

Hildebrand Farm

1,296.19 Acres

Jefferson County, Arkansas



Offered For Sale By

≡H·A·R·T·Z≡

Farm Management, Inc.

Stuttgart, Arkansas 72160

870.673.6521

Farm Management/Real Estate

For More Information Contact:

Douglas Hartz, Broker/Agent

1605 So. Main St.

Stuttgart, AR 72160

(870)672-2420 (C)

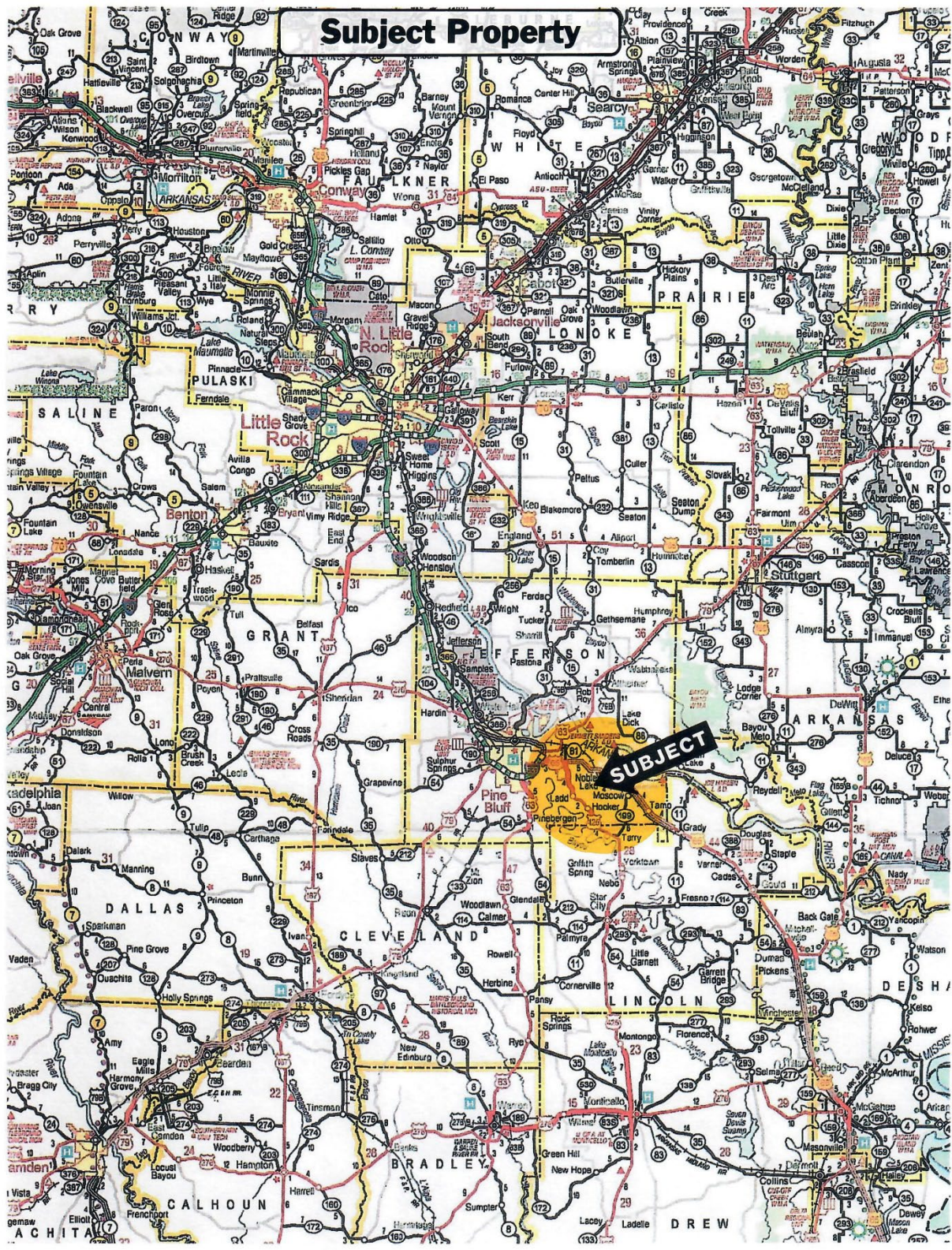
dhartz@hartzfarmmanagement.com

Disclosure Statement

Hartz Farm Management, Inc. and its broker, Douglas Hartz, is the listing agent for this property and represent the seller. However, for buyers not represented by an agent, the seller has approved dual agency. Hartz Farm Management, Inc. requests that its principal, Douglas Hartz, be present at showing and prior arrangements be scheduled in advance to show the property in order to avoid trespass issues. Thank you in advance for your consideration.

