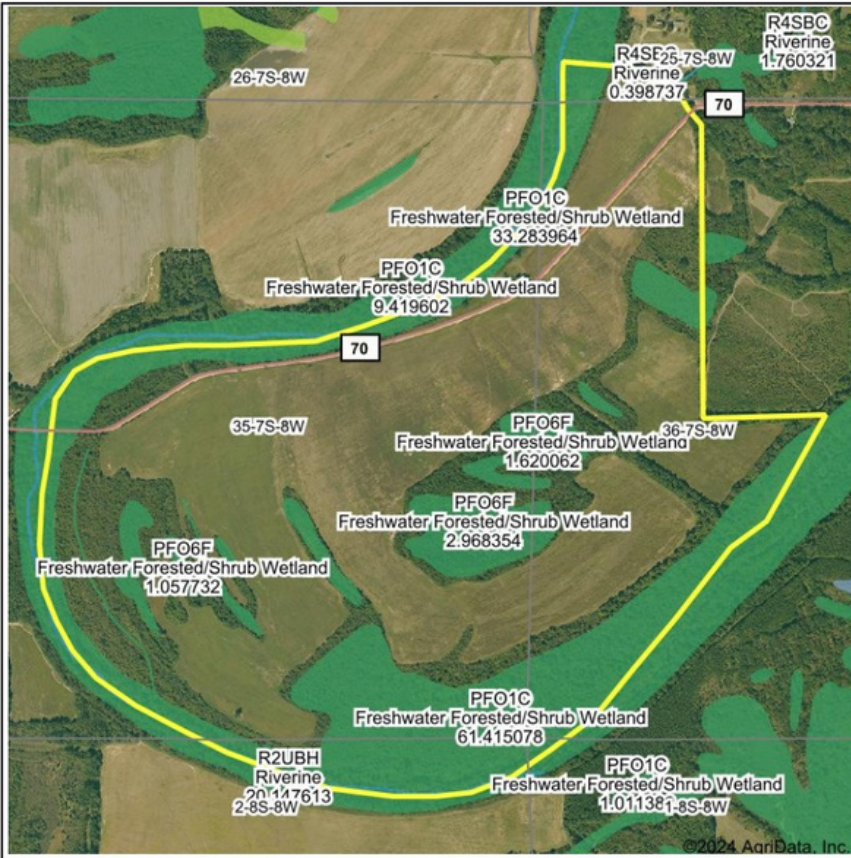
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Soybeans Bu	Wheat Bu	*n NCCPI Soybeans
33	Rilla silt loam, 0 to 1 percent slopes	281.68	57.0%		Ile	7.5	95	900	40	60	65
26	Perry clay, 0 to 1 percent slopes	148.03	30.0%		IIIw						31
19	Hebert silt loam, 0 to 1 percent slopes	49.42	10.0%		IIw						67
30	Portland clay, 0 to 1 percent slopes	11.39	2.3%		IIIw						48
34	Rilla silt loam, 1 to 3 percent slopes	3.37	0.7%		Ile	7.5	95	900	40	60	65
Weighted Average					2.32	4.3	54.8	519.4	23.1	34.6	*n 54.6

*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.

