



ROE RICE & DUCK FARM

ROE, ARKANSAS

MONROE & PRAIRIE COUNTY, ARKANSAS

371.45+/- ACRES

\$2,375,000

PRESENTED BY



Marc Holmes – Principal Broker
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ROE RICE & DUCK FARM

OVERVIEW: A Rare Turnkey Row-Crop Farm with World-Class Waterfowl Hunting

Roe, Arkansas | \$2375,000 | 371.45± Total Surveyed Acres

This is an exceptional opportunity to own a highly productive farm in the heart of Arkansas's legendary waterfowl flyway. The offering consists of two tracts, both suitable for a lodge, just minutes apart:

- **Main Tract** – 332.9± surveyed acres along the Prairie/Monroe County line, directly bordering the renowned Wingmead (one of the most intensely managed waterfowl properties in the Delta).
- **East Tract** – 38.55± surveyed acres located in Prairie County approximately 3 miles east with an outstanding duck hole and additional deer hunting potential.

Both tracts sit only minutes from the White River National Wildlife Refuge – placing them squarely in one of the top waterfowl corridors in the country.

Key Features & Improvements

- 371.45± total surveyed acres
- Approximately 365± FSA cropland acres (reconstitute of the Main Tract will be completed before closing)
- Proven rice/soybean rotation (occasional corn) with strong historical yields:
 - Rice: ~190 bu/acre averages – Soybeans: ~60 bu/acre averages
- Precision-leveled fields with excellent soils
- 5 irrigation wells + 2 relift pumps
- 2 tailwater recovery pits
- Extensive underground poly pipe system
- Multiple water-control structures

Premier Waterfowl Setup

- 8 managed duck holes that can be artificially flooded on demand.
- 2 permanent pit blinds + 4 skid blinds.
- Proven history of outstanding duck hunting in one of the most intensely managed areas in the Delta.

The farm is currently leased to an excellent tenant on a favorable 75/25 crop-share basis, providing immediate cash flow and hassle-free management. Whether you're looking for a top-tier agricultural investment, a legacy waterfowl property, or the ultimate combination of both, this turnkey operation delivers on every level. Contact **Marc Holmes** at **(501) 269-6963** or **marc@holmes-realestate.com** for more information. Private showings by appointment only.

Disclaimer Statement

Any/all information provided by Holmes Real Estate is intended for reference only and it's accuracy is not guaranteed. This listing is subject to errors, omissions or change without notice.

ROE RICE & DUCK FARM

OVERVIEW (CONTINUED)

LOCATION/ACCESS: Approximately 3 miles northwest of Roe, AR.

OFFERING PRICE: The offering price for this property is \$2,375,000.

INTERACTIVE MAP



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AERIAL MAP (BOTH TRACTS)