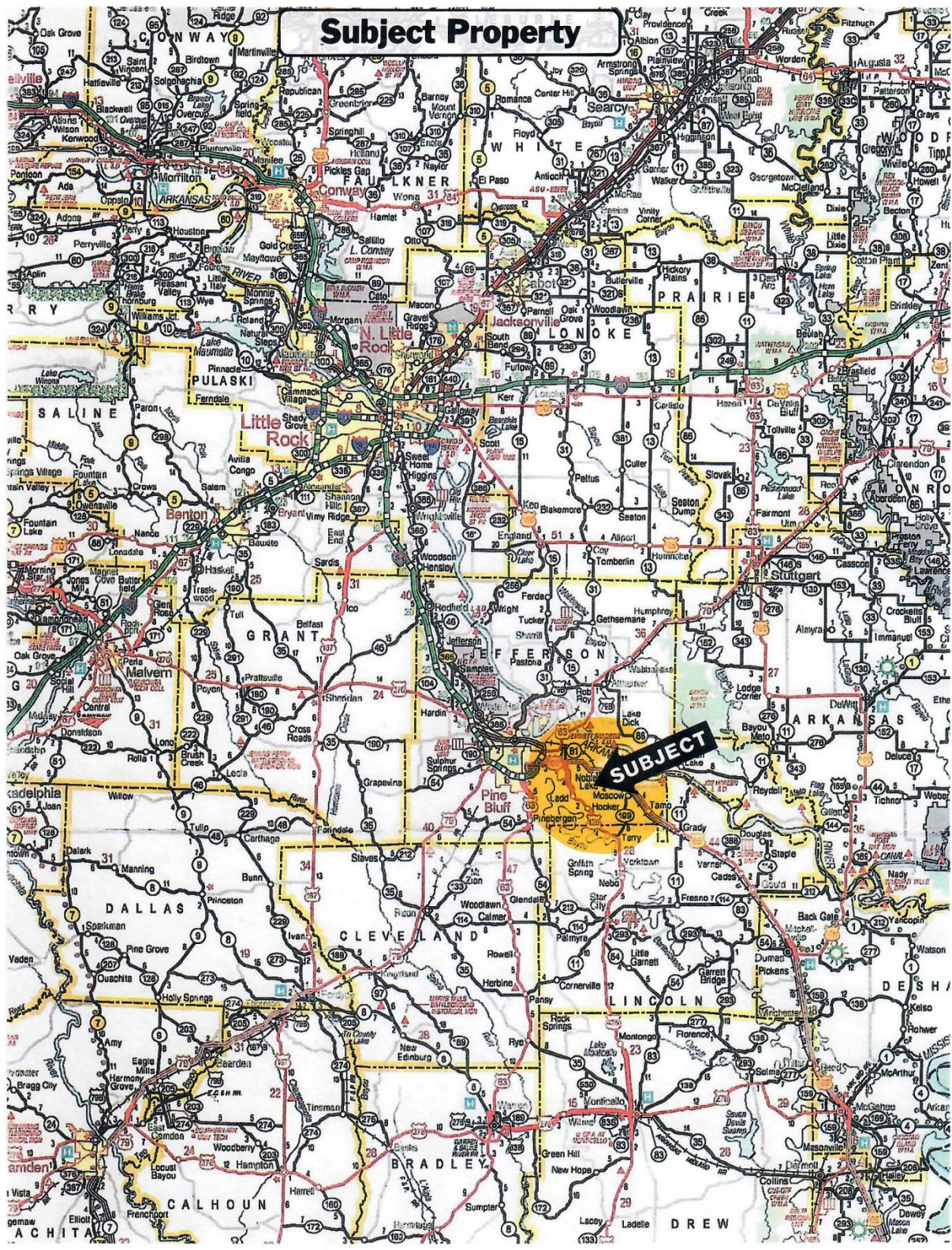
Listing broker has familial relationship with seller.

The information presented within this brochure is from various sources and can be considered accurate; however, it is not guaranteed.



