

**WRITTEN OFFERS SHOULD BE SUBMITTED
BY FEBRUARY 17, 2023 AT 5:00PM**

{ SEE DETAILS ON NEXT PAGE }

CONSULTING | REALTY | DEVELOPMENT

TILLER LAND

- COMPANY -

FARMLAND COLLECTION

PRESENTING

THE BALL FARM

POINSETT COUNTY, ARKANSAS

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THE BALL FARM

- Poinsett County, Arkansas -

PROPERTY SUMMARY:

The Ball Farm is a 345 acre family-owned farm located in Poinsett County, Arkansas. It is a highly productive rice and soybean farm with good water accessibility, including one electric and two diesel ran irrigation wells. This property has multiple duck hunting opportunities with 14+ acres of flooded timber, two duck blinds and two duck pits.

OFFER DETAILS:

- Written offers on The Ball Farm will be accepted until 5:00pm on February 17, 2023.
- Offers should be mailed or dropped off at the Tiller Land office ; 2713 Paula Drive, Suite B, Jonesboro, Arkansas 72404.
- A minimum offer of \$2,100,000.00 is suggested.
- Offers will be reviewed on February 20, 2023.



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THE BALL FARM

- Poinsett County, Arkansas -



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THE BALL FARM

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FARMLAND COLLECTION

TOTAL BASE ACRES: 318

Wheat: 134.2

Soybeans: 7.10

Rice-Med Grain: 176.90

FARMABLE ACRES: +/- 318.85 per FSA data

TOTAL ACREAGE: +/- 345

ASKING PRICE: All written offers of \$ 2,100,000.00 and above will be reviewed. *

REAL ESTATE TAXES: \$3,112.00 *per 2021 tax records*

COUNTY: Poinsett

OIL, GAS & MINERAL: All rights owned will transfer

** Written offers must be submitted by February 17, 2023 at 5:00pm. All written offers of \$2,100,000.00 and above will be reviewed on February 20, 2023.*

Submit written offers in person or my mail to:

Tiller Land, 2713 Paula Drive, Suite B, Jonesboro, AR 72404

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2713 PAULA DRIVE SUITE B | JONESBORO, AR 72404 | TILLERLAND.COM | 870-336-2654

Arkansas

U.S. Department of Agriculture

FARM: 4025

Cross

Farm Service Agency

Prepared: 1/9/23 12:56 PM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2023

Page: 1 of 2

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

Farm Identifier

DIV OF F4245

Farms Associated with Operator:

104, 109, 2612, 3107, 3382, 3383, 4014, 4015, 4016, 4024, 4027

ARC/PLC G//F Eligibility: Eligible

Transferred From: 05111 - 0004808

CRP Contract Number(s): None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|-----|--------------|-----|-------------|------------------|
| 345.81 | 318.85 | 318.85 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | | | | | |
| 0.0 | 0.0 | 318.85 | 0.0 | 0.0 | | | | | |

ARC/PLC

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

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction | HIP |
|--------------------------|--------------|-----------|-----------------------|-----|
| WHEAT | 134.2 | 38 | 0.00 | |
| SOYBEANS | 7.1 | 42 | 0.00 | 100 |
| RICE-MED GRAIN | 176.9 | 7238 | 0.00 | |
| Total Base Acres: | 318.2 | | | |

Tract Number: 11179 Description G9/2A

FSA Physical Location : Poinsett, AR

ANSI Physical Location: Poinsett, AR

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|-----|--------------|-----|
| 345.81 | 318.85 | 318.85 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | | | |
| 0.0 | 0.0 | 318.85 | 0.0 | 0.0 | | | |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|----------------|--------------|-----------|-----------------------|
| WHEAT | 134.2 | 38 | 0.00 |
| RICE-MED GRAIN | 176.9 | 7238 | 0.00 |

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| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|-----------------|--------------|--------------------------|
| SOYBEANS | 7.1 | 42 | 0.00 |
| Total Base Acres: | 318.2 | | |

Owners:

Other Producers:



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination

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

Imagery Year: 2021

2022 Program Year
Map Created February 13, 2022

Farm **4025**
Tract **11179**

Tract Cropland Total: 318.85 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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THE BALL FARM

