



GKJ Family Farm

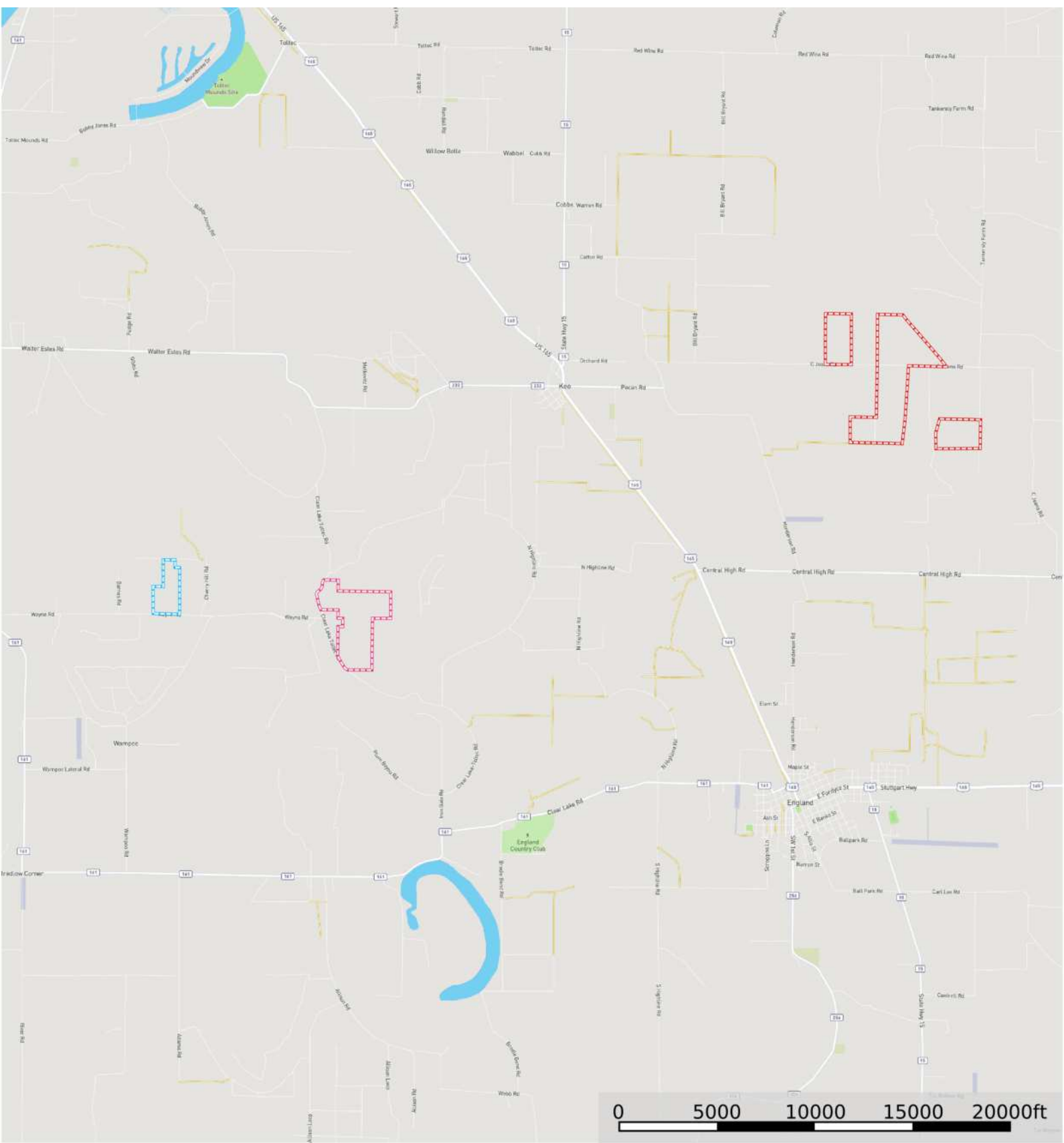
765+- Acre Farm, Duck, and Deer Hunting
Pulaski and Lonoke Counties, AR



