



**For Sale**

# Lakehall Property



Capital  
Agricultural  
Property  
Services, Inc.

[www.capitalag.com](http://www.capitalag.com)

**1,457 ± acres**

**Chicot County, AR**

**Size:** 1457± total acres: 387± acres of cropland, 369.4± acres of CRP, 759.1± acres of woods and sloughs.

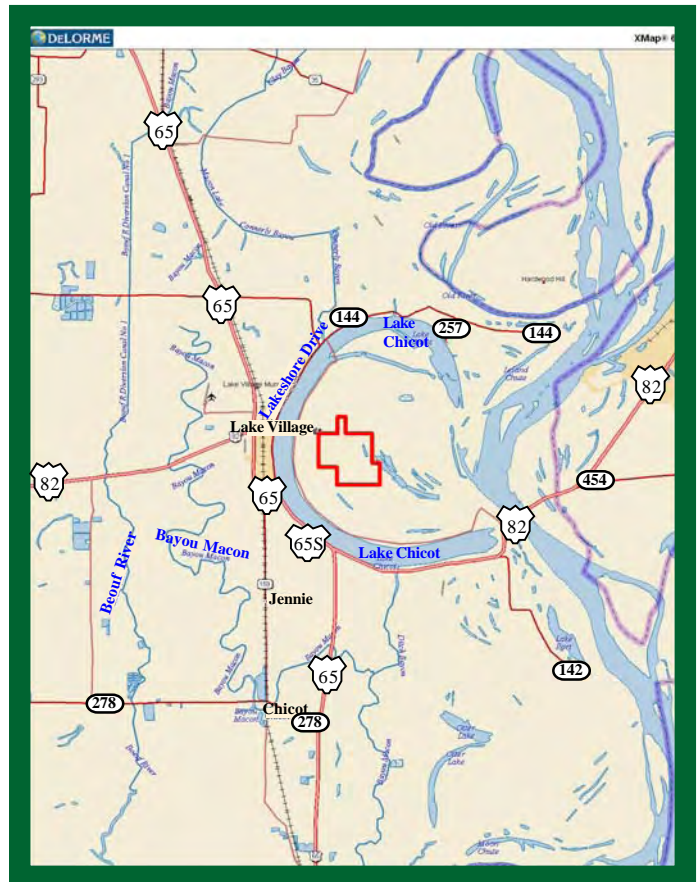
**Possession:** At closing, subject to existing farmland lease.

**Showing:** By appointment only.

**Location:** This farm is located 2 miles east of Lake Village, AR, and 20 miles west of Greenville, MS, 2 miles west of Mississippi River levee.

**Management:** Professional farm management is available.

**Description:** This 1457+- acre tract, containing 759 acres of woods and sloughs and 369 acres enrolled in CRP, is a prime deer and duck hunting property. In addition there are 387 acres of income generating cropland, a portion of which is irrigated. It is located 2 miles east of Lake Village, AR and Lake Chicot, and 20 miles west of Greenville, MS, just 2 miles from the Mississippi River levee. The property is accessible in all weather by county paved Lakehall Road. This property has several ridges, which have been converted back to woods through the CRP program, between low timbered bottoms, with large trees. This combination has provided excellent deer habitat for many years. Two of the bottoms are deep sloughs which hold water throughout the winter and attract large numbers of waterfowl. Located only 2 miles from the Mississippi River levee, many deer roam throughout this area, and it is in the center of the Mississippi River Flyway. Lots are available along Lake Chicot providing a site for a cabin as well as access to excellent fishing. The 387 acres of cropland have been used both for cotton and grain production and a portion is irrigated down existing ridges from a submersible well. Crop land is currently under an assumable share rent lease that expires at the end of 2011.



**Soils:** Predominant cropland soil type is Sharkey clay, with about 30% Commerce loam.

*See reverse side for additional maps.*

**Taxes:** 2009: \$4.25 per acre

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

**Improvements:** 1 submersible well

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.