- Poinsett County, Arkansas -

AERIAL MAP



Duck Blinds/Pits



Irrigation Wells

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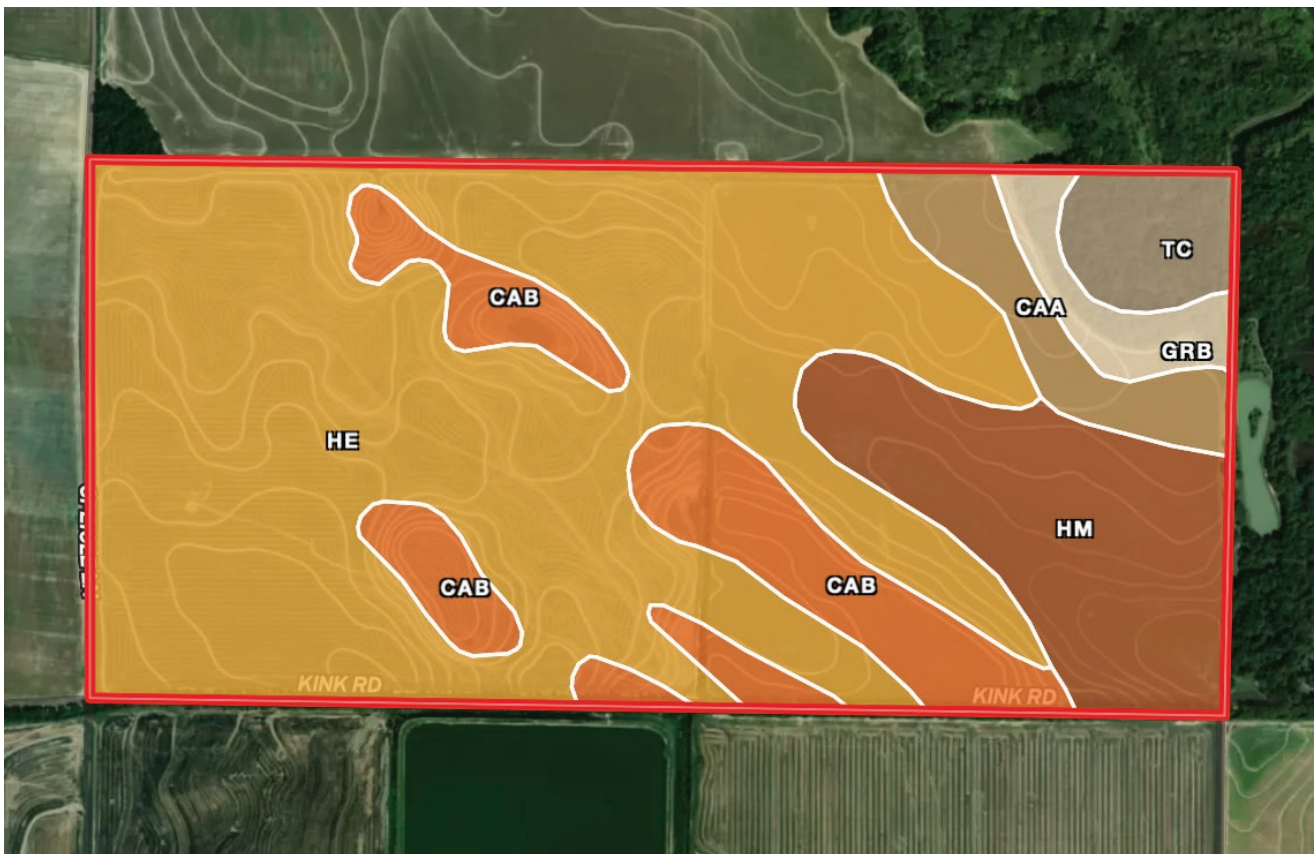
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SOIL MAP



| | | | |
|-------------------|--|------------------|---|
| He 61.49% | Henry silt loam, 0 to 1 percent slopes | CaA 4.68% | Calloway silt loam, 0 to 1 percent slopes |
| Hm 13.8% | Hillemann silt loam, 0 to 1 percent slopes | Tc 3.61% | Tichnor soils, frequently flooded |
| CaB 13.52% | Calloway silt loam, 1 to 3 percent slopes | GrB 2.89% | Grenada silt loam, 1 to 3 percent slopes |

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REGIONAL MAP



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- COMPANY -

Thanks for your interest in

THE BALL FARM

Let us know if we can answer any questions or if you'd like a property tour.

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