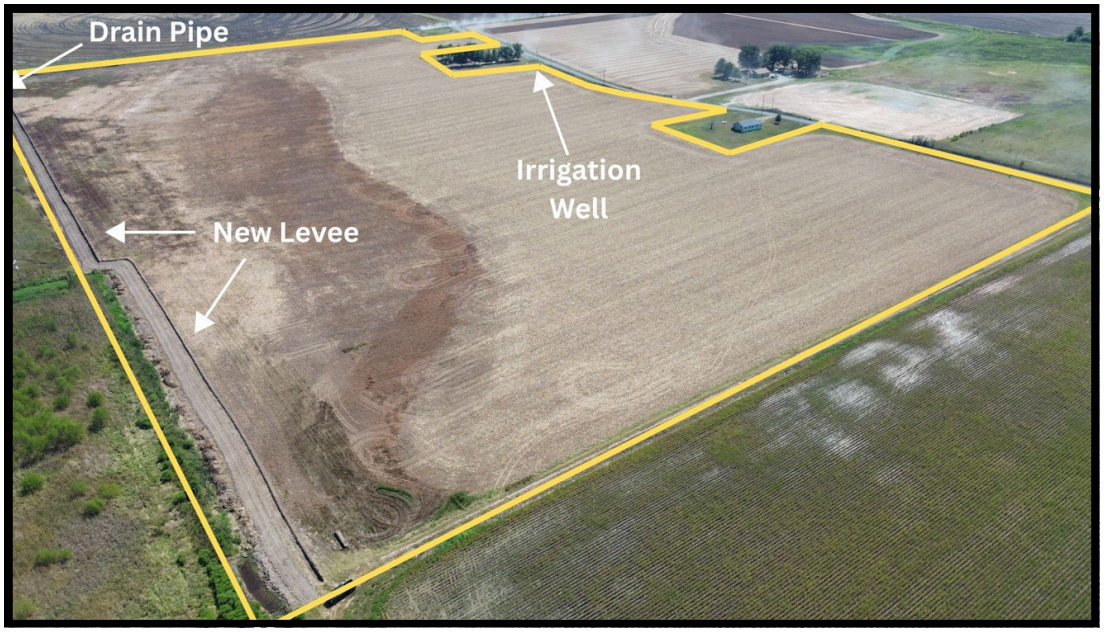


HUMNOKE FARM & DUCKS

HUMNOKE, ARKANSAS

LONOKE COUNTY, AR

53.5+/- ACRES

$358,000

PRESENTED BY

HOLMES REAL ESTATE

Marc Holmes – Principal Broker
10457 Gray Hills Dr. Fort Worth, TX 75033
214-444-9697 (office) 501-269-6963 (cell)
www.holmes-realestate.com

HUMNOKE FARM & DUCKS

OVERVIEW: **Listing description**

Located between Humnoke and Geridge, this 52 ± acre property consists of nearly all cropland and offers excellent duck hunting in one of Arkansas' most popular waterfowl areas.

Improvements include a new submersible well (installed August 2023), underground irrigation pipeline, and a newly completed levee with 12" drain pipe, flashboard riser, and one-way valve (flapper) that prevents floodwaters from backing onto the property. The new levee allows the owner to artificially flood the north end of the farm for duck hunting while keeping water off during the growing season. Corn has been harvested and native grasses mowed, so the farm is ready for duck season.

Key Features:

- **Frontage on Flynn Bridge Rd. and Flynn Bridge Cutoff Rd., providing easy access**
- **Excellent duck and goose hunting**
- **Corn harvested and native grasses mowed — ready for duck season**
- **On-site utilities with county road frontage, ideal for a future hunting lodge**
- **Situated in one of the best waterfowl flyways in Arkansas, with several famous duck hunting clubs nearby**
- **80/20 crop share lease (no input costs to the owner)**
- **Submersible well with underground piping**
- **New levee, 12" drain pipe, flashboard riser, and one-way flapper valve now complete**

