

Texarkana Ranch

3,000 (+/-) Acres Miller Co., Ar

PROPERTY FEATURES

- Total Acres 3,000 +/- located in Miller Co., Arkansas

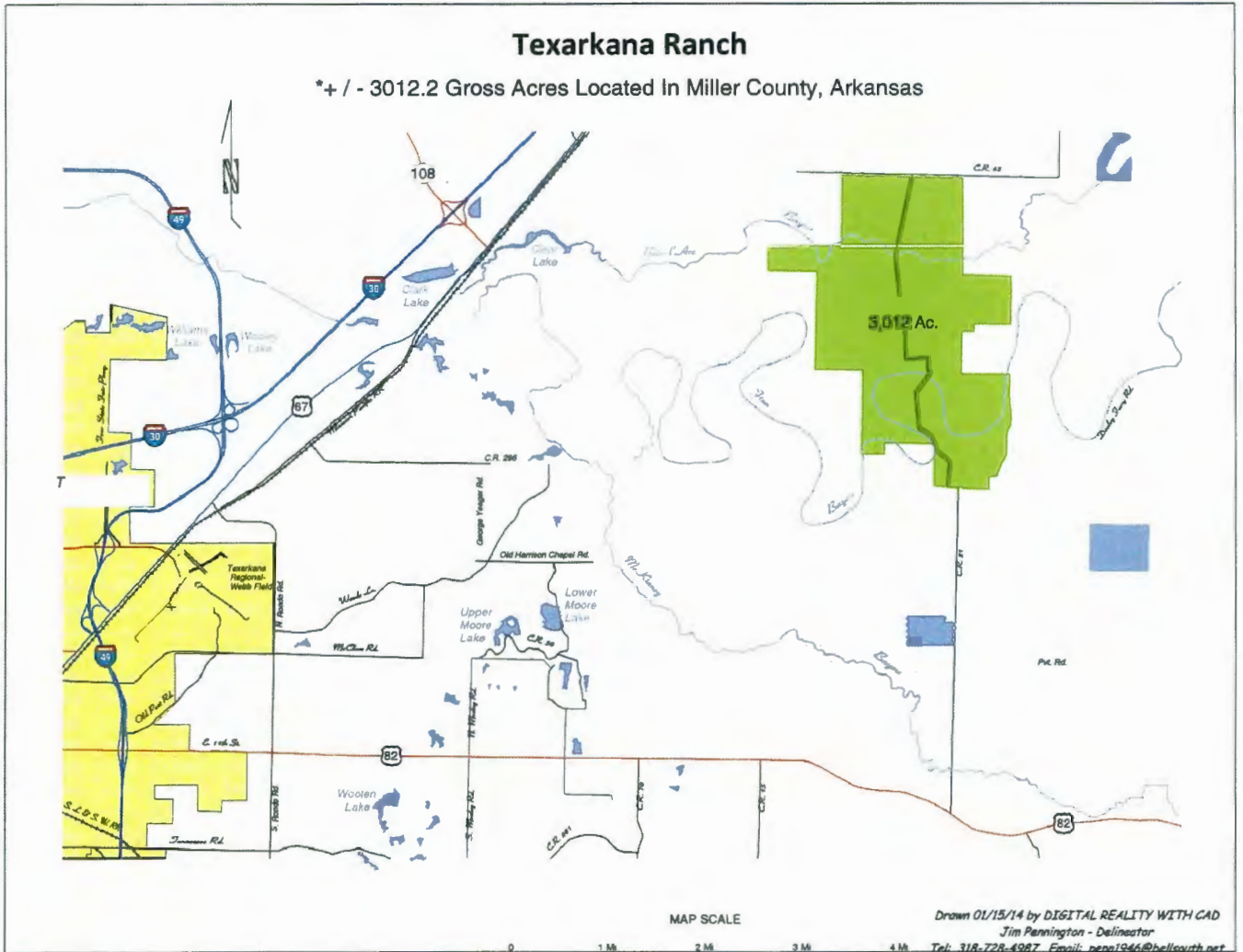
FOR MORE INFORMATION

Michael Hinze
(501) 352-4709
michael@blackmonauctions.com



5423 Kavanaugh Blvd. ,
Little Rock, AR 72207
(501) 664-4526

LOCATION



The property is located in Miller County, Arkansas on State Highway 296. The property has access from State Hwy 296 on the south and Miller County Road 65 on the east. The property is only 12 miles northeast of Texarkana, Arkansas and access to Interstate 49. The property is also only 8 miles southeast of access to Interstate 30.

Texarkana Ranch



Head southeast on State Hwy 108

Exit 107, 130

Turn left onto US-67 N

Turn right onto Miller County Rd 64

Turn right onto Co Rd 65

Turn left to stay on Co Rd 65

Texarkana Ranch Entrance

Legend

- Feature 1
- Route
- Turn

Google earth



Ranch Description

- Highly Improved Pasture Land
- Perimeter & Cross Fencing
- Excellent Water Resources: 8 Wells & 2 Bayous
- Improvements: Cattle Working Pens, Large Hay Barn, Metal Pole Shed w/Shop, House w/Shop & Shed
- Underground Pipe to Stock Tanks
- 9 Grazing Pastures