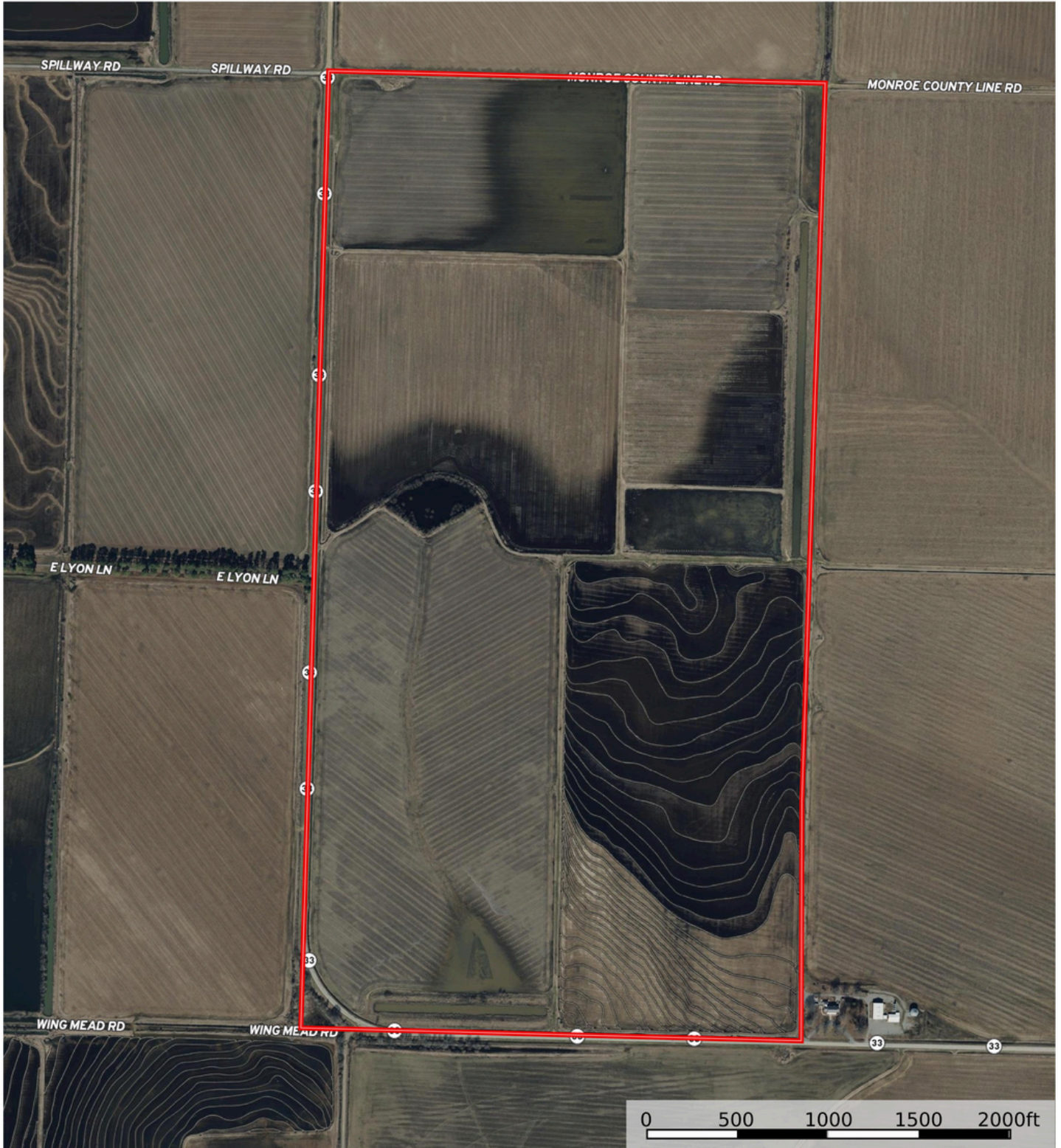


AERIAL MAP (MAIN TRACT)

TURNKEY RICE & DUCK FARM

Monroe County, Prairie County, Arkansas, 371.45 AC +/-

HOLMES
REAL ESTATE



 Boundary

AERIAL MAP (MAIN TRACT)

