



Clowers Farm

1,300 (+/-) Acres Lincoln Co., Ar



PROPERTY FEATURES

Located in Lincoln County, Arkansas

- 1,300.0 (+/-) Total Acres
- 1,150.0 (+/-) Irrigated Cropland Acres
- 150.0 (+/-) Other Acres

MID-ARK
P R O P E R T I E S

1014 East Fordyce, England, AR 72046
Office: 501-842-9807

WWW.MIDARKPROPERTIES.COM

CONTACT:

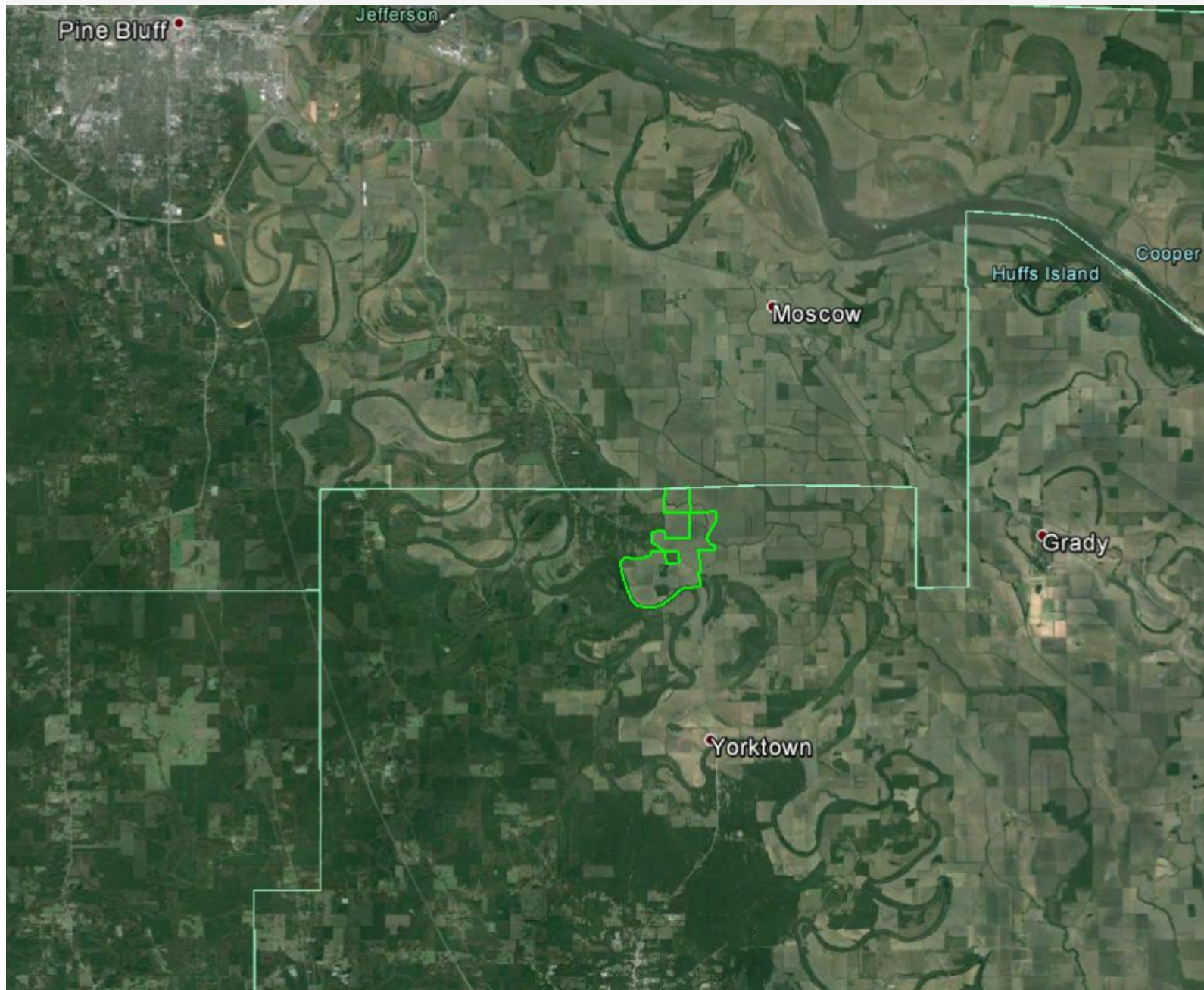
JOEL WHICKER

M: 501-658-0658

E: joel.whicker@att.net

DISCLAIMER: Mid-Ark Properties 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. Mid-Ark Properties and its agents assume no liability as to errors, omissions or investment results. All information is approximate.

