



PRICE REDUCED

OFFERED FOR SALE

BAYOU DEVIEW RESERVE

A timberland and recreational investment opportunity.

375 ^(+/-) total acres • Woodruff County, Arkansas

OFFERED BY



A G R I C U L T U R E R E C R E A T I O N T I M B E R L A N D
T R A D I T I O N A L B R O K E R A G E + S E A L E D B I D S + C O N S U L T I N G

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TENNESSEE AND TEXAS



DISCLOSURE STATEMENT

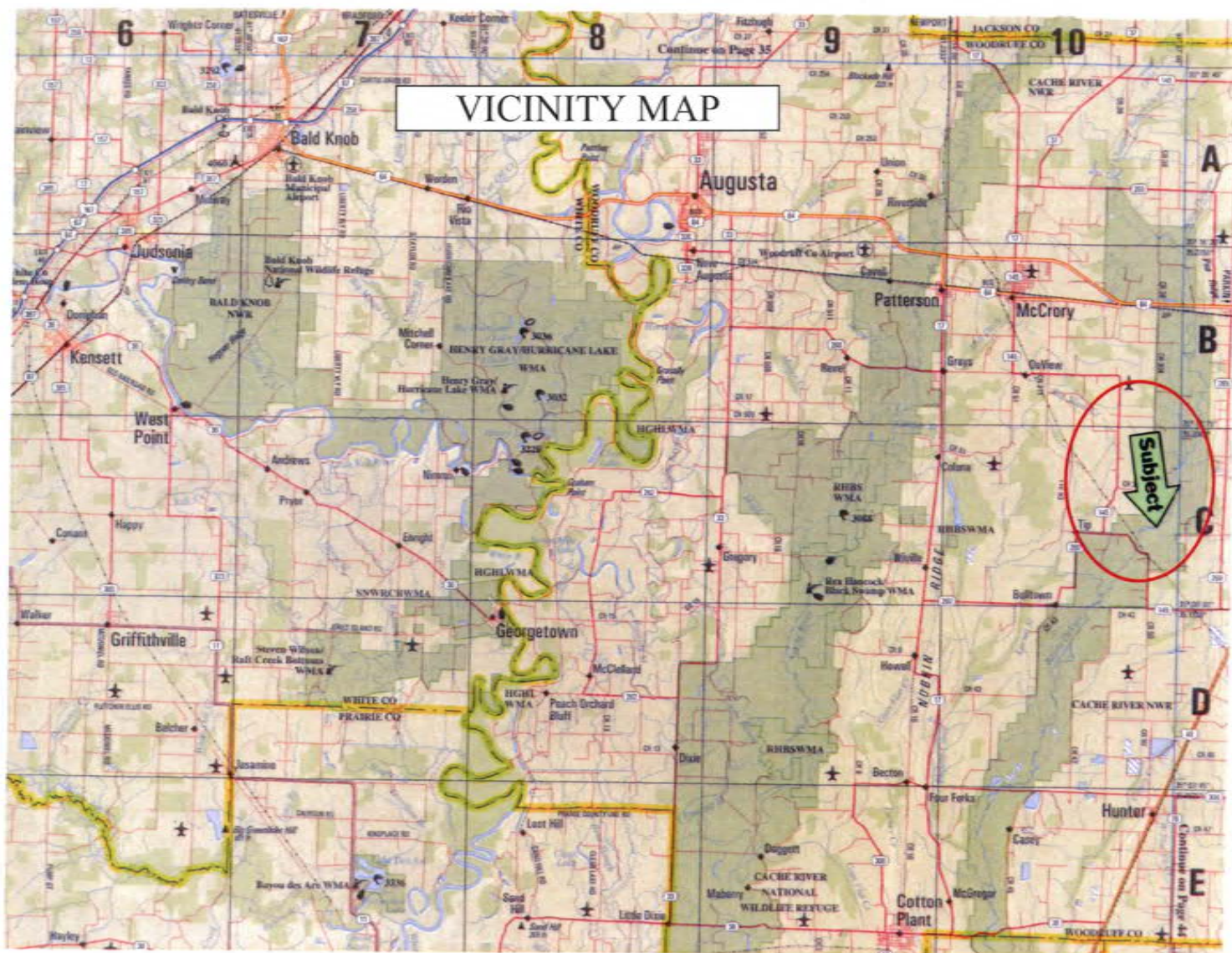
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you for your cooperation.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

