

CONSULTING | REALTY | DEVELOPMENT

TILLER LAND

- COMPANY -

FARMLAND COLLECTION

PRESENTING

THE GILMORE FARM

CRAIGHEAD COUNTY, ARKANSAS

THE GILMORE FARM

- Craighead County, Arkansas -

FARMLAND COLLECTION

The 370 acre Gilmore Farm in Cash, offers a dual investment opportunity in a region known for high-yield row crop production and excellent recreational opportunities. The property has a large rice base. Irrigation is a key asset, with four turbine wells in place, providing reliable water access. In addition to its agricultural value, the farm is located in an area well-regarded for duck hunting, making it a candidate for further development into a recreational property or potential income/hunting investment.

ASKING PRICE: \$ 2,950,000

FSA DATA:

CROP	ACREAGE	PLC YIELD
Rice-Long Grain	209.52	6527
Soybean	72.58	28
Wheat	25.20	38
Total Base Acres:	307.3	

TOTAL ACREAGE: +/- 370.10

FARMABLE ACREAGE: +/- 329.21

CURRENT RENT: Owner farmed. Potential 75/25 lease back.

REAL ESTATE TAXES: \$4560 *per AR County Data*

COUNTY: Craighead

OIL, GAS & MINERAL: All rights owned will transfer

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

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THE GILMORE FARM

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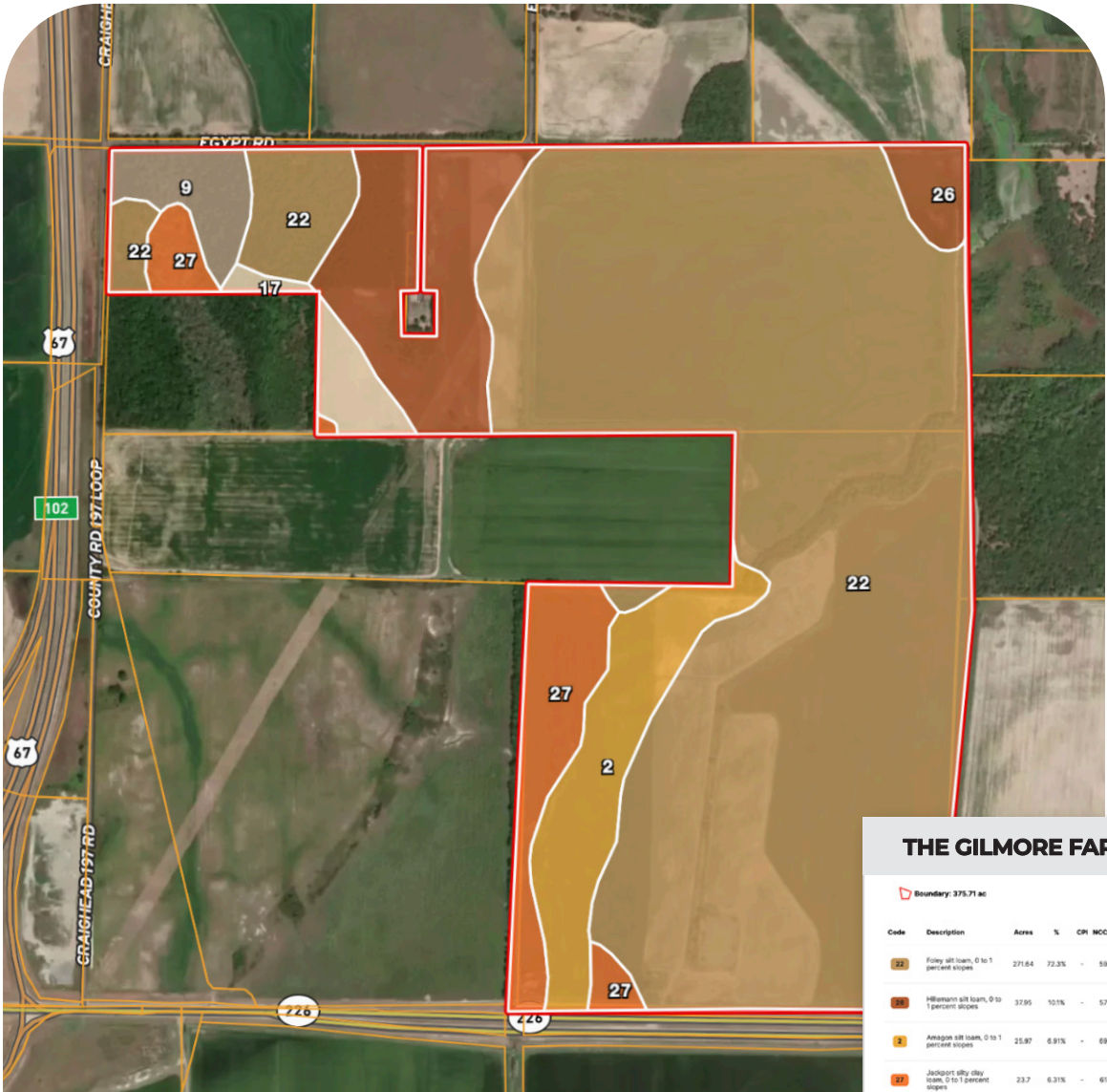


