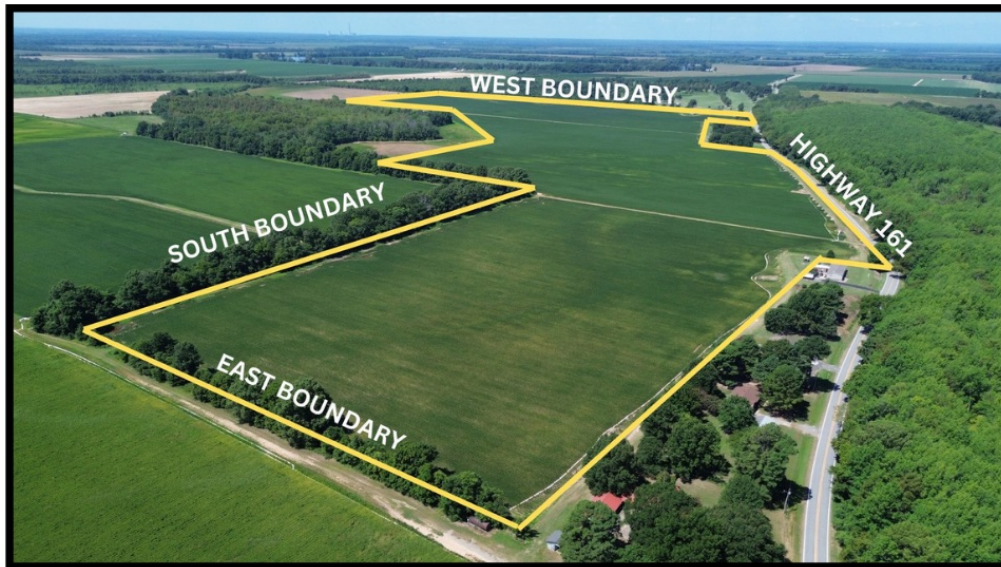




CLEARLAKE FARM
ENGLAND, ARKANSAS
LONOKE COUNTY, AR
140.72+/- ACRES

PRESENTED BY

HOLMES
REAL ESTATE

Marc Holmes – Principal Broker
2770 Main St. Ste 288, Frisco, TX 75033
214-444-9697 (office) 501-269-696 (cell)
www.holmes-realestate.com

CLEARLAKE FARM

PROPERTY SUMMARY

OVERVIEW: Discover an exceptional opportunity to own a highly efficient 140.72-acre (surveyed) irrigated row crop farm, located just 1.5 miles from England, Arkansas, with excellent paved access via Highway 161/Clearlake Road. This productive agricultural property features an extensive irrigation infrastructure and significant potential for real estate development due to its proximity to town and adjacency to the England Country Club/Golf Course.

Key Features:

Irrigation System: The farm includes a robust irrigation setup with an irrigation easement for a pump station on Carlee Brake and approximately 2,000 feet of underground pipeline crossing beneath Highway 161. There is also one turbine well that was in working condition during its last use, but current condition is unknown.

Prime Agricultural Land: Currently used for row crop farming, this fertile 140.72-acre property offers consistent productivity and is ideal for a variety of crops, supported by its efficient irrigation infrastructure.

Convenient Location & Accessibility: Bordering Highway 161 for approximately 2,000 feet, the property provides excellent paved road frontage, offering easy access for farming operations and potential development.

Development Potential: Located just 1.5 miles from England and adjacent to the England Country Club/Golf Course, this property is well-positioned for future real estate development, offering a unique combination of rural charm and urban proximity.

Utility Access: Utilities are available along Highway 161, supporting both agricultural operations and potential future development projects.

Versatile Investment: Whether you're an agricultural investor seeking a high-performing farm or a developer looking for a prime location for residential or commercial projects, this property offers unmatched versatility and value.

This 140.72-acre farm is a rare find, combining agricultural excellence with significant development potential in a growing area. Don't miss the chance to invest in this unique property with immediate productivity and long-term growth opportunities. Seller to retain a 25-foot easement down a turn row from Highway 161 to the south boundary to prevent being landlocked to his property to the south, as shown in attached survey.

Schedule a private tour today to explore this outstanding agricultural and development opportunity near England, Arkansas!

Disclaimer Statement

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

CLEARLAKE FARM

PROPERTY SUMMARY (CONTINUED)

LOCATION/ACCESS: Approximately 1.5 miles west of England, AR, on the south side of Hwy 161/Clearlake Rd. Access via Hwy 161/Clearlake Rd.

TAXES: Estimated taxes were approx. \$1,580 in 2024.

OFFERING PRICE: The offering price for this property is \$7,500/acre or \$1,050,475.