# Lakehall Property

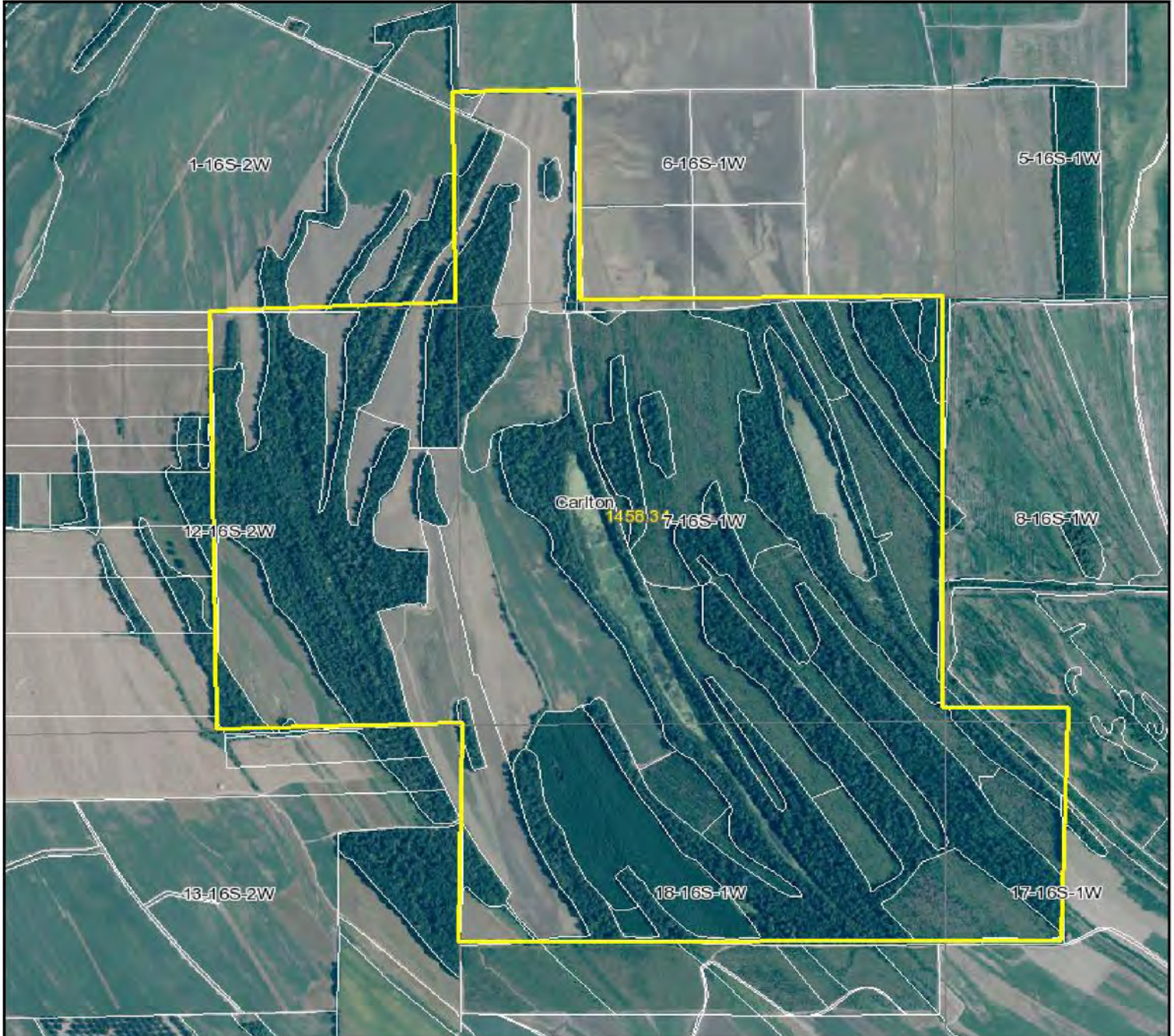
1,457 ± acres  
Chicot County, AR



Capital  
Agricultural  
Property  
Services, Inc.

www.capitalag.com

## Property Aerial Map



Capital  
Agricultural  
Property  
Services, Inc.

Maps provided by:

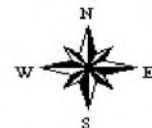


©AgriData, Inc. 2010

www.AgriDataInc.com

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

map center: 33° 19' 15.58, 91° 14' 46.25  
scale: 22292



3/4/2010

Field borders provided by Farm Service Agency as of 5/23/2008. Aerial photography provided by Aerial Photography Field Office.

