

For Sale

8,174± acres

Chicot County, AR



Pratt Property



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Size:
Deeded Acres 8,174±
Tax Acres 8,165±
FSA Cropland 6,863±
CRP Acreage 119.2±
Catfish Ponds 373.94±
Pasture, Timber, Roads, Misc. 817.86±

Location: Chicot County, Arkansas, in two tracts. One large contiguous tract containing approximately 6,788.9 acres and a nearby tract containing approximately 1,385.1 acres. Both tracts are located approximately 6 miles south of Lake Village, Arkansas, near U.S. Hwy 65 and State Hwy 278.

FSA Data: (Summary)

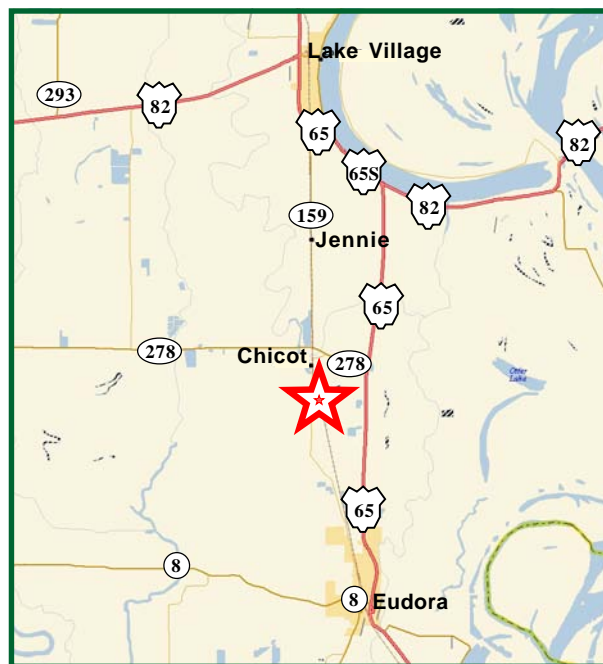
Crop	Base Acres	Direct Pmt Yld	CC Pmt Yld
Rice	1,614.8	3574,3665,4326	3908,3665,4906
Cotton	1,059.1	485,536	485,536
Wheat	1,069.4	29,37	37,56
Soybeans	976.6	21,16	25,16
Corn	213.6	51	51
Sorghum	620.8	49	49
Oats	296.0	55,59	55,64

Description: The Pratt Farm is a large highly improved farm, well-located in Chicot County, Arkansas. It has productive soils which are suited for Cotton, Rice, Corn, Soybean, Wheat, and grain Sorghum production. A vast majority of the farm has been land-leveled and approximately 90% of the cropland is irrigated by 66± wells and re-lift pumps. There are 2 Geothermal Water Wells, with naturally heated, 100 degree water on the property. Additionally, the farm has approximately 400 acres of catfish ponds and other fish production improvements.

Soils: The soils range from Silt loams, which are excellent soils suited for cotton, and corn production, to clay loam and clay soils best suited for rice and soybeans production.

Improvements: -Main Residence - 10,000± Sq. Ft. brick home
-2 Tenent House - 1,200± Sq. Ft. brick veneer homes
-Irrigation and Land Leveling. Over 90% of cropland can be irrigated
-66± irrigation wells and re-lift pumps
-6 fish feed bins with capacity of 168 tons
-Aquadome 100 x 200 metal enclosed building
-Raceway fish feeding facility
-Hatchery 60 x 42 metal enclosed building with 43 x 40 attached shed
-Machine Shed 120 x 120
-Office, two stage area 30 x 40, one stage area 30 x 80
-Geothermal wells

Taxes: \$43,815.43 or \$5.38 per acre (from 2006 receipts)



E. Russell Black, JR - Real Estate Broker

Tel: 662-334-4627

Agent for Seller

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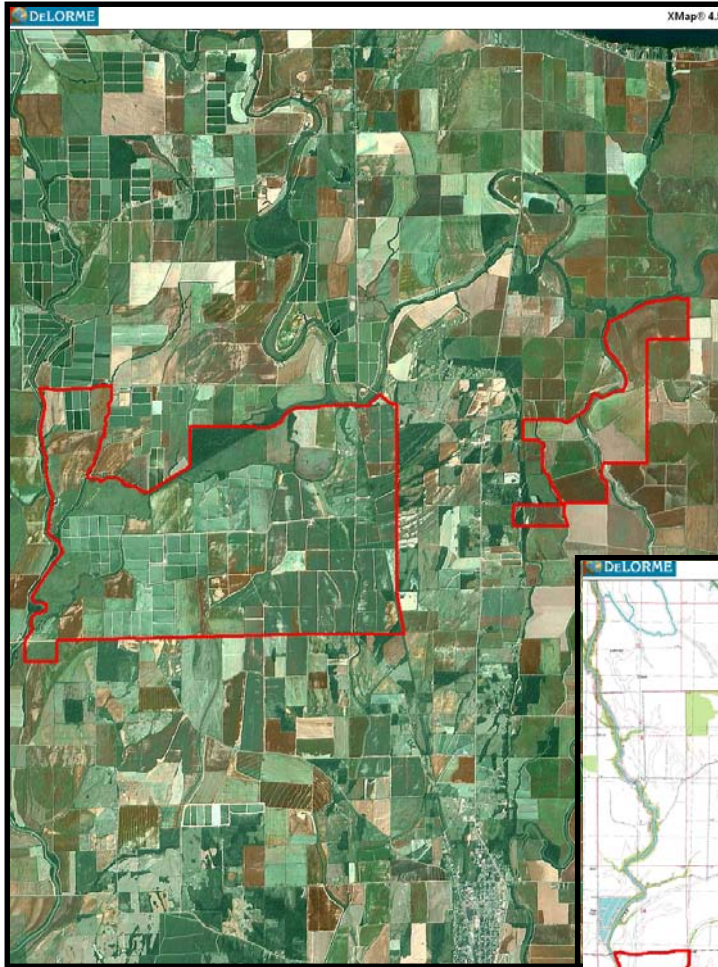
Pratt Farm
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Property Topography and Satellite Maps



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