

# ***FARMLAND AUCTION***

## ***IN-PERSON AND ONLINE AUCTION***

### ***400 +/- Acres Craighead County, Arkansas***



**AUCTION BY:**

**G GLAUB  
FARM  
MANAGEMENT**

**MANAGEMENT • REAL ESTATE • LAND AUCTIONS  
APPRAISALS • CONSULTING • INVESTMENTS**

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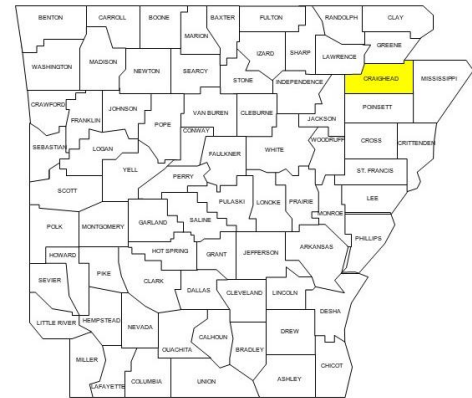
*Serving Landowners in Arkansas, Mississippi, Missouri, and Tennessee*

## TOLBERT FAMILY FARM AUCTION SUMMARY

### Property Overview:

Here's your chance to own a productive rice and soybean farm in Northeast Arkansas! This notable property has been family-owned for over 70 years and is a rare opportunity to purchase a third-generation farm. Farms with this legacy and potential don't come to market often—don't miss out!

Conveniently located 2.5 miles west of Bono, 10 minutes northwest of Jonesboro, and only 3 miles from I-555, the farm offers excellent accessibility. It is fronted by two public county roads (CR 147 and CR 137) for easy access. This property is located outside of the 500-year flood zone with a minimal chance of flooding per FEMA maps, unlike other properties nearby.



The property encompasses 400+/- acres, with 391 FSA tillable acres, of which all but 7 acres are irrigated. With minor improvements, the entire tillable acreage could be irrigated. On-site improvements include a 40'x60' metal shop, two small grain bins, and two ponds. The site location would be ideal location for a farm headquarters, grain storage, home site, or hunting lodge. With a history of rice and soybean production, this farm offers a strong foundation for continued agricultural success.

Take advantage of this unique opportunity to own a legacy farm in an excellent location!

**Sale by Lots:** The farm will be offered in individual lots, the total and any combination. The following is a description of the Lots.

*Lot 1:* The northwest 160 acres contain 153.44 cropland acres, one well, the shop, grain bins, and ponds.

*Lot 2:* The southwest 160 acres contain 159.41 cropland acres and two wells.

*Lot 3:* The eastern 80 acres contain 78.68 cropland acres and one well.

**Acres:** 400 +/- Total Acres per the Craighead County Tax Records.

**FSA Data:** Cropland Acres – 391.53 acres

<u>Crop Bases</u>	<u>Acres</u>	<u>PLC Yield</u>
Long Grain Rice	235.80	5625
Wheat	22.90	37
Grain Sorghum	65.77	65
Soybeans	65.20	30
<b>Total Base:</b>	<b>389.67</b>	

**Soils &****Topography:**

The soil types on this farm consist of Jackport Silty Clay loam, Foley and Calhoun silt loams. The average NCCPI rating is 61.3, which is near average for Craighead County. The property is mostly level with elevations ranging from 248 to 262 feet. The farm is outside the 500 year flood zone. Land leveling design are options available.

**Property Taxes:** \$6,137.80 (\$15.34/acre) – Per County 2024 Records

**Farm Lease:** The farm is currently leased to a local farmer on a 25% crop share, with the owner maintaining the irrigation wells. There is no sharing of crop expenses. This is a verbal lease that will continue until terminated. The current tenant wishes to continue as operator, with terms to be negotiated with the buyer. The lease will be transferred to the buyer(s) who will be entitled to all 2025 rental income.

**Improvements:** The farm has one 40'x60' metal shop building on Lot #1 with all steel construction, built in 1976, with 14' sidewalls, concrete floor, wiring in conduit, two sliding and one walk-in doors. Single phase electric service with Craighead Electric (REA), and City, Water and Light (CWL) public water service. The shop is in good condition. Additionally, there are two - 5,000 +/-bushel grain bins last used in 2024 which will transfer to the buyer except for the fans that are owned by the tenant.