This offering subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

VICINITY MAP



PROPERTY SUMMARY

Description:

The Bayou DeView Reserve consists of 375 (+/-) acres located in eastern Woodruff County. The property consists of two tracts separated by Arkansas Highway 145, which runs south of McCrory, Arkansas. The east tract of the property is enrolled in the Wetland Reserve Program, which includes a moist soil unit, trees, water and migratory bird habitat that includes a thirty-one (31) acre water surface area. Within this tract is a gearhead well and water control structures, which provide the opportunity to artificially flood a portion of the tract for waterfowl hunting. West of Arkansas Highway 145 is a 221 (+/-) acre tract that extends to the center-line of Bayou DeView and encompasses 68 acres of bottomland timber within the area of Lost Lake. The bottomland timber provides great waterfowl hunting habitat having Bayou DeView frontage, which is a known waterfowl flyway. Access to the bottomland timber is from a boat ramp at the bridge off Highway 145. The west tract also offers a fifteen year old, 115 acre hardwood timber plantation that is enrolled under the Conservation Reserve Program. The ownership recently renewed the Conservation Reserve Program contract, which provides great annual income. The land offers good deer, duck and small game hunting and is located near the Black Swamp.

Location:

Woodruff County, Arkansas.

Mileage Chart

Little Rock, AR	85 miles
Memphis, TN	70 miles
Jonesboro, AR	58 miles
Searcy, AR	36 miles
Brinkley, AR	34 miles

Acreage:

375 (+/-) total acres

Acreage Breakdown

Wetland Reserve Program	145 (+/-) acres
Conservation Reserve	115 (+/-) acres
Bottomland Timber	69 (+/-) acres
Lakes, Sloughs & Pipeline	40 (+/-) acres
Out-holding	6 (+/-) acres

Access:

Access is via Arkansas Highway 167/67 and Highway 64 to Arkansas Highway 145 south of McCrory, Arkansas. Access is via United States Interstate 40 to Arkansas Highway 49 then to Highway 145 north of Cotton Plant, AR.

Real Estate Taxes:

<i>Parcel Number</i>	<i>Est. Acreage</i>	<i>Est. Taxes</i>
001-00390-000	75.24	\$57.00
001-00392-000	146.36	\$138.00
001-00397-000	156.79	\$682.00
Total	378.39	\$877.00

Mineral Rights:

All mineral rights convey to Buyer.

CRP Contracts:

Contract #11010 (see Exhibit B)
Annual contract payment \$8,582.00
Expires 9/31/2030

Irrigation:

Two (2) gearhead wells. Two (2) electric wells. One (1) re-lift.

Recreation:

The property is well suited for duck hunting, and also provides opportunities for deer and other small game hunting.

