

SOUTHERN LAND COMPANY TN, LLC

8590/1 FARMINGTON BLVD
GERMANTOWN, TN 38139

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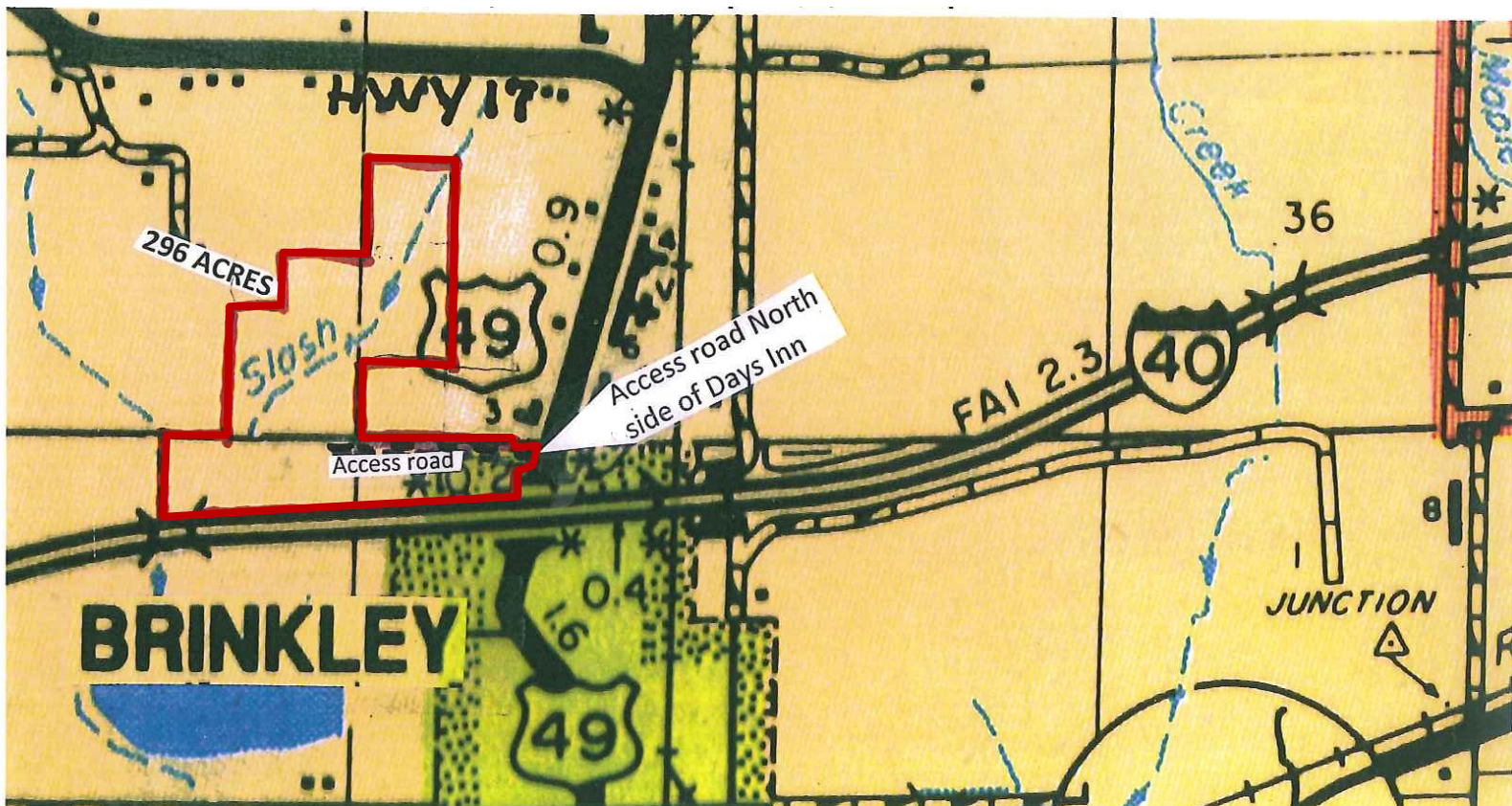


