



For Sale

Mallard Brake Plantation & Quackers Farm



4,093± acres



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com
901-756-5367

Ashley County, AR

Size: 4,093± total acres, 4,044.1± taxable acres, 3,417.3± FSA cropland acres

Location: Two farms, approximately 2 miles apart, located 4 miles south of Portland, AR near US Highway 165 in Ashley County, AR.

FSA Data: Mallard Brake Plantation:

Crop	Base Acres	Direct & CC Yield
Wheat	135.2	30 bu.
Oats	1.4	55 bu.
Upland Cotton	1.1	360 lbs.
Grain Sorghum	333.8	42 bu.
Soybeans	60.1	18 bu.
Rice, Long Grain	1,477.9	3,883 lbs.

Quackers Farm:

Crop	Base Acres	Direct & CC Yield
Wheat	86.3	37 bu.
Oats	2.0	52 bu.
Upland Cotton	477.6	741 lbs.
Grain Sorghum	1.6	45 bu.
Soybeans	37.0	18 bu.
Rice, Long Grain	74.4	4,028 lbs.
Rice, Short Grain	7.0	4,029 lbs.

* 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: **Mallard Brake Plantation** is one contiguous tract, approximately 2,800± total acres, and 2,541.5± cropland acres. Most of the land has been leveled and it is 97% irrigated from surface water and irrigation wells located on the property. There were approximately 900 acres of catfish ponds on the farm that have now been precision leveled for crop production. There are also 20 irrigation wells, and 2 relifts on the property, and 2 surface reservoirs which are used in an efficient "tailwater recovery system" to effectively irrigate the farm. Soils are primarily Sharkey and Perry Clays and are suited for rice and soybean production. In 2012, the farm will grow 400-500± acres of corn, in addition to the rice and soybeans. Mallard Brake has a history of excellent duck hunting.

Description: The **Quackers Farm** is located 1.5 miles North of Parkdale and 5 miles South of Portland, Arkansas. There are approximately 1,200± total acres in this farm with 875.7± FSA Cropland acres. One tract of the farm borders both sides of U. S. Highway 165. This farm has a history of good cotton, corn, soybean, and wheat production. The soils are predominantly Rilla & Hebert Silt Loams & Portland Silty Clay. The farm is over 90% irrigated by 8 wells and 2 surface water relifts. In addition to good crop production, the farm also has a history of excellent duck hunting.

Taxes: Mallard Brake: \$11,071.79 (\$3.90 per acre ±)
Quackers Farm: \$3,863.33 (\$3.11 per acre ±)

Improvements: 125,000 bushels of grain storage
1- 50' x 175' shop and shed
1- 30' x 40' enclosed shop and office
2 Reservoirs, 28 Irrigation Wells & 4 Relifts

Possession: At closing, subject to existing lease.

Showing: By appointment only.

Management: Professional farm management is available.



See reverse side for maps.

For more information contact:

E. Russell Black, JR - Real Estate Broker

Tel: 662-334-4627

Agent for Seller

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Mallard Brake Plantation & Quackers Farm

