

MIDWEST LAND GROUP PRESENTS

362 ACRES IN

LONOKE/JEFFERSON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LONOKE COUNTY 362

Located just south of England, Arkansas, along Highway 15, this 362 +/- acre row crop farm presents an exceptional investment opportunity. With 342 +/- tillable acres, this highly productive rice farm is fully irrigated and designed for maximum efficiency. The property features four wells—three electric and one diesel—ensuring reliable water access for consistent crop production.

The land is well-improved, with 50 +/- acres precision-leveled to a 1/10 fall and 292 +/- acres maintained at zero grade, optimizing water management and irrigation efficiency. With frontage along Highway 15, the farm offers excellent accessibility for equipment, transportation, and future operational needs.

This property also boasts strong income potential. It is currently available under a flex rent structure, offering \$225 per acre cash rent or a 77.5/22.5% crop share agreement. Additionally, there is an option to lease the farm for duck hunting at \$50 per acre, providing an extra source of revenue.

Whether you are an investor seeking a high-quality, income-generating farm or an operator looking to expand your agricultural footprint, this property offers stability and profitability. Don't miss this rare opportunity to own a well-irrigated, highly productive rice farm in a prime location. For more details or to schedule a viewing, contact us today!



PROPERTY FEATURES

PRICE: **\$2,575,000** | COUNTY: **LONOKE/JEFFERSON** | STATE: **ARKANSAS** | ACRES: **362**

- 362 +/- deeded acres
- 342 +/- tillable acres
- 4 wells: 3 electric, 1 diesel
- 50 +/- acres leveled to 1/10 fall
- 292 +/- acres zero grade
- Rice farm
- All irrigated
- Frontage on Highway 15
- Flex rent \$225 cash or 77.5/22.5%
- \$50 per acre duck lease (option)
- Investment farm



342 +/- TILLABLE ACRES

With 342 +/- tillable acres, this highly productive rice farm is fully irrigated and designed for maximum efficiency.



