

***R.D. Hughes Farm
Mississippi County, AR
2,743 Total Acres***



***OFFERED BY
RUTLEDGE INVESTMENT COMPANY
AND
RAINER REALTY COMPANY
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SUITE ONE
MEMPHIS, TENNESSEE 38117
901-766-9041***

Rutledge Investment Company and Rainer Realty Company are the Exclusive Agents 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. Rutledge Investment Company, Rainer Realty Company and its agents assume no liability as to errors, omissions or investment results.

R.D. Hughes Farm
Mississippi County, AR

Description: *The R.D. Hughes Farm is in multiple tracts located in 4 primary locations in north Mississippi County, Arkansas. We call them Burdette, Clearlake, Highway 12, Big Lake and Driver.*

*The **Burdette Tract** totals 879.32 cultivated acres. Burdette has approximately 500 acres irrigated by 4 pivots, approximately 260 acres are precision leveled, and the balance is in non-irrigated pivot corners. The pivot irrigated acres appear to be reasonably flat and have the potential to be precision leveled. The farm has a history of growing cotton, corn, and soybeans.*

*The **Clearlake Tract** totals 307.86 cultivated acres. Approximately 140 acres are irrigated by a pivot with the balance being non irrigated.*

*The **Highway 312 Tract** is 75.61 cultivated acres. It is non irrigated made up of Class III and IV soils.*

*The **Big Lake Tracts** are in three parcels. The North Parcel contains 739 acres. Approximately 360 acres are precision leveled, 125 are irrigated by a pivot, and 200 are irrigated by a towable pivot that is co-owned with the neighbors. Big Lake Middle Parcel contains 457 cultivated acres of which approximately 100 acres are precision leveled, approximately 250 are irrigated by 2 pivots and the balance is in 2 small non irrigated fields and pivot corners. All appear to be able to be feasibly leveled.*

*The **Driver Tract** is 197 cultivated acres. 117 acres are irrigated by a center pivot, with the balance non irrigated. The farm consists of Class III silty clay soils has been growing cotton, corn and soybeans.*

*The **Grain Bins** tract includes a separate headquarters site. The site is improved with a 240,000-bushel grain storage facility with 6 – 40,000-bushel GSI bins constructed by Valley View Grain Systems. It is operated on a loop system and has a wet bin and high capacity corn dryer. There are also two tractor sheds and a metal shop.*

Location: *All the Tracts are located in Mississippi County, Arkansas.*

The Burdette Tract is 2 miles east of Burdette and 6 miles south of Blytheville, Arkansas. It has good access by multiple county gravel roads.

Clearlake is located 2.5 miles south of Blytheville on County Rd. 743.

The Highway 312 tract is located on State Highway 312, 3.5 miles south of Blytheville.

The Big Lake Tracts are all located about 2 miles west of Gosnell and 4 miles west of Blytheville. The north tract has Highway 181 as the southern boundary and County Road 511 near the northern line. The Big Lake Mid tract is split north and south by McGaughey Road. The Big Lake South Tract is bordered to the north by East County Road 122.

The Driver Tract is located 2 miles south of Gosnell and 3 miles west of Blytheville on County Rd 583.

Lease: *Tracts are rented to multiple farmers on share lease agreements. Lease terms available upon request.*

Soils: *Burdette soils are 60.3% Sharkey Steele Complex, 16.6% Steele loamy sand, and 12.5% Tunica silty clay.*

Clearlake is approximately 43.1% Crowley silt loam, and 31.1% Dundee silt loam.

Highway 312 is approximately 50% Amagon sandy loam, and 50% Sharkey silty clay.

The Big Lake Tracts are all nearly 100% Sharkey-Steele complex.

The Driver Tract is Amagon sandy loam, Steele silty clay loam, and Routon-Dundee-Crevasse complex.

