



# The Hamilton Farm

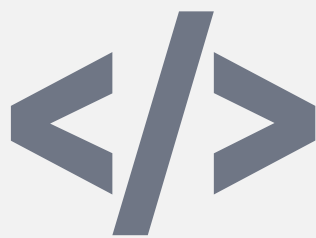
700+- Acre Versatile Delta Farm  
Lonoke County, AR



OFFERED BY

THE FARMLAND  
GROUP

# The Hamilton Farm Interactive Map



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# The Hamilton Farm Property Overview

The Hamilton Farm consists of approx. 700 +/- acres including approx. 542.6 acres of tillable farmland (Lonoke County FSA 156EZ documents) and a 100 acre reservoir connected to Bayou Meto. The majority of the tillable farmland has been precision leveled and is completely irrigated by surface water from the 100-acre reservoir which has two relift pumping stations connected to the underground pipelines running throughout the farm. The Hamilton Farm has a consistent history of solid crop production and an ample water supply for crop irrigation.

In addition to being a solid agricultural producing farm the Hamilton Family has enjoyed many years of excellent recreational hunting and fishing on this property. In addition to being used personally for hunting and fishing, it has also generated commercial income from the abundant wildlife opportunities.

This farm is easily accessible by Hamilton Road just off Hwy 89 near the new Lonoke I-40 interchange.

**Price is \$5,250,000**

## **INCLUDED IN SALE:**

700 acres +/- (including approx. 542.6 acres tillable farmland

100 acre +/- reservoir connected to Bayou Meto.

Grain Bin Facility with Loop Delivery System

Mettler Toledo Scales

Concrete Grain Pit

Two 26,000 Bushel Capacity Bins

One 10,000 Bushel Capacity Bin

Two 7,500 Bushel Capacity Bins

Farm Tenant House consisting of 1,384 sq ft. +/-

Farm Tenant House consisting of 1,120 sq ft. +/-

60' x 64' Pole Barn for Eq/Mach Storage

30' x 96' Pole Barn for Eq/Mach Storage

The entire Hamilton farm consists of 840 acres of land. However, they will be retaining approximately 140 acres and the 4,800 sq ft metal farm shop. This farm shop will be made available to the farm tenant operating the tillable farm acreage. A survey will need to be completed in order to obtain an accurate legal description of the acreage to be conveyed in a sale.

## **Disclaimer:**

The Farmland Group, LLC is the exclusive agent for the property described 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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# The Hamilton Farm Soils Map




 Boundary



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# The Hamilton Farm Soils Chart

 Boundary 722.02 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7	Dewitt silt loam, 0 to 1 percent slopes	504.8 7	69.93	0	67	3w
27	Perry silty clay, 0 to 1 percent slopes	101.0 3	13.99	0	48	3w
36	Stuttgart silt loam, 1 to 3 percent slopes	87.54	12.12	0	66	2e
3	Calloway silt loam, 0 to 1 percent slopes	25.66	3.55	0	58	2w
42	Water	1.71	0.24	0	-	8
2	Calhoun silt loam, 0 to 1 percent slopes	1.16	0.16	0	62	3w
25	Muskogee silt loam, 3 to 8 percent slopes	0.05	0.01	0	70	3e
TOTALS		722.0 2(*)	100%	-	63.73	2.86

(\*) 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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# The Hamilton Farm Aerial Map



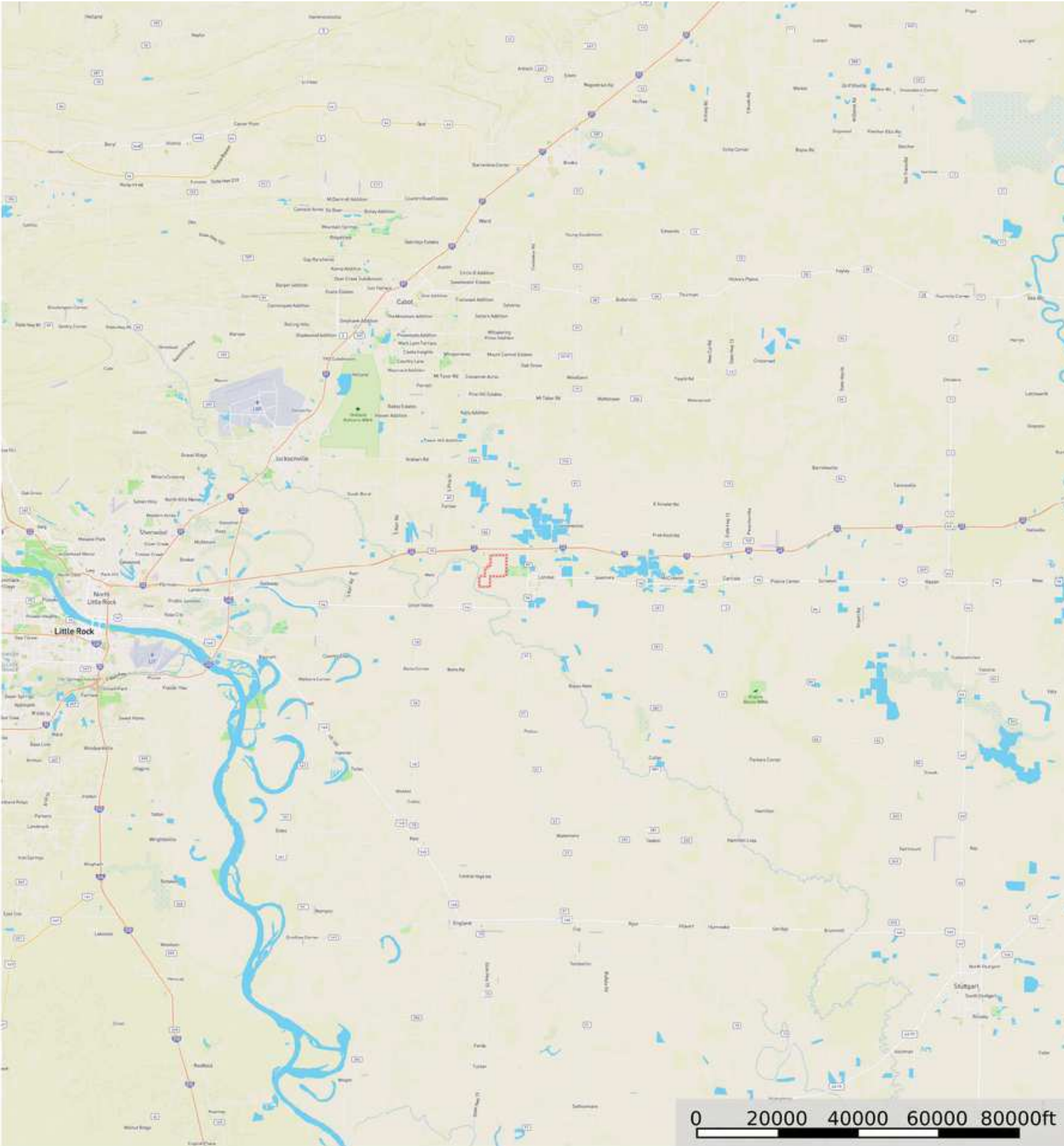
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# The Hamilton Farm Area Map

