



[Agricultural Land For Sale]

1,288.82 ACRES FARMLAND
Lonoke & Pulaski Counties



[FOR MORE INFORMATION]

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Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.



COMMERCIAL & INVESTMENT DIVISION

For Sale Agricultural Farm Land



GKJ Farmland | England & Keo, Arkansas

OFFERING SUMMARY

Sale Price:	\$7,819,048
Price / AC:	\$6,066.83
Lot Size:	1,288.82 Acres +/-
Counties:	Lonoke & Pulaski

PROPERTY OVERVIEW

The RPM Group is proud to offer the GKJ Family Limited Partnership farmland for sale. The property is in the heart of some of the best producing agricultural properties in East Central Arkansas near the towns of England and Keo. The farmland consists of multiple parcels in Lonoke and Pulaski Counties and is comprised of 1,288.82 total acres with 1,147.69 FSA cropland acres. In addition to the FSA cropland acres, 57.30 acres are enrolled in the WRP program. The farmland is well developed with some being precision leveled and the remainder being leveled to grade. Ample irrigation is supplied across all the tillable acres by underground irrigation wells, surface water re-lifts and an underground pipeline system. The tillable acres are comprised of various silt loam types with the remaining tillable acres being clay type soils. All the farmland tracts have a good crop production history and have been leased to local farmers who have traditionally produced primarily Rice, Corn and Soybeans. The current verbal farm leases with each tenant have been terminated by the owner and the new owners will have the benefit of negotiating new farm leases based on the terms of their choosing.

An appointment is needed to view the farmland in person.

If you have questions about the GKJ Farmland or would like to discuss setting up an appointment to tour the farmland, please contact:

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File Num: 99-43-111

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Property Photos



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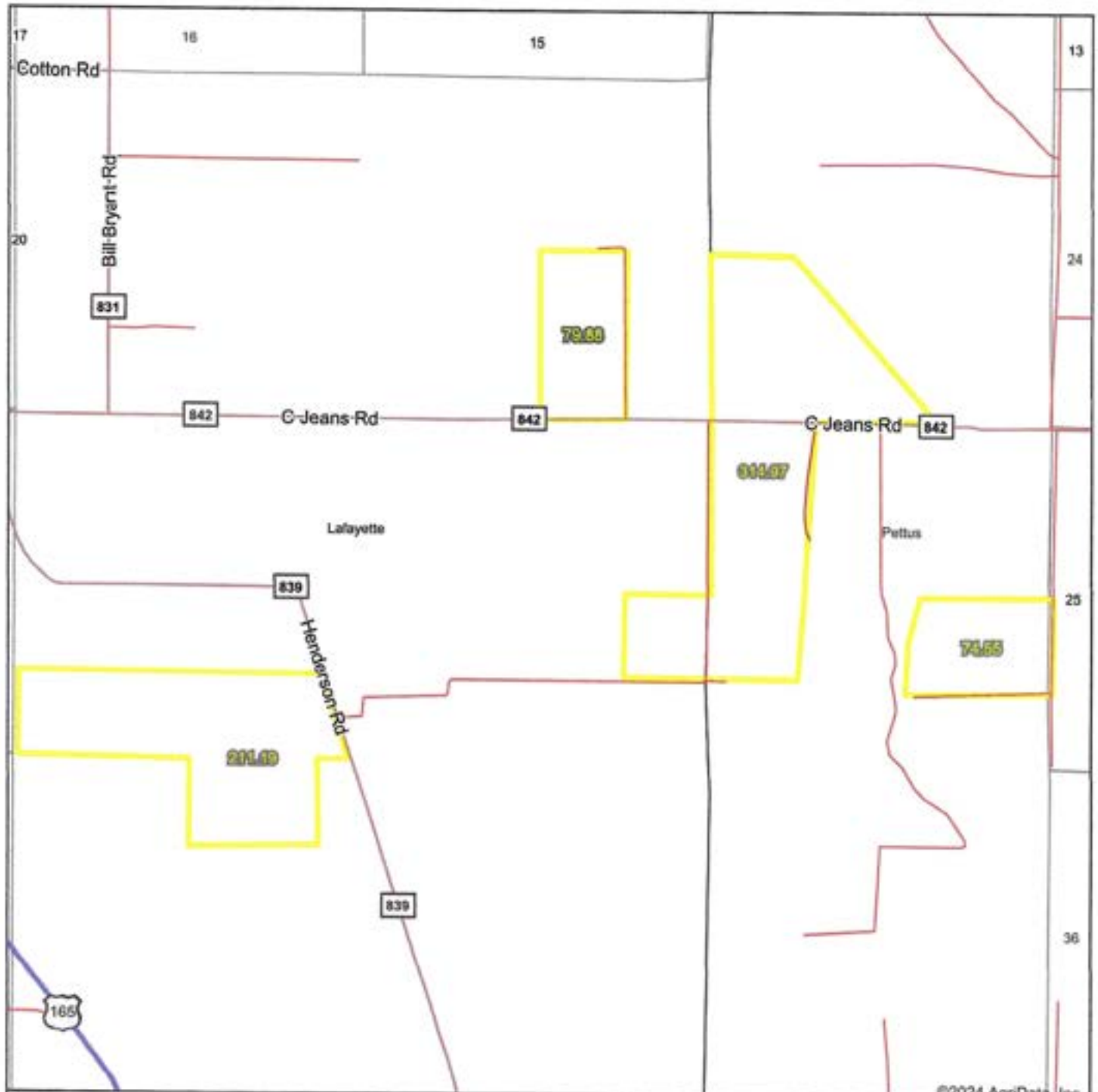
1501 N. University Avenue, Ste. 800