**Irrigation Wells:** There are four irrigation wells. The water is stated to be of good quality and adequate to irrigate the farm in the typical rice/soybean rotation.

**Crop Insurance:** The seller has maintained a policy on their share of crop insurance. Details can be made available and possibly transferable.

**Inspections:** Contact Glaub Farm Management, LLC to inspect farms.

**Auction**

**Date & Time:** Tuesday, March 11, 2025 @ 10:00 AM CST (Registration starts @ 9:00 AM)

**Auction Location:** Hilton Garden Inn, 2840 S Caraway Rd, Jonesboro, AR 72401

**Online Bidding:** [Click Here](#)

**Online Map:** [Click Here](#)

**Video:** [Click Here](#)

**Supplemental**

**Information:** [Click Here](#)

GENERAL LOCATION MAP





## TERMS AND CONDITIONS

**Method of Sale:** Glaub Farm Management, LLC (GFM) (Ted Glaub - Arkansas Real Estate License #PB00039905 & Arkansas Auctioneer License #2842) and Hendrix Auctions & Realty (Robert E. Hendrix Arkansas Real Estate License #PB00027484 & Arkansas Auctioneer License #128) will offer this property for public auction Tuesday, March 11. The auction location will be at the Hilton Garden Inn at Jonesboro. At 10:00 AM, the property will be offered as one total unit, in lots, or in combination. Each bid shall constitute an offer to purchase, and the final bid, if accepted by the Seller(s), shall constitute a binding contract between the Buyer(s) and the Seller(s). Online bidding is allowed prior to the auction date and up until the live bidding ends. The auctioneer will settle any disputes as to bids and his decision will be final. If you are unable to attend the auction and would like to place a confidential sealed bid, please contact GFM at 870-972-6996.

**Acreage:** The acreages listed in this brochure are estimates taken from the county assessor's records, survey, and/or FSA records.

**Survey:** The Seller(s) reserve the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for a lot or lots, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, or if this property sells in multiple lots requiring new legal descriptions, a survey will be completed, the cost of which will be shared 50/50 by the Seller(s) and the Buyer(s). The Seller(s) will choose the type of survey to be completed and warrants that it will be sufficient to provide an owner's title insurance policy for the lot(s). The price per acre will be the auction bid price for the lot, multiplied by the lot acreage estimated in the auction brochure.

**Approval of Bids:** The Seller(s) reserve the right to accept or reject any and all bids. All successful bidders must enter into a separate written purchase agreement the day of the auction, immediately following the conclusion of the bidding.

**Down Payment:** 10% of the final purchase price is due the day of the auction with the balance due at closing. If bidding online, the down payment must be received by 10:00AM the following day. The down payment must be in the form of a personal or company check accompanied with a bank letter guaranteeing minimum funds available to write a non-refundable bid deposit, cashier's check, wire, or cash. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

**Deed:** The Seller(s) will provide a General Warranty Deed or similar deed at closing.

**Evidence of Title:** The Seller(s) will provide an Owner's Title Insurance Policy to the Buyer(s). The Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement(s) are null and void prior to the closing, and the Broker will return the Buyer's down payment.

**Easements:** The sale of this property is subject to any and all easements of record.

**Closing:** The closing shall be on or before Thursday April 10. The Seller(s) have the choice to extend this date if necessary until Friday April 25, 2025.

**Possession:** Possession of the property shall be delivered to Buyer at Closing subject to a verbal agricultural lease and possession of the shop no later than 45 days after closing.

**Crop Income:** The 2025 crop rent and thereafter are the Buyer(s).

**Mineral Rights:** Any mineral rights owned by the Seller(s) will be conveyed to the Buyer(s).

**Real Estate Taxes:** The Seller(s) will pay the real estate and personal property taxes for 2024 calendar year and prior. Buyer(s) is responsible for 2025 and subsequent years.

**Property Inspections:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries, and due diligence concerning the property. Further, Seller(s) disclaims any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by GFM or the Seller(s) without GFM present.