# Lakehall Property

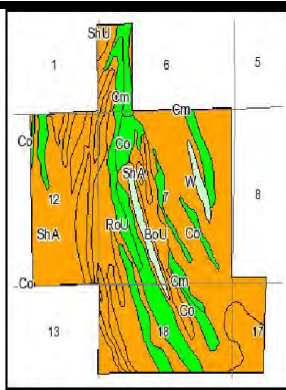
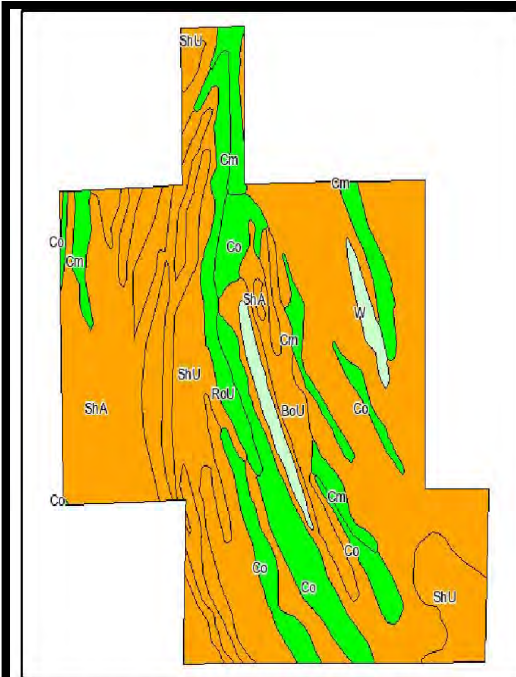
1,457 ± acres  
Chicot County, AR



Capital  
Agricultural  
Property  
Services, Inc.

www.capitalag.com

## Property Soils and Topography Maps



State: Arkansas  
County: Chicot  
Location: 007-016S-001W  
Township: Carlton  
Acres: 1458.4  
Date: 3/4/2010

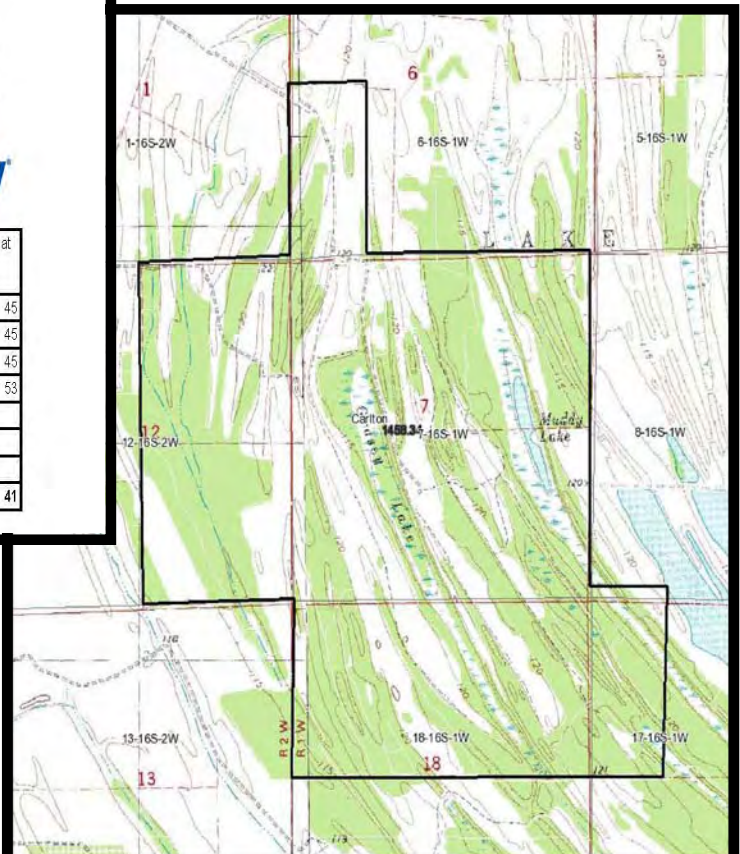


Maps provided by:



Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Cotton lint	Oats	Soybeans	Wheat
ShA	Sharkey clay, 1 to 3 percent slopes	827.5	56.7%		IIW	550			30	45
ShU	Sharkey clay, gently undulating	241.6	16.6%		IIW	550			30	45
Co	Commerce loam	158	10.8%		IW	95	900		40	45
Cm	Commerce silty clay loam	86.4	5.9%		IW	85	850		40	53
BoU	Bowdre silty clay loam, gently undulating	57.2	3.9%		IIW		625		35	
RoU	Robinsonville loam, gently undulating	51.5	3.5%		IW	115	825	75	40	
W	Water	36.2	2.5%							
Weighted Average						19.3	603.8	2.6	31.4	41



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



©AgriData, Inc. 2010  
www.AgrDataInc.com

Field borders provided by Farm Service Agency as of 5/23/2008. Aerial photography provided by Aerial Photography Field Office.

7-16S-1W  
Chicot County  
Arkansas

map center: 33° 19' 15.58, 91° 14' 46.25  
scale: 22292



3/4/2010

# Lakehall Property

1,457 ± acres  
Chicot County, AR



Capital  
Agricultural  
Property  
Services, Inc.

[www.capitalag.com](http://www.capitalag.com)



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