Farmers National Company™

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LAND FOR SALE

253.95± Acres, St. Francis County, Arkansas

OFFERED AT
$1,500,000

Highlights:
- **Quality Farmland**
- **Mostly Irrigated**
- **Highway Frontage**

For additional information, please contact:
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EQUAL HOUSING OPPORTUNITY

Property Information

Directions to Property:
- **Residence:** 2100 Main Street, Hughes, Arkansas 72348
- **Farmland:** Travel 0.4 miles east from Hughes, Arkansas, on Highway 38.

Legal Description:
Please see the property deed available on our website.

Property Description:
262.61 tillable acres per FSA. Irrigated by center pivots owned by the tenant. Good soils. Some timber. Brick residence just west of the farm sells with the farm and is currently leased. The lot adjoining the farmland is also currently leased.

FSA Information:

	Base	Yield
Wheat	69.00 acres	41 bushels
Soybeans	238.60 acres	25 bushels

Farm Data:

Cropland	262.61 acres
Non-crop	43.00 acres
Buildings	1.00 acres
Total	253.95 acres

Taxes:
- $2,426.25

Aerial Map
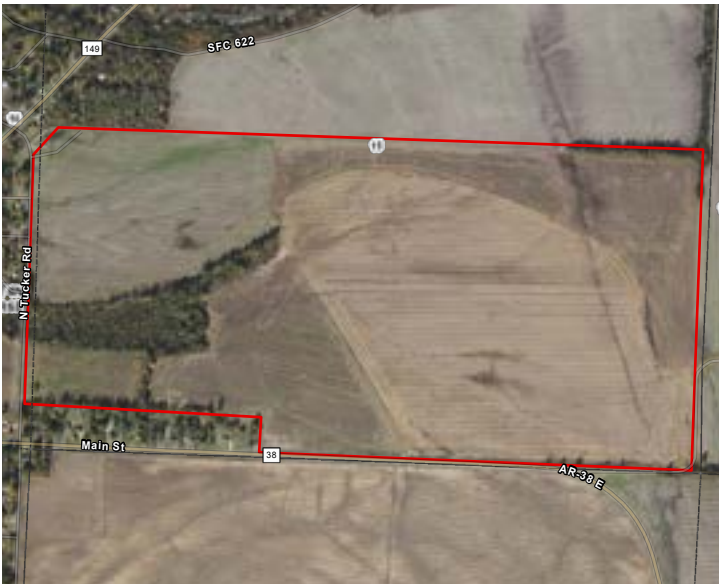
Soil Map
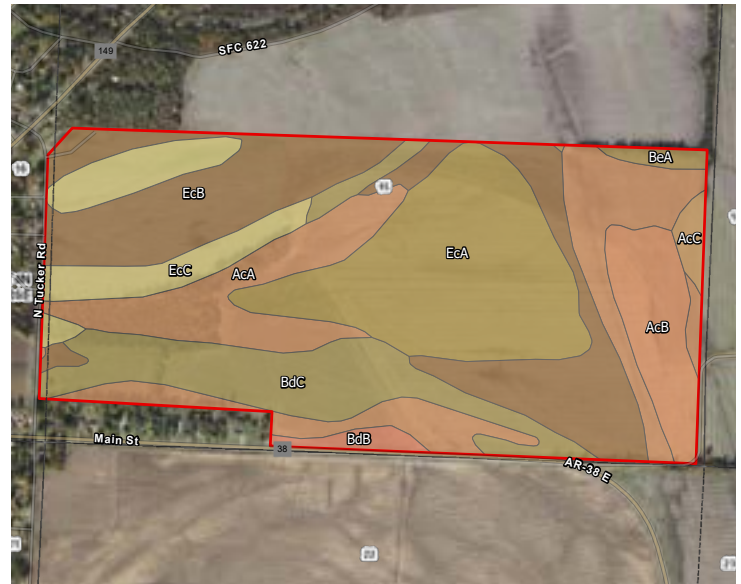
Map Symbol	Name	Non-IRR LCC	ACRES
EcB	Earle clay, gently undulating	3w	70.2
AcA	Alligator and Sharkey clays, 0 to 1 percent slopes	3w	64.6
EcA	Earle clay, 0 to 1 percent slopes	3w	62.1
BdC	Bosket-Dubbs fine sandy loam, undulating	3e	40.9
EcC	Earle clay, undulating	3w	24
AcB	Alligator and Sharkey clays, gently undulating	3w	19.7
BdB	Bosket-Dubbs fine sandy loam, gently undulating	2e	3.6
AcC	Alligator and Sharkey clays, undulating	3e	3.1
BeA	Bowdre silty clay, 0 to 1 percent slopes	2w	2.7
TOTAL			290.9

Property Location