



Connells Point Farm

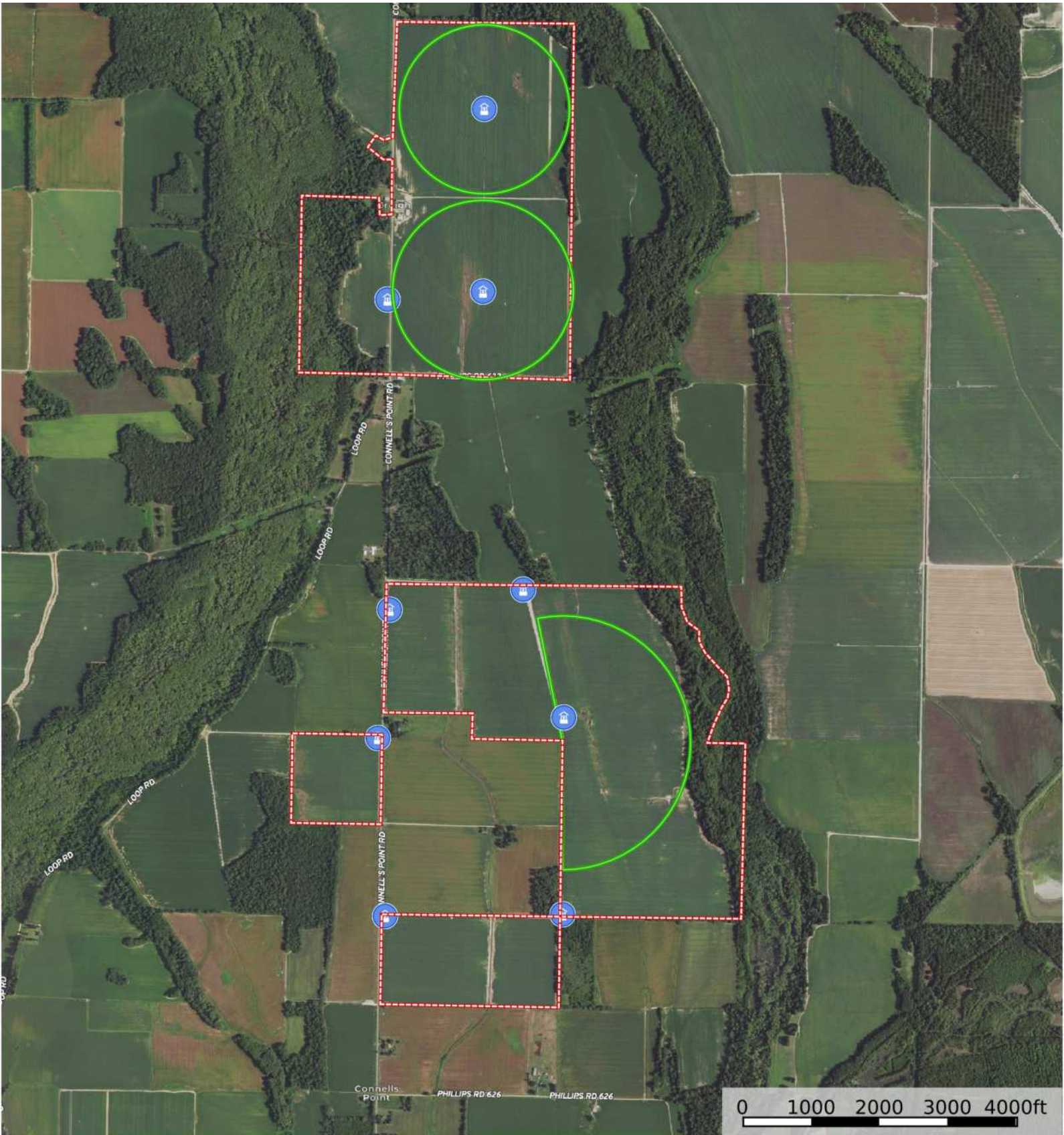
910+- Acre Cotton and Grain Farm
Phillips and Monroe Counties, AR



