

MIDWEST LAND GROUP PRESENTS

240 ACRES IN

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# LONOKE COUNTY ARKANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# TAR BOTTOM 240

Located just south of England, Arkansas, this highly productive 240 +/- acre row crop farm on Tar Bottom Road offers a prime opportunity for both farmers and investors alike. With 224 +/- tillable acres, this property is designed for efficiency and high yields, making it an excellent choice for rice production. The farm is fully irrigated with three wells, and also 100% improved and leveled for optimal production. 194 +/- of the tillable acres are zero grade and an additional 30 +/- acres are leveled to a 1/10 fall, optimizing water management and irrigation. The property also features frontage on Tar Bottom Road, providing convenient access for farm operations and equipment.

This farm offers flexible income potential with a flex rent option of \$225 per acre in cash rent or a 77.5/22.5% share agreement, allowing for adaptable leasing arrangements. Additionally, for those interested in additional revenue streams, there is an optional duck hunting lease available at \$50 per acre.

With its combination of prime location, quality infrastructure, and strong income potential, this fully irrigated rice farm is an exceptional opportunity for those looking to expand their agricultural operations or invest in Arkansas farmland. Don't miss the chance to own this well-maintained and highly productive property—contact us today for more information!



# PROPERTY FEATURES

PRICE: **\$1,700,000** | COUNTY: **LONOKE** | STATE: **ARKANSAS** | ACRES: **240**

- 224 +/- tillable, per FSA
- 3 wells
- 100% irrigated
- All precision leveled
- 194 +/- acres zero grade
- 30 +/- acres leveled to 1/10 fall
- Rice farm
- Frontage on Tar Bottom Road
- Investment potential
- Duck hunting potential
- Flex rent \$225 cash or 77.5/22.5% share
- \$50 per acre duck lease option



# 224 +/- TILLABLE ACRES

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With 224 +/- tillable acres, this property is designed for efficiency and high yields, making it an excellent choice for rice production.



# PRECISION LEVELLED

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3 WELLS, 100% IRRIGATED

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# INVESTMENT POTENTIAL

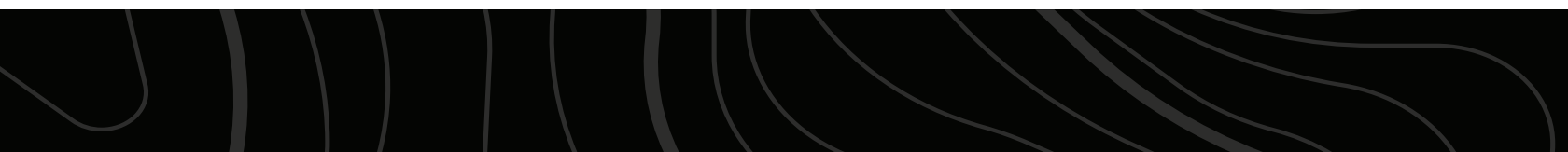
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This farm offers flexible income potential with a flex rent option of \$225 per acre in cash rent or a 77.5/22.5% share agreement, allowing for adaptable leasing arrangements. Additionally, for those interested in additional revenue streams, there is an optional duck hunting lease available at \$50 per acre.



# ADDITIONAL PHOTOS

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# AERIAL MAP

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# FSA MAP



**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).

ARKANSAS  
LONOKE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 4909  
Prepared : 4/13/21 2:11 PM  
Crop Year : 2021

See Page 3 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

**Operator Name** : WAR FARMS  
**Farms Associated with Operator** : 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  
**CRP Contract Number(s)** : None  
**Recon ID** : None  
**Transferred From** : None  
**ARCPLC G/WF Eligibility** : 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**

**Tract Number** : 4579

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

ARKANSAS  
LONOKE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 4909  
Prepared : 4/13/21 2:11 PM  
Crop Year : 2021

**Abbreviated 156 Farm Record**

**DCP Crop Data**

Tract 4579 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	45.30	0.00	32
Rice-Long Grain	160.13	0.00	6609
<b>TOTAL</b>	<b>205.43</b>	<b>0.00</b>	

**NOTES**

Tract Number : 4925

Description :  
 FSA Physical Location : ARKANSAS/LONOKE  
 ANSI Physical Location : ARKANSAS/LONOKE  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Tract does not contain a wetland  
 WL Violations : None  
 Owners : MR ORELAN WADE JOHNSON II, BRANDY JOHNSON  
 Other Producers : None  
 Recon ID : 05-085-2019-38