Subject Property

SUBJECT



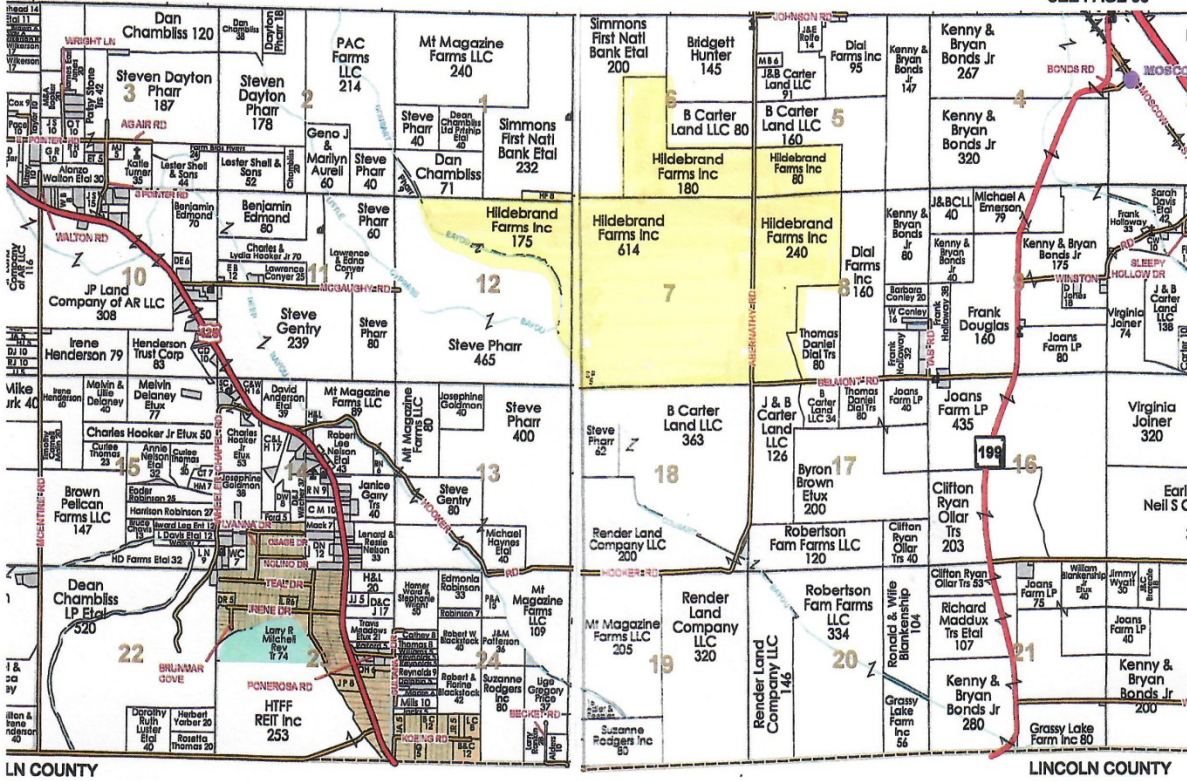
Subject Property

SUBJECT

Ownership Map

E PAGE 53

SEE PAGE 55



Property Details

Description: The Hildebrand Farm Property is an investment grade farm consisting of 1,296.19 acres+/- located in Southeast Jefferson County, Arkansas. The property is located just south of the Noble Lake community, east of Pine Bluff, Arkansas. The Hildebrand Farm not only offers agricultural income, but has a history of providing winter habitat and hunting activities for waterfowl enthusiasts and those looking for a property that offers both. The USDA Farm Service Agency reports the cultivated acres to be 1,153.23 acres on this zero grade rice and soybean farm. The property has excellent access via U.S. Highway 65 and Abernathy Road, a county road which is paved to the headquarters, but transitions to gravel further south.

Location: Noble Lake (Pine Bluff, Arkansas), Southeast Jefferson County.