TURNKEY RICE & DUCK FARM

Monroe County, Prairie County, Arkansas, 371.45 AC +/-

HOLMES
REAL ESTATE

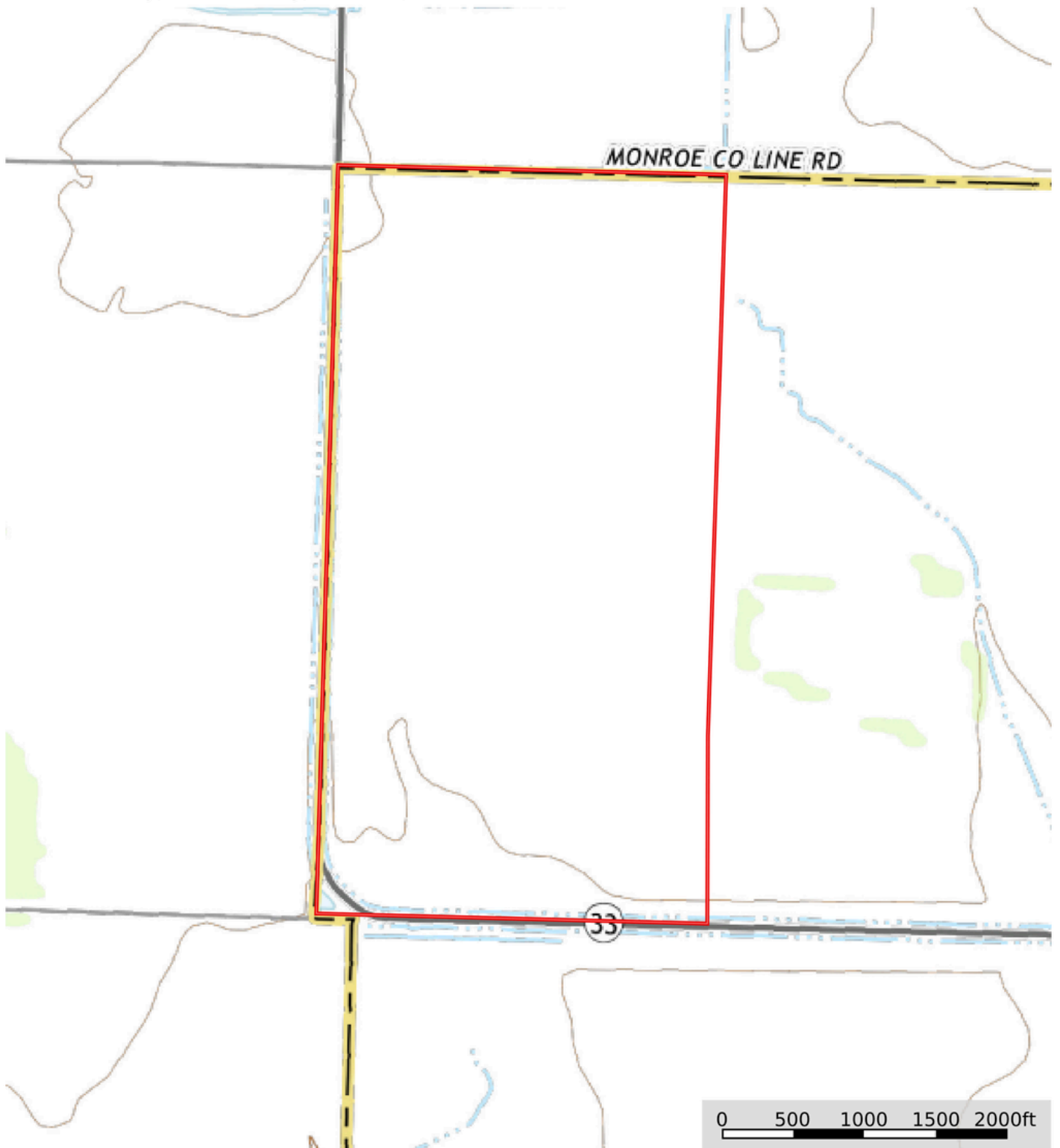


TOPO MAP (MAIN TRACT)

