

[Agricultural Land For Sale]

1,288.82 ACRES FARMLAND **Lonoke & Pulaski Counties**





[FOR MORE INFORMATION]

ALLEN EVANS (C)501.804.4274 | (O)501.664.7807 Aevans@rpmgroup.com

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

For Sale Agricultural Farm Land





GKJ Farmland | England & Keo, Arkansas

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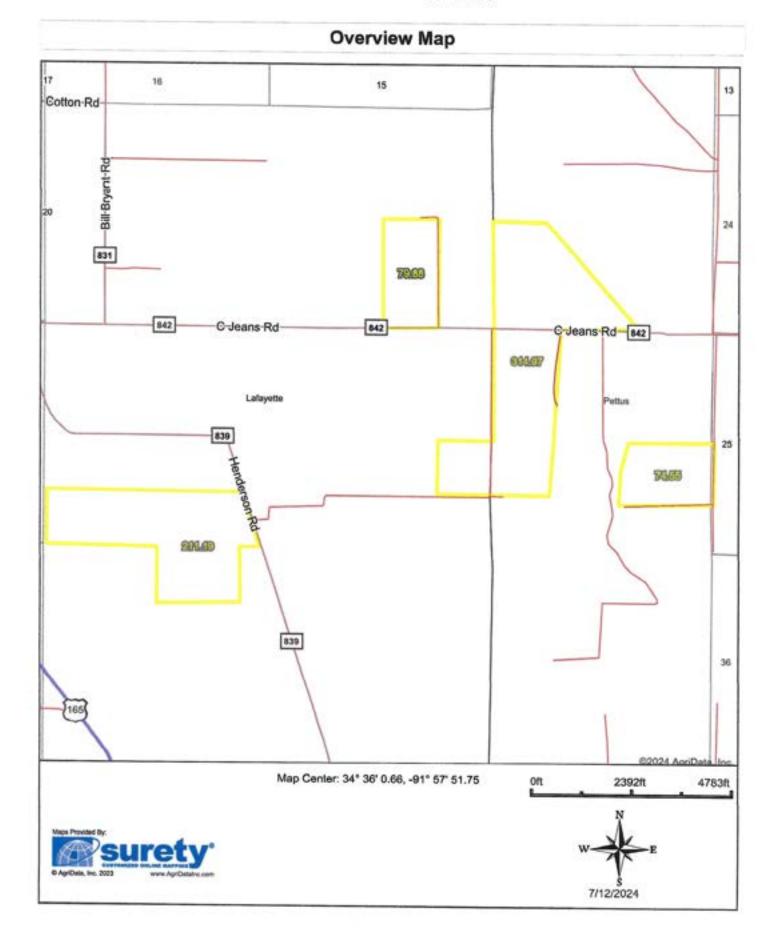