Offering Price: **The offering price for this property is $358,000.**

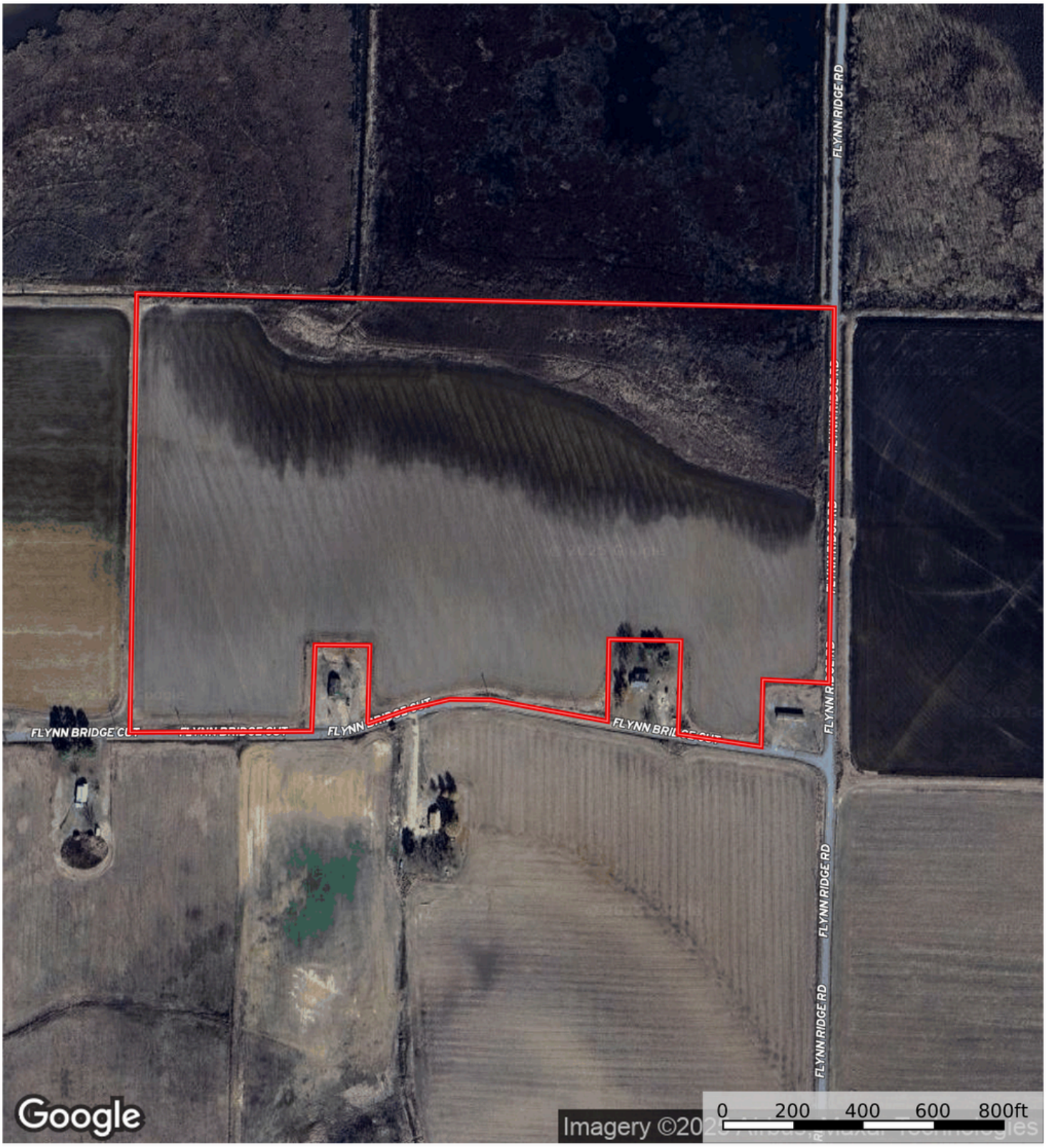
Disclaimer Statement

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.