**Agency:** Glaub Farm Management, LLC, Ted Glaub (Broker/Auctioneer) and their representatives, are exclusive agents of the Seller(s).

**Online Bidder Registration:** In order to bid online you must register for the auction online 24 hours prior to the auction at [bid.glaubfm.com](http://bid.glaubfm.com) and be approved by GFM. Contact GFM if you have issues registering or questions regarding online bidding.

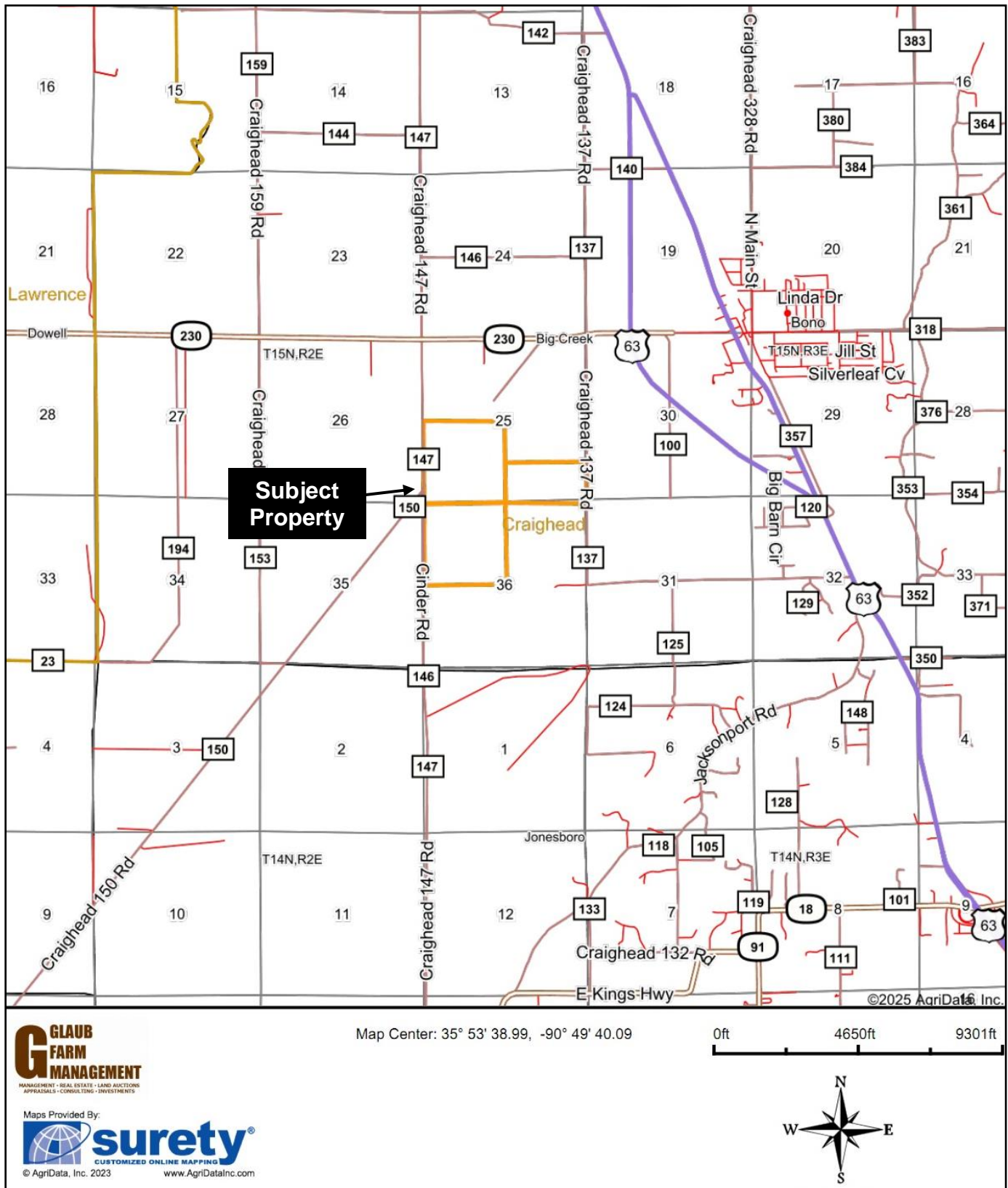
**Technical Issues:** In the event there are technical difficulties related to the server, software, internet or any other online auction-related technologies, Glaub Farm Management reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Glaub Farm Management shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