Improvements: *There is a 240,000-bushel grain storage facility with two tractor sheds and shop.*

Sales Price:	<i>Burdette</i>	<i>\$5,250 per cultivated acre</i>
	<i>Grain Bins</i>	<i>\$600,000</i>
	<i>Clearlake</i>	<i>\$5,250 per cultivated acre</i>
	<i>Highway 312</i>	<i>\$4,250 per cultivated acre</i>
	<i>Big Lake North</i>	<i>\$5,228 per cultivated acre</i>
	<i>Big Lake Mid</i>	<i>\$4,750 per cultivated acre</i>
	<i>Driver</i>	<i>\$4,850 per cultivated acre</i>

Possession: *At closing subject to leases.*

Showing: *By appointment only. For appointment please contact.*

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[Burdette Maps](#)

[Clearlake Maps](#)

[Big Lake and Driver Maps](#)

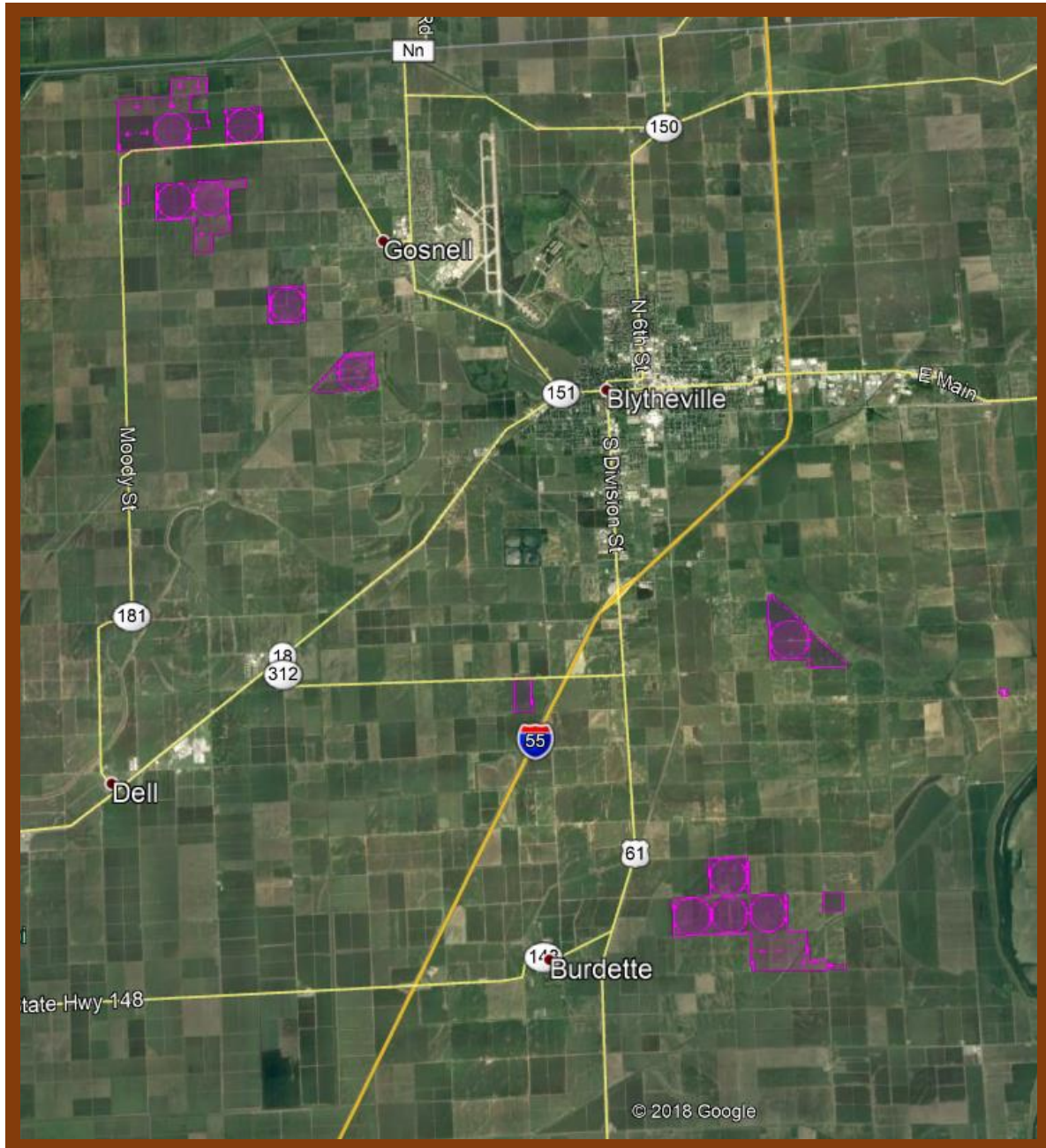
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LOCATION MAP



