



**DELTA
FARMLAND**



MONROE COUNTY GRAIN FARM

Monroe County, Arkansas

900 +/- Total Acres | 850 +/- Crop Acres

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Joey Bland, of Delta Farmland, is the exclusive agent for the property described herein. All information contained herein is believed to be correct, however, there is no guarantee to the accuracy. Prospective buyers are urged to inspect the property and improvements and perform their own independent due diligence. The agent assumes no liability as to errors, omissions or investment results. All information is approximate.



MONROE COUNTY GRAIN FARM

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Located approximately 10 miles south of Brinkley, Arkansas on Highway 49 and approximately 4.5 miles east of Clarendon, Arkansas on Highway 79, this 900 +/- acre farm has an excellent yield history. With an extensive tail water recovery ditch system, this farm is a highly efficient grain farm. This farm is broken up into five separate tracts.

PROPERTY FEATURES:

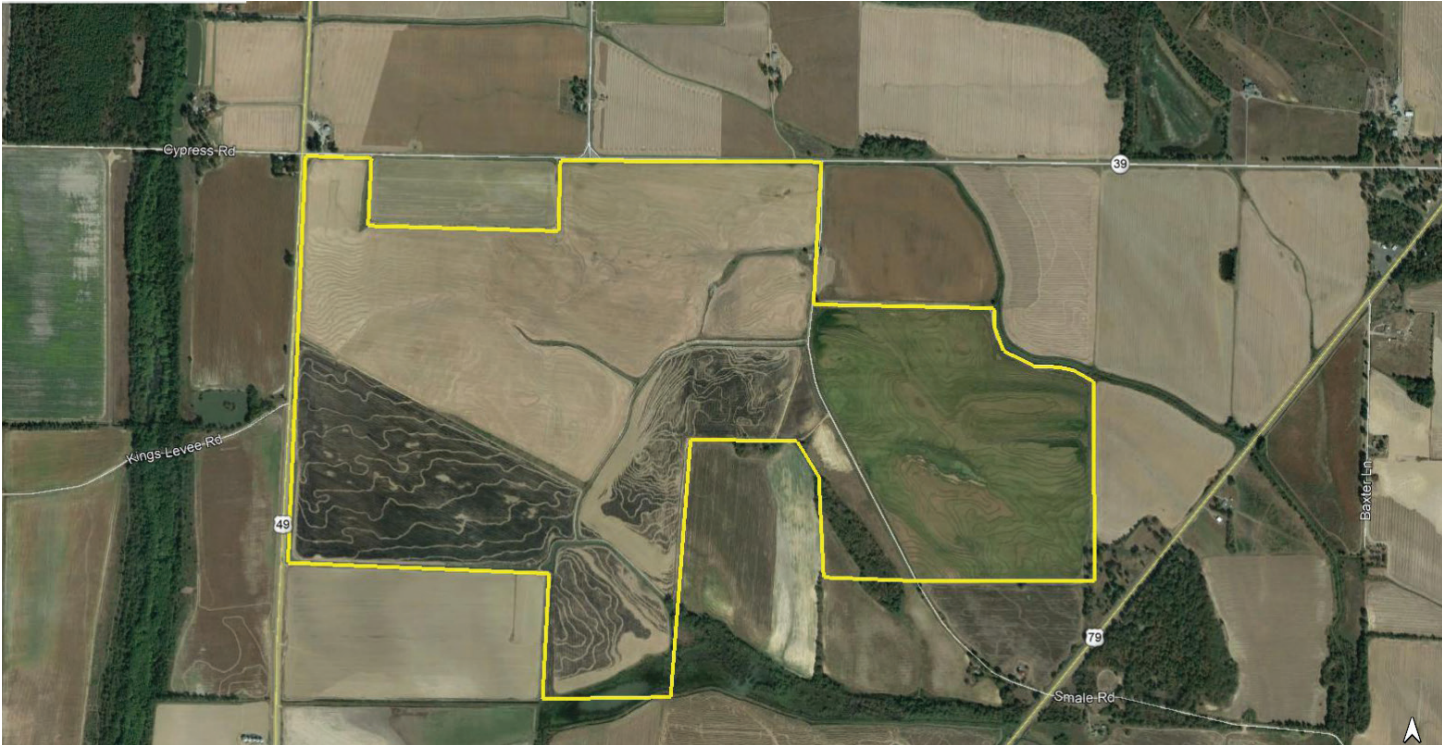
- ❖ Total Acres – 902 +/-
- ❖ Crop Acres – 856 +/-
- ❖ 100% irrigated with 22 wells
- ❖ Tail water recovery system includes 6 permanently mounted pumping stations with 18" to 24" underground pipes
- ❖ Most of the farm soils are sandy loam composition
- ❖ Farm experiences no significant flooding – will hold water easily for duck hunting
- ❖ Substantial, high quality grain bin storage of approximately 800,000 bushel capacity
- ❖ All grain bins connected by a loop system with one dump and two load-outs available