HIGHWAY 15 FRONTAGE

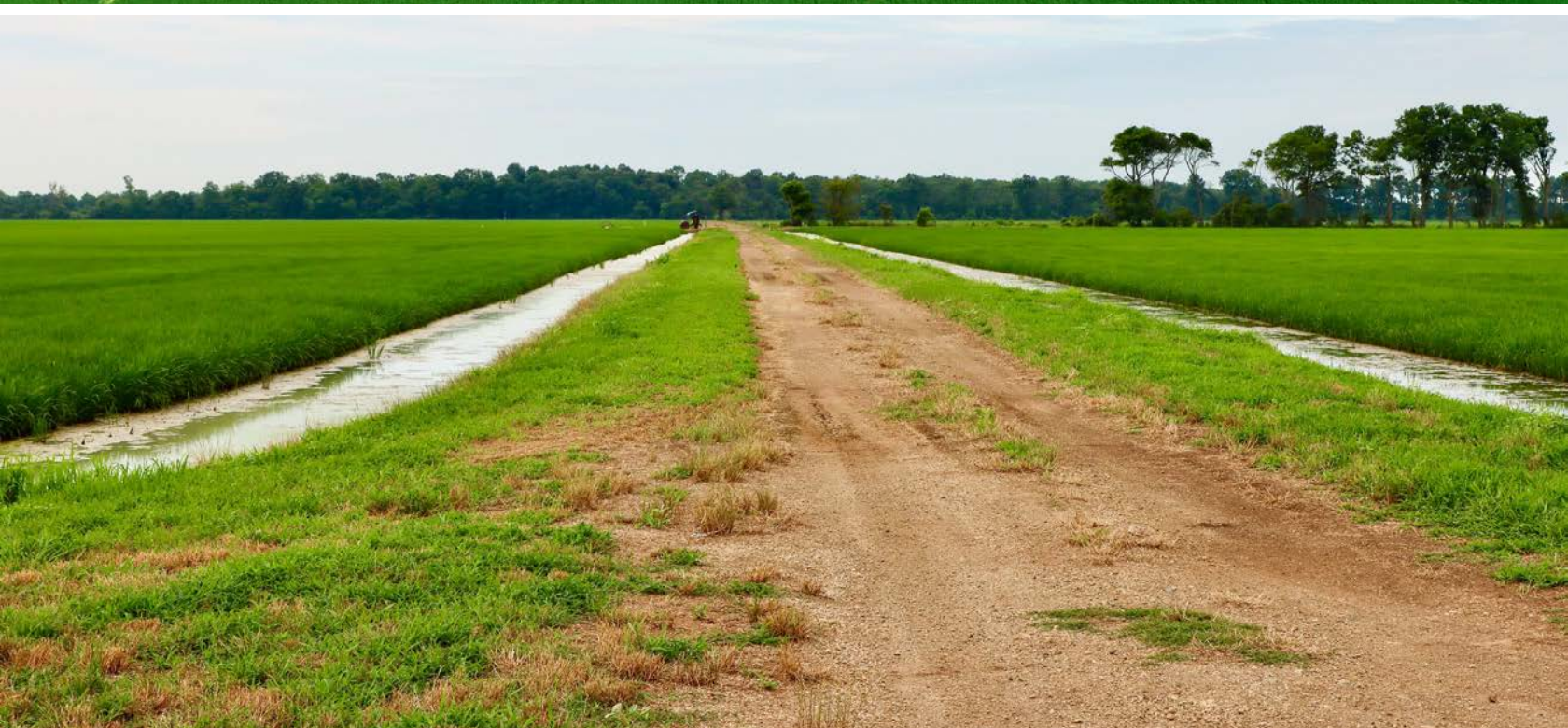


4 WELLS

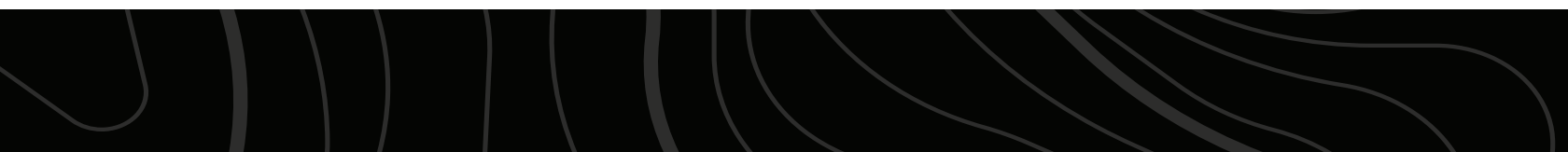


INCOME POTENTIAL

This property is currently available under a flex rent structure, offering \$225 per acre cash rent or a 77.5/22.5% crop share agreement. Additionally, there is an option to lease the farm for duck hunting at \$50 per acre, providing an extra source of revenue.