INTERACTIVE MAP



Disclaimer Statement

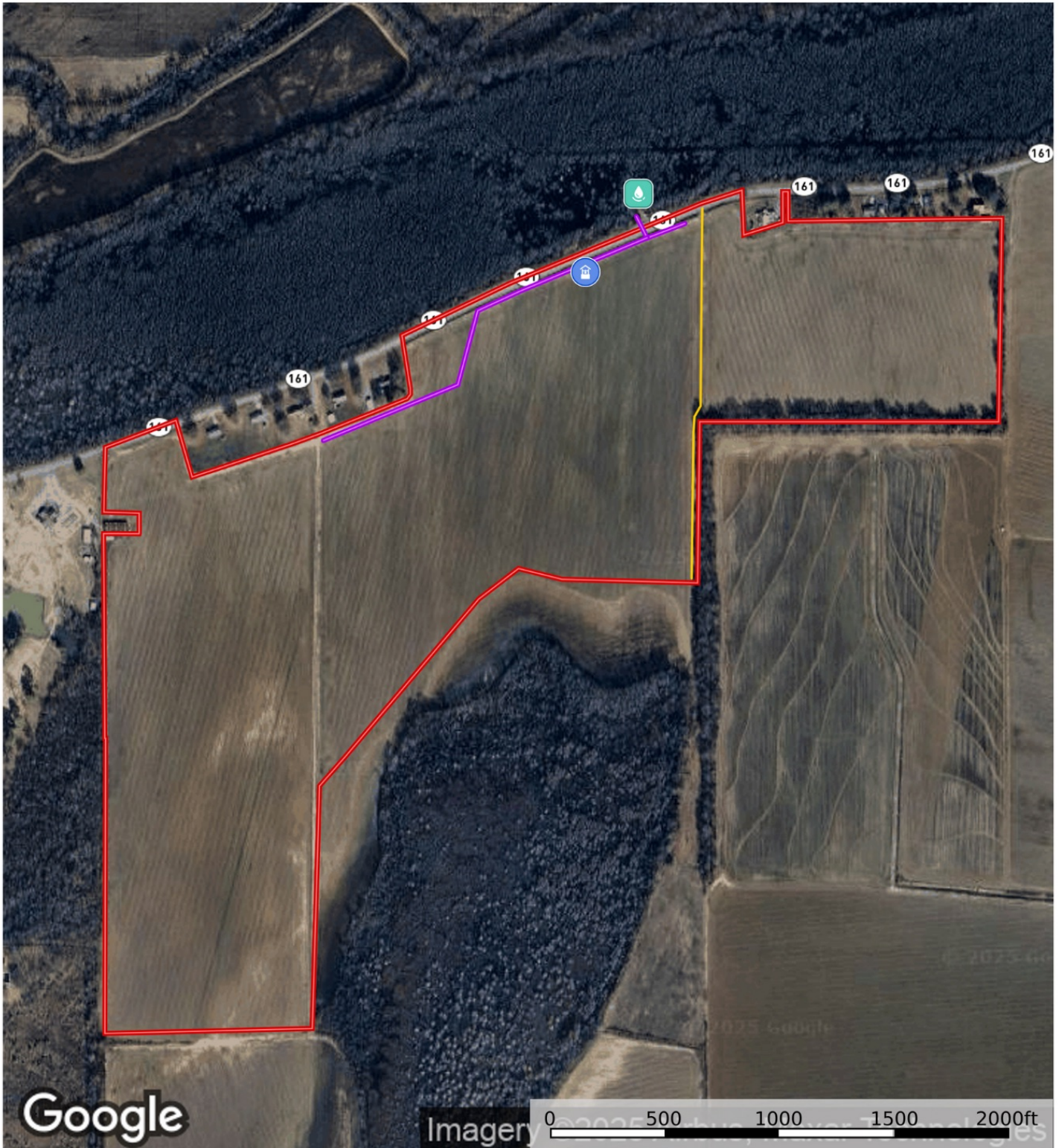
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AERIAL MAP

