



SOUTHERN LAND COMPANY TN, LLC

8590/1 FARMINGTON BLVD.
GERMANTOWN, TN 38139

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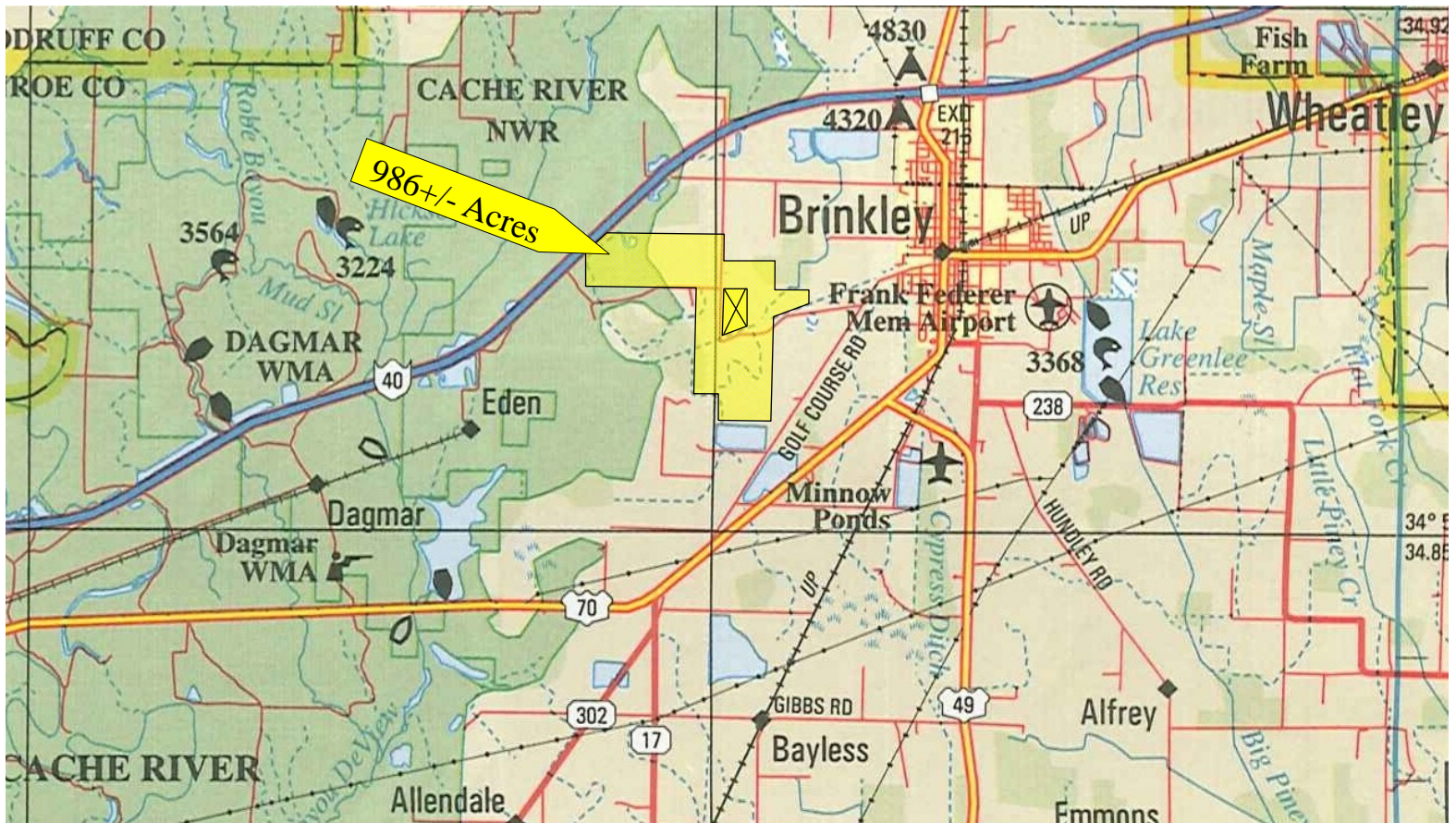
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Farmland and Timberland

986 +/- ACRES FARM LAND MONROE COUNTY, ARKANSAS

- LOCATION:** Approximately one mile West of Brinkley, South of I-40 on Eden Road
- ACREAGE:** 986.83 Total Acres, by Tax Rolls
885.2 Cultivated Acres, by FSA
101.63 Acre, road, woods, lakes
- CROP BASES:** Wheat– 211.1 acres @ 38 bu
Soybeans– 324.4 acres @ 16 bu
Rice– 336.7 acres @ 4836 bu.
- IMPROVEMENTS:** 10– irrigation wells
2– relift pumps
500+/- acres land formed and irrigated
130=-/ acres non-formed and irrigated
- SPECIAL FEATURES:** Good farm income from 25% crop share rent on high yielding crops.
Good duck hunting and deer hunting with influence from adjoining Bayou DeView and Dagmar WMA
- PURCHASE PRICE:** \$3,697,500.00 or (\$3750.00 per acre)

Divisions and trades of other properties considered





Brinkley >

W. Ash St

S. Main

Hwy 49

Eden Rd

Country Club Rd

Hwy 17

Eden Rd

well >

well >

well >

well >

well >

well >

well >

well >

relift
Riser

well >

well >

relift

Tommy Robinson Rd

Cache River
NWR

