

Southern Land Company TN, LLC

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Email: land@southernlandco.com

Principal Broker: Bill Gates (901)488-0368

200+/- Acres Poinsett County, Arkansas **Highly Productive Farmland and Duck Hunting**

Welcome to “Cypret Farm,” a sprawling 200+/- acre farm in Fisher, Arkansas, along Highway 214. This highly productive, turnkey farm boasts primarily irrigated fields cultivated with a rotation of beans and rice. It generates an annual income of approximately \$40,000 from a reliable long term farm tenant who pays cash rent every January.

Situated in the heart of a high-demand duck hunting region, Cypret Farm is near the Bayou Deview WMA & many world-class hunting clubs, making it a prime location for waterfowl enthusiasts. This property offers the perfect opportunity to own an income-producing farm while enjoying the exceptional duck hunting that the area is renowned for.

Farm Summary

Acres - 200.1 Surveyed total acres containing
194.6 FSA cultivated acres

Annual Income - Approx. \$40000 yearly income (\$200 per cultivated acre)

*currently no hunting lease on property allowing for potentially higher annual income

Hunting Improvements - 1 duck hunting pit

Water Resources - 1 well along with sharing of well on neighboring farm

Mineral Rights - All Seller owned convey

Terrain - Flat, irrigated farmland

County - Poinsett

Location - Located in Fisher, Arkansas on Hwy 214 East.

Jonesboro - 35 miles.