Clearlake Farm

Lonoke County, Arkansas, 140.72 AC +/-

HOLMES
REAL ESTATE



Relift Pump Station Turbine Well 25' Easement Pipeline Boundary 1 1

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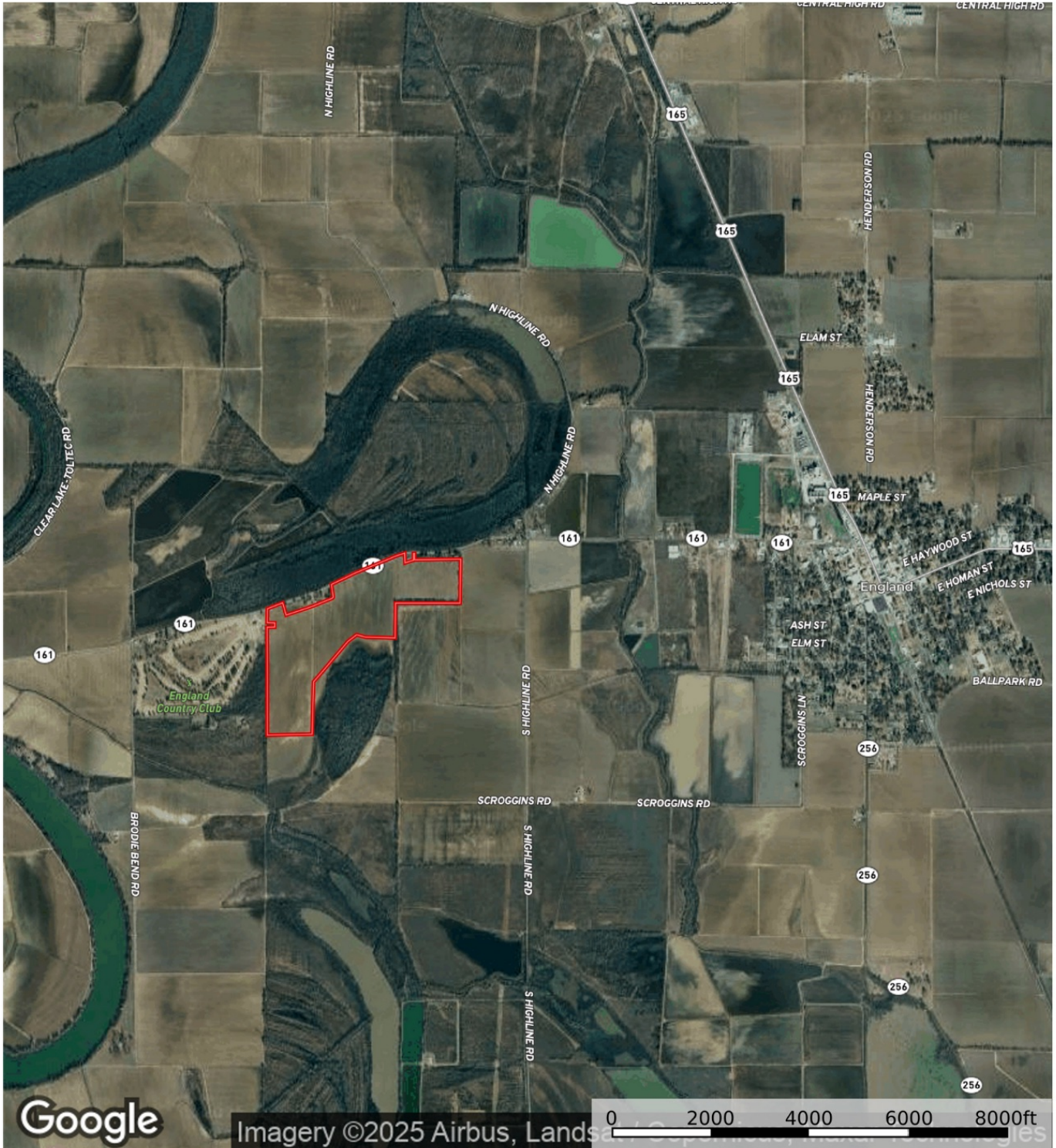
id. The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

AERIAL MAP

Clearlake Farm

Lonoke County, Arkansas, 140.72 AC +/-

HOLMES
REAL ESTATE



Boundary 11

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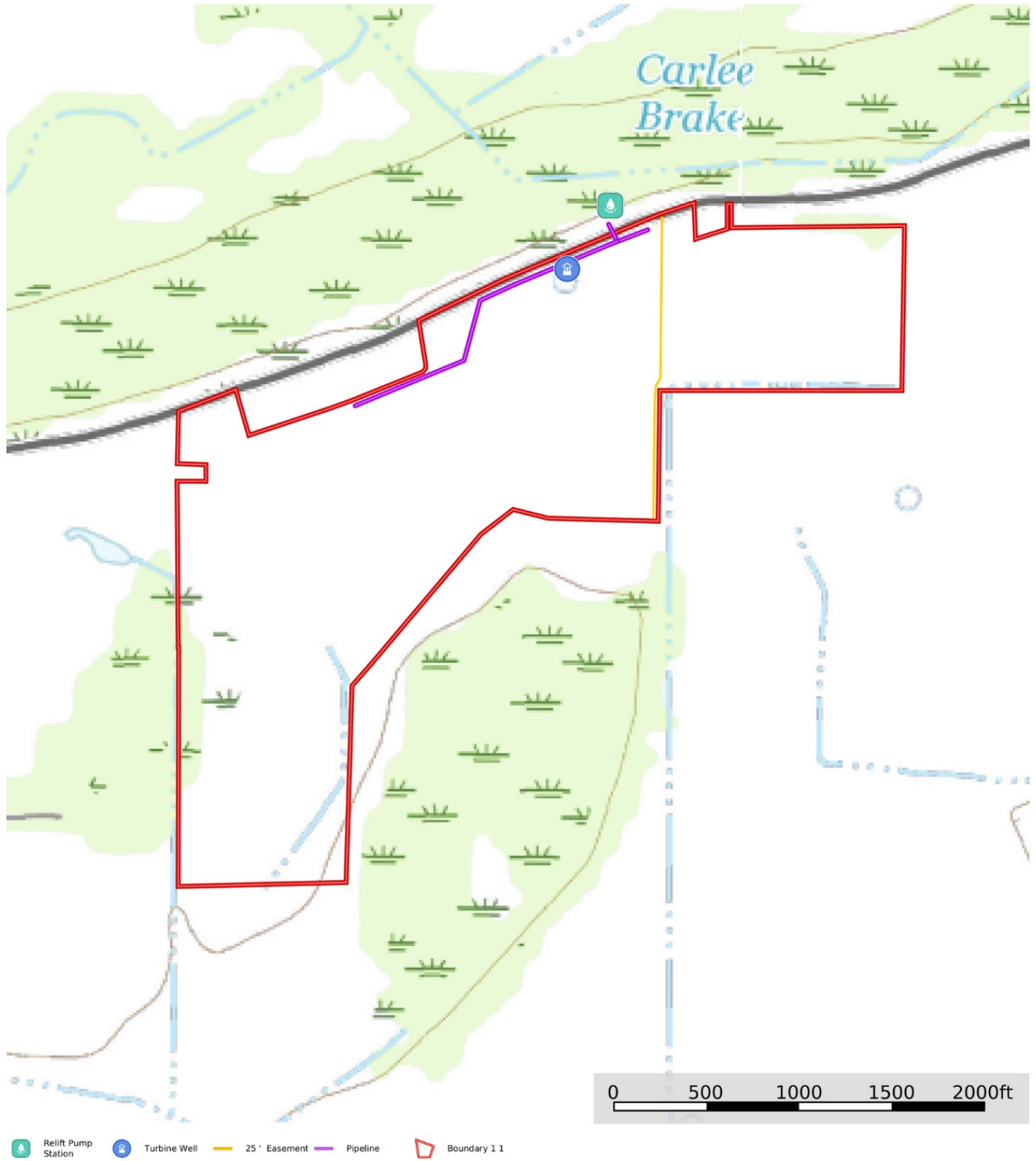
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TOPO MAP

