



ROE RICE & DUCK FARM

ROE, ARKANSAS

MONROE COUNTY, ARKANSAS

371.45+/- ACRES

\$2,375,000

PRESENTED BY

HOLMES
REAL ESTATE

Marc Holmes – Principal Broker
10457 Gray Hills Dr. Fort Worth, TX 75033
214-444-9697 (office) 501-269-696 (cell)
www.holmes-realestate.com

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 (MAIN TRACT)

TURNKEY RICE & DUCK FARM

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

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 Boundary

Marc Holmes
P: 501-438-9757

www.holmes-realestate.com

2770 Main St. Ste 288, Frisco, TX 75033

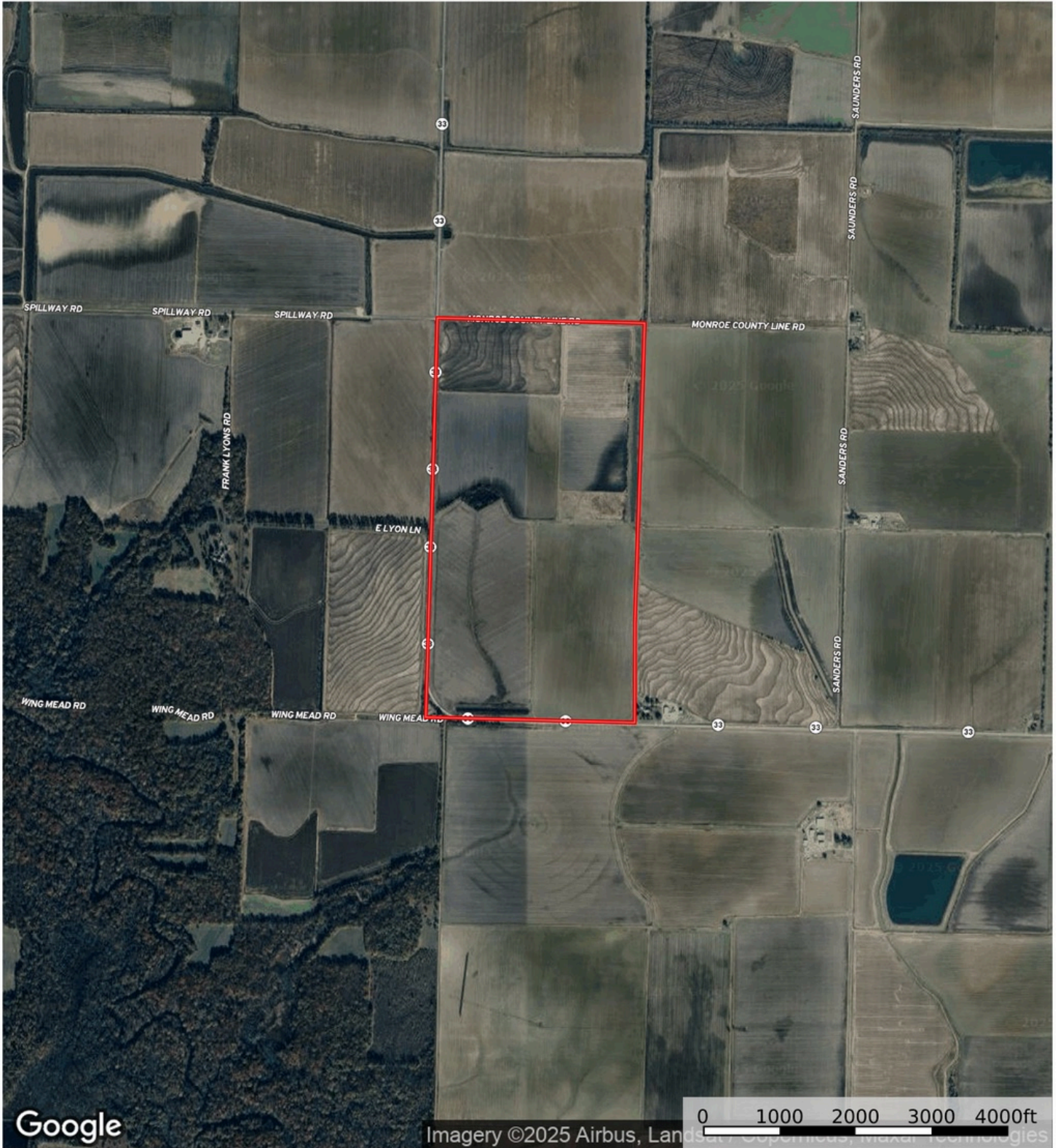
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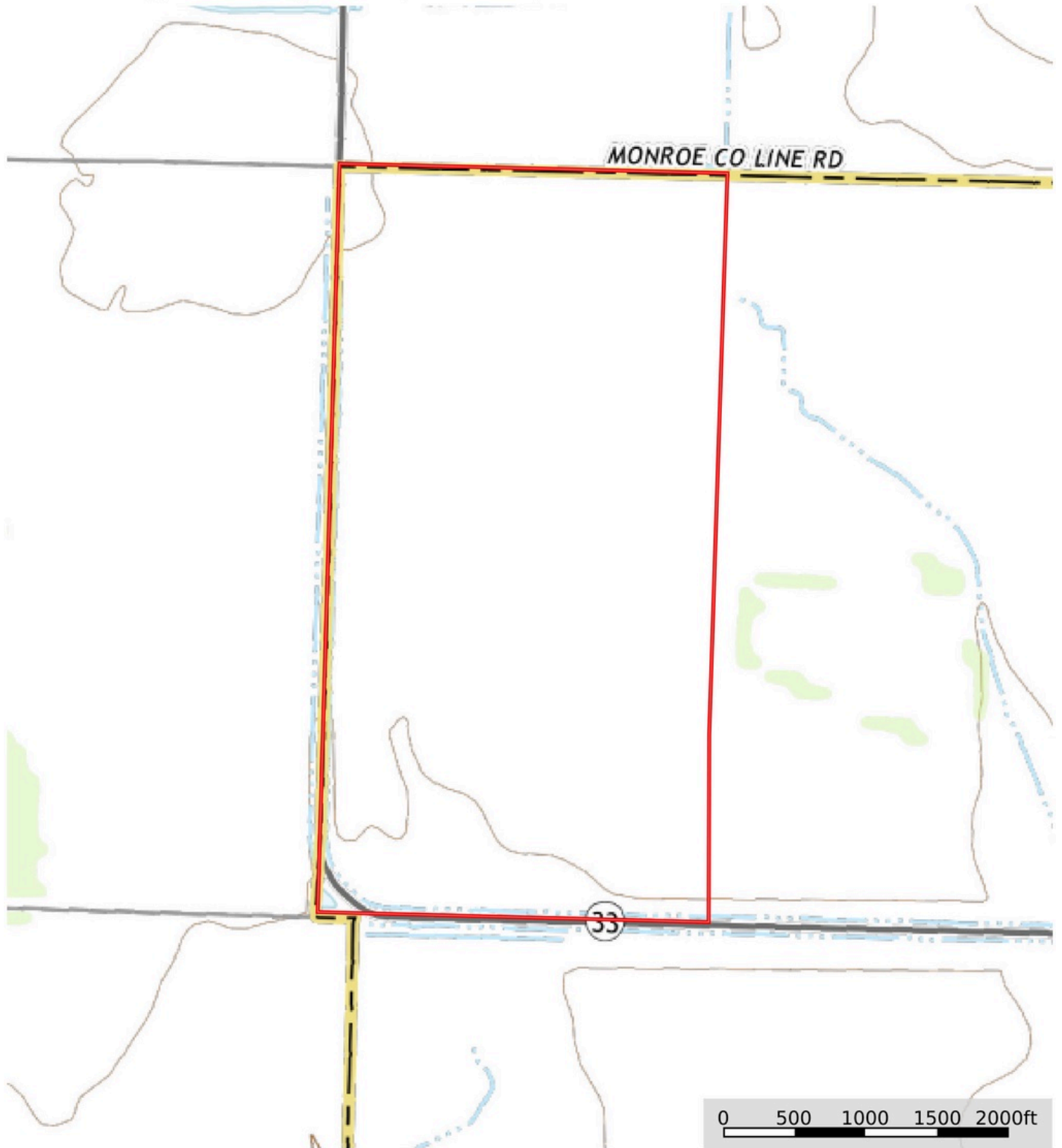
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TOPO MAP (MAIN TRACT)