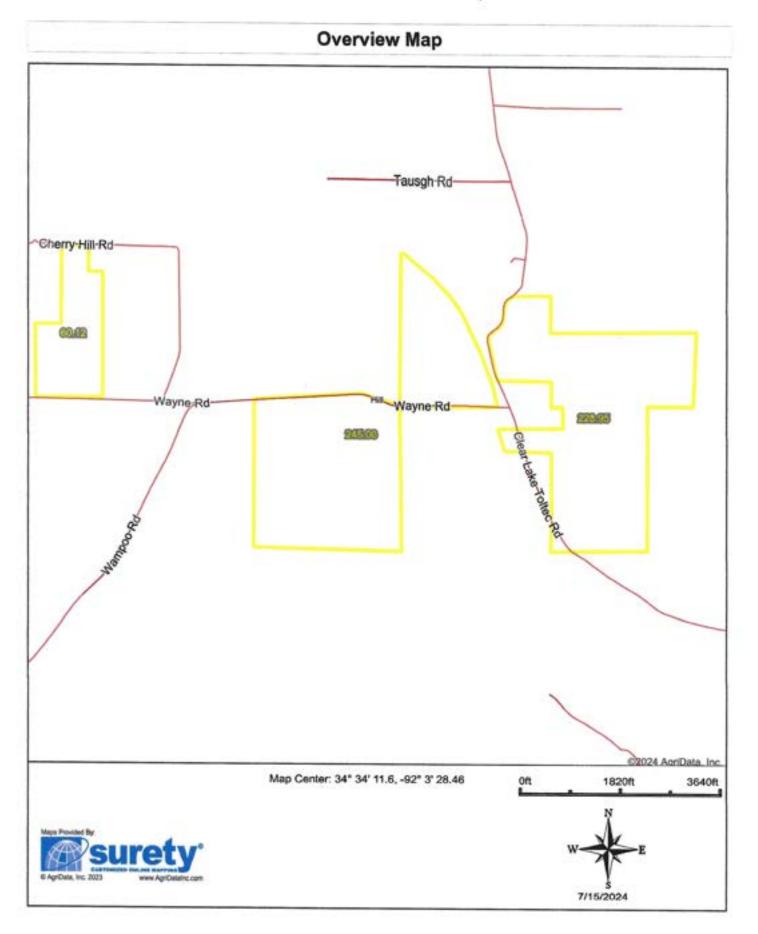




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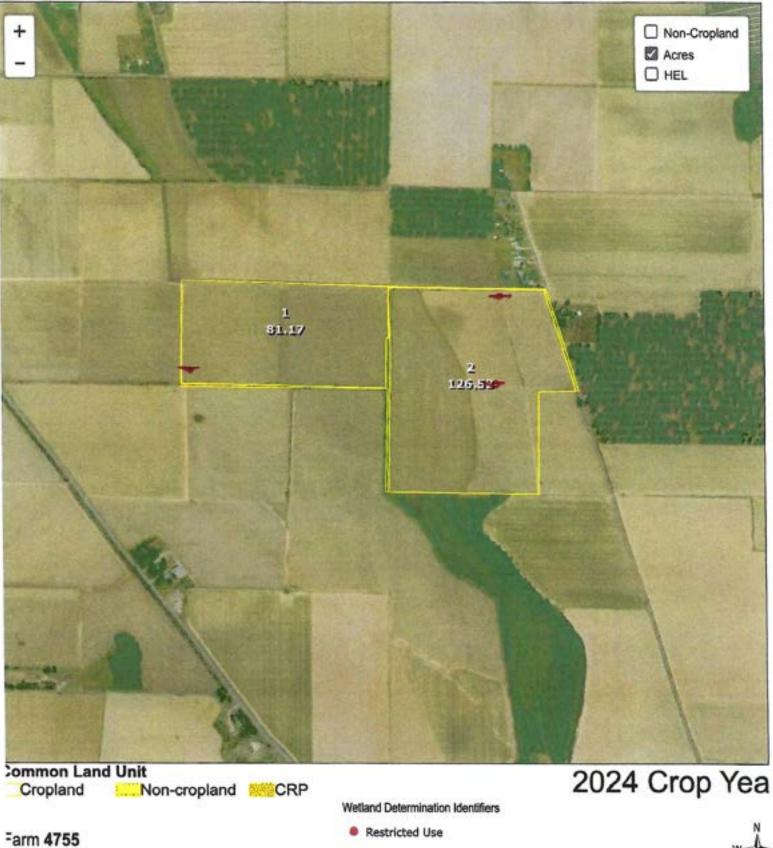
ALLEN EVANS (C)501.804.4274 | (0)501.664.7807 Aevans@rpmgroup.com PHILLIP HOWELL (C)501.416.9876 | (0)501.664.7807 phowell@rpmgroup.com 1501 N. University Avenue, Ste. 800 Little Rock, AR 72207 501.664.7807 www.rpmgroup.com