LOCATION



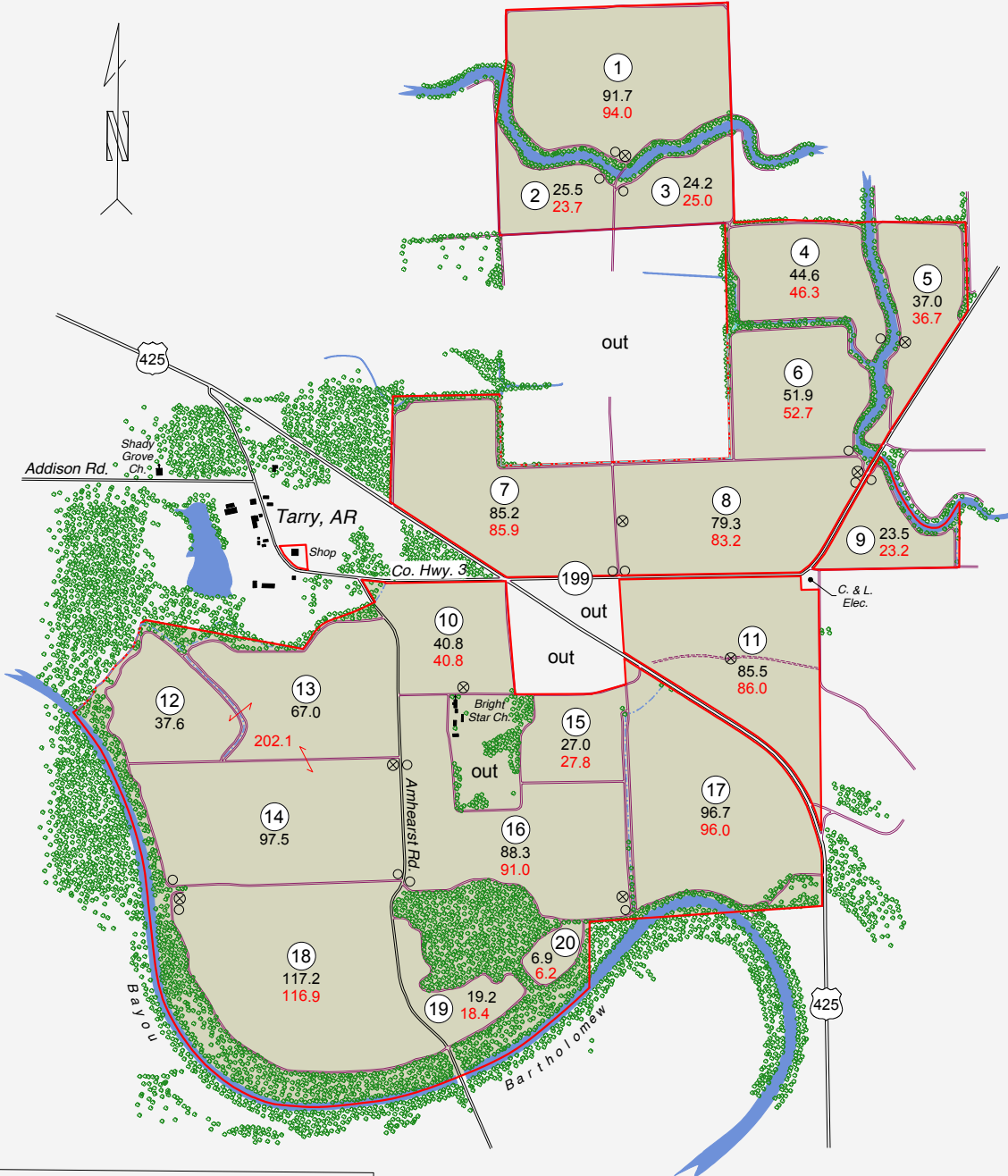
The Clowers farm is located in north Lincoln County, Arkansas approximately 12 miles south of Pine Bluff. This farm is situated in a contiguous block. Access is by Highway 425.

The farm is an investment grade agricultural property located in one of the Southeastern Arkansas best farming areas.

MAP

OPTIMUM CLOWERS L.L.C.

