



OFFERED FOR SALE

JOINER 162 FARM

- Investment-Grade, Income-Producing Farmland ▪
- 162.0 +/- Acres ▪ Mississippi County, Arkansas

ALLUVIAL
LAND COMPANY

AGRICULTURAL AND RECREATIONAL PROPERTIES





ATTENTION

Farmland Investors

OFFERED FOR SALE

Joiner 162 Farm

162.0 +/- Total Acres

▪ **Mississippi County, Arkansas** ▪

Offering Price: \$1,350,000.00

Acreage Summary:

162.0 +/- Total Acres

- 150.55 +/- acres in tillable cropland
- 11.5 +/- acres in non-tillable, wood lots, well sites, ditches, and roads

Location

Northeast Arkansas (Mississippi County)

- 0.25 miles to I-55
- 2 miles to Joiner, AR
- 9 miles to Wilson, AR
- 25 miles to Marion, AR
- 35 miles to Blytheville, AR
- 45 miles to Jonesboro, AR
- 37 miles to Memphis, TN

Farming Operation

Currently farmed by a local producer on a 25/75 crop-share rent program.

- Tillable acres are 100% leveled
- Irrigated via 1 diesel-powered well and 1 electric-powered well
- Currently on a rice and soybean crop rotation
- 2023 crop yields: soybeans 73 BPA, rice 211 BPA

Access

The property has excellent access directly from Arkansas Highway 118 and County Road S245.

Real Estate Taxes

Estimated from Mississippi County Assessor data

- \$1,626.20 (2023)