**Broker Participation:** Call GFM @ 870-972-6996 to receive the broker/realtor participation form.

**Disclosure:** Buyer has been informed that the Property, including without limitation: garages, tool sheds, other outbuildings, fences, signs, and mechanical equipment on the Property that were constructed prior to 1978, if any, may contain lead-based paint.

**Disclaimer:** All information contained in this brochure and all related materials are subject to the Terms and Conditions contained in the purchase agreement. No liability for the accuracy, errors or omissions of the information contained in this brochure and all related marketing materials is assumed by the Seller(s) or GFM. All sketches and dimensions in this brochure are approximate. ANNOUNCEMENTS MADE BY GFM, LEGAL COUNSEL, AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller(s) or GFM. Except for any express warranties set forth in the purchase agreement and sale documents, Buyer(s) accepts the property "AS IS," and Buyer(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller(s) and GFM make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Seller(s) or GFM be liable for any damages of any kind, including but not limited to nominal, compensatory, general, special or punitive damages. Conduction of the auction and increments of bidding are at the direction and discretion of GFM and/or the auctioneer. The Seller(s) and GFM reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of GFM, and/or the auctioneer are final.

## REGIONAL MAP



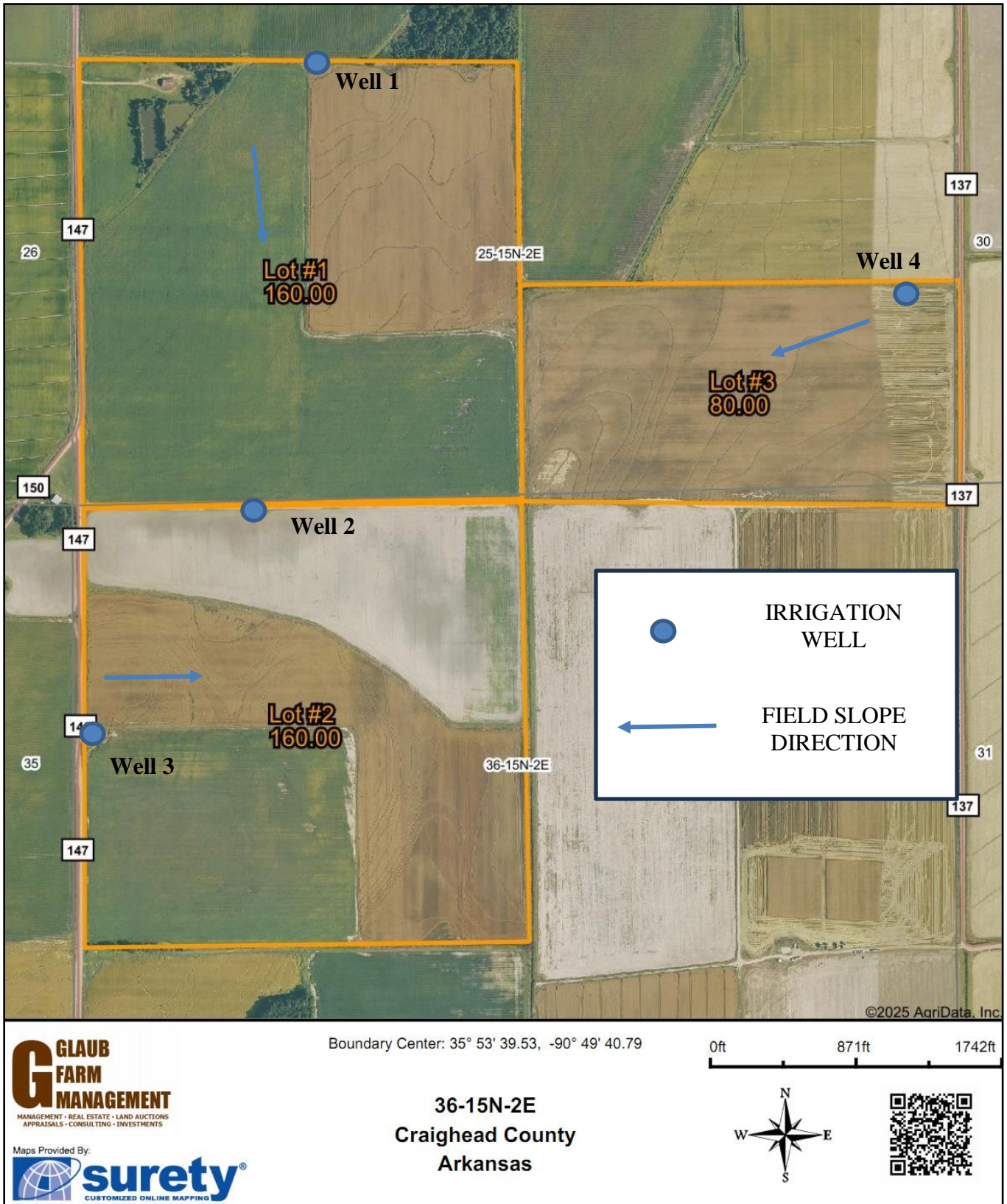


## AERIAL MAP

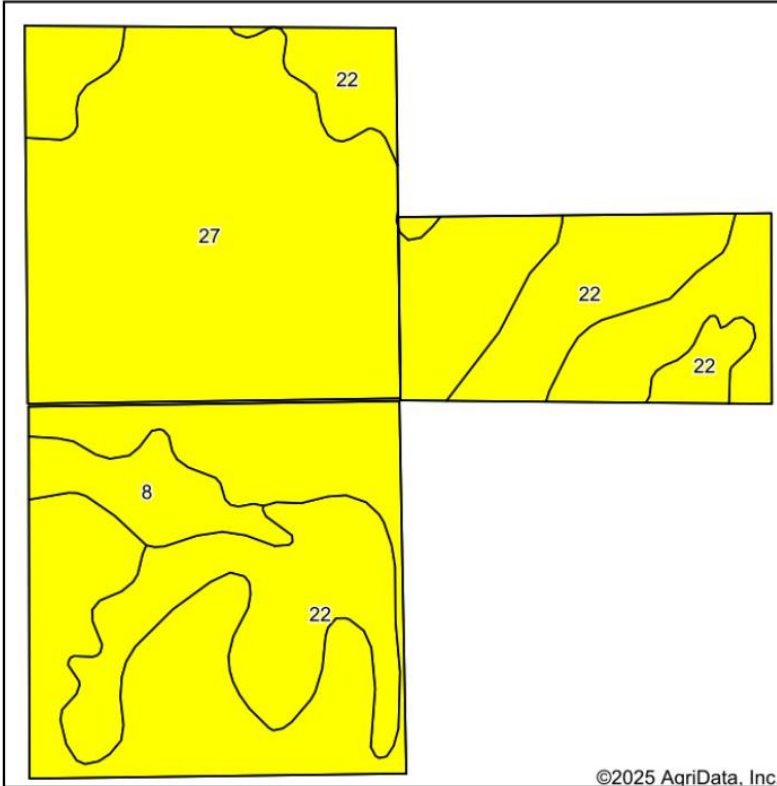




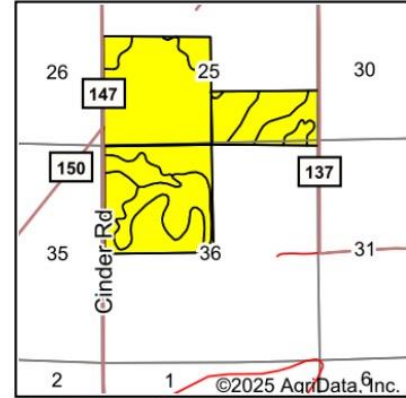
## IRRIGATION MAP



## SOILS MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**  
 County: **Craighead**  
 Location: **36-15N-2E**  
 Township: **Big Creek**  
 Acres: **400**  
 Date: **1/21/2025**