Harrisburg - 16 miles

Memphis- 73 miles

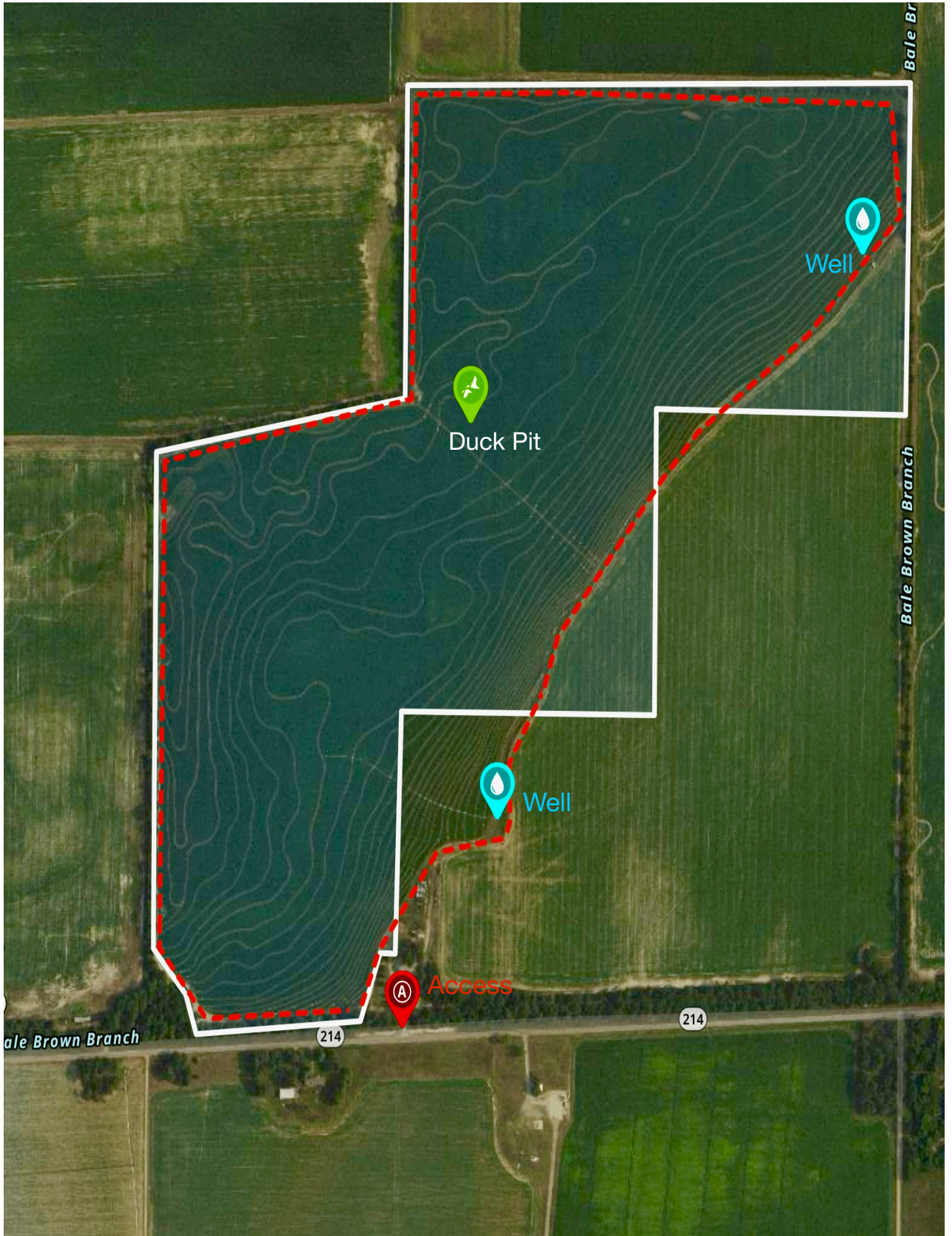
Little Rock - 113 miles

Coordinate - 35.486404°N, 90.903686°W

Offering Price - \$1,370,000.00

Contact Agent - Shane Martin 901-827-0224

**** Shown by Appointment***



Bale Br

Well

Duck Pit

Well

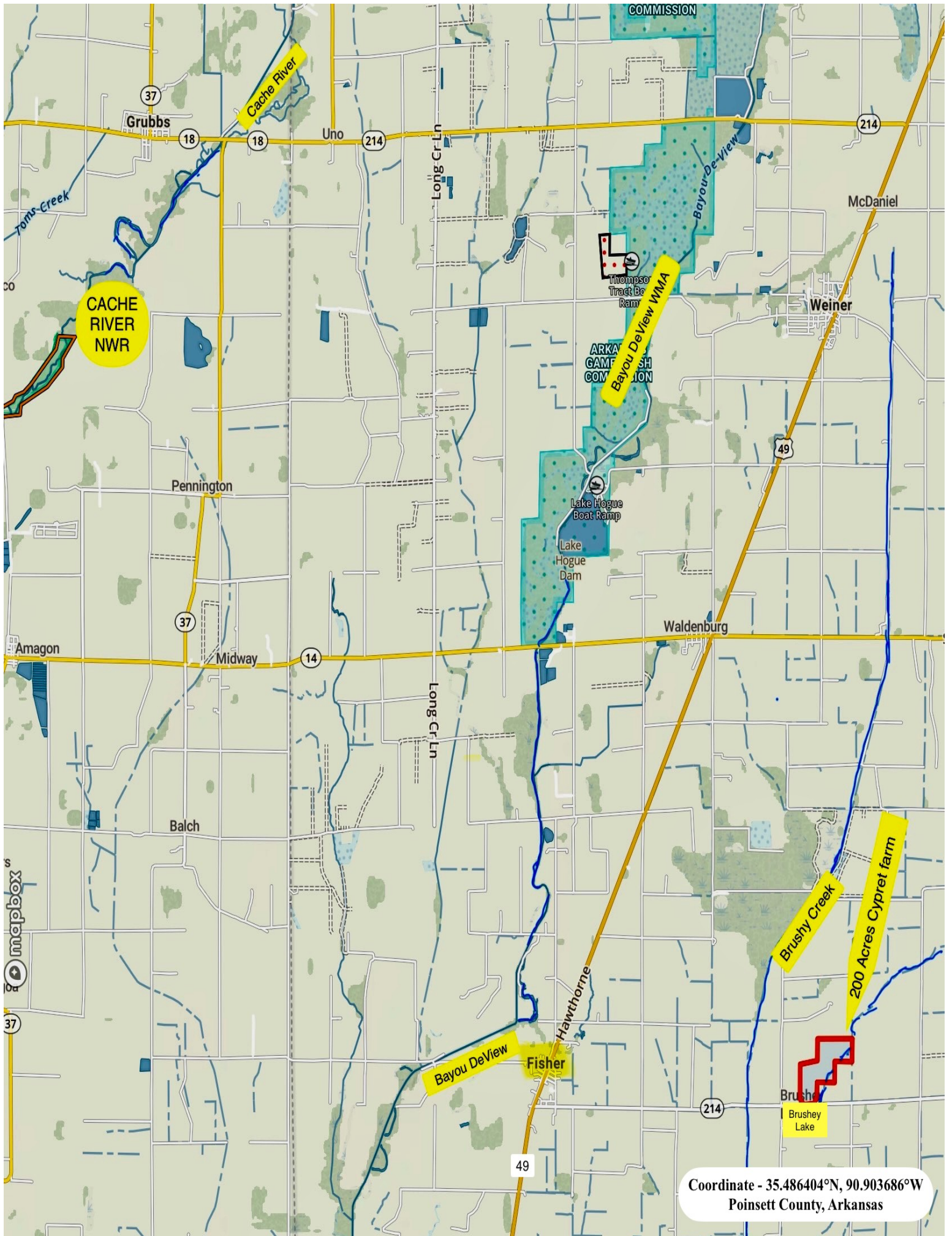
Access

214

214

Bale Brown Branch

ale Brown Branch



Coordinate - 35.486404°N, 90.903686°W
Poinsett County, Arkansas



Aerial view from the South





Duck Hunting Pit

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : SHADOW FARMS INC
CRP Contract Number(s) : None
Recon ID : 05-111-2024-18
Transferred From : None
ARCPLC G/W Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
205.35	194.60	194.60	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	194.60	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	SOYBN, RICE-LGR, RICE-MGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Soybeans	96.43	0.00	39	
Rice-Long Grain	77.88	0.00	7075	
Rice-Medium Grain	18.55	0.00	7005	
TOTAL	192.86	0.00		