Little Rock, AR 72207

501.664.7807

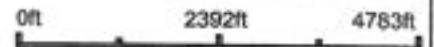
www.rpmgroup.com

Overview Map



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Map Center: 34° 36' 0.66, -91° 57' 51.75

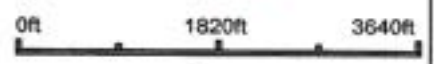


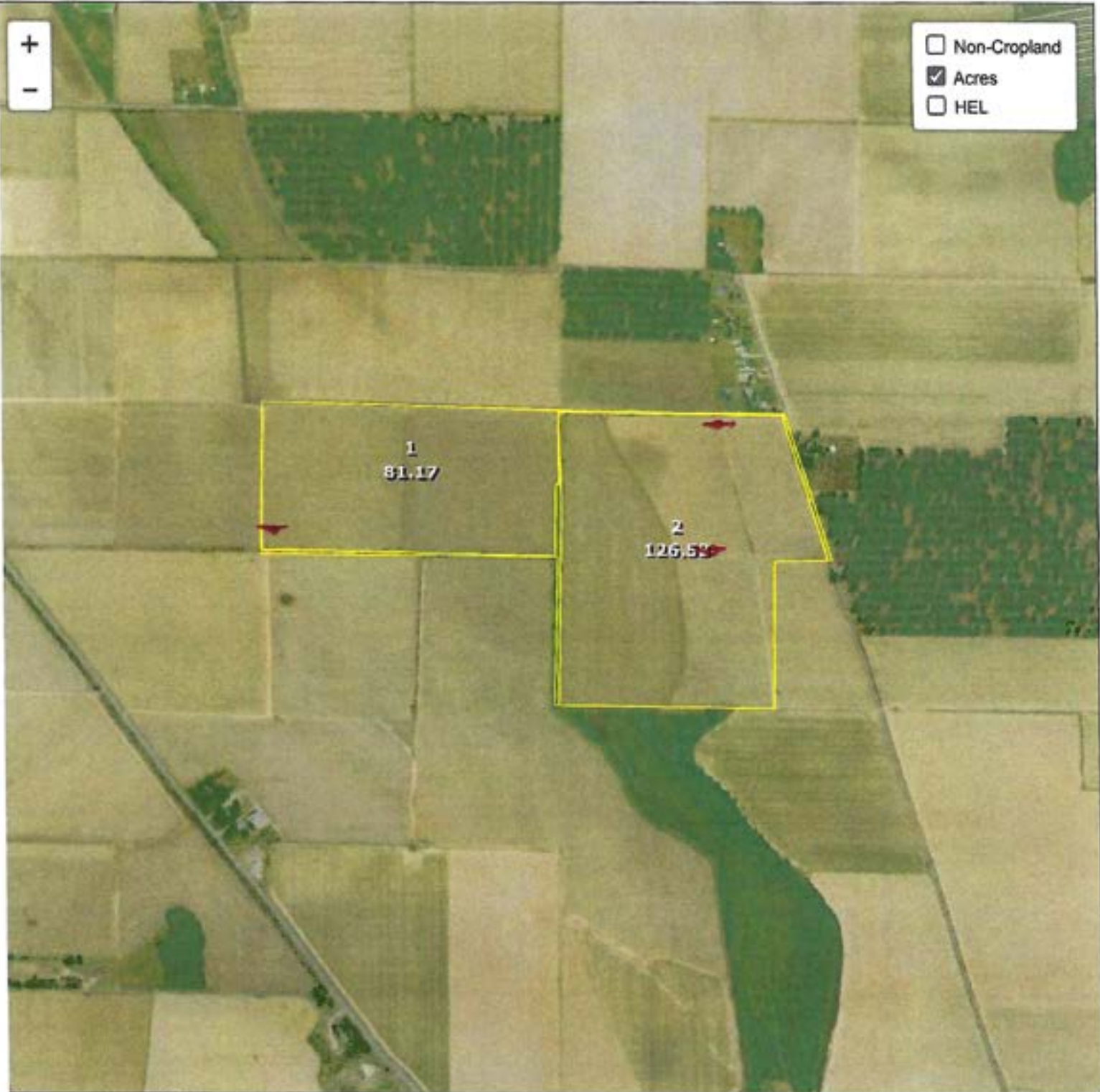
Overview Map



©2024 AgriData, Inc.

Map Center: 34° 34' 11.6, -92° 3' 28.46





Common Land Unit

- Cropland
- Non-cropland
- CRP

2024 Crop Year

Farm 4755
Tract 2417

Wetland Determination Identifiers

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



Tract 1 of

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather, it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



Common Land Unit
 Cropland Non-cropland CRP

2024 Crop Year

Farm 1634
 Tract 2426

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions



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Common Land Unit
 Cropland
 Non-cropland
 CRP

