

Big Creek 160 Farm

160.0 +/- Acres ♦ Phillips County, Arkansas

AVAILABLE FOR ACQUISITION: *The Big Creek 160 Farm, situated just southwest of Helena, Arkansas, presents an exceptional agricultural investment opportunity. The cropland is irrigated, level, highly efficient, and suitable for the production of rice, soybeans, and other row crops.*



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Big Creek 160 Farm

PROPERTY SUMMARY

The Big Creek 160 Farm comprises 160.0 +/- total acres, offering 158.0 +/- acres of level cropland currently producing rice and soybeans. The remaining acres serve as essential infrastructure, including roads, ditches, and levees.

The land is situated just 24 miles southwest of Helena and 48 miles south of Brinkley, offering excellent access via county-maintained and paved roads. The property features a well-established system of levees, ditches, and roads, and is irrigated via an electric well. During the autumn months, the landscape can be flooded to create ideal duck hunting conditions.

The property's current owner has maintained operations through the 2025 crop year, with the potential for leaseback arrangements that would allow continued farming operations. Additional income opportunities exist through leasing the land for duck hunting.

Big Creek 160 Farm is offered for sale at \$1,040,000.00 (\$6,500.00 per acre). Interested and qualified parties should contact Clay Medford of Myers Cobb Realtors at 501-517-1531 regarding questions or to arrange a property tour.

ATTENTION: Myers Cobb Realtors is the Exclusive Agent for the property described herein. This property brochure and all information contained herein are believed to be correct; however, no guarantee is made as to its certainty. Prospective buyers are urged to inspect the property and perform independent due diligence. Myers Cobb Realtors and its agents assume no liability as to errors, omissions, or investment results. All information is approximate. Some images shown within this property brochure are used for representative purposes and may not have been taken on location at the subject property. A representative of Myers Cobb Realtors must be present to conduct a tour of the property. We respectfully request that interested parties contact us in advance to schedule a proper showing and not attempt to tour or trespass on the property on their own. Thank you for your cooperation.



PROPERTY SUMMARY

Acreage – 160.0 +/- total acres

- 158.0 +/- acres Tillable farmland (suitable for rice production)
- 2.0 +/- acres Roads, ditches, and levees

Location – The property is located in Phillips County, Arkansas, which is in the fertile Delta Region.

- Coordinates: 34.42201, -90.89874
- Distance from Lakeview, Arkansas
 - Helena, AR: 24 +/- miles Memphis, TN: 91 +/- miles
 - Brinkley, AR: 48 +/- miles Little Rock, AR: 113 +/- miles

Access – The property has excellent access via county-maintained paved road:

The Landscape – This property consists of 158.0 +/- acres of mostly level cropland that currently produces rice and other row crops. The remaining acreage is comprised of a well site, levees, drainage ditches, and farm roads.

Wildlife and Hunting – The field area is mostly level with a levee on either end so you could flood the north and south side for a wonderful duck hunting area. Currently this field is planted to soybeans.

Water Resources – This property is irrigated via an electric well.

Income Streams – This property is currently farmer owned for the 2025 crop year. They would consider a leaseback on the farmland to continue the current farming operation. Additional income could also be generated from a yearly hunting lease.

Mineral Rights – All mineral rights will be conveyed.