TURNKEY RICE & DUCK FARM

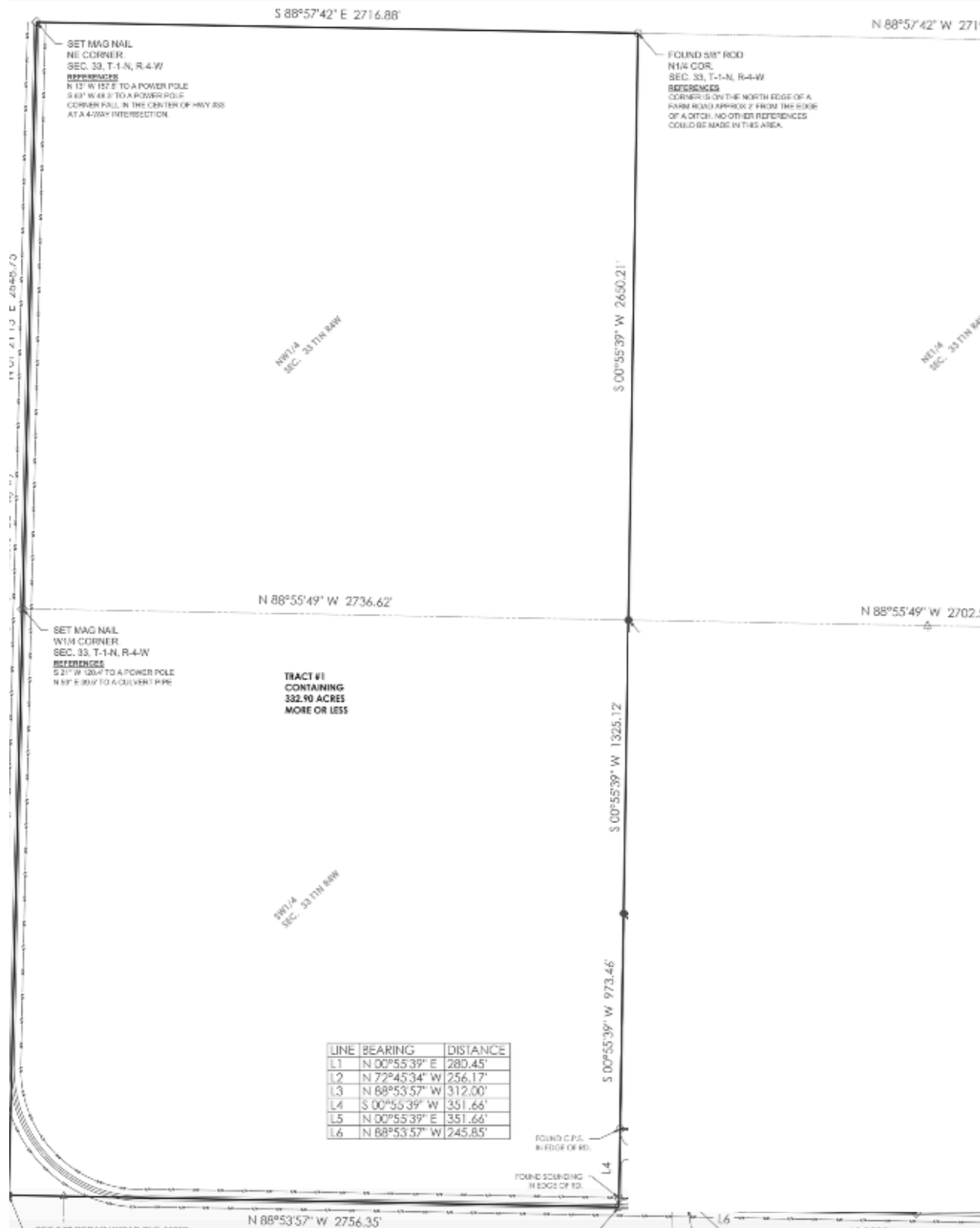
Monroe County, Prairie County, Arkansas, 371.45 AC +/-

HOLMES
REAL ESTATE



Boundary

SURVEY (MAIN TRACT)



FSA 156 (MAIN TRACT)

Arkansas

Monroe

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3539

Prepared: 5/10/18 9:30 AM

Crop Year: 2018

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
NICHOLAS GRAY		
Farms Associated with Operator:		
3116, 3540		

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
370.88	365.0	365.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	365.0	119.05	0.0				

ARC-IC	ARC-CO	ARC/PLC	PLC	PLC-Default
NONE	WHEAT, SOYBN		RICE-LGR, RICE-MGR	NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	133.58		38	0.0
RICE-LONG GRAIN	152.51		4549	0.0
SOYBEANS	172.48		30	0.0
RICE-MED GRAIN	14.43		4543	0.0
Total Base Acres:	473.0			

