



**EXCELLENT DUCK HUNTING FARM CLOSE TO HUMNOKE
HUMNOKE, ARKANSAS
LONOKE COUNTY, AR
86+/- ACRES**

Presented by



Marc Holmes – Principal Broker

2770 Main St. Set 288, Frisco, TX 75033
(501) 269-6963 (cell) (217) 444-9697 (office)
email: marc@holmes-realestate.com

EXCELLENT DUCK HUNTING FARM CLOSE TO HUMNOKE

PROPERTY SUMMARY

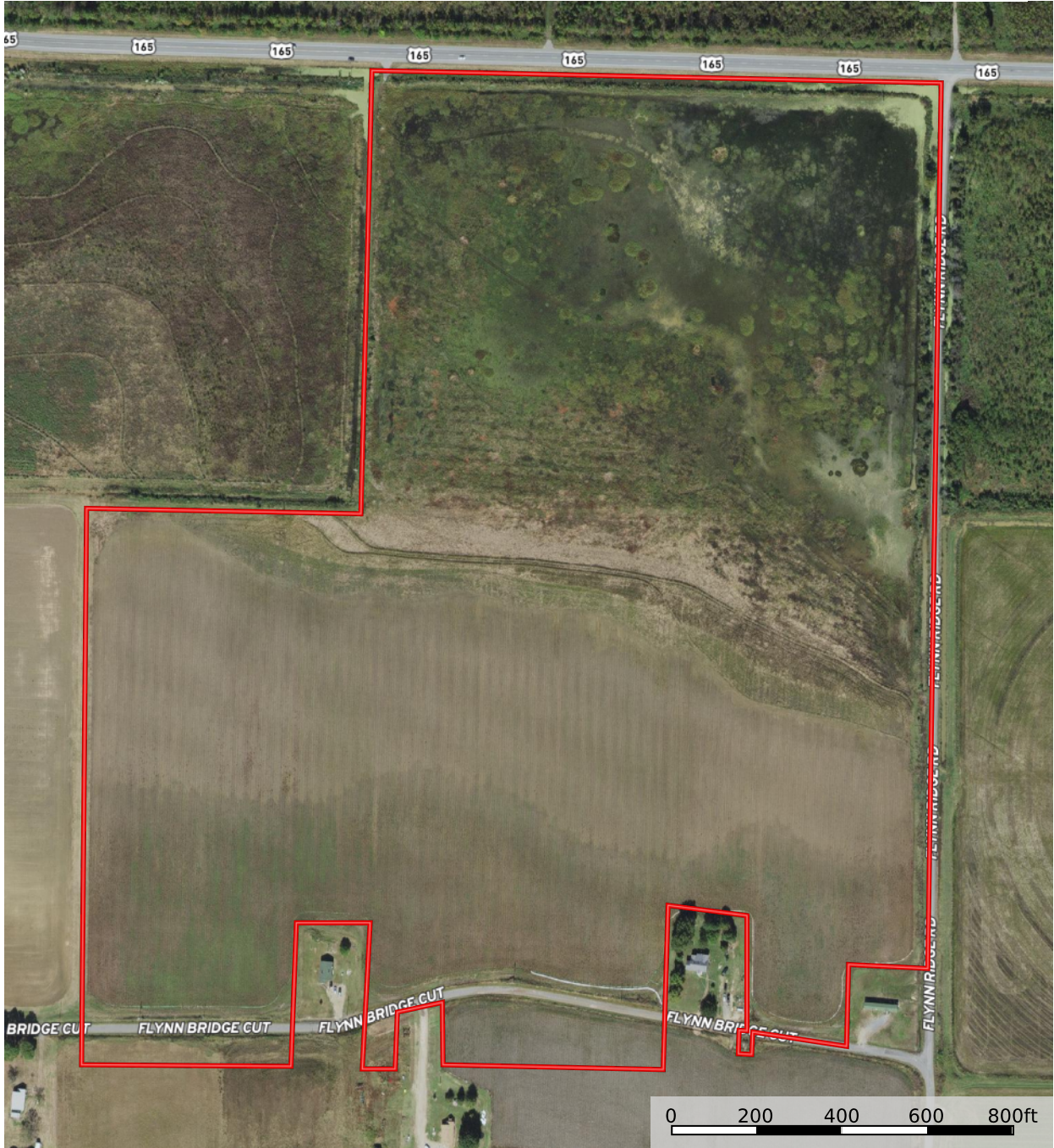
- Overview:** Located between Humnoke and Geridge, this property offers excellent duck hunting in one of Arkansas' most popular duck hunting areas. 86+/- total acres with 81+/- FSA Cropland Acres. Improvements include a new submersible well (installed Aug. 2023), new levees (Installed Sept/Oct. 2023), one 18" drain pipe w/ water-control structure, and extensive underground pipe used for irrigating the cropland and flooding the field for duck hunting.
- Key Features:**
- Highway 165 and Flynn Bridge Rd frontage, allows for easy access to the property.
 - This farm has historically held a lot of ducks.
 - Utilities onsite with county road frontage for a future hunting lodge.
 - 2+/- Acres south of road could make an additional building site.
 - Located in an excellent waterfowl flyway with several of Arkansas' most famous duck hunting clubs within very close proximity.
 - 80/20 Crop share with input no expense to the owner.
 - 81+/- USDA Cropland Acres and 91 USDA Base Acres (Rice 47.5 Ac., Wheat 11.79 Ac., Soybeans 34.68 Ac.).
 - Submersible well with underground pipe.
 - New levee system for controlling water.
- Location:** Approximately 1/2 mile east of Humnoke and 2 miles west of Geridge, in Lonoke Co., AR.
- Land Area:**
- 86+/- total acres.
 - 81+/- Acres - USDA Cropland
 - 2+/- Acres - Additional lodge site south of the road.
 - 2+/- Acres in roads, ditches, and levees.
- Taxes:** Estimated real estate taxes were \$940.87 for 2022.
- Offering Price:** The offering price for this property is \$498,000.