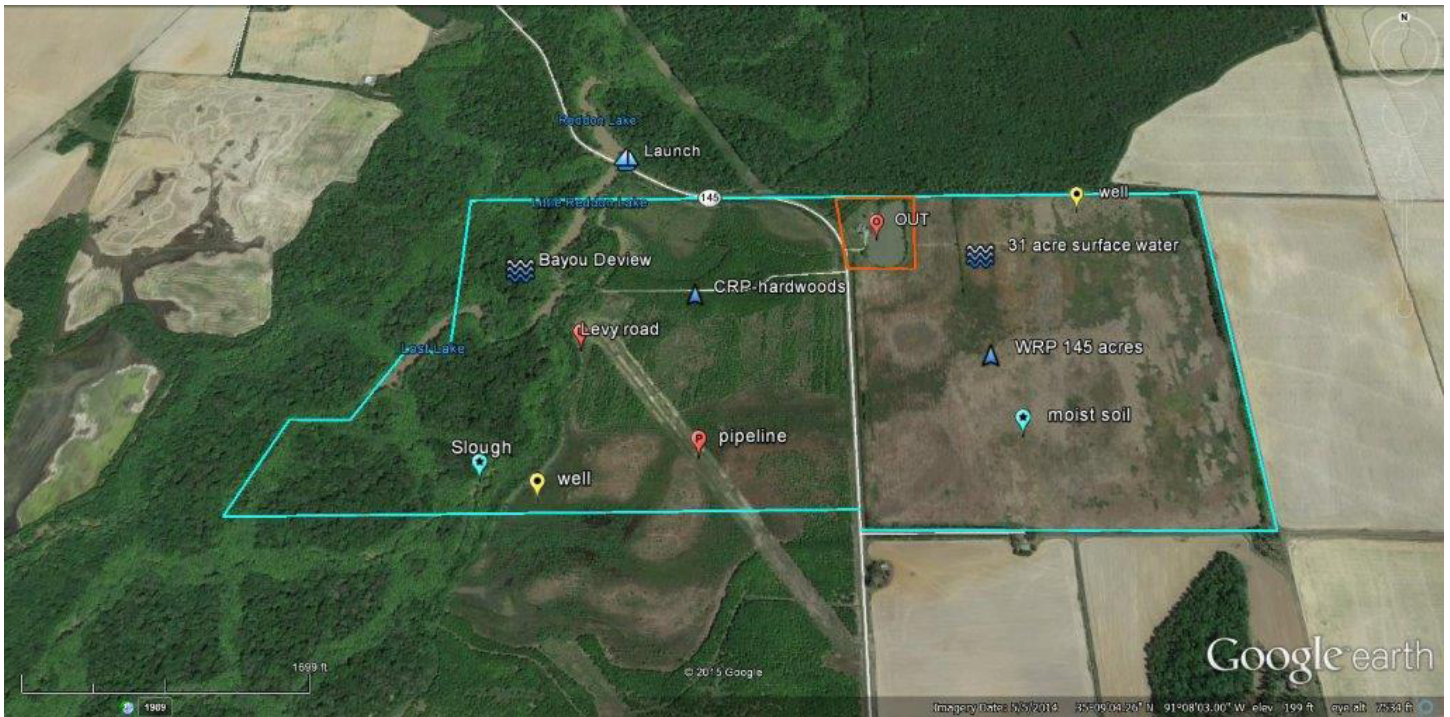
Offering Price:

REDUCED TO \$995,000.00

Contact:

Any questions concerning this offering or to schedule a property tour should be directed to Nathan Gregory (870-731-4344).

