

SEED CONDITIONING FACILITY

JACKSON, CO. AR



OFFERED BY

PEOPLES COMPANY DELTA REGION

For More Information Please Contact:

Peoples Company Delta Region

Joel M. King CAI ALC

420 W. Jefferson Ave, Suite C

Jonesboro, AR 72401

Office: (870)275-6249

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joel@peoplescompany.com

Property Address: 9469 Hwy 17 South

- One office building and scale house, heated and cooled w/ working bathroom, 512 sq ft
- First warehouse building w/ enclosed heated and cooled breakroom w/ kitchenette and working bathroom, 13,800 sq ft
- Second warehouse building, 20,000 sq ft
- 17 bins, 67,000 bu total bin space
- Loop system rated at 4000 bph, constructed 2017

The facility is in-use to condition soybean seed and includes a clipper cleaner and gravity table, as well as a rice mill. SFR Seed will also entertain offers for the facility and all available seed cleaning infrastructure (including forklifts, seed treaters, etc.) for continued seed conditioning business. This is just an option. We accept offers for the buildings and seed storage system without the other equipment as well.

5 attachments



HG1.PNG
404K



HG3.PNG
728K



HG4.PNG
535K



HG7.PNG
351K



HG8.PNG
348K

As of: 9/1/2020

Property Owner**Name:** SFR SEED LLC**Mailing Address:** 6355 HWY 17 S
NEWPORT, AR 72112**Type:** (CI) Comm. Impr.**Tax Dist:** (012) JACKSON COUNTY OUTSIDE**Millage Rate:** 44.00**Extended Legal:** PT SE SW**Property Information****Physical Address:** 9469 HWY 17**Subdivision:** 02-12-03 RURAL METES & BOUNDS**Block / Lot:** N/A / N/A**S-T-R:** 02-12-03**Size (Acres):** 6.020**Market and Assessed Values**

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value
Land:	\$17,300	\$3,460	\$3,460
Building:	287600	57520	57520
Total:	\$304,900	\$60,980	\$60,980

Taxes

Estimated Taxes:	\$2,683
Homestead Credit:	\$0

Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Land

Land Use	Size	Units
	6.020	Acres
Total	6.020	

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
3/21/2014	2014	326	Warr. Deed			SFR SEED LLC	Relative	Improved
3/17/2004	304	315	Warr. Deed			SFR SPECIALTY SEEDS, LLC	N/A	N/A
8/2/2002	294	556	Warr. Deed	1221.00	\$370,000	SHOFFNER FARMS RESEARCH INC	Valid	Improved
5/26/1998	271	205	Warr. Deed	46.20	\$14,000	SPECIALTY SEEDS, LLC	Insufficient Amount	N/A
6/13/1996	261	053	Warr. Deed	495.00	\$150,000	WALKER TO SPECIALTY SEED, LLC	Valid	Improved
2/14/1996	258	418	Warr. Deed			HICKORY GROVE SEED TO WALKER, J	N/A	N/A

Not a Legal Document.

Subject to terms and conditions.

www.actDataScout.com

As of: 9/1/2020

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$275,050.00	\$55,010.00
2016	\$275,050.00	\$55,010.00
2017	\$275,050.00	\$55,010.00
2018	\$275,050.00	\$55,010.00
2019	\$304,900.00	\$60,980.00

