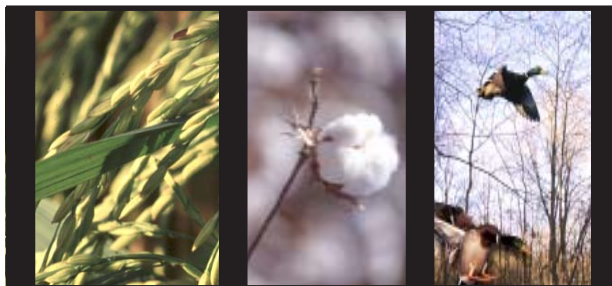




For Sale

**895± acres
Ashley Co., AR**

Duck Creek Farm



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Size: 895± total acres, 726± FSA cropland acres

Location: Approximately 3 miles west of Portland, Arkansas, just off County Road 69, in Ashley County. (See Maps)

FSA Data: (2009)	Crop	Base Acres	Payment Yield
	Rice	462.0	4,151 lbs.
	Cotton	228.0	631 lbs.
	Soybeans	152.9	16 bu.
	Wheat	41.4	40 bu.

* Base acres & payments are **estimates** based upon the Farm Security & Rural Investment Act of 2002 and are subject to final approval of the local Farm Service Agency.

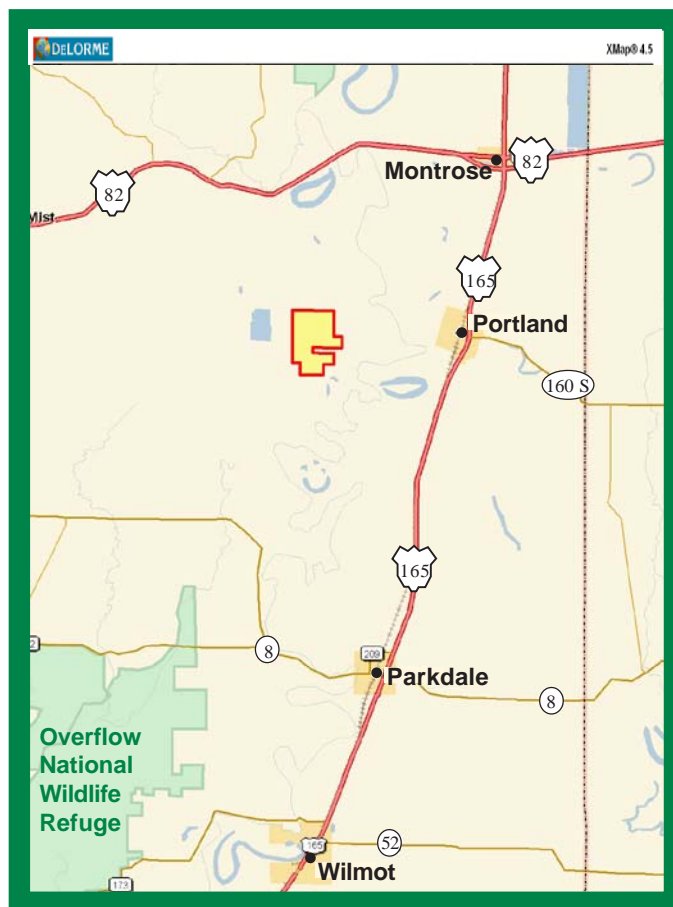
Description: This property is located just west of Portland, AR, a progressive agricultural community in southeast Arkansas. It is situated on Bear Break between Overflow and Cut-off Creek National Wildlife Refuges, and it has a history of excellent deer and duck hunting in flooded timber, breaks and fields. It currently has 6 blinds and 7 pits with nearly 400 acres of field water, plus Bear Break and internal break water. The farm has 726± acres of tillable farmland currently receiving \$84,500 cash rent per year. It has 3 wells and a relift near Bear Break for irrigation and duck water. It also has a new camp house overlooking Bear Break that will house 8 to 10 hunters.

Soils:
Type I - Rilla silt loam
Type II - Hebert silt loam
Type III- Perry silt clay
Portland silty clay

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:
E. Russell Black, Jr. - Real Estate Broker
Tel: (662) 334-4627
Designated 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.

Duck Creek Farm

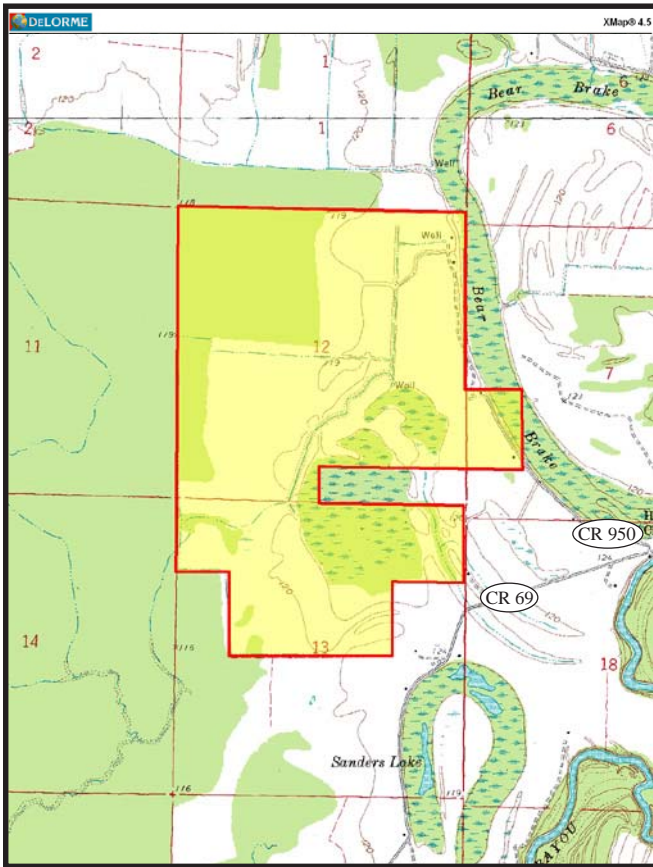
895± acres
Ashley County, AR



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Property Topography and Satellite Maps



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