Distance: Pine Bluff, AR	11 Miles
Moscow	5 Miles
Stuttgart, AR	42 Miles
Little Rock, AR	60 Miles

Acreage: 1,296.19 Acres +/- per the Jefferson County Tax Statement (2022)
1,153.23 Acres in cultivation per FSA 156 (attached)
16 Acre Reservoir (Included in Cultivated Ac.)
142.96 Roads, ditches, headquarters, house lots, irrigation canal
Efficiency 89% (Includes Reservoir)

USDA: See attached FSA Form 156EZ

Irrigation: 5-Turbine wells/ 8" and 10". Two diesel powered/Three electric
1 Electric Turbine relief- 10"
16 Acre +/- irrigation reservoir
Water distribution via underground pipe and canal
Tail water recovery 50% +/-

Grain Storage: 4- 48' x 7 Ring (wide corrugation) Grain Bins/ 160,000 Bushel total
rated capacity
Loading and unloading via grain loop
2 fans per bin

Utilities: Electricity, rural water

Building Improvements: 3 houses range from good to poor condition
1 steel shop building-40'x50' with 40'x20' OH
1 steel equipment shed-100'x70'

Property Details

Continued

Recreation: Location of property in known waterfowl area, with deer hunting opportunities as well. Property has a history of waterfowl hunting and winter habitat.

Real Estate Taxes: \$17,615.39 ('22) 1,296.19 Ac.

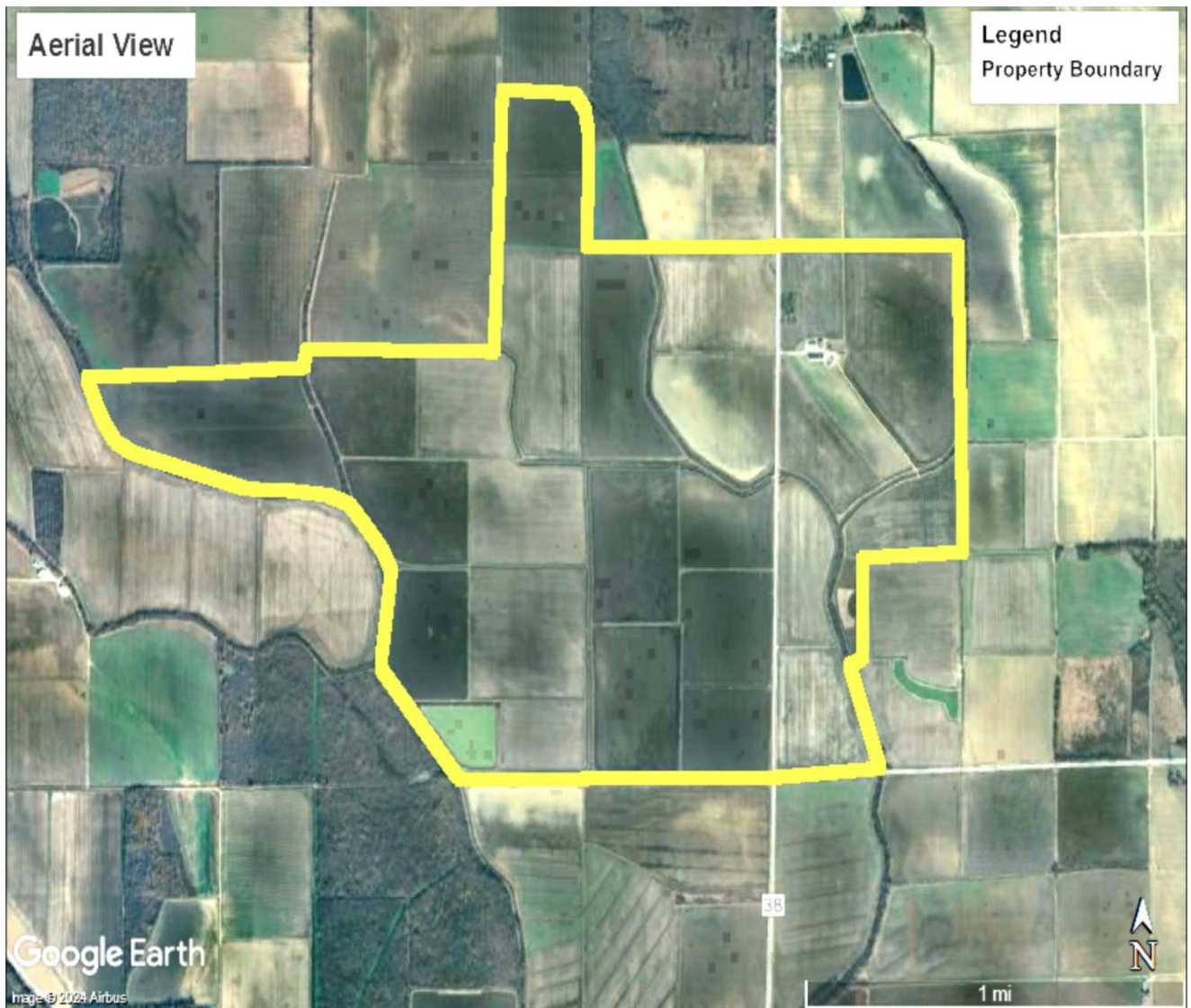
Mineral Rights: Mineral rights owned by seller, if any, will transfer to buyer