NOTES

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Tract Number : 4835

Description : 24-T DIV OF 355
FSA Physical Location : ARKANSAS/POINSETT
ANSI Physical Location : ARKANSAS/POINSETT
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : RACHEL R CYPRET RVOC LIVING TR
Other Producers : None
Recon ID : 05-111-2024-17

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
205.35	194.60	194.60	0.00	0.00	0.00	0.00	0.0

ARKANSAS
POINSETT
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 5193
Prepared : 12/21/23 8:53 AM CST
Crop Year : 2024

Abbreviated 156 Farm Record

Tract 4835 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	194.60	0.00	0.00	0.00	0.00	0.00

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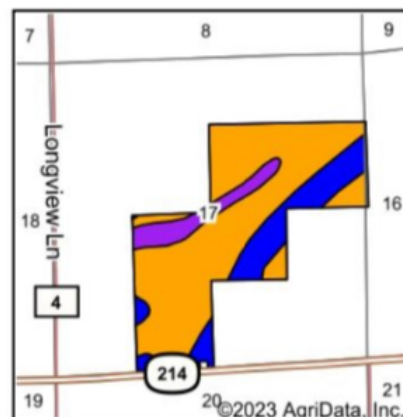
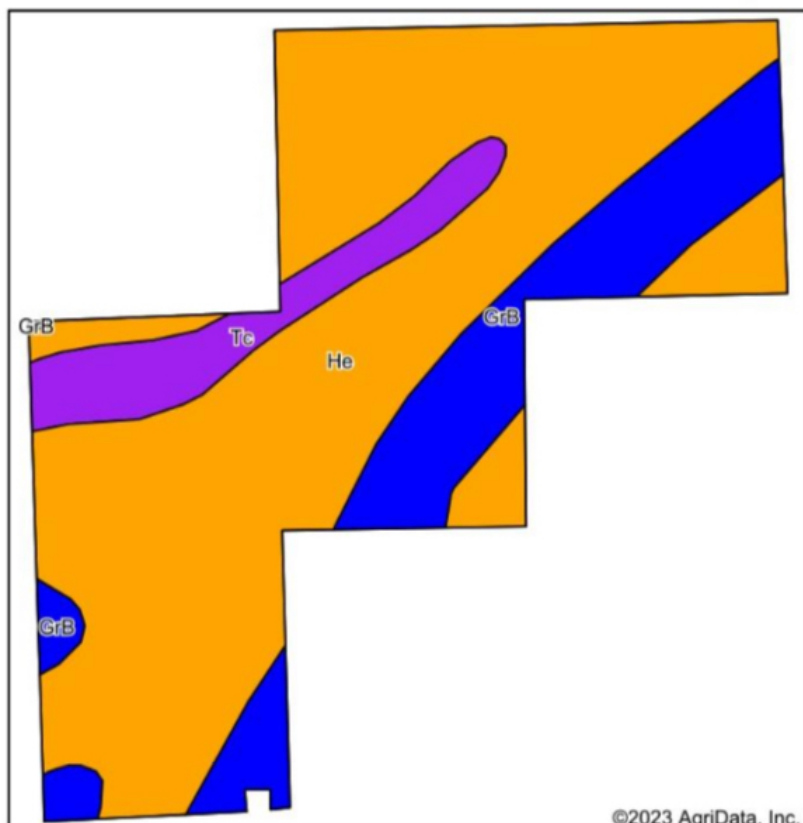
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Soils Map



State: **Arkansas**
 County: **Poinsett**
 Location: **17-10N-2E**
 Township: **Owen**
 Acres: **199.01**
 Date: **10/31/2023**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: AR111, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Grass legume hay Tons	Improved bermudagrass AUM	Rice Irrigated Bu	Soybeans Bu	Tall fescue AUM	Tobacco Lbs	Wheat Bu	
He	Henry silt loam, 0 to 1 percent slopes	142.45	71.6%		Illw		5.5	70			120	30	6		3	
GrB	Grenada silt loam, 1 to 3 percent slopes	39.42	19.8%		Ile		85	700	4	9.5		38	8	2550		
Tc	Tichnor soils, frequently flooded	17.14	8.6%		Vw		8									
Weighted Average						2.97	4.6	66.9	138.7	0.8	1.9	85.9	29	5.9	505.1	21

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.