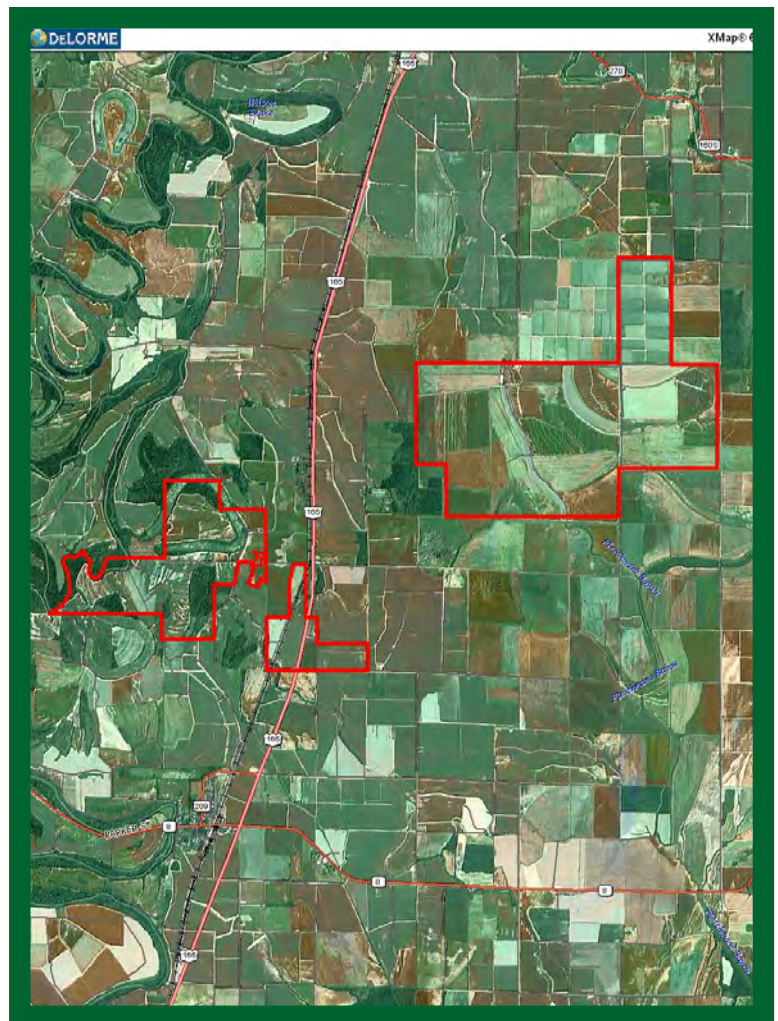
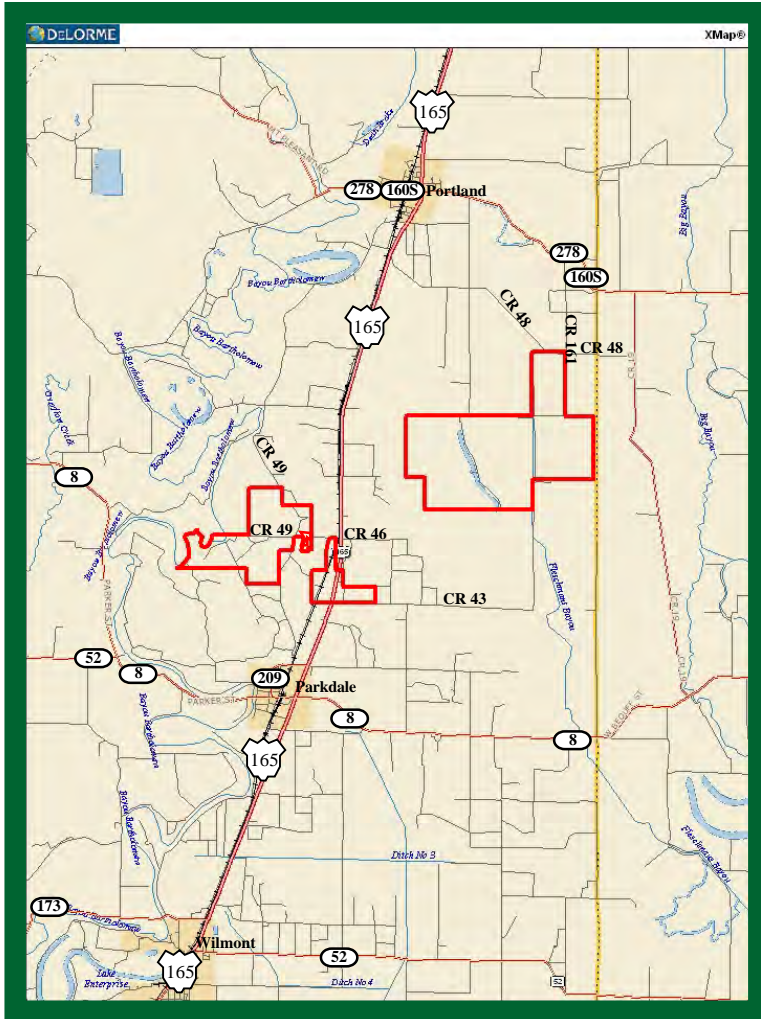
4,093 ± acres
Ashley County, AR



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Location and Property Aerial Maps



For more information contact:
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Tel: 662-334-4627
Agent for Seller

Mallard Brake Plantation

2,800 ± acres
Ashley County, AR



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Property Aerial, Soils and Topography Maps



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35-17S-4W
Ashley County
Arkansas