OFFERED BY

THE FARMLAND
GROUP

GJK Family Farm Interactive Map



- GJK Chicken Jean
- GJK WRP
- GJK Clear Lake Rd



THE FARMLAND GROUP

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

Phillip Howell
Agent
501-416-9876(M)
901-766-9041(O)
phowell@farmlg.com

GJK Family Farm Clear Lake Rd

Property Description

- Description:** The Farmland Group is proud to offer the GKJ Family Limited Partnership farmland for sale. This property is a well-located, high-quality farm located in the heart of some of the best producing agricultural farmland in East Central Arkansas. The Johnson family has owned this farmland for decades and have made numerous improvements such as precision land leveling, underground irrigation pipelines and a surface water irrigation re-lift in Plum Bayou to enhance the crop production and lower production costs.
- Location:** The property is located in eastern Pulaski County near the community of Keo, Arkansas. This farm has excellent access on Clear Lake Road and is in close proximity to various farm supply stores, fertilizer outlets, equipment & parts dealerships and grain elevators.
- Acreage:** The farm consists of 242.89 FSA Farmland Acres and contains 211.15 FSA Cropland Acres . All of the FSA Base Acres convey with the sale of the property.
- Soils:** The farm is comprised of a variety of soil types including Rilla Silt Loam, Moreland Silty Clay and Perry Clay. These types of soils are most suitable for growing Rice, Corn, Soybeans, Milo and Wheat.
- Improvements:** There is one 8” steel irrigation well on the property and one surface water re-lift along Clear Lake Road in Plum Bayou. An underground irrigation pipeline has been installed throughout the farm to distribute water to the various fields. Although the owner utilizes Plum Bayou surface water to irrigate much of this farm, to take advantage of the cheaper pumping costs, it should be noted that there is excellent ground water available on this farm.
- Offering Price:** \$1,478,050 or \$7,000 per FSA Cropland Acre
- Lease:** The farm is currently under a one year written 80/20 crop share lease. Per conversations with the owner, this written lease will terminate on 12/31/25.
- 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 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.



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

Phillip Howell
Agent
501-416-9876(M)
901-766-9041(O)
phowell@farmlg.com

GKJ Family Farm Chicken Jeans Rd

Property Description

- Description:** The Farmland Group is proud to offer the GKJ Family Limited Partnership farmland for sale. This property is a well-located, high-quality farm located in the heart of some of the best producing agricultural farmland in East Central Arkansas. The Johnson family has owned this farmland for decades and have made numerous improvements such as precision land leveling on a portion of the acres and a surface water irrigation re-lift in Indian Bayou to enhance the crop production and lower production costs. This farm has been farmed by the same tenant for many years.
- Location:** The property is located in South Central Lonoke County near the community of Keo, Arkansas. This farm has excellent access on Chicken Jeans Road and is in close proximity to various farm supply stores, fertilizer outlets, equipment & parts dealerships and grain elevators.
- Acreage:** The farm consists of 469.08 FSA Farmland Acres and contains 450.67 FSA Cropland Acres . All of the FSA Base Acres convey with the sale of the property.
- Soils:** The farm is comprised of a variety of soil types including Rilla Silt Loam, Portland Silty Clay and Perry Silty Clay. These types of soils are most suitable for growing Rice, Corn, Soybeans, Milo and Wheat.
- Improvements:** There are 4 irrigation wells on the property and one surface water re-lift in Indian Bayou. Numerous fields have been precision leveled.
- Offering Price:** \$3,026,336 or \$6,715 per FSA Cropland Acre
- Lease:** The farm is currently under a one year written 80/20 crop share lease. Per conversations with the owner, this written lease will terminate on 12/31/25.
- 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 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.