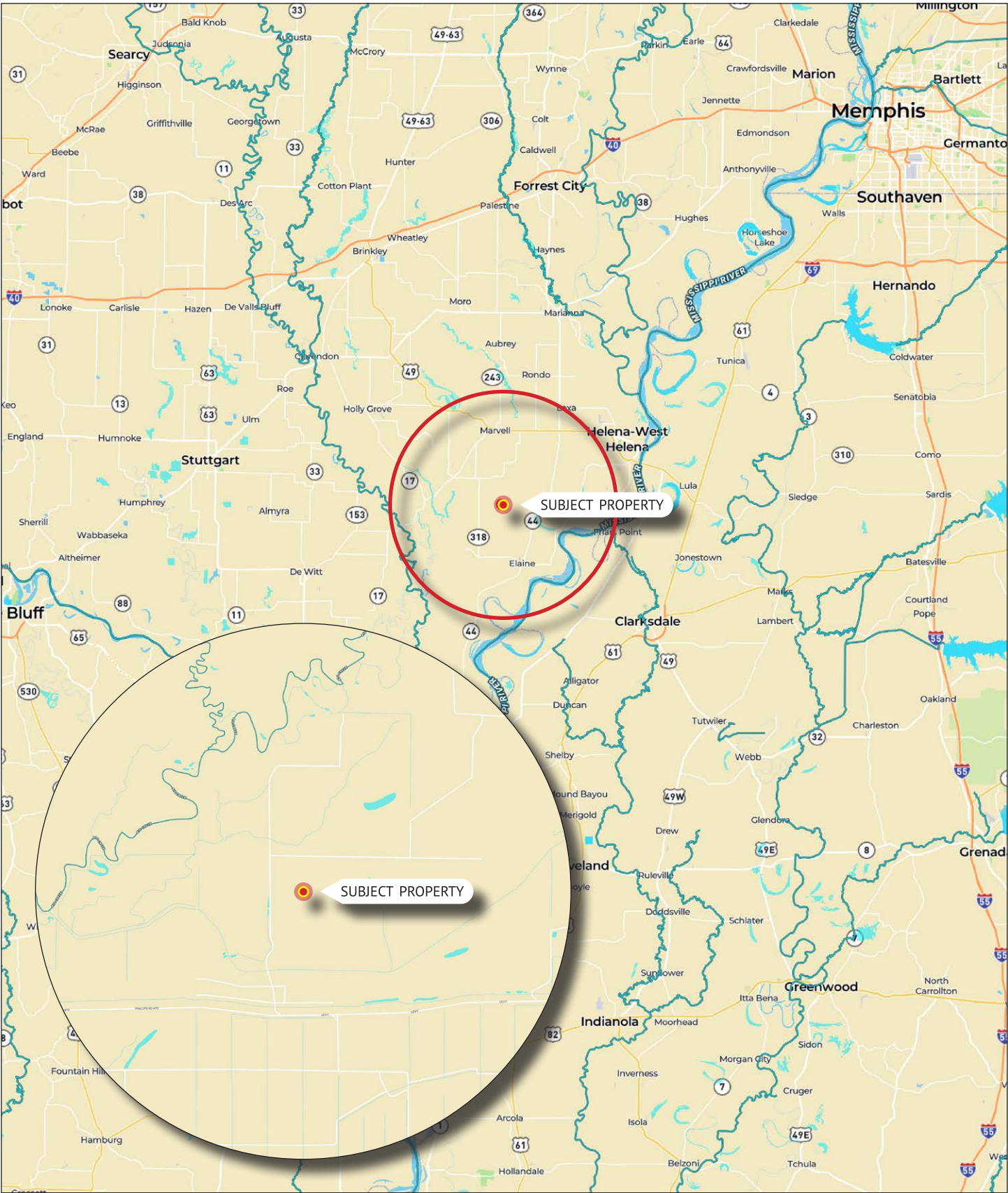
Real Estate Taxes – \$1,843.36 (source: Monroe County Assessor, parcel number 0001-00395-001)

Offering Price – \$1,040,00.00 (approx. \$6,500.00 per acre)

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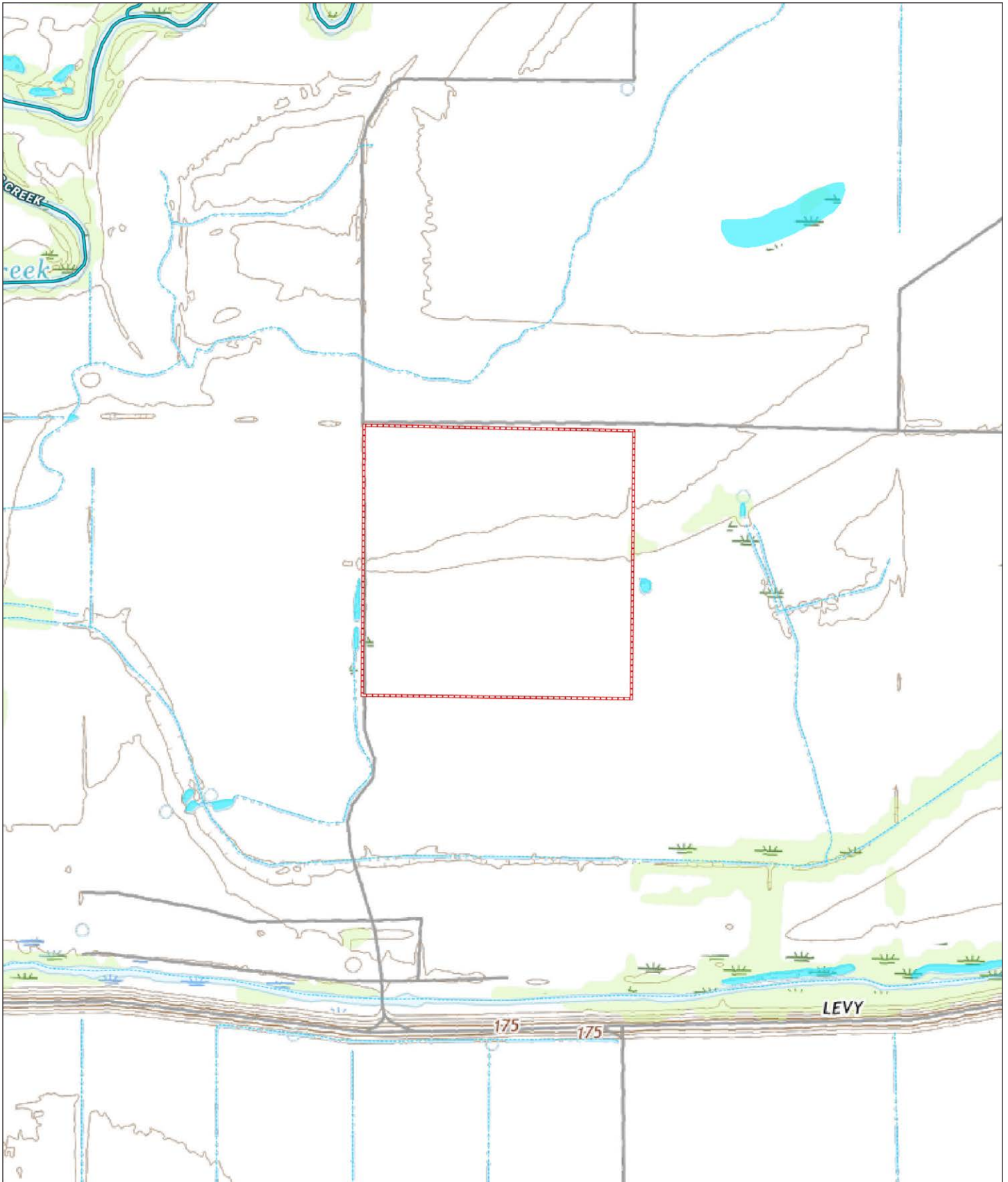
LOCATION