ACCESS AND EASEMENT MAP



OWNERSHIP MAP

EXHIBIT A

Township 6N - Range 1W

Copyright © 2014 Mapping Solutions

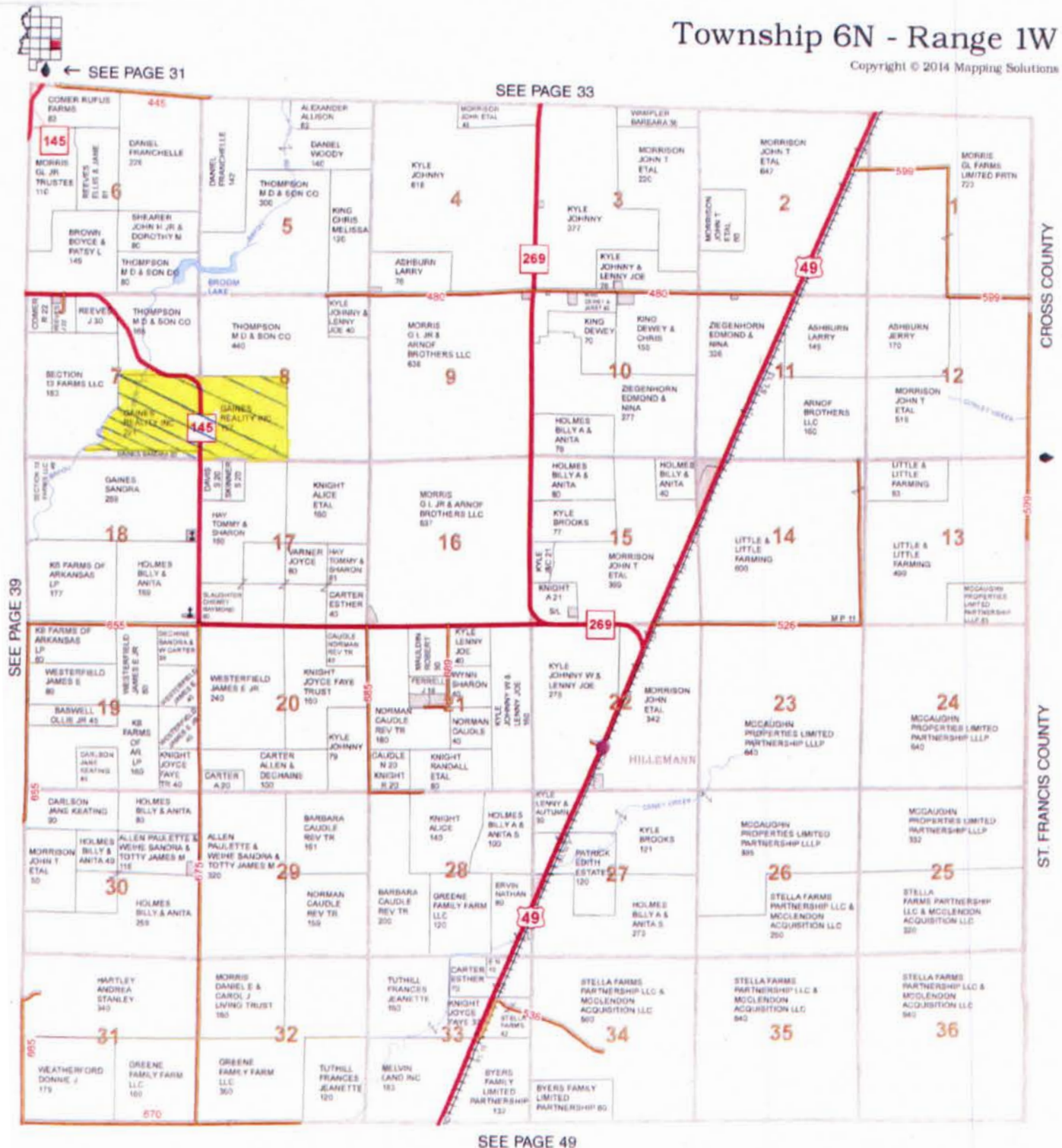


EXHIBIT B

This form is available electronically.

CRP-1 U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT

NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

7. COUNTY OFFICE ADDRESS (Include Zip Code):

WOODRUFF COUNTY FARM SERVICE AGENCY
1274 HIGHWAY 64
AUGUSTA, AR 72006

TELEPHONE NUMBER (Include Area Code): (870)347-2593

1. ST. & CO. CODE & ADMIN. LOCATION 05147	2. SIGN-UP NUMBER 47
3. CONTRACT NUMBER 11010	4. ACRES FOR ENROLLMENT 92.18
5. FARM NUMBER 0002932	6. TRACT NUMBER(S) 0003052
8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10/1/2015 TO: (MM-DD-YYYY) 9/31/2030

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection.

The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre

\$93.10

11. Identification of CRP Land (See Page 2 for additional space)

B. Annual Contract Payment

\$8582

C. First Year Payment

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
0003052	0002	CP23	75.52	\$6872.00
0003052	0004	CP23	16.66	\$1516.00

(Item 10C applicable only to continuous signup when the first year payment is prorated.)

12. PARTICIPANTS

A PARTICIPANT'S NAME AND ADDRESS (Zip Code): GAINES REALTY INC 317 E HIGHWAY 64 MC CROY, AR 72101-8530	(2) SHARE 100.00 %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <i>Paul Gaines</i> Pres. (If more than three individuals are signing, continue on attachment.)	DATE (MM-DD-YYYY) 8/31/15 RECEIVED FSA AUG 31 2015 COUNTY COMMITTEE
B PARTICIPANT'S NAME AND ADDRESS (Zip Code): N/A	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE (If more than three individuals are signing, continue on attachment.)	DATE (MM-DD-YYYY)
C PARTICIPANT'S NAME AND ADDRESS (Zip Code): N/A	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE (If more than three individuals are signing, continue on attachment.)	DATE (MM-DD-YYYY)

(If more than three individuals are signing, continue on attachment.)

