



Big Bayou Fish Ponds



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

338± acres

Chicot County, AR

Size: 338.0± Total acres.

Location: 3.75 miles east of Portland, AR

FSA Data: **Farm #2477**
(2009) **Crop** **Base Acres** **Direct & CC Yield**
 Rice 309.0 3,996 lbs.

Description: These old fish ponds have been converted back to cropland with soybeans and rice crops harvested from them in the last three years. The pond levees have been sloped to facilitate production and bottoms smoothed to eliminate potholes. One section has been re-leveled with the middle levees removed. This farm has five electric wells with good water quality and quantity feeding all ponds. They are located adjacent to a county gravel road the farm which is accessible in all weather.

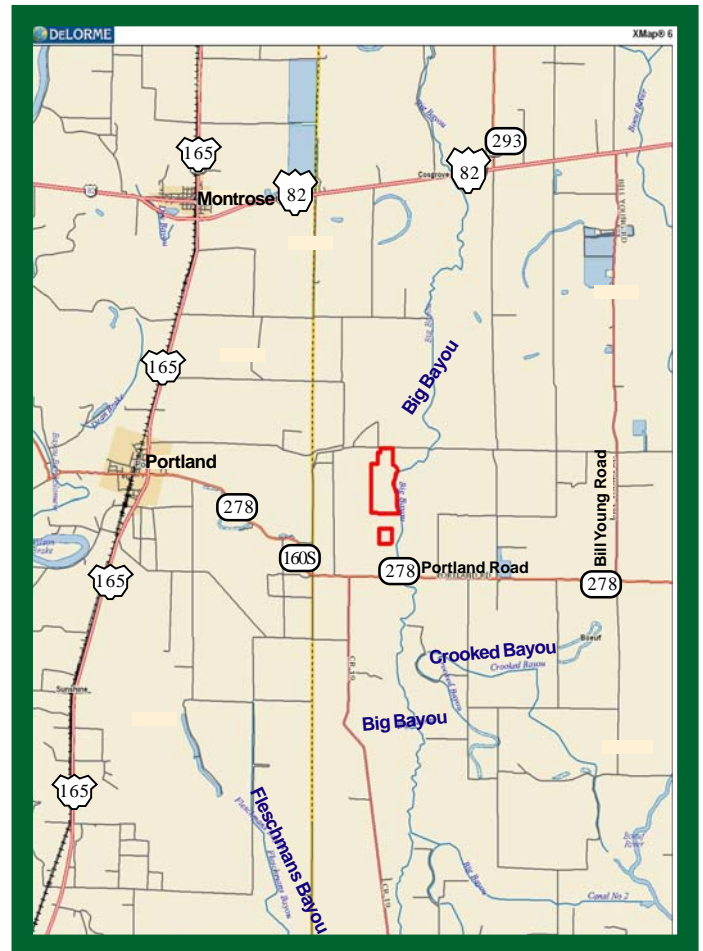
Soils: Predominantly Perry and Portland clays.

Taxes: 2009: approximately \$4.75 per acre

Possession: At closing, subject to existing leases.

Showing: By appointment only.

Management: Professional farm management is available.



See reverse side for additional maps.

For more information contact:
Murry McClintock - Real Estate Salesperson
Tel: (662) 363-1801
Agent for Seller

The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, such as, but not necessarily including or limited to, Seller, CFSA and NRCS records and data, and information from other government agencies and offices. However, CAPS has not independently verified and does not guarantee the accuracy, completeness or sufficiency of this information. The prospective Buyer is, therefore, advised to independently confirm information provided herein, and any reliance upon this data is made at Buyer's own risk. Similarly, the past history of this property is no guaranty of future performance, which is subject to unpredictable variables such as weather management and operational skills, market factors and general economic conditions. Accordingly, CAPS does not assume, and hereby expressly disclaims, any responsibility for the future operating and investment results of the property.

CAPS' participation in this transaction is solely in the capacity of a real estate broker, and it does not hold itself out as having expertise or specialized knowledge in the fields of environmental science, engineering, chemistry, hydrology, meteorology, geology, seismology, health or financial investments. No statement made by CAPS relating to this property may be relied upon by the buyer as reflecting particular expertise in these or any other areas of specialized knowledge. In the course of conducting a due diligence inspection of the property, the prospective Buyer is strongly advised to consult with such brokers, attorneys, financial advisors or other professional or expert consultants as may be necessary to fully protect the Buyer's rights and interests.

Capital Agricultural Property Services, Inc., as Real Estate Broker, only represents the SELLER in this transaction. This offering is subject to prior sale, matters of title, change of price, rental or conditions and to any special listing conditions or requirements the seller may impose, and it may be withdrawn from the market without advance notice.

