



Farm, Timber & Recreational Land Brokerage
106 First Choice Dr. Madison, MS 39110
www.SartainsHeritage.com

Property: English Lake Farm, located in Jefferson County Arkansas. Comprised of +/- 7,653 gross acres, of which 85% of the farm is cropland. With 88% of the effective cropland being irrigated. The farm is a contiguous tract of land with asphalt highway access, equipment sheds, shop buildings, housing, and a large grain terminal facility. Cropping selections include all varieties of grain common to the region as well as cotton. With frontage on the Arkansas River, woodlands along the river, as well as English Lake, an oxbow lake, situated entirely within the boundary of the farm. This property offers quality recreational opportunity with the option of additional annual cash revenue or personal use and enjoyment from its recreational component.

Land Use Breakdown:

- 7,653 +/- deeded acres
- 7,582 FSA Farmland acres – FSA 156 shows error in acres based on land sale
- 6,551.86 FSA Cropland acre
- 6,297.18 in effective cultivation

Irrigation Breakdown:

- Flood & Furrow Irrigation: 3,835 +/-
- Pivot Irrigation: 1,712 +/-
- Non- Irrigated: 750 +/-

Primary Soils: The farm has an overall USGS soil capacity average of 3.1 – see attached detailed soil map for additional information.

Improvements:

- 34 furrow irrigation ground water wells
- 5 pivots with ground water wells
- 3 surface water re-lift station
- 400,000 Bu grain storage facility
- 3 homes, two manager homes & one worker house
- 12,500 Square foot enclose shop building

Crop Base Summary: 7,345.23 total base acres – see attached 156EZ

- Seed Cotton: 3,219ac
- Rice Grain: 2,167.7ac
- Soybean: 1,074.11 ac
- Generic Base: 804.86

Contact: Jacob Sartain 662-836-6048 or Jsartain@sartainsheritage.com



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Farm Crop Yields:

- **2020** – total farm wide average
 - Corn: 180bu
 - Soybean: 45bu
 - Rice: 160bu
 - Cotton: 900LBS
 - Wheat: 53

- **2021** – total farm wide average
 - Corn: 191bu
 - Soybean: 43
 - Rice: 170
 - Cotton: 1050
 - Wheat: 60

Income Streams:

- **CRP Income:** \$24,442.00

- **Recreational Income:** \$100,000.00 – offered for 2022 season

- **Farm Lease:** Owner Operator

- **Grain Storage Lease:** Owner Operator

- **Levee Hay & Grazing:** Owner Operator

- **Housing:** Owner Operator

Property Tax: \$60,238.00 (2021)