AERIAL MAP

Humnoke Farm & Ducks
Lonoke County, Arkansas, 52 AC +/-

HOLMES REAL ESTATE



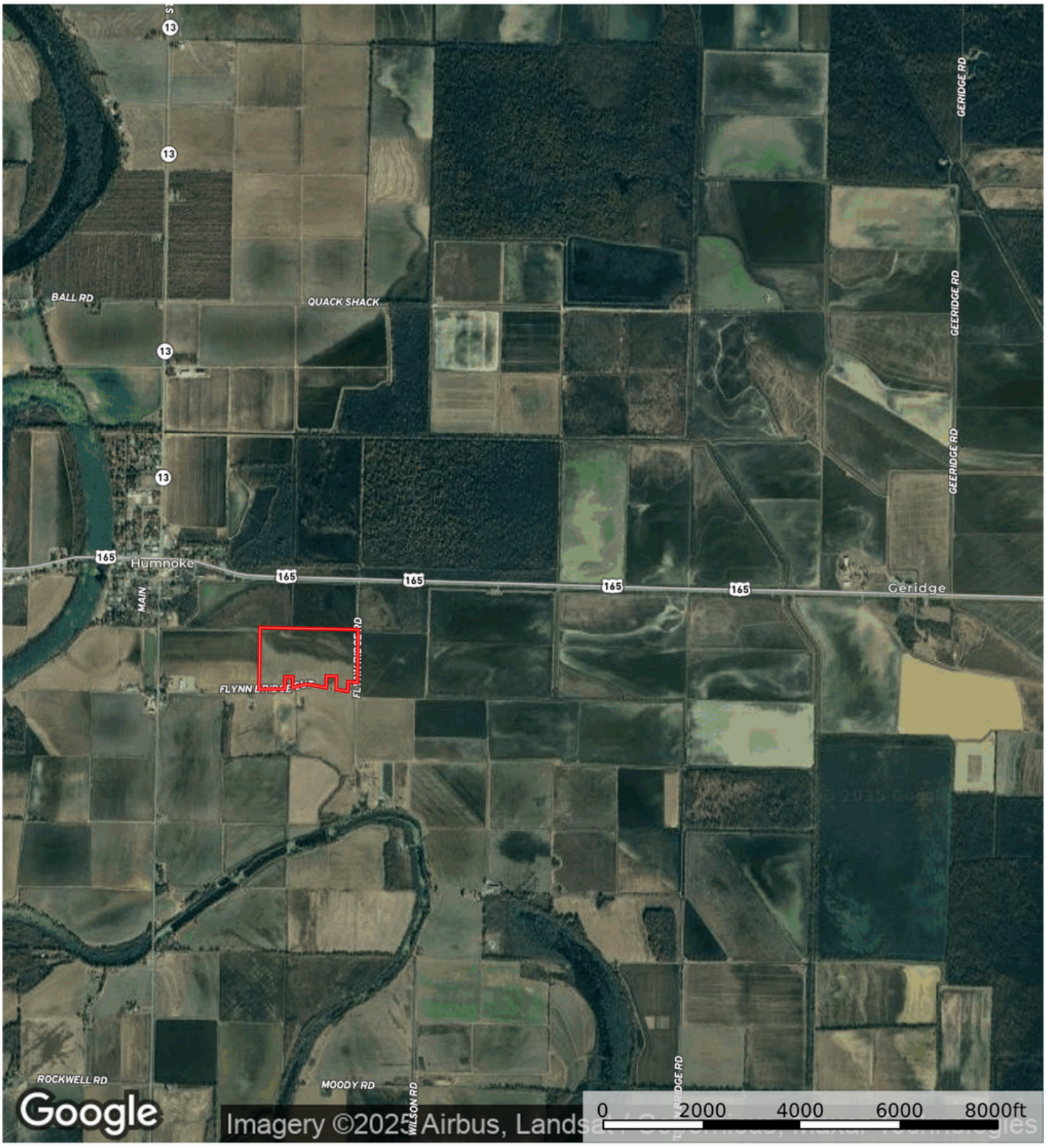
Boundary

Marc Holmes
P: 501-438-9757 www.holmes-realestate.com 2770 Main St. Ste 288, Frisco, TX 75033

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

AERIAL MAP (MAIN TRACT)