2024 Crop Year

Farm 1634
Tract 2425

Wetland Determination Identifiers

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



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Common Land Unit

Cropland
 Non-cropland
 CRP

Farm 1634
Tract 2427

Wetland Determination Identifiers

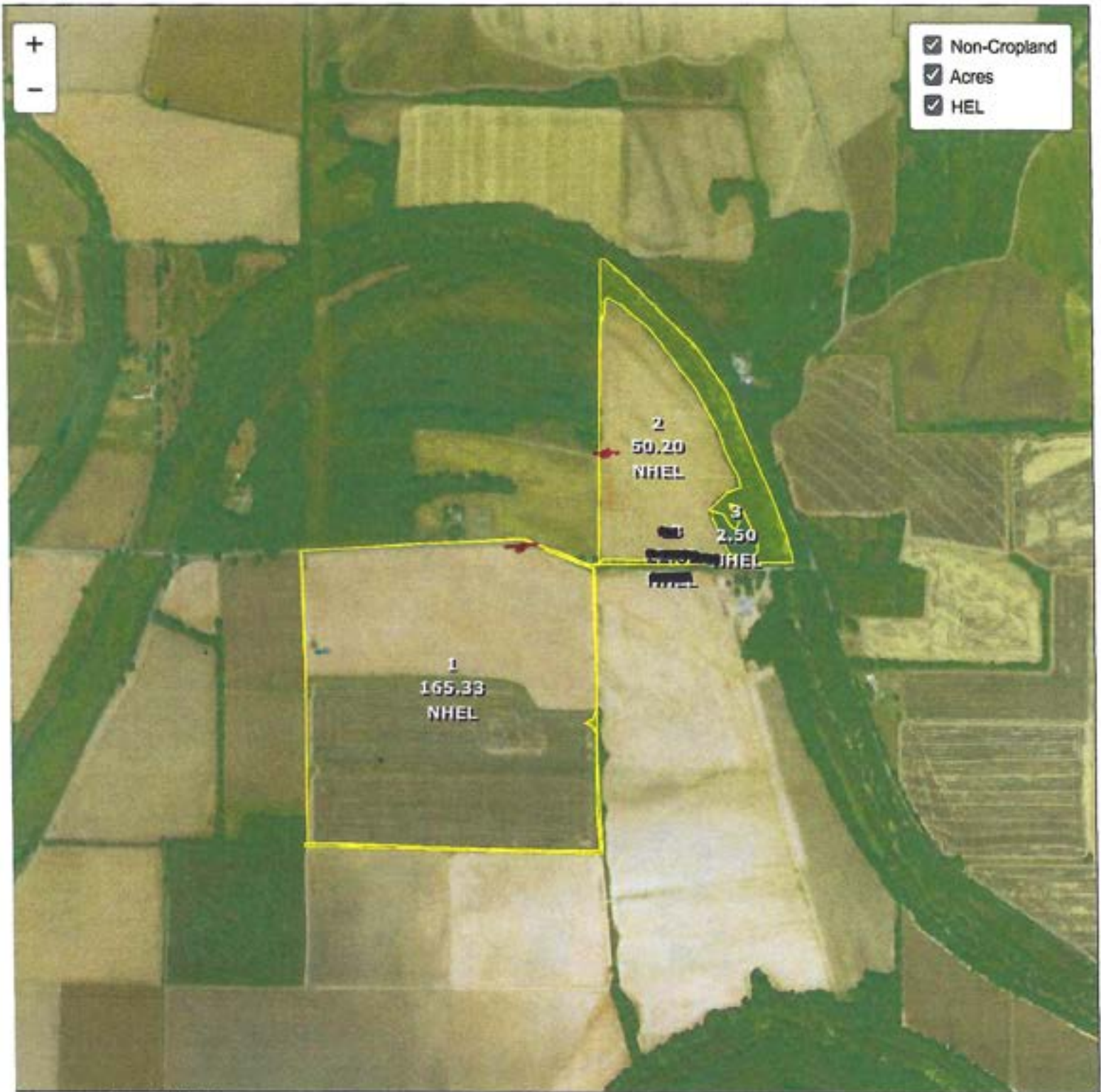
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

2024 Crop Year



Tract 3 of 3

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Common Land Unit
 Cropland Non-cropland CRP

