



NEW LISTING

OFFERED FOR SALE

WOODRUFF 145 FARM

▪ Income-Producing Farmland ▪
145.0 +/- Acres ▪ Woodruff County, Arkansas

ALLUVIAL
LAND COMPANY

AGRICULTURAL  RECREATIONAL PROPERTIES



ATTENTION
Farmland Investors

OFFERED FOR SALE
Woodruff 145 Farm
145.0 +/- Acre Tract
▪ Woodruff County, Arkansas ▪
Offering Price: \$698,750.00

Acreage Summary:

145.0 +/- Total Acres

- 120.0 +/- acres in tillable cropland (60.0 +/- acres 1/4 mile center-pivot irrigated via diesel-powered well 40.0 +/- acres row-water irrigated via diesel-powered well, 20.0 +/- acres in non-irrigated)
- 22.0 +/- acres in hardwood timber
- 3.0 +/- acres in ditches, roads, well sites, and natural vegetation

Location

Northeast Arkansas (Woodruff County)
▪ McCrory, AR 2 miles

Access

Via Woodruff Country Road 626 and farm management roads

Irrigation

- 2 wells with diesel power units
- 1 center-pivot irrigation system
* Center-pivot and power units convey in the sale.

Farming Operation

The farm is leased on an annual cash rent basis by an established farmer. The land is currently in cotton production

Utilities

3-phase electric positioned on the county road

Recreation

Whitetail deer hunting



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SCOTT HILBURN

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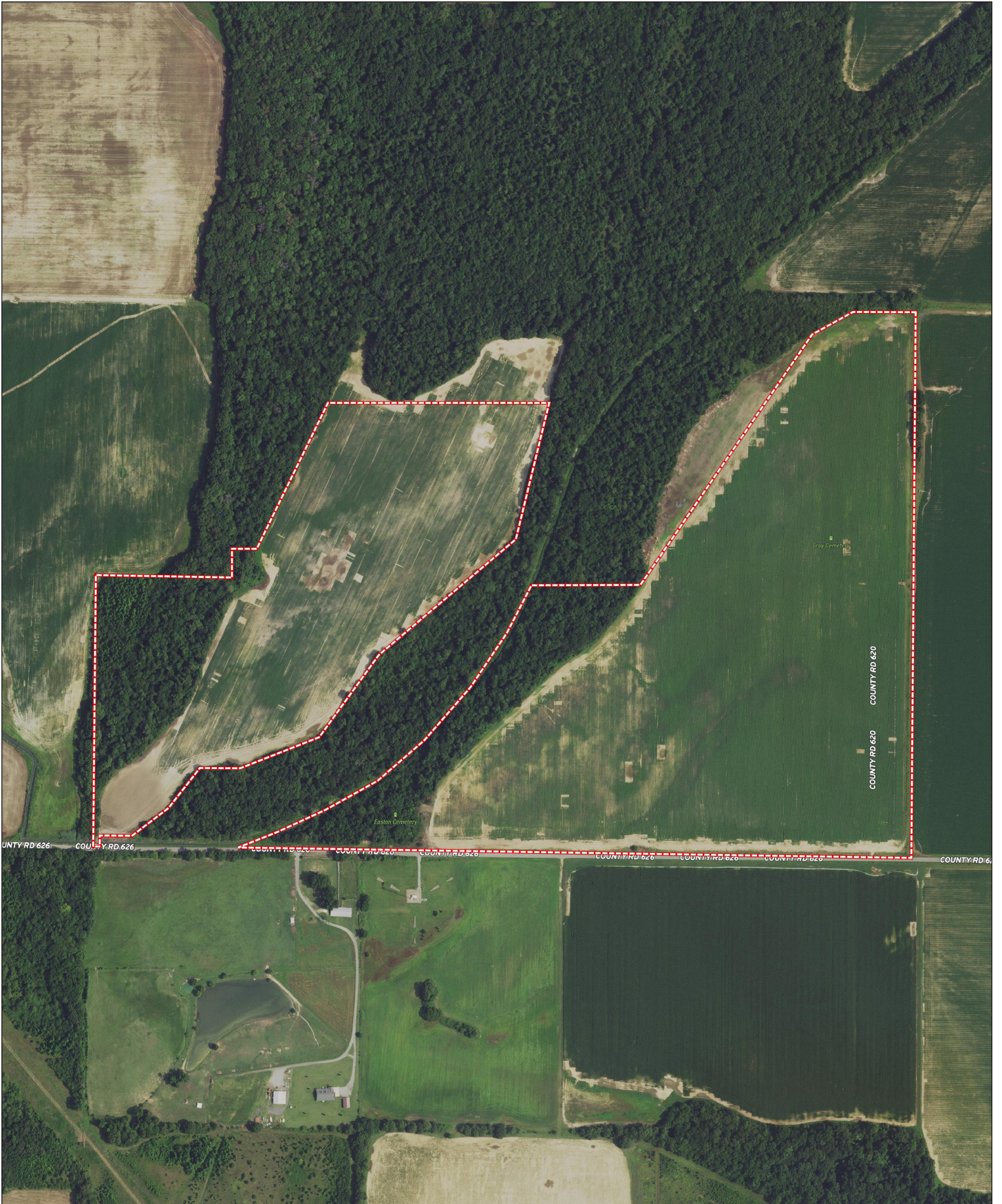
E: scott@alluvialland.com

