

236+/- Acres Of Prime Farmland Crittenden County, Arkansas



Exclusively Offered By G. A Robinson Land Co. LLC
To arrange a private showing call:
Bert Robinson IV
901-526-7631
bertrobinson@garobinson.com

G. A. Robinson Land Co LLC is the exclusive listing agent for the Seller. All of the information contained herein is deemed to be correct, however Agent and Seller do not warrant against errors or omissions and urge prospective Buyers to perform their own inspections and due diligence of the property.

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Property Overview

Description: 236.66 acres of prime farmland in Crittenden County, Arkansas. This property is precision leveled, well based and highly productive.

Location: The property is located six miles west of West Memphis, Arkansas on the north side of Interstate 40. The property has frontage on Kathy Goodhope Rd.

Acreage: There are 236.66+/- total acres with 224.1 cultivated acres. All of the acres are precision leveled and irrigated.

FSA#: 404

	<u>Crop</u>	<u>Acres</u>	<u>Direct & CC Yield</u>
FSA Bases:	Soybeans	98.3	15bu
	Rice	116.5	4147lbs.

Direct Pmt: \$9500

Taxes: 2009 taxes were \$1141.25

Lease: Tract A is cash lease leased for \$125/acre or \$9375.
Tract B is leased on a 25 % crop share. See attached for projected rent.

Price: \$899,000

Owner/ Agent: An affiliate, employee, or person otherwise associated with G. A. Robinson Land Co. LLC. is the owner of this property.