map center: 33° 10' 55.8, 91° 29' 5.3

scale: 32357



3/30/2012

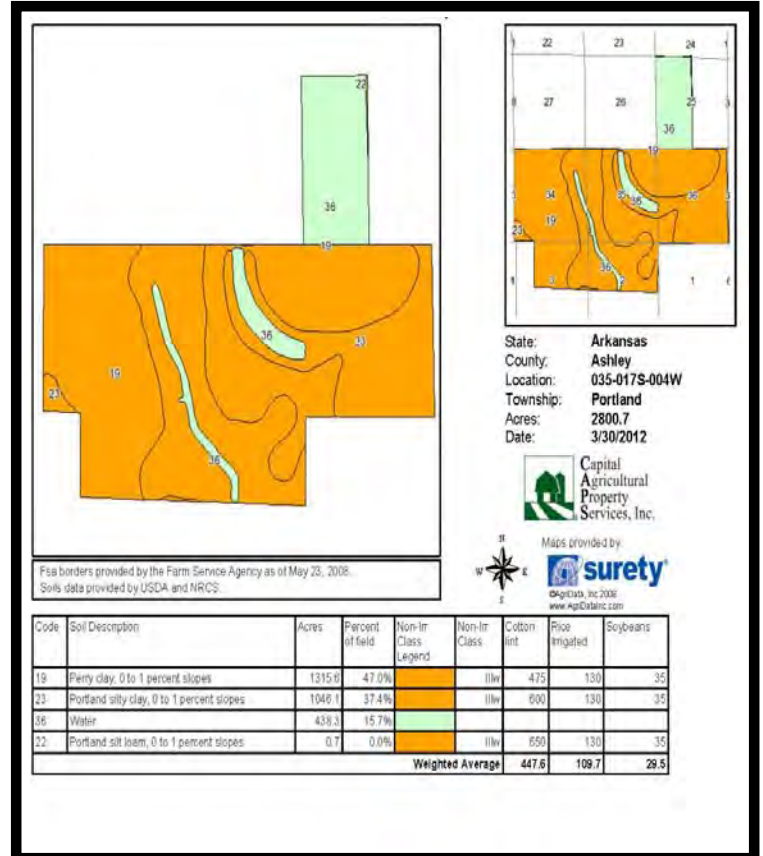
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



For more information contact:

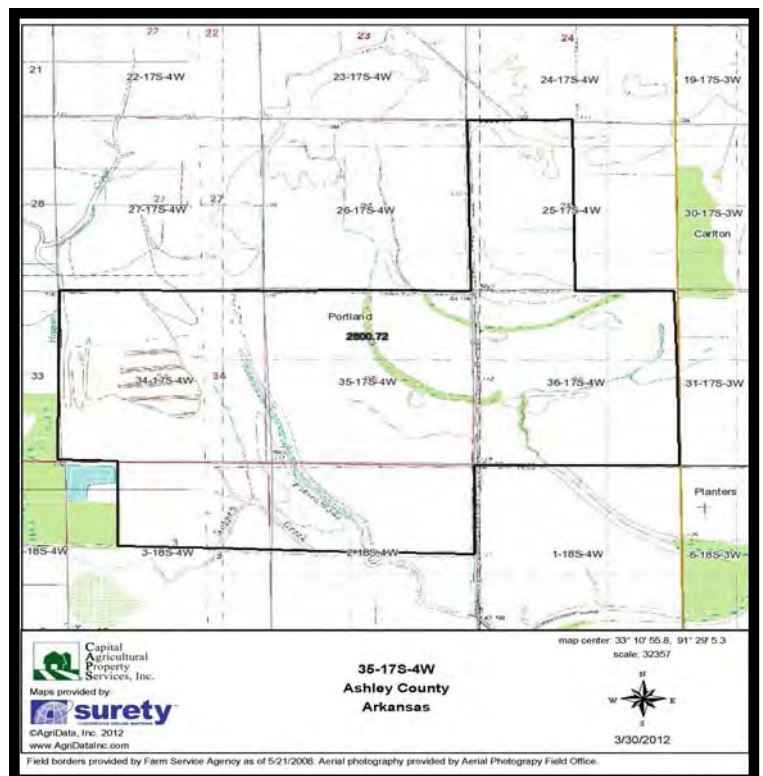
E. Russell Black, JR - Real Estate Broker
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Agent for Seller



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

State: Arkansas
County: Ashley
Location: 035-017S-004W
Township: Portland
Acres: 2800.7
Date: 3/30/2012