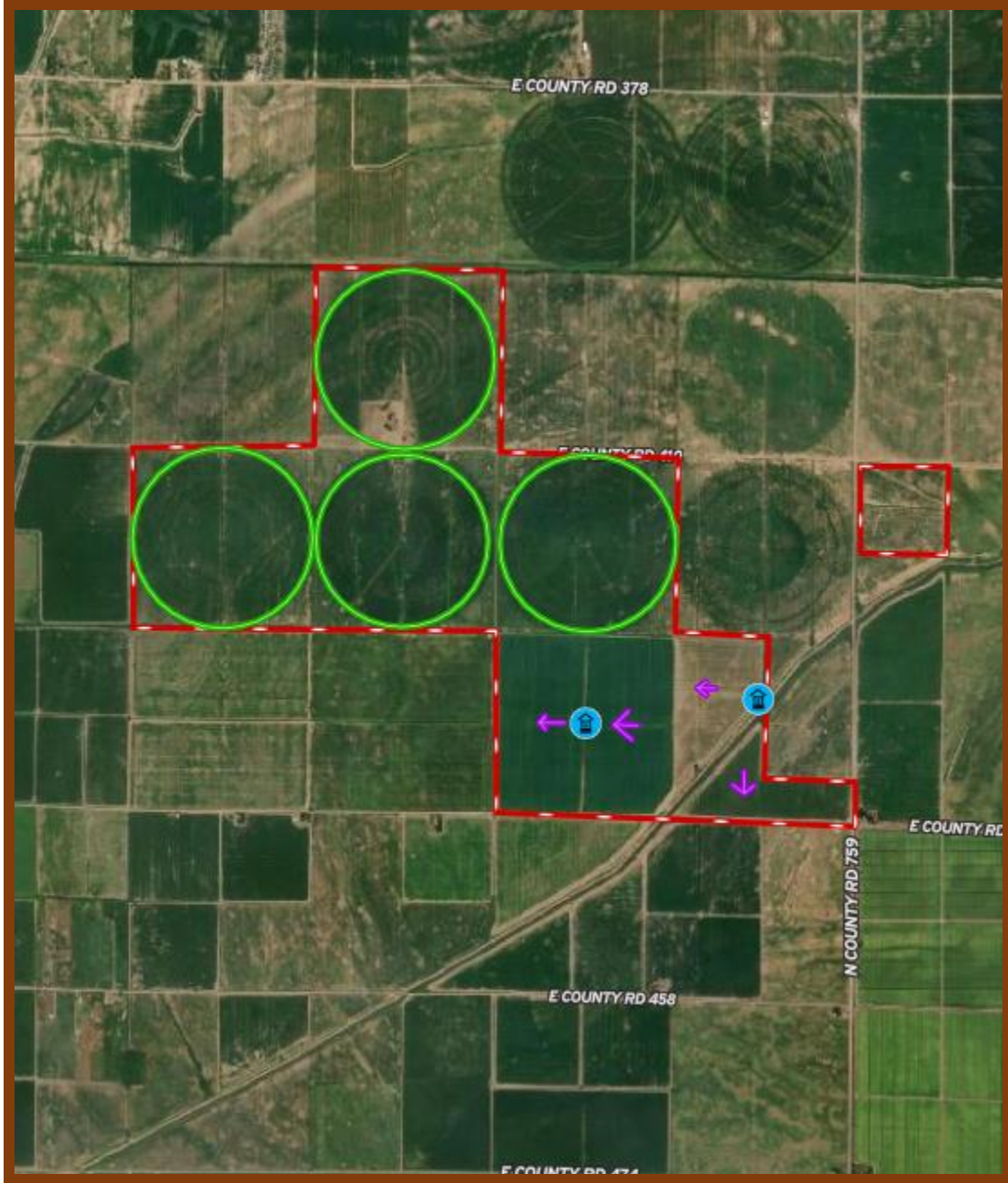
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REGIONAL MAP