OFFERED BY

THE FARMLAND
GROUP

Connells Point Farm Interactive Map



 Well  Boundary  Pivots



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Connells Point Farm

Property Description

- Description:** The Connells Point Farm is a well-located, high-quality cotton and grain farm in western Phillips and eastern Monroe Counties, AR. It is situated in a very desirable farming area with excellent underground irrigation water. The farm consists of 910+- total acres with 790.22 cultivated acres. The vast majority of the farm is either pivot irrigated, precision leveled, or furrow irrigated, with only the small pivot corners being non-irrigated.
- Location:** The property is located in western Phillips and eastern Monroe Counties, Arkansas at the community of Connells Point, AR approximately eight miles southwest of Marvell. The farm has excellent access with access to all parcels via Connells Point Rd. There are several chemical and fertilizer outlets, equipment and parts dealers, and grain elevators nearby.
- Acreage:** Approximately 910 total acres and 790.22 FSA cropland acres. There are approximately 370 acres under 3 center pivot systems with most of the remaining acreage being furrow irrigated by 6 irrigation wells. Only small pivot corners are non-irrigated. The seller is willing to have the farm surveyed and retain ownership of the woodlands.
- Soils:** The soil types are 78.8% Class I and II Memphis, Callaway, and Falaya silt loams with the balance being class III and IV Henry, Moon and Grenada silt loams. The soils are excellent quality and suitable to grow almost any crop produced in the midsouth The farm has a long history of cotton production.
- Improvements:** 3 center pivot irrigation systems and 9 total irrigation wells as well as several sheds with minimal value.
- Offering Price:** \$6,403,716 or \$7,800 per cropland and \$2,000 per woodland.
- Lease:** The farm is owner operated, and the seller would be willing to lease the property back.
- Possession:** At closing.
- Showing:** Showing by appointment only. To request showing or more information contact Allen or Phillip using contact information below.
- Disclaimer:** The Farmland Group, LLC is the exclusive agent for the property herein. This brochure 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. The Farmland Group, LLC and its agents assume no liability as to errors, omissions, or investment results.



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Connells Point Farm Soils Map




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Soils Chart

 All Polygons 906.07 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MeB	Memphis silt loam, 1 to 3 percent slopes	376.05	41.5	0	86	2e
CbA	Calloway silt loam, 0 to 1 percent slopes	142.7	15.75	0	58	2w
He	Henry silt loam, 0 to 1 percent slopes	99.42	10.97	0	57	3w
Ca	Calhoun silt loam	50.59	5.58	0	75	3w
MeD2	Memphis silt loam, 8 to 12 percent slopes, eroded	39.76	4.39	0	78	4e
MF	Mhoon soils, frequently flooded	38.13	4.21	0	47	4w
LoB	Loring silt loam, 1 to 3 percent slopes, west	37.48	4.14	0	65	2e
Je	Jeanerette silt loam	32.29	3.56	0	76	2w
Cb	Calloway silt loam, 0 to 1 percent slopes	21.45	2.37	0	58	2w
MeC2	Memphis silt loam, 3 to 8 percent slopes, eroded	17.95	1.98	0	81	3e
MeA	Memphis silt loam, 0 to 1 percent slopes	15.68	1.73	0	87	1
GrC	Grenada silt loam, 3 to 8 percent slopes	14.9	1.64	0	61	3e
GrB	Grenada silt loam, 1 to 3 percent slopes	8.8	0.97	0	63	2e
Za	Zachary soils, frequently flooded	6.12	0.68	0	23	4w
Fa	Falaya silt loam	4.74	0.52	0	76	2w
LoC2	Loring silt loam, 3 to 8 percent slopes, eroded	0.01	0.0	0	53	3e
TOTALS		906.07(*)	100%	-	72.72	2.37

