

FOR SALE

560 +/- Acres

Shearerville, Arkansas, St. Francis County

G A Robinson Land Co. LLC is the Exclusive Agent for the property described herein. This brochure and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy. Prospective buyers are urged to inspect the property and perform their own independent due diligence. G A Robinson Land Co LLC. and its agents assume no liability as to errors, omissions or investment results.

FOR APPOINTMENT PLEASE CONTACT: BERT ROBINSON IV

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91 South Front Street • Suite 02 • Memphis, Tennessee 38103



Highly Productive Irrigated Farmland

Shearerville, Arkansas

Description

560 acres of highly productive irrigated farmland located near Shearerville, Arkansas in St. Francis County.

Location

Located in eastern St. Francis County near the community of Shearerville, Only 22 miles from downtown Memphis, the property is just south of Interstate 40 and slightly east of Blackfish Bayou and Lake.

Acreage and Topography

560+/- total acres with 520.52 +/- cultivated. The topography is very flat and well suited for rice and soybean production. The farm has been surveyed for landleveling. The cut sheets indicated that the entire property can be precision leveled for approx. 362 yds/ac. Cut sheets available upon request.

Improvements

There are three irrigation wells that irrigate 100% of the property. There are no buildings or structures.

Base Acres

Rice-Long Grain: 75.44, 5549 (PLC Yield)

Soybeans: 292.45, 30 (PLC Yield)

Rice-Med Grain: 202.31, 4495 (PLC Yield)

Projected Farm Income

Based on 25% share rent.

Rice 250 acres x 175 bu. x \$5.00 x .25 = \$64,687

Beans 274 acres x 50 bu. x \$9.00 x .25 = \$30,825

Total Projected Rent* = \$95,512 (\$182 per cult acre)

Projected rent shows a 4.13% return on Purchase Price.

** does not include any USDA FSA payments*

Recreational Opportunities

This property is located in a proven waterfowl area. Nearly adjacent to Blackfish Bayou and Blackfish Lake, this area has consistently produced excellent duck hunting for many years. This property is ideal for waterfowl development due to the generally flat elevations, prime soils types for rice production and an excellent location in a proven flyway.

Sales Price

\$2,500,000

Showing

To schedule a showing, please contact Bert Robinson IV at the numbers listed below.

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G.A. ROBINSON
LAND COMPANY - EST. 1950

AERIAL PROPERTY MAP

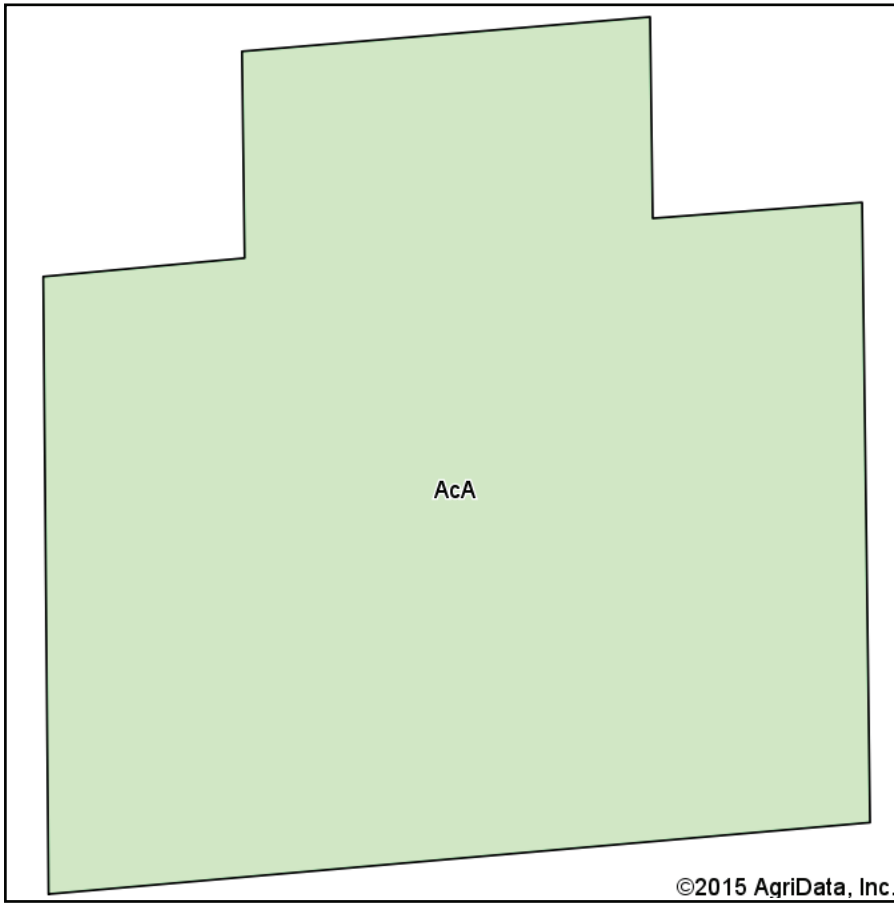


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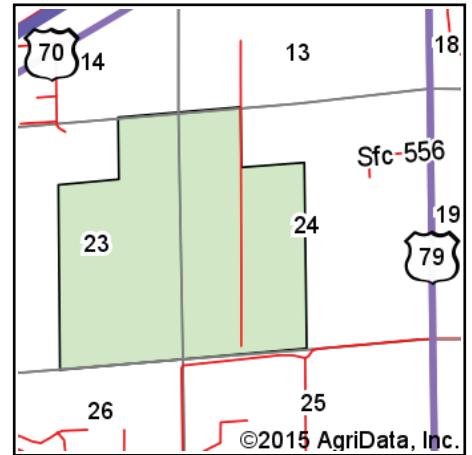
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Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **St Francis**
 Location: **23-6N-6E**
 Township: **Heth**
 Acres: **554.12**
 Date: **7/29/2015**