Farm Lease: Current crop share lease with an excellent tenant that has been on the property for 10+ years. **Seller has granted tenant right of first refusal on a qualified acceptable offer.** Details available upon request.

Property Management: Currently provided by Hartz Farm Management, Inc. Services available to buyer if desired.

Sales Price: \$9,527,000

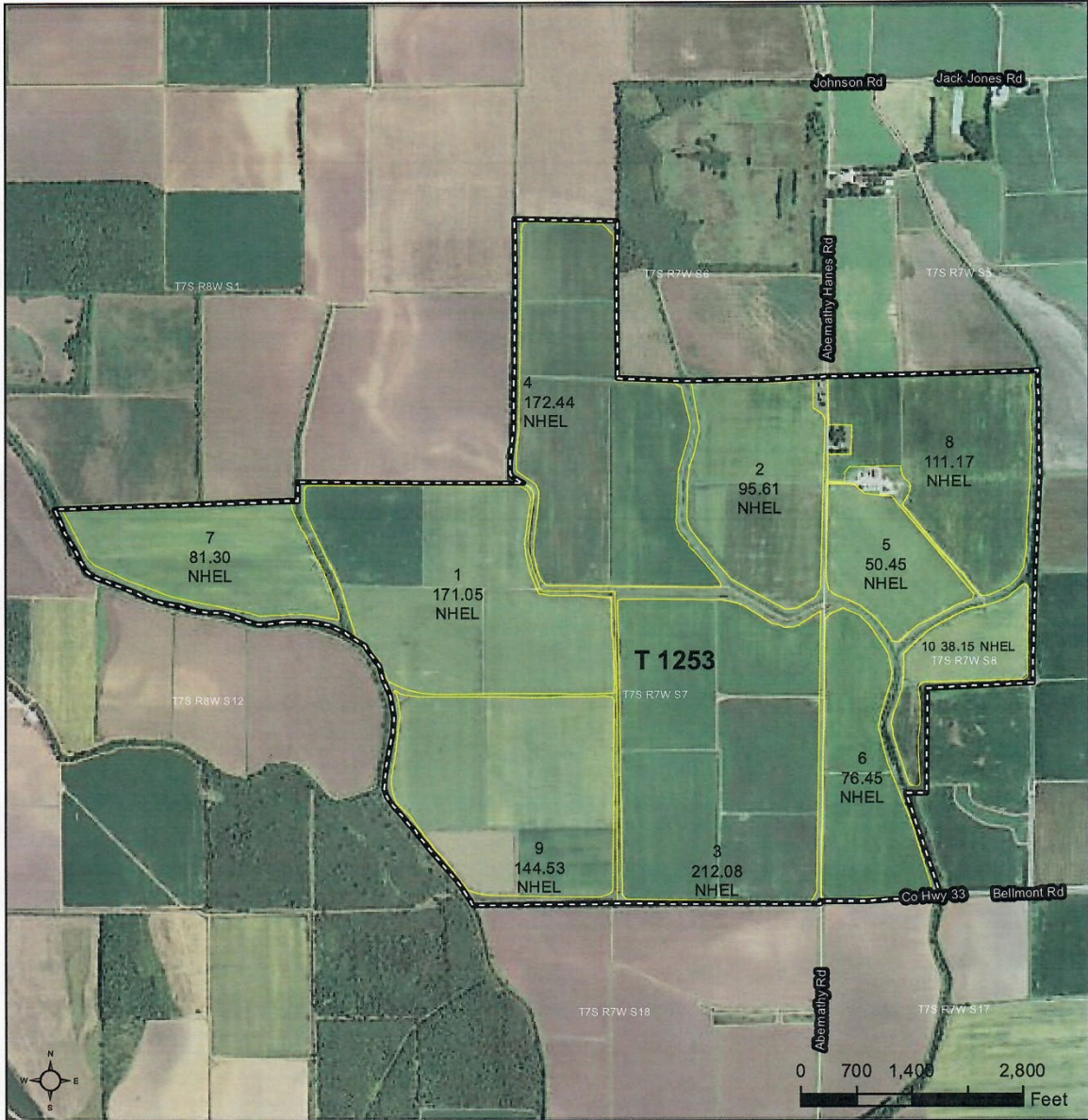
**Questions regarding the property or to schedule a showing contact
Douglas Hartz, AFM/Broker
Hartz Farm Management, Inc.
(870) 672-2420 (c)**