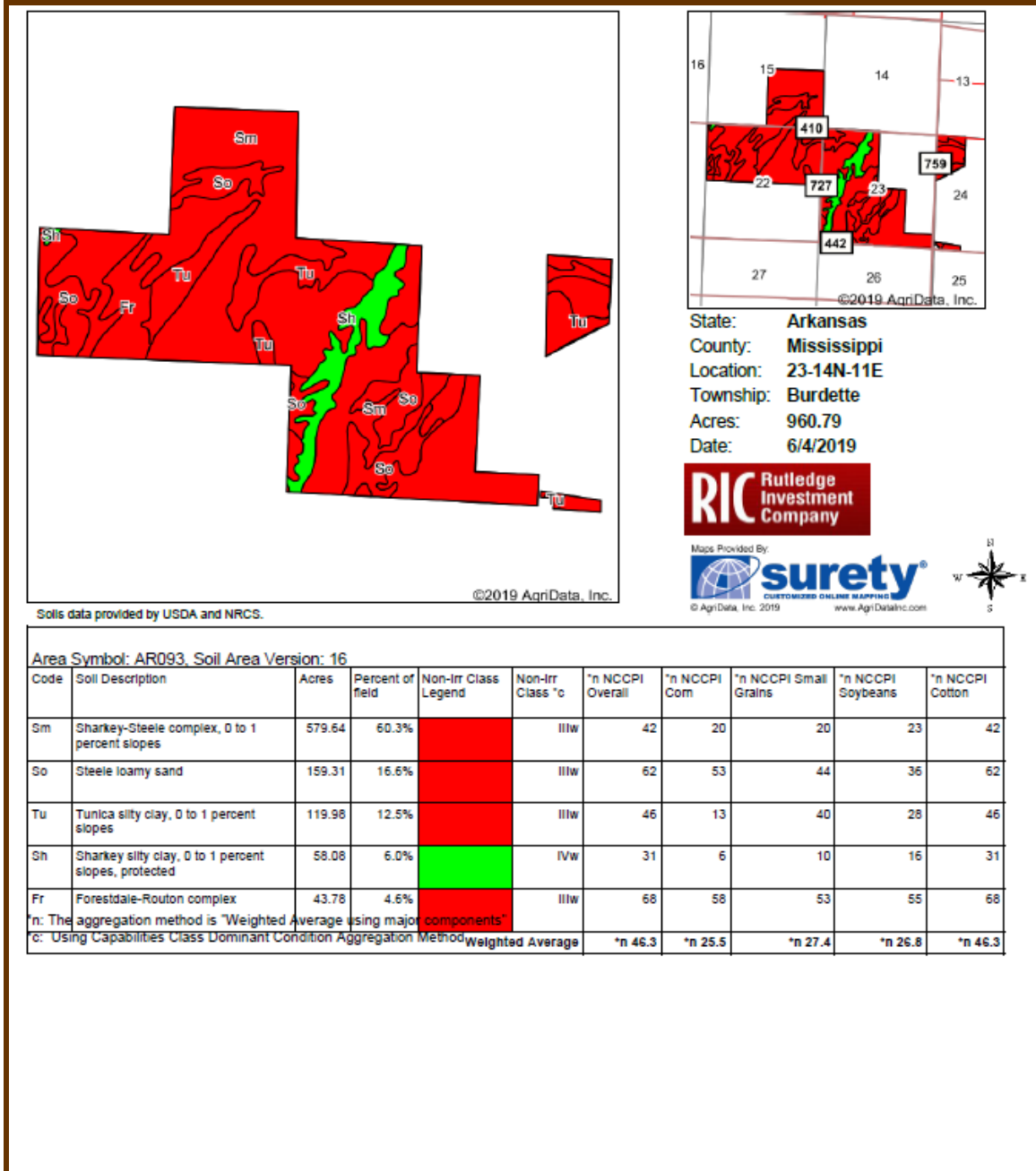
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BURDETTE AERIAL