Details for Commercial Card 1

Business Name(s): LEGACY SEEDS SOUTH, LLC

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: 33752

Floor Cover: None

Ceilings: None

Interior Finish: None

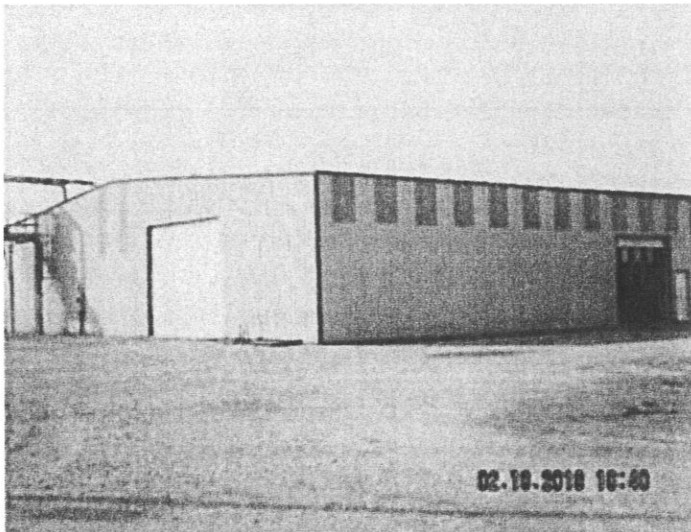
Insulation: N/A

Appliances: None

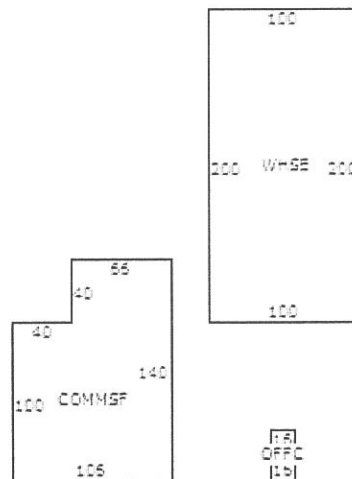
Plumbing: None

Electric: Avg.B

Misc: 00



DataScout, LLC



As of 9/1/2020

Building 1

Age/YC	Condition	Effective Age	Stories	Grade
1981	Average	21	1	S4

Avg. Floor Area: 13240

Avg. Perimeter: 492

No. Floors: 1

Avg. Floor Hgt: 14

Common Wall:

Total Floor Area: 13240

Total Height: 18

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
1981	Average	26	1	D4

Avg. Floor Area: 512

Avg. Perimeter: 96

No. Floors: 1

Avg. Floor Hgt: 8

Common Wall:

Total Floor Area: 512

Total Height: 8

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 3

Age/YC	Condition	Effective Age	Stories	Grade
1981	Average	17	1	S3

Avg. Floor Area: 20000

Avg. Perimeter: 600

No. Floors: 1

Avg. Floor Hgt: 18

Common Wall:

Total Floor Area: 20000

Total Height: 18

Unit Multiplier:

Occupancy

Primary Flathouse Storage Buildings (100%)

Secondary N/A

Heating/Cooling

None (100%)

