



**FOR SALE**

## **BECKER FARMS**

**IRRIGATED FARMLAND, ST. FRANCIS COUNTY**

**418 +/- ACRES**

**FORREST CITY, ARKANSAS**

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. AGENTS ASSUME NO LIABILITY AS TO ERRORS, OMISSIONS OR INVESTMENT RESULTS.

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**G.A. ROBINSON**  
LAND COMPANY - EST. 1950

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FOR APPOINTMENT PLEASE CONTACT  
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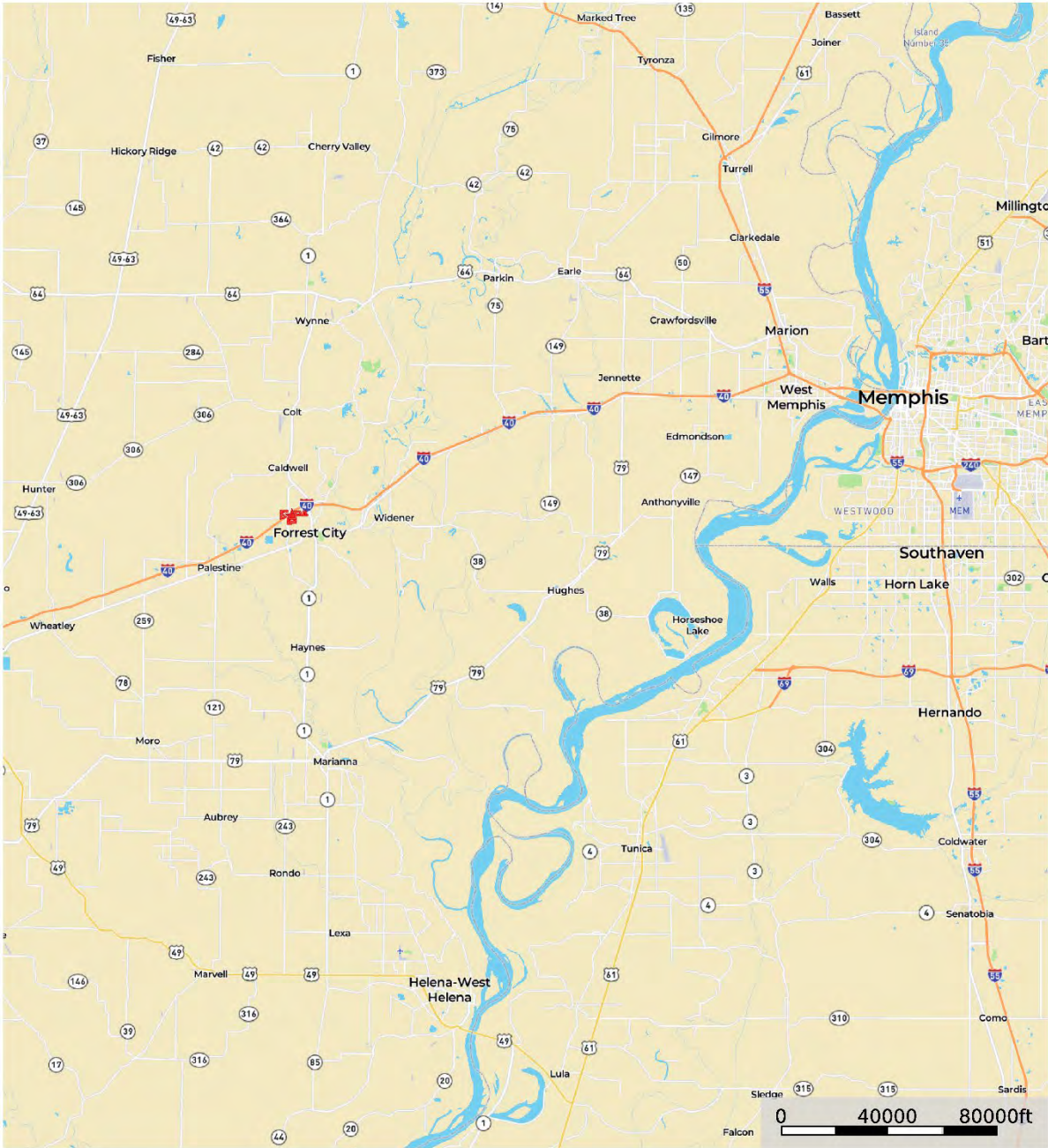
## BECKER FARMS