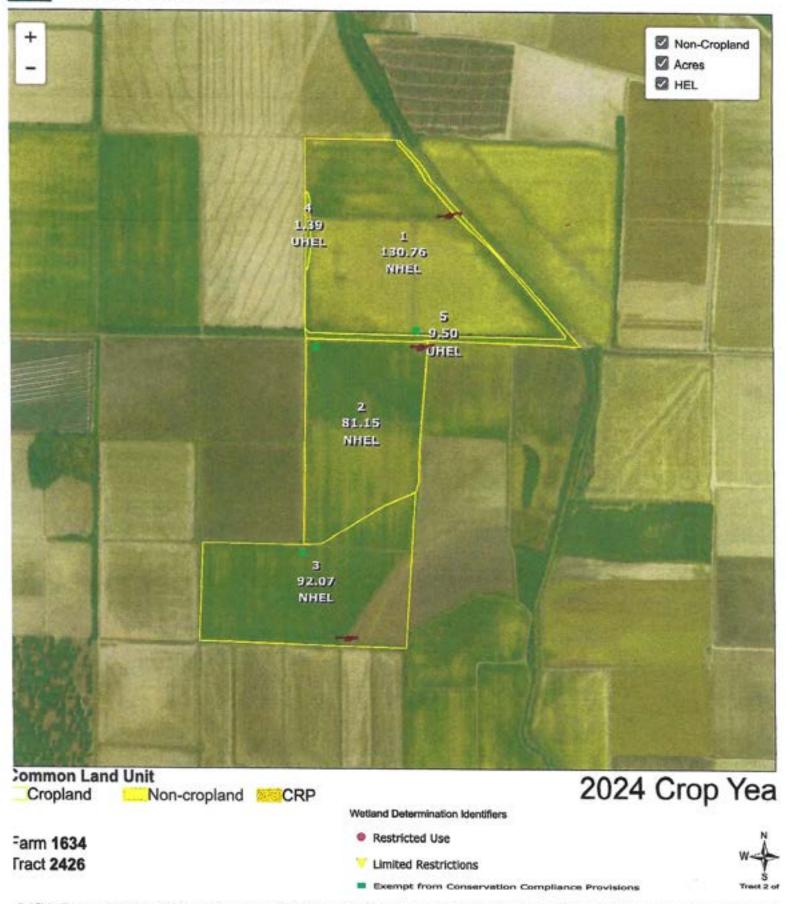
Fract 2417



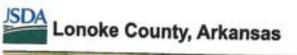
Limited Restrictions

Exempt from Conservation Compliance Provisions

nited 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; rath 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 at risks associated with its se. 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 lidentfliers do not represent the stat Tape, 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 Conservatic ervice (NRCS). Lonoke County, Arkansas