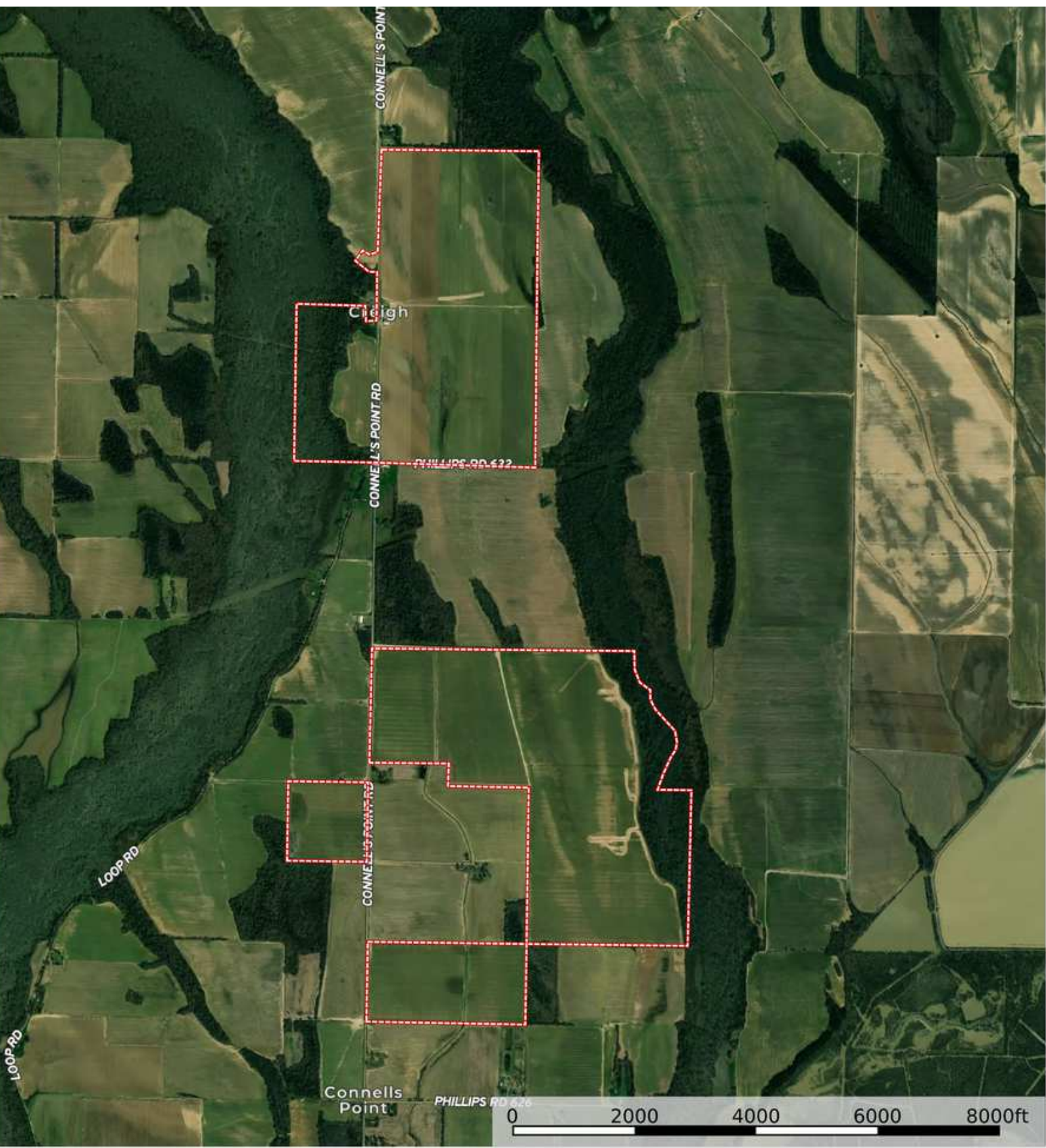
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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Connells Point Farm Aerial Map