13. CCC USE ONLY - Payments according to the shares are approved.

A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>	B. DATE (MM-DD-YYYY) 9-21-2015
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985 (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, generic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

☐ Original - County Office Copy

☐ Owner's Copy

☐ Operator's Copy

Bw 9/14/15

T6N R1W Sec 7



United States
Department of
Agriculture

Woodruff County, Arkansas



Common Land Unit
clu_classification_code
Cropland
Non-Cropland
CRP
Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 98.18 acres

2015 Program Year

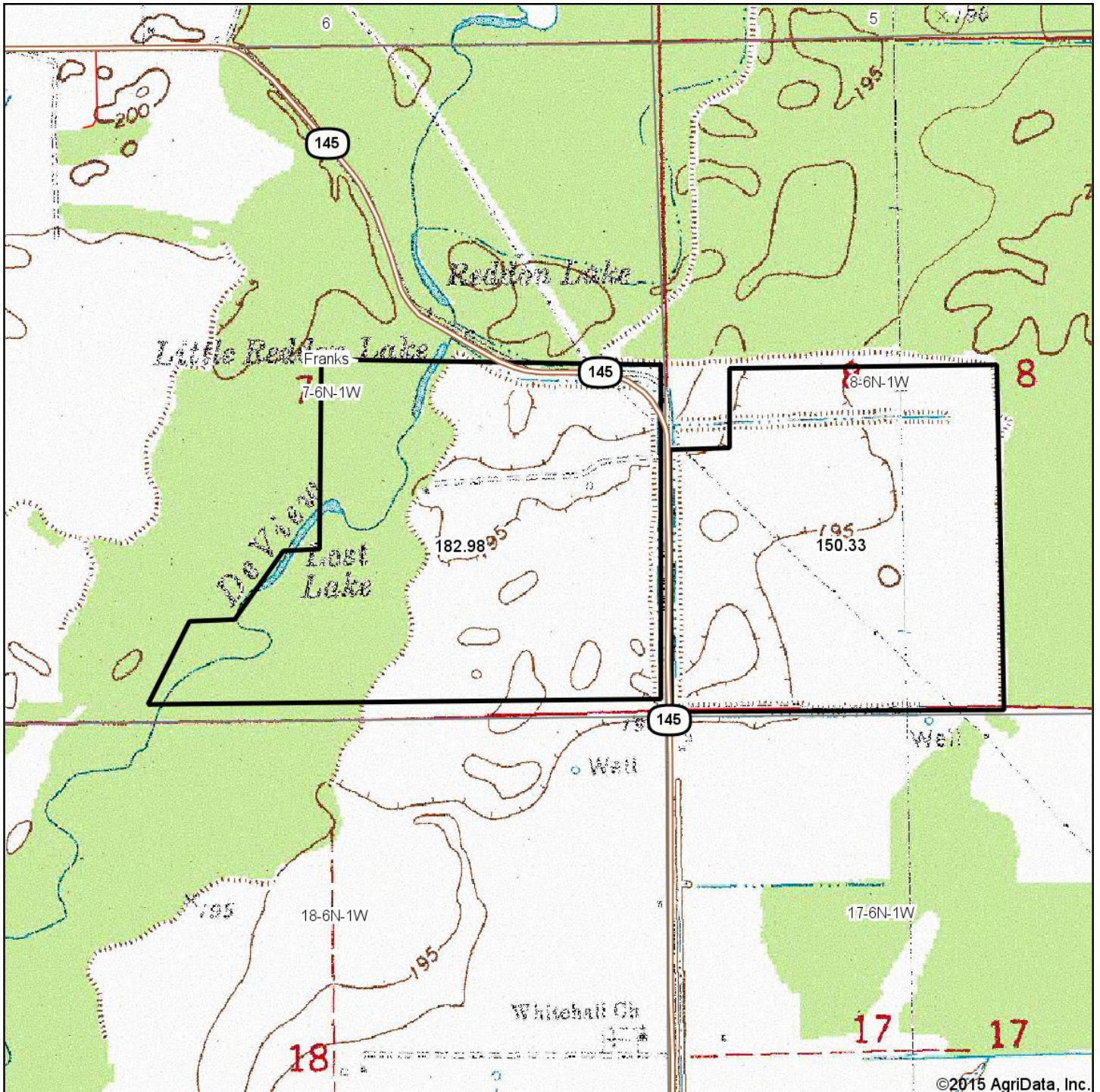
Map Created January 12, 2015

Farm 2932

Tract 3052

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).