Clearlake Farm

Lonoke County, Arkansas, 140.72 AC +/-

HOLMES
REAL ESTATE



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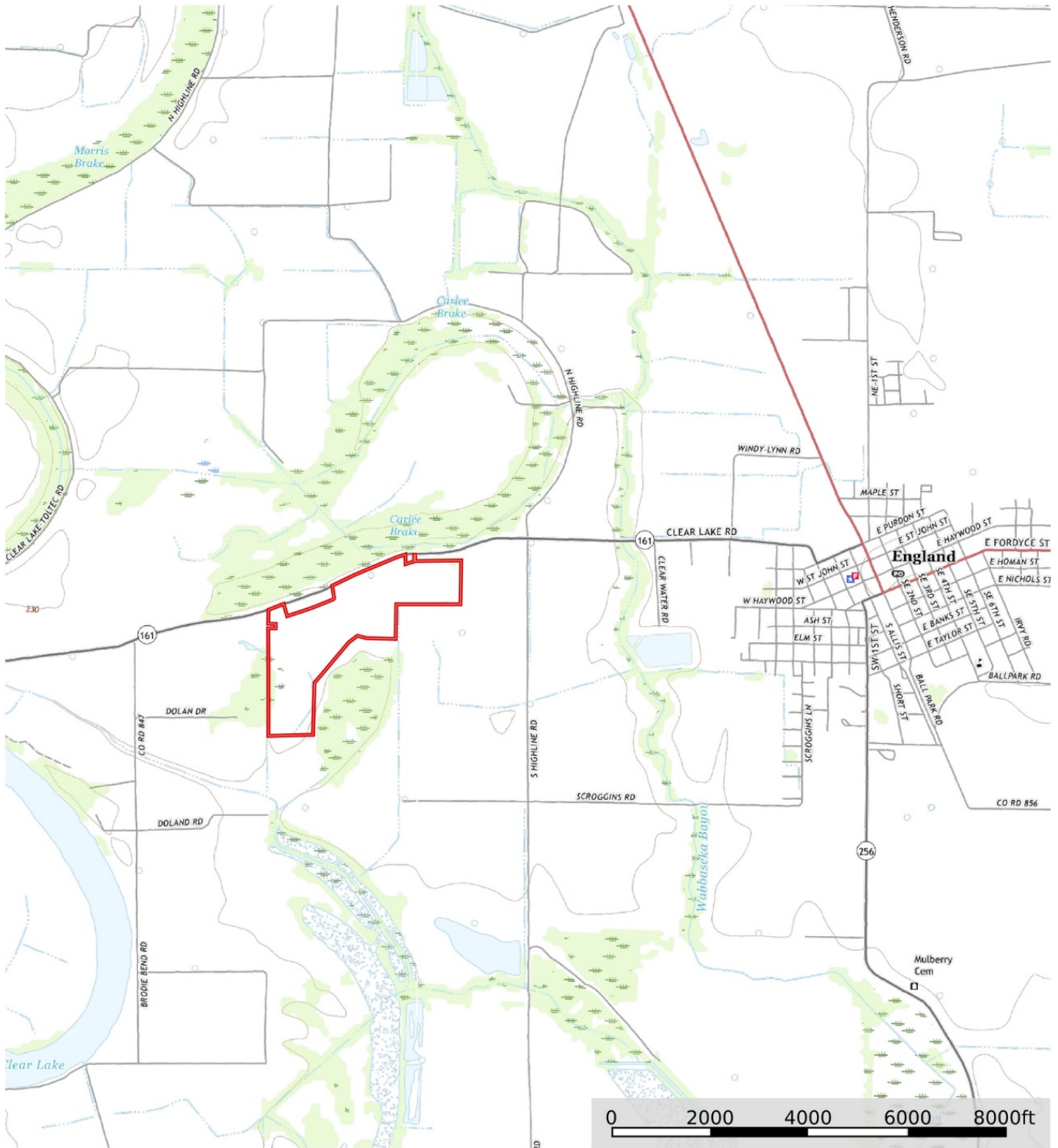
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TOPO MAP

