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**1344.00
ACRES M/L**

Listing 18091



Peoples Company is pleased to bring 1344 acres m/l of irrigated farmland to the market located in Lincoln County, AR. The farm is estimated to be 1154 acres tillable. In addition, there is a substation surrounded by the farm that has added value as far as solar is concerned.

The farm has been known for years as “The Clowers Farm.” It is located in north Lincoln County, Arkansas just south of Pine Bluff approx. 12 miles. The farm lays on both sides of Hwy 425 and is bordered by Jefferson County on the northside. The farm is an investment grade ag property situated in one of the best areas of southeast Arkansas. The farm is irrigated by 10 wells (1 - 6” electric, 6 - 8” diesel, 1 - 8” electric, 1 - 10” electric, and 1 - 10” diesel). All are strategically located for maximum coverage.

In today’s market there aren’t a lot of farms that are being offered for sale, especially the size and versatility of this tract. The farm soil NCCPI rating is an impressive 77.6. The makeup of soils is Rilla silt loam, Perry and Portland Clay, Hebert, McGehee, and Grenada silt loam allowing for a diverse crop mix including cotton, corn, soybeans, and rice.



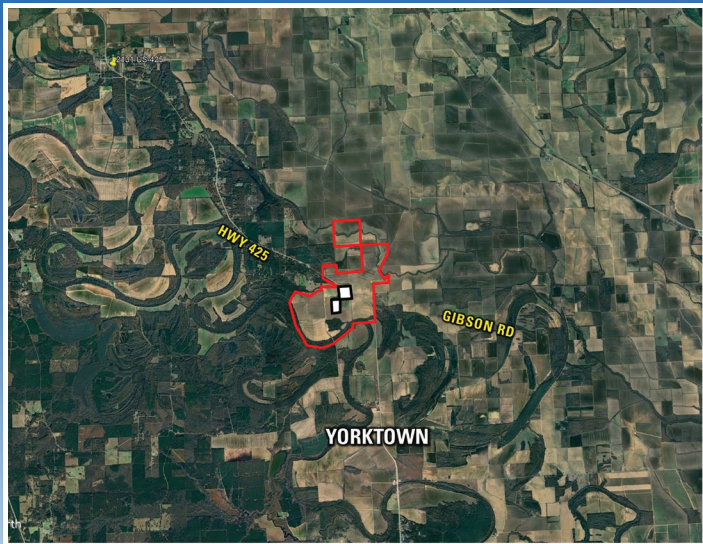
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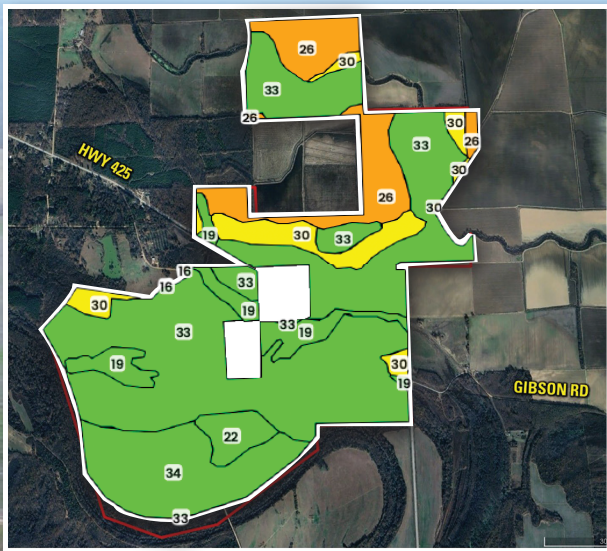




DIRECTIONS

From Pine Bluff, AR to the intersection of Hwy 65 and Hwy 425 go south approx. 10 miles and farm lays on both sides of the highway.

From Star City, AR, go north on Hwy 425 approx. 9 miles. The farm lays on both sides of the road.



TILLABLE SOILS MAP

Code	Description	% of Field	NCCPI
33	Rilla silt loam	56.91%	85
34	Rilla silt loam	13.42%	85
26	Perry clay	12.34%	47
30	Portland clay	8.12%	56
19	Hebert silt loam	6.31%	85
22	McGehee silt loam	2.71%	72
16	Grenada silt loam	0.18%	57

Average: 77.6



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1201 Nettleton Circle
Jonesboro, AR 72401



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