



Nisbett Farm

415+- Acre Versatile Grain Farm
Lonoke County, AR



OFFERED BY

THE FARMLAND
GROUP

Nisbett Farm Interactive Map



 Boundary



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Nisbett Farm

Property Description

- Description:** The Nisbett Farm is a well-located, high quality producing tract of farmland located in Central Lonoke County, Arkansas. It lies along Baker's Bayou in the heart of some of the best producing farmland in the State of Arkansas. Portions of the farm have been precision leveled with the remaining acres being furrow or levee irrigated.
- Location:** The property is located in Central Lonoke County, Arkansas in the Pettus Community south of Lonoke. This farm has excellent access on Ark Hwy 31 and is in close proximity to various farm supply stores, fertilizer outlets, equipment & parts dealerships and grain elevators.
- Acreage:** There is a total of 404.23 total FSA Acres, 352.11 FSA Cropland Acres and 14.80 Acres in CRP. All of the FSA Base Acres and CRP contract convey with the sale of the property.
- Soils:** The farm is comprised of a variety of soil types including Rilla Silt Loam (34.65%), Herbert Silt Loam (25.59%), Caspiana Silt loam (20.1%) and Perry Silt Clay (19.65). This farmland has produced above average yields for many years and as noted above has a variety of soil types suitable for growing any type of crop including but not limited to Cotton, Rice, Corn, Soybeans, Milo and Wheat.
- Improvements:** There are 5 irrigation wells on the property (4 Steel Wells and 1 Submersible). This farm is 100% irrigated.
- Offering Price:** \$2,800,000.00
- Lease:** The farm is owner-operated, and the seller is willing to lease the property back.
- 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.



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Nisbett Farm Soils Map




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Nisbett Farm Soils Chart

 Boundary 413.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
11	Hebert silt loam, 0 to 1 percent slopes	105.8 6	25.59	0	86	2w
31	Rilla silt loam, 1 to 3 percent slopes	83.34	20.15	0	86	2e
4	Caspiana silt loam, 0 to 1 percent slopes	83.15	20.1	0	85	1
27	Perry silty clay, 0 to 1 percent slopes	81.29	19.65	0	48	3w
30	Rilla silt loam, 0 to 1 percent slopes	59.96	14.5	0	85	2e
TOTALS		413.6(*)	100%	-	78.19	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.



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Nisbett Farm Aerial Map



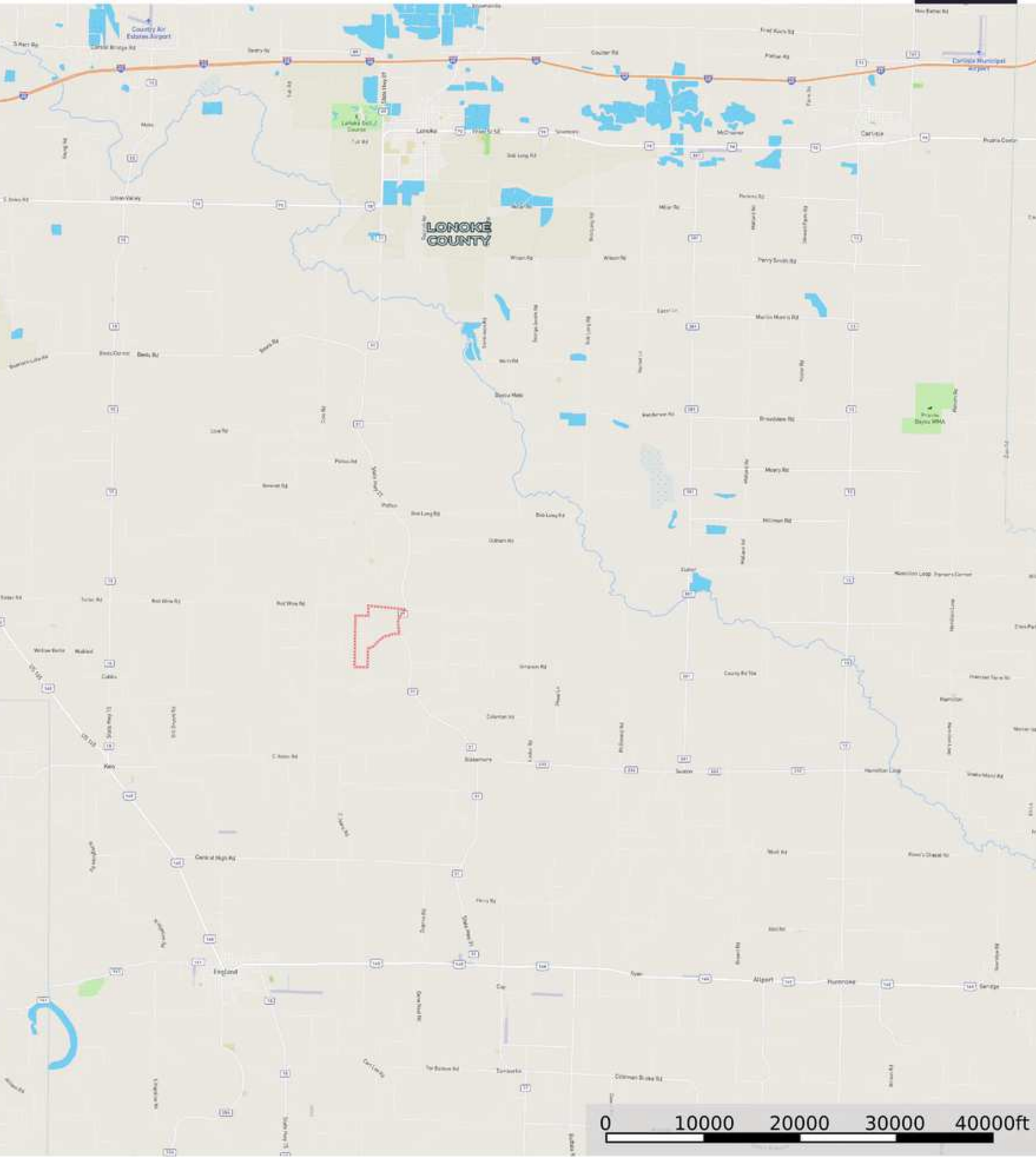
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Nisbett Farm Local Map