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
282.04	264.45	264.45	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	264.45	20.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	53.44	0.00	32
Rice-Long Grain	188.92	0.00	6609
<b>TOTAL</b>	<b>242.36</b>	<b>0.00</b>	

**NOTES**

Tract Number : 4926

Description :  
 FSA Physical Location : ARKANSAS/JEFFERSON  
 ANSI Physical Location : ARKANSAS/JEFFERSON  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Tract does not contain a wetland  
 WL Violations : None

ARKANSAS  
LONOKE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 4909**  
Prepared : 4/13/21 2:11 PM  
Crop Year : 2021

**Tract 4926 Continued ...**

**Owners** : MR ORELAN WADE JOHNSON II, BRANDY JOHNSON  
**Other Producers** : None  
**Recon ID** : 05-085-2019-38

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
83.91	78.02	78.02	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	78.02	5.90	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	15.77	0.00	32
Rice-Long Grain	55.74	0.00	6609
<b>TOTAL</b>	<b>71.51</b>	<b>0.00</b>	

**NOTES**

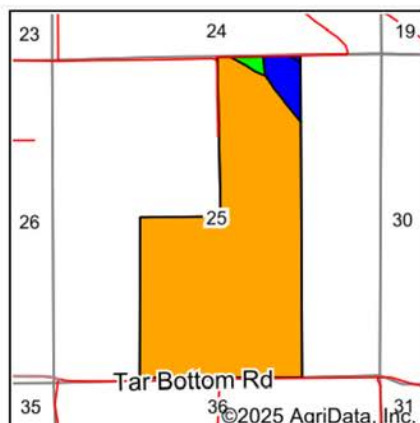
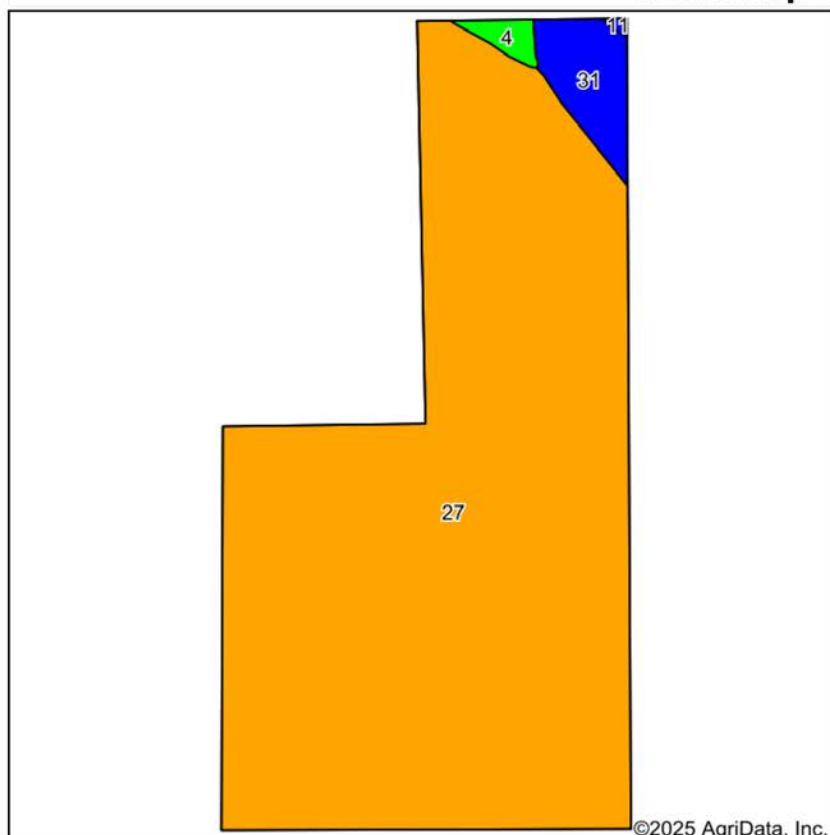
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# SOILS MAP



State: **Arkansas**  
 County: **Lonoke**  
 Location: **25-2S-9W**  
 Township: **Gum Woods**  
 Acres: **242.02**  
 Date: **2/14/2025**



Maps Provided By:  

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Soils data provided by USDA and NRCS.

