

MIDWEST LAND GROUP PRESENTS

602 ACRES IN

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# LONOKE/JEFFERSON COUNTY ARKANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# SOUTH ENGLAND TILLABLE FARM

The “South England Farm” consists of 602 +/- deeded acres located in Lonoke and Jefferson Counties along Highway 15, just south of England, ArA This total offering has 565 +/- tillable acres across two non-contiguous tracts. Both tracts are located in very near proximity to each other (within 1/4 mile) and are currently farmed by the same producer who has it leased through the 2025 crop year. The entire farm has been precision leveled and is also 100% irrigated making it a turnkey investment-grade farm. The southernmost tract in this offering is located along Highway 15, south of England, AR, and includes five (5) zero-grade fields and one (1) precision-level field. This portion of the farm is irrigated via three (3) electric wells strategically placed across the farm and one (1) diesel-powered unit located on a

recovery ditch near the south end. The northernmost tract is located on Tar Bottom Road and is comprised of four (4) zero-grade fields with one (1) precision leveled field located on the northernmost part all irrigated via two (2) diesel-powered turbine wells as well as a diesel-powered re-lift located on a recovery ditch near the middle of this tract. This farm currently has a tenant in place for the next two crop seasons (ends Dec 31, 2025) with a “flex” rent structure of \$225 cash rent or 77.5/22.5 crop share, whichever is greater. This tract also had a duck lease for the 23/24 duck season that brought in \$30,000/year. A verbal option is on the table for the same client to rent this farm for the 24/25 duck season should the new owner be inclined to take on that option.



# PROPERTY FEATURES

PRICE: **\$4,300,000** | COUNTY: **LONOKE/JEFFERSON** | STATE: **ARKANSAS** | ACRES: **602**

- 602 +/- deeded acres
- 565 tillable acres per FSA
- 5 wells
- 2 re-lifts
- Precision-leveled
- Zero-grade
- 100% irrigated
- Cropland A
- Highway 15 frontage
- \$225 cash or 77.5/22.5 flex rent
- \$30,000/year duck lease



# 602 +/- DEEDED ACRES

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# 100% IRRIGATED

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# HIGHWAY 15 FRONTAGE

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# FSA MAP 1



**Common Land Unit**

Non-Cropland; Cropland

Tract Boundary

**Wetland Determination Identifiers**

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

Imagery Year: 2019

2021 Program Year

Map Created October 23, 2020

**Farm 4909**

**Tract 4579**

Tract Cropland Total: 223.97 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

# FSA MAP 2



### Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

### Wetland Determination Identifiers

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

Imagery Year: 2019

2021 Program Year

Map Created October 23, 2020

**Farm 4909**

**Tract 4925**

Tract Cropland Total: 264.45 acres

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# FSA MAP 3



### Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

### Wetland Determination Identifiers

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

Imagery Year: 2019

2021 Program Year

Map Created October 23, 2020

**Farm 4909**  
**Tract 4926**

Tract Cropland Total: 78.02 acres

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# FSA ASSESSMENT

<b>ARKANSAS</b> <b>LONOKE</b> <b>Form: FSA-156EZ</b> <small>See Page 3 for non-discriminatory Statements.</small>	 <b>United States Department of Agriculture</b> <b>Farm Service Agency</b> <b>Abbreviated 156 Farm Record</b>	<b>FARM : 4909</b> <b>Prepared : 4/13/21 2:11 PM</b> <b>Crop Year : 2021</b>
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<b>Operator Name</b>	: WAR FARMS
<b>Farms Associated with Operator</b>	: 05-085-1367, 05-085-1456, 05-085-1480, 05-119-1486, 05-085-1521, 05-085-3478, 05-085-4724, 05-085-4779, 05-085-4909, 05-085-4987, 05-085-5351, 05-085-5352
<b>CRP Contract Number(s)</b>	: None
<b>Recon ID</b>	: None
<b>Transferred From</b>	: None
<b>ARCPLC G/F Eligibility</b>	: Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
589.92	566.44	566.44	0.00	0.00	0.00	0.00	0.00	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	566.44	43.00		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	SOYBN, RICE-LGR

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Soybeans	114.51	0.00	32	
Rice-Long Grain	404.79	0.00	6609	
<b>TOTAL</b>	<b>519.30</b>	<b>0.00</b>		