Approx. 1380 Acres Located In Lincoln County, Arkansas



- MAP LEGEND -

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- The diagram illustrates the vertical stack of rights and interests in land and water. From top to bottom, the layers are:
- Public Road**: Represented by a double horizontal line.
 - Farm Road, Private Road**: Represented by a single horizontal line.
 - Property Boundry**: Represented by a red horizontal line.
 - Drainage**: Represented by a blue horizontal line.
 - River, Pond, Stream**: Represented by a blue wavy shape.
 - Irrigation / Drainage Ditch**: Represented by a blue horizontal line.

- (5) / 69.9
Field No. / Acres
- Wooded Area
- Irrigation Well
- Riser

FSA CERTIFIED ACREAGES IN RED

FSA FARM NO. 2746 WITH 1,154.4 FSA CROPLAND ACRES

MAP SCALE = 3/4 MILE



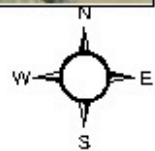
Drawn 09/20/10 by Jim Pennington w. TurboCAD V14.2 Pro.
Tel: 318-728-4987 Email: penn1946@bellsouth.net



Farm: 2746
Tract: 1104

Lincoln County, Arkansas

0 185 370 740 1,110 1,480 Feet



USDA FARM SERVICE AGENCY

Date Printed: December 03, 2013

Photography Date: 2010

Wetland Determination Identifiers

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

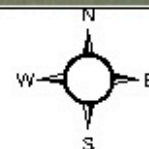
Disclaimer: USDA FSA maps are for FSA Program administration only. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for action or consequential damage incurred as a result of any user's reliance on this data outside of FSA Programs. Wetland identifiers do not represent the size, shape, or specific delineation of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and delineations, or contact NRCs.



Farm: 2746
Tract: 1435

Lincoln County, Arkansas

0 255 510 1,020 1,530 2,040 Feet



USDA FARM SERVICE AGENCY

Date Printed: December 03, 2013

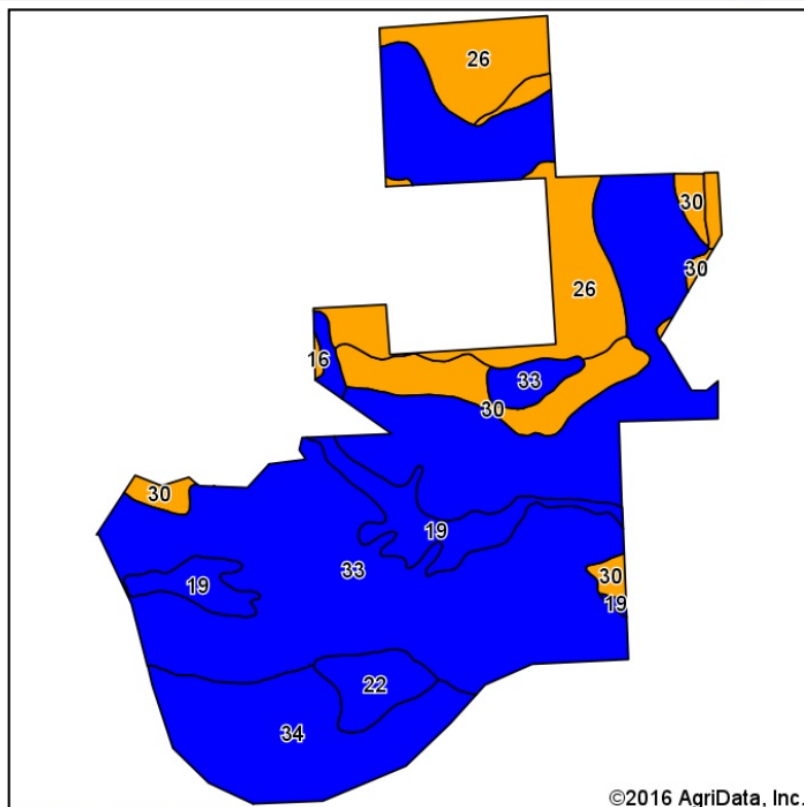
Photography Date: 2010

Wetland Determination Identifiers

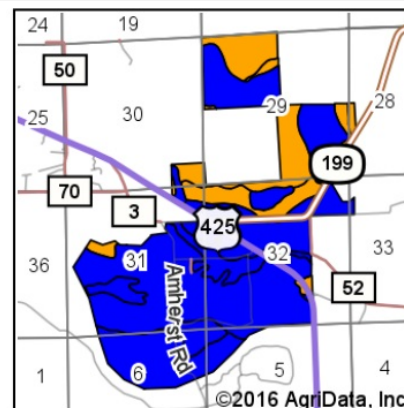
- Restricted use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: USDA FSA maps are for FSA Program administration only. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of 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 wetland boundaries and determinations, or contact NRCs.