ADDITIONAL PHOTOS



AERIAL 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

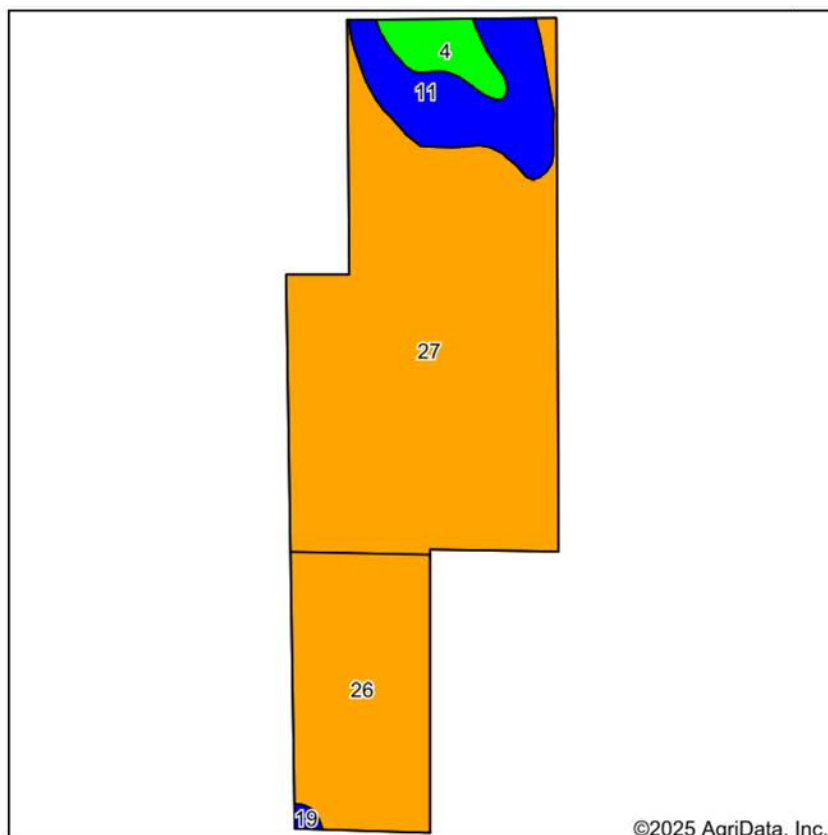
Farm 4909

Tract 4925

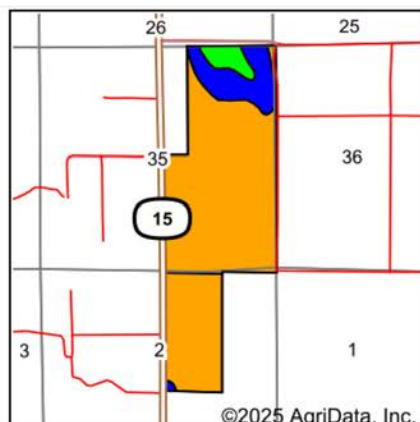
Tract Cropland Total: 264.45 acres

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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Lonoke**
 Location: **35-2S-9W**
 Township: **Gum Woods**
 Acres: **362.23**
 Date: **2/14/2025**



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: AR660, Soil Area Version: 23									
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	228.12	63.0%		IIIw	48	31	31	48
26	Perry clay, 0 to 1 percent slopes	81.75	22.6%		IIIw	48	31	31	48
11	Hebert silt loam, 0 to 1 percent slopes	38.17	10.5%		IIw	86	72	67	86
4	Caspiana silt loam, 0 to 1 percent slopes	13.03	3.6%		I	85	67	73	85
19	Hebert silt loam, 0 to 1 percent slopes	1.16	0.3%		IIw	86	72	67	86
Weighted Average					2.82	*n 53.5	*n 36.7	*n 36.4	*n 53.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

CROP HISTORY MAP

4 Year Crop History



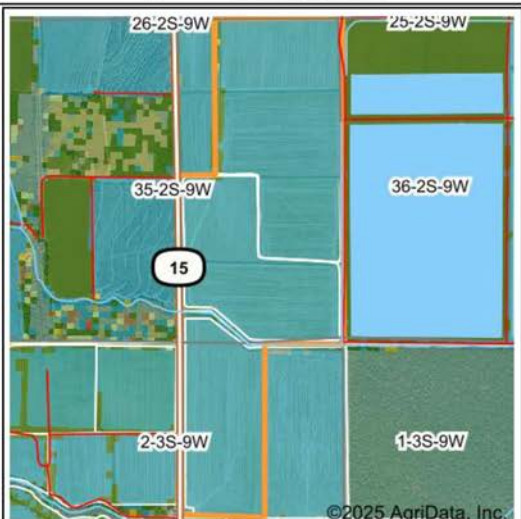
Owner/Operator:		Date:	2/14/2025
Address:		Farm Name:	
Address:		Field ID:	
Phone:		Acct. #:	

Crop Year: 2024



No Data For 2024

Crop Year: 2023



Rice
Soybeans

Crop Year: 2022



Rice
Corn
Soybeans
Fallow/Idle Cropland

Crop Year: 2021



Rice
Soybeans

Boundary Center: 34° 29' 30.15, -91° 56' 38.06

State: AR

County: Lenoir

Legal: 35-2S-9W

Township: Gum Woods

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



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 4926

Tract Cropland Total: 78.02 acres

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ARKANSAS

LONOKE

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4909

Prepared : 4/13/21 2:11 PM

Crop Year : 2021

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/F 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	

TOTAL 519.30 0.00

NOTES

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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