St. Francis County, Arkansas

<b>THE PROPERTY:</b>	A highly productive and versatile farm located just outside of the Forest City, AR city limits. Historically cotton, corn, rice and soybeans have been grown on the property. Excellent soils that allow for high producing crops and a regular rotation. The property is crop-share leased at 25%. Significant potential for commercial development on several tracts.
<b>LOCATION:</b>	Excellent access on AR Hwy 1 and numerous county roads. Great visibility from I-40.
<b>INTERACTIVE MAP:</b>	<a href="https://id.land/maps/2a49d56aa753ad1899e20f343e921a44/share">https://id.land/maps/2a49d56aa753ad1899e20f343e921a44/share</a>
<b>ACREAGE:</b>	418 +/- total acres 368 +/- cultivated acres 330 +/- irrigated acres 3 wells, furrow irrigated
<b>PROPERTY TAXES:</b>	2024 - \$3,044.13
<b>ASKING PRICE:</b>	\$2,700,000
<b>SHOWINGS:</b>	Available by appointment only, contact Bert Robinson IV

BECKER FARMS

St. Francis County, Arkansas

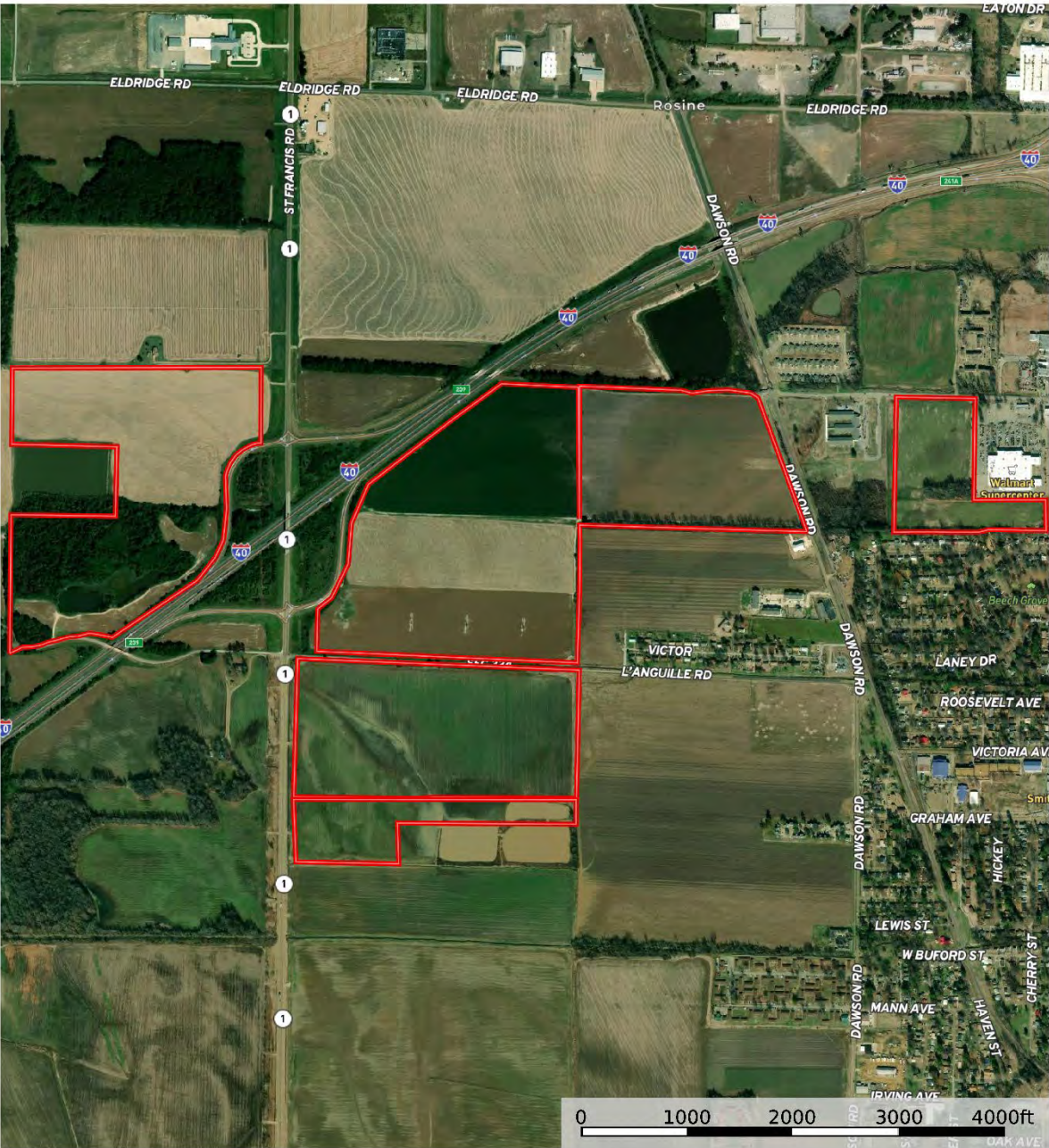


★ Star      □ Boundary



BECKER FARMS

St. Francis County, Arkansas






BECKER FARMS

St. Francis County, Arkansas




## BECKER FARMS

St. Francis County, Arkansas

|  All Polygons 403.59 ac


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CIA	Calloway silt loam, 0 to 1 percent slopes	246.92	61.18	0	58	2w
He	Henry silt loam, 0 to 1 percent slopes	114.69	28.42	0	57	3w
LgB	Loring silt loam, 1 to 3 percent slopes, west	19.19	4.75	0	65	2e
Ca	Calhoun silt loam	12.11	3.0	0	75	3w
LgA	Loring silt loam, 0 to 1 percent slopes	4.68	1.16	0	66	2w
W	Water	4.47	1.11	0	-	-
Ak	Arkabutla silt loam	1.53	0.38	0	77	2w
TOTALS		403.59(*)	100%	-	58.08	2.32

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

|  Boundary 26.56 ac


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CIA	Calloway silt loam, 0 to 1 percent slopes	17.95	67.58	0	58	2w
Ca	Calhoun silt loam	8.61	32.42	0	75	3w
TOTALS		26.56(*)	100%	-	63.51	2.32

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