2024 Crop Year

Farm 1407
 Tract 1567

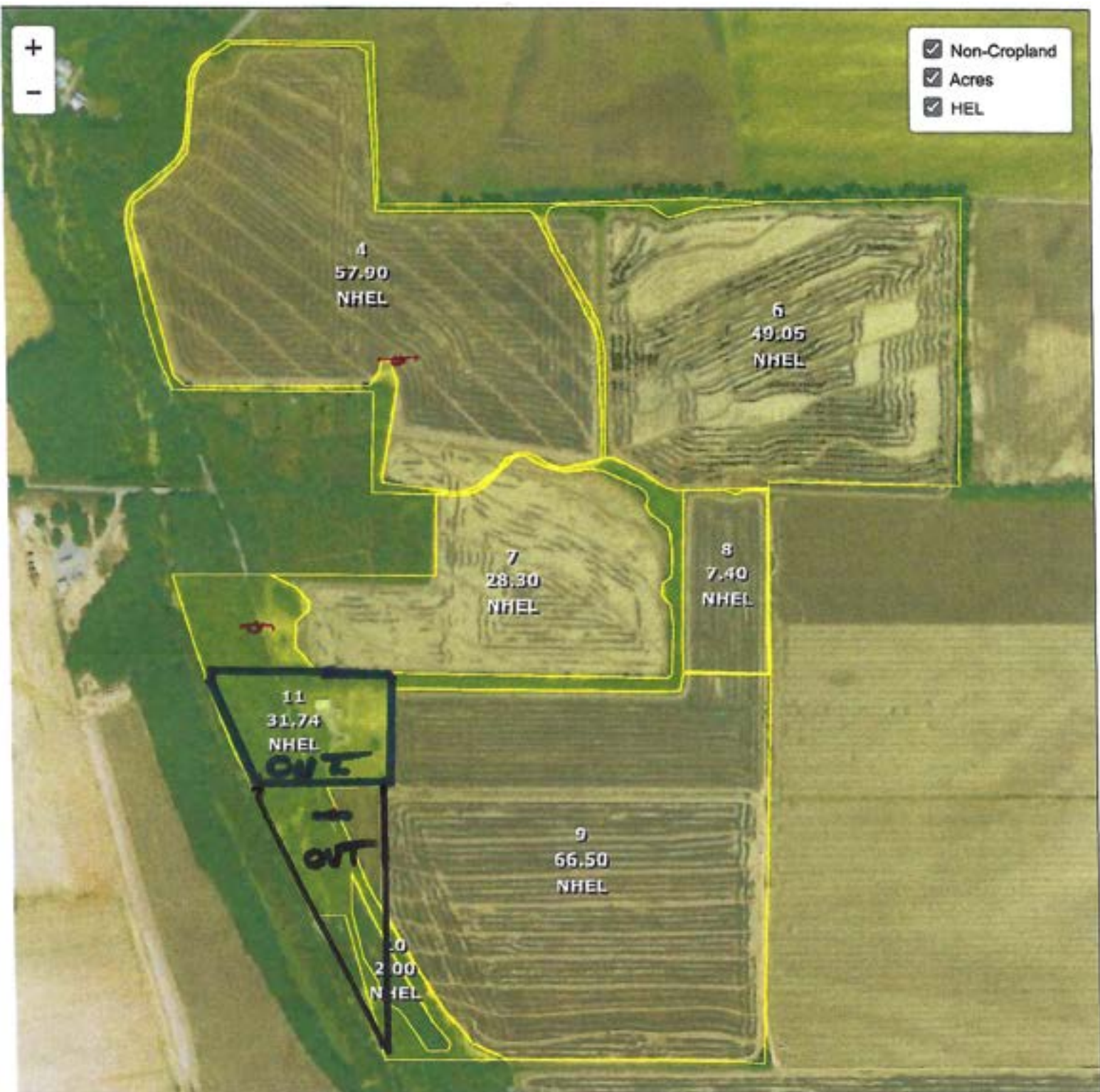
Wetland Determination Identifiers

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



Tract 2 of 2

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Common Land Unit

Cropland
 Non-cropland
 CRP

2024 Crop Year

Farm 1407
Tract 1568

Wetland Determination Identifiers

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



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Common Land Unit

Cropland
 Non-cropland
 CRP

Farm 1407
Tract 625

WRP

Wetland Determination Identifiers

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

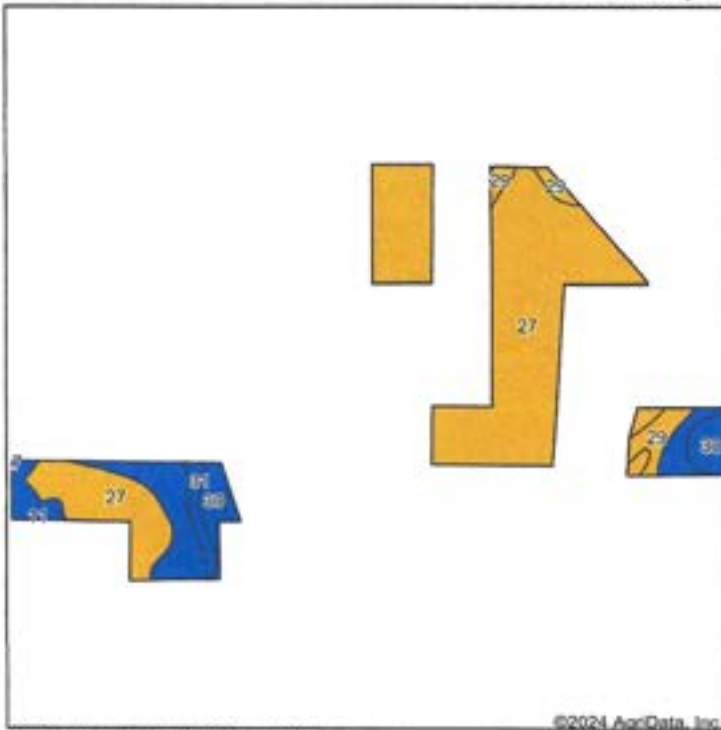
2024 Crop Year



Tract 1 of 1

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Soils Map



State: **Arkansas**
 County: **Lonoke**
 Location: **27-1S-9W**
 Township: **Lafayette**
 Acres: **680.59**
 Date: **7/12/2024**