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Fract 2425

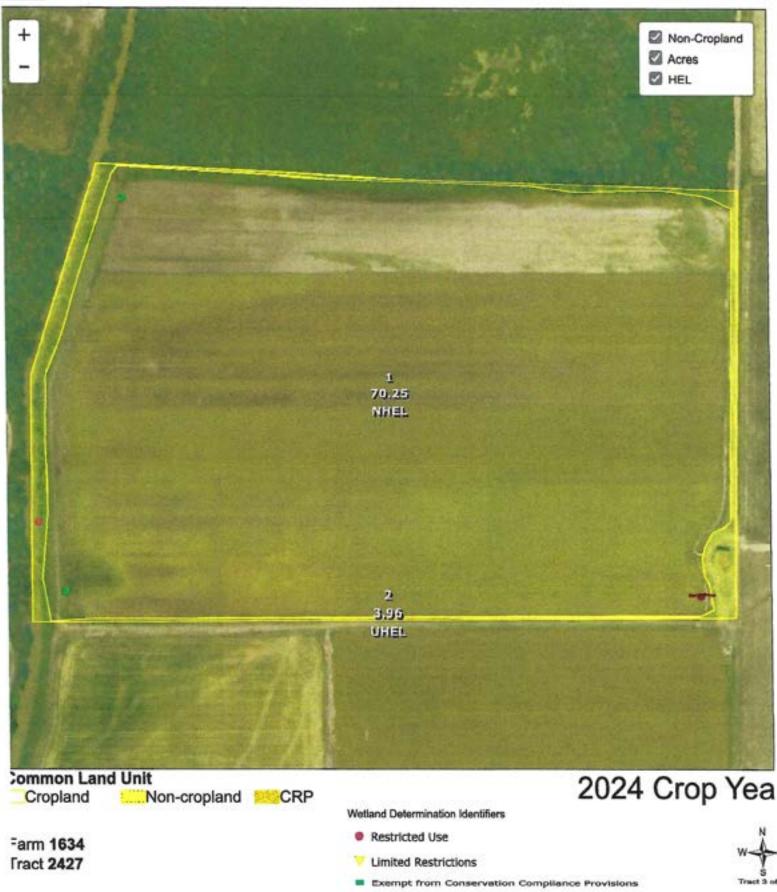


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Pulaski County, Arkansas



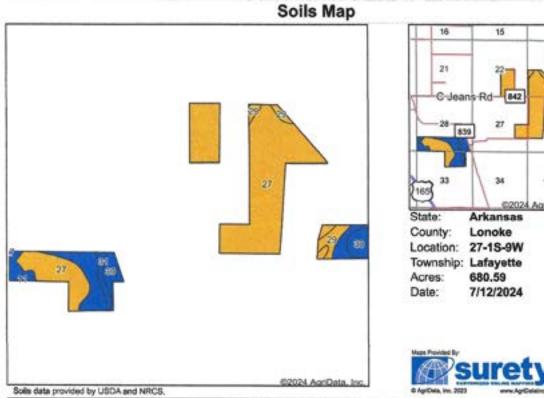
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Soil Map

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AgriData. 1



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	Soybeans Bu	Wheat Bu	*n NCCPI Overall	*n NCCPI Com	"n NCCPI Small Grains	'n NCCPI Soybeans	*n NCCPI Cotton
27	Perry silty clay, 0 to 1 percent slopes	481.72	70.7%	-	Illw								48	31		31	48
11	Hebert slit loam, 0 to 1 percent slopes	104,13	15.3%	-	thw								86	72	65	67	86
30	Rilla silt loam, 0 to 1 percent slopes	44.00	6.5%	-	ile	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%	-	Illw								56	51	50	48	58
31	Rila sit loam, 1 to 3 percent slopes	16.70	2.5%	-	lle	7.5	95	900	95	13.5	40	60	86	74	68	65	86
		w	eighted	Average	2.76	0.7	8.5	80.3	8.5	1.2	3.6	5,4	*n 57.5			*n 40.4	°n 57,5

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

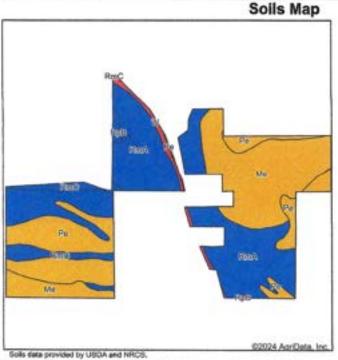
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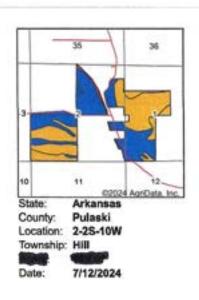
Solb data provided by USDA and NRCS.

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Soil Map







Area Symbol: AR119, Soll Area Version: 20

Code	Soll Description	Acres	Percent of field	Non-Irr Class Legend	Non- Irr Class "C	Common bermudagrass AUM	Com Bu	Cotton Sint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Rice Imigated Bu	Soybeans Bu	Tall fescue AUM	Wheat Bu	"n NCCPI Overall	*n NCCPI Com	*n NCCPI Small Grains	'n NCCPI Soybeans	*n NCCPI Cotton
RmA	Rita sit loam, 0 to 1 percent slopes	202.52	42.0%	-	lle	7.5	95	900	95	13.5		40		60	85			65	85
Ме	Moreland silty clay	137.19	28.4%	-	Bhw	7		625		9	130	35	8.5		61	42	53	55	61
Pe	Perry clay, 0 to 1 percent slopes, ranky flooded	108.34	22.4%	-	llw	6.5		475	63	12	130	30	7.5		48	42	48	46	48
	Rilla silt loam, 3 to 5 percent slopes	22.26	4.6%	-	ile	7.5	95	900	95	13.5		40		60	85	74	67	64	85
W	Water	8.42	1.7%		VII														
	Rilla-Perry complex, undulating	4.34	0.9%	-	lle	7.5	80	800		9.5		33		30	60	62	58	53	65
		w	eighted	Average	2.61	7	44.9	710	58.8	11.6	66,1	35,6	4.1	28.2	68.3	56.8	59.2		68.3

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

Solls data provided by USDA and NRCS.