Humnoke Farm & Ducks
Lonoke County, Arkansas, 52 AC +/-



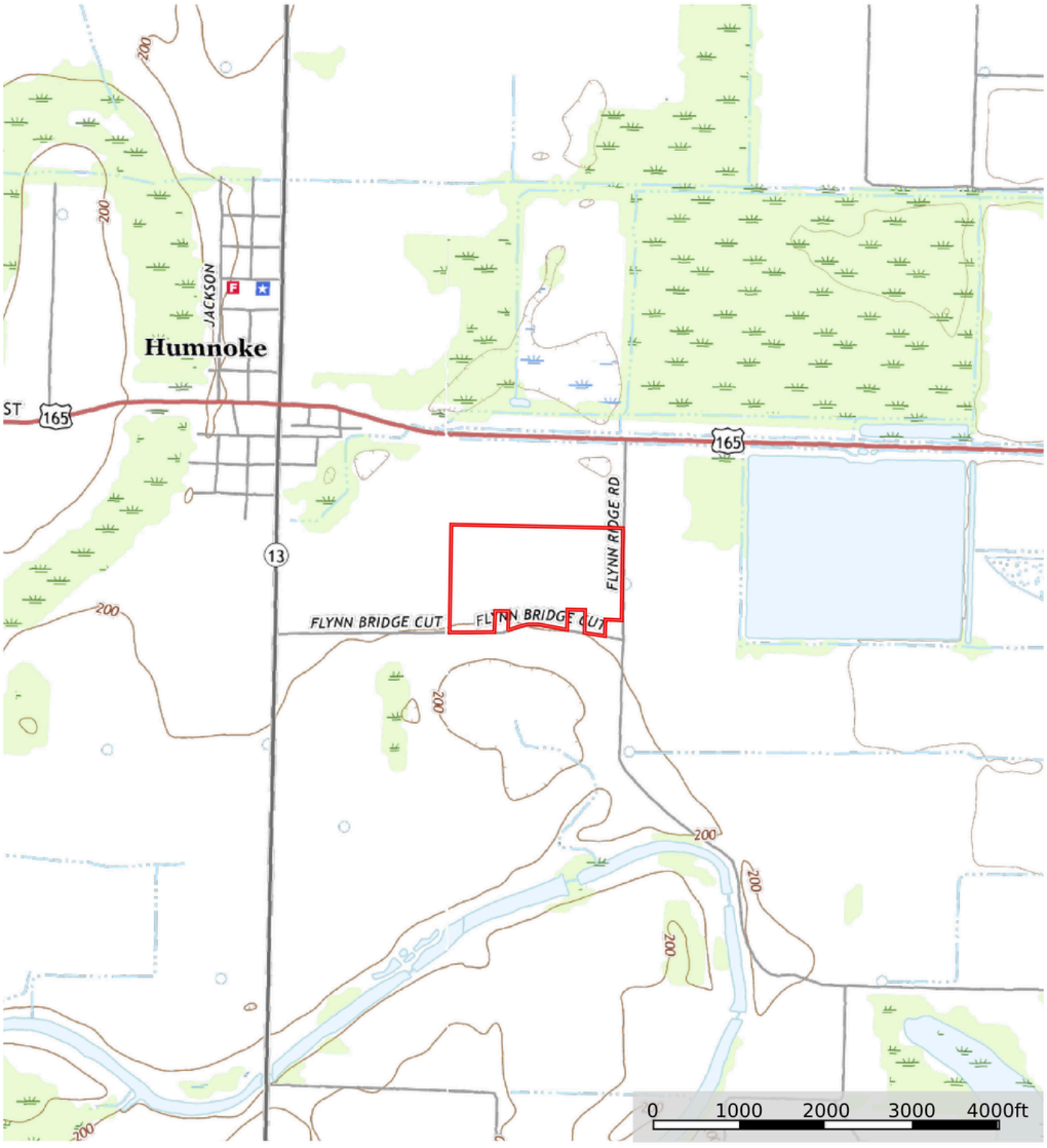
Boundary

Marc Holmes
P: 501-438-9757 www.holmes-realestate.com 2770 Main St. Ste 288, Frisco, TX 75033

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TOPO MAP

Humnoke Farm & Ducks
Lonoke County, Arkansas, 52 AC +/-



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www.holmes-realestate.com
2770 Main St. Ste 288, Frisco, TX 75033

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FSA 156

ARKANSAS
LONOKE
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3169
Prepared : 5/4/23 1:44 PM CST
Crop Year : 2023

Operator Name : CARTER FARMS PARTNERSHIP
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
57.57	53.50	53.50	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	53.50	6.00	0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	7.80	0.00	34	
Soybeans	19.80	0.00	26	100
Rice-Long Grain	31.50	0.00	5839	
TOTAL	**59.10**	**0.00**		

NOTES

Tract Number : **1211**

Description : L19
FSA Physical Location : ARKANSAS/LONOKE
ANSI Physical Location : ARKANSAS/LONOKE
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BIG R LANDS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
57.57	53.50	53.50	0.00	0.00	0.00	0.00	0.0

FSA MAP



Common Land Unit

Cropland Non-cropland CRP

2023 Crop Year

Farm **3169**
Tract **1211**

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

N W E S

Tract 1 of 1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

FSA 156

ARKANSAS
LONOKE
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5609
Prepared : 5/4/23 1:45 PM CST
Crop Year : 2023

Operator Name : CARTER FARMS PARTNERSHIP
CRP Contract Number(s) : None
Recon ID : 05-085-2023-61
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
32.38	29.02	29.02	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	29.02	10.87	0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	3.99	0.00	34	
Soybeans	14.88	0.00	26	100
Rice-Long Grain	16.00	0.00	5839	
TOTAL	**34.87**	**0.00**		

NOTES

Tract Number : **5163**

Description :
FSA Physical Location : ARKANSAS/LONOKE
ANSI Physical Location : ARKANSAS/LONOKE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BIG R LANDS LLC
Other Producers : None
Recon ID : 05-085-2023-60

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
32.38	29.02	29.02	0.00	0.00	0.00	0.00	0.0

