



# Glover Miles Property

49.23 Acre Pasture and Woodlands  
Lonoke County, AR

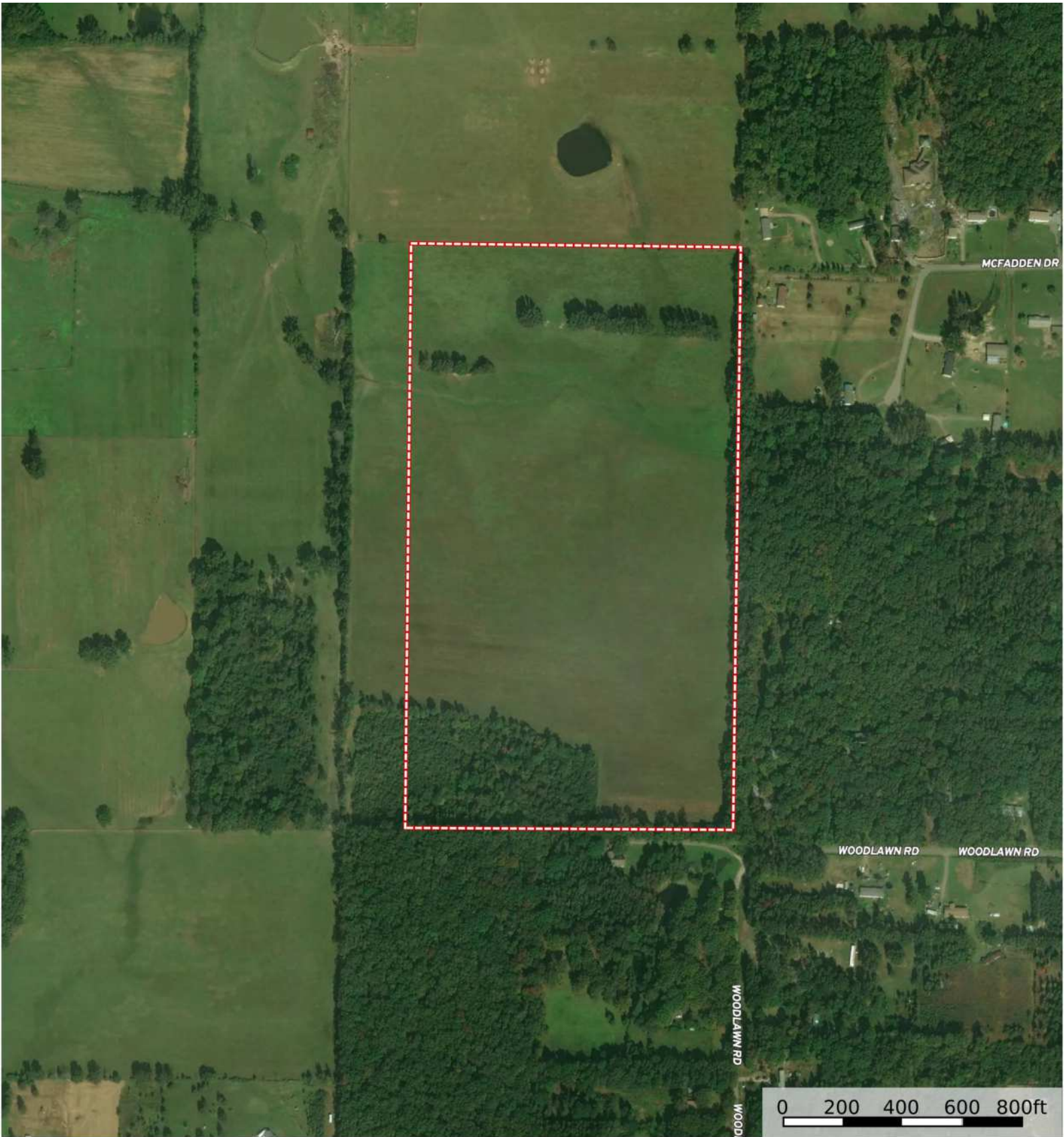


OFFERED BY

THE FARMLAND  
GROUP



# Glover Miles Interactive Map



 Boundary



Allen Evans  
Agent  
501-804-4274(M)  
901-766-9041(O)  
evansgraincompany@gmail.com