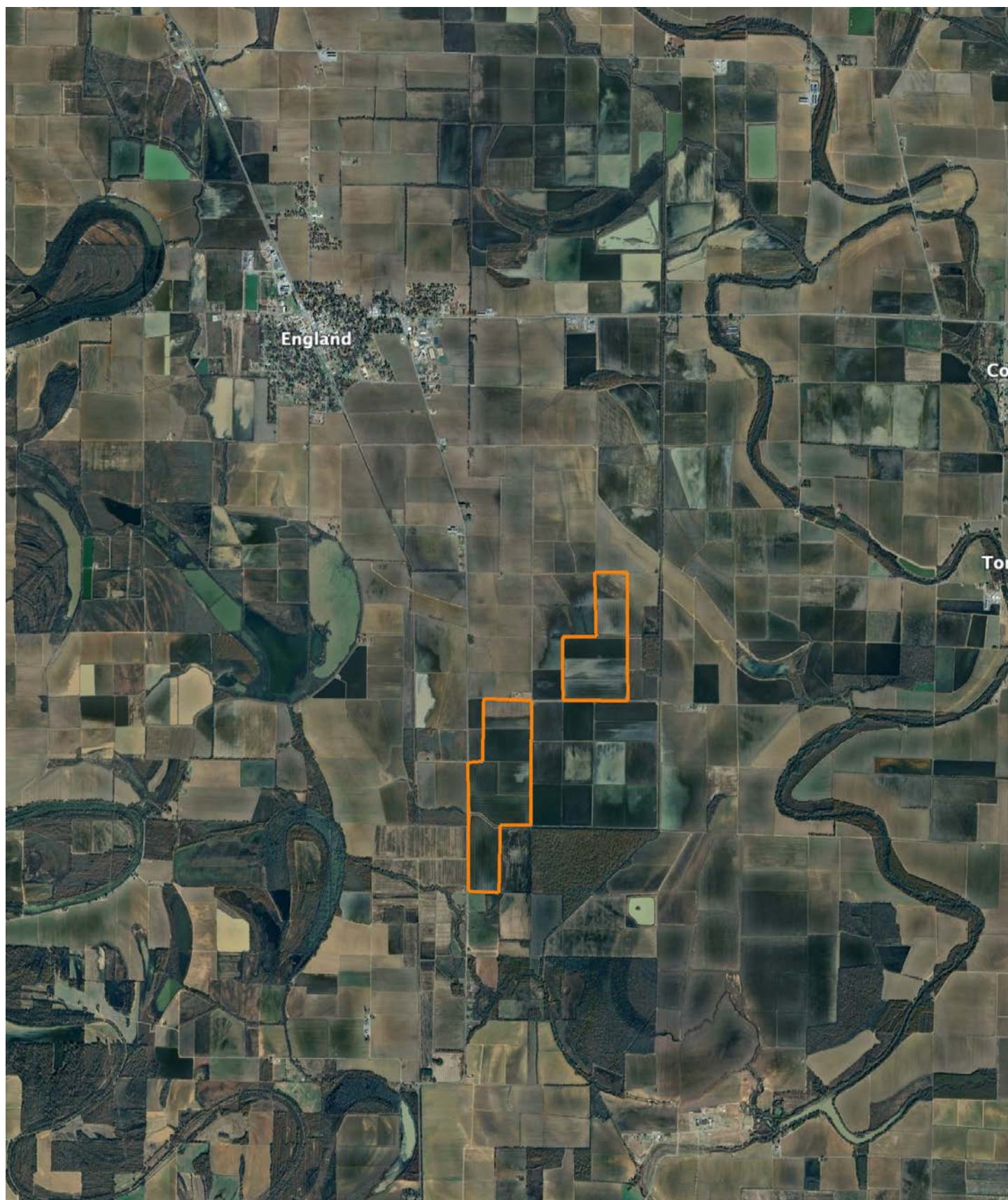
NOTES

<b>Tract Number</b>	: 4579
<b>Description</b>	: J/1
<b>FSA Physical Location</b>	: ARKANSAS/LONOKE
<b>ANSI Physical Location</b>	: ARKANSAS/LONOKE
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: NHEL: No agricultural commodity planted on undetermined fields
<b>Wetland Status</b>	: Tract does not contain a wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: MR ORELAN WADE JOHNSON II, BRANDY JOHNSON
<b>Other Producers</b>	: None
<b>Recon ID</b>	: None