Maps Provided By:



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Area Symbol: AR031, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
27	Jackport silty clay loam, 0 to 1 percent slopes	277.55	69.4%		IIIw	61
22	Foley silt loam, 0 to 1 percent slopes	104.98	26.2%		IIIw	60
8	Calhoun silt loam	17.47	4.4%		IIIw	73
Weighted Average					3.00	*n 61.3

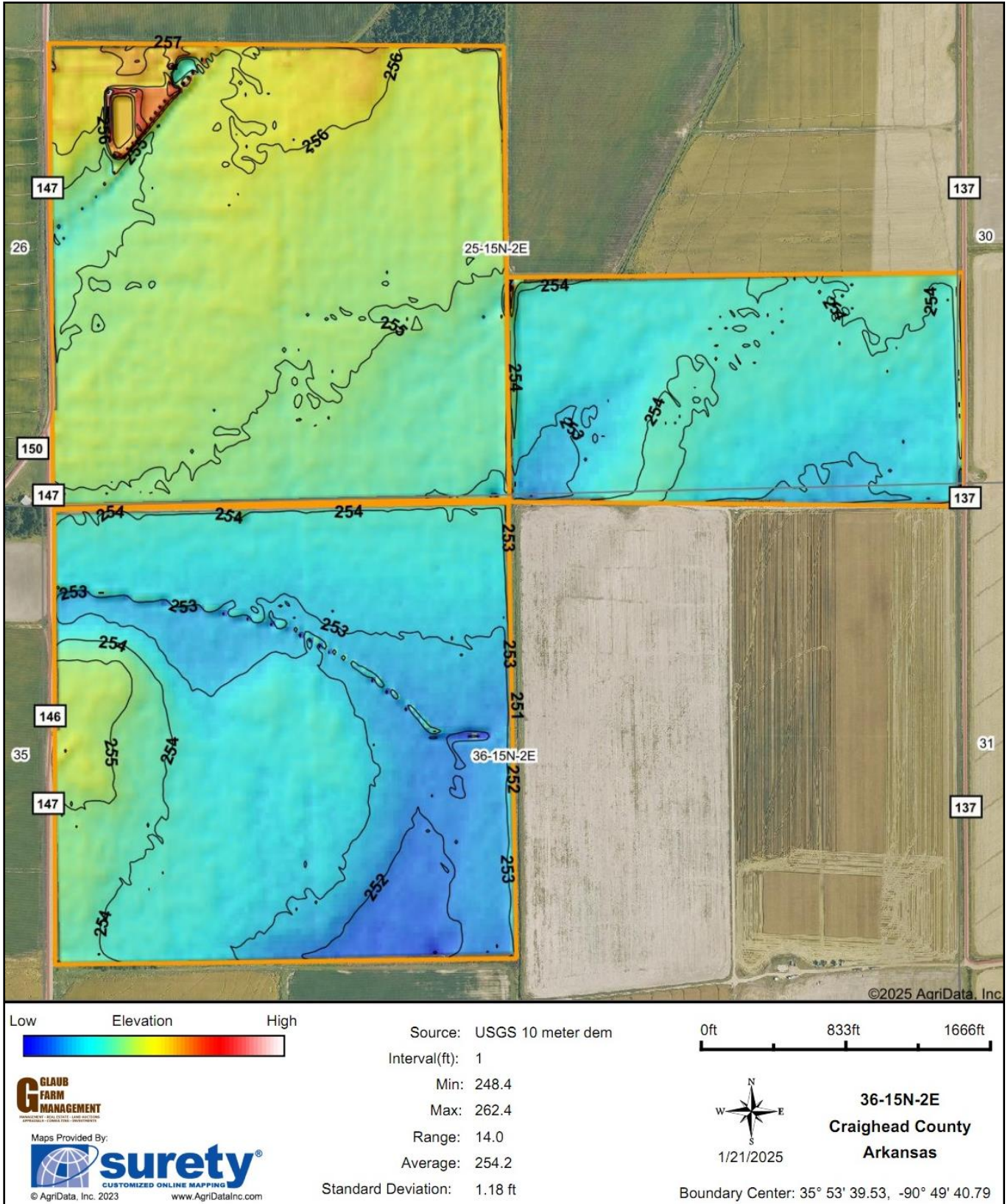
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