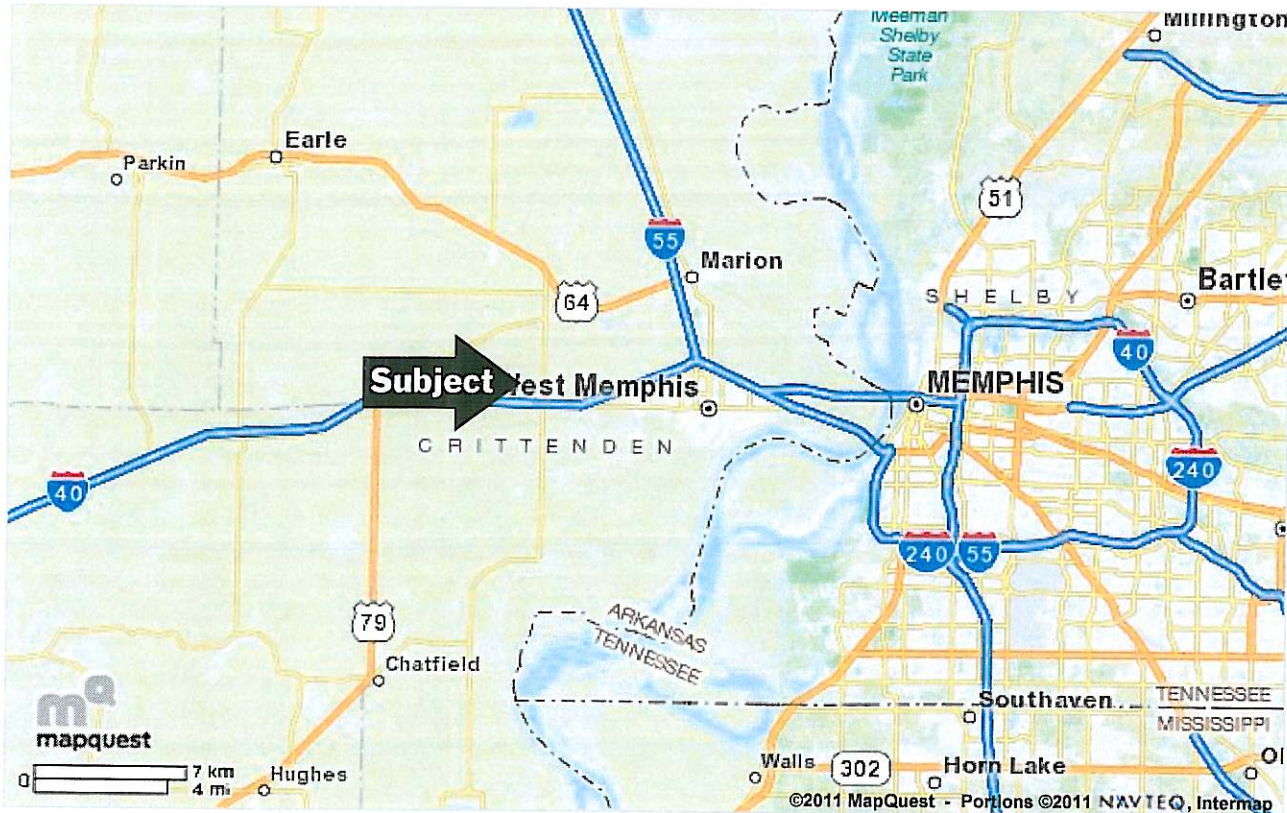


This map doesn't contain any items.

Notes

LOCATION MAP

236 ACRES CRITTENDEN COUNTY



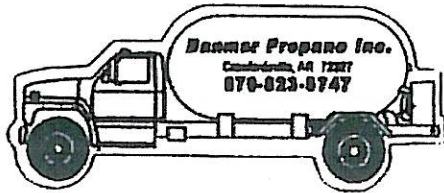
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DANMAR PROPANE, INC.