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Land Agent

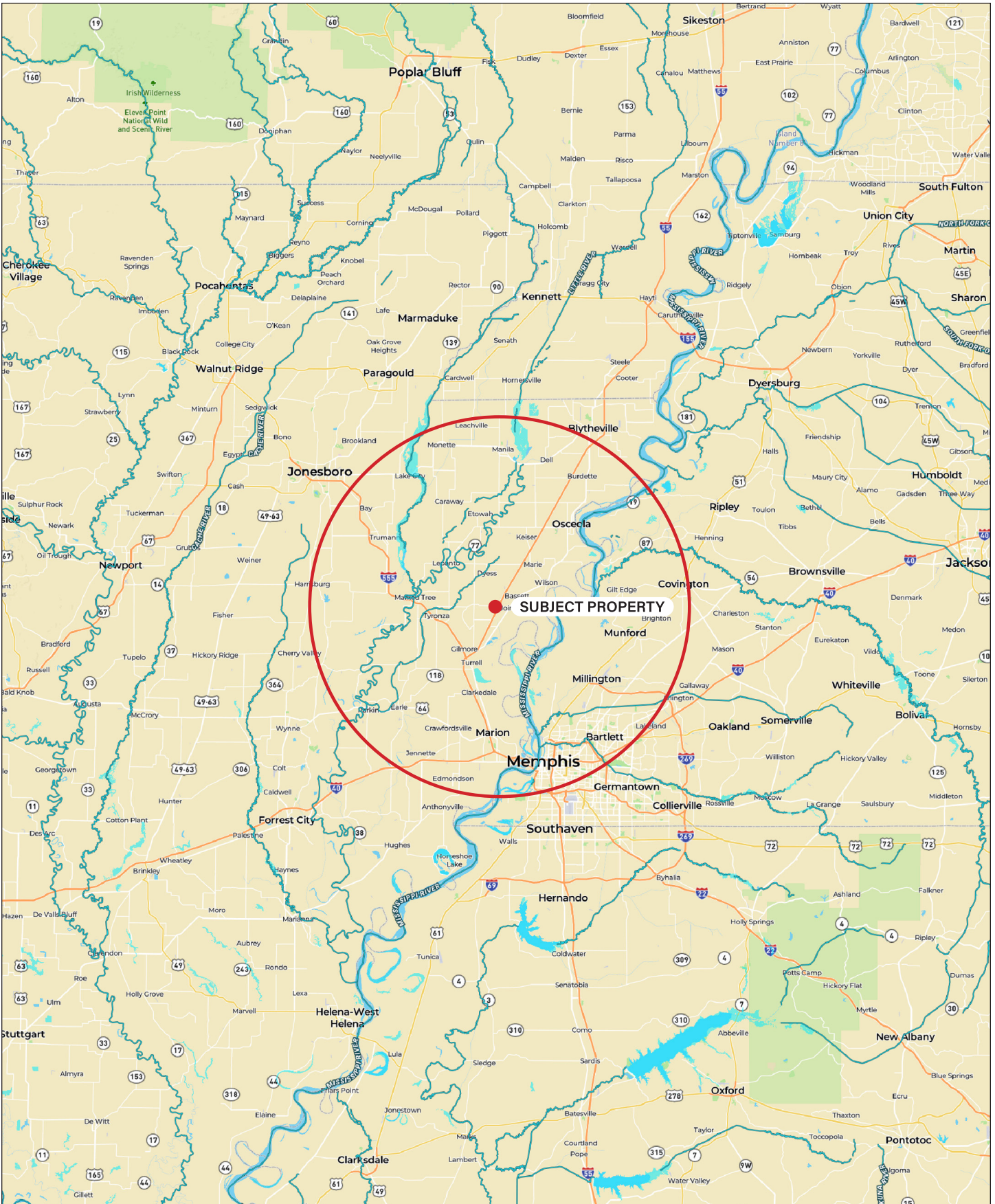
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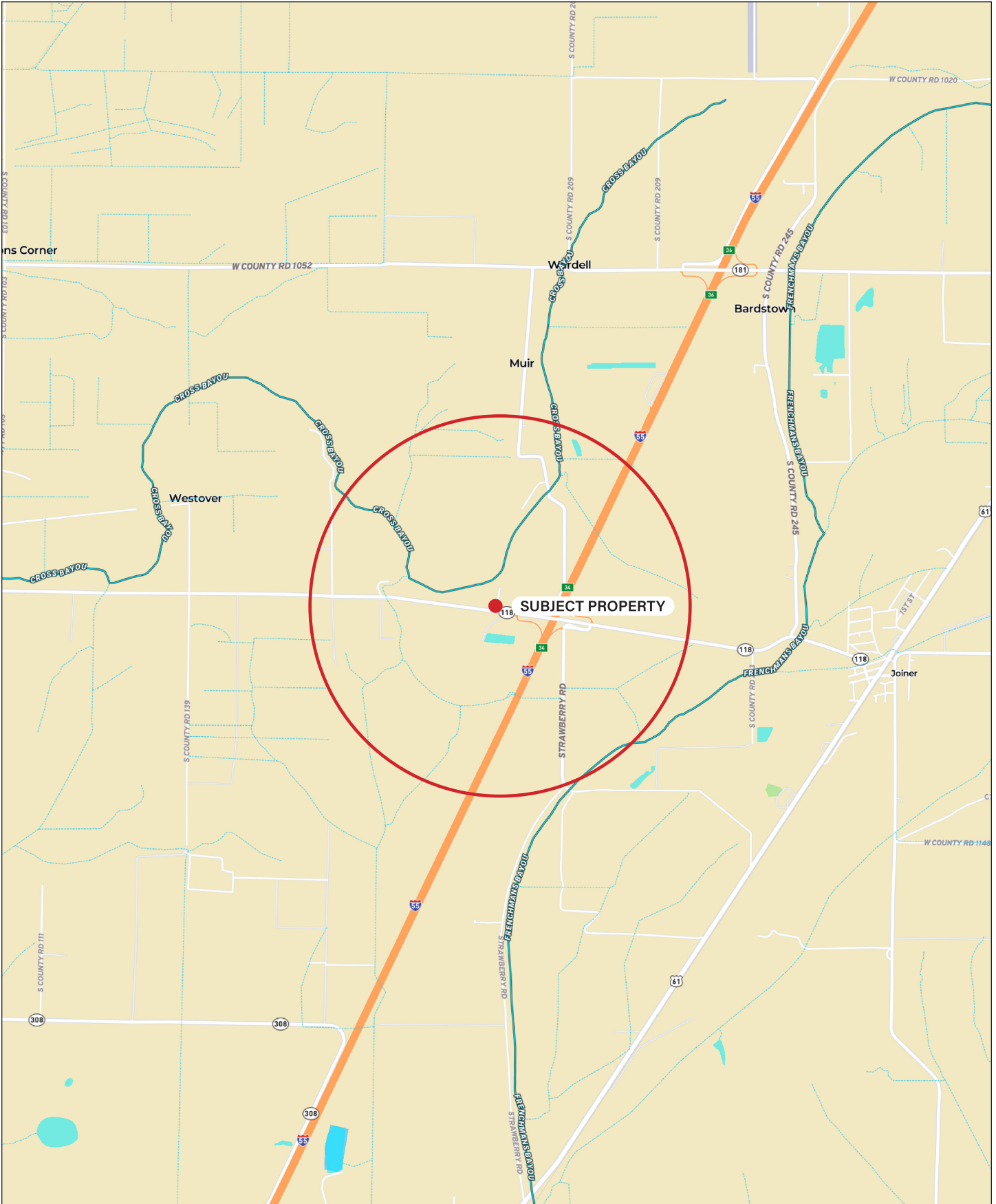
Dedicated to Land and Land Ownership: Alluvial Land Company is a leading land brokerage, development, and consulting firm specializing in agricultural and recreational properties. Our land offerings include investment-grade farmland and hunting properties primarily located in the Mid-South Region. We attribute our success to being experts in our field, client-focused, and results-oriented.