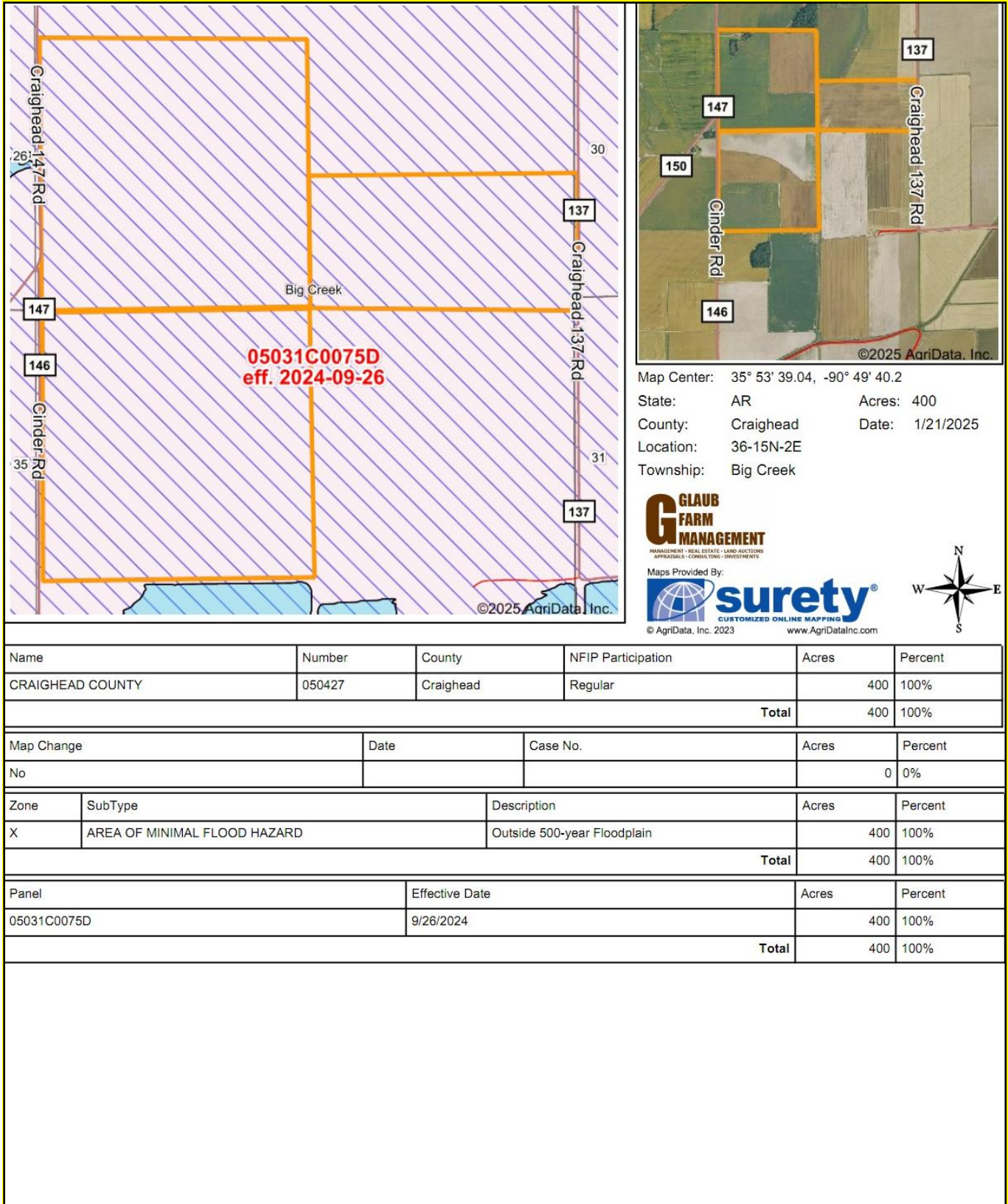


# TOPOGRAPHY MAP





## FEMA MAP



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