Farmland and Timberland

296 +/- ACRES **FARM & HUNTING LAND** **MONROE COUNTY, ARKANSAS**

Bill Gates 901-488-0368
Lake Gates 901-493-5925

- LOCATION:** North of Brinkley along the North R.O.W. of I-40, & behind Days Inn on HWY 49 N
Accessed off HWY 49 on the North side of Days Inn.
- ACREAGE:** 296 +/- acres Total
210.93 acres effective cropland
25.18 acres CRP program
60.00 acres woods, roads, ditches
- CROP BASES:** Wheat 11.4 acres @41 bu
L.G. Rice 84.9 acres @ 5202#
Milo 20.9 acres @ 66 bu
Soybeans 168.9 acres @27 bu
M.G. Rice 8.1 acres @4522#
- IMPROVEMENTS:** 3-irrigation wells with underground piping
- FEATURES:** \$1,844.00 annual CRP payment thru 2025
\$2,400.00 annual rental on two billboards
Deer and duck hunting for personal use or rental income
- PURCHASE PRICE:** \$888,000.00 based upon \$3,000.00 per acre..



296+/- acres FOR SALE, with 210.93 acres cropland, Farm No. 2852 Tract 2969



Monroe County, Arkansas

SOUTHERN LAND COMPANY TN, LLC

Farmland

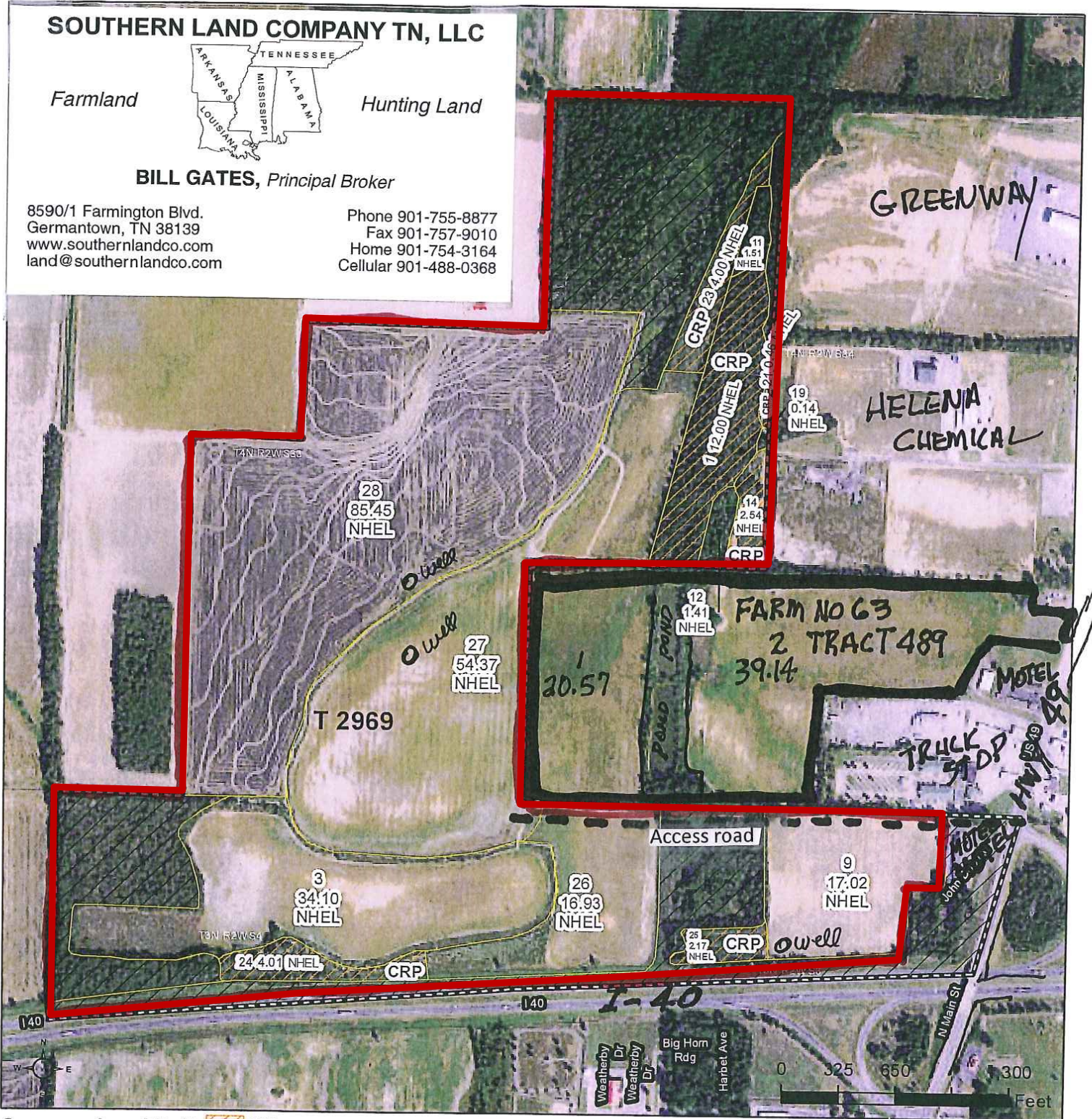


Hunting Land

BILL GATES, Principal Broker

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- Common Land Unit**
- CRP
 - Non-Cropland
 - Tract Boundary
 - Cropland