Soils data provided by USDA and NRCS.

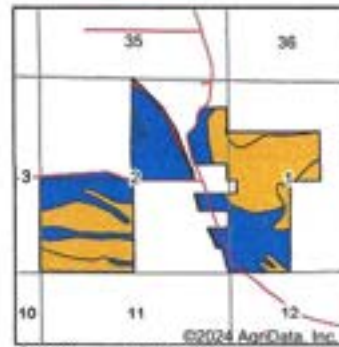
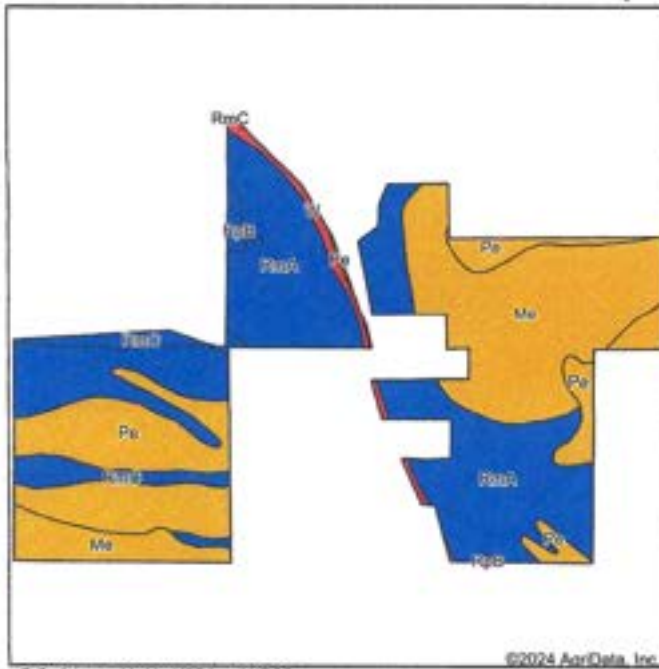
Area Symbol: AR680, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-ltr Class Legend	Non-ltr Class *c	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Soybeans Bu	Wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton	
27	Perry silty clay, 0 to 1 percent slopes	481.72	70.7%	Yellow	llw								48	31	42	31	48	
11	Hebert silt loam, 0 to 1 percent slopes	104.13	15.3%	Blue	llw								88	72	65	67	86	
30	Rilla silt loam, 0 to 1 percent slopes	44.00	6.5%	Blue	lle	7.5	95	900	95	13.5	40	60	85	75	71	65	85	
29	Portland silty clay, 0 to 1 percent slopes	34.04	5.0%	Yellow	llw								56	51	50	48	56	
31	Rilla silt loam, 1 to 3 percent slopes	16.70	2.5%	Blue	lle	7.5	95	900	95	13.5	40	60	86	74	68	65	86	
Weighted Average						2.76	0.7	8.5	80.3	8.5	1.2	3.6	5.4	*n 57.5	*n 42.2	*n 48.4	*n 40.4	*n 57.5