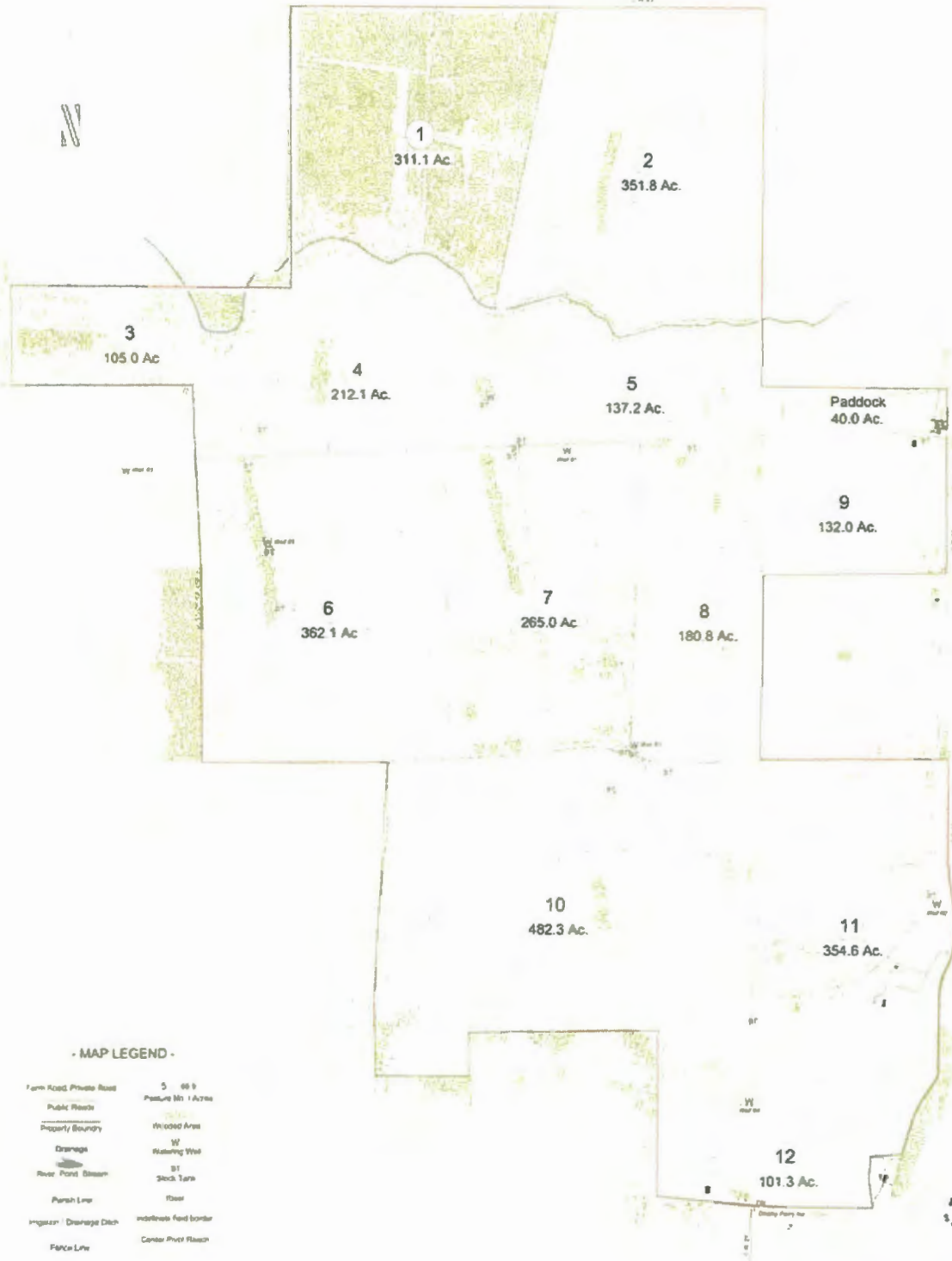
Shown by Appointment Only

OFFERS PRIOR TO AUCTION ACCEPTED

FOR MORE INFORMATION GO TO

WWW.BLACKMONAUTIONS.COM

+ / - *3,012.2 Gross Acres Located in Miller County, Arkansas



- MAP LEGEND -

Farm Road Private Road	5 66 9
Public Roads	Pasture Mh / Acres
Property Boundary	Wooded Area
Drainage	W Watering Well
River Pond Stream	BT Stock Tank
Pursh Line	floor
Impressment Drainage Ditch	irregular fence border
Fence Line	Center Point Road

FSN 2410 WITH 2,541.07 FSA CERTIFIED ACRES			
DRAWN BY DIGITAL REALITY WITH CAD			
MAP SCALE			
0 50	100	150	200
	ft	m	m
			Jim Flavinigan 12/11/2013 Tel (313) 726-4987 Email jim1940@bellsouth.net