Area Symbol: AR123, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c
AcA	Alligator and Sharkey clays, 0 to 1 percent slopes	554.12	100.0%	

Area Symbol: AR123, Soil Area Version: 12

*c: Using Capabilities Class Dominant Condition Aggregation Method

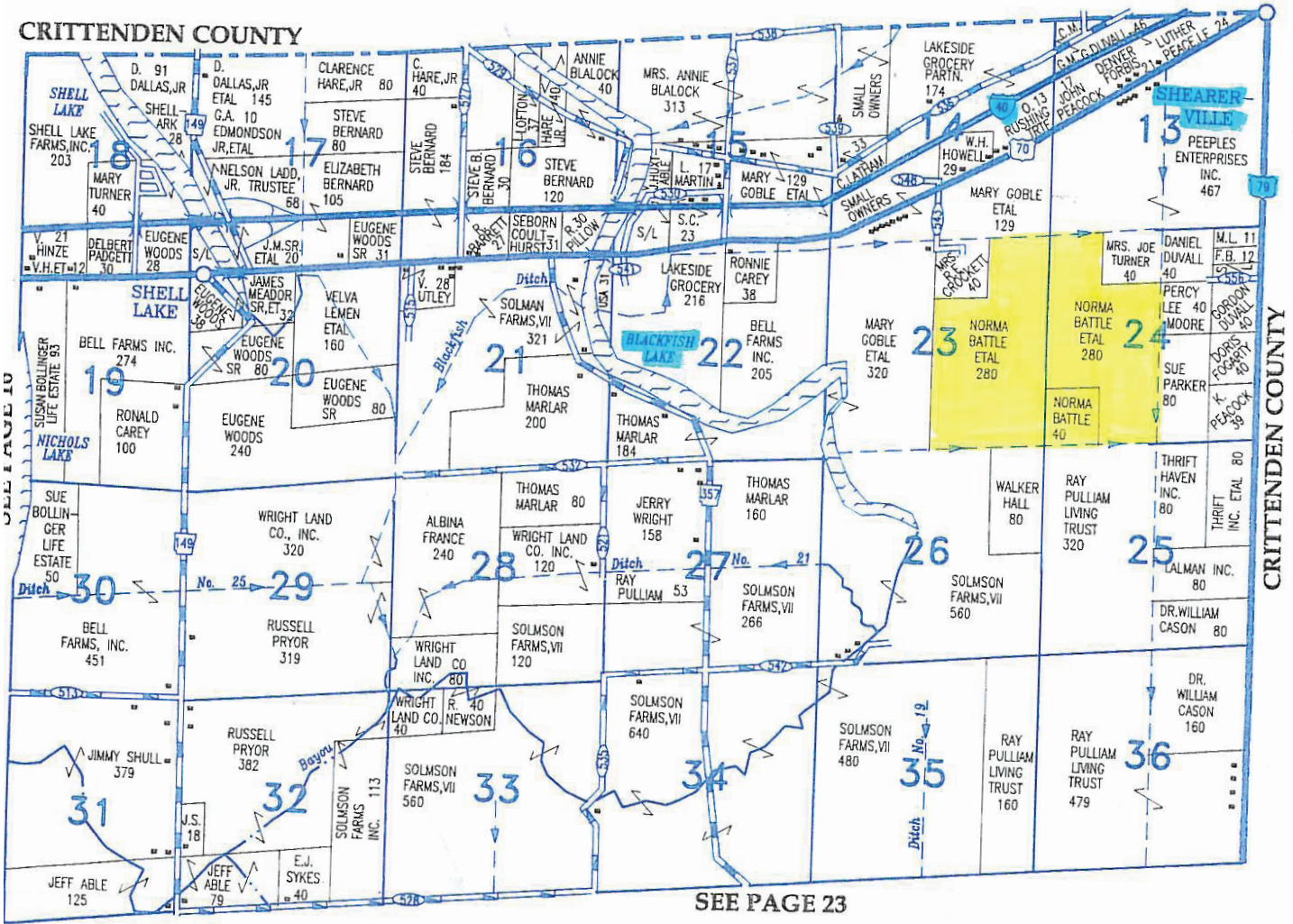
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Arkansas
St. Francis
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

Prepared: 4/11/16 2:57 PM
Crop Year: 2016
Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: BIG EARL FARMS
Farm Identifier: RE91-4 DIV/2090
Recon Number:

Farms Associated with Operator:
230, 3068, 3603, 3674, 3991

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
551.42	520.52	520.52	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	520.52	50.1	0.0			N	

ARC/PLC		PLC		PLC-Default
ARC-IC NONE	ARC-CO SOYBN	RICE-LGR, RICE-MGR		NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction	HIP
RICE-LONG GRAIN	75.44		5549	0.0	
SOYBEANS	292.45		30	0.0	100
RICE-MED GRAIN	202.31		4495	0.0	
Total Base Acres:	570.2				

Tract Number: 2074 Description: X2/1A Sec 23,24 T-6N R-6E FAV/WR History: N
 BIA Range Unit Number:
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields
 Wetland Status: Tract does not contain a wetland
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
551.42	520.52	520.52	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	520.52	50.1	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	75.44		5549	0.0
RICE-MED GRAIN	202.31		4495	0.0
SOYBEANS	292.45		30	0.0
Total Base Acres:	570.2			

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