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SOIL MAP



THE GILMORE FARM						
Boundary: 375.71 ac						
Code	Description	Acres	%	CPI	MCCPI	CAP
22	Foley silt loam, 0 to 1 percent slopes	271.64	72.3%	-	59	3w
26	Hillemann silt loam, 0 to 1 percent slopes	37.95	10.1%	-	57	2w
2	Amagoo silt loam, 0 to 1 percent slopes	25.87	6.91%	-	69	3w
27	Jackport silty clay loam, 0 to 1 percent slopes	23.7	6.31%	-	61	2w
9	Caloway silt loam, 0 to 1 percent slopes	9.29	2.47%	-	58	2w
17	Dubois silt loam, 0 to 1 percent slopes	713	1.9%	-	82	2w
Totals		375.71 ac		0 CPI Average	60.03 MCCPI Average	2.66 Cap. Average

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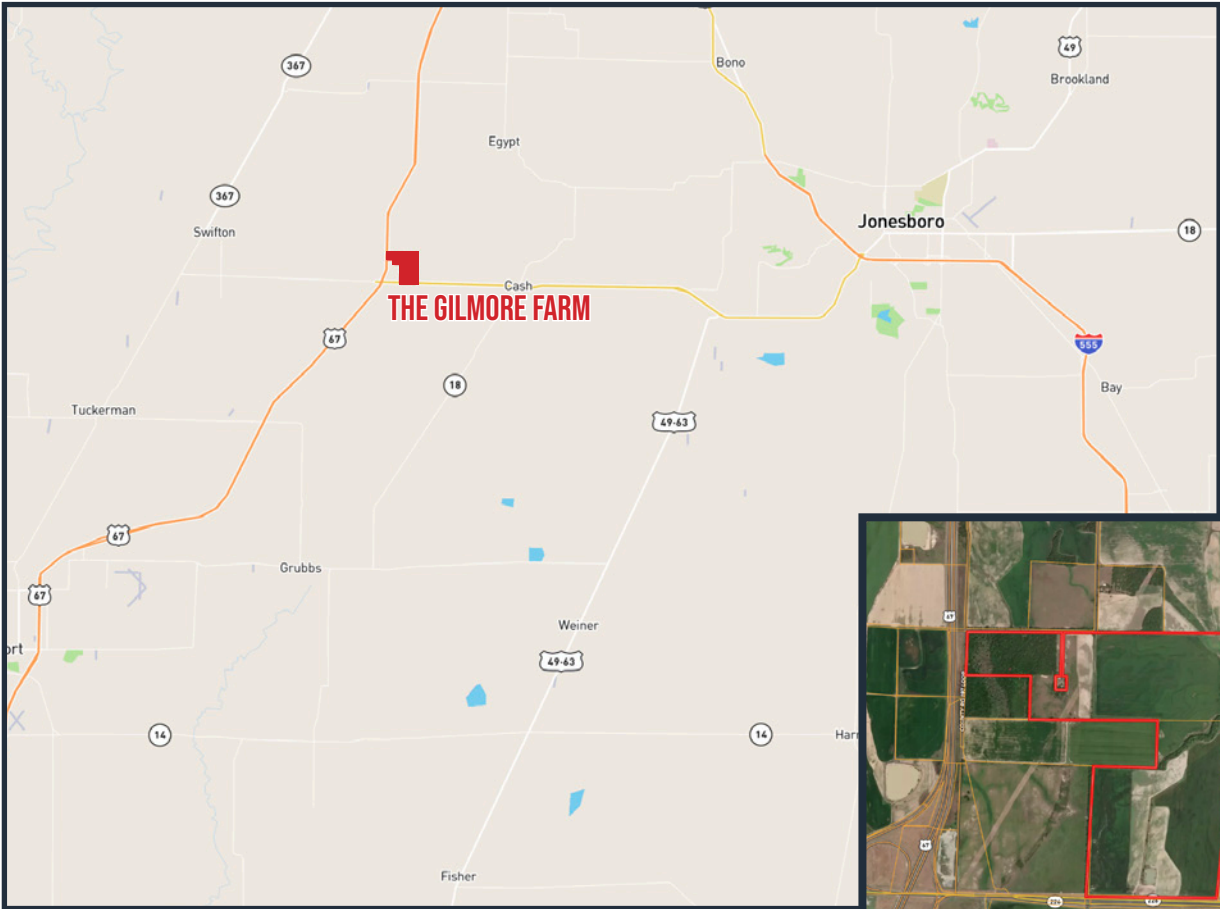
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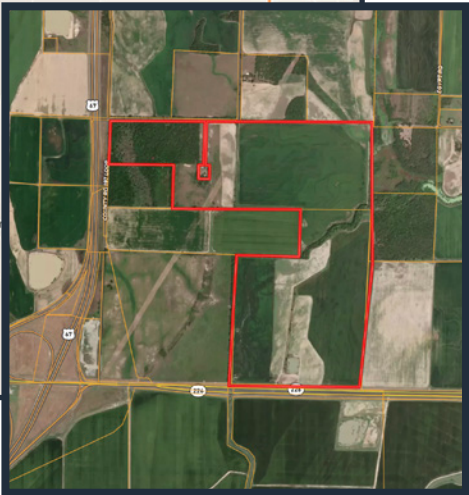
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REGIONAL & AERIAL MAPS



3 miles from Cash
20 miles from Jonesboro
28 miles from Waldenburg



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Thanks for your interest in
THE GILMORE FARM

For questions or a property tour,
please contact:

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