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



State: **Arkansas**
 County: **Pulaski**
 Location: **2-2S-10W**
 Township: **Hill**
 Date: **7/12/2024**



Soils data provided by USDA and NRCS.

Area Symbol: AR118, Soil Area Version: 20																				
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class "c"	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Rice Irrigated Bu	Soybeans Bu	Tall fescue AUM	Wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton	
RmA	Rilla silt loam, 0 to 1 percent slopes	202.52	42.0%	Blue	lle	7.5	95	900	95	13.5		40		60	85	75	71	65	85	
Me	Moreland silty clay	137.19	28.4%	Yellow	llw	7		625		9	130	35	8.5		61	42	53	55	61	
Pe	Perry clay, 0 to 1 percent slopes, rarely flooded	108.34	22.4%	Yellow	llw	6.5		475	65	12	130	30	7.5		48	42	48	46	48	
RmC	Rilla silt loam, 3 to 5 percent slopes	22.28	4.6%	Blue	lle	7.5	95	900	95	13.5		40		60	85	74	67	64	85	
W	Water	8.42	1.7%	Red	VIII															
RpB	Rilla-Perry complex, undulating	4.34	0.9%	Blue	lle	7.5	80	800		9.5		33		30	69	62	58	53	69	
Weighted Average						2.61	7	44.9	710	58.8	11.6	66.1	35.6	4.1	28.2	*n 66.3	*n 56.8	*n 59.2	*n 56.6	*n 68.3

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

ARKANSAS
LONOKE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 4755
Prepared : 6/18/24 8:16 AM CST
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : TLH FARMS
CRP Contract Number(s) : None
Recon ID : 05-085-2012-25
Transferred From : None
ARCPLC O/J/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
211.12	207.70	207.70	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	207.70	42.60		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN, RICE-LGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	21.38	0.00	116	
Soybeans	107.70	0.00	36	100
Rice-Long Grain	121.22	0.00	5572	
TOTAL	250.30	0.00		

NOTES

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Tract Number : 2417
Description : E-17
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 : GKJ FAMILY LTD PTNRSHIP
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
211.12	207.70	207.70	0.00	0.00	0.00	0.00	0.0

ARKANSAS
LONOKE
Form: FSA-156EZ

USDA United States Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM : 4755
Prepared : 6/18/24 8:16 AM CST
Crop Year : 2024

Tract 2417 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	207.70	42.60	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	21.38	0.00	116
Soybeans	107.70	0.00	36
Rice-Long Grain	121.22	0.00	5572
TOTAL	250.30	0.00	

NOTES

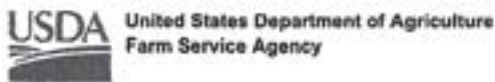
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ARKANSAS
LONOKE
Form: FSA-156EZ



FARM : 1634
Prepared : 6/18/24 8:10 AM CST
Crop Year : 2024

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : SANDAGE FARMS
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
467.59	450.67	450.67	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	450.67	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN, RICE-LGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	26.33	0.00	133	
Soybeans	163.37	0.00	34	100
Rice-Long Grain	236.30	0.00	6513	
TOTAL	426.00	0.00		

NOTES

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Tract Number : 2425
Description : F-17
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 : GKJ FAMILY LTD PTNRSHP
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.51	76.44	76.44	0.00	0.00	0.00	0.00	0.0