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Area Symbol: AR680, Soil Area Version: 22									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	*n NCCPI Cotton
27	Perry silty clay, 0 to 1 percent slopes	230.27	95.1%		IIIw	48	31	31	48
31	Rilla silt loam, 1 to 3 percent slopes	9.39	3.9%		IIe	86	74	65	86
4	Caspiana silt loam, 0 to 1 percent slopes	2.10	0.9%		I	85	67	73	85
11	Hebert silt loam, 0 to 1 percent slopes	0.26	0.1%		IIw	86	72	67	86
<b>Weighted Average</b>					<b>2.94</b>	<b>*n 49.8</b>	<b>*n 33</b>	<b>*n 32.7</b>	<b>*n 49.8</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# CROP HISTORY MAP

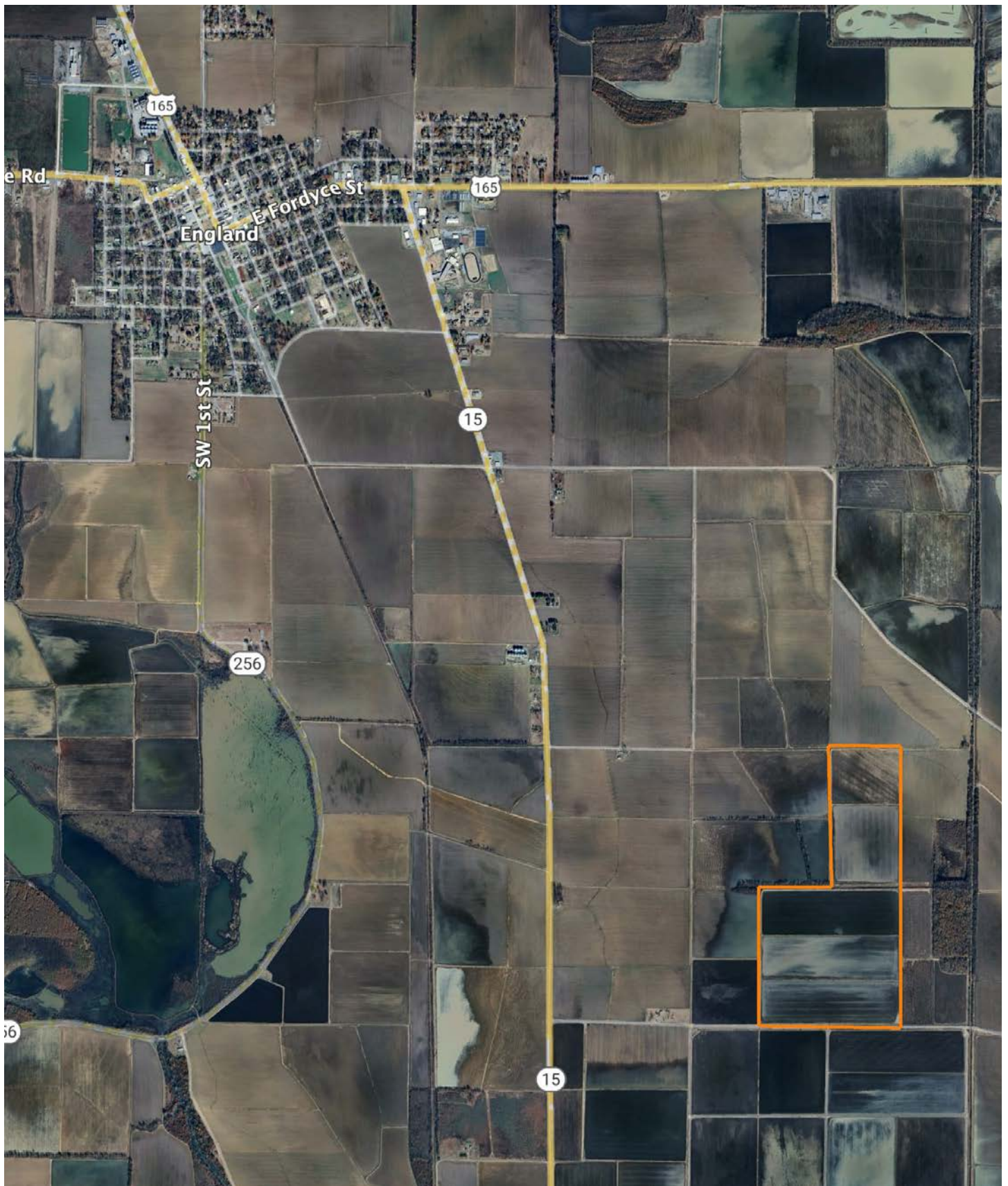


Boundary Center: 34° 30' 35.84, -91° 55' 50.11  
 State: AR County: Lonoke  
 Legal: 25-2S-9W Twnshp: Gum Woods  
 Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
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# OVERVIEW MAP



# 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 three sons, Holt, Wiley, and Silas. 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



**MidwestLandGroup.com**

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