FSA MAP

USDA **Lonoke County, Arkansas**



Common Land Unit

Cropland Non-cropland CRP

2023 Crop Year

Farm **5609**
Tract **5163**

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

N W E S

Tract 1 of 1

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SOIL MAP

Soil Report

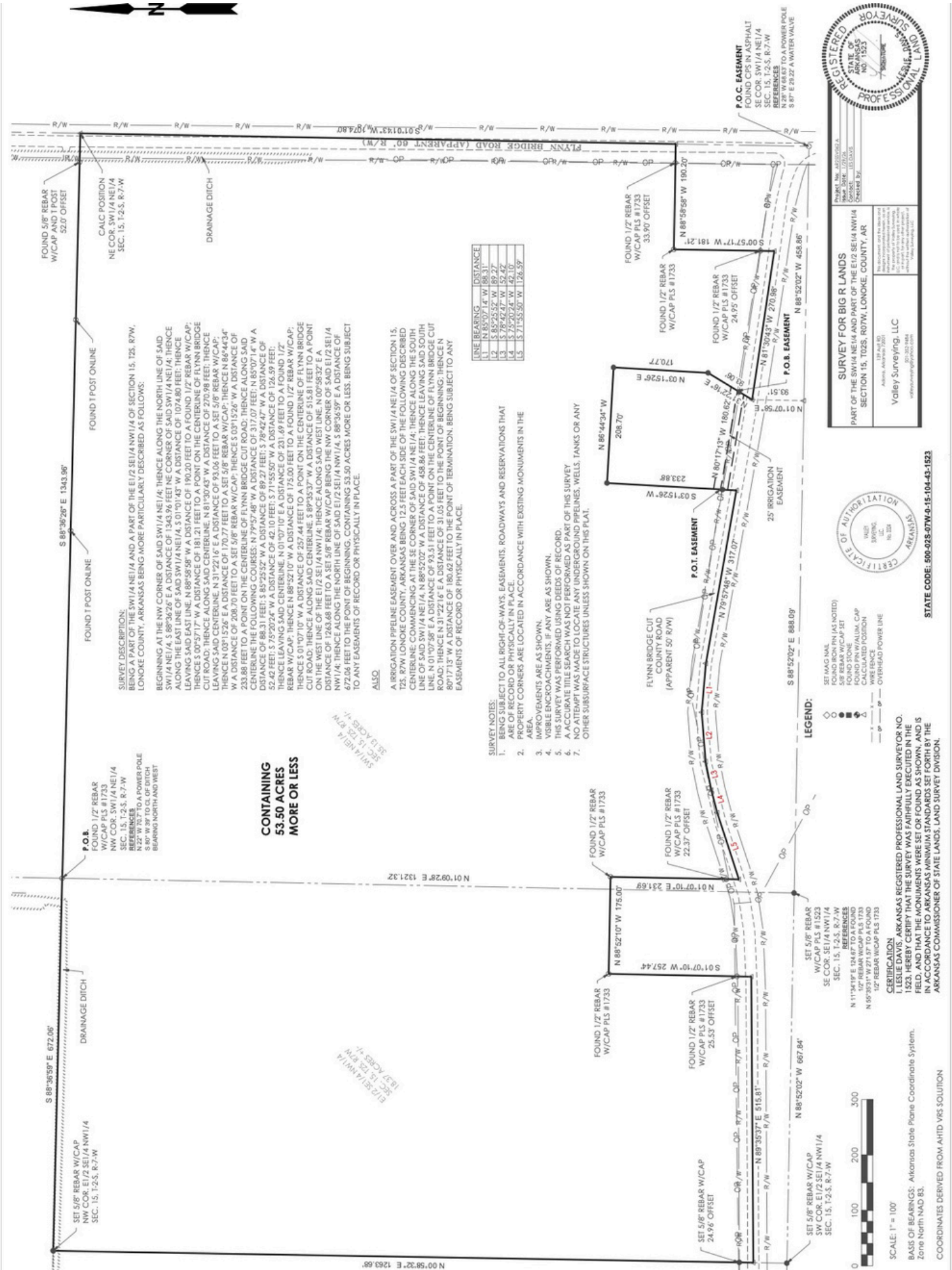
Acres | Capabilities | WAPI

Boundary: 52.72 ac

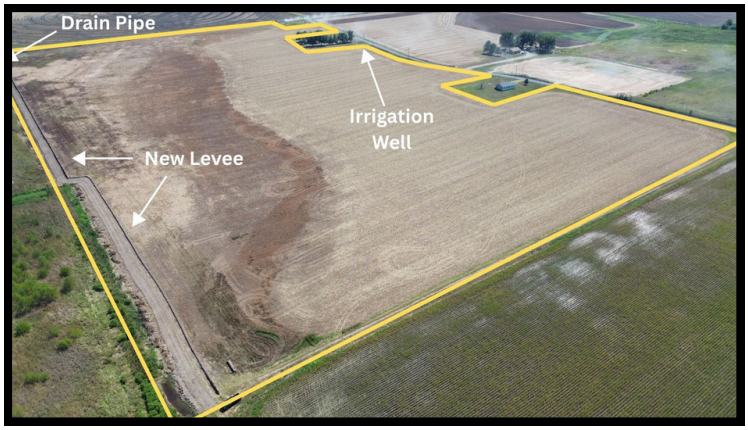
Code	Description	Acres	%	CPI	NCCPI	CAP
27	Perry silty clay, 0 to 1 percent slopes	39.57	75.06%	-	48	3w
11	Hebert silt loam, 0 to 1 percent slopes	13.15	24.94%	-	86	2w
Totals 52.72 ac				**0 CPI Average**	**57.48 NCCPI Average**	**2.75 Cap. Average**

