

FARM LAND

Auction

THURSDAY, JUNE 22, 2017 Sale Time: 1:30 p.m.
1,129 Acres +/- To Be Sold In 8 Tracts – Located at Mounds, Arkansas in Greene County

Rector, Arkansas (Sale Site: Rector Community Center)

AUCTIONEER'S NOTE: This farm consists of 1,128.79 farmland acres +/-, and 1,047.1 cropland acres +/- located in Greene County, Arkansas TWP 18N R7E E. This farm will be sold in 8 tracts. It will not be offered in combinations or offered as a whole. FSA Farm #5980.

TOTAL FSA BASE ACRES: 1,009.98

Farm will be sold by cropland acres:

Wheat	33.24
Rice Long Grain	299.83
Generic	255.92
Soybeans	407.39
Rice Med. Grain	13.6

Base acres will be prorated by FSA office. This farm is productive, high-percentage-irrigated row crop land located at Mounds, AR in Greene County, south of Rector and northwest of Paragould, AR.

OWNER: THE BEULAH HALE AND HAL HENRY McHANEY TRUST

TRACT 1 – 246.73 ACRES

Irrigated with a Valley 7-tower pivot with a turbine pump and Cummins power unit. A portion of this tract is graded with a 12" well and turbine pump.

TRACT 2 – 176.89 ACRES

Irrigated with a Valley 5-tower towable pivot with a turbine pump and Cummins power unit.

TRACT 3 – 173.51 ACRES

Irrigated with a 5-tower Zimmatic towable pivot with a John Deere power unit. Underground pipe runs from the well to a riser that irrigates approximately 60 acres on the south side of this tract.

TRACT 4 – 91.82 ACRES

Non-irrigated land. This tract has an old farm house on it.

TRACT 5 – 59.16 ACRES

This tract is graded and has a 12" well and turbine pump.

