



OFFERED FOR SALE

CUNNINGHAM RANCH

A Cattle Ranch and Recreational Investment Property

728 (+/-) total acres • Obion County, Tennessee

OFFERED BY



AGRICULTURE RECREATION TIMBERLAND
TRADITIONAL BROKERAGE + SEALED BIDS + CONSULTING

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TENNESSEE AND TEXAS



DISCLOSURE STATEMENT

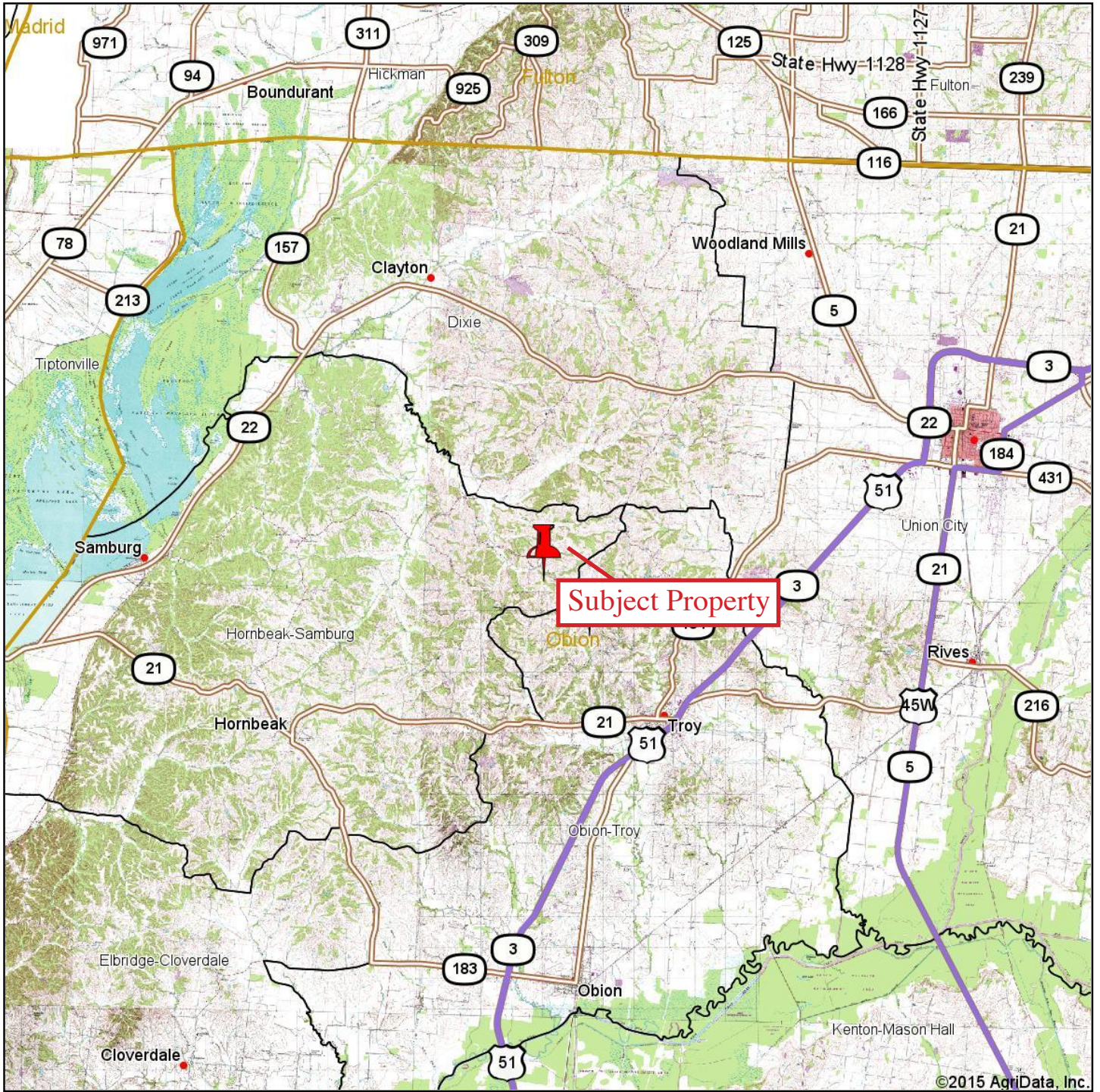
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 on 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



Maps Provided By:



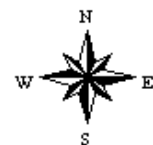
surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2015 www.AgrDataInc.com

map center: 36° 23' 17.72, 89° 12' 17.49

0mi 3.2mi 6.3mi

**Obion County
Tennessee**



11/11/2015

Field borders provided by Farm Service Agency as of 5/21/2008.