N/A

Sprinkler

N/A

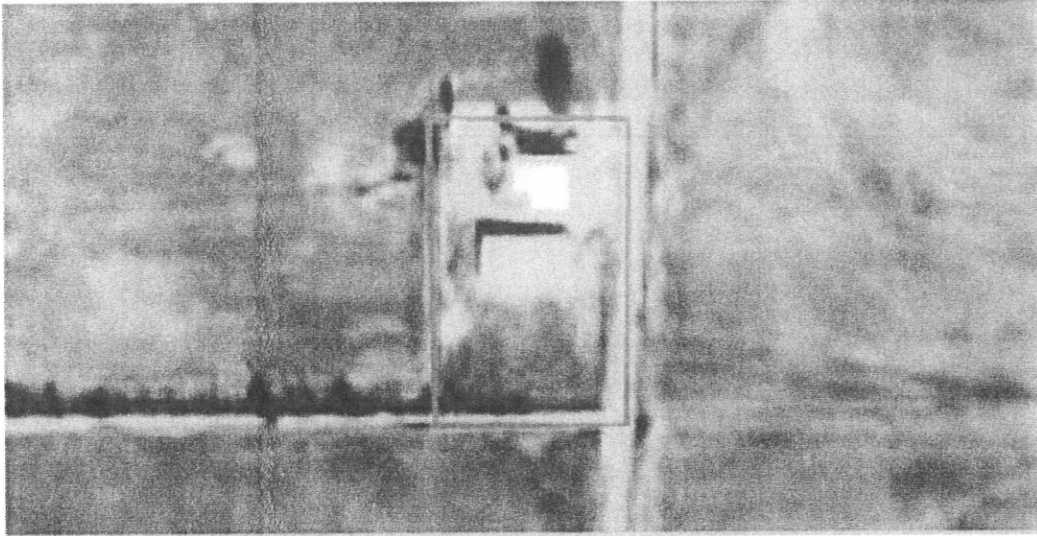
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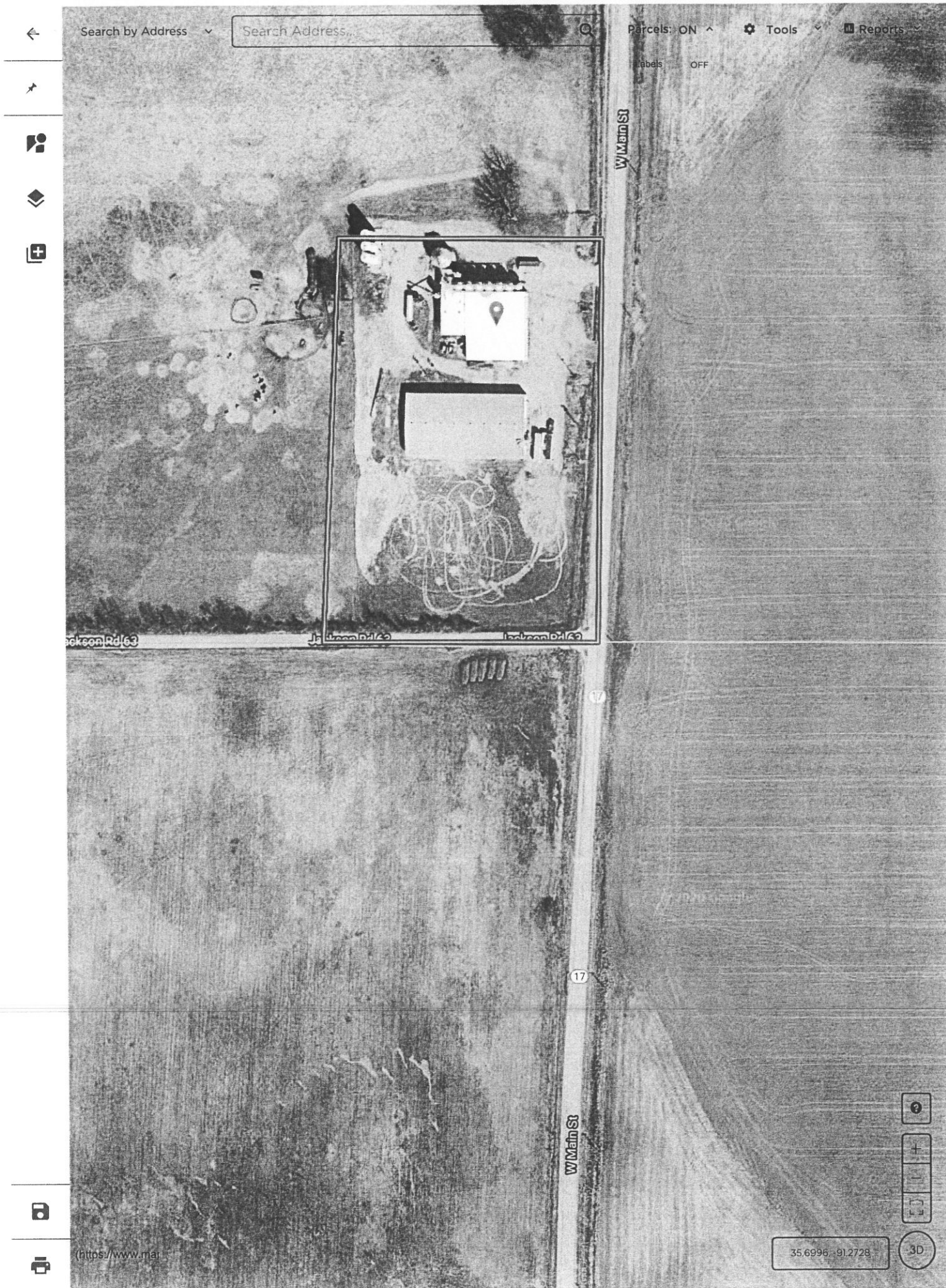
As of: 9/1/2020