Abbreviated 156 Farm Record

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

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
TOTAL	205.43	0.00	

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
TOTAL	242.36	0.00	

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

TOTAL 71.51 0.00

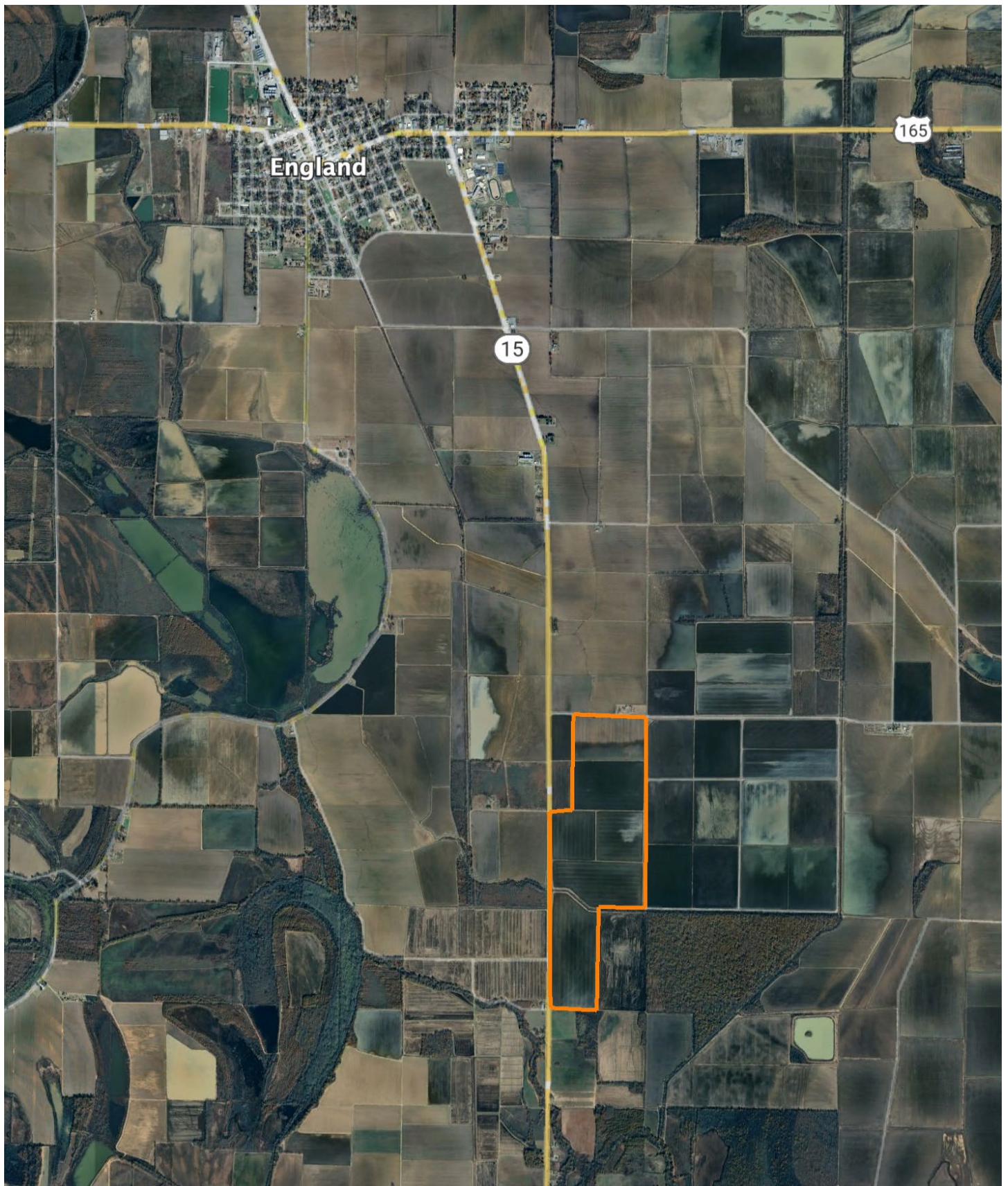
NOTES

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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
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MidwestLandGroup.com

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