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BURDETTE SOILS



CLEAR LAKE AERIAL

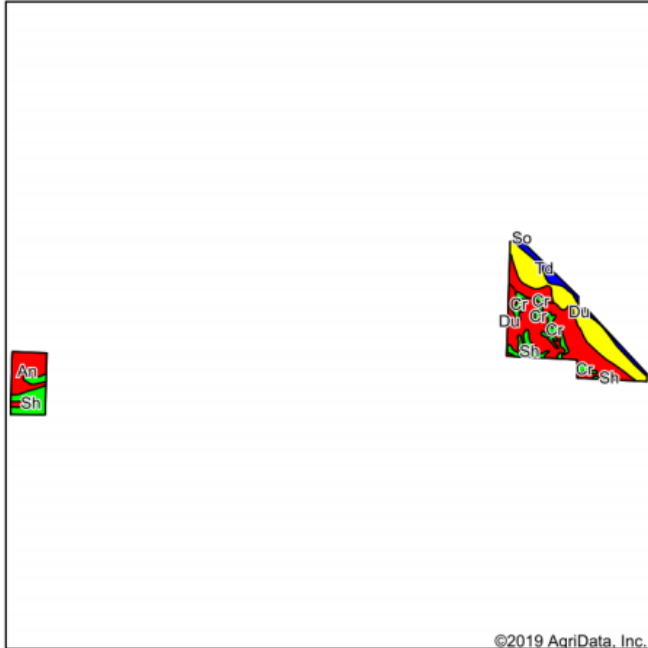
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CLEARLAKE SOILS AND HIGHWAY 312

Soils Map



State: **Arkansas**
 County: **Mississippi**
 Location: **34-15N-11E**
 Township: **Clear Lake**
 Acres: **377.9**
 Date: **9/20/2019**