Tract Number: 7 Description: A13-1A

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

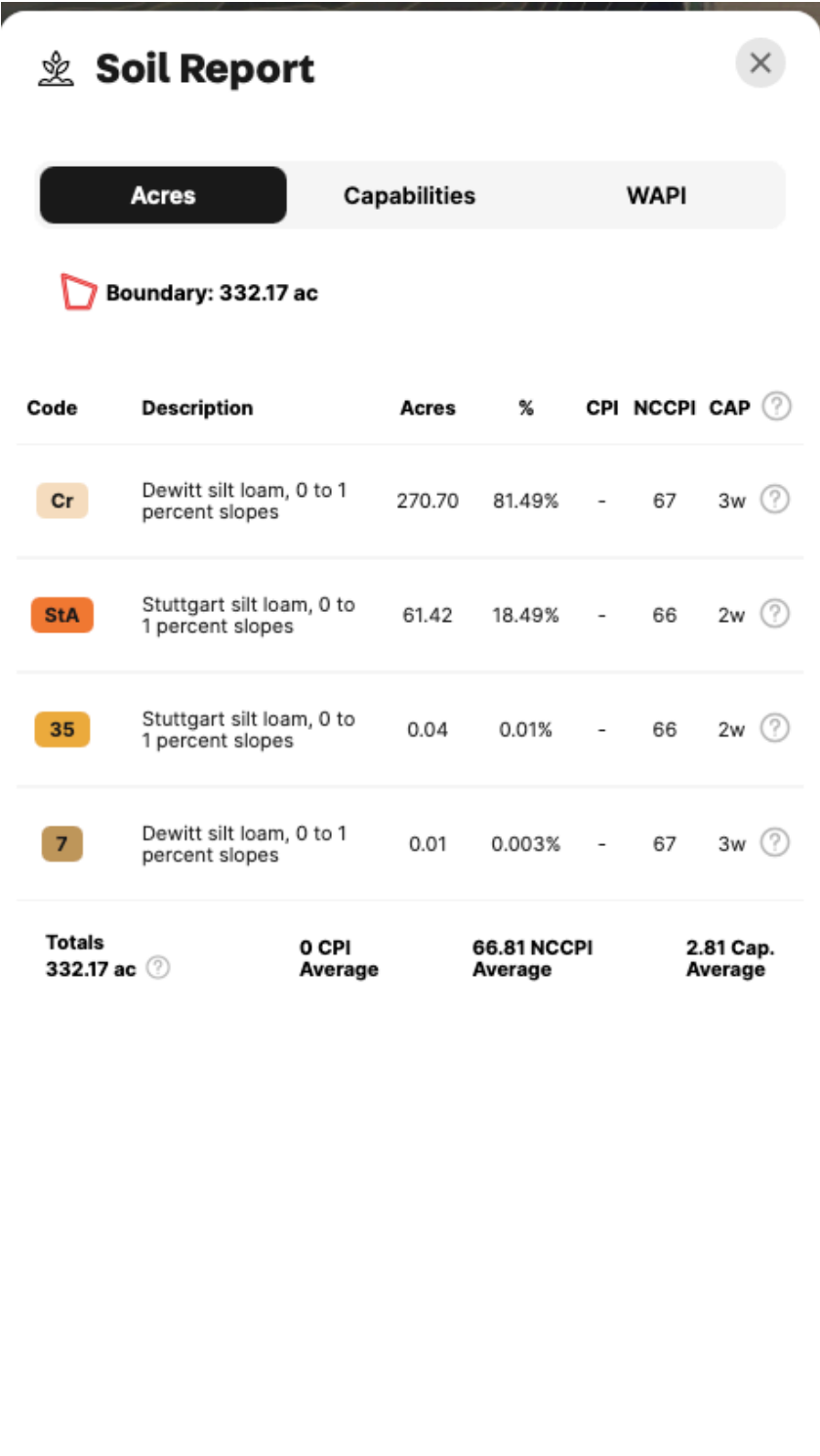
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
251.12	245.24	245.24	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	245.24	80.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	89.8		38	0.0
RICE-LONG GRAIN	102.5		4549	0.0
RICE-MED GRAIN	9.7		4543	0.0
SOYBEANS	115.9		30	0.0
Total Base Acres:	317.9			

Owners: MCFADIN HOLDINGS LLC

SOIL MAP (MAIN TRACT)



FLOOD ZONE MAP (MAIN TRACT)



AERIAL MAP (EAST TRACT)

TURNKEY RICE & DUCK FARM
Monroe County, Prairie County, Arkansas, 371.45 AC +/-



AERIAL MAP (EAST TRACT)