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Lincoln**
 Location: **32-7S-7W**
 Township: **Bartholomew**
 Acres: **1385.83**
 Date: **6/16/2016**

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2016 www.AgriDataInc.com



Area Symbol: AR660, Soil Area Version: 13

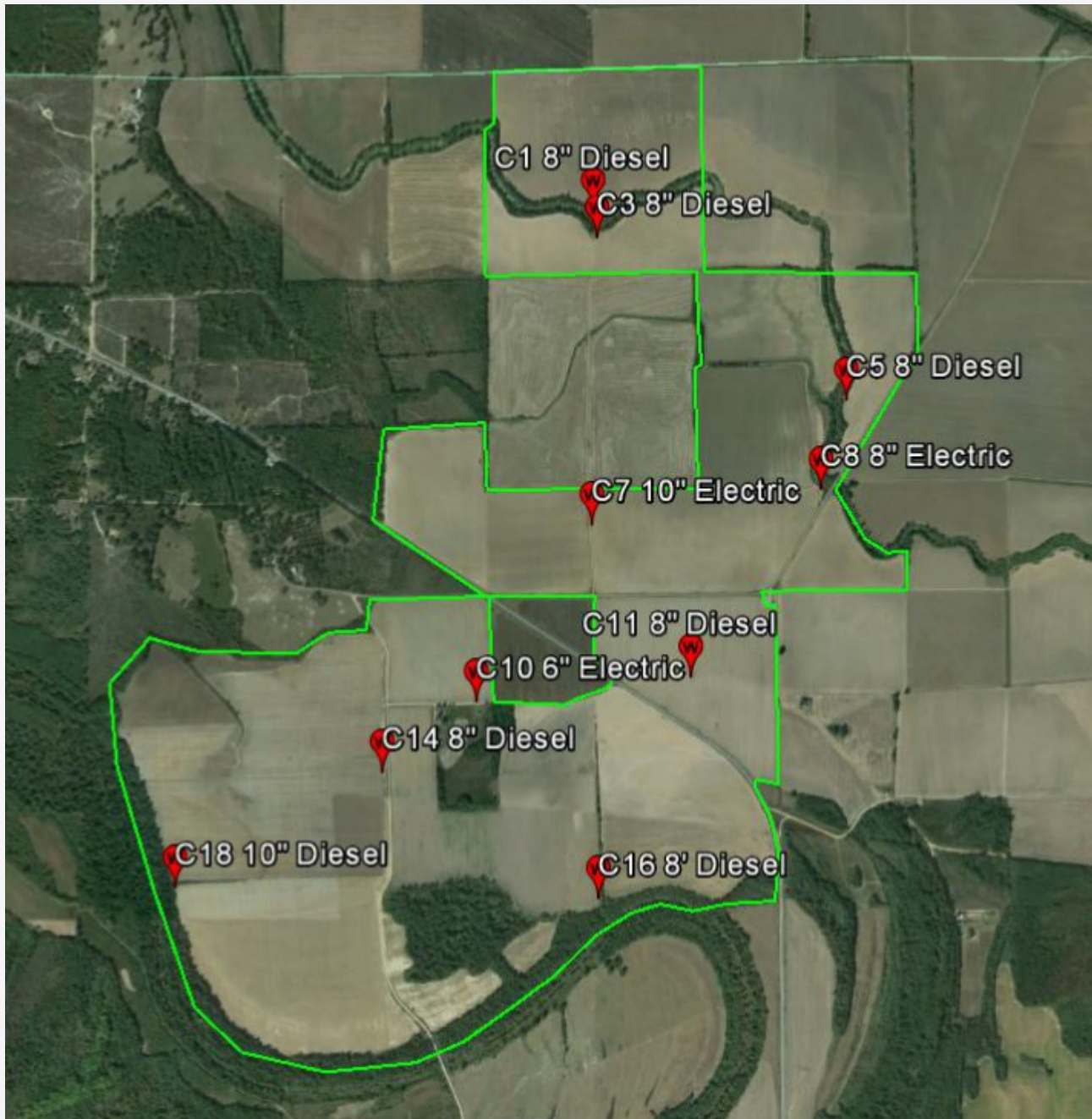
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Cotton lint	Grain sorghum	Grass legume hay	Improved bermudagrass	Soybeans	Tall fescue	Tobacco	Wheat
33	Rilla silt loam, 0 to 1 percent slopes	817.15	59.0%		Ile	7.5	95	900	95		13.5	40			60
26	Perry clay, 0 to 1 percent slopes	166.36	12.0%		Illw										
34	Rilla silt loam, 1 to 3 percent slopes	163.49	11.8%		Ile	7.5	95	900	95		13.5	40			60
30	Portland clay, 0 to 1 percent slopes	104.55	7.5%		Illw										
19	Hebert silt loam, 0 to 1 percent slopes	96.23	6.9%		Ilw										
22	McGehee silt loam, 0 to 1 percent slopes	36.40	2.6%		Ilw										
16	Grenada silt loam, 3 to 8 percent slopes	1.65	0.1%		Illie		75	600		4	8	35	7.5	2550	
Weighted Average						5.3	67.3	637.6	67.2	*-	9.6	28.3	*-	3	42.5