TURNKEY RICE & DUCK FARM

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SURVEY (MAIN TRACT)



FSA 156 (MAINTRACT)

Arkansas
Monroe

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

Report ID: FSA-156EZ

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 NICHOLAS GRAY	Farm Identifier	Recon Number
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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 NONE	ARC-CO WHEAT, SOYBN	ARC/PLC	PLC RICE-LGR, RICE-MGR	PLC-Default NONE
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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 (MAINTRACT)

Soil Report
✕

Acres
Capabilities
WAPI

Boundary: 332.17 ac

Code	Description	Acres	%	CPI	NCCPI	CAP	?
Cr	Dewitt silt loam, 0 to 1 percent slopes	270.70	81.49%	-	67	3w	?
StA	Stuttgart silt loam, 0 to 1 percent slopes	61.42	18.49%	-	66	2w	?
35	Stuttgart silt loam, 0 to 1 percent slopes	0.04	0.01%	-	66	2w	?
7	Dewitt silt loam, 0 to 1 percent slopes	0.01	0.003%	-	67	3w	?
Totals							
332.17 ac	0 CPI Average	66.81 NCCPI Average	2.81 Cap. Average				

AERIAL MAP (EAST TRACT)

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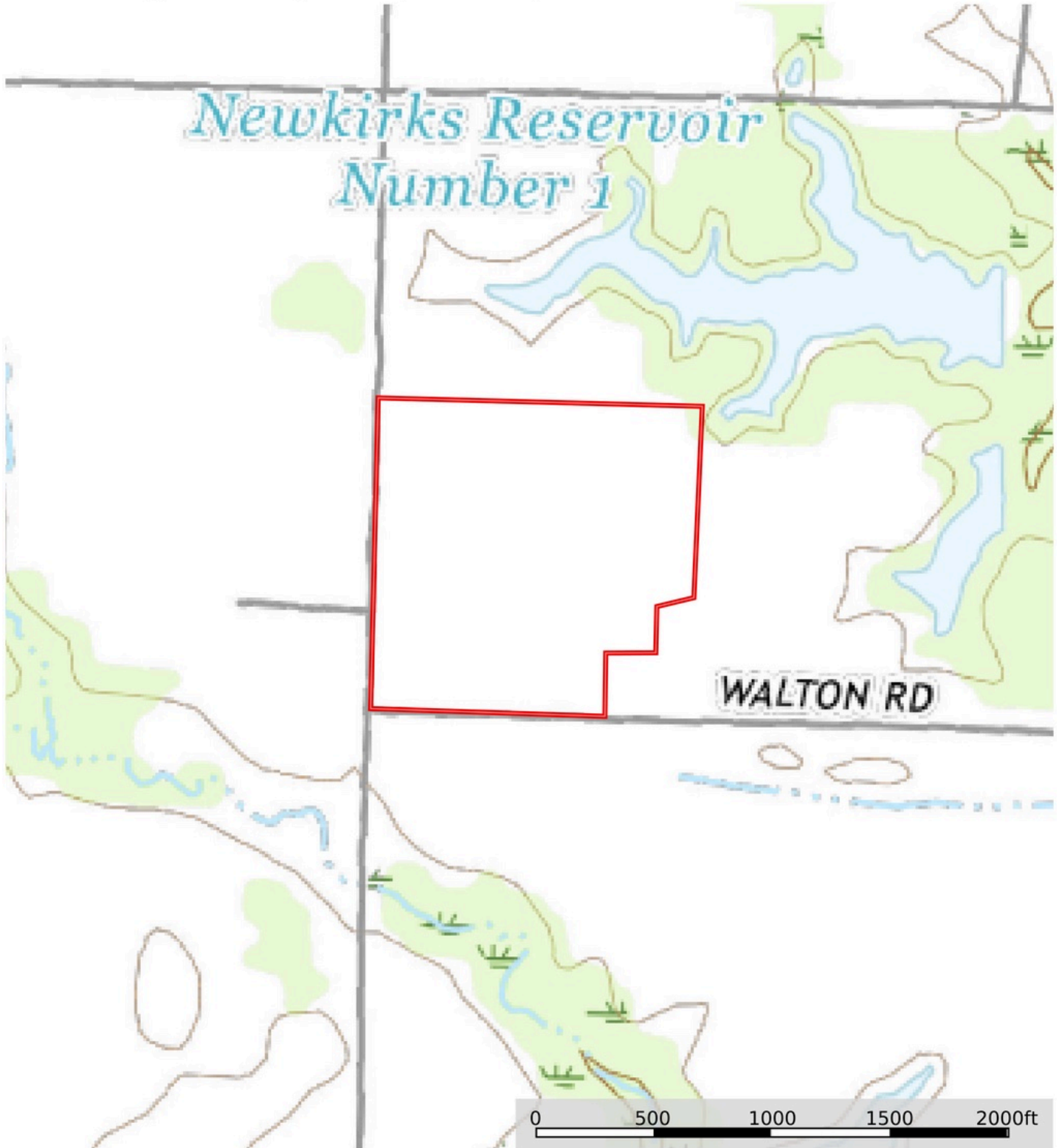
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TOPO MAP (EAST TRACT)