- ❖ Partially renovated duck hunting lodge and seed sampling building with approximately 6,200 heated square feet
- ❖ Large, new, insulated and heated shop building (76' x 130')
- ❖ Small, insulated, steel framed shop (30' x 30')
- ❖ Tenant house with 1,100 +/- square feet
- ❖ All mineral and water rights transfer with the property

AVERAGE YIELDS:

- ❖ Rice – 160 to 190 bu/ac
- ❖ Beans – 60 to 80 bu/ac
- ❖ Corn – 170 to 190 bu/ac

TRACT 1



TRACT 1



TRACT 2



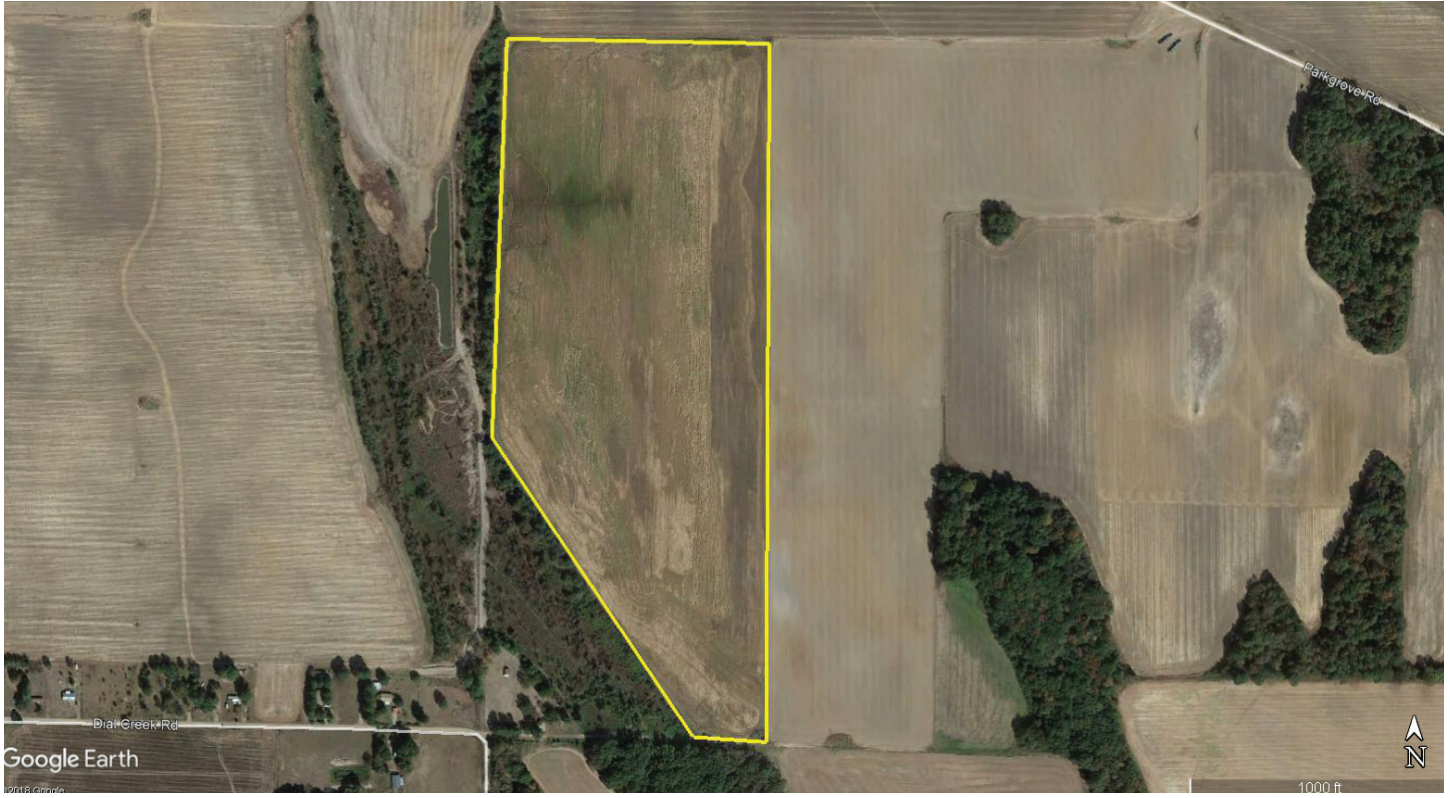
TRACT 3



TRACT 4



TRACT 5





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