Clearlake Farm

Lonoke County, Arkansas, 140.72 AC +/-

HOLMES
REAL ESTATE



Boundary 1 1

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STREET MAP

Clearlake Farm

Lonoke County, Arkansas, 140.72 AC +/-

HOLMES
REAL ESTATE



 Boundary 11

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SURVEY

SURVEY DESCRIPTION TRACT 1:
BEING A PART OF THE W1/2 AND
FOLLOWS:

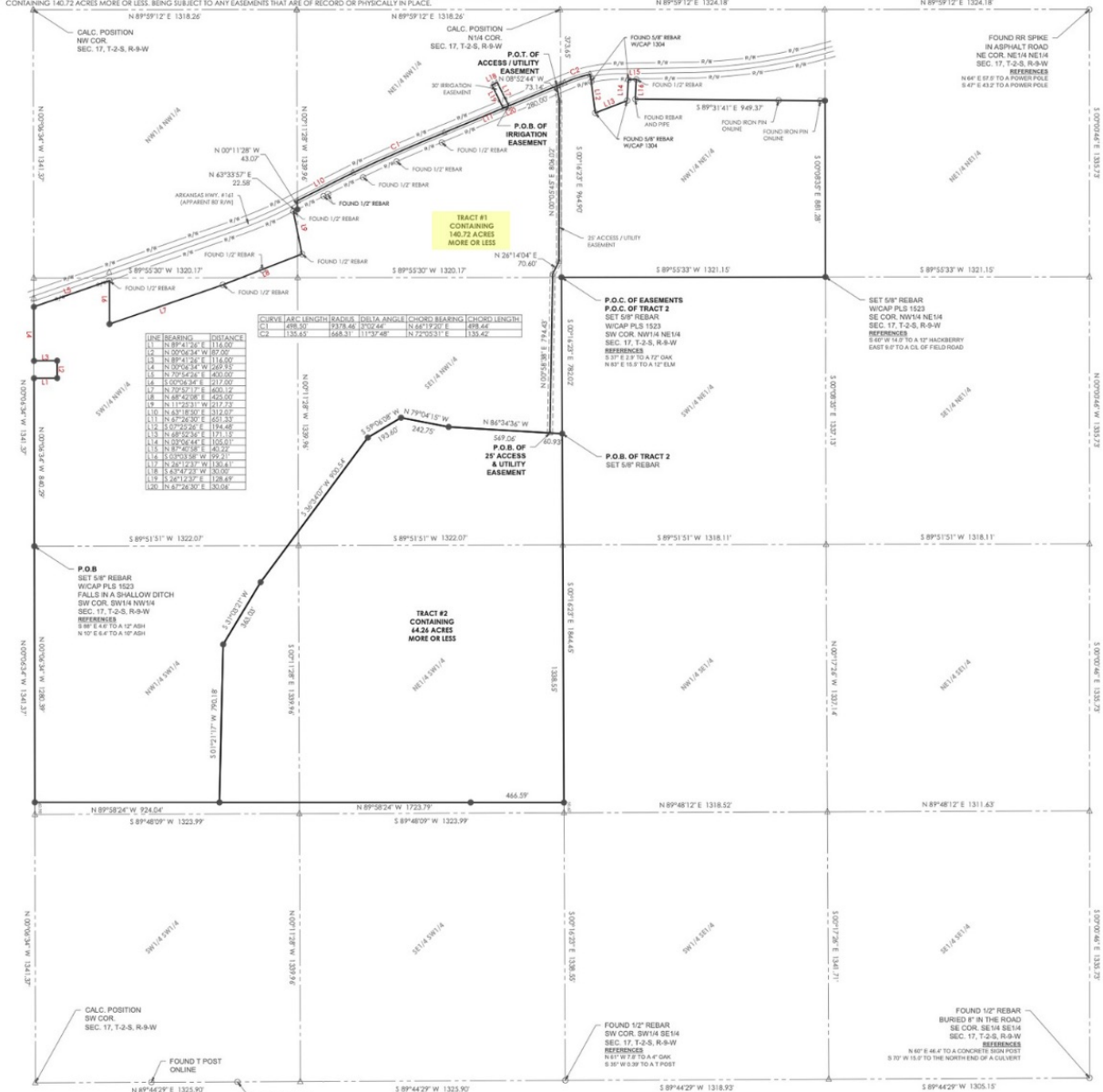
[illegible]

SURVEY DESCRIPTION TRACT 2
BEING A PART OF THE S1/2 NW
LONGKE COUNTY, ARKANSAS.