TOPOGRAPHY MAP



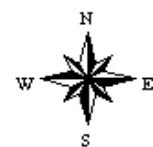
Maps Provided By:



7-6N-1W
Woodruff County
Arkansas

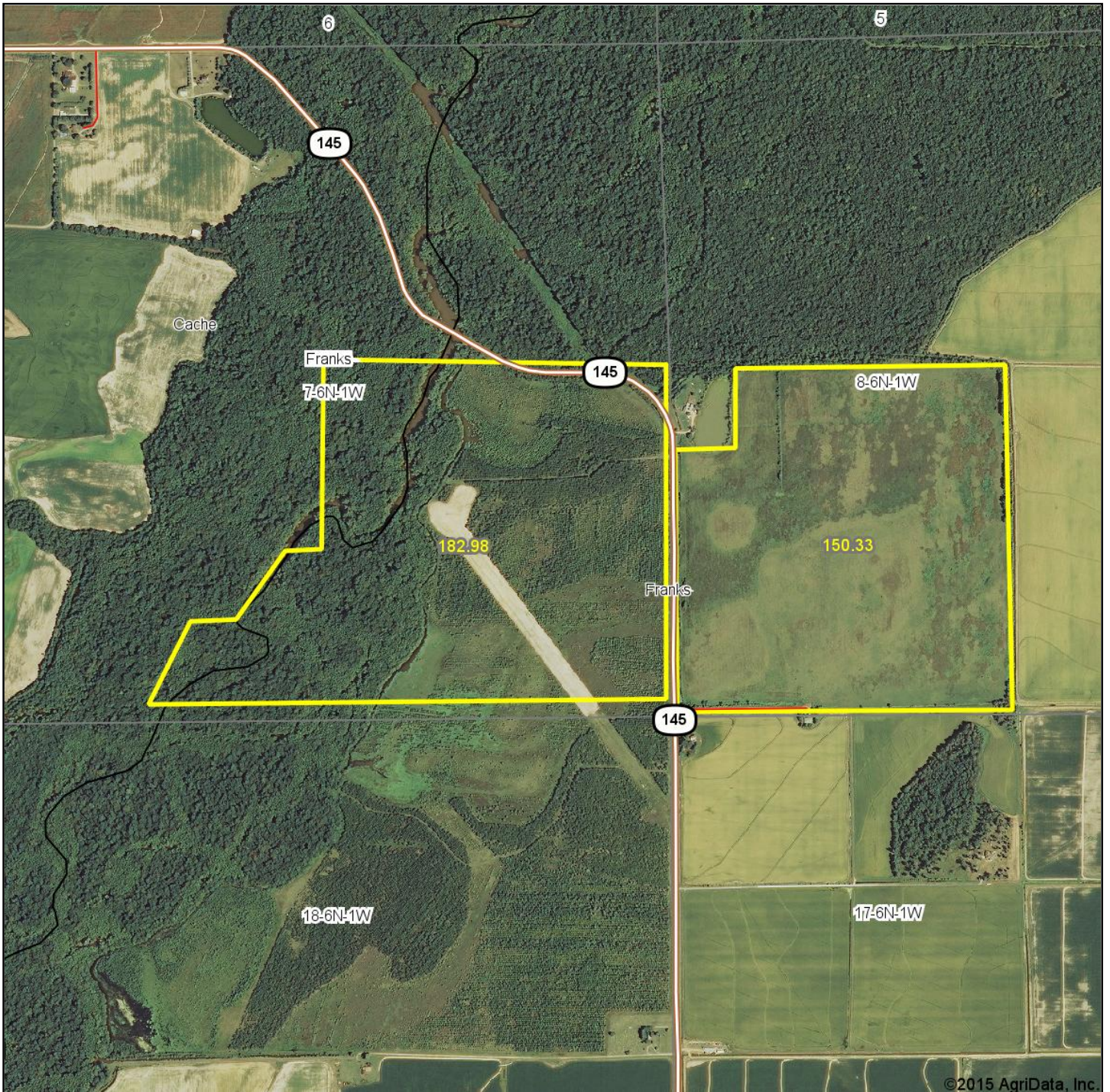
map center: 35° 9' 4.51, 91° 8' 3.75

scale: 13890



10/13/2015

AERIAL MAP



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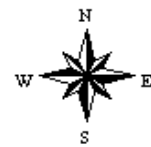
Maps Provided By:



7-6N-1W
Woodruff County
Arkansas

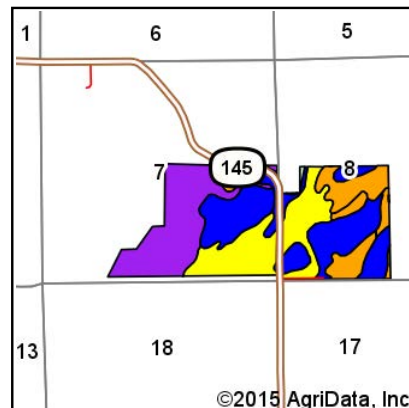
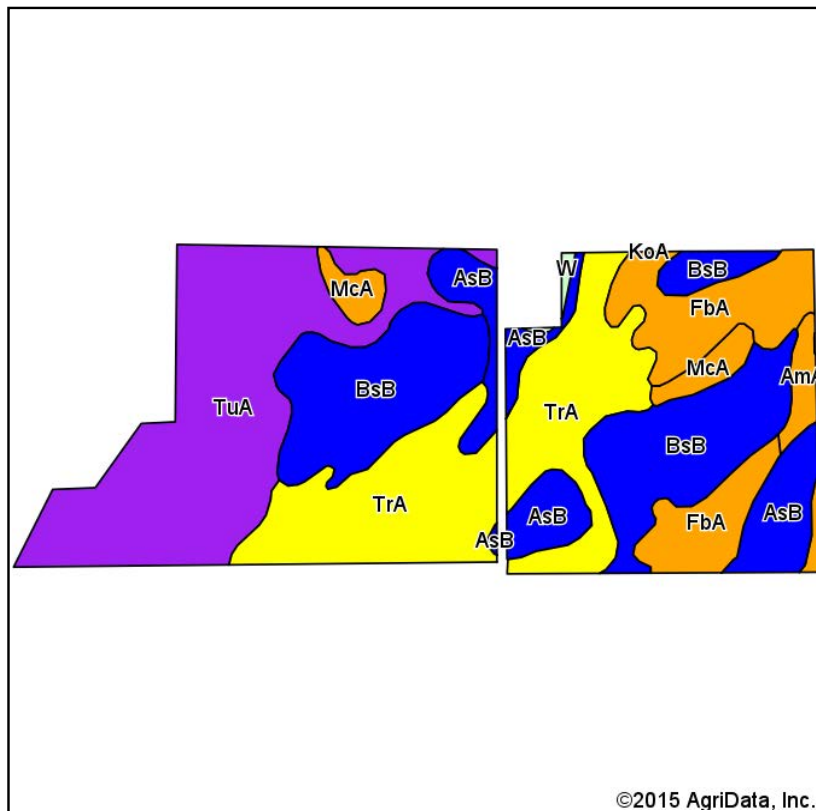
map center: 35° 9' 4.51, 91° 8' 3.75

scale: 13890



10/13/2015

SOIL MAP



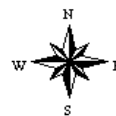
State: **Arkansas**
 County: **Woodruff**
 Location: **7-6N-1W**
 Township: **Franks**
 Acres: **333.31**
 Date: **10/13/2015**



Maps Provided By:



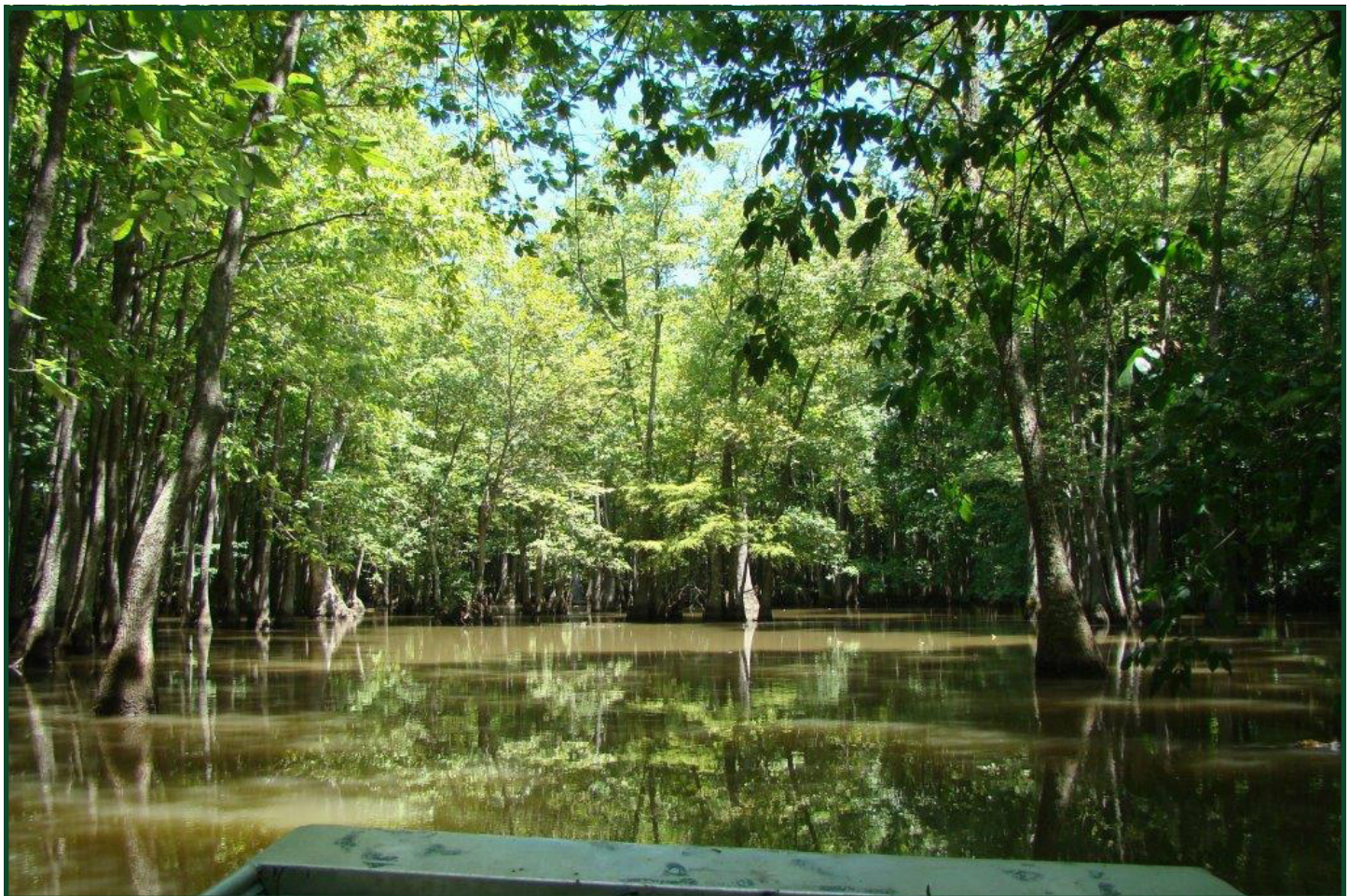
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: AR147, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Cotton lint	Grain sorghum	Improved bermudagrass	Legume hay	Rice Irrigated	Soybeans	Tall fescue	Wheat
TuA	Tuckerman silty clay loam, 0 to 1 percent slopes, frequently flooded	90.07	27.0%		Vw	6.5				8				8	
TrA	Tuckerman loam, 0 to 1 percent slopes, frequently flooded	78.15	23.4%		IVw	6.5		500	60	8			25	8	25
BsB	Teksob loam, 1 to 3 percent slopes	78.01	23.4%		Ile	10	85	750			4		35	9	40
FbA	Foley-Bonn complex, 0 to 1 percent slopes	37.90	11.4%		IIIw	7		650		9		120	30	8	40
AsB	Askew fine sandy loam, 1 to 3 percent slopes	32.90	9.9%		Ile	9	80	700	95				30	9	40
McA	McCrary fine sandy loam, 0 to 1 percent slopes	9.41	2.8%		IIIw	7		650		9		120	30	8	40
AmA	Amagon silt loam, 0 to 1 percent slopes	5.96	1.8%		IIIw	7.5		650	95	9.5		120	35	8.8	





NOTES



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