Disclaimer: Alluvial Land Company is the Exclusive Agent for the property described herein. This offering prospectus and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy. Prospective buyers are urged to inspect the property and perform their own independent due diligence. Alluvial Land Company and its agents assume no liability as to errors, omissions, or investment results. All information is approximate.

PROPERTY LOCATION



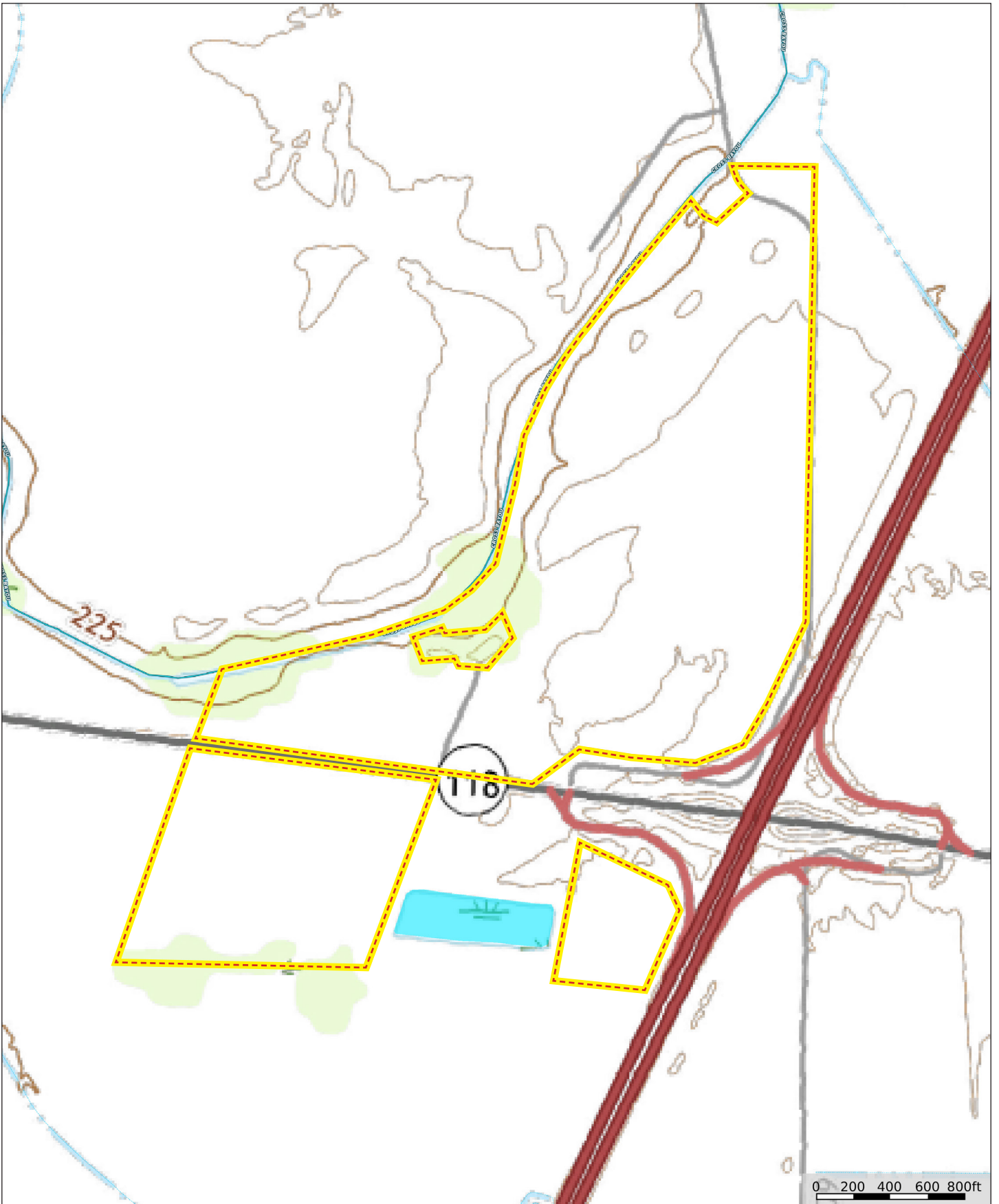
PROPERTY LOCATION



SUBJECT PROPERTY



PROPERTY TOPOGRAPHY



TILLABLE ACRES



USDA FSA-156EZ DATA

**ARKANSAS
MISSISSIPPI**



**United States Department of Agriculture
Farm Service Agency**

FARM : 432

Prepared : 1/24/24 12:29 PM CST

Form: FSA-156EZ

Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : CISSELL & SONS FARM PARTNERSHIP