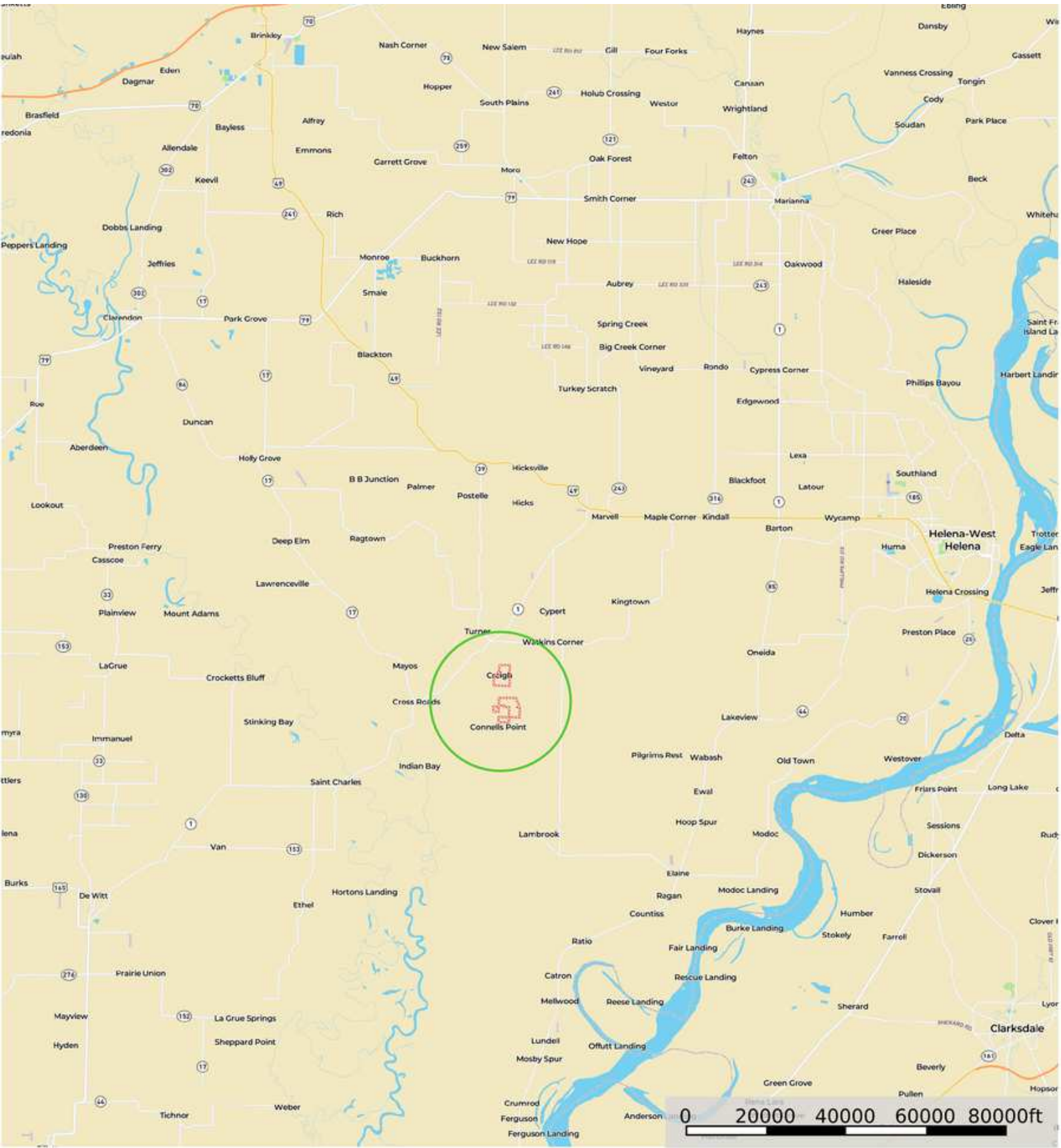
 Boundary



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Connells Point Farm Area Map