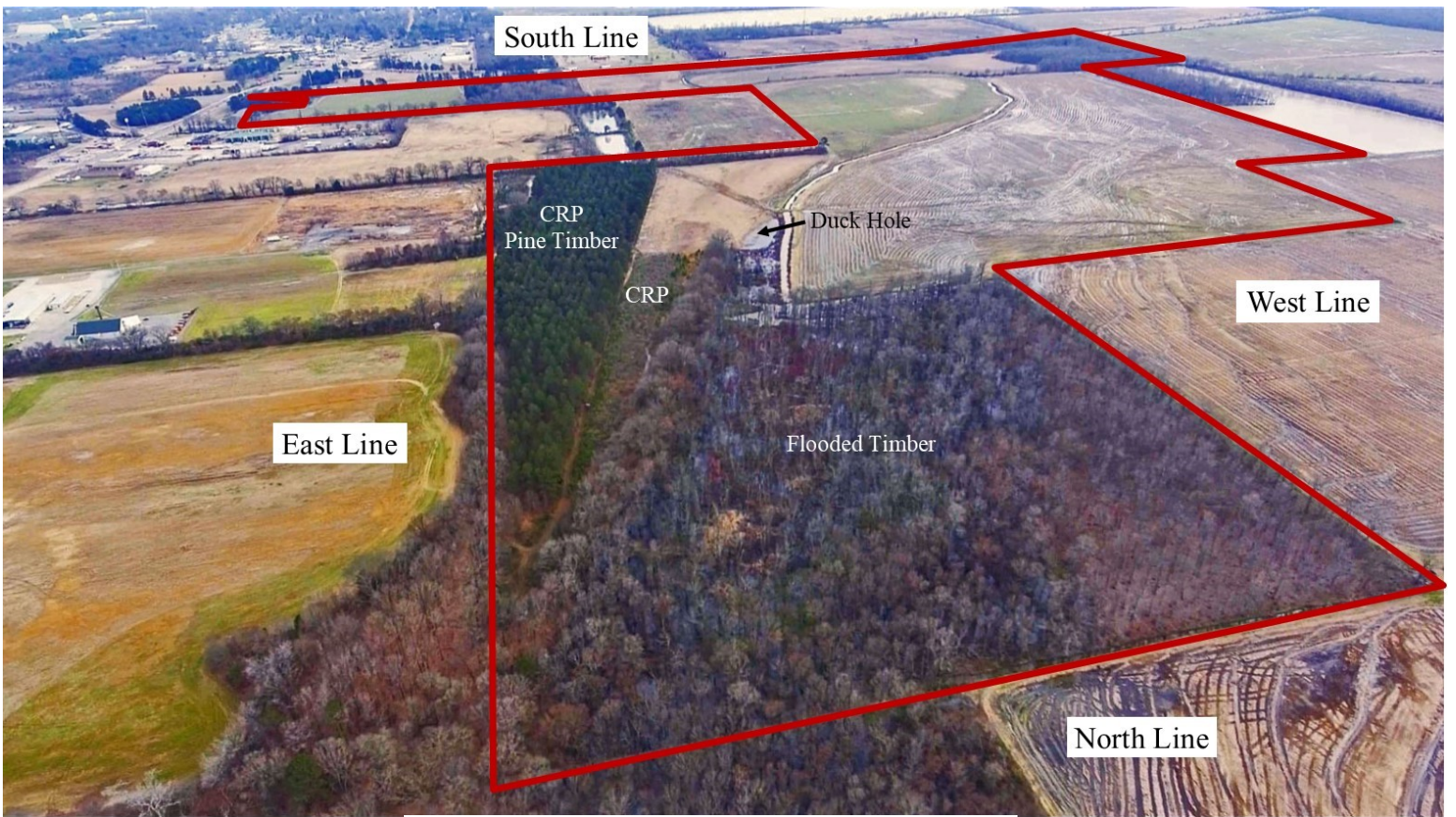
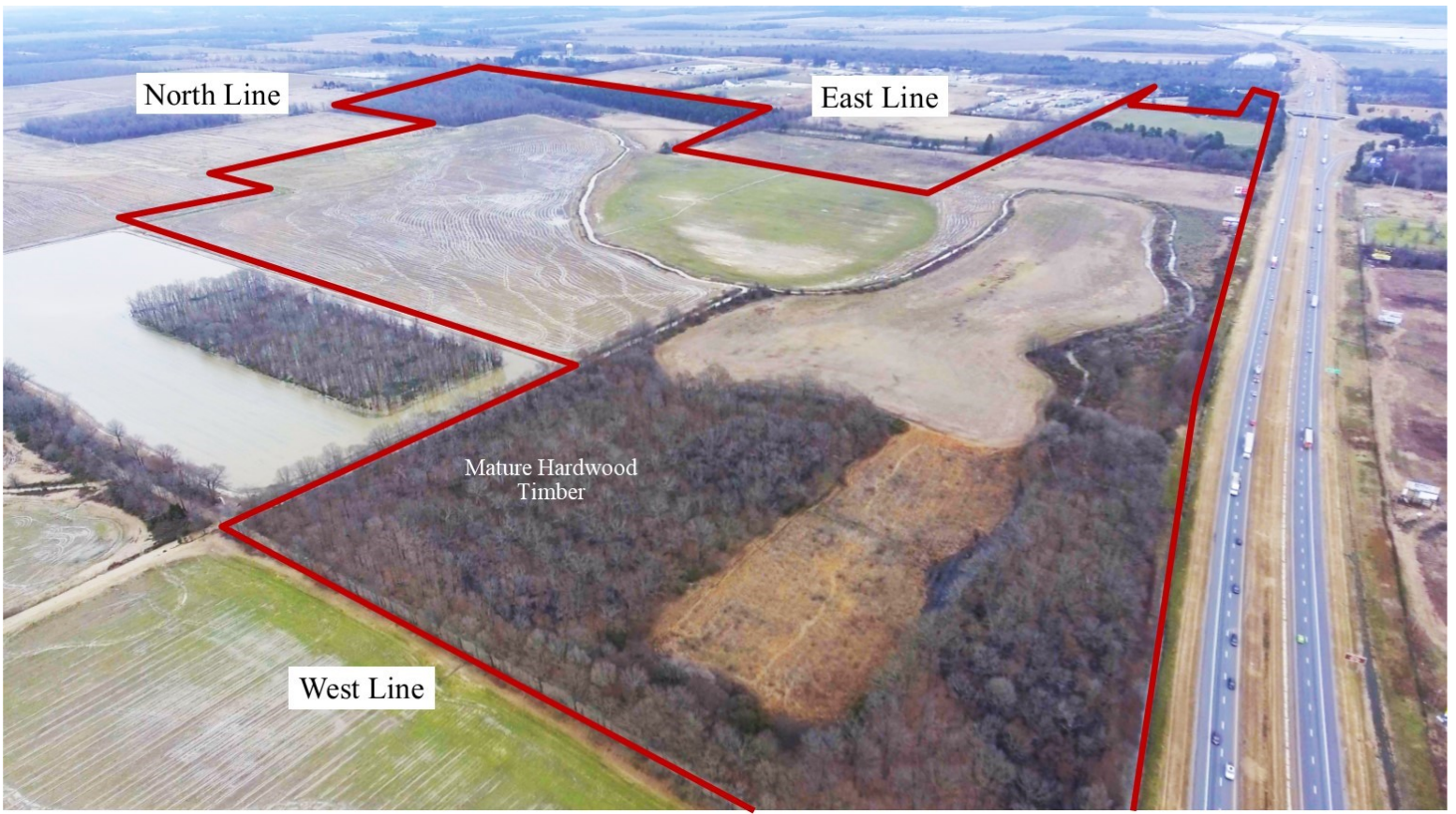
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Imagery Year: 2017

2019 Program Year
Map Created November 08, 2018

Tract Cropland Total: ~~236.11~~ **210.93 CULTIVATED** acres

Farm 2852
Tract 2969



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**296 +/- ACRES FARM & HUNTING LAND
MONROE COUNTY, ARKANSAS**

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