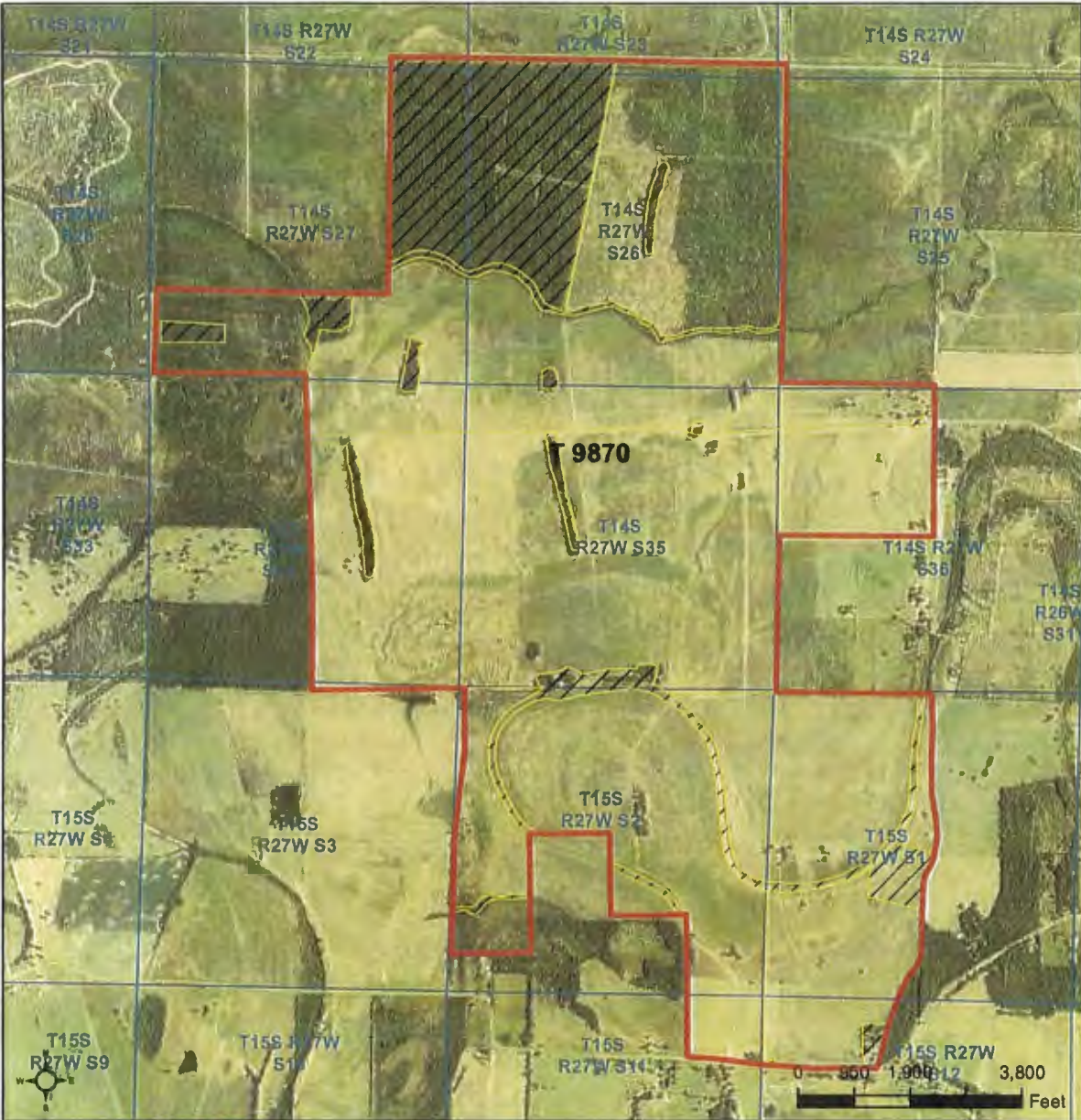
*ACTUAL DEEDED ACRES FROM LEGAL DESCRIPTION

FSA MAP



United States
Department of
Agriculture

Miller County, Arkansas



Common Land Unit
 // Non-Cropland
 Cropland
 Tract Boundary
 PLSS

Wetland Determination Identifiers
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