COMMENCING AT A SET 5/8" REBAR W/CAP: BEING THE NE CORNER OF S1/2 NW1/4; THE
ALONG THE EAST LINE OF S1/2 NW1/4; S. 00°16'23" E. A DISTANCE OF 782.02 FEET TO A SET
REBAR BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EAST LINE
OF S1/2 NW1/4; S. 00°16'23" E. A DISTANCE OF 100.54 FEET TO A SET 5/8" REBAR W/CAP;
A SET 5/8" REBAR W/CAP; THENCE LEAVING EAST LINE: N. 89°58'24" W. A DISTANCE OF 17.12
FEET TO A SET 5/8" REBAR W/CAP; THENCE N01°21'17" E. A DISTANCE OF 790.18 FEET TO A SET
5/8" REBAR W/CAP; THENCE S89°58'24" W. A DISTANCE OF 100.54 FEET TO A SET 5/8" REBAR W/CAP;
A DISTANCE OF 193.60 FEET TO A SET 5/8" REBAR W/CAP; THENCE S77°04'15" E. A DISTANCE OF
100.54 FEET TO A SET 5/8" REBAR W/CAP; THENCE S89°58'24" W. A DISTANCE OF 17.12 FEET
TO THE POINT OF BEGINNING, CONTAINING 42.36 ACRES MORE OR LESS, BEING SUBJECT TO
EASEMENTS THAT ARE OR RECORD OR PHYSICALLY IN PLACE, ALSO A 20' WIDE ACCESS / UTIL-
ITY EASEMENT, BEING THE NE CORNER OF S1/2 NW1/4; S. 00°16'23" E. A DISTANCE OF 782.02
FEET, LONKOE, COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGEND:

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



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. VISIBLE ENCROACHMENTS, IF ANY ARE AS SHOWN.
4. THIS SURVEY WAS PERFORMED USING DEEDS OF RECORD. A ACCURATE TITLE SEARCH WAS NOT PERFORMED AS PART OF THIS SURVEY
5. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND PIPELINES, WELLS, TANKS OR ANY OTHER SUBSURFACE STRUCTURES UNLESS SHOWN ON THIS

IRRIGATION EASEMENT DESCRIPTION:

A 30' WIDE IRRIGATION / WATER USAGE EASEMENT BEING A PART OF THE NE1/4 NW1/4 OF SECTION 17, T2S, R9W, LONGKE COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET 5/8" REBAR W/CAP BEING THE SE CORNER OF SAID NE1/4 NW1/4; THENCE ALONG THE EAST LINE OF SAID NE1/4 NW1/4, N 00°16'23" W A DISTANCE OF 944.90 FEET TO A POINT ON THE CENTERLINE OF ARKANSAS HWY #161; THENCE ALONG SAID CENTERLINE, S 67°26'30" W A DISTANCE OF 280.00 FEET TO POINT OF BEGINNING; THENCE LEAVING SAID CENTERLINE, N 26°12'37" W A DISTANCE OF 130.61 FEET; THENCE S 63°47'23" W A DISTANCE OF 30.00 FEET; THENCE S 26°12'37" W A DISTANCE OF 128.69 FEET TO THE SAID CENTERLINE; THENCE N 67°26'30" E A DISTANCE OF 30.06 FEET TO THE POINT OF BEGINNING, BEING SUBJECT TO ANY EASEMENTS THAT ARE OF RECORD OR PHYSICALLY IN PLACE.

ACCESS / UTILITY EASEMENT DESCRIPTION

A 25' WIDE ACCESS / UTILITY EASEMENT BEING A PART OF THE NW1/4 NE1/4 AND A PART OF THE E1/2 NW1/4 OF SECTION 17, T2S, R9W, LONOKE COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SCALE: 1" = 250'

BASIS OF BEARINGS: Arkansas State Plane Coordinate System,
Zone SOUTH NAD 83

COORDINATES DERIVED FROM OPUS SOLUTION

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.

BOUNDARY SURVEY

PART OF SECTION 17, T-2-S, RANGE 9 WEST
LONOKE COUNTY, ARKANSAS
PREPARED FOR:
BRUCE CLINTON

LONOKE COUNTY

STATE CODE: 500-02S-09W-0-17-000-43-1523

ARKANSAS



FSA 156 - NEEDS TO BE RECONSTITUTED

Arkansas

Lonoke

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3376

Prepared: 2/25/22 1:47 PM

Crop Year: 2022

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

Farms Associated with Operator:

ARC/PLC G/F Eligibility: Eligible

NEEDS TO BE RECONSTITUTED

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
242.85	155.82	155.82	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	155.82	4.0	0.0					
ARC/PLC									
PLC	ARC-CO		ARC-IC	PLC-Default		ARC-CO-Default		ARC-IC-Default	
RICE-LGR	WHEAT, SORGH, SOYBN		NONE	NONE		NONE		NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	50.0	32	0.00	
GRAIN SORGHUM	9.1	43	0.00	
SOYBEANS	29.8	40	0.00	100
RICE-LONG GRAIN	70.0	4104	0.00	
Total Base Acres:	158.9			

Tract Number: 3724 Description: TRANSFERED FROM PULASKI CO

FSA Physical Location : Lonoke, AR

ANSI Physical Location: Lonoke, AR

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
242.85	155.82	155.82	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	155.82	4.0	0.0			
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
WHEAT	50.0	32	0.00				
RICE-LONG GRAIN	70.0	4104	0.00				

FSA 156 - NEEDS TO BE RECONSTITUTED

Arkansas

Lonoke

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3376

Prepared: 2/25/22 1:47 PM

Crop Year: 2022

Page: 2 of 2

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Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
GRAIN SORGHUM	9.1	43	0.00
SOYBEANS	29.8	40	0.00
Total Base Acres:	158.9		

Owners

Other Producers: None

NEEDS TO BE RECONSTITUTED

FSA MAP - NEEDS TO BE RECONSTITUTED



United States
Department of
Agriculture

Lonoke County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination

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

Imagery Year: 2021

2022 Program Year

Map Created February 15, 2022

Farm 3376

Tract 3724

Tract Cropland Total: 155.82 acres

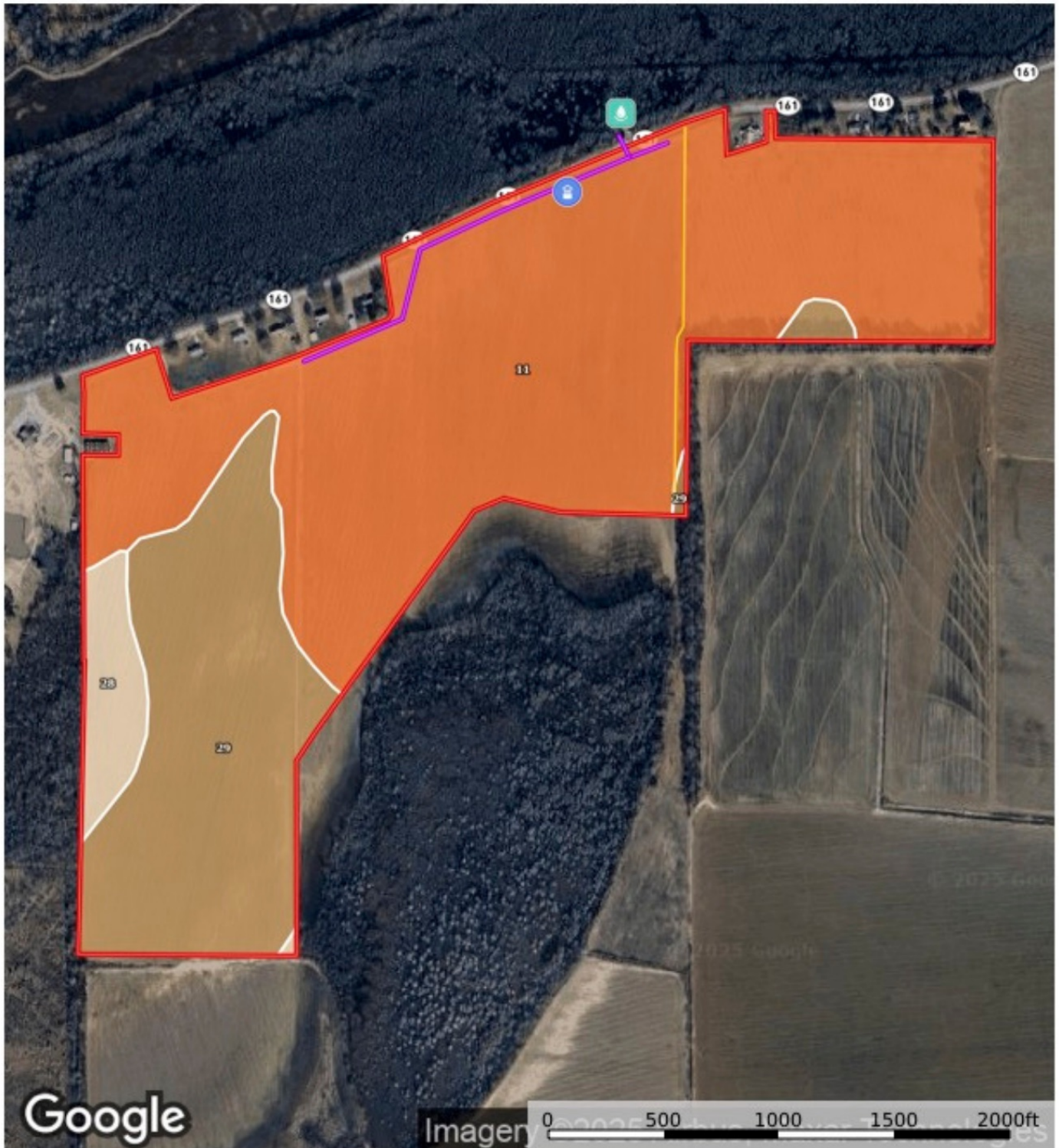
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SOIL MAP