FSA Map



Jefferson County, Arkansas



- Common Land Unit** PLSS
- Non-Cropland; Cropland
 - Tract Boundary
- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

Imagery Year: 2019

2021 Program Year

Map Created April 01, 2021

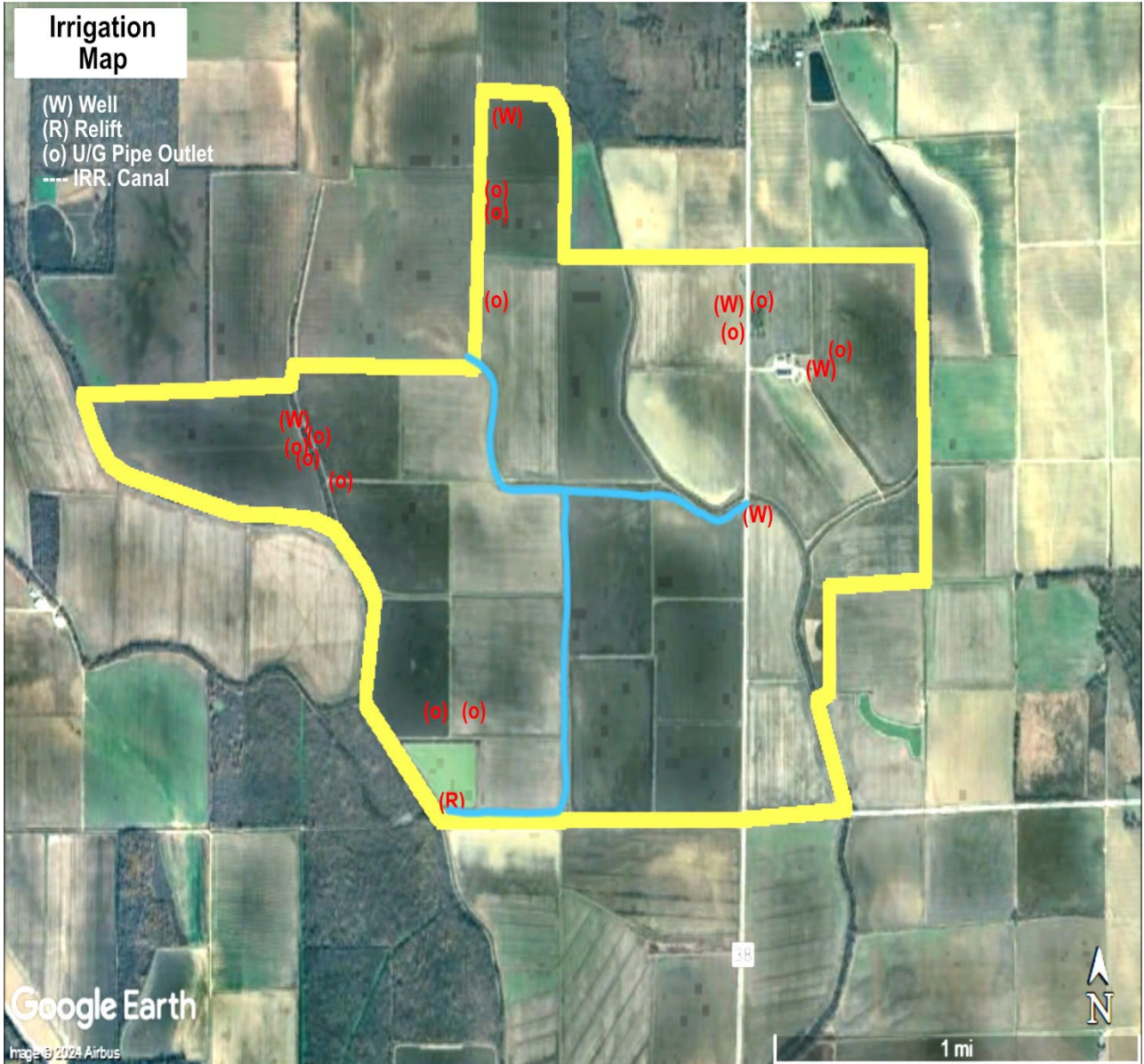
Farm 509
Tract 1253

Tract Cropland Total: 1153.23 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Irrigation Map

- (W) Well
- (R) Relift
- (o) U/G Pipe Outlet
- IRR. Canal



Soils Map and Report

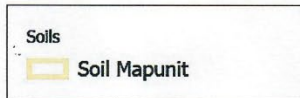
Date: 3/12/2024

Approximate Acres: 1168.32

Land Units: Tract 1018, Fields 1,11,12,13,14,2,3,4,5,6,8



Prepared with assistance from USDA-Natural Resources Conservation Service



USDA is an equal opportunity provider, employer, and lender

Map Unit Description (Brief, Generated)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, provide information on the composition of map units and properties of their components.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The Map Unit Description (Brief, Generated) report displays a generated description of the major soils that occur in a map unit. Descriptions of non-soil (miscellaneous areas) and minor map unit components are not included. This description is generated from the underlying soil attribute data.

Additional information about the map units described in this report is available in other Soil Data Mart reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the Soil Data Mart reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description (Brief, Generated)

Jefferson and Lincoln Counties, Arkansas

Map Unit: 19—Hebert silt loam, 0 to 1 percent slopes

Component: Hebert (88%)

The Hebert component makes up 88 percent of the map unit. Slopes are 0 to 1 percent. This component is on natural levees on alluvial plains. The parent material consists of Holocene silty alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 27 inches during January, February, March, April, December. Organic matter content in the surface horizon is about 1 percent. This component is in the F131BY003AR Loamy Flood Plain ecological site. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Rilla (3%)

Generated brief soil descriptions are created for major soil components. The Rilla soil is a minor component.

Component: Gallion (3%)

Generated brief soil descriptions are created for major soil components. The Gallion soil is a minor component.