Phillip Howell  
Agent  
501-416-9876(M)  
901-766-9041(O)  
james.phillip.howell@gmail.com

# Glover Miles Property

## Property Description

- Description:** The Glover/Miles property is comprised of 49.23 acres of pristine pasture in the community of Oak Grove just a few miles outside Cabot, Arkansas. Located just off Woodlawn Road, this secluded oasis is the perfect setting for life in the country. This property could be the perfect place to building your dream home or this property could be made into a housing development. For those interested in raising cattle, this property has everything you need. A permanent easement has been executed and filed of record for access to this property off Woodlawn Road. Properties like this simply do not become available very often.
- Location:** This property is located in North Central Lonoke County, Arkansas in the community of Oak Grove. It is situated in the Cabot School District and is in close proximity to all the amenities the City of Cabot has to offer.
- Acreage:** 49.23 Acres
- Soils:** Immanuel Silt Loam. The pasture is well established and has been a solid hay producer for many years.
- Improvements:** Improved pasture with a small, wooded area.
- Offering Price:** \$400,000.00
- Possession:** At Closing
- Showing:** Showing by Appointment Only. To request a showing or for more information contact Allen Evans or Phillip Howell.
- 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.



Allen Evans

Agent

501-804-4274(M)

901-766-9041(O)

evansgraincompany@gmail.com

Phillip Howell

Agent

501-416-9876(M)

901-766-9041(O)

james.phillip.howell@gmail.com



# Glover Miles Property Soils Map



Boundary



Allen Evans  
Agent  
501-804-4274(M)  
901-766-9041(O)  
evansgraincompany@gmail.com

Phillip Howell  
Agent  
501-416-9876(M)  
901-766-9041(O)  
james.phillip.howell@gmail.com

# Glover Miles Property Soils Chart

 Boundary 49.69 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NOCPI	CAP
21	Immanuel silt loam, 1 to 3 percent slopes	31.93	64.25	0	65	2e
3	Calloway silt loam, 0 to 1 percent slopes	9.48	19.07	0	58	2w
26	Oaklimeter silt loam, occasionally flooded	8.28	16.66	0	81	2w
TOTALS		49.69( )	100%	-	66.32	2.0

(\*) 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.



Allen Evans

Agent

501-804-4274(M)

901-766-9041(O)

evansgraincompany@gmail.com

Phillip Howell

Agent

501-416-9876(M)

901-766-9041(O)