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
187.39	150.55	150.55	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	150.55	3.80		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SORGH, SOYBN	SUP

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Grain Sorghum	16.30	0.00	66	0
Soybeans	38.70	0.00	40	45
Seed Cotton	92.80	0.00	1666	
TOTAL	147.80	0.00		

NOTES

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Tract Number : 3055

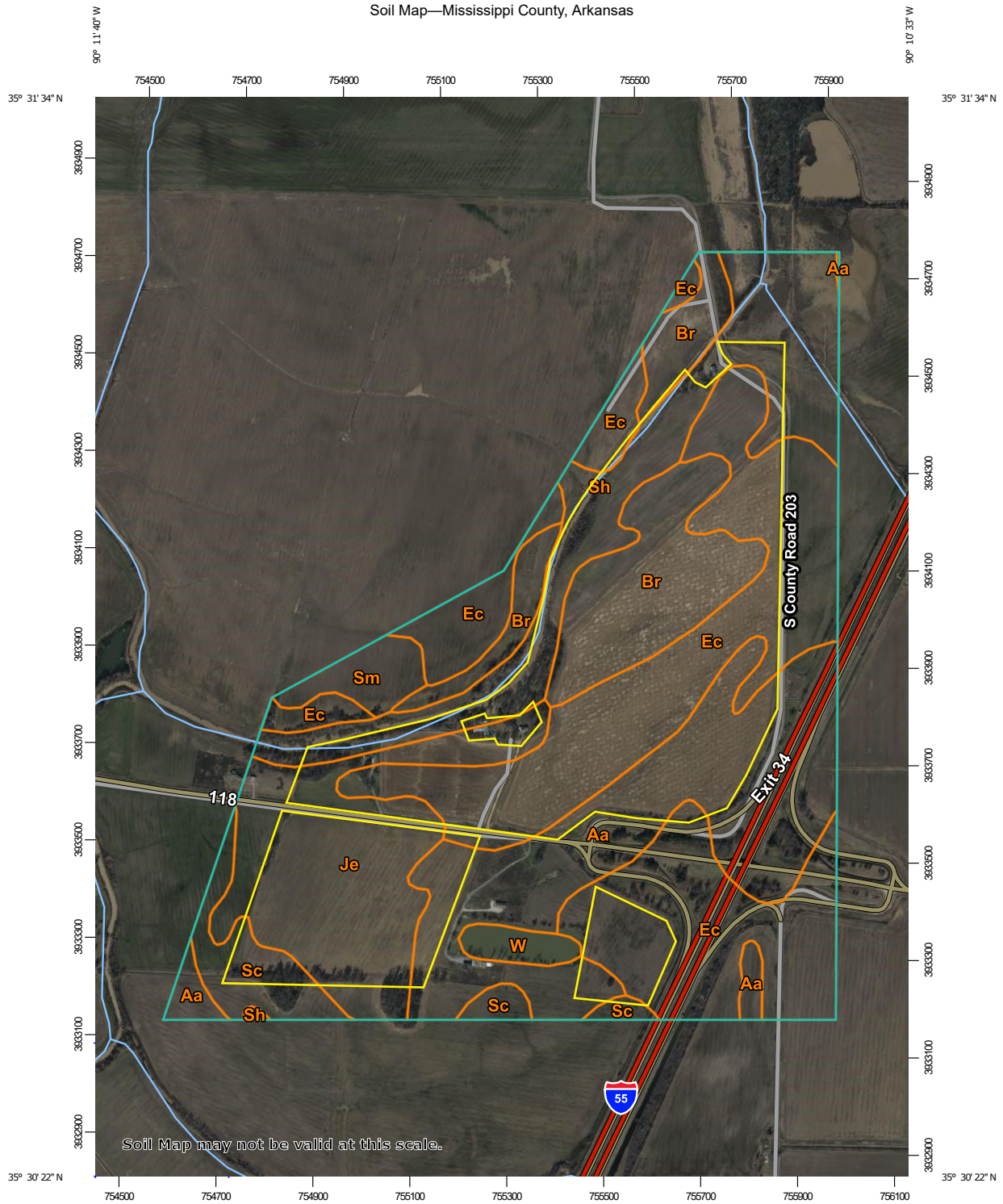
Description : D18/2A
FSA Physical Location : ARKANSAS/MISSISSIPPI
ANSI Physical Location : ARKANSAS/MISSISSIPPI
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JOE HIGGINBOTHAM, BLAINE HIGGINBOTHAM
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
187.39	150.55	150.55	0.00	0.00	0.00	0.00	0.0

