



American Agricultural Service

P.O. Box 218, Jacksonville, AR 72078  
Phone: (501) 690-5926

## **ABLE CREEK FARM**

**Drew County, Arkansas**

**808± ACRES**

Information given is correct as we are able to determine, but we make no guarantee as to its accuracy and urge prospective buyers to inspect and rely on their own conclusions. Seller reserve the right to refuse any or all offers submitted by buyers.



**ABLE CREEK FARM**  
**Drew County, Arkansas**

**ACREAGES:** Cropland 661.8  
Creeks, Ditches, Wooded, Roads 146.2

**Total . . . . . 808 ± Acres**

USDA-FSA Acreage and Yield Bases:  
Part of FSA Farm #805

Program <u>Crop</u>	Acreage <u>Base</u>	Direct Payment <u>Yield</u>
Rice	334.0	4,324 lbs/ac
Wheat	3.4	38 bu/ac
Grain Sorghum	60.6	49 bu/ac
Soybean	217.0	16 bu/ac

The direct USDA payments for the farm for 2009 were projected to total \$31,087.

**LOCATION:** Arkansas Highway #138 comprises the farm's east and south boundaries. The farm is located approximately 10 miles west and south of community of Winchester which is located at the junction of Arkansas #138 and U.S. Highway 65. See regional location map and farm locations maps.

**LAND:** The farm is in one contiguous tract consisting of 808 acres (more or less). Topography of the cropland area is flat to gently sloping and is well suited to flood irrigation for rice and row irrigation for soybeans and other crops. The farm has good surface drainage. The farm's soils are productive clay and silt loam types well suited for rice and grain production. Most of the soils are in USDA productivity class III. See attached soils map.

The approximate 96 acres at the south portion of the farm is hilly and mostly wooded. Approximately half of the area was planted to pine trees about 15 years ago under the USDA's CRP program. These pines are almost

ready for thinning at this time. The other half of the area is comprised of mixed hardwoods and natural pines. This area of the farm offers excellent deer and turkey hunting potential and provides a scenic overlook of the farm's cropland area.

**IMPROVEMENTS:**

Irrigation: The four irrigation wells are strategically located to irrigate approximately 550 acres (83%) of the farm's cropland. A total of 2,000 linear feet of underground irrigation pipe connect the wells to field "highs".

All of the farm's cropland (482 acres) located north of Able Creek has been precision leveled.

Buildings: The farm's old house and shed offers no contributory value.

**PROPERTY TAXES:**

\$2,289.74 (\$2.83 per acre) in 2009.

**LEASE(S):**

The farm is currently leased on a year to year basis utilizing a cash lease which provides a total annual cash rental of \$45,000.00 per year. The current farm lease is scheduled to terminate effective December 31, 2010.

**PRICE:**

**\$1,500,000.00** (\$1,856.44 per acre)



**USDA** USDA  
 Farm Service Agency

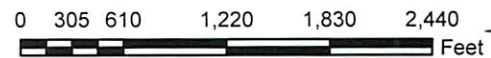
**Drew County, Arkansas**

Note: This acreage is for FSA program purposes only.

Printed Date: 03/17/09

Wetland Determination Identifiers

- Restricted use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Photography Date: **2006**









ABLE CREEK FARM, NV  
LEGAL DESCRIPTION

EXHIBIT "A"

The South Half of Section 13, containing 320 acres, more or less; the North half of the Northwest quarter of Section 24, containing 80 acres, more or less; The Southeast quarter of the Northwest quarter of Section 24, containing 40 acres, more or less; The west half of the Northeast quarter of Section 24, containing 80 acres more or less; all that part of the east half of the Northeast quarter of Section 24, lying West of the Winchester-Monticello public road, containing 35 acres, more or less; that portion of the East half of the Southwest quarter of Section 24, lying North of the Winchester-Monticello road, containing 35 acres, more or less; that portion of the West half of the Southeast quarter of Section 24, lying North of the Winchester-Monticello road, containing 20 acres, more or less; all in Township 11 South, Range 5 West; and also all that part of the west half of the Southwest quarter of Section 18, lying west of the Winchester-Monticello public road, in Township 11 South, Range 4 West containing 38 acres more or less; containing in the aggregate 648 acres, more or less.

This conveyance is made, however, subject to a prior conveyance of an undivided one-fifth interest in and to the oil, gas and minerals, in and under all of the aforesaid land in said Section 13 and 24, Township 11 South, Range 5 West, and Section 18, Township 11 South, Range 4 West.

Southeast Quarter of Northeast Quarter (SE 1/4 NE 1/4) Section 23;  
Northeast Quarter of Southeast Quarter (NE 1/4 SE 1/4) Section 23;  
Southwest Quarter of Northwest Quarter (SW 1/4 NW 1/4) Section 24;  
Northwest Quarter of Southwest Quarter (NW 1/4 SW 1/4) Section 24;  
All in Township 11 South, Range 5 West and containing 160 acres, more or less.