VICINITY MAP



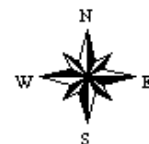
Maps Provided By:



map center: 36° 22' 31.85, 89° 11' 52.19

0ft 5128ft 10256ft

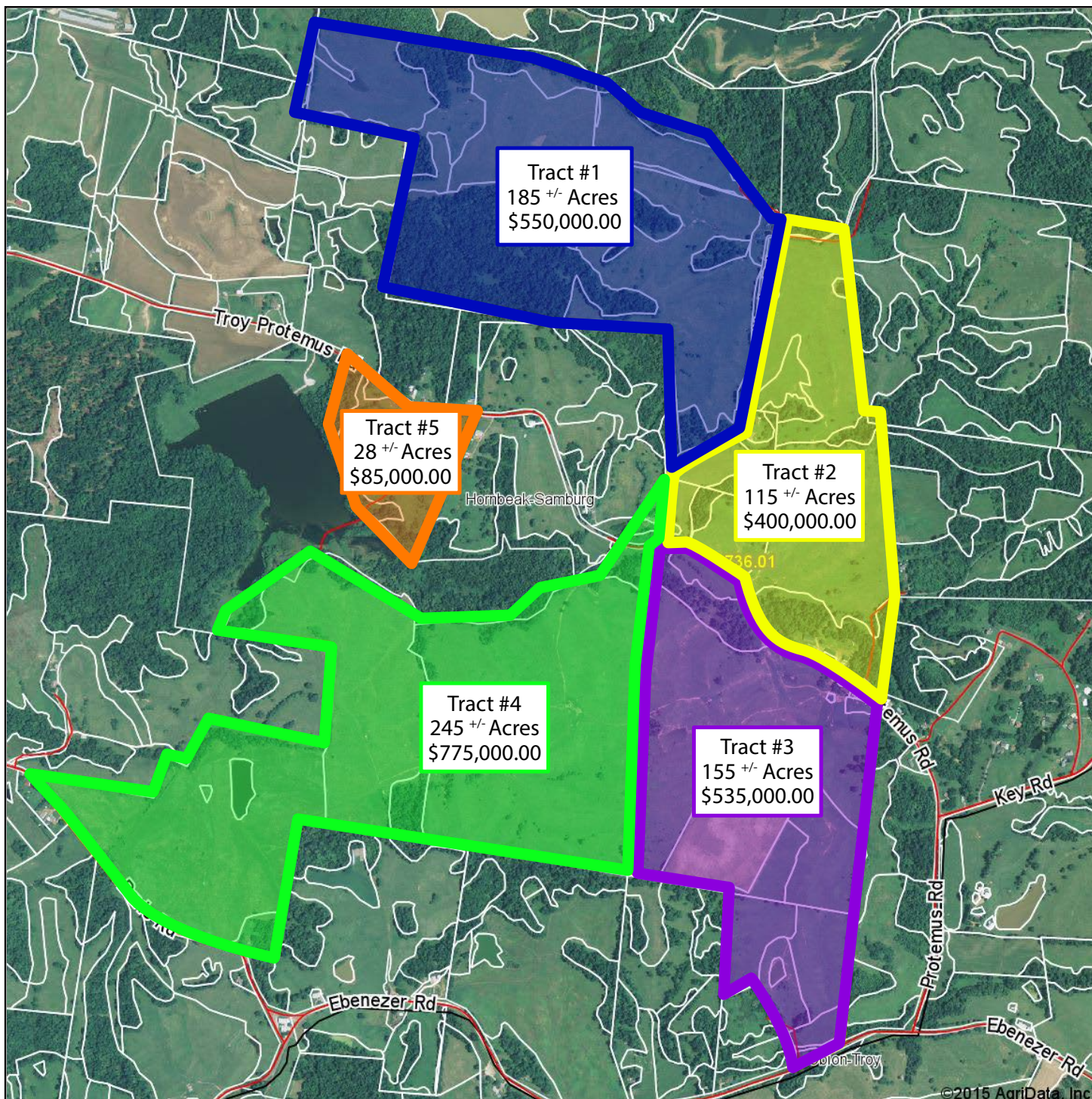
Obion County
Tennessee



11/11/2015

Field borders provided by Farm Service Agency as of 5/21/2008.

TRACT DIVISIONS / OFFERING PRICES



Maps Provided By:



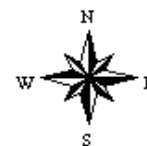
surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2015 www.AgriDataInc.com

map center: 36° 22' 55.46, 89° 12' 46.14

0ft 1460ft 2920ft

**Obion County
Tennessee**



11/23/2015

Field borders provided by Farm Service Agency as of 5/21/2008.

PROPERTY SUMMARY

Description:

The Cunningham Ranch is located in Obion County, TN, near the town of Troy. It offers excellent opportunities for cattle farming, deer and turkey hunting and fishing in multiple lakes. Also, it can serve as a rental income and has excellent pasture and guaranteed water sources. The Cunningham Ranch is being offered as five (5) individual tracts or can be purchased as a whole. Please see tract descriptions and map detail.

Tract #1 - Excellent deer and turkey hunting, with patches of timber for shelter throughout. Tract lays at the dead end of a beautiful county road with good privacy. This tract joins a large state-owned watershed lake with several beautiful views for perfect house sites. There are several pond sites for more fishing or utility. Fencing is already in place for cattle and crossed fencing works well for managing the herd with ease. Excellent grass and running water for livestock.

Tract #2 - This tract has road frontage on 3 sides with excellent house and pond sites. It has wonderful grasses with 2 clear creeks that run year round, both perfect for livestock, along with fenced, cross fenced, cattle working pins and a large hay/equipment shed. This tract has mainly pasture and hay ground, but some woods and timber ideal for deer and turkey hunting.

Tract #3 - This tract has frontage on 2 roads. Fenced and cross fenced with 25 (+/-) acres of row crop, ideal for silage or whatever feed desired. It has a clear water creek for running water with some woods and timber for deer and turkey. To