Tract Cropland Total: 2535.05 acres

2016 Program Year
 Map Created October 18, 2015

Farm 2409
 Tract 9870

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FSA MAPS



Miller County, Arkansas



Common Land Unit Tract Boundary PLSS

Non-Cropland
 Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 37.97 acres

2016 Program Year

Map Created October 18, 2015

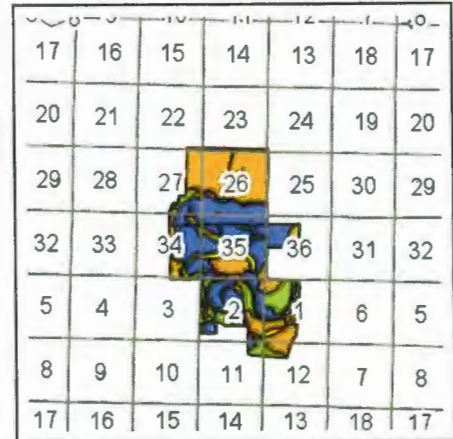
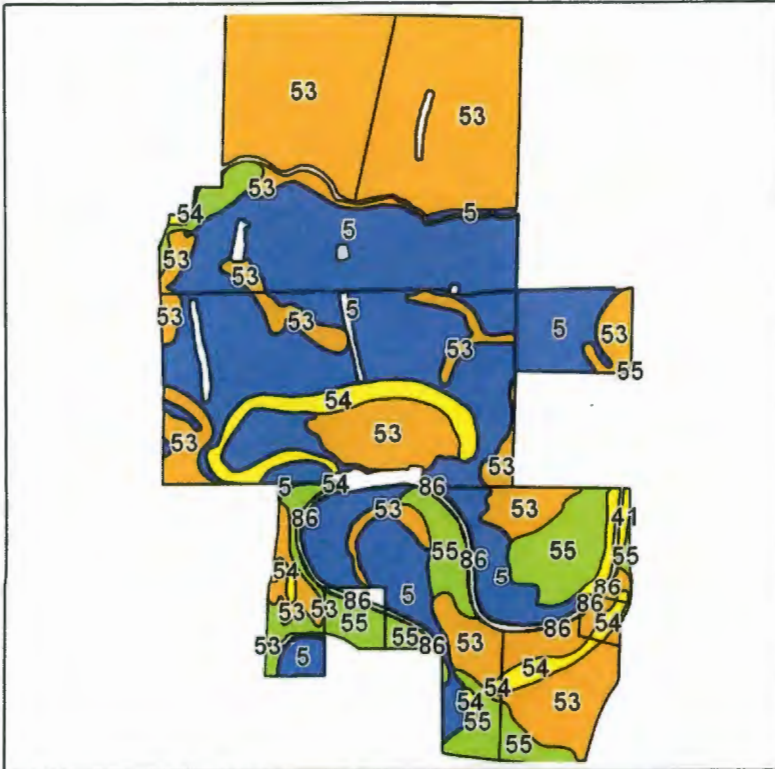
Farm 2409

Tract 621

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SOIL MAP

Soils Map



State: **Arkansas**
 County: **Miller**
 Location: **35-14S-27W**
 Township: **Homan**
 Acres: **2763.6**
 Date: **1/25/2013**

Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.



Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bahiagrass	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Rice Irrigated	Soybeans	Tall fescue	
53	Perry clay, 0 to 1 percent slopes	1155.4	41.8%		IIIw		6.5		475		130	35	7.5	
5	Billyhaw clay, 0 to 1 percent slopes	1134.5	41.1%		IIw			7	500		8	35	9	
55	Rilla silt loam, 0 to 1 percent slopes	316.9	11.5%		I		7.5	95	900		13.5		40	
54	Perry clay, frequently flooded	126.6	4.6%		IVw			5						
41	McKamie silt loam, 2 to 5 percent slopes	20	0.7%		IVe	5.5		5				21		
86	Water	10.2	0.4%											
Weighted Average							0	6.7	10.9	507.6	4.8	54.3	33.8	6.8



Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator : 05-091-2409
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
3,021.94	2,573.02	2,573.02	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	2,573.02	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, OATS, SORGH

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	8.80	0.00	0	34	
Oats	0.10	0.00	0	56	
Grain Sorghum	5.10	0.00	0	54	
TOTAL	14.00	0.00			

NOTES

Tract Number : 621

Description : G-5 FAV/WR History : No
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
43.46	37.97	37.97	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	37.97	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	8.80	0.00	0	34
Oats	0.10	0.00	0	56
Grain Sorghum	5.10	0.00	0	54
TOTAL	14.00	0.00		

Abbreviated 156 Farm Record

Tract 621 Continued ...

NOTES

Tract Number : 9870
 Description : F-3,G-4,G-5 FAV/WR History : No
 BIA Unit Range Number :
 HEL Status : NHEL. No agricultural commodity planted on undetermined fields
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners :
 Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
2,978.48	2,535.05	2,535.05	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	2,535.05	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield

NOTES

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