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Grain Bin, Steel Cor		3500	6		
Grain Bin, Steel Cor		12000			
Grain Bin, Steel Cor		4000	3		
Scales, Truck		50			
Canopies	METAL	20x34			
Pole Shed	MW	936			
Paving	CONC4R	1234			
Grain Bin, Elev. Eq.		20000	2		
Grain Bin, Steel Cor		5400	2		
Grain Bin, Steel Cor		1500	4		

Map





Kittler Construction, Inc.

318 West Durkee, P.O.Box 989

Carlisle, Ar. 72024

870-552-3831 Office

870-552-9148 Fax

Estimate

SFR Seed repairs w/loop and hoppers

Material Handling:

*1 – GSI 8" loop rated at 4000BPH with 11 discharge gates, ground controls, 8 inlets, concrete pit ramps with 8.5' wide dump hopper, 2-30HP motors with dodge drives, galvanized support towers.

Loop will service 8 hopper tanks run through building proceed out the back to the edge of the existing road.

*2 – GSI 18' X 8 ring used hopper tanks with approximately 5400 bu.capacity each.

Scope of work:

Remove conveyor over hopper tanks.

Remove spouts and elevator leg.

Remove belt conveyor under hopper tanks.

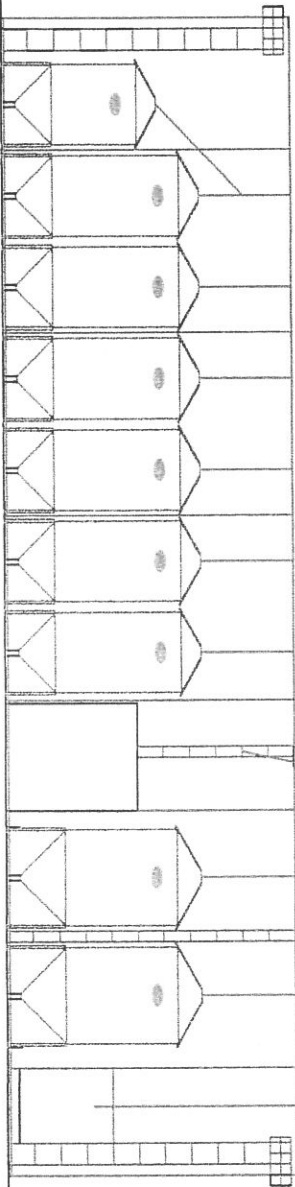
Install loop system, spout 8 hopper tanks, spout conveyor to existing bin, spout cleaner, and truck load out.

Install concrete for 2 hopper tanks.

Install 2 used 18' diameter hopper tanks.

Price: \$240,250.00

Option#1: Remove existing pit and pit conveyor. \$4,375.00 (Fill to be furnished by customer, concrete to be bid at a later date.)