Big Bayou Fish Ponds

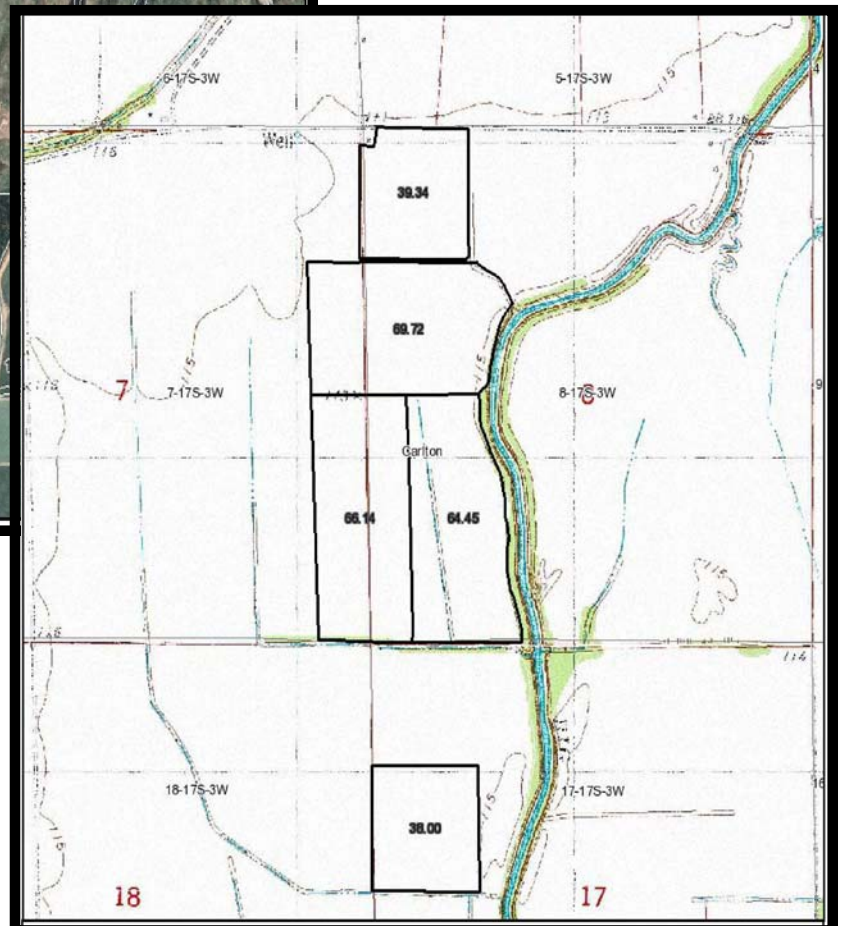
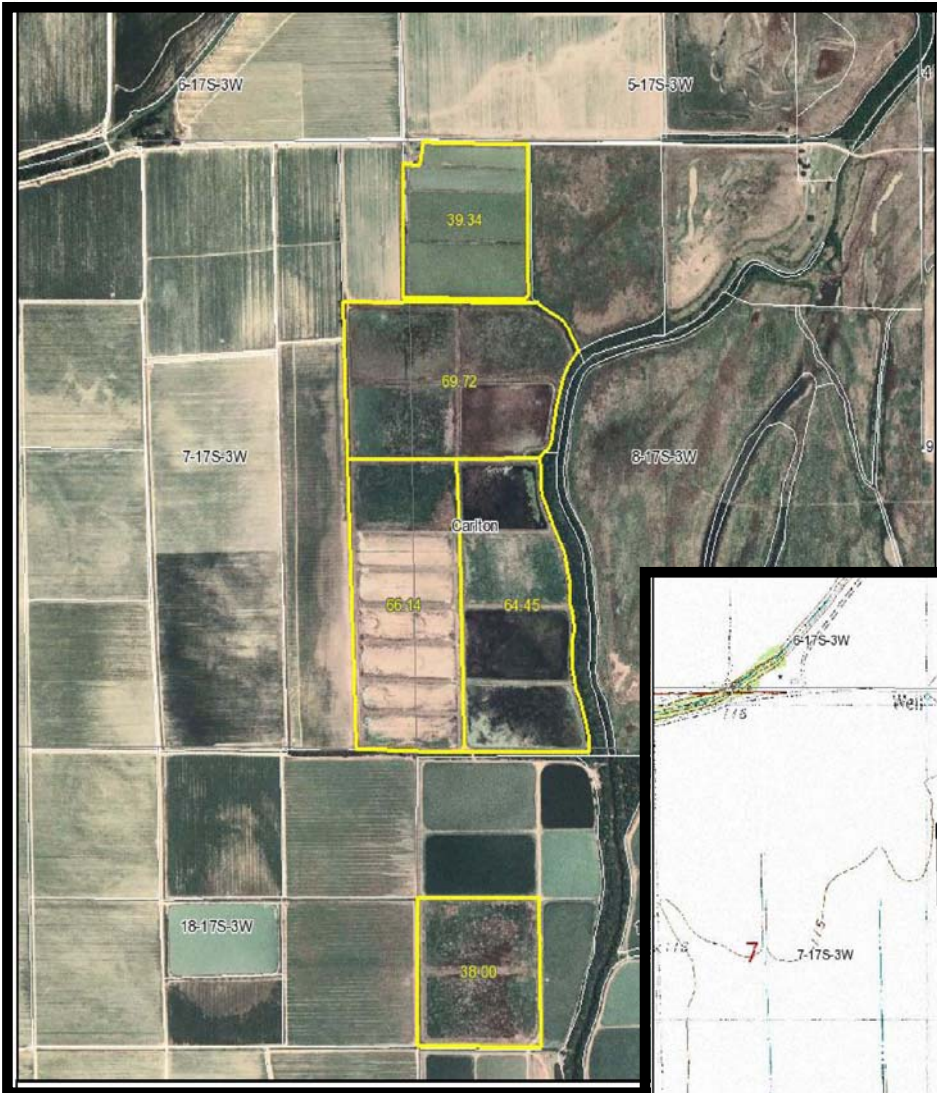
338± acres
Chicot County,



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Property Aerial and Topography Maps



For more information contact:
Murry McClintock - Real Estate Salesperson
Tel: (662) 363-1801
Agent for Seller