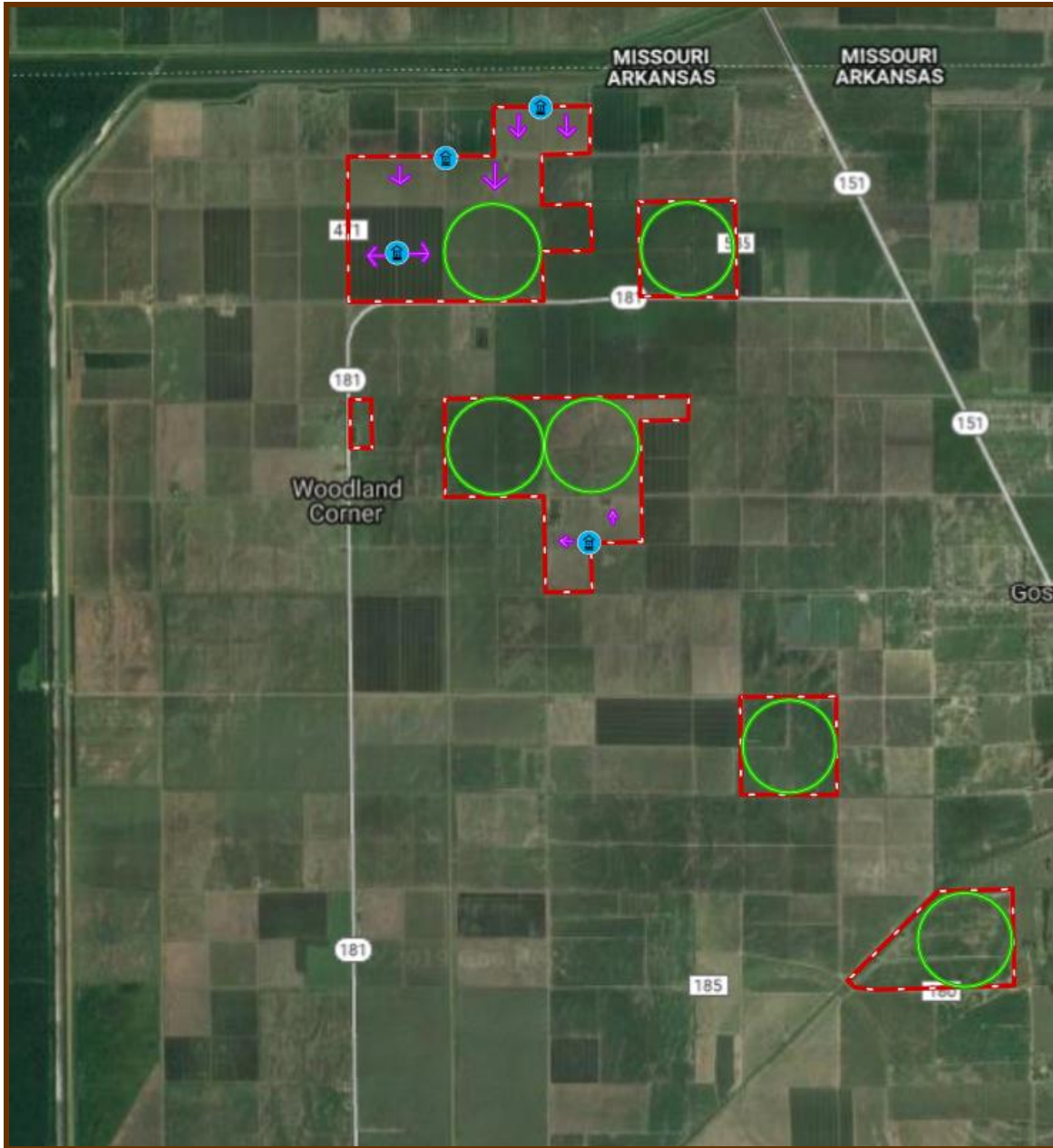
Soils data provided by USDA and NRCS.

Area Symbol: AR093, Soil Area Version: 16										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
Cw	Crowley silt loam	131.21	34.7%		Illw	73	50	43	41	73
Du	Dundee silt loam, 0 to 1 percent slopes	95.46	25.3%		Illw	82	59	54	62	82
An	Amagon sandy loam	38.50	10.2%		Illw	79	61	51	62	79
Sh	Sharkey silty clay, 0 to 1 percent slopes, protected	35.58	9.4%		IVw	31	6	10	16	31
Cr	Crevasse loamy sand	31.25	8.3%		IVs	27	19	23	18	27
Td	Tiptonville and Dubbs silt loams	23.09	6.1%		I	83	61	57	55	83
Rd	Routon-Dundee-Crevasse complex	20.26	5.4%		Illw	64	51	49	50	64
Sm	Sharkey-Steele complex, 0 to 1 percent slopes	2.55	0.7%		Illw	42	20	20	23	42
Weighted Average						*n 68	*n 47.2	*n 42.9	*n 45.4	*n 68

*n: The aggregation method is "Weighted Average using major components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