Form: FSA-156EZ

LONOKE

USDA Farm Service Agency FARM : 4755 Prepared : 6/18/24 8:16 AM CST Crop Year : 2024

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See Page 2 for non-discriminatory Statements.

: TLH FARMS
: None
: 05-085-2012-25
: None
: Eligible

Farm	Land	Data

Abbreviated 156 Farm Record

				ann canu D	erce				
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number O 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	\$00
0.00	0.00	207.70)	42	.60	0.00	0.00	0.00	0.00

57	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
Com	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

Tract Number	: 2417
Description	: E-17
FSA Physical Location	: ARKANSAS/LONOKE
ANSI Physical Location	: ARKANSASILONOKE
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
211.12	207.70	207.70	0.00	0.00	0.00	0.00	0.0

Form: FSA-156EZ



United States Department of Agriculture Farm Service Agency FARM: 4755 Prepared: 6/18/24 8:16 AM CST Crop Year: 2024

Abbreviated 156 Farm Record

Tract 2417 Continued	۱	
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State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	\$00
0.00	0.00	207.70	42.60	0.00	0.00	0.00	0.00

	DC	P Crop Data	
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	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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To like a program discrimination completer, complete the USDA Program Discrimination Complete Form, AD-3027, found online al <u>http:</u> Annue arc: vipla goal completer, <u>ling_oustAnnue and at any USDA office or write</u> a letter addressed to USDA and provide in the letter all all he information requested in the farm. To request a copy of the completer found, and (860) 633-6992. Submit your completed form or letter to USDA by (1) met. U.S. Department of Apriculture Office of the Assistant Secretary for Civil Rights 1400 independence Avenue. SW Washington. D.C. 20250-9410: (2) for (202) 690-7442; or (3) e-mail anaptam.isholo@ussta.gov. USDA is an equal opportunity provider, employer, and lender.

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LONOKE

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.

Operator Name	:	SANDAG
CRP Contract Number(s)	1	None
Recon ID	:	None
Transferred From	4	None
ARCPLC GIVF Eligibility		Elicible

USDA United States Department of Agriculture Farm Service Agency

Abbreviated 156 Farm Record

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

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Operator Name	: SANDAGE FARMS
CRP Contract Number(s)	: None
Recon ID	: None
Transferred From	: None
ARCPLC GIVF 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	19	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		
Com	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

: 2425
: F-17
: ARKANSASILONOKE
: ARKANSAS/LONOKE
1
: NHEL: No agricultural commodity planted on undetermined fields
: Wetland determinations not complete
: None
; GKJ FAMILY LTD PTNRSHP
: None
t 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

Page: 1 of 3

LONOKE

Soybeans

TOTAL

Rice-Long Grain

Form: FSA-156EZ

Tract 2425 Continued ...



United States Department of Agriculture Farm Service Agency

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

Abbreviated 156 Farm Record

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropp	ed 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 D	ata			
Crop Name		Base Acres	c	CC-505 CRP Red	duction Acres	PLC Yiel	d
Corn		4,47			0.00	133	1
Soybeans		27.71			0.00	34	1
Rice-Long Grain		40.08			0.00	6513	1
TOTAL		72.26			0.00		
			NOTES				
ANSI Physical Loc BIA Unit Range Nu HEL Status Wetland Status WL Violations Owners Other Producers Recon ID	imber : : NHEL : Wetlar : None	NSASALONOKE No agricultural commodity p nd determinations not comple AMILY LTD PTNRSHP		mined fields			
			Tract Land D	ata			
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcan
314.87	303.96	303.98	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropp	ed CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	303.98	0.00	0.00	0.00	0.00	0.00
			DCP Crop D	ata			
Crop Name		Base Acres	0	CC-505 CRP Red	duction Acres	PLC Yiel	đ
Com		17.76			0.00	133	6
C (2 5 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		10000			10404340		