TRACT 6 – 91.19 ACRES

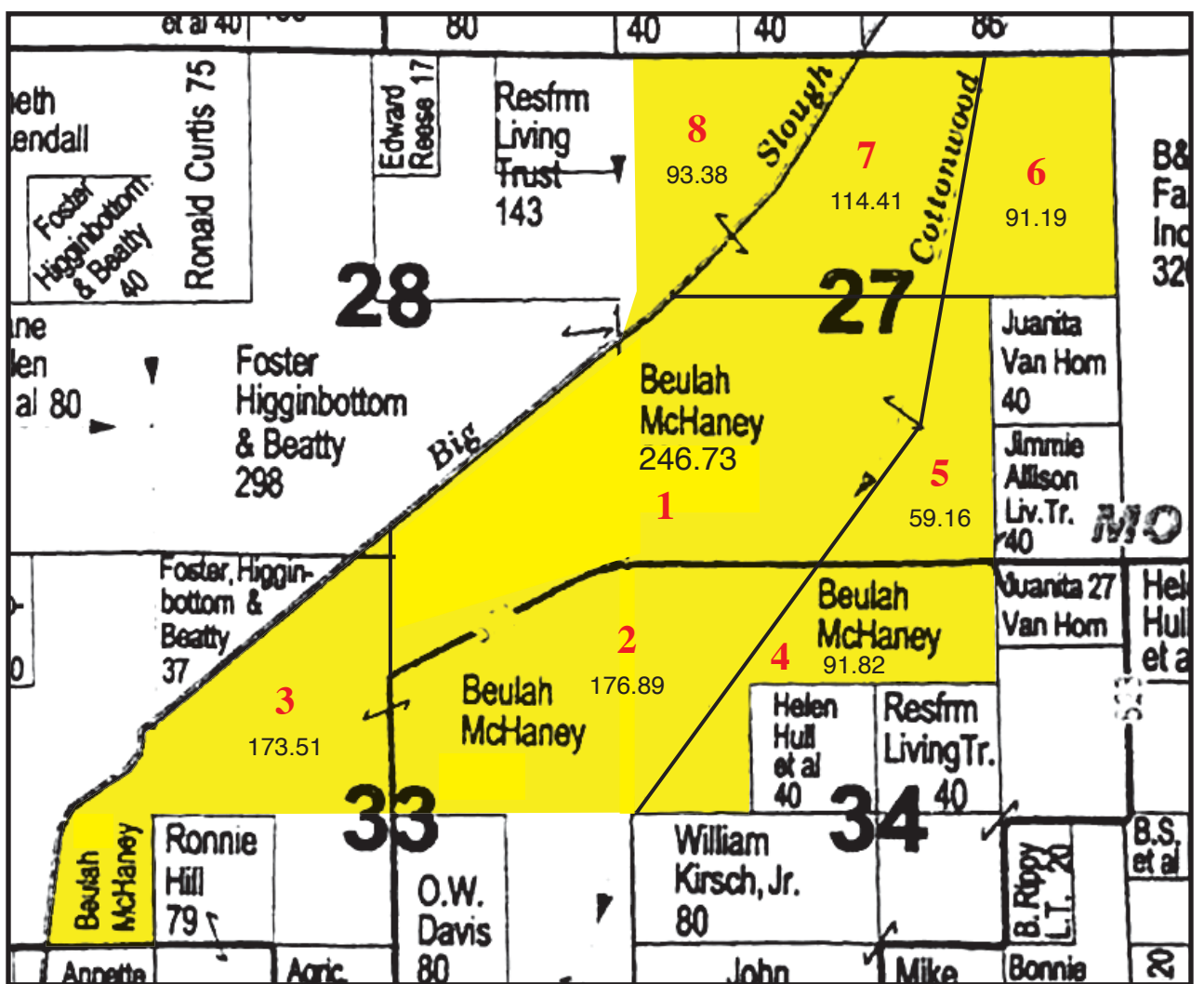
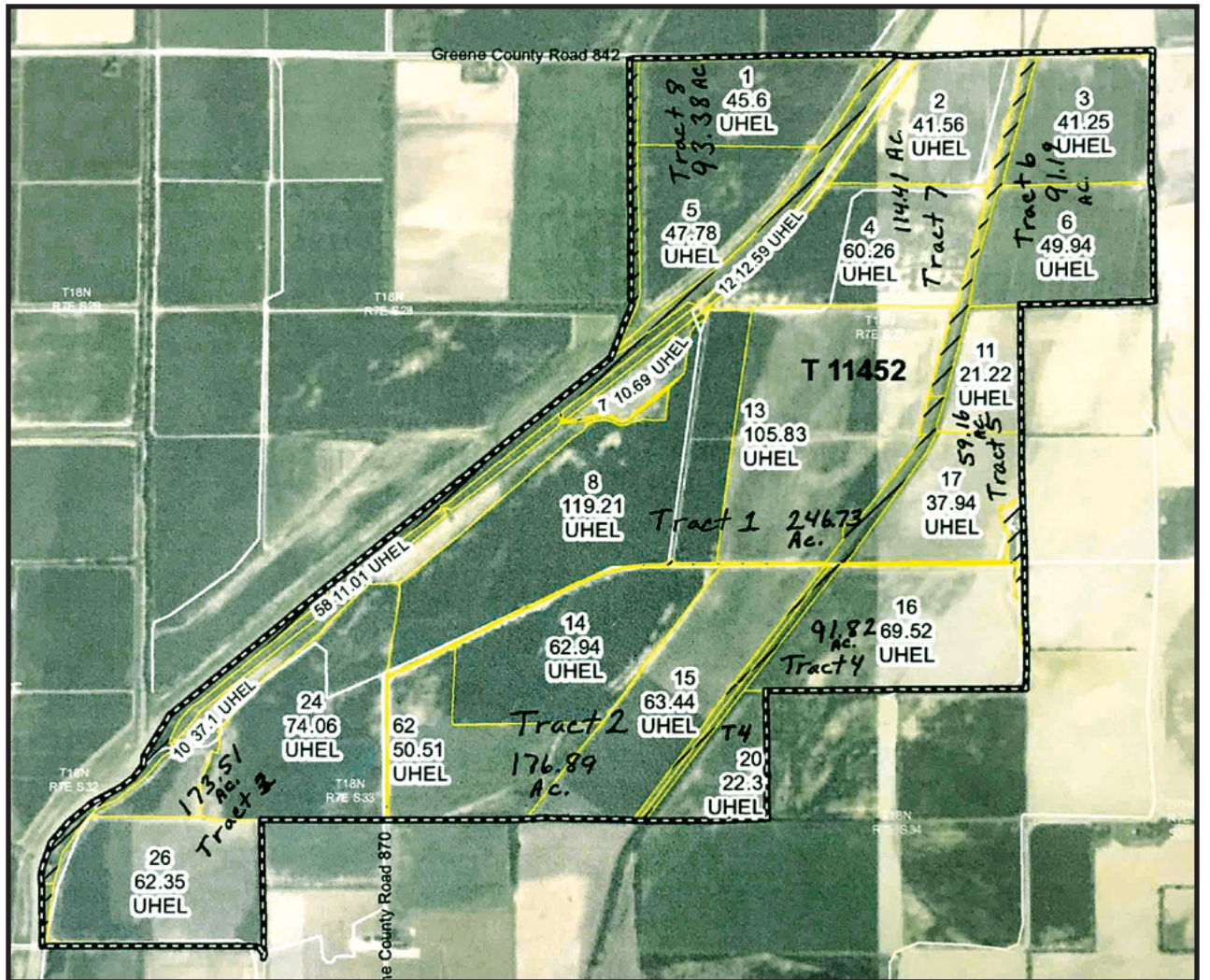
Graded with a 12" well and turbine pump.

TRACT 7 – 114.41 ACRES

Graded with a 12" well and turbine pump.

TRACT 8 – 93.38 ACRES

Graded with a 16" well and turbine pump.



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Announcements made auction day take precedence over printed material.

TERMS: 10% of highest bid (non-refundable) due at conclusion of auction. Balance due on or before closing within 60 days. Closing will be handled by Pelts Title Co. in Kennett, Missouri. Closing costs will be divided equally between buyer and seller. The Trust will retain 2017 income and pay 2017 Real Estate taxes. Buyer will assume possession upon harvest of 2017 crop. FSA crop basis will be prorated by FSA. **6% Buyer's Premium** added to last bid in order to establish selling price and is payable day of auction. **NOTE:** We urge you to drive out and inspect these fine properties before auction day.