james.phillip.howell@gmail.com

# Glover Miles Property Aerial Map



 Boundary

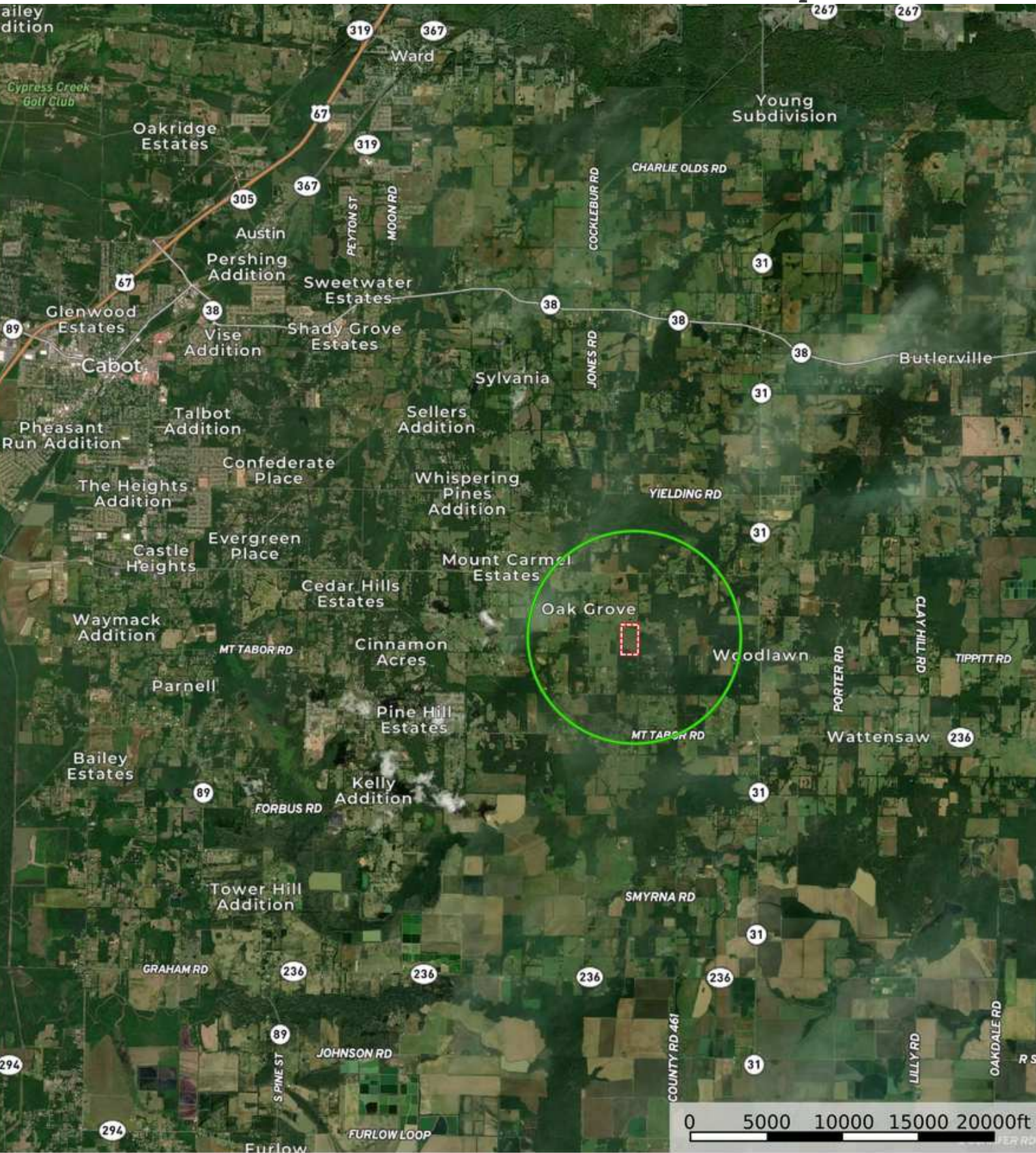


Allen Evans  
Agent  
501-804-4274(M)  
901-766-9041(O)  
evansgraincompany@gmail.com

Phillip Howell  
Agent  
501-416-9876(M)  
901-766-9041(O)  
james.phillip.howell@gmail.com