0.00

0.00

0.00

110.19

159.38

287.33

NOTES

34

6513

LONOKE

Form: FSA-156EZ



United States Department of Agriculture Farm Service Agency

Abbreviated 156 Farm Record

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

Tract Number	:	2427
Description	3	F-17
FSA Physical Location	20	ARKANSASILONOKE
ANSI Physical Location	:	ARKANSAS/LONOKE
BIA Unit Range Number	2	
HEL Status		NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	2	Wetland determinations not complete
WL Violations	:	None
Owners	÷	GKJ FAMILY LTD PTNRSHP
Other Producers	1	None
Recon ID	1	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

	DC	P Crop Data	
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	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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PULASKI

Form: FSA-156EZ

Abbreviated 156 Farm Record

USDA 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

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

			F	arm Land D	ata		0.000.000.0000		2
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		DCP Cropland Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	\$00
0.00	0.00	432.02	2	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

Tract Number	: 625	
Description	: K-16B R10W, T2S, Section 3	
FSA Physical Location	: ARKANSASIPULASKI	
ANSI Physical Location	: ARKANSASIPULASKI	
BIA Unit Range Number	1	
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 PTNRSHP	
Other Producers	: None	
Recon ID	: None	

Tract Land Data

Farm Land	Cropland	DCP Cropland	WDP	EWP	WRP	ORP	Sugarcane
64.74	60.14	60.14	0.00	0.00	57.30	0.00	0.0

PULASKI

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Form: FSA-156EZ



A United States Department of Agriculture Farm Service Agency FARM : 1407 Prepared : 6/18/24 8:19 AM CST Crop Year : 2024

Abbreviated 1	56 F	arm	Record
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State Conservation	Other Conservation	Effective DCP Cropland	Double Cropp	ed CRP	MPL	DCP Ag. Rel Activity	800
0.00	0.00	2.84	0.00	0.00	0.00	0.00	0.00
	2		DCP Crop D	ata			
Crop Name	c	CC-505 CRP Re	duction Acres	PLC Yield			
		the second second	NOTES				
Tract Number	: 1567	-					_
Tract Number	: 1567						
	1	NSAS/PULASKI					
Description	: tion : ARKA	NSAS/PULASKI NSAS/PULASKI					
Description FSA Physical Loca ANSI Physical Loca	: tion : ARKAI ation : ARKAI	SC2-03-07-07-02-0					
Description FSA Physical Loca	: tion : ARKAI ation : ARKAI mber :	SC2-03-07-07-02-0	anited on undeter	mined fields			
Description FSA Physical Loca ANSI Physical Loca BIA Unit Range Nu	: tion : ARKAI ation : ARKAI mber : : NHEL:	NSAS/PULASKI		mined fields			
Description FSA Physical Loca ANSI Physical Loca BIA Unit Range Nu HEL Status	: tion : ARKAI ation : ARKAI mber : : NHEL:	NSAS/PULASKI No agricultural commodity pl		mined fields			
Description FSA Physical Loca ANSI Physical Loca BIA Unit Range Nu HEL Status Wetland Status	: ation : ARKAI mber : : NHEL: : Wetlar : None	NSAS/PULASKI No agricultural commodity pl		mined fields			
Description FSA Physical Loca ANSI Physical Loca BIA Unit Range Nu HEL Status Wetland Status WL Violations	: ation : ARKAI mber : : NHEL: : Wetlar : None	NSAS/PULASKI No agricultural commodity pl nd determinations not complet		mined fields			

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

Crop Name	Base Acres	P Crop Data		
Grop Name	Dase 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		

PULASKI

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Form: FSA-156EZ



United States Department of Agriculture Farm Service Agency FARM : 1407 Prepared : 6/18/24 8:19 AM CST Crop Year : 2024

Abbreviated 156 Farm Record

Tract Number	:	1568
Description	4	
FSA Physical Location	1	ARKANSASIPULASKI
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	1	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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