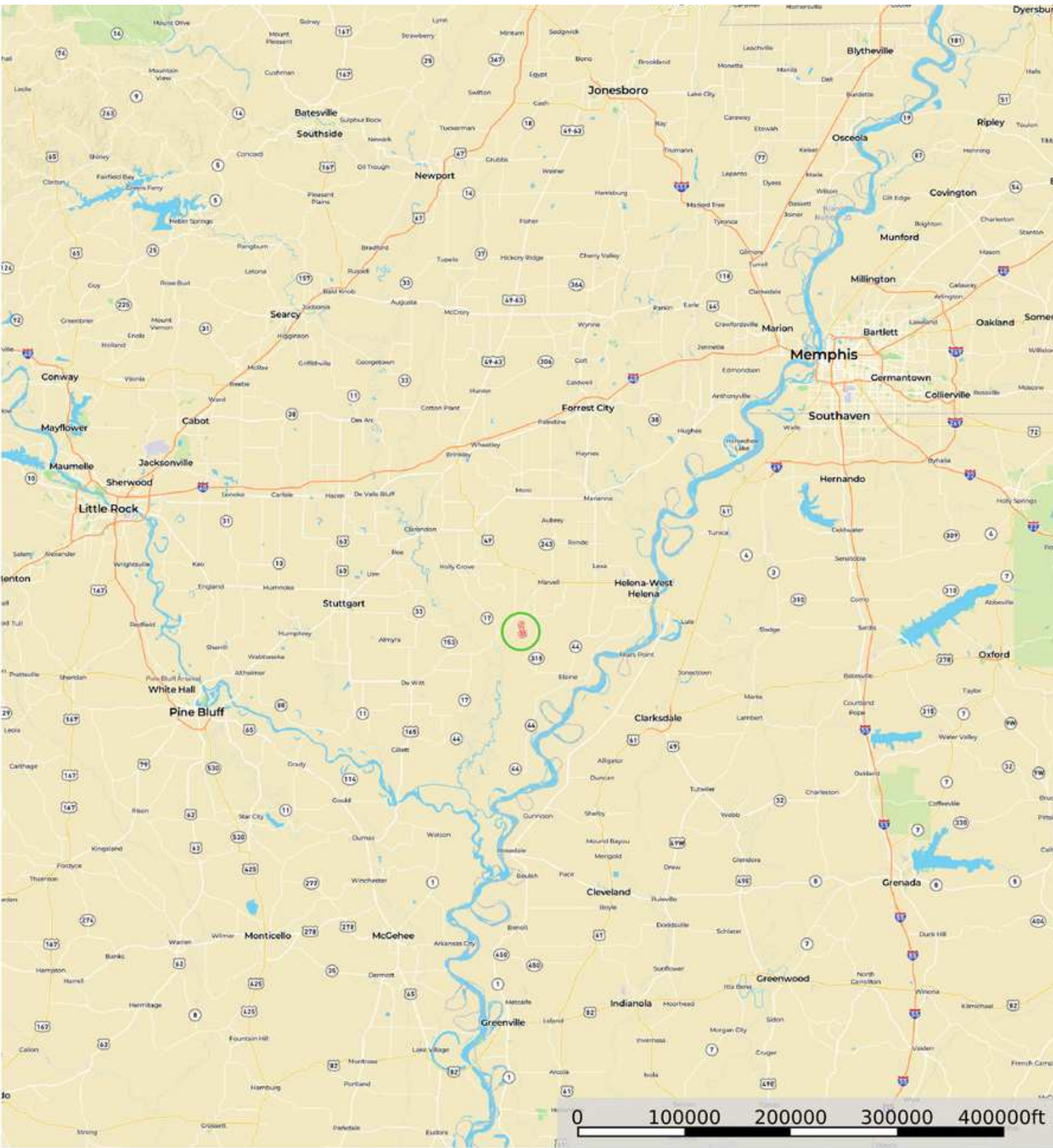


▭ Boundary
 ○ General Area



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Connells Point Farm Regional Map



Boundary General Area



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Connells Point Farm Picture Slideshow



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Allen Evans

Allen Evans is a lifelong resident of Lonoke, Arkansas where he was raised on the family farm established by his grandparents in 1930. Allen is a graduate of Lonoke High School, the University of Arkansas at Fayetteville and the Barret Graduate School of Banking.

Allen began his 32-year career in banking and finance, while still in college, at McIlroy Bank & Trust and upon graduating accepted a position with Farm Credit Services of Central Arkansas. In 1996, Allen joined the Bank of England as a branch manager / loan officer to help establish the bank's first bank branch in Lonoke. Over the years with the Bank of England, Allen advanced through the ranks to eventually serve the bank as its President and Chief Executive Officer.

Allen is active in the community having served on the Lonoke School Board, Lonoke Chamber of Commerce, Lonoke Industrial Development Commission, Lonoke Youth Football Association, Lonoke Community Foundation, Lonoke School District Foundation, Lonoke Kiwanis Club, Lonoke County Farm Family of the Year Committee, City of Lonoke Finance & Budget Committee and the Lonoke Cemetery Association.

Allen's years of experience in finance and the agriculture industry, along with his established network of contacts, provide his clients with a valuable service buying and selling farmland properties and recreational hunting properties.

Allen and his wife Stacy live in Lonoke and are the proud parents of Carsyn and Brady. Allen's interests revolve around his family, hunting, fishing, sports and Lonoke Baptist Church.



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Phillip Howell

Phillip Howell is a sales associate with The Farmland Group concentrating on agricultural and recreational land sales. Phillip spent 38 years with MetLife Agricultural Investments in farmland analysis, lending and investing where he built and maintained a \$700 million portfolio. He received his undergraduate degree from Arkansas State University. Among several directorships and volunteer roles for the community of Lonoke, AR he has been a deacon and the treasurer at Lonoke Baptist Church for 27 years. Currently Phillip serves as a Consultant for LandFund Partners and a Director for Malvern National Bank. He and his wife Susan have three children and eight grandchildren. Phillip's knowledge of finance, investing and the agricultural industry along with a great network of contacts can help clients achieve their real estate goals.



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