PROPANE SALES AND SERVICE

Plastic Culverts
Flashboard Risers
Polypipe & Accessories



Power Unit Rental
(Rice Farming and Duck Hunting)
Levee Gates

Mark Felker

Greg Pipkin

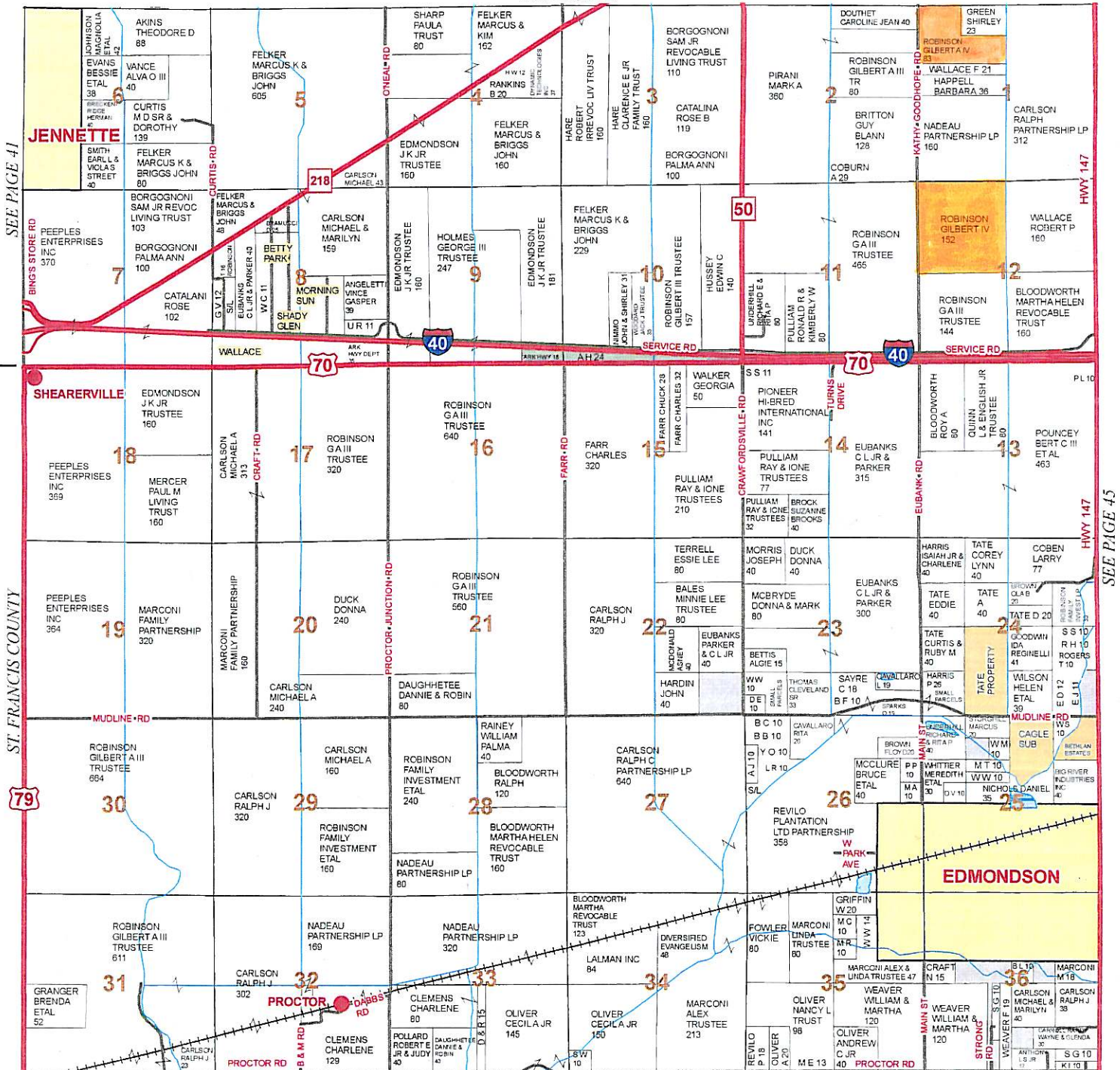
114 YOUNG STREET

CRAWFORDSVILLE, AR

(870) 823-5747

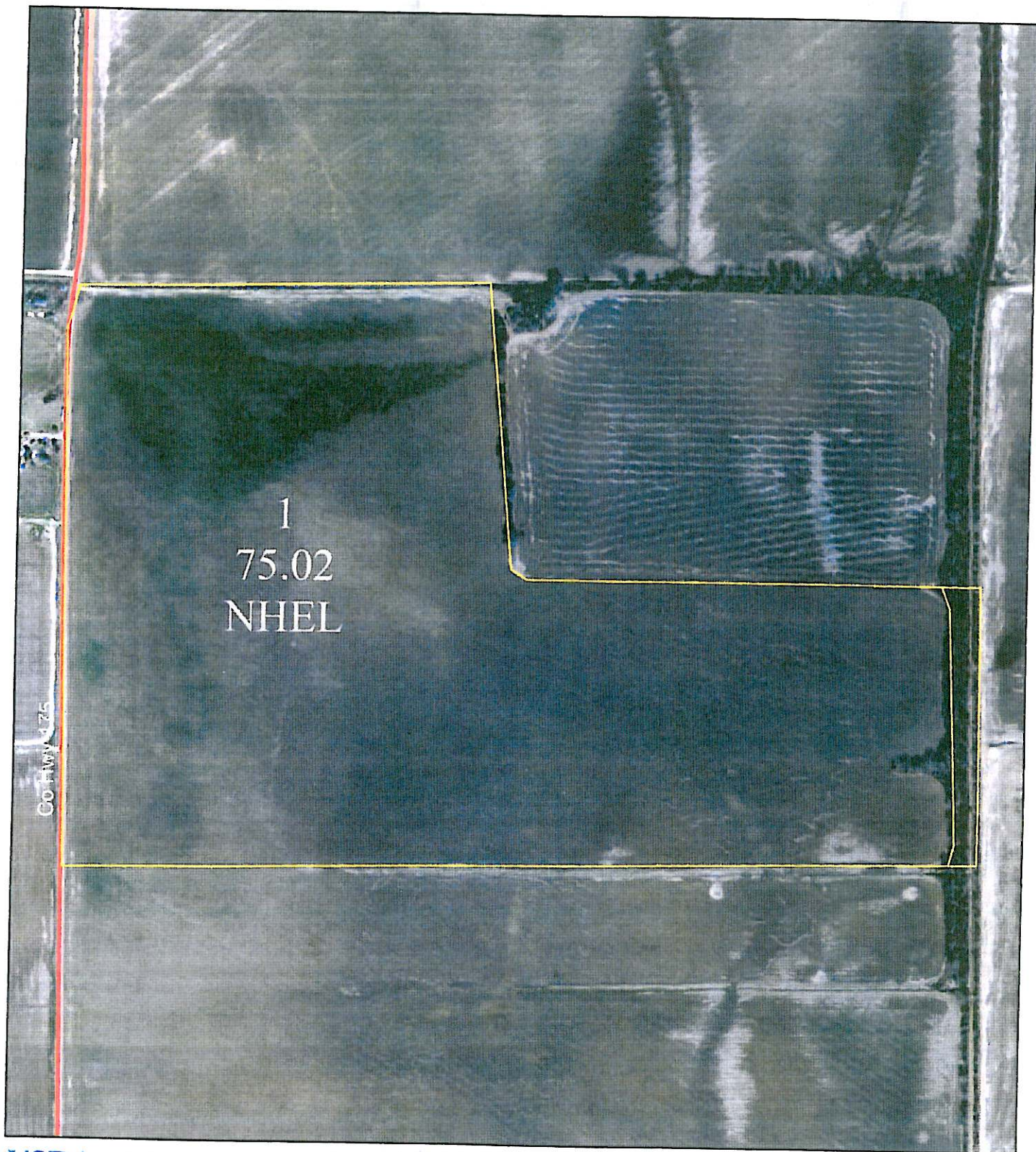
TOWNSHIP 6N • RANGE 7E

SEE PAGE 35



Farm: 404 *Holmes* Tract: 728

Fiscal Year: 2009



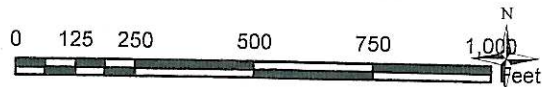
USDA USDA
Farm Service Agency

Crittenden County, Arkansas

Note: This acreage is for FSA program purposes only.

Printed Date:

- Wetland Determination Identifiers
- Restricted use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions



Photography Date: **2006**

Farm: 404 *Helms* Tract: 737

Fiscal Year: 2009



USDA USDA
Farm Service Agency

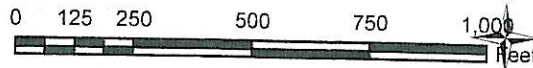
Crittenden County, Arkansas

Note: This acreage is for FSA program purposes only.

Printed Date:

Wetland Determination Identifiers

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



Photography Date: **2006**

PROJECTED RENT

Holmes

	Total	Cultivated	Leveled	Irrigated
Tract A	82.12	75	75	75
Tract B	<u>154.54</u>	<u>149.1</u>	<u>149.1</u>	<u>149.1</u>
	236.66	224.1	224.1	224.1
Base	Rice	116.5	4147	
	Beans	98.3	15	

Leases

Tract A \$9,375 – Wallace \$125/acre

Tract B 25% -- Carlson

Rice 149.1 x 175 bu x \$6 x 25% = \$39,139

Direct Payment Tract B = 1,650

\$40,789 Carlson

\$ 9,375 Wallace

Total Projected Rent \$50,164

Holmes

Arkansas
Crittenden
Report ID: FSA-156EZ

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

FARM: 404
Prepared: 12/2/08 10:28 AM
Crop Year: 2009
Page: 1 of 2

Operator Name and Last 4