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 86 Acres
Lonoke County, Arkansas, 86 AC +/-



 Boundary

Aerial Map

Humnoke 86 Acres

Lonoke County, Arkansas, 86 AC +/-




 Boundary

Marc Holmes

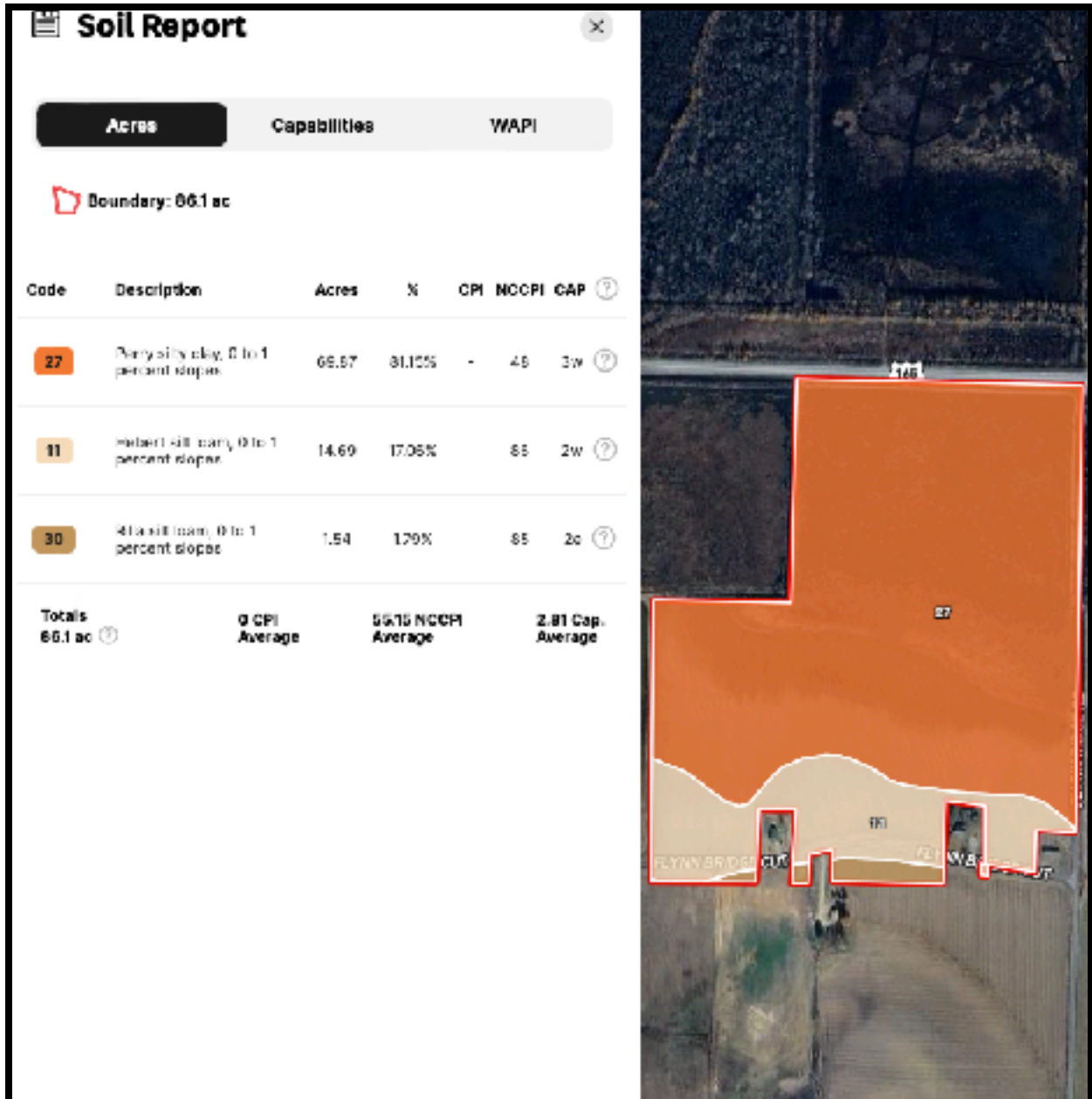
P: 501-438-9757

www.holmes-realestate.com

2770 Main St. Ste 288, Frisco, TX 75033

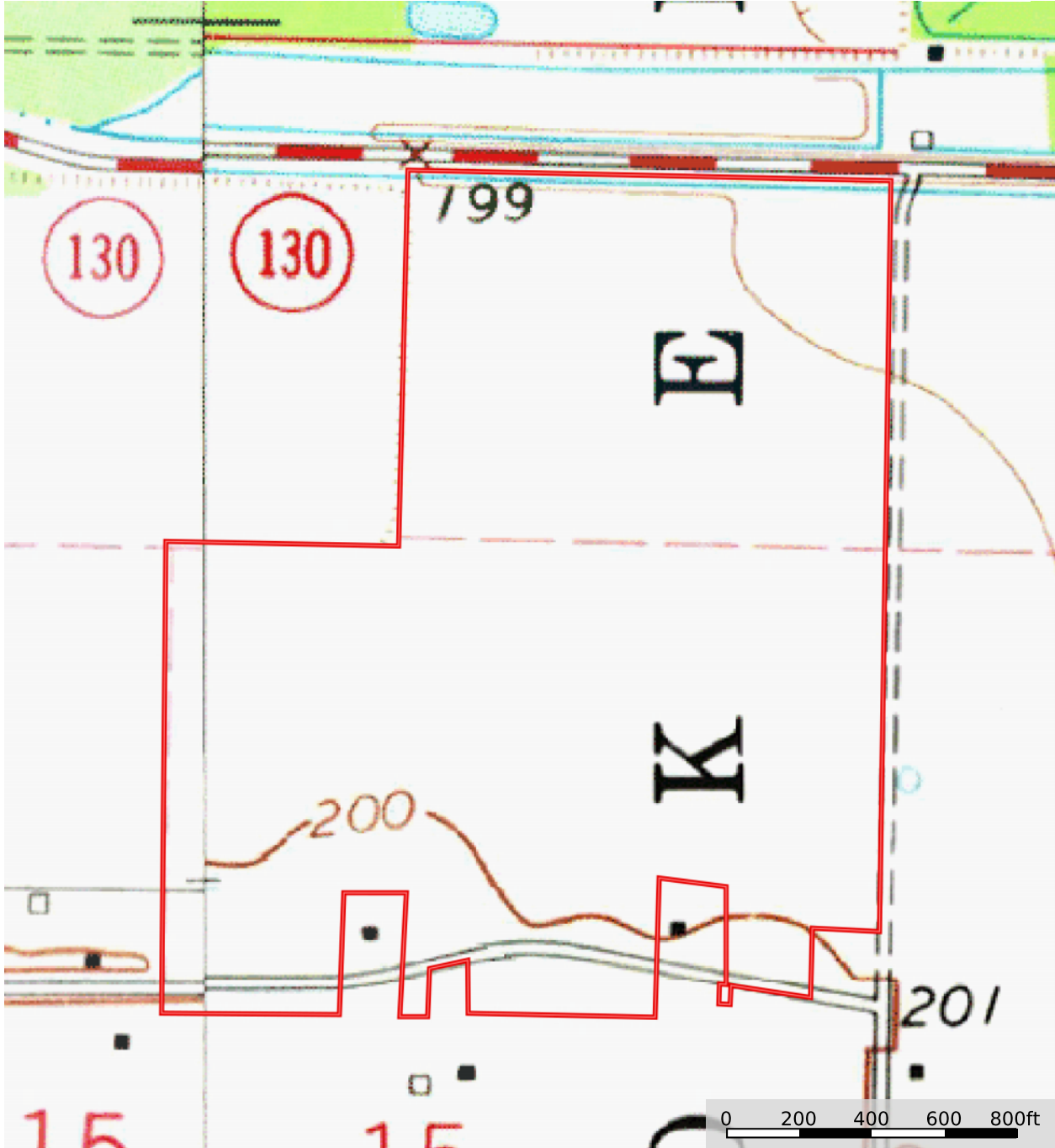
 The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