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

Phillip Howell
Agent
501-416-9876(M)
901-766-9041(O)
phowell@farmlg.com

GKJ Family Farm WRP Property Description

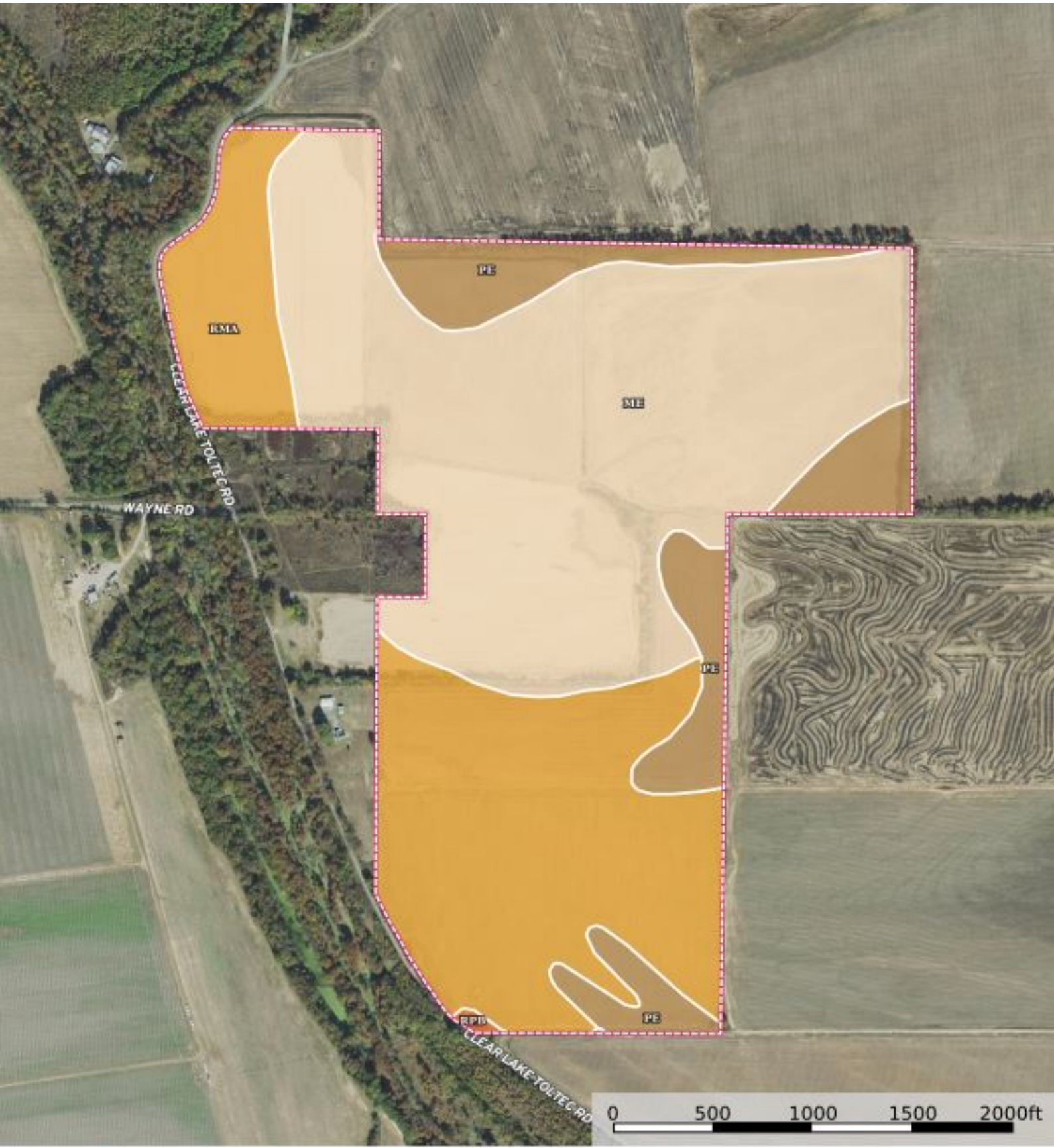
- Description:** The Farmland Group is proud to offer the GKJ Family Limited Partnership WRP recreational hunting retreat for sale. This property is a well-located, high-quality tract of hardwood WRP property located in East Central Arkansas. This recreational hunting property is surrounded by numerous established hunting clubs and has a history of excellent deer and small game hunting.
- Location:** The property is located in eastern Pulaski County near the community of Keo, Arkansas. This property has excellent access on Wayne Road and is in close proximity to Little Rock and North Little Rock.
- Acres:** The farm consists of 64.74 FSA Farmland Acres and contains 60.14 FSA Cropland or WRP acres.
- Offering Price:** \$168,392 or \$2,800 per FSA Cropland Acres (60.14)
- 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 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.