NOTICE: Scott Hilburn holds an ownership position and is the listing agent in the property delineated within this offering prospectus.

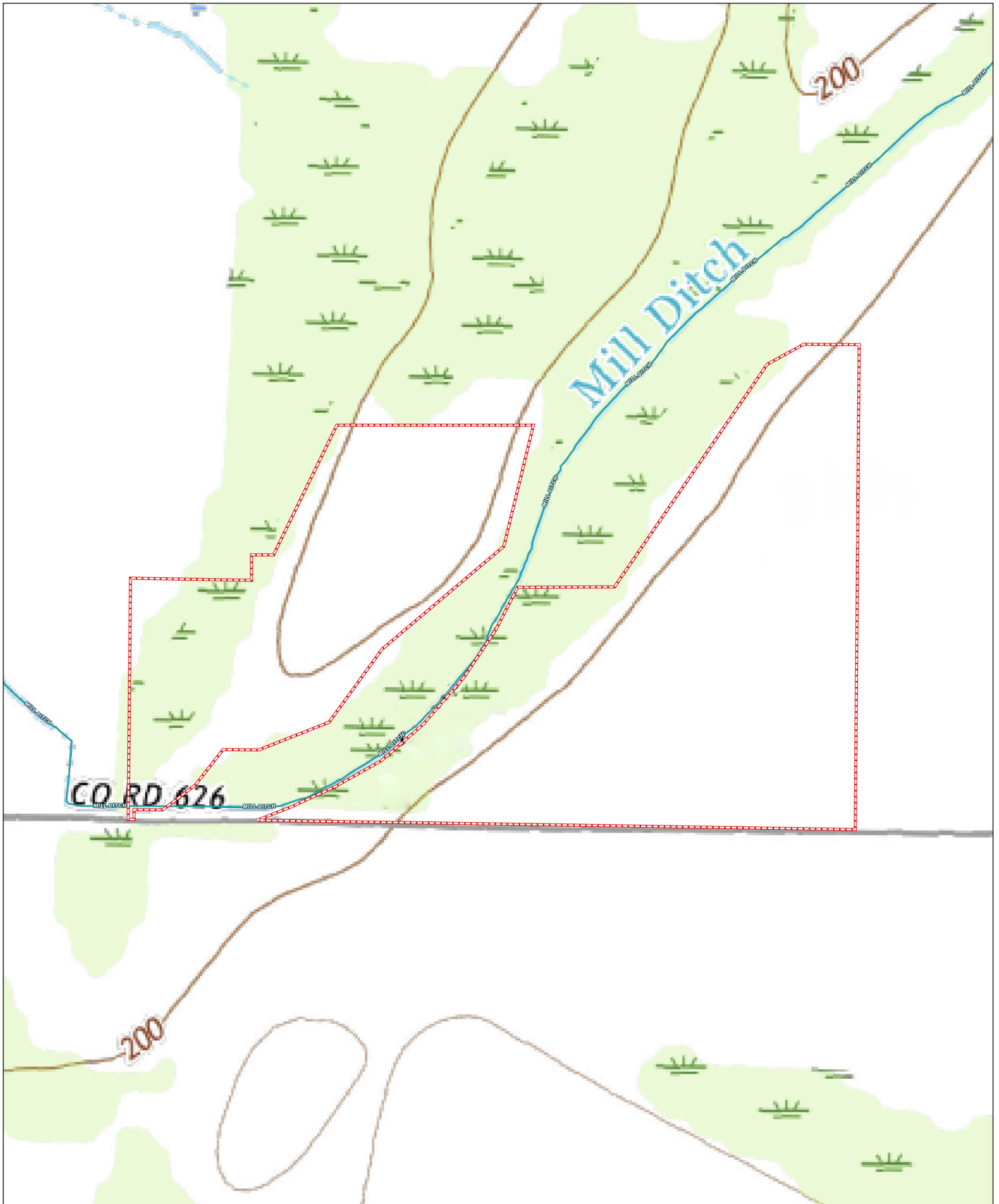
Dedicated to Land and Land Ownership: Alluvial Land Company is a leading land brokerage, development, and consulting firm specializing in agricultural and recreational properties. Our land offerings include investment-grade farmland and hunting properties primarily located in the Mid-South Region. We 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.