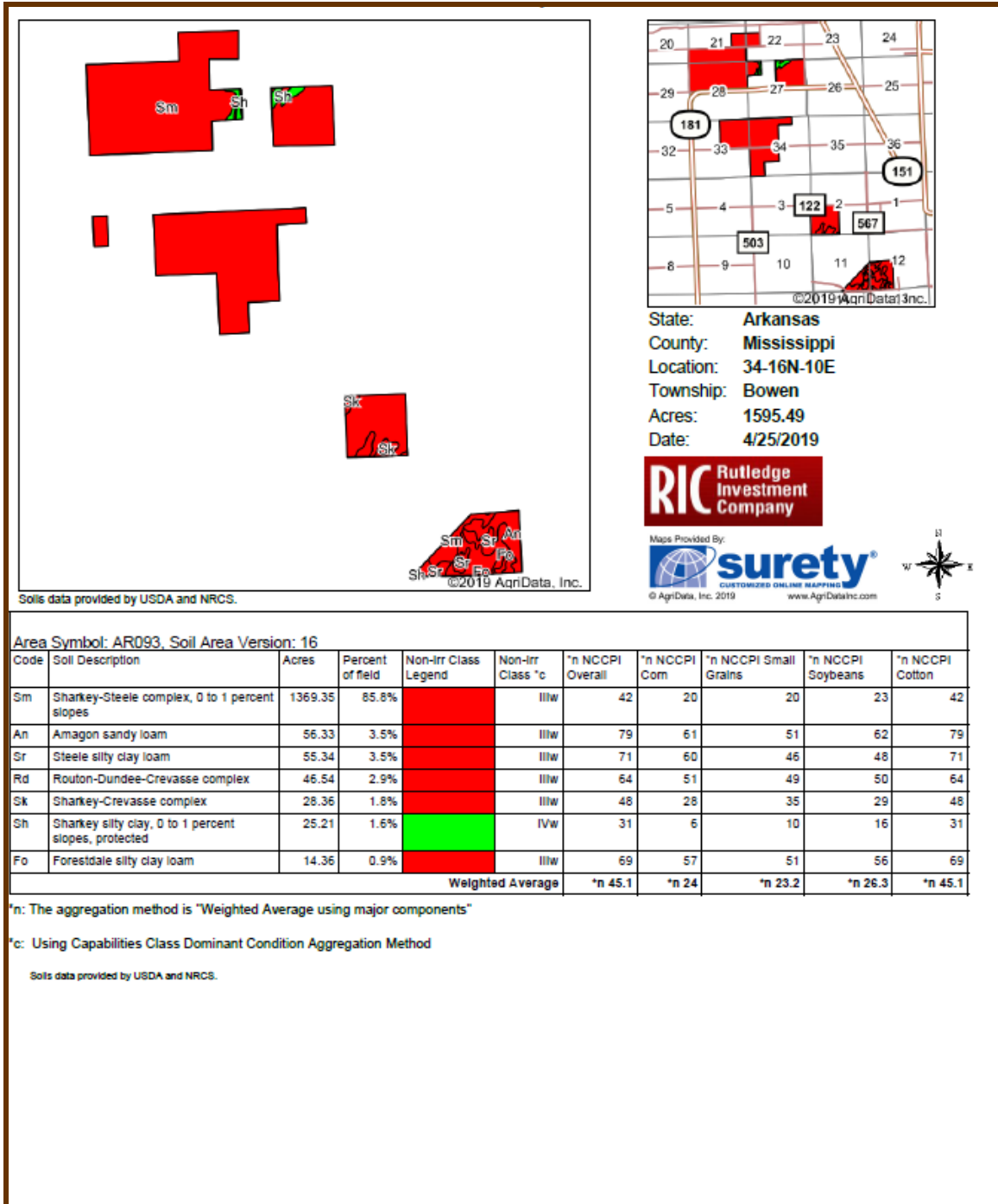
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BIG LAKE AND DRIVER AERIAL



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BIG LAKE AND DRIVER SOILS



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HEADQUARTERS SITE



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