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

Phillip Howell
Agent
501-416-9876(M)
901-766-9041(O)
phowell@farmlg.com

GJK Family Farm Clear Lake Rd Soils Map



- GJK Chicken Jean
- GJK WRP
- GJK Clear Lake Rd



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

Phillip Howell
Agent
501-416-9876(M)
901-766-9041(O)
phowell@farmlg.com

GJK Family Farm Clear Lake Rd Soils Chart

 GJK Clear Lake Rd 219.02 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Me	Moreland silty clay	112.85	51.52	0	61	3w
RmA	Rilla silt loam, 0 to 1 percent slopes	76.46	34.91	0	85	2e
Pe	Perry clay, 0 to 1 percent slopes, rarely flooded	29.28	13.37	0	48	3w
RpB	Rilla-Perry complex, undulating	0.43	0.2	0	69	2e
TOTALS		219.02(*)	100%	-	67.66	2.65

(*) 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)
aevans@farmlg.com

Phillip Howell
Agent
501-416-9876(M)
901-766-9041(O)
phowell@farmlg.com

GJK Family Farm Clear Lake Rd Aerial Map



 GJK Chicken Jean
 GJK WRP
 GJK Clear Lake Rd



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

Phillip Howell
Agent
501-416-9876(M)
901-766-9041(O)
phowell@farmlg.com

GJK Family Farm Clear Lake Rd Property Pictures



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

Phillip Howell
Agent
501-416-9876(M)
901-766-9041(O)
phowell@farmlg.com

GKJ Family Farm Chicken Jeans Rd Property Description



50 Acres
 20 Acres
 10 Acres



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

Phillip Howell
Agent
501-416-9876(M)
901-766-9041(O)
phowell@farmlg.com

GKJ Family Farm Chicken Jeans Rd Property Description

 All Polygons 477.98 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
27	Perry silty clay, 0 to 1 percent slopes	395.78	82.8	0	48	3w
29	Portland silty clay, 0 to 1 percent slopes	35.75	7.48	0	56	3w
30	Rilla silt loam, 0 to 1 percent slopes	25.36	5.31	0	85	2e
11	Hebert silt loam, 0 to 1 percent slopes	21.09	4.41	0	86	2w
TOTALS		477.98(*)	100%	-	52.24	2.9