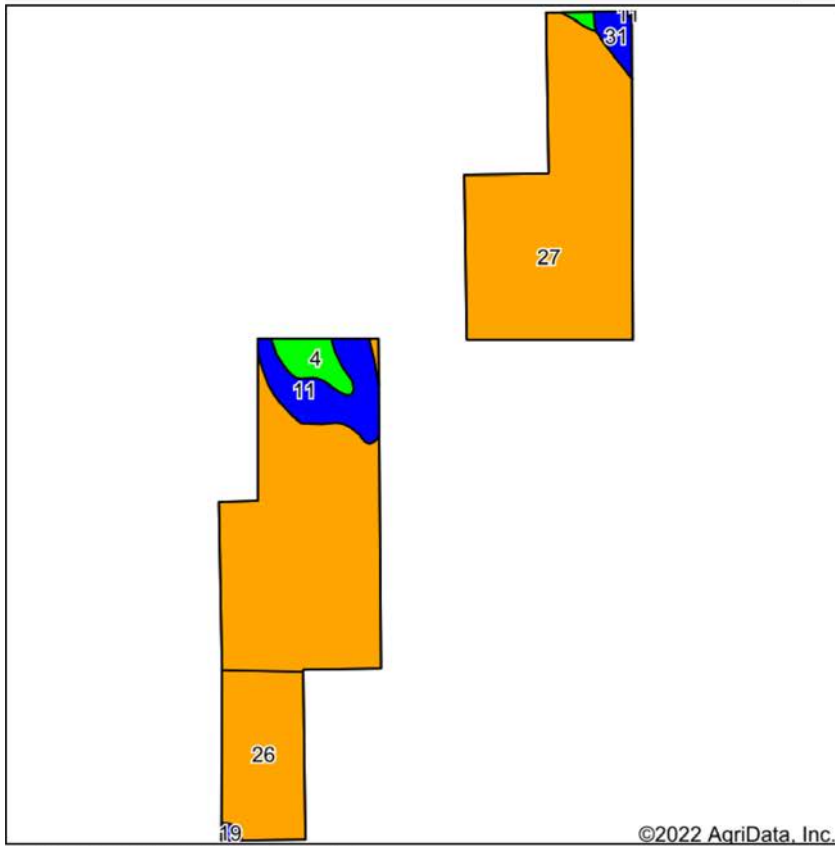
Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
223.97	223.97	223.97	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	223.97	17.10	0.00	0.00	0.00	0.00

# OVERVIEW MAP

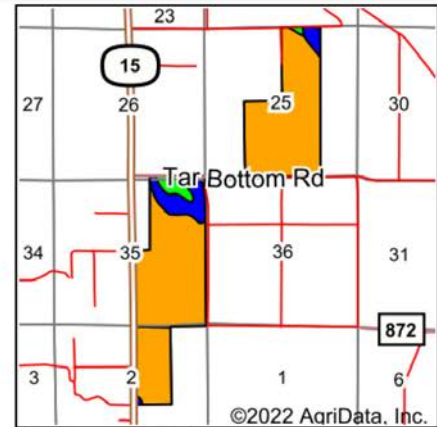
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# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**  
 County: **Lonoke**  
 Location: **35-2S-9W**  
 Township: **Gum Woods**  
 Acres: **601.93**  
 Date: **3/25/2022**



Maps Provided By:



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Area Symbol: AR660, Soil Area Version: 20							
Area Symbol: AR680, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	*n NCCPI Overall
27	Perry silty clay, 0 to 1 percent slopes	452.67	75.2%		1ft.	IIIw	48
26	Perry clay, 0 to 1 percent slopes	80.67	13.4%		1ft.	IIIw	48
11	Hebert silt loam, 0 to 1 percent slopes	40.00	6.6%		2.2ft.	IIw	86
4	Caspiana silt loam, 0 to 1 percent slopes	17.62	2.9%		4ft.	I	85
31	Rilla silt loam, 1 to 3 percent slopes	9.30	1.5%		5ft.	Ile	86
19	Hebert silt loam, 0 to 1 percent slopes	1.67	0.3%		2.2ft.	IIw	86
<b>Weighted Average</b>						<b>2.86</b>	<b>*n 52.3</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## AGENT CONTACT

Zach Luster has an extreme passion for the outdoors. He grew up hunting and fishing with his dad and was hooked at a young age. Born and raised in Jonesboro, Arkansas, Zach attended Jonesboro High School and graduated from Arkansas State University with a Bachelor of Science in Agriculture with an emphasis in Farm Management and minor in Plant Science. After school, he farmed and became a farm manager for a large-scale row crop operation, while also duck guiding in Casscoe and Egypt, AR. These experiences and knowledge of the soils led Zach to develop a strong desire for, and dedication to, land and agriculture.

At Midwest Land Group, he's able to fuel these passions, working in the outdoors with people who also love the outdoors. From chasing turkeys in the hills and guiding duck hunts in the river bottoms to farming for nearly a decade, Zach has spent his whole life dedicated to the land. He knows that there are abundant possibilities with each and every piece of property and what all it encompasses. Clients benefit from his loyalty, large network, and eagerness to succeed. Zach is married to his wife, Kailey, and together, they have a son, Holt. He is a member of the National Wild Turkey Federation and Delta Waterfowl, and serves as a Youth Director at Milligan Ridge Baptist Church. Other than hunting and fishing, Zach enjoys spending time with his family, attending church events and playing golf. Give Zach a call today to experience the Midwest Land Group difference.



**ZACH LUSTER**, LAND AGENT  
**870.729.1139**  
ZLuster@MidwestLandGroup.com



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