# Glover Miles Property Area Map



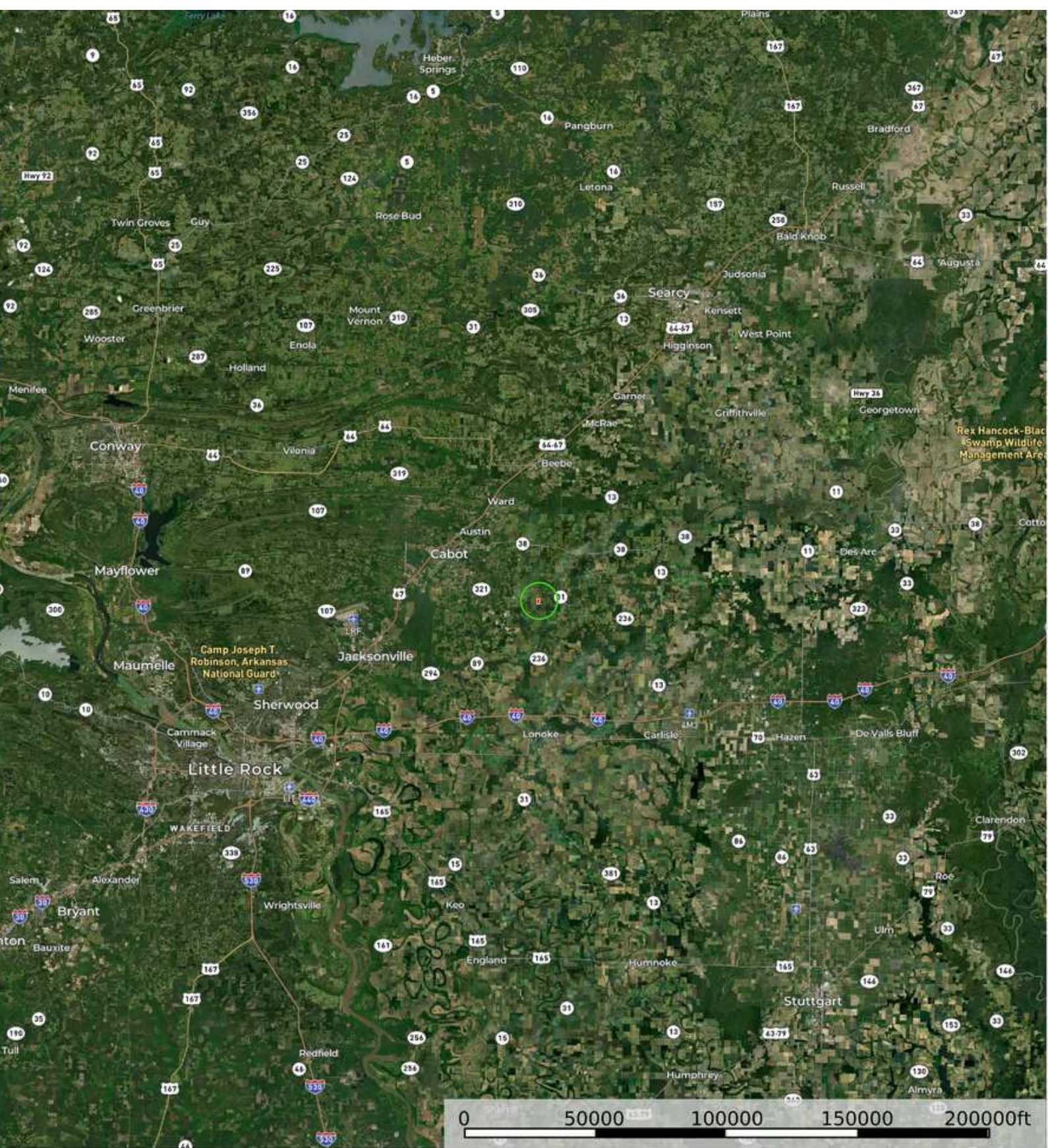
▭ Boundary
 ○ General Area



Allen Evans Agent 501-804-4274(M) 901-766-9041(O) evansgraincompany@gmail.com	Phillip Howell Agent 501-416-9876(M) 901-766-9041(O) james.phillip.howell@gmail.com
---	---



# Glover Miles Property Regional Map



Boundary    General Area



Allen Evans  
Agent  
501-804-4274(M)  
901-766-9041(O)  
evansgraincompany@gmail.com

Phillip Howell  
Agent  
501-416-9876(M)  
901-766-9041(O)  
james.phillip.howell@gmail.com



# Glover Miles Property Picture Slide Show



Allen Evans

Agent

501-804-4274(M)

901-766-9041(O)

evansgraincompany@gmail.com

Phillip Howell

Agent

501-416-9876(M)

901-766-9041(O)

james.phillip.howell@gmail.com



## 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.



## Allen Evans

Agent  
farmlg.com

501-804-4274(M)  
901-766-9041(O)  
evansgraincompany@gmail.com

5160 Sanderlin Suite 1  
Memphis TN 38117



## 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.



## Phillip Howell

Agent  
farmlg.com

501-676-7842(M)  
901-766-9041(O)  
james.phillip.howell@gmail.com

5160 Sanderlin Suite 1  
Memphis TN 38117