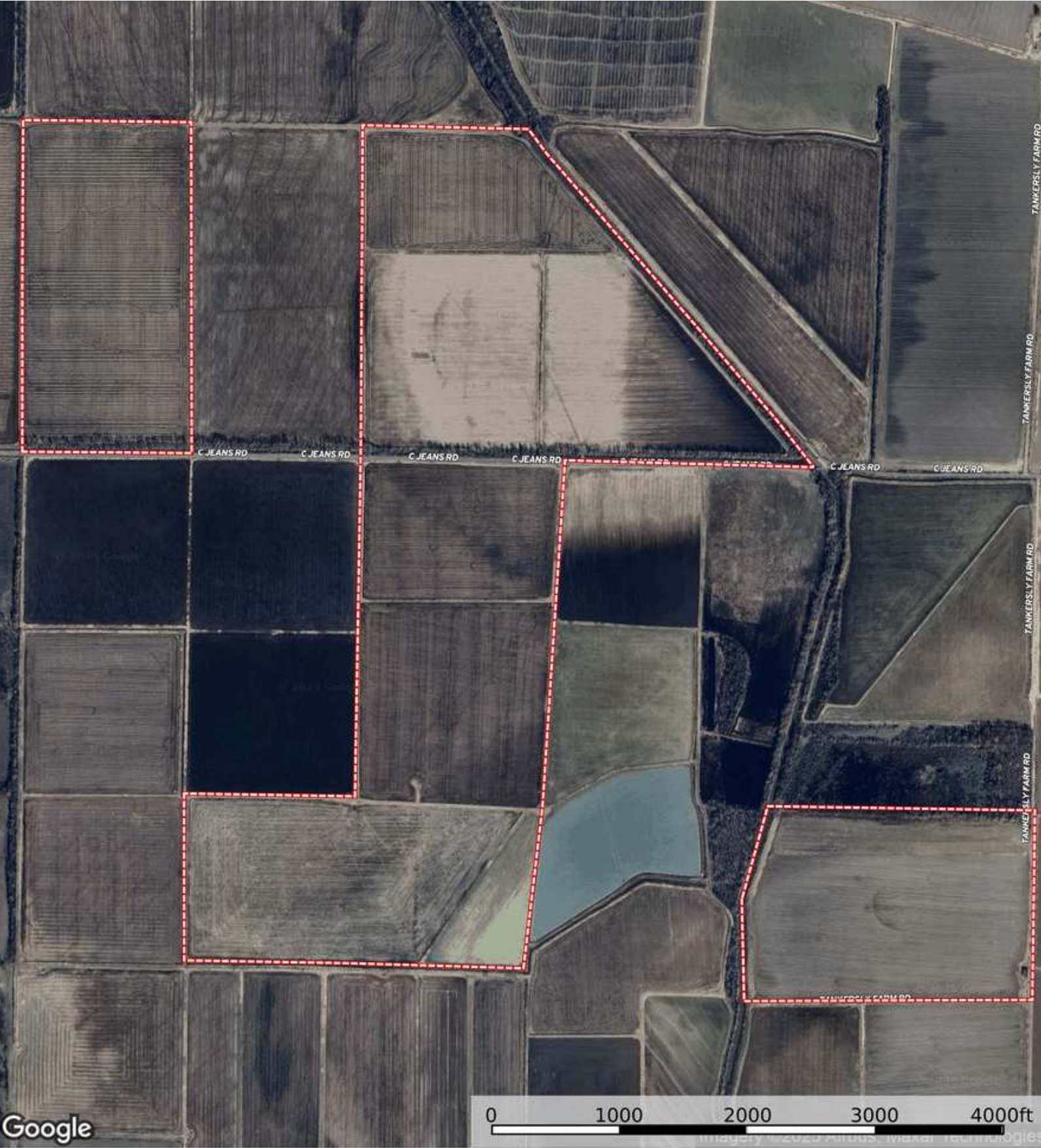
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