Component: Perry (3%)

Generated brief soil descriptions are created for major soil components. The Perry soil is a minor component.

Component: Portland (3%)

Generated brief soil descriptions are created for major soil components. The Portland soil is a minor component.

Map Unit: 26--Perry clay, 0 to 1 percent slopes

Component: Perry (90%)

The Perry component makes up 90 percent of the map unit. Slopes are 0 to 1 percent. This component is on lower backswamps on Red River and Arkansas River river valleys. The parent material consists of clayey alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is very high. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during January, February, March, April, May, June, December. Organic matter content in the surface horizon is about 2 percent. This component is in the F131BY006AR Clayey Flood Plain ecological site. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Component: Portland (5%)

Generated brief soil descriptions are created for major soil components. The Portland soil is a minor component.

Component: Perry, frequently flooded (5%)

Generated brief soil descriptions are created for major soil components. The Perry, frequently flooded soil is a minor component.

Map Unit: 30--Portland clay, 0 to 1 percent slopes

Component: Portland (80%)

The Portland component makes up 80 percent of the map unit. Slopes are 0 to 1 percent. This component is on backswamps on (Arkansas) river valleys. The parent material consists of clayey alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is high. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, March, April, December. Organic matter content in the surface horizon is about 2 percent. This component is in the F131BY006AR Clayey Flood Plain ecological site. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Component: Aquents (5%)

Generated brief soil descriptions are created for major soil components. The Aquents soil is a minor component.

Component: Hebert (5%)

Generated brief soil descriptions are created for major soil components. The Hebert soil is a minor component.

Component: Portland, flooded (5%)

Generated brief soil descriptions are created for major soil components. The Portland, flooded soil is a minor component.

Component: Perry (5%)

Generated brief soil descriptions are created for major soil components. The Perry soil is a minor component.

