



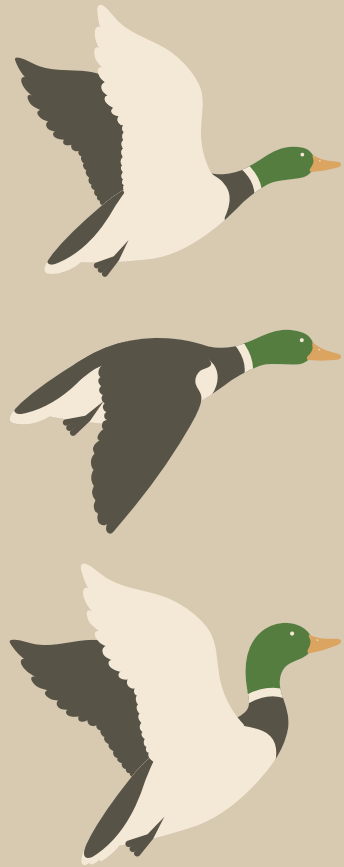
LISTING #16116



1,102
TOTAL ACRES M/L

CHICOT COUNTY, ARKANSAS

FARMLAND AVAILABLE



EXECUTIVE SUMMARY

Peoples Company is proud to offer 1,102 acres m/l in Chicot County located in the Mississippi River Delta region of southeast Arkansas. This property consists of approximately 937.35 FSA cropland acres with primary soil types including Perry clay, Portland clay, and Gallion silt loam. The farm possesses favorable fertility levels due to high nutrient organic fertility being recently applied.

In recent years, extensive improvements have been completed on this property including precision leveling and land planning work to improve farmability and drainage. In addition, irrigation infrastructure including wells and pumps have been installed to provide supplemental water during dry weather cycles. The farm also includes two reservoirs which provide nearly 500 acre-feet of irrigation water storage. Fixed infrastructure on the property includes a tenant house/cabin, Morton building, and on-farm grain storage.

The Farm is ideally situated along the Mississippi River creating a hunting haven. The property is teeming with waterfowl during hunting season due to the reservoirs and the ability to flood the fields. The recently remodeled cabin and Morton building provide prime hospitality for hunters. This prime hunting ground can be used for personal enjoyment or leased for additional revenue.

This property is conveniently located near Highway 82 with quick access to multiple grain marketing options on the nearby Mississippi River. The farm is currently under a strong cash rental lease for 2022 that provides significant income and returns to the landowner. Please contact agent for more details.

1,102

TOTAL ACRES M/L

BRIEF LEGAL DESCRIPTION

North Tract: Section 15 and Section 22, Township 16 South, Range 3 West, Chicot County, Arkansas

South Tract: Section 27 and Section 34, Township 16 South, Range 3 West, Chicot County, Arkansas

