

4 Buildings on 5± Acres

For Sale \$275,000

2000 U.S. Hwy. 64, Wynne, AR

Steel building(s) with metal siding
& roofing/Office is wood framed with
brick veneer & vinyl sided w/
architectural shingles

- ♦ **Warehouse #1** - 10,032± SF
- ♦ **Warehouse #2** - 1,200± SF
- ♦ **Warehouse #3** - 6,500± SF
- ♦ **Office** - 1,500± SF

- No zoning.
- Shipping Docs,
- CH & A in Office Bldg.



20 year non-compete clause

Seller will convey title to the Property to Buyer by a special or limited warranty deed, subject to a restriction that for a period of twenty (20) years following the conveyance, the Property may not be used for the sale or distribution of agricultural chemicals, seed or fertilizer.

PC PEOPLESTM
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.



Joel M. King, PB00031020
joel@peoplescompany.com

Please visit peoplescompany.com for photos and additional information.

870.275.6249 | peoplescompany.com

Address: 2000 U.S. Highway 64 Wynne, AR
Size: Warehouse: 10,032 +/- SF
Warehouse: 1,200 +/- SF
Office: 1,500 +/- SF
Fertilizer Warehouse: 6,500 +/- SF
Construction Type: Steel building(s) with metal siding & roofing/ Office is wood framed with brick veneer & vinyl sided with architectural shingles
Site Area: 5.0 +/- acres
Clear Height: 16' eaves
Zoning: None Outside City
Shipping: Drive in doors and shipping docs
Natural Gas: Centerpoint Energy if applicable
Water, Power, Sewer Provider: City of Wynne, Woodruff Electric, Assumed Septic System
Roof Type: Metal/ Shingles
Abutting Property Uses: Agricultural
Parking Spaces: Ample
Column Spacing: Unknown
Sprinkler Type: Unknown
Heat: CH&A in Office Building & None in Warehouse(s)
Rail: None

Market Overview:

The subject located in Cross County just west of the city limits of Wynne, AR. Wynne is a rural area with low density population. Very little growth is seen in this area and the market is shaped around the farming industry.

Please include text on the current conditions in the market

The market appears stable, but like most agricultural dominated areas, can be volatile based on current macroeconomic conditions and situations. Other major industries appear good and immediate area appears to have remained stable in the commercial sector.