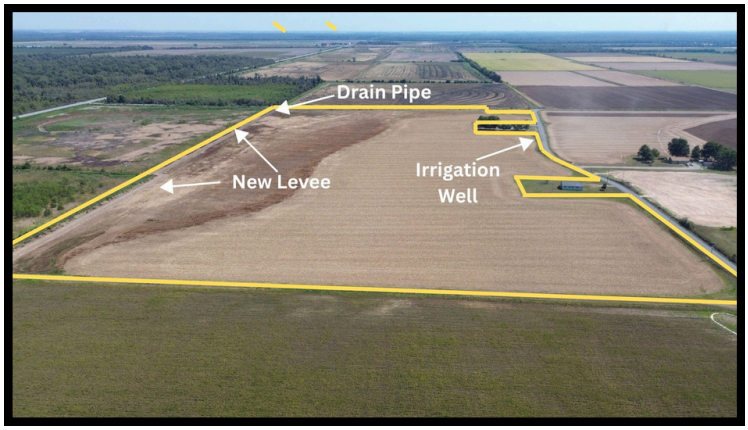


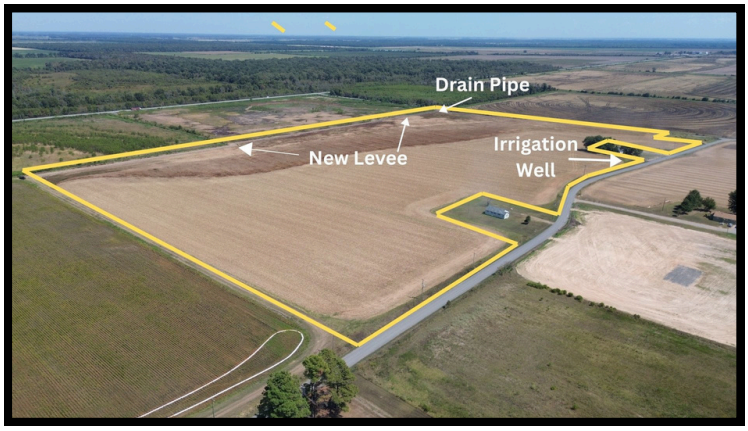
SURVEY

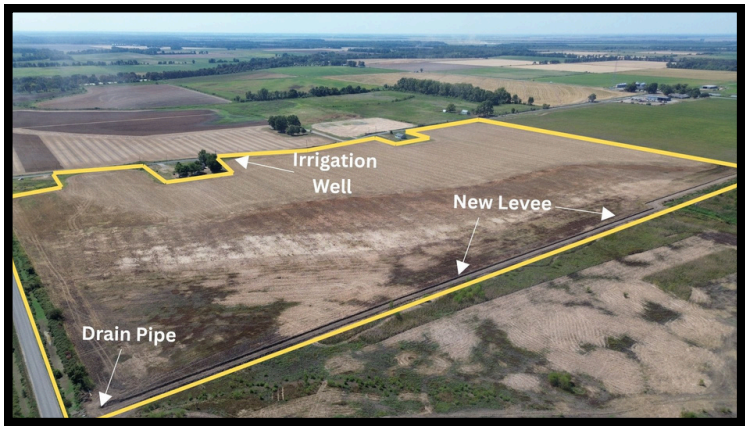

SURVEY FOR BIG R LANDS
PART OF THE SW1/4 NE1/4 AND PART OF THE E1/2 SE1/4 NW1/4
SECTION 15, T02S, R07W, LONOKE, COUNTY, AR
Valley Surveying, LLC
LEGEND:
CERTIFICATION
I, LESLIE DAVIS, ARKANSAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1523, HEREBY CERTIFY THAT THE SURVEY WAS FAITHFULLY EXECUTED IN THE FIELD, AND THAT THE MONUMENTS WERE SET OR FOUND AS SHOWN, AND IS IN ACCORDANCE TO ARKANSAS MINIMUM STANDARDS SET FORTH BY THE ARKANSAS COMMISSIONER OF STATE LANDS, LAND SURVEY DIVISION.
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS NO. 1523
CERTIFICATE OF AUTHORIZATION
VALLEY SURVEYING, LLC No. 334
ARKANSAS
P.O.B.
FOUND 1/2" REBAR W/CAP PLS #1733
NW COR. SW1/4 NE1/4
SEC. 15, T-2-S, R-7-W
REFERENCES
N 22° W 70.7' TO A POWER POLE
S 80° W 39' TO CL OF DITCH
BEARING NORTH AND WEST
P.O.C.
FOUND CPS IN ASPHALT
SE COR. SW1/4 NE1/4
SEC. 15, T-2-S, R-7-W
REFERENCES
N 28° W 68.63' TO A POWER POLE
S 87° E 29.22' A WATER VALVE
SURVEY DESCRIPTION:
BEING A PART OF THE SW1/4 NE1/4 AND A PART OF THE E1/2 SE1/4 NW1/4 OF SECTION 15, T2S, R7W, LONOKE COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NW CORNER OF SAID SW1/4 NE1/4; THENCE ALONG THE NORTH LINE OF SAID SW1/4 NE1/4, S 88°36'26" E A DISTANCE OF 1343.96 FEET NE CORNER OF SAID SW1/4 NE1/4; THENCE ALONG THE EAST LINE OF SAID SW1/4 NE1/4, S 01°01'43" W A DISTANCE OF 1074.80 FEET; THENCE LEAVING SAID EAST LINE, N 88°58'58" W A DISTANCE OF 190.20 FEET TO A FOUND 1/2" REBAR W/CAP; THENCE S 00°57'17" W A DISTANCE OF 181.21 FEET TO A POINT ON THE CENTERLINE OF FLYNN BRIDGE CUT ROAD; THENCE ALONG SAID CENTERLINE, N 81°30'43" W A DISTANCE OF 270.98 FEET; THENCE LEAVING SAID CENTERLINE, N 31°22'16" E A DISTANCE OF 93.06 FEET TO A SET 5/8" REBAR W/CAP; THENCE N 03°15'26" E A DISTANCE OF 170.77 FEET TO A SET 5/8" REBAR W/CAP; THENCE N 86°44'34" W A DISTANCE OF 208.70 FEET TO A SET 5/8" REBAR W/CAP; THENCE S 03°15'26" W A DISTANCE OF 233.88 FEET TO A POINT ON THE CENTERLINE OF FLYNN BRIDGE CUT ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES: N 79°57'48" W A DISTANCE OF 317.07 FEET; N 85°07'14" W A DISTANCE OF 52.42 FEET; S 85°25'52" W A DISTANCE OF 89.27 FEET; S 78°42'47" W A DISTANCE OF 126.59 FEET; THENCE LEAVING SAID CENTERLINE, N 01°07'10" E A DISTANCE OF 231.69 FEET TO A FOUND 1/2" REBAR W/CAP; THENCE N 88°52'10" W A DISTANCE OF 175.00 FEET TO A FOUND 1/2" REBAR W/CAP; THENCE S 01°07'10" W A DISTANCE OF 257.44 FEET TO A POINT ON THE CENTERLINE OF FLYNN BRIDGE CUT ROAD; THENCE ALONG SAID CENTERLINE, S 89°35'37" W A DISTANCE OF 515.81 FEET TO A POINT ON THE WEST LINE OF THE E1/2 SE1/4 NW1/4; THENCE ALONG SAID WEST LINE, N 00°58'32" E A DISTANCE OF 1263.68 FEET TO A SET 5/8" REBAR W/CAP BEING THE NW CORNER OF SAID E1/2 SE1/4 NW1/4; THENCE ALONG THE NORTH LINE OF SAID E1/2 SE1/4 NW1/4, S 88°36'59" E A DISTANCE OF 672.06 FEET TO THE POINT OF BEGINNING, CONTAINING 53.50 ACRES MORE OR LESS. BEING SUBJECT TO ANY EASEMENTS OF RECORD OR PHYSICALLY IN PLACE.