TURNKEY RICE & DUCK FARM

Monroe County, Prairie County, Arkansas, 371.45 AC +/-

HOLMES
REAL ESTATE



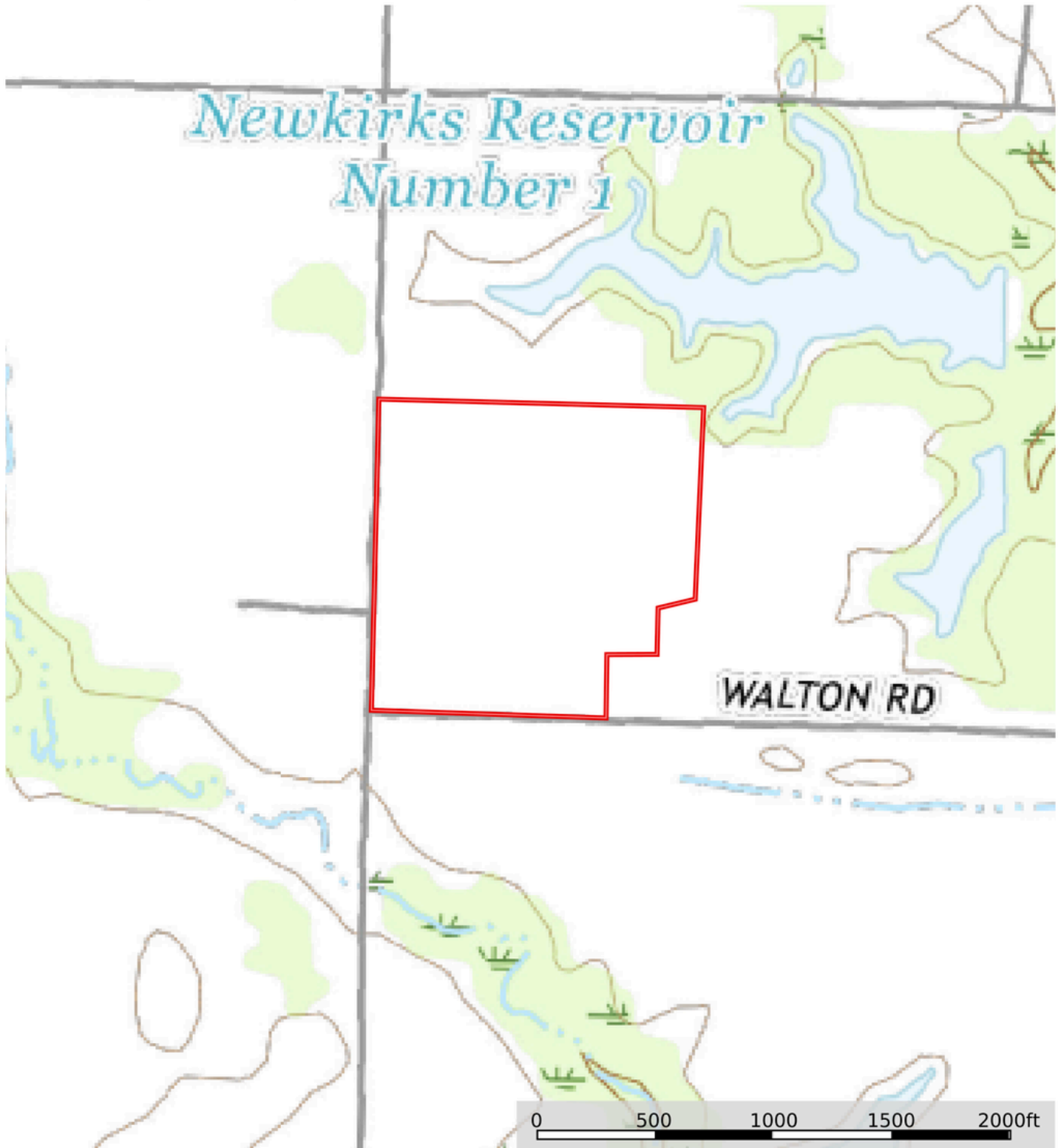
 Boundary

TOPO MAP (EAST TRACT)