EVA DAN FARMS PARTNERSHIP - 9314

Farms Associated with Operator:
1311, 1660, 2051, 2790, 2964

Other Producers Associated with Farm:
VINCENT FARMS

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status
230.6	224.1	224.1	0.0	0.0	0.0	0.0	Active
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	CRP MPL		FAV/WR History
0.0	0.0	224.1	0.0	0.0	0.0		N

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction
RICE	116.5	0.0	0.0	4147	4147	0.0
SOYBEANS	98.3	0.0	0.0	15	15	0.0
Total Base Acres:	214.8					

Tract Number: 728 Identifier F111A

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Tract does not contain a wetland

WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	
76.1	75.0	75.0	0.0	0.0	0.0	0.0	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	CRP MPL		
0.0	0.0	75.0	0.0	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
RICE	39.5	4147	4147	0.0	0.0	0	0.0
SOYBEANS	33.3	15	15	0.0	0.0	0	0.0
Total Base Acres:	72.8						

Owners: GILBERT A ROBINSON IV

Arkansas
 Crittenden
 Report ID: FSA-156EZ

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

FARM: 404
 Prepared: 12/2/08 10:28 AM
 Crop Year: 2009
 Page: 2 of 2

Tract Number: 737 Identifier F121A

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Tract does not contain a wetland

WL Violations: None

FAV/WR
 History
 N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	
154.5	149.1	149.1	0.0	0.0	0.0	0.0	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	CRP MPL		
0.0	0.0	149.1	0.0	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
RICE	77.0	4147	4147	0.0	0.0	0	0.0
SOYBEANS	65.0	15	15	0.0	0.0	0	0.0
Total Base Acres:	142.0						

Owners: GILBERT A ROBINSON IV