Data Source Information

Soil Survey Area: Jefferson and Lincoln Counties, Arkansas

Survey Area Data: Version 22, Sep 12, 2023

Soils Inventory Report

Tract	Land Unit	Map Unit Symbol	Map Unit Name	Acres	Percent
1253	1	26	Perry clay, 0 to 1 percent slopes	171.1	100%
Total				171.1	100%

Tract	Land Unit	Map Unit Symbol	Map Unit Name	Acres	Percent
1253	10	26	Perry clay, 0 to 1 percent slopes	38.2	100%
Total				38.2	100%

Tract	Land Unit	Map Unit Symbol	Map Unit Name	Acres	Percent
1253	11	26	Perry clay, 0 to 1 percent slopes	93.6	100%
Total				93.6	100%

Tract	Land Unit	Map Unit Symbol	Map Unit Name	Acres	Percent
1253	12	26	Perry clay, 0 to 1 percent slopes	37.1	100%
Total				37.1	100%

Tract	Land Unit	Map Unit Symbol	Map Unit Name	Acres	Percent
1253	2	26	Perry clay, 0 to 1 percent slopes	95.7	100%
Total				95.7	100%

Tract	Land Unit	Map Unit Symbol	Map Unit Name	Acres	Percent
1253	3	26	Perry clay, 0 to 1 percent slopes	212.2	100%
Total				212.2	100%

Tract	Land Unit	Map Unit Symbol	Map Unit Name	Acres	Percent
1253	4	26	Perry clay, 0 to 1 percent slopes	172.5	100%
Total				172.5	100%

Tract	Land Unit	Map Unit Symbol	Map Unit Name	Acres	Percent
1253	5	26	Perry clay, 0 to 1 percent slopes	50.5	100%
Total				50.5	100%

Tract	Land Unit	Map Unit Symbol	Map Unit Name	Acres	Percent
1253	6	26	Perry clay, 0 to 1 percent slopes	76.5	100%
Total				76.5	100%

Soil Inventory Report (Tract/Land Unit)

Tract	Land Unit	Map Unit Symbol	Map Unit Name	Acres	Percent
1253	8	19	Hebert silt loam, 0 to 1 percent slopes	5.1	5%
1253	8	26	Perry clay, 0 to 1 percent slopes	93.5	84%
1253	8	30	Portland clay, 0 to 1 percent slopes	12.6	11%

Total **111.2** **100%**

Tract	Land Unit	Map Unit Symbol	Map Unit Name	Acres	Percent
1253	9	26	Perry clay, 0 to 1 percent slopes	144.6	100%

Total **144.6** **100%**

Grand Total **1203.2** **100%**

ARKANSAS
JEFFERSON



United States Department of Agriculture
Farm Service Agency

FARM : 509

Prepared : 3/12/24 10:09 AM CST

Crop Year : 2024

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : HILDEBRAND FARMS INC
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
1,283.87	1,153.23	1,153.23	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag,Rel. Activity	SOD	
0.00	0.00	1,153.23	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT, OATS, RICE-LGR, RICE-MGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	19.71	0.00	39	
Oats	16.76	0.00	84	
Soybeans	152.18	0.00	41	0
Rice-Long Grain	788.67	0.00	5976	
Rice-Medium Grain	8.28	0.00	5462	
TOTAL	985.60	0.00		

NOTES

--

Tract Number : 1253
 Description : N/13 M/13
 FSA Physical Location : ARKANSAS/JEFFERSON
 ANSI Physical Location : ARKANSAS/JEFFERSON
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : HILDEBRAND FARMS INC
 Other Producers : PRICE FAMILY FARMING COMPANY, JP LAND COMPANY LLC
 Recon ID : None

ARKANSAS
JEFFERSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 509
Prepared : 3/12/24 10:09 AM CST
Crop Year : 2024

Tract Land Data

Tract 1253 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
1,283.87	1,153.23	1,153.23	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	1,153.23	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	19.71	0.00	39
Oats	16.76	0.00	84
Soybeans	152.18	0.00	41
Rice-Long Grain	788.67	0.00	5976
Rice-Medium Grain	8.28	0.00	5462
TOTAL	985.60	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



Crops



Structures



Large equipment shed



Enclosed Shop



1 of 2 similar houses



Main house



Large grain storage complex with loop system

Irrigation



One of three electric turbine wells



One of two diesel turbine wells



Electric turbine relift



Reservoir



Underground irrigation pipe outlet



Irrigation canal

Recreation



Tenant owned duck blind



Example of areas that offer cover for deer