Wetlands Map

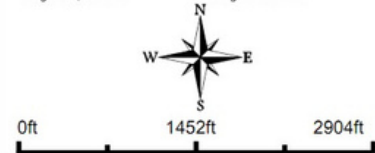


State: **Arkansas**
 Location: **35-7S-8W**
 County: **Lincoln**
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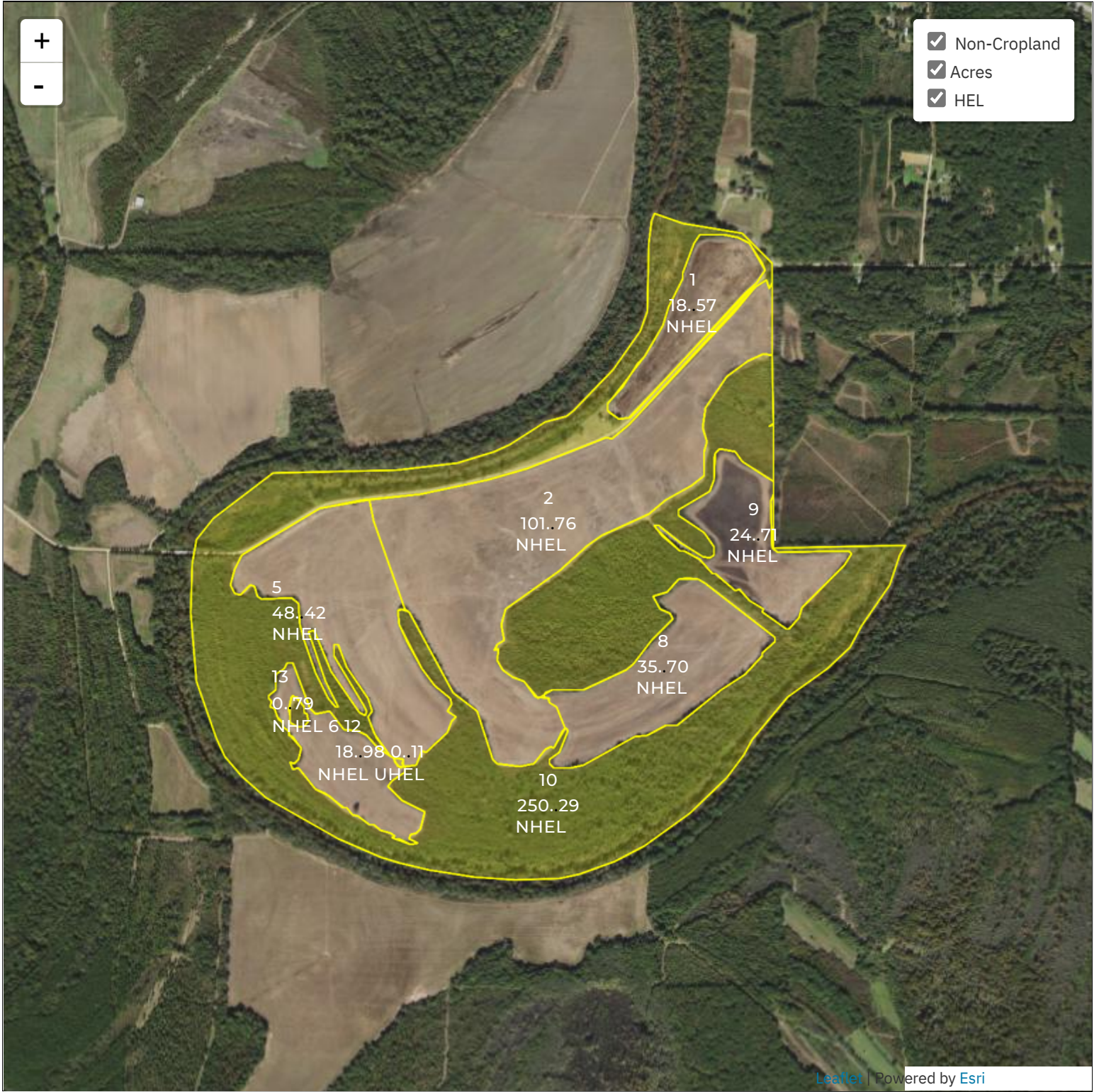
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Classification Code	Type	Acres
PFO1C	Freshwater Forested/Shrub Wetland	94.68
PFO6F	Freshwater Forested/Shrub Wetland	47.07
R2UBH	Riverine	1.96
R4SBC	Riverine	0.06
Total Acres		143.77

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



Common Land Unit
 Cropland Non-cropland CRP

2024 Crop Year

Farm 2021
 Tract 1414

- Wetland Determination Identifiers
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions



Tract 1 of 1

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Abbreviated 156 Farm Record

Operator Name : [REDACTED]

CRP Contract Number(s) :None

Recon ID :None

Transferred From :None

ARCPLC G/I/F Eligibility :Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
499.33	248.14	248.14	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	248.14	68.80		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, SOYBN, SUP, RICE-LGR, RICE-MGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	89.10	0.00	33	
Soybeans	81.00	0.00	29	
Seed Cotton	77.20	0.00	1224	
Unassigned Generic Base	19.30	0.00	0	
Rice-Long Grain	45.80	0.00	4535	
Rice-Medium Grain	4.40	0.00	4535	
TOTAL	316.80	0.00		

NOTES

[Empty Notes Box]