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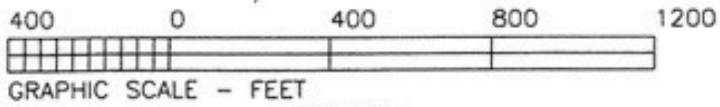
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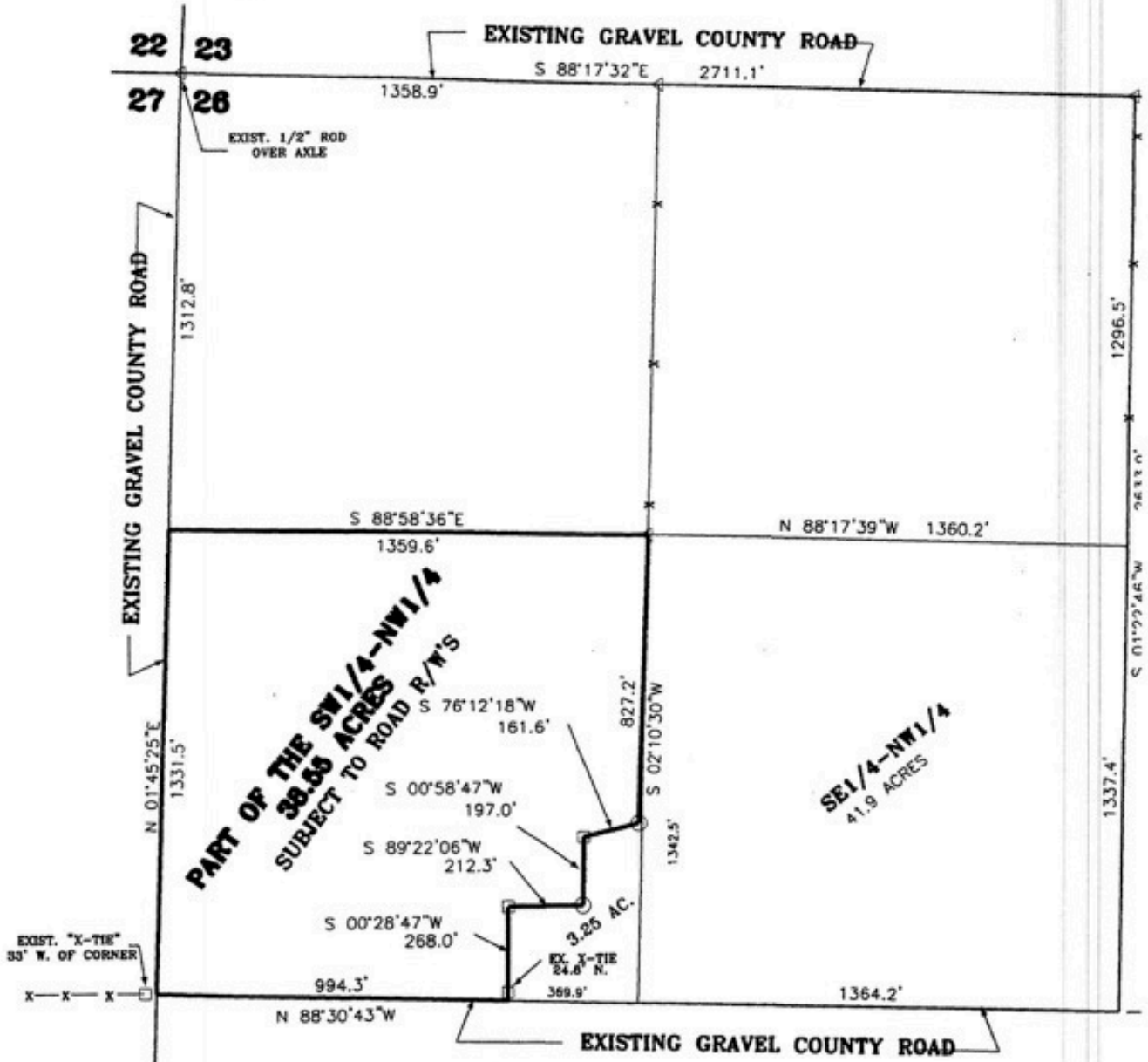
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SURVEY (EAST TRACT)