Boundary



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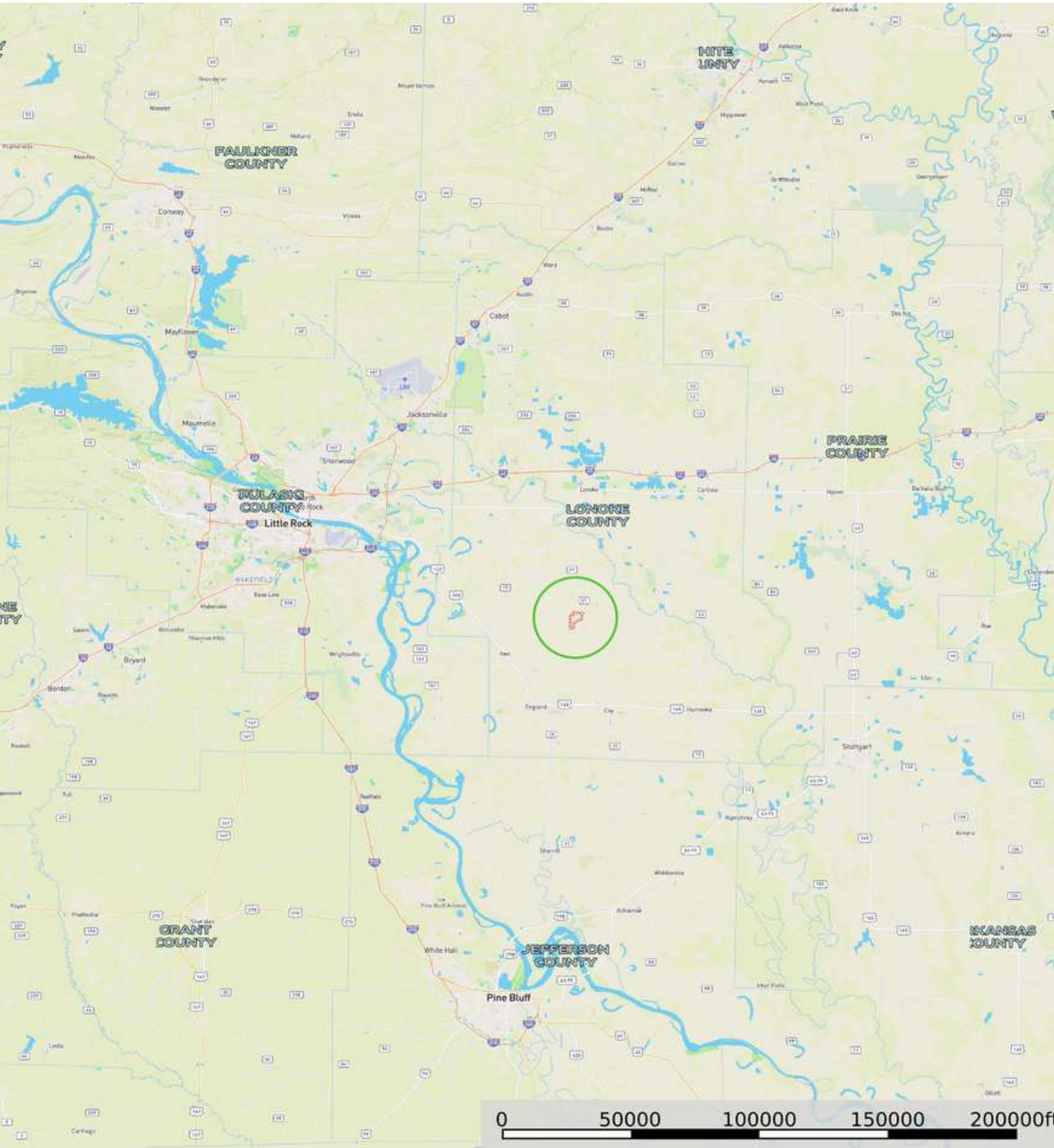
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Nisbett Farm Regional Map



Boundary General Area



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Nisbett Farm Video and Pic 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.



Allen Evans

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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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