AERIAL MAP



TOPOGRAPHIC MAP



FSA 156 FARM DATA

Tract Number : 3134

Description :
FSA Physical Location : ARKANSAS/WOODRUFF
ANSI Physical Location : ARKANSAS/WOODRUFF
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ██████████
Other Producers : ██████████
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
255.00	141.79	149.79	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	149.79	15.13	0.00	0.00	8.00	0.00

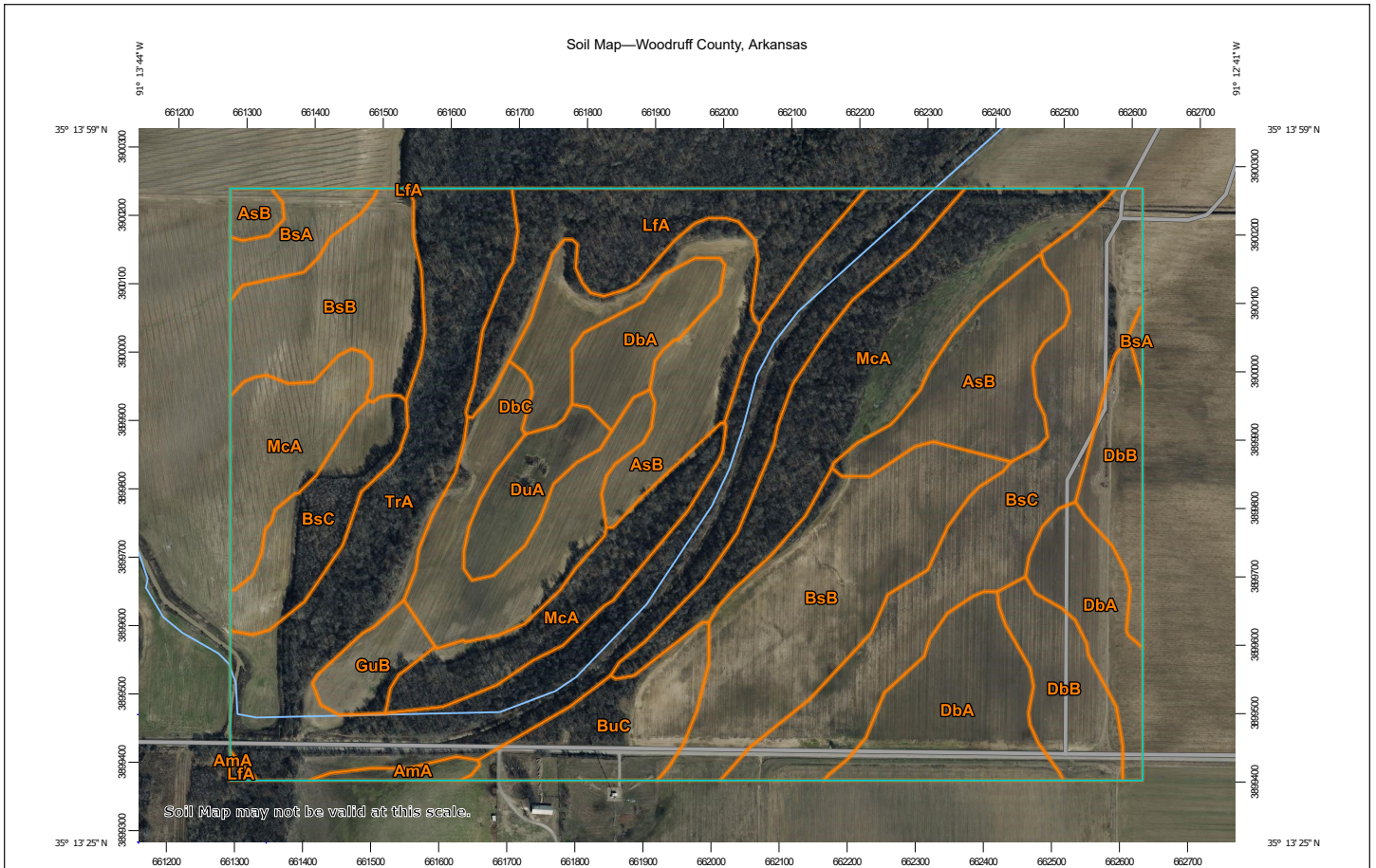
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	25.27	0.00	36
Corn	1.11	0.00	101
Grain Sorghum	34.80	0.00	84
Soybeans	4.17	0.00	21
Rice-Long Grain	83.64	0.00	4388
Rice-Medium Grain	7.90	0.00	4321

TOTAL **156.89** **0.00**

NOTES

SOIL DATA



Soil Map may not be valid at this scale.

Map Scale: 1:7,370 if printed on a landscape (11" x 8.5") sheet.
 0 100 200 400 600 Meters
 0 350 700 1400 2100 Feet
 Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

USDA Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

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MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Aerial Photography