Area Symbol: AR660, Soil Area Version: 13

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

WELLS



FSA FORMS

Arkansas

Lincoln

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 2746

Prepared: 2/23/16 10:38 AM

Crop Year: 2016

Page: 1 of 3

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
OPTIMUM PINE BLUFF LLC	re10 div fsn2390	2010 05079 31

Farms Associated with Operator:

878, 895, 944, 2021, 2579, 2609, 2796, 2797, 2818, 2841

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
1348.92	1152.87	1152.87	0.0	0.0	0.0	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	1152.87	40.2	0.0			Y	

ARC/PLC			
ARC-IC	ARC-CO	PLC	PLC-Default
NONE	FLAX , CORN , SNFLR SFLWR, SOYBN, BARLY RAPE , MUSTD, SESME CANOL, CRAMB, RICE-MGR SML CHIKP, LRG CHIKP, PEAS LENTI	WHEAT, OATS , SORGH PNUTS, RICE-LGR	NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	0.0		39	0.0
RICE-LONG GRAIN	185.05		4693	0.0
GENERIC	570.9	1087		0.0
CORN	142.13		143	0.0
SOYBEANS	188.72		31	0.0
Total Base Acres:	1086.8			

Tract Number: 1104 Description: K-5/2A; New E-1

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR History
Y

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
157.26	141.92	141.92	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	141.92	4.9	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	24.33		4693	0.0
GENERIC	65.0	1087		0.0

Arkansas

Lincoln

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 2746

Prepared: 2/23/16 10:38 AM

Crop Year: 2016

Page: 2 of 3

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	18.69		143	0.0
SOYBEANS	24.82		31	0.0
Total Base Acres:	132.84			

Owners: OPTIMUM CLOWERS LLC

Other Producers: None

Tract Number: 1435 Description: K-6/1A; New E-1

BIA Range Unit Number:

FAV/WR
History
Y

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
155.11	133.2	133.2	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	133.2	4.4	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	23.28		4693	0.0
GENERIC	59.3	1087		0.0
CORN	17.88		143	0.0
SOYBEANS	23.74		31	0.0
Total Base Acres:	124.2			

Owners: OPTIMUM CLOWERS LLC

Other Producers: None

Arkansas

Lincoln

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 2746

Prepared: 2/23/16 10:38 AM

Crop Year: 2016

Page: 3 of 3

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 2889 Description: re10 div t2679

FAV/WR
History

BIA Range Unit Number:

Y

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
1036.55	877.75	877.75	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	877.75	30.9	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	137.44		4693	0.0
GENERIC	446.6	1087		0.0
CORN	105.56		143	0.0
SOYBEANS	140.16		31	0.0
Total Base Acres:	829.76			

Owners: OPTIMUM CLOWERS LLC

Other Producers: None

PROPERTY TAX

2015 TAX STATEMENT

LINCOLN COUNTY
TAX COLLECTOR
MELISSA BRANCH
300 SOUTH DREW ST
STAR CITY, AR 71667
(870)628-5320
8:00 am - 4:30 pm

TAXES DUE MARCH 1st-DELINQUENT OCT. 16th
PENALTY IF POSTMARKED AFTER OCT. 15th

OPTIMUM CLOWERS LLC
4300 EMMETT SANDERS RD
PINE BLUFF, AR 71601

- PAY BY MAIL TO AVOID STANDING IN
LINE. INCLUDE A SELF- ADDRESSED
STAMPED ENVELOPE FOR RETURN OF PAID
RECEIPT.

- EXAMINE THIS STATEMENT FOR
ERRORS. RETURN FOR CORRECTION OR
THIS OFFICE IS NOT RESPONSIBLE.