LEGEND

- ◁ = EXISTING 1/2" ROD OR AS NOTED
- = SET 1/2" ROD
- = EXISTING "X-TIE"



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	



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
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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

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

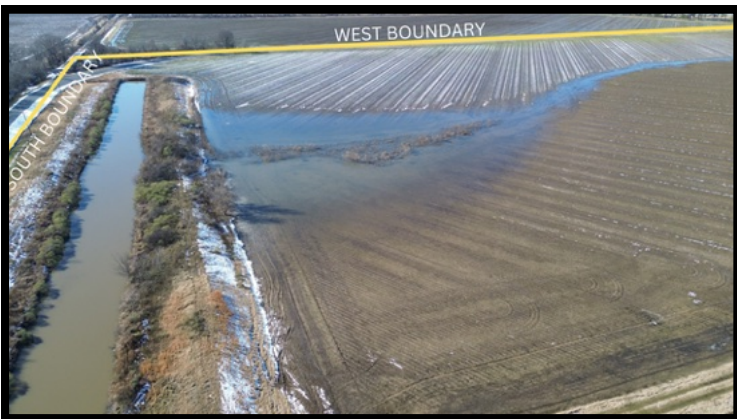
Tract Land Data

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

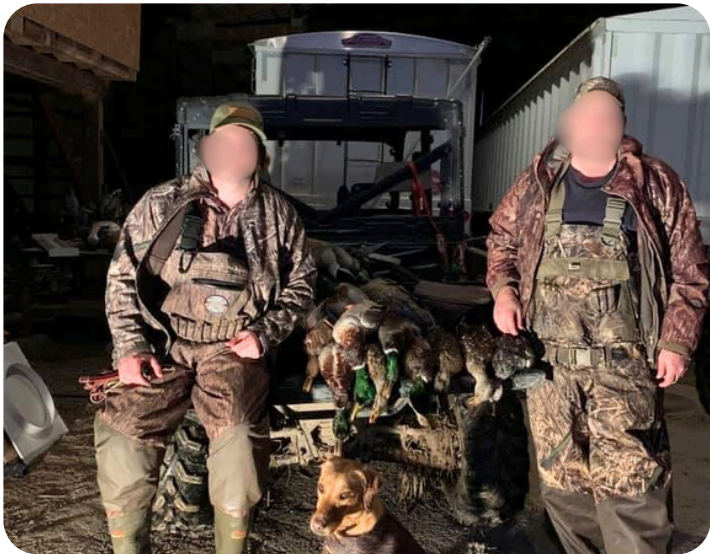
DCP Crop Data

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