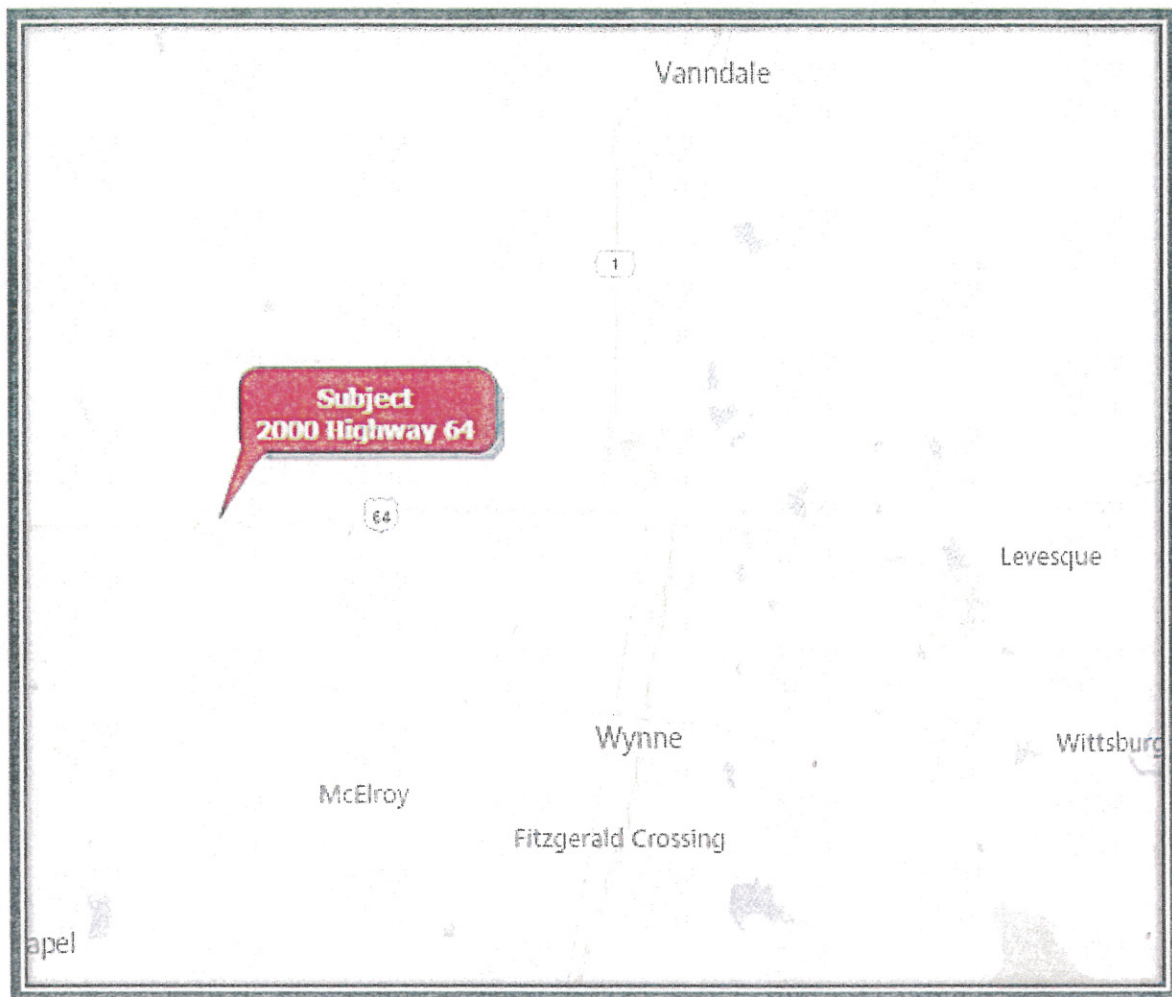
Summary of Property:

The subject is occupied in one parcel located in Cross County, AR. The subject county parcel number is labeled as 001-01189-001. The improvements that occupy this site include the main office building, fertilizer warehouse, large warehouse and smaller warehouse. Only minor improvements such as fueling areas as well as power washer areas, scale areas as well as perimeter fencing are present on the site. The utilities were not on during inspection so the functionality of the utilities could not be tested. This BOV is made based on the assumption that all utilities function as they are intended and no unknowns are found such as inadequacies of septic system, plumbing, electrical, etc. See below for a short display of the improvements.

Current Location:

Bldg. #	Address	Building Size (SF)	Land Size (Acres)	Zoning	RE Taxes/ Assessments	Year Built	Type of Building	Comments
1	2000 Hwy 34, Wynne, AR	1,500 SF	5.0 +/- Ac.	None	\$2,700/ \$62.61	~1998	Wood Frame/Brick Veener	Office Building; Older in age, but appears functional
2	" "	6,500 SF	" "	" "	" "	" "	Concrete Walls/Metal Roof	Fertilizer Warehouse; Sole use is for this; Given little to no value
3	" "	10,032 SF	" "	" "	" "	" "	Red Iron Frame/ Metal Siding and Roof	Warehouse; Iron w/ Metal Siding & Roofing; Equipment & Chemical Storage; Average Condition
4	" "	1,200 SF	" "	" "	" "	" "	Red Iron Frame/ Metal Siding and Roof	Warehouse; Iron w/ Metal Siding & Roofing; Equipment Storage; Average Condition

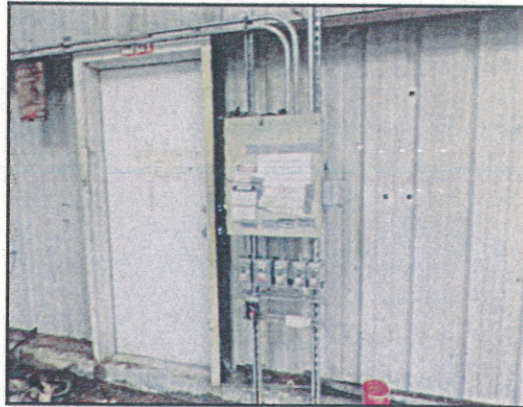
Preston King, King Real Estate, has completed a preliminary comparable search. Very few to no identical properties were found that have sold. This is considered a complex property based on the specific uses. Properties with similar type buildings individually were searched and the ones that were found to be somewhat similar were used for comparison. The preliminary details of each option are described below:



Building Photos:



Building Photos:



As of: 11/11/2019

Property Owner**Name:** CROP PRODUCTION SERVICES,
INC. ATTN: TAX DEPARTMENT**Property Information****Physical Address:** 2000 HWY 64**Mailing Address:** 7251 W 4TH STREET
GREELEY, CO 80634**Subdivision:** 02-07-02**Block / Lot:** N/A / N/A**Type:** (CI) Comm. Impr.**S-T-R:** 02-07-02**Tax Dist:** (009) WYNNE RURAL**Size (Acres):** 5.000**Millage Rate:** 44.50**Extended Legal:** PT SW SW FORMERLY TRI-STATE DELTA CHEMICAL**Market and Assessed Values****Taxes**

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$2,700
Land:	\$26,000	\$5,200	\$5,200	Homestead Credit:	\$0
Building:	277400	55480	55480	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	
Total:	\$303,400	\$60,680	\$60,680		

Special Assessments

Assessment	Tax Amount
CANEY CREEK	\$1.93
SOIL CONSERVATION VOLUNTARY TA	\$60.68
Total	\$62.61

Land

Land Use	Size	Units
	5.000	Acres
Total	5.000	

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
9/4/2009	2009	0598	Affidav			CROP PRODUCTIO N SERVICES, INC.	N/A	N/A
4/17/2006			N/A			TRI STATE DELTA CHEMICAL INC.	N/A	N/A
12/11/2002			N/A			TRI-STATE DELTA CHEMICAL, INC	N/A	N/A
11/18/1997	369	189	Warr. Deed	46.20	\$14,000	TRI-STATE DELTA CHEMICAL, INC	Valid	Land Only

As of: 11/11/2019

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$303,400.00	\$60,680.00
2016	\$303,400.00	\$60,680.00
2017	\$303,400.00	\$60,680.00
2018	\$303,400.00	\$60,680.00

Details for Commercial Card 1

Business Name(s): CROP PRODUCTION SER
FERTILIZER STORAGE

Number of Units:

Site Work: Prep;
Foundation: Concrete
Floor Struct: Elevated Slab
Struct. Frame: Wood
Exterior Walls: BrickVen
Ext. Wall Load: NonLoadB
Roof Struct.: Wood.J&D
Roof Cover: CompShng

Total Floor Area: 6500

Floor Cover: Asp.Tile

Ceilings: Acoust

Interior Finish: Paneling

Insulation: N/A

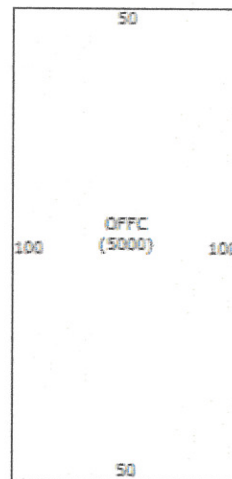
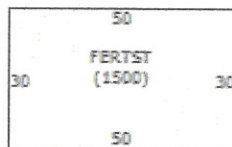
Appliances: ComboO/T

Plumbing: Lavatory

Electric: Avg.B

Misc: 02

DataScout, LLC



As of: 11/11/2019

Building 1

Age/YC	Condition	Effective Age	Stories	Grade
1998	Average	16	1	D4

Avg. Floor Area: 1500

Avg. Perimeter: 160

No. Floors: 1

Avg. Floor Hgt: 12

Common Wall:

Total Floor Area: 1500

Total Height: 12

Unit Multiplier:

Occupancy

Primary Office Buildings - Comm. (100%)
Secondary N/A

Heating/Cooling

H/A-NZ (100%)
N/A

Sprinkler

N/A
N/A

Building 2

Age/YC	Condition	Effective Age	Stories	Grade
1998	Average	16	1	C4

Avg. Floor Area: 5000

Avg. Perimeter: 300

No. Floors: 1

Avg. Floor Hgt: 20

Common Wall:

Total Floor Area: 5000

Total Height: 20

Unit Multiplier:

Occupancy

Primary FERTST (100%)
Secondary N/A

Heating/Cooling

None (100%)
N/A

Sprinkler

N/A
N/A

As of: 11/11/2019

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Canopies	ALUM	5x10			
PORCH	OP	4x50			
Scales, Truck		25			
Canopies	WOOD	21x63			
Grain Bin, Steel Cor		1200	4		
Multi-Purpose	SUMT	9x12			
Lighting	F/QFIX		2		
Fence, Chain Link	#9WIRE	6x1810			
Lighting	MVAPFX		4		
Fence, Chain Link	RAZORW	2x1810			
Canopies	WOOD	9x100			
Tanks, Welded Steel			2		
Fence, Chain Link	G6X20S		2		
Fence, Chain Link	G6X20S		2		
SIGNWP	SSIDE	4x8			
Signs, Metal Painted	SFACE	4x8			
Signs, Metal Painted	SFACE	3x3	6		

Details for Commercial Card 2**Business Name(s):** UAP MIDSOUTH**Number of Units:****Site Work:** Prep;**Foundation:** Concrete**Floor Struct:** Elevated Slab**Struct. Frame:** Steel**Exterior Walls:** PreF.Mtl**Ext. Wall Load:** NonLoadB**Roof Struct.:** Steel.JS**Roof Cover:** Corr.Mtl**Total Floor Area:** 11232**Floor Cover:** None**Ceilings:** None**Interior Finish:** None**Insulation:** N/A**Appliances:** None**Plumbing:** None**Electric:** Avg.B**Misc:** 00

As of: 11/11/2019



DataScout, LLC

30
WHSE
30

66
15; SERGAR 52
66

Building 1

Age/YC	Condition	Effective Age	Stories	Grade
1998	Average	16	1	S3

Avg. Floor Area: 10032

Avg. Perimeter: 436

No. Floors: 1

Avg. Floor Hgt: 16

Common Wall:

Total Floor Area: 10032

Total Height: 16

Unit Multiplier:

Occupancy

Primary Warehouses (100%)

Secondary N/A

Heating/Cooling

None (100%)

N/A

Sprinkler

N/A

N/A

Building 2

Age/YC	Condition	Effective Age	Stories	Grade
1998	Average	16	1	S4

Avg. Floor Area: 1200

Avg. Perimeter: 140

No. Floors: 1

Avg. Floor Hgt: 16

Common Wall:

Total Floor Area: 1200

Total Height: 16

Unit Multiplier:

Occupancy

Primary Garages - Service (100%)

Secondary N/A

Heating/Cooling

None (100%)

N/A

Sprinkler

N/A

N/A

Not a Legal Document.

Subject to terms and conditions.

www.actDataScout.com

500-07N-02E-0-02-330-19-1061

N 87°45'E 250'

225'

92°15'

North 871.0' center line County Road #57

South 871.0'

5.0 Acres

S 87°45'W R/W

250'

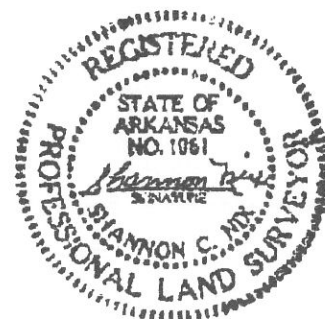
US Hwy 64

SW cor. Sec. 2, T2N-R2E,
Point of Beginning

Moery To Chemical Co.

10-8-97
Scale 1"=100'

A Part of the SW 1/4 of SW 1/4, Section 2,
T2N-R2E, Cross County, Ark. more
Particularly described as follows:
Commencing at the SW corner of said Sec.
in the center line of Hwy. 64, thence
North 60.0 feet to the North R/W of
Hwy. 64 and the center of County Road
#57 for the Point of Beginning, thence
North along the center of County Road
871.0 feet to a Point in Road, thence
N 87°45'E 250.0 feet to a stake,
thence South 871.0 feet to a stake
on the North R/W of Hwy. 64, thence
S 87°45'W along R/W 250.0 feet to
the Point of Beginning, containing
5.0 Acres more or less.





Boundary