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Quackers Farm

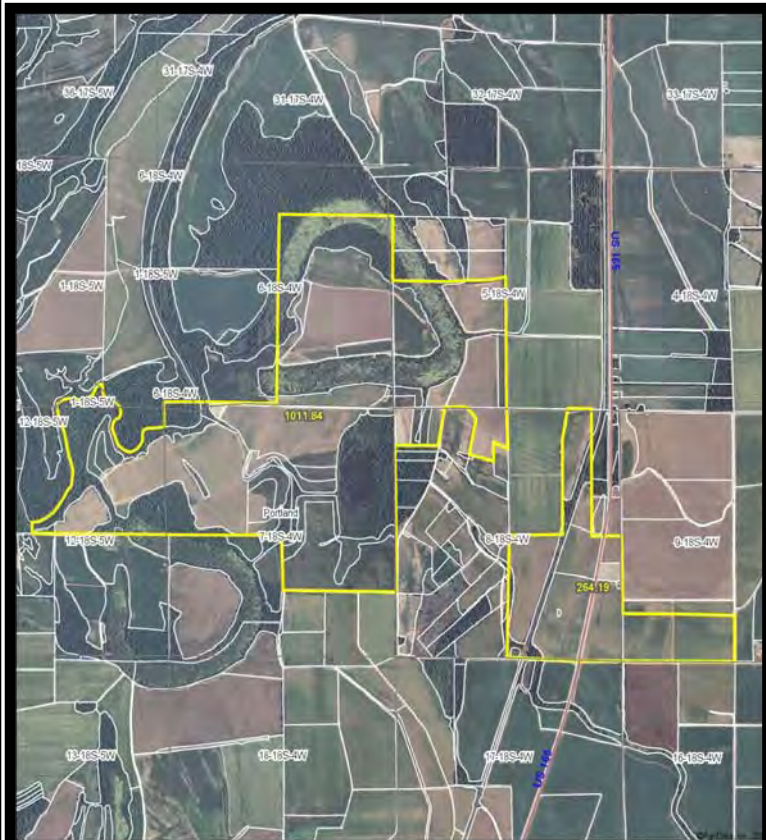
1,200 ± acres
Ashley County, AR



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7-18S-4W
Ashley County
Arkansas

map center: 33° 9' 23.9, 91° 32' 47.2

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5/4/2012

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

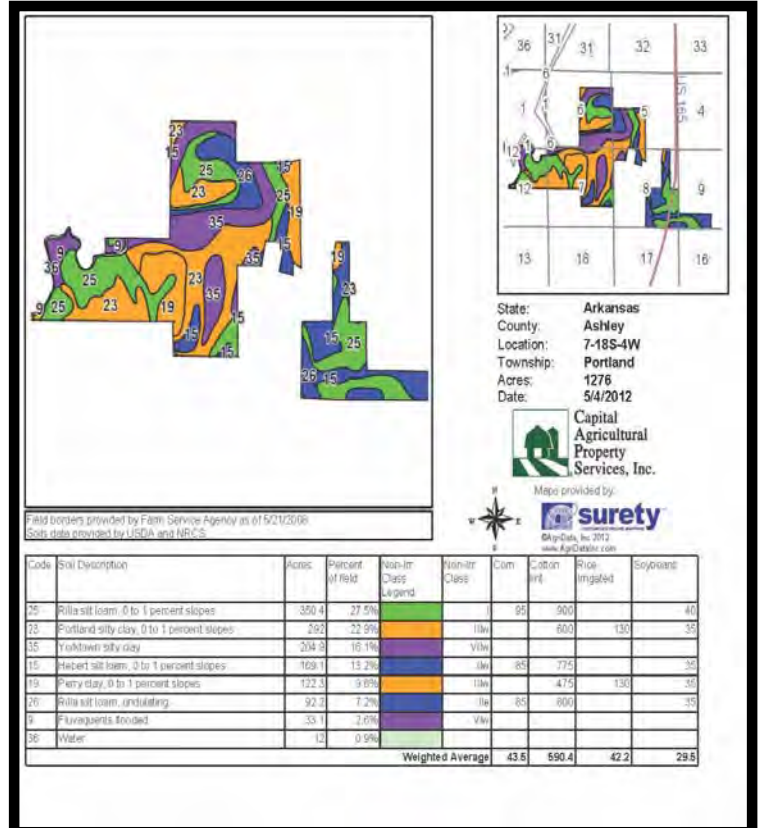


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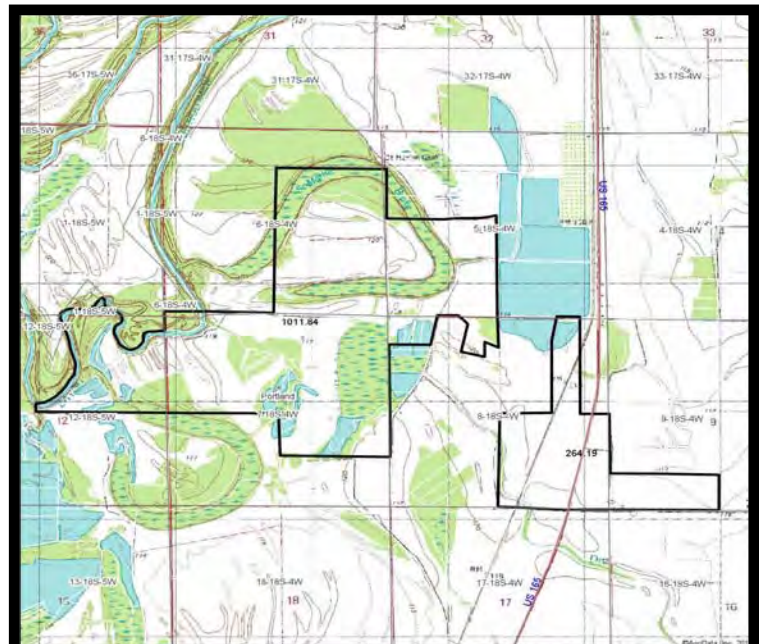
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