

L-2300550



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LAND AUCTION

SIMULCAST LIVE AND ONLINE

252.73± Acres, Monroe County, Arkansas

Thursday, November 2, 2023 | 10:00 AM

Brinkley Convention Center | 1501 Weatherby Drive, Brinkley, Arkansas

Highlights:

- Productive Farmland
- Row Irrigates for Soybeans, Corn, or Rice
- 254.86 Tillable Acres Per FSA

For additional information, please contact:

Bill Shannon, AFM/Agent | (870) 933-9700 or (870) 761-5649

BShannon@FarmersNational.com

Bidding Starts | Thursday, October 26, 2023 at 10:00 AM
Bidding Ends | Thursday, November 2, 2023 at Close of Live Event

To register and bid go to: www.fncbid.com

Property Information

Location:

Tract 1: From the east side of Brinkley, Arkansas, turn east from Highway 70 onto East Bayne Avenue, travel .7 miles to the field on the north side of East Bayne Avenue.

Tract 2: From Highway 70 in Brinkley, turn south on South Grande Avenue and travel 1.4 miles. Turn east on Highway 238 and travel 2.0 miles. Turn north on Swampoodle Road and travel 1.5 miles to the field on the north side of the road.

Tract 3: From Tract 2 travel .9 miles south on Swampoodle Road to the field on the west side of Swampoodle Road.

Legal Description:

Tract 1: SE NE & N1/2 SE SE, S12, T3N R2W

Tract 2: SW SW & E1/2 SW S7, T3N, R1W

Tract 3: SW NE & PT SE NE S13, T3N, R2W

Property Description:

The Agrashares farm is located near Brinkley, Arkansas. The farm has productive soils capable of growing rice, corn, or soybeans. The farm is set up to row irrigate from five wells and one relift pump. The groundwater in the area is reported to be abundant and of good quality. FSA indicates 254.86 tillable acres.

Property Location Map



Farm Data:

Tract 1:
Cropland 37.00 acres per FSA

Tract 2:
Cropland 144.57 acres per FSA

Tract 3:
Cropland 73.29 acres per FSA

* Note: FSA cropland acres exceed deeded acres, so no non-crop acres are listed.

FSA Information:

Farm 3359	Base	Yield
Soybeans	154.18 acres	34 bushels
Rice-Long Grain	117.47 acres	6482 pounds
Rice-Med Grain	19.85 acres	6482 pounds

* Includes base for 8.07 ac out parcel

2022 Taxes All: \$2,442.95. Will be paid just prior to auction. 2023 taxes prorated at closing, amount not yet available.

Aerial Map



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ca	Calhoun silt loam, 0 to 1 percent slopes	26.94	72.23	0	63	3w
GrB	Grenada silt loam, 1 to 3 percent slopes	10.36	27.77	0	62	2e
TOTALS		37.3(*)	100%	-	62.72	2.72

Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ca	Calhoun silt loam, 0 to 1 percent slopes	26.94	72.23	0	63	3w
GrB	Grenada silt loam, 1 to 3 percent slopes	10.36	27.77	0	62	2e
TOTALS		37.3(*)	100%	-	62.72	2.72

Tract 3 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Fo	Foley-Calhoun-Bonn complex	42.09	58.27	0	72	3w
Ca	Calhoun silt loam, 0 to 1 percent slopes	30.14	41.73	0	63	3w
TOTALS		72.23(*)	100%	-	68.24	3.0

Well 1



Well 2



Well 3



Well 4



Relift



AUCTION TERMS

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes will be prorated to closing.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on December 15, 2023 or such other date agreed to by the parties. Subject to current lease.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by John Martin, Attorney.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with John Martin, Attorney, the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be paid by the Seller. The cost of any escrow closing services will be equally paid by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on December 15, 2023 or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of John Martin, Attorney.

Sale Method: The real estate will be offered in three individual tracts, or as a total unit. Bids on the tracts and the total unit will compete. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: Agrashares Fund V LLC, c/o Jon Brorson

Auctioneer: Tyler Ambrose, License Number: IREX03007

Online Simulcast Bidding Procedure: The online bidding begins on Thursday, October 26, 2023, at 10:00 AM. Bidding will be simultaneous with the live auction on Thursday, November 2, 2023, with bidding concluding at the end of the live auction.

To register and bid on this auction go to:
www.fnccbid.com

All bids on the tracts will be visible on-line, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