ALSO
A IRRIGATION PIPELINE EASEMENT OVER AND ACROSS A PART OF THE SW1/4 NE1/4 OF SECTION 15, T2S, R7W LONOKE COUNTY, ARKANSAS BEING 12.5 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE SE CORNER OF SAID SW1/4 NE1/4; THENCE ALONG THE SOUTH LINE OF SAID SW1/4 NE1/4, N 88°52'02" W A DISTANCE OF 458.86 FEET; THENCE LEAVING SAID SOUTH LINE, N 01°07'58" E A DISTANCE OF 93.51 FEET TO A POINT ON THE CENTERLINE OF FLYNN BRIDGE CUT ROAD; THENCE N 31°22'16" E A DISTANCE OF 31.05 FEET TO THE POINT OF BEGINNING; THENCE N 80°17'13" W A DISTANCE OF 180.62 FEET TO THE POINT OF TERMINATION. BEING SUBJECT TO ANY EASEMENTS OF RECORD OR PHYSICALLY IN PLACE.
CONTAINING
53.50 ACRES
MORE OR LESS
SURVEY NOTES:
1. BEING SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, ROADWAYS AND RESERVATIONS THAT ARE OF RECORD OR PHYSICALLY IN PLACE.
2. PROPERTY CORNERS ARE LOCATED IN ACCORDANCE WITH EXISTING MONUMENTS IN THE AREA.
3. IMPROVEMENTS ARE AS SHOWN.
4. VISIBLE ENCROACHMENTS, IF ANY ARE AS SHOWN.
5. THIS SURVEY WAS PERFORMED USING DEEDS OF RECORD.
6. A ACCURATE TITLE SEARCH WAS NOT PERFORMED AS PART OF THIS SURVEY
7. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND PIPELINES, WELLS, TANKS OR ANY OTHER SUBSURFACE STRUCTURES UNLESS SHOWN ON THIS PLAT.
LINE BEARING DISTANCE
L1 N 85°07'14" W 88.31'
L2 S 85°25'52" W 89.27'
L3 S 78°42'47" W 52.42'
L4 S 75°20'24" W 42.10'
L5 S 71°55'50" W 1126.59'
P.O.T. EASEMENT
P.O.B. EASEMENT
25' IRRIGATION EASEMENT
FLYNN BRIDGE CUT COUNTY ROAD (APPARENT 50' R/W)
FLYNN BRIDGE ROAD (APPARENT 60' R/W)
DRAINAGE DITCH
FOUND 5/8" REBAR W/CAP AND T POST 52.0' OFFSET
CALC POSITION NE COR. SW1/4 NE1/4 SEC. 15, T-2-S, R-7-W
FOUND T POST ONLINE
FOUND 1/2" REBAR W/CAP PLS #1733 33.90' OFFSET
FOUND 1/2" REBAR W/CAP PLS #1733 24.95' OFFSET
FOUND 1/2" REBAR W/CAP PLS #1733 22.37' OFFSET
FOUND 1/2" REBAR W/CAP PLS #1733 25.53' OFFSET
SET 5/8" REBAR W/CAP NW COR. E1/2 SE1/4 NW1/4 SEC. 15, T-2-S, R-7-W
SET 5/8" REBAR W/CAP 24.96' OFFSET
SET 5/8" REBAR W/CAP SW COR. E1/2 SE1/4 NW1/4 SEC. 15, T-2-S, R-7-W
SET 5/8" REBAR W/CAP SE COR. SE1/4 NW1/4 SEC. 15, T-2-S, R-7-W
SET MAG NAIL FOUND IRON PIN (AS NOTED)
5/8" REBAR W/CAP SET
FOUND STONE
FOUND PIN W/ALUM. CAP
CALCULATED POSITION
WIRE FENCE
OVERHEAD POWER LINE
STATE CODE: 500-028-07W-0-15-104-43-1523
SCALE: 1" = 100'
BASIS OF BEARINGS: Arkansas State Plane Coordinate System, Zone North NAD 83.
COORDINATES DERIVED FROM AHTD VRS SOLUTION