Clearlake Farm

Lonoke County, Arkansas, 140.72 AC +/-

HOLMES
REAL ESTATE



Re-ill Pump Station Turbine Well 25' Easement Pipeline Boundary 11

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SOIL MAP (CONTINUED)

Boundary 1 139.84 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
11	Hebert silt loam, 0 to 1 percent slopes	96.38	68.93	0	86	2w
29	Portland silty clay, 0 to 1 percent slopes	37.47	26.8	0	56	3w
28	Perry silty clay, 0 to 1 percent slopes, frequently flooded	5.99	4.28	0	28	4w
TOTALS		139.84(*)	100%	-	75.48	2.35

(*) 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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

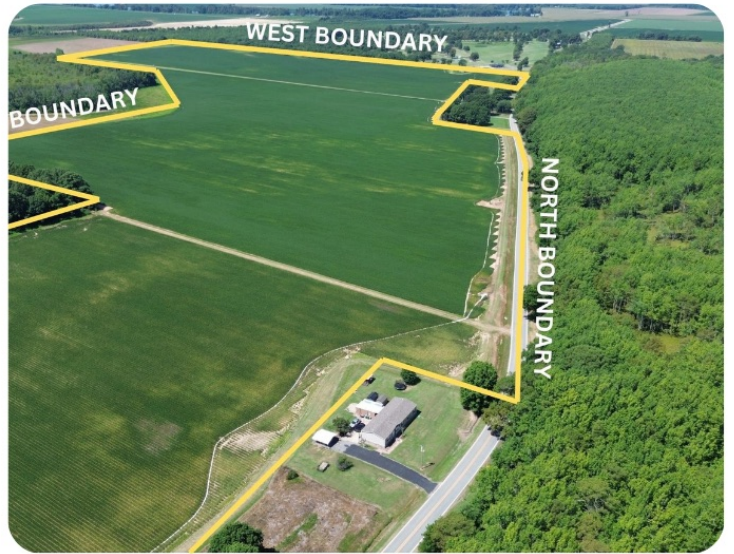
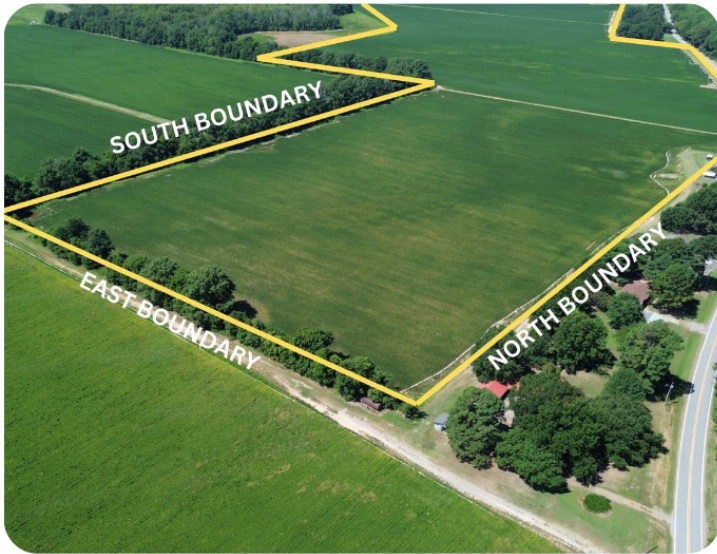
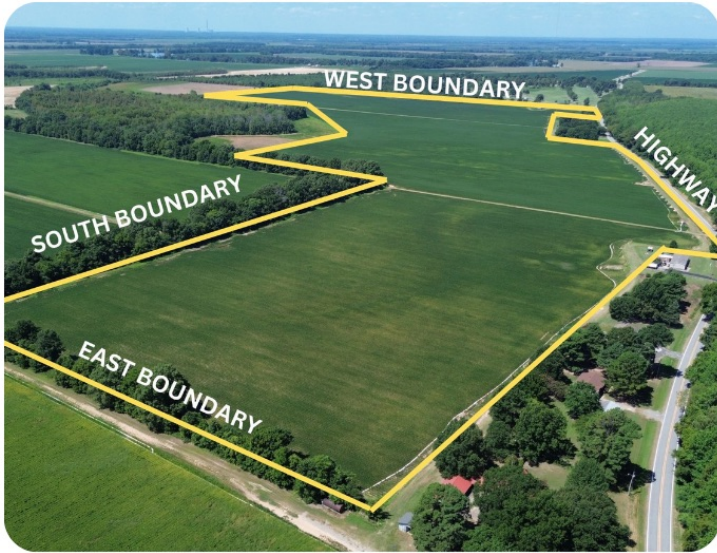
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

PHOTOS



PHOTOS



PHOTOS



COMMENTS & NOTES



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