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

Phillip Howell
Agent
501-416-9876(M)
901-766-9041(O)
phowell@farmlg.com

GKJ Family Farm Chicken Jeans Rd Aerial Map



 GKJ Chicken  GKJ WRP  GKJ Clear Lake



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

Phillip Howell
Agent
501-416-9876(M)
901-766-9041(O)
phowell@farmlg.com

GKJ Family Farm Chicken Jeans Rd Property Pictures



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

Phillip Howell
Agent
501-416-9876(M)
901-766-9041(O)
phowell@farmlg.com

GKJ Family Farm WRP Aerial Map



GKJ Chicken Jean GKJ WRP GKJ Clear Lake Rd



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

Phillip Howell
Agent
501-416-9876(M)
901-766-9041(O)
phowell@farmlg.com

GKJ Family Farm WRP Property Pictures



THE FARMLAND
GROUP

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

Phillip Howell
Agent
501-416-9876(M)
901-766-9041(O)
phowell@farmlg.com

GJK Family Farm Local Map



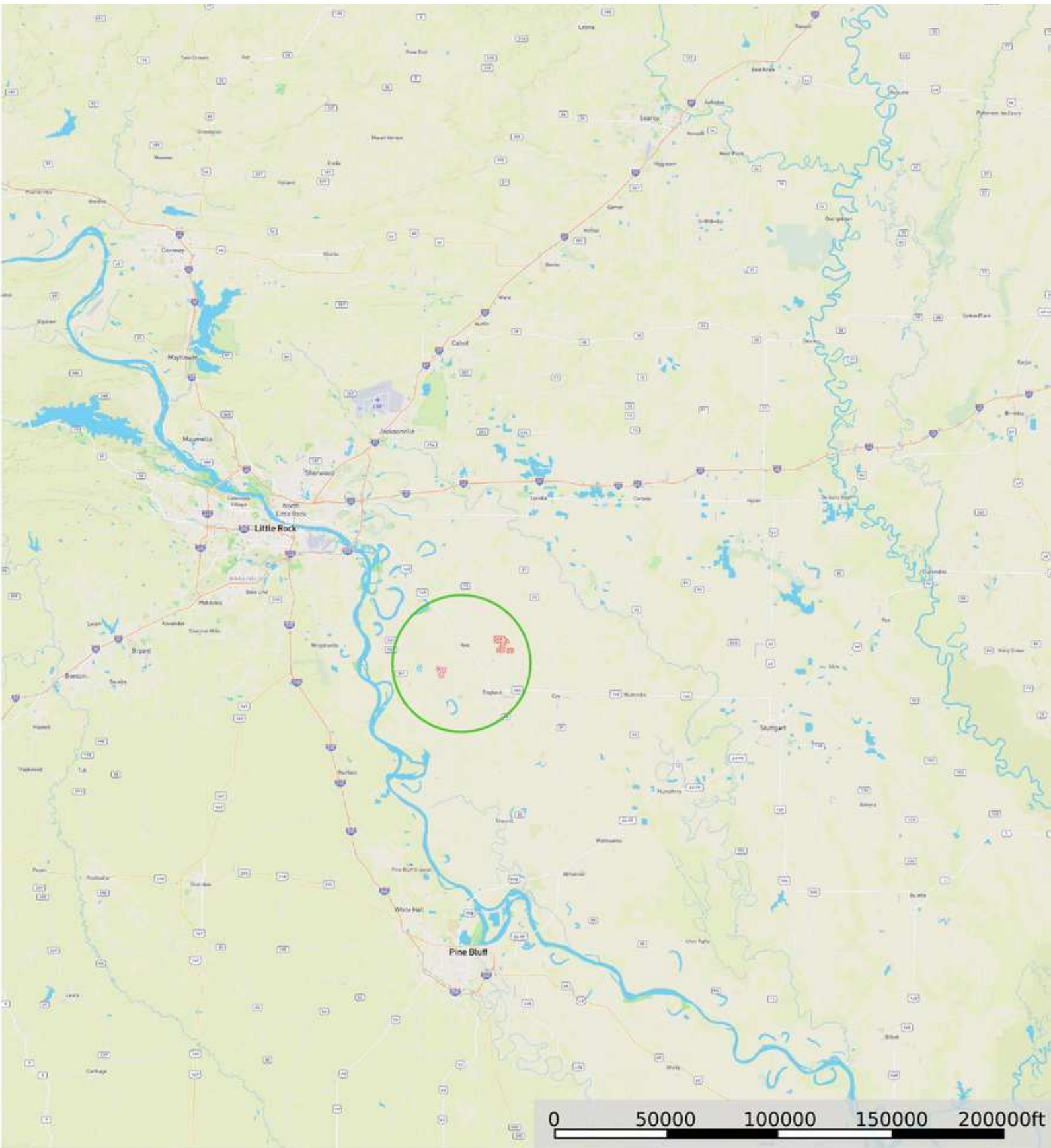
-  GKJ Chicken Jean
-  GKJ WRP
-  GKJ Clear Lake Rd



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

Phillip Howell
Agent
501-416-9876(M)
901-766-9041(O)
phowell@farmlg.com

GJK Family Farm Regional Map



-  GKJ Chicken Jean
-  GKJ WRP
-  GKJ Clear Lake Rd
-  General Area



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

Phillip Howell
Agent
501-416-9876(M)
901-766-9041(O)
phowell@farmlg.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 to help establish the bank's first bank branch in Lonoke. Over the years with the Bank of England, Allen advanced to serve the bank as its President and Chief Executive Officer.

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)
aevans@farmlg.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)
phowell@farmlg.com

5160 Sanderlin Suite 1
Memphis TN 38117