SOILS DATA

Soil Map—Mississippi County, Arkansas



Map Scale: 1:10,800 if printed on A portrait (8.5" x 11") sheet.

0 150 300 600 900 Meters

0 500 1000 2000 3000 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

SOILS DATA

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Aa	Alligator clay, 0 to 1 percent slopes, rarely flooded, west	70.8	20.3%
Br	Bowdre silty clay loam	41.0	11.7%
Ec	Earle clay	116.4	33.4%
Je	Jeanerette silt loam	47.6	13.6%
Sc	Sharkey silty clay loam, 0 to 1 percent slopes, rarely flooded	14.4	4.1%
Sh	Sharkey silty clay, 0 to 1 percent slopes, protected	48.0	13.8%
Sm	Sharkey-Steele complex, 0 to 1 percent slopes	6.9	2.0%
W	Water	4.0	1.1%
Totals for Area of Interest		348.9	100.0%

Soil Map—Mississippi County, Arkansas

MAP LEGEND		MAP INFORMATION
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p> Soil Map Unit Polygons</p> <p> Soil Map Unit Lines</p> <p> Soil Map Unit Points</p> <p>Special Point Features</p> <p> Blowout</p> <p> Borrow Pit</p> <p> Clay Spot</p> <p> Closed Depression</p> <p> Gravel Pit</p> <p> Gravelly Spot</p> <p> Landfill</p> <p> Lava Flow</p> <p> Marsh or swamp</p> <p> Mine or Quarry</p> <p> Miscellaneous Water</p> <p> Perennial Water</p> <p> Rock Outcrop</p> <p> Saline Spot</p> <p> Sandy Spot</p> <p> Severely Eroded Spot</p> <p> Sinkhole</p> <p> Slide or Slip</p> <p> Sodic Spot</p>	<p> Spoil Area</p> <p> Stony Spot</p> <p> Very Stony Spot</p> <p> Wet Spot</p> <p> Other</p> <p> Special Line Features</p> <p>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p>Background</p> <p> Aerial Photography</p>	<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Mississippi County, Arkansas Survey Area Data: Version 21, Sep 12, 2023</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Feb 13, 2023—Feb 28, 2023</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>

AERIAL IMAGERY



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FIELD EXPERTS • CLIENT FOCUSED • RESULTS ORIENTED

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