Designed by	Checked by	Approved by - date	Filename	Date	Scale
Sid Sheets	BL. Kitter	4/21/2017	Day 1	4/21/2017	Not
Kitter Construction					
Carlisle, AR					
SFR Seed			Drawing Number		
			Edition		
			A		
			Sheet		
			1/7		

The Nature Conservancy®

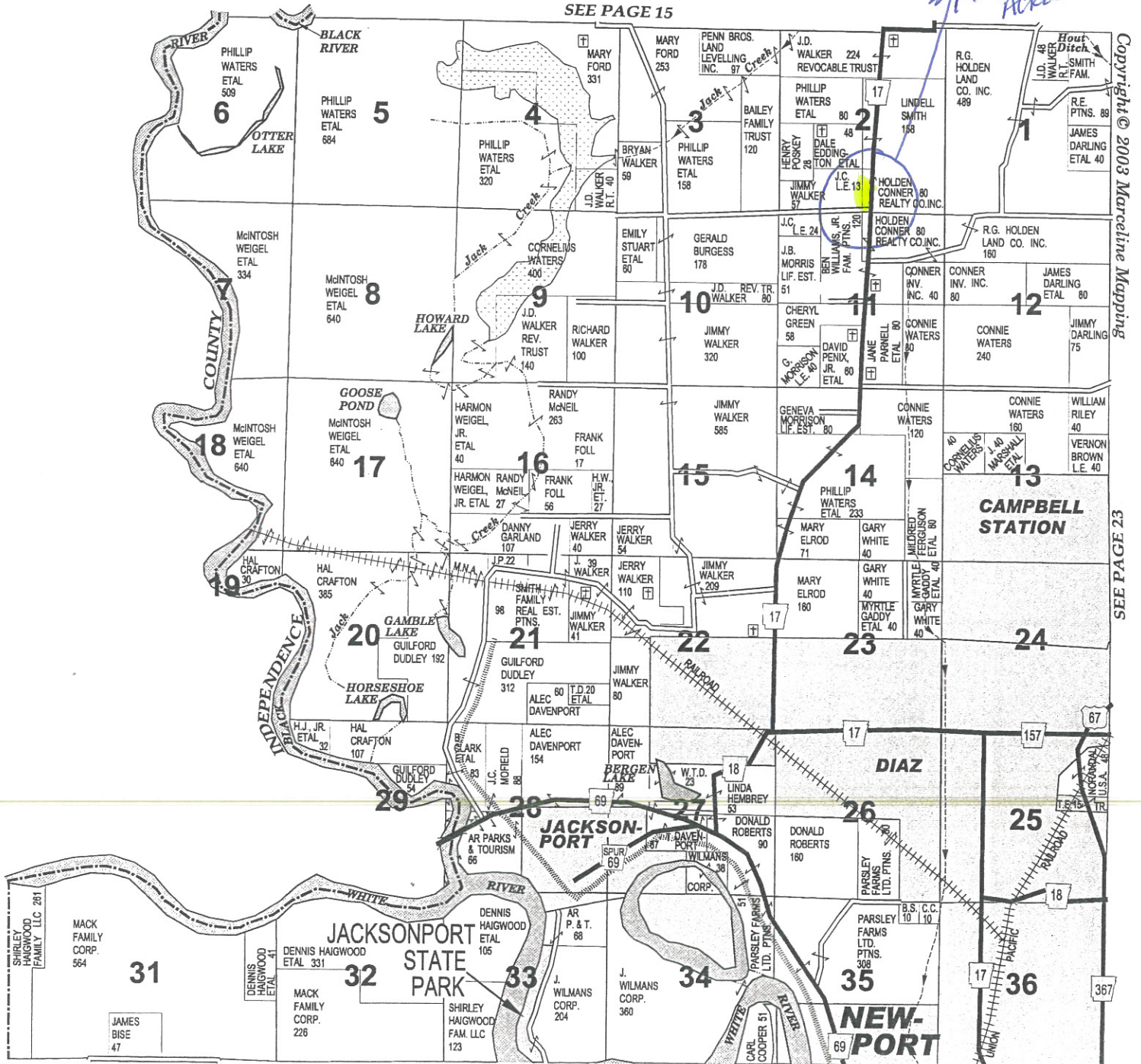
Conservation through Private Action

For information, call the Arkansas Field Office
in Little Rock, 501/663-6699

TOWNSHIP 12N • RANGE 3W

SEE PAGE 15

16.020
Acres



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Boundary

el King