TURNKEY RICE & DUCK FARM

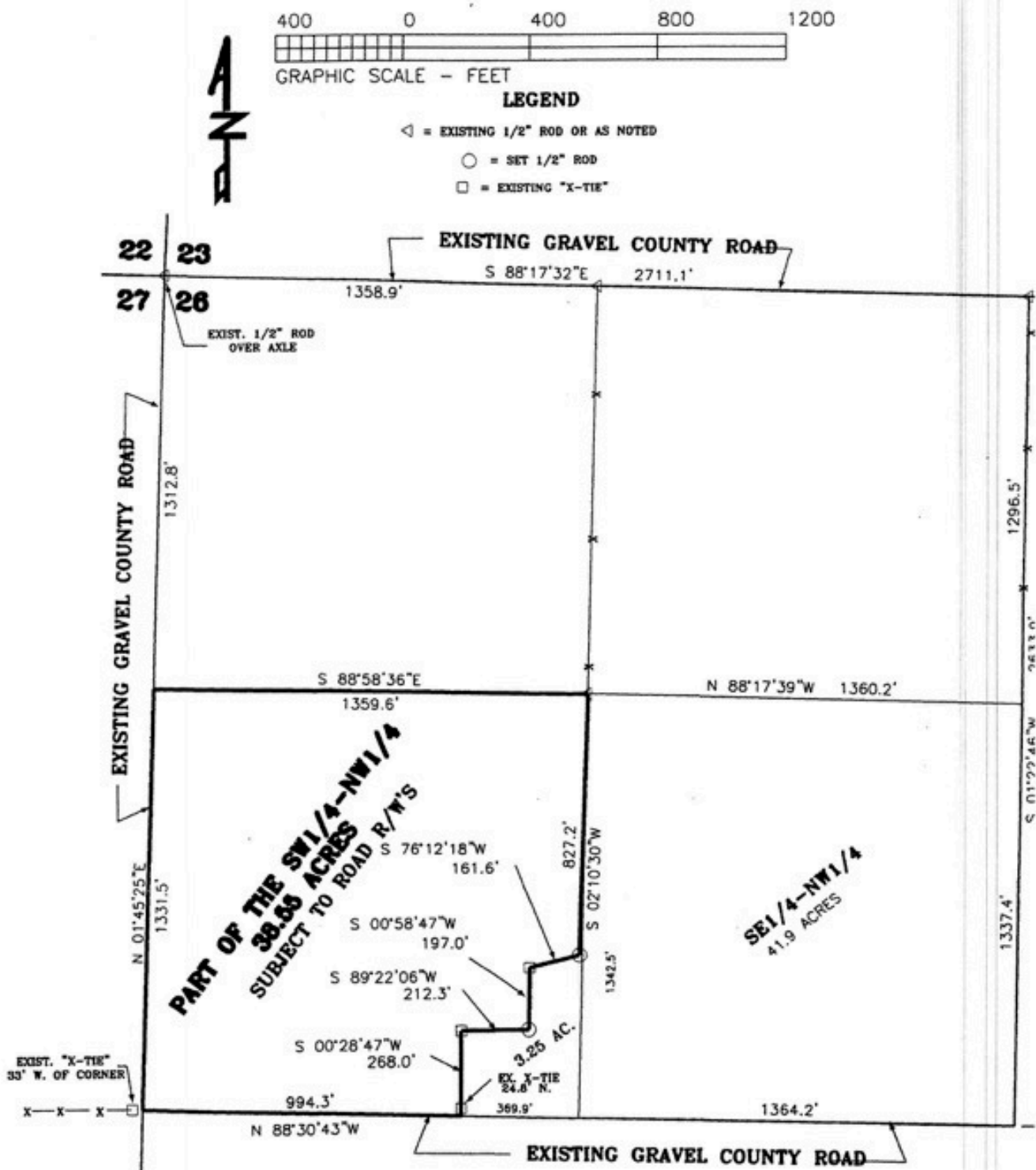
Monroe County, Prairie County, Arkansas, 371.45 AC +/-

HOLMES
REAL ESTATE



 Boundary

SURVEY (EAST TRACT)



SOIL MAP (EAST TRACT)