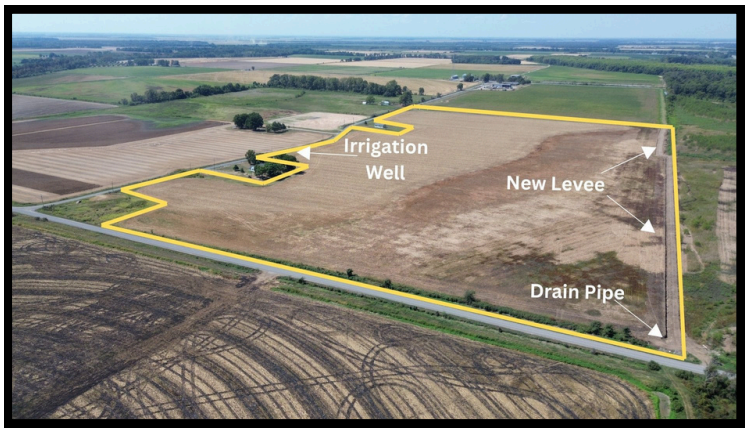
Photos


Drain Pipe
Irrigation Well
New Levee


Drain Pipe
New Levee
Irrigation Well


Drain Pipe
New Levee
Irrigation Well


Irrigation Well
New Levee
Drain Pipe


Irrigation Well
New Levee
Drain Pipe







Photos

















COMMENTS & NOTES

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