Tract 2425 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	76.44	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	4.47	0.00	133
Soybeans	27.71	0.00	34
Rice-Long Grain	40.08	0.00	6513
TOTAL	72.26	0.00	

NOTES

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Tract Number : 2426
 Description : F-17
 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 : GKJ FAMILY LTD PTNRSHIP
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
314.87	303.96	303.96	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	303.96	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	17.76	0.00	133
Soybeans	110.19	0.00	34
Rice-Long Grain	159.38	0.00	6513
TOTAL	287.33	0.00	

NOTES

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ARKANSAS
LONOKE
Form: FSA-156EZ



FARM : 1634
Prepared : 6/18/24 8:10 AM CST
Crop Year : 2024

Abbreviated 156 Farm Record

Tract Number : 2427
Description : F-17
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 : GKJ FAMILY LTD PTNRSHIP
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
74.21	70.25	70.25	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	70.25	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	4.10	0.00	133
Soybeans	25.47	0.00	34
Rice-Long Grain	36.84	0.00	6513
TOTAL	66.41	0.00	

NOTES

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ARKANSAS
PULASKI
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 1407
Prepared : 6/18/24 8:19 AM CST
Crop Year : 2024

See Page 3 for non-discriminatory Statements

Abbreviated 156 Farm Record

Operator Name : MR GEORGE WILLIAM LASSETT III
CRP Contract Number(s) : None
Recon ID : 05-119-2011-10
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
548.48	489.32	489.32	0.00	0.00	57.30	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	432.02	46.40		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SORGH, SOYBN	WHEAT, RICE-LGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	169.80	0.00	31	
Grain Sorghum	22.90	0.00	37	
Soybeans	67.20	0.00	27	100
Rice-Long Grain	196.10	0.00	4379	
TOTAL	456.00	0.00		

NOTES

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Tract Number : 625
Description : K-18B R10W, T2S, Section 3
FSA Physical Location : ARKANSAS/PULASKI
ANSI Physical Location : ARKANSAS/PULASKI
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 : GKJ FAMILY LTD PTNRSHIP
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
64.74	60.14	60.14	0.00	0.00	57.30	0.00	0.0

ARKANSAS
PULASKI
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Abbreviated 156 Farm Record

FARM : 1407
Prepared : 6/18/24 8:19 AM CST
Crop Year : 2024

Tract 625 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	2.84	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

NOTES

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Tract Number : 1567
 Description :
 FSA Physical Location : ARKANSAS/PULASKI
 ANSI Physical Location : ARKANSAS/PULASKI
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : GKJ FAMILY LTD PTNRSHIP
 Other Producers : None
 Recon ID : 05-119-2011-8

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
240.85	218.03	218.03	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	218.03	23.30	0.00	0.00	0.00	0.00

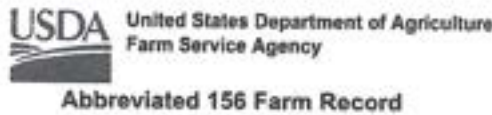
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	85.20	0.00	31
Grain Sorghum	11.50	0.00	37
Soybeans	33.70	0.00	27
Rice-Long Grain	98.40	0.00	4379
TOTAL	228.80	0.00	

NOTES

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ARKANSAS
PULASKI
Form: FSA-156EZ



FARM : 1407
Prepared : 6/18/24 8:19 AM CST
Crop Year : 2024

Abbreviated 156 Farm Record

Tract Number : 1568
Description :
FSA Physical Location : ARKANSAS/PULASKI
ANSI Physical Location : ARKANSAS/PULASKI
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : GKJ FAMILY LTD PTNRSHP
Other Producers : None
Recon ID : 05-119-2011-8

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
242.89	211.15	211.15	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	211.15	23.10	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	84.60	0.00	31
Grain Sorghum	11.40	0.00	37
Soybeans	33.50	0.00	27
Rice-Long Grain	97.70	0.00	4379
TOTAL	227.20	0.00	

NOTES

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