|  Boundary 173.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CIA	Calloway silt loam, 0 to 1 percent slopes	143.56	82.89	0	58	2w
He	Henry silt loam, 0 to 1 percent slopes	25.55	14.75	0	57	3w
Ca	Calhoun silt loam	2.78	1.61	0	75	3w
Ak	Arkabutla silt loam	1.31	0.76	0	77	2w
TOTALS		173.2(*)	100%	-	58.27	2.16

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

|  Boundary 101.88 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CIA	Calloway silt loam, 0 to 1 percent slopes	50.8	49.86	0	58	2w
He	Henry silt loam, 0 to 1 percent slopes	41.8	41.03	0	57	3w



## BECKER FARMS

St. Francis County, Arkansas

LgB	Loring silt loam, 1 to 3 percent slopes, west	4.81	4.72	0	65	2e
W	Water	4.47	4.39	0	-	-
TOTALS		101.88(*)	100%	-	55.38	2.43

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Boundary 77.93 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CIA	Calloway silt loam, 0 to 1 percent slopes	33.41	42.87	0	58	2w
He	Henry silt loam, 0 to 1 percent slopes	33.21	42.62	0	57	3w
LgB	Loring silt loam, 1 to 3 percent slopes, west	11.08	14.22	0	65	2e
Ca	Calhoun silt loam	0.23	0.3	0	75	3w
TOTALS		77.93(*)	100%	-	58.62	2.43

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Boundary 22.41 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
He	Henry silt loam, 0 to 1 percent slopes	14.13	63.05	0	57	3w
LgA	Loring silt loam, 0 to 1 percent slopes	4.58	20.44	0	66	2w
LgB	Loring silt loam, 1 to 3 percent slopes, west	3.3	14.73	0	65	2e
CIA	Calloway silt loam, 0 to 1 percent slopes	0.4	1.78	0	58	2w
TOTALS		22.41(*)	100%	-	60.04	2.63

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Boundary 1.61 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CIA	Calloway silt loam, 0 to 1 percent slopes	0.8	50	0	58	2w
Ca	Calhoun silt loam	0.49	30.63	0	75	3w
Ak	Arkabutla silt loam	0.22	13.75	0	77	2w
LgA	Loring silt loam, 0 to 1 percent slopes	0.1	6.25	0	66	2w
TOTALS		1.61(*)	100%	-	66.68	2.3

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



PROPERTY PHOTOS





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