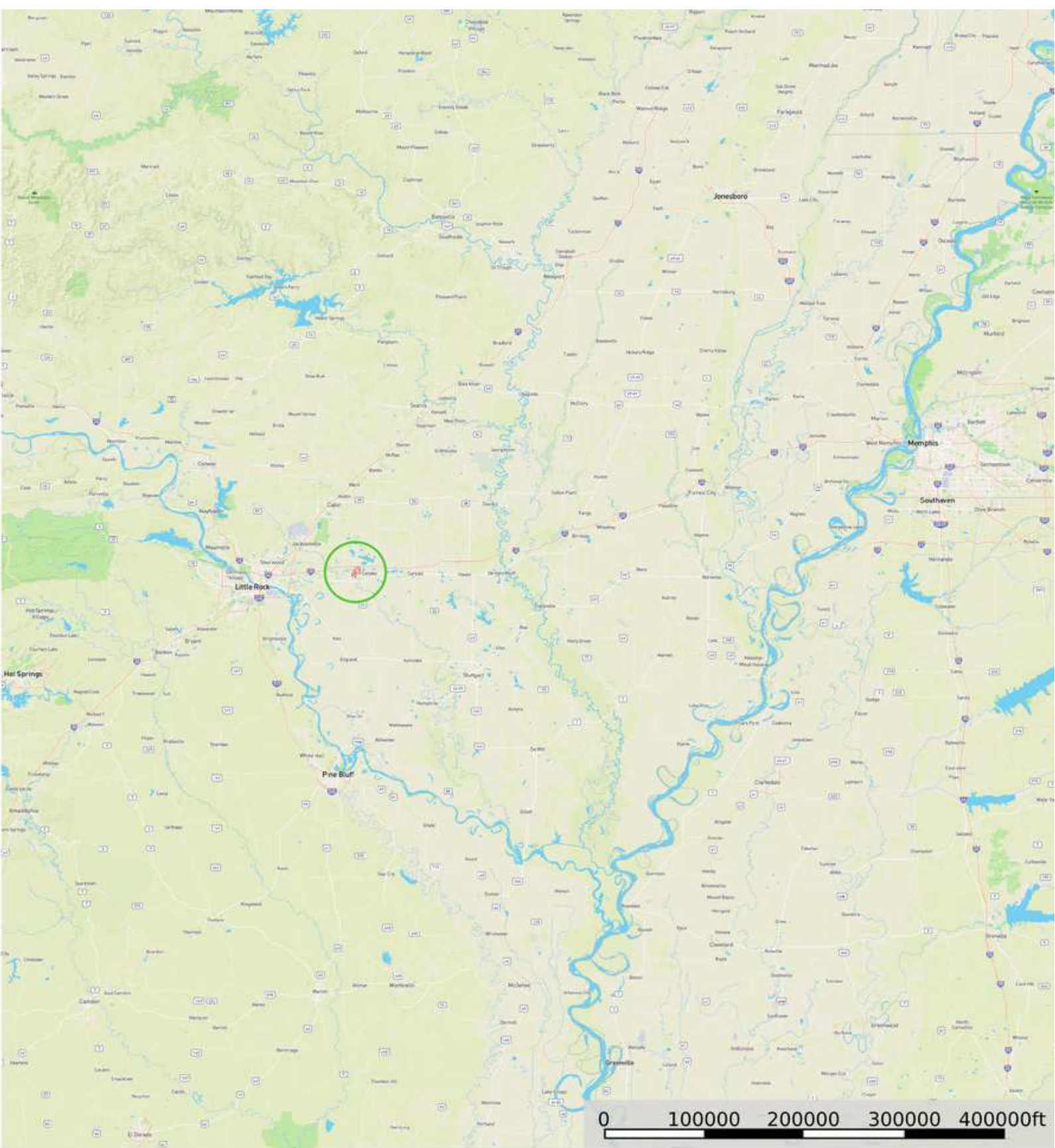


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# The Hamilton Farm Regional Map



 Boundary     General Area



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# The Hamilton Farm Pictures Page 1



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## Pictures Page 2



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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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