SUBJECT PROPERTY



TOPOGRAPHY



USDA FARM DATA

ARKANSAS
PHILLIPS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3823
Prepared : 6/23/25 4:20 PM CST
Crop Year : 2025

Tract Number : 1454

Description : SB3 R2E T3S SEC21 D7/2A
FSA Physical Location : ARKANSAS/PHILLIPS
ANSI Physical Location : ARKANSAS/PHILLIPS
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 : BLAKE CULP, NEIL S CULP FAM TR
Other Producers : ALLEN CULP, B & L FARMS, N J & B FARMS
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
157.51	157.51	157.51	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	157.51	9.40	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	53.10	0.00	58
Soybeans	75.70	0.00	38
Seed Cotton	10.08	0.00	1956
Unassigned Generic Base	2.52	0.00	0
Rice-Long Grain	17.00	0.00	5660
Rice-Medium Grain	1.60	0.00	4180

TOTAL 160.00 0.00

NOTES

USDA FARM DATA



United States
Department of
Agriculture

Phillips County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2023

2025 Program Year

Map Created December 31, 2024

Farm **3823**

Tract **1454**

Tract Cropland Total: 157.51 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).

NRCS SOIL DATA



NRCS SOIL DATA

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ac	Alligator clay	29.7	18.5%
Ar	Arkabutla silty clay loam	11.3	7.0%
Du	Dundee silt loam, 0 to 1 percent slopes	23.1	14.4%
Fo	Foley silt loam	96.6	60.1%
Totals for Area of Interest		160.7	100.0%

MAP LEGEND

Area of Interest (AOI)		Spoil Area
Area of Interest (AOI)		Stony Spot
Soils		Very Stony Spot
Soil Map Unit Polygons		Wet Spot
Soil Map Unit Lines		Other
Soil Map Unit Points		Special Line Features
Special Point Features		Water Features
Blowout		Streams and Canals
Borrow Pit		Transportation
Clay Spot		Rails
Closed Depression		Interstate Highways
Gravel Pit		US Routes
Gravelly Spot		Major Roads
Landfill		Local Roads
Lava Flow		Background
Marsh or swamp		Aerial Photography
Mine or Quarry		
Miscellaneous Water		
Perennial Water		
Rock Outcrop		
Saline Spot		
Sandy Spot		
Severely Eroded Spot		
Sinkhole		
Slide or Slip		
Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Phillips County, Arkansas
Survey Area Data: Version 24, Sep 10, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 27, 2023—Mar 15, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



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Clay was born and raised in Eastern Arkansas. After four years in the military Clay returned to Eastern Arkansas and began his career with the US Department of Agriculture, where he worked with farmers from all over the State on the federal farm program. Now he owns and operates several ag-related businesses that cater to farmers from Arkansas, Mississippi, Missouri, and Louisiana. Being from Eastern Arkansas it's just a natural fit to enjoy all the recreational hunting and fishing this great state has to offer.

To him, there is nothing better than spending the day in the tree stand hunting deer or a morning sunrise in a duck blind with great friends. Just beginning his real estate career, he can't wait to help others with their dreams of land ownership. He recently completed one of his lifelong dreams and completed his pilot's license and enjoys flying any day he can.

Clay and his wife Christie, have two adult children and enjoy traveling and spending any free time at home on Eden Isle in Heber Springs.



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