 **Soil Report**

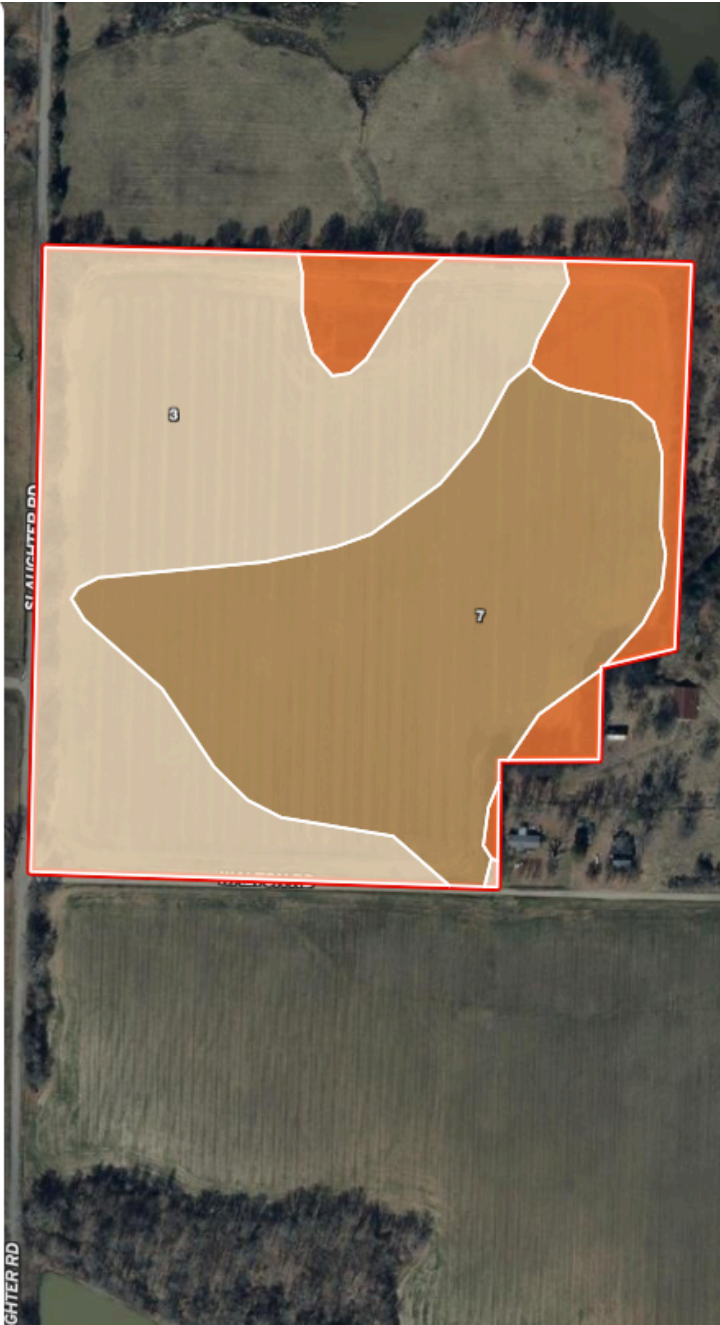
Acres

Capabilities

WAPI

 **Boundary: 38.50 ac**

Code	Description	Acres	%	CPI	NCCPI	CAP		
3	Calloway silt loam, 0 to 1 percent slopes	18.63	48.39%	-	58	2w		
7	Dewitt silt loam, 0 to 1 percent slopes	15.60	40.52%	-	67	3w		
22	Immanuel silt loam, 3 to 8 percent slopes	4.27	11.09%	-	82	3e		
Totals		38.50 ac	0 CPI Average	64.31 NCCPI Average	2.52 Cap. Average			



FLOOD ZONE MAP (EAST TRACT)



FSA 156 (EAST TRACT)

ARKANSAS

PRAIRIE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2019

Prepared : Apr 2, 2019

Crop Year : 2019

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) :
Recon ID :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
81.07	66.50	66.50	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	66.50	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Soybeans	20.55	0.00	0	28	
Rice-Medium Grain	20.55	0.00	0	4714	
TOTAL	41.10	0.00			

NOTES

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Tract Number : 2695

Description : G-11/2A
FSA Physical Location : ARKANSAS/PRAIRIE
ANSI Physical Location : ARKANSAS/PRAIRIE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations :
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
81.07	66.50	66.50	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	66.50	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Soybeans	20.55	0.00	0	28
Rice-Medium Grain	20.55	0.00	0	4714

PHOTOS



PHOTOS



PHOTOS



COMMENTS & NOTES



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