SOIL MAP



Topography Map

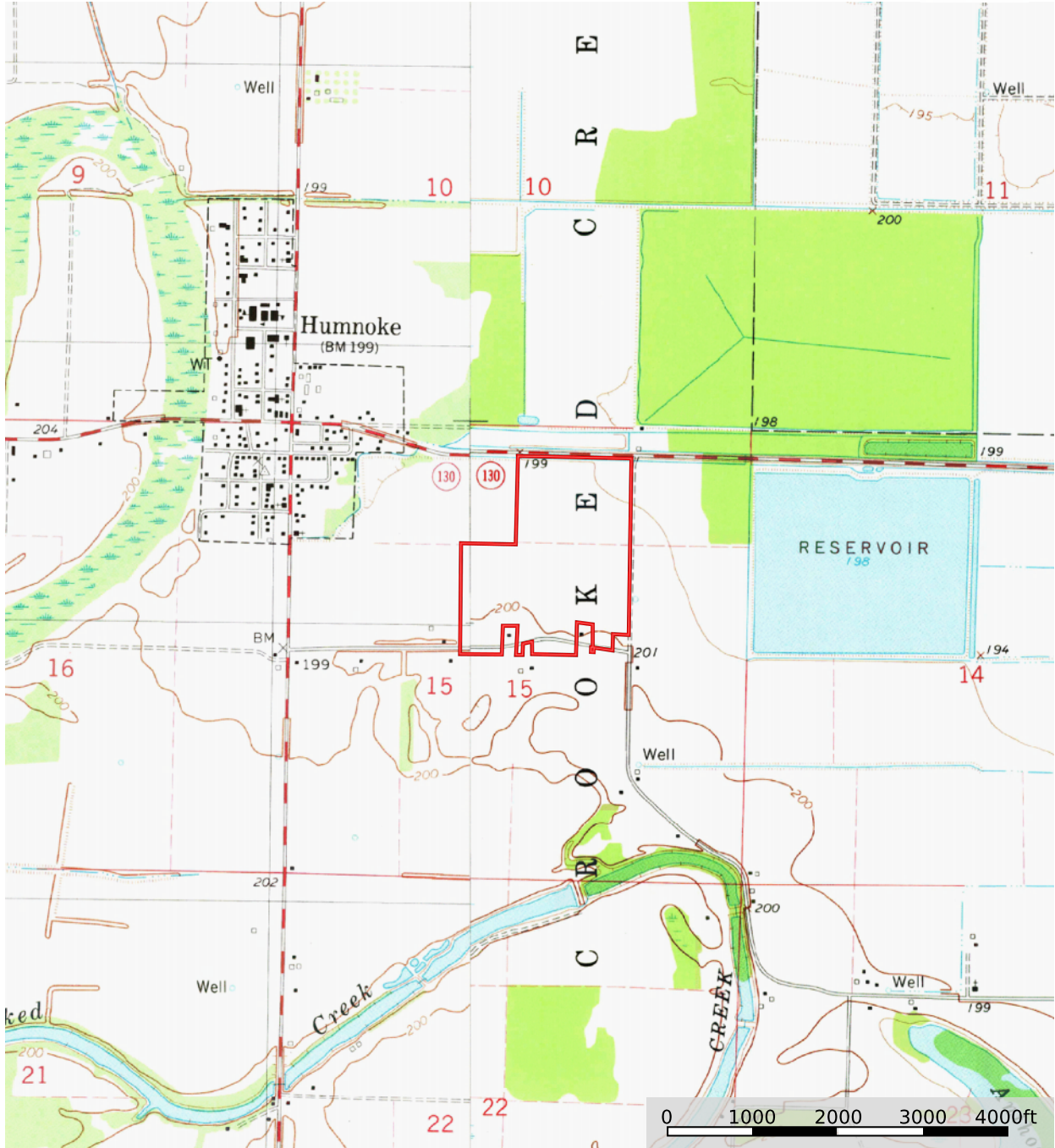
Humnoke 86 Acres
Lonoke County, Arkansas, 86 AC +/-



 Boundary

Topography Map

Humnoke 86 Acres
Lonoke County, Arkansas, 86 AC +/-



Boundary

FSA 156EZ

ARKANSAS
LONOKE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

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

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : CARTER FARMS PARTNERSHIP
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/WF 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 156EZ

ARKANSAS
LONOKE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

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

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

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



Common Land Unit

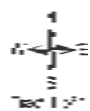
- Cropland
- Non-cropland
- CRP

2023 Crop Year

Farm 3169
Tract 1211

Water Determination Variables

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



United States Department of Agriculture (USDA) Farm Service Agency (FSA) implements FSA Programs administered by FSA. This map does not represent a legal survey or indicate that any property is eligible for FSA assistance. It is provided for informational purposes only. The producer accepts the data for use and assumes all risks associated with use. USDA/FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on the data outside FSA Programs. All errors and omissions are the responsibility of the user. For more information, please visit the official website of the FSA at www.fsa.usda.gov and contact your local FSA office for assistance. USDA, Farm Service Agency, Service 3-1032.

Pictures



Pictures