PIN: 14060

Parcel Owner Name Property Address Lot/Block/Section/Township/Range Legal	Value Millage School Subdivision Acres	Description	Amount	Total
R00003563000 OPTIMUM CLOWERS LLC	14820 0.046 11 29-07-07	REAL ESTATE TAXES SPECIALS - 100 SPECIALS - 150 TIMBER - 17.000 ac.	681.72 28.80 48.00 3.40	
-/-/29/07/07 NW 1/4,	160.000			761.92
R00003570000 OPTIMUM CLOWERS LLC 199 HWY	16280 0.046 11 29-07-07	REAL ESTATE TAXES SPECIALS - 150 SPECIALS - 100	748.88 43.50 19.80	
-/-/29/07/07 PT SE 1/4,	145.000			812.18
R00003619000 OPTIMUM CLOWERS LLC	2112 0.046 11 30-07-07	REAL ESTATE TAXES SPECIALS - 150	97.15 6.50	
-/-/30/07/07 S PT SE 1/4 SE 1/4,	21.660			103.65
R00003619001 OPTIMUM CLOWERS LLC	154 0.046 11 30-07-07	REAL ESTATE TAXES	7.08	
-/-/30/07/07 S PT SE 1/4 SE 1/4, PART OF THE SE SE OF 30-07-07 BEING MORE PARTICULARLY	1.350			7.08
R00003620000 OPTIMUM CLOWERS LLC ALLEGIANCE RD	44583 0.046 11 31-07-07	REAL ESTATE TAXES SPECIALS - 150	2,050.82 114.80	
-/-/31/07/07 PT E 1/2 NE 1/4, N BAY FRL, NW/4 SW/4, NE/4 SW/4, SE/4 SE/4,FRL S/2 SW/4, PT N/2	382.650			2,165.62

2015 TAX STATEMENT

PIN: 14060

Parcel Owner Name Property Address Lot/Block/Section/Township/Range Legal	Value Millage School Subdivision Acres	Description	Amount	Total
R00003623000 OPTIMUM CLOWERS LLC ALLEGIANCE RD --/31/07/07 S 1/2 NW 1/4 NE 1/4, PART OF THE NE OF 31-07-07 COMMENCE AT THE NW CORNER OF	1940 0.046 11 31-07-07 1.830	REAL ESTATE TAXES	89.24 ----- 89.24	
R00003658000 OPTIMUM CLOWERS LLC N 425 HWY --/32/07/07 PT SE 1/4, PT NE/4 SE/4 NW/4	50831 0.046 11 32-07-07 435.000	REAL ESTATE TAXES SPECIALS - 150 TIMBER - 7.000 ac.	2,338.23 130.50 1.40 ----- 2,470.13	
R00003792000 OPTIMUM CLOWERS LLC --/05/08/07 FRL W 1/2 NW 1/4,	2220 0.046 11 05-08-07 36.560	REAL ESTATE TAXES SPECIALS - 150 TIMBER - 26.000 ac.	102.12 10.97 5.20 ----- 118.29	
R00003797000 OPTIMUM CLOWERS LLC AMHERST RD --/06/08/07 FRL N 1/2,	11253 0.046 11 06-08-07 160.000	REAL ESTATE TAXES SPECIALS - 150 TIMBER - 54.000 ac.	517.64 48.00 10.80 ----- 576.44	

GRAND TOTAL: \$7,104.55

ENTITY BREAKDOWN

Entity	Millage	Tax Amount	Entity	Millage	Tax Amount
COUNTY GENERAL	0.0050	720.98	COUNTY LIBRARY	0.0010	144.18
COUNTY ROAD	0.0030	432.58	COUSART BAYOU		48.60
SOUTHEAST LEVEE DIST		402.27	STAR CITY SCHOOL	0.0370	5,335.14
TIMBER		20.80			

HOMEOWNER: IF YOU OWN YOUR PRIMARY RESIDENCE, YOU MAY BE ELIGIBLE FOR THE HOMESTEAD TAX CREDIT.
IF YOU HAVE NOT RECEIVED THIS CREDIT AND FEEL YOU SHOULD, PLEASE CALL (870) 628-4401.

*** PLEASE DETACH SLIP BELOW AND SEND IN WITH PAYMENT ***

PIN #:	14060	OPTIMUM CLOWERS LLC
TOTAL AMOUNT:	7,104.55	4300 EMMETT SANDERS RD
		PINE BLUFF, AR 71601

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