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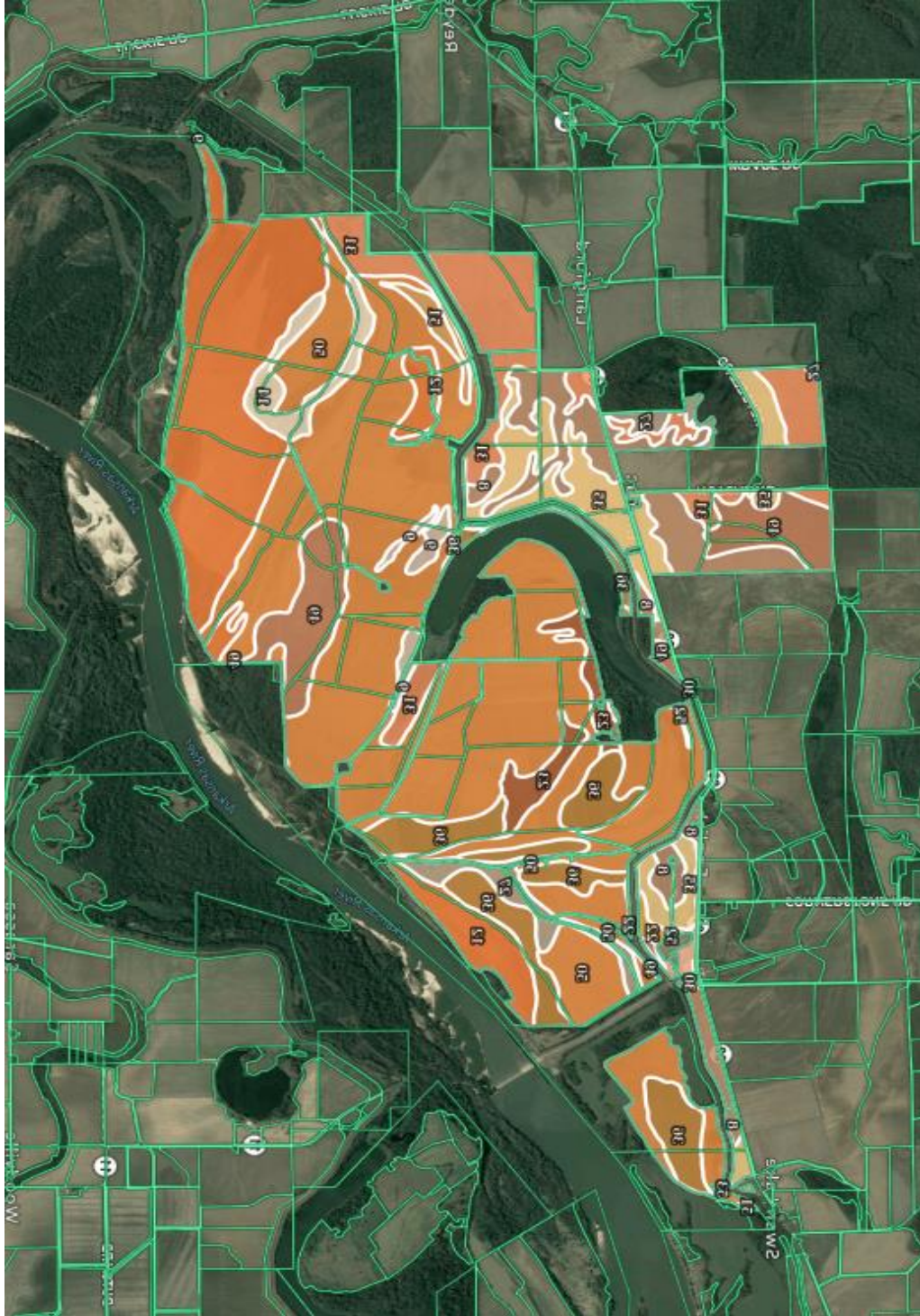
Interactive Property Map:

<https://mapright.com/ranching/maps/667f91c501cc21e235c8b61fbedf7b5/share>


OVERVIEW MAP



SOIL MAP SUMMARY



Mapped for cropland soils only

 6307.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
50	Wabbaseka-Latanier complex, occasionally flooded	2739.94	43.44	0	72	3w
12	Crevasse soils, frequently flooded	1008.17	15.98	0	32	5w
31	Portland clay, 0 to 1 percent slopes, occasionally flooded	496.59	7.87	0	49	4w
36	Roxana silt loam, occasionally flooded	451.35	7.16	0	82	2w
8	Coushatta silt loam	397.76	6.31	0	86	1
35	Roxana silt loam, 0 to 1 percent slopes	360.18	5.71	0	85	1
49	Wabbaseka-Latanier complex, undulating	341.97	5.42	0	74	3w
27	Perry clay, 0 to 1 percent slopes, occasionally flooded	121.77	1.93	0	39	4w
14	Desha clay, 0 to 1 percent slopes, occasionally flooded	116.13	1.84	0	51	4w
23	McGehee silt loam, occasionally flooded	115.26	1.83	0	69	4w
9	Coushatta soils, occasionally flooded	52.52	0.83	0	87	2w
51	Yorktown silty clay, 0 to 1 percent slopes, frequently flooded, frequently ponded	39.32	0.62	0	10	7w
30	Portland clay, 0 to 1 percent slopes	24.22	0.38	0	56	3w
53	Levee	17.42	0.28	0	-	-
22	McGehee silt loam, 0 to 1 percent slopes	16.94	0.27	0	72	2w
52	Water	6.91	0.11	0	-	-
11	Crevasse loamy fine sand	1.35	0.02	0	35	4s
TOTALS		6307.79(*)	100%	-	64.56	3.16

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.