PROPERTY TAXES

\$11,439.22



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PEOPLESCOMPANY.COM

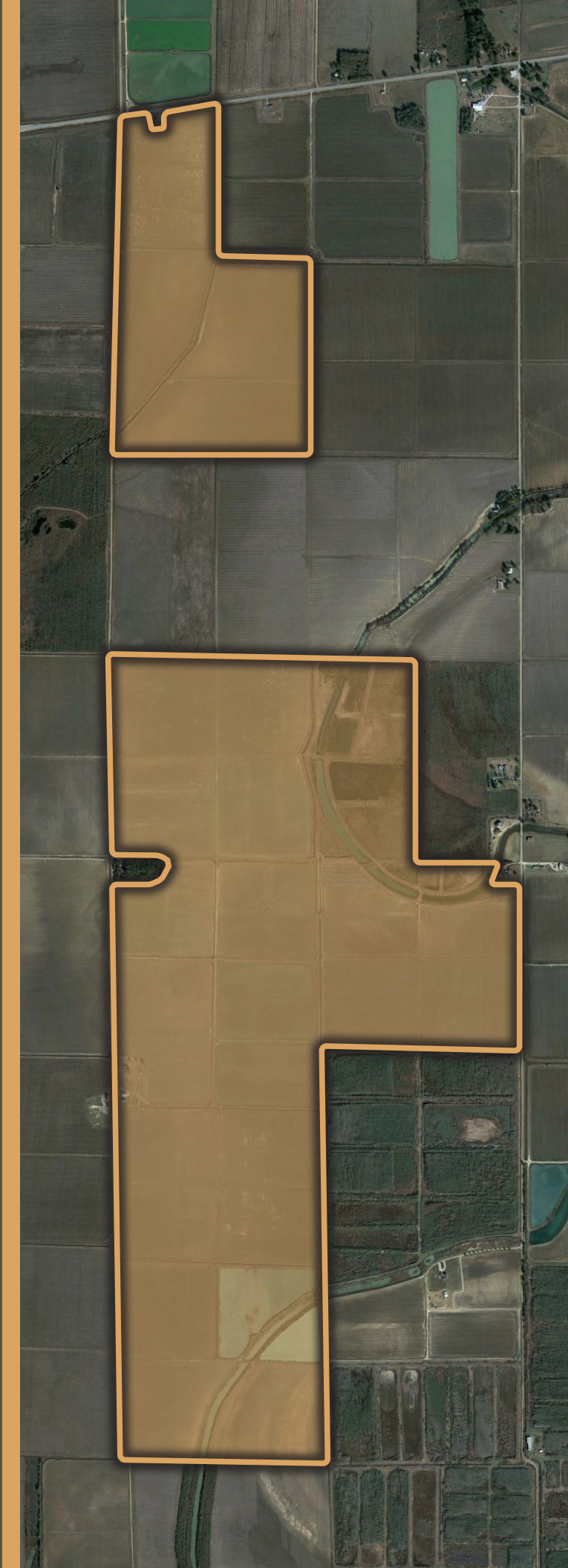


JOEL KING

870.847.0945 | JOEL@PEOPLESCOMPANY.COM

STEVE BRUERE

515.222.1347 | STEVE@PEOPLESCOMPANY.COM



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ARKANSAS AGRICULTURE

Located in Chicot County, Arkansas, the property is strategically positioned in the heart of the Delta’s rice country. In 2020, the average yield of rice across the state was 166.7 bushels per acre with 1,441,000 total acres harvested, producing over 240 million bushels. Arkansas ranks first in the nation in rice production, producing nearly 50% of the nation’s rice. Rice is a very water intensive crop which requires extensive irrigation. Arkansas has developed numerous irrigation practices including leveling, water retention, winter flooding, and water storage that aid in successful crop production. The state of Arkansas ranks fifth in the country for cotton production. Total value of agricultural products sold from Arkansas in 2017 was \$9,651,160,000. As reported by the USDA National Agricultural Statistics Service, the 2021 average cash rent in Chicot County was \$144 per acre.

IRRIGATED INSURABLE CROPS
CHICOT COUNTY, AR

Crops	T-Yield	85% RP Guarantee
Corn	166	\$811.33
Cotton	1110	\$926.88
Grain Sorghum	85	\$414.26
Oats	63	\$155.44
Short Grain Rice	5640	\$977.98
Med Grain Rice	6557	\$1,136.89
Long Grain Rice	7050	\$868.99
Soybeans	48	\$558.55
Wheat	43	\$261.32



**This crop insurance information was obtained from a third party crop insurance agent. Please consult with your crop insurance advisor to evaluate crop insurance levels.*



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IRRIGATION INFRASTRUCTURE

The property includes efficient and recently updated irrigation infrastructure to provide timely delivery of water to crops throughout the growing season. The irrigation system has nine groundwater wells to provide irrigation water in dry weather cycles. Just this year in 2022, three new wells and pumps have been installed to allow for ample timely irrigation. Electric pumps are utilized to run the irrigation system which reduces cost and emissions.

In addition to the groundwater irrigation system, the tailwater recovery system captures and reuses fresh rainwater as well as surface irrigation water to irrigate the crops. Approximately 117 acres of above ground reservoirs provide nearly 500 acre-feet of irrigation storage. In 2020, the Rock Weir dam was installed on the north side of Montgomery Road to enhance the recovery system.

MAP LEGEND

- Wells
- Reservoir
- Relift Pump
- Riser
- Main Line

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