Tract Number : 1414

- Description : K-4/2B; New D-2
- FSA Physical Location : ARKANSAS/LINCOLN
- ANSI Physical Location : ARKANSAS/LINCOLN
- BIA Unit Range Number :
- HEL Status : NHEL: No agricultural commodity planted on undetermined fields
- Wetland Status : Tract does not contain a wetland
- WL Violations : None
- Owners : OPTIMUM TALIAFERRO LLC
- Other Producers : None
- Recon ID : None

Abbreviated 156 Farm Record

Tract Land Data

Tract 1414 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
499.33	248.14	248.14	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	248.14	68.80	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	89.10	0.00	33
Soybeans	81.00	0.00	29
Seed Cotton	77.20	0.00	1224
Unassigned Generic Base	19.30	0.00	0
Rice-Long Grain	45.80	0.00	4535
Rice-Medium Grain	4.40	0.00	4535
TOTAL	316.80	0.00	

NOTES

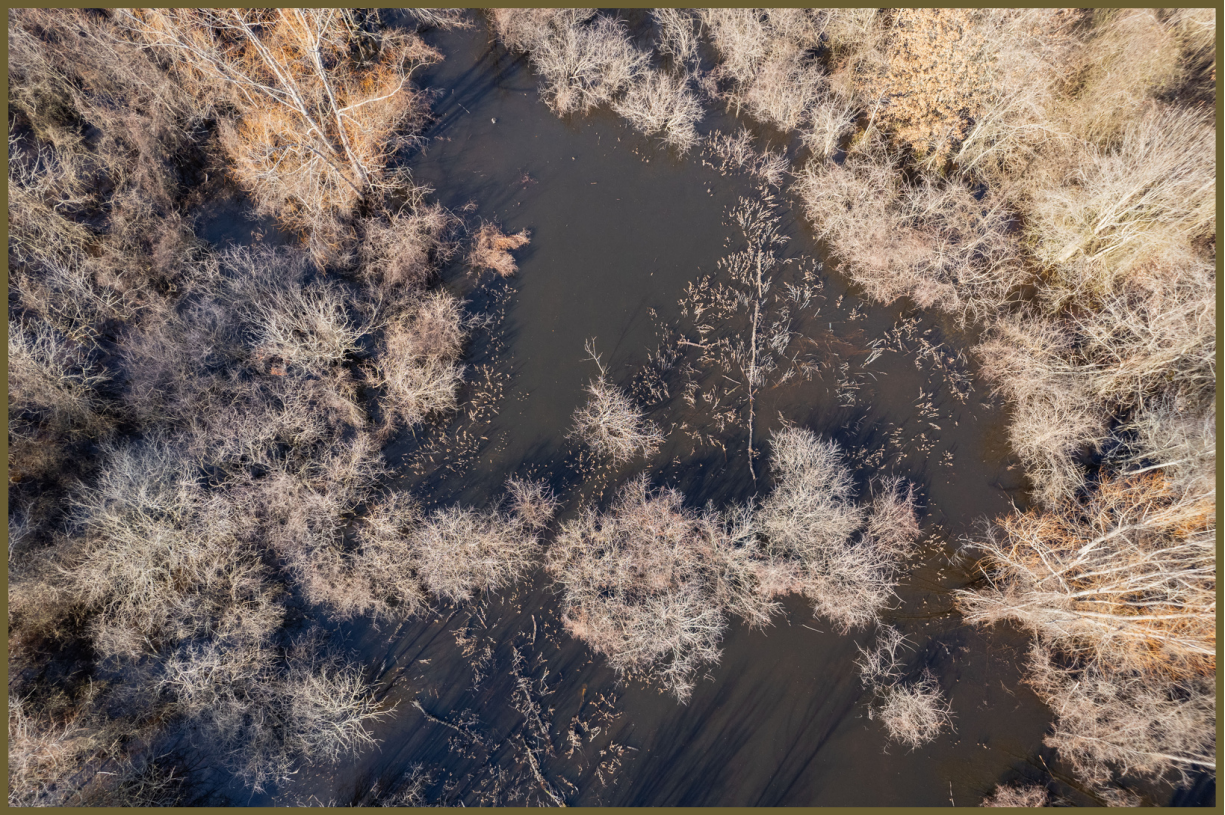
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