



Six Pines Plantation



Capital
Agricultural
Property
Services, Inc.

1,738.34± acres
Chicot County, AR

www.capitalag.com
901-756-5367

Size: 1,738.34± total acres

Showing: By appointment only.

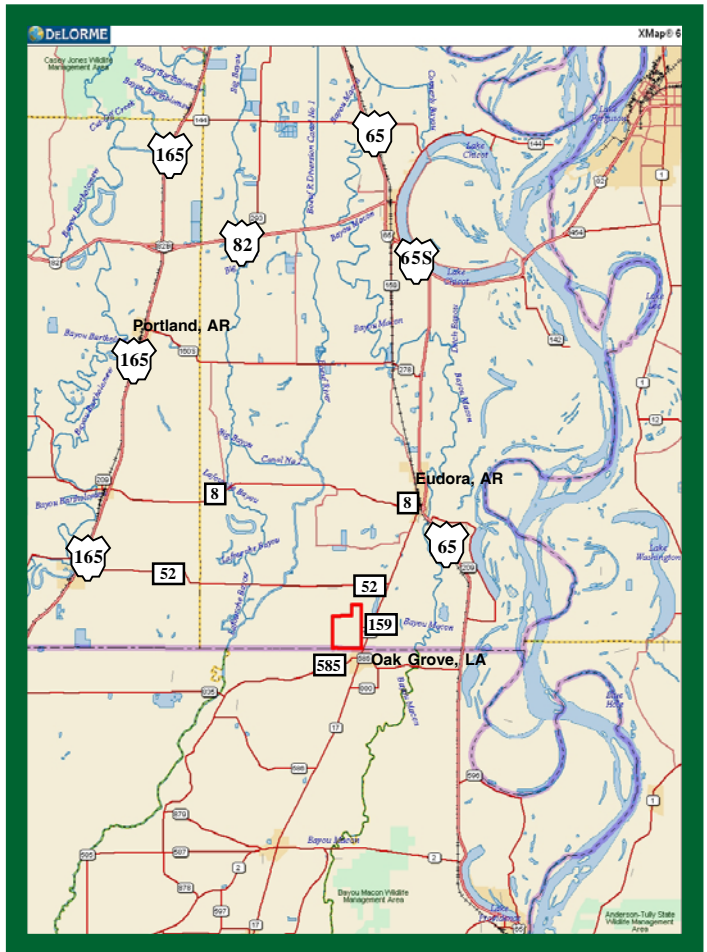
Location: This property is located in Chicot County, Arkansas. It is approximately 10 miles southwest of Eudora on the Louisiana, Arkansas State Line, and 1/2 mile west of AR Highway 159.

Management: Professional farm management is available

FSA Information:

Total CRP payment: \$101,940.00 per year

Description: Six Pines Plantation is a large contiguous block of land located on a county road less than 1/2 mile off Arkansas Highway 159. It is currently planted to pine and hardwood trees mostly under the USDA Conservation Reserve Program (CRP). The 642.8 acres of Pine trees were planted approximately 11 years ago, and the 830.6 acres of Hardwood trees were planted 6 years ago. The pine trees are nearing the age for "thinning" which should produce some income in the near future. There are additional acres (184 ac.) in Riparian Buffer CRP and 34.5 acres in Wetlands Restoration, which aids the wildlife waterfowl populations on the property, by providing good habitat. This tract of land has a good history of Duck and Deer hunting. The CRP programs have combined payments of approximately \$102,000.00 per year. Future timber value, and current CRP payments as well as hunting lease income make this an attractive investment and recreation property.



Soils: The soil is predominately Henry silt loam.

Possession: At closing, subject to existing leases.

Taxes: \$7,739.89 (\$4.45 per acre)

See reverse side for additional maps.

For more information contact:

E. Russell Black, JR - Real Estate Broker

Tel: 662-334-4627

Agent for Seller

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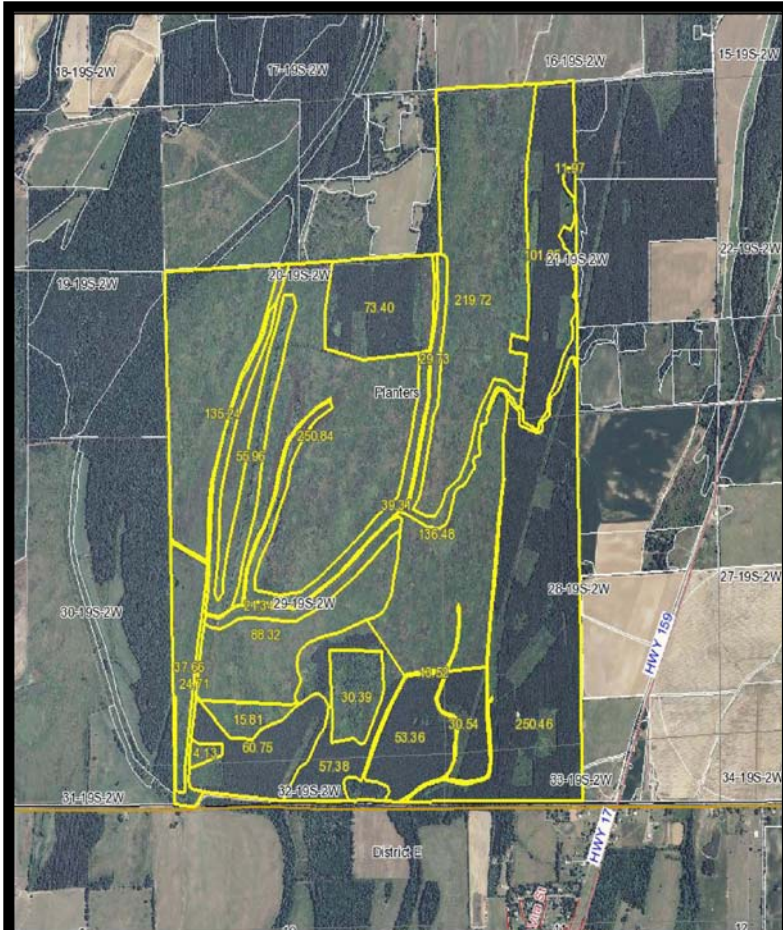
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Property Aerial, Soils and Topography Maps



Capital Agricultural Property Services, Inc.
Maps provided by: surety
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29-19S-2W
Chicot County
Arkansas

map center: 33° 1' 12.94, 91° 19' 31.66
scale: 25873
9/30/2011

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



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