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

SOIL DATA

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AmA	Amagon silt loam, 0 to 1 percent slopes	1.2	0.4%
AsB	Askew fine sandy loam, 1 to 3 percent slopes	28.3	9.8%
BsA	Teksob loam, 0 to 1 percent slopes	4.4	1.5%
BsB	Teksob loam, 1 to 3 percent slopes	36.9	12.8%
BsC	Teksob loam, 3 to 8 percent slopes	33.5	11.6%
BuC	Bulltown loamy fine sand, 1 to 8 percent slopes	9.7	3.4%
DbA	Dubbs silt loam, 0 to 1 percent slopes	26.6	9.2%
DbB	Dubbs silt loam, 1 to 3 percent slopes	13.2	4.6%
DbC	Dubbs silt loam, 3 to 8 percent slopes	14.1	4.9%
DuA	Dundee silt loam, 0 to 1 percent slopes	5.6	1.9%
GuB	Grubbs silt loam, 1 to 3 percent slopes	3.8	1.3%
LfA	Lafe silt loam, 0 to 1 percent slopes	15.4	5.4%
McA	McCrary fine sandy loam, 0 to 1 percent slopes	42.7	14.8%
TrA	Tuckerman loam, 0 to 1 percent slopes, frequently flooded	52.5	18.2%
Totals for Area of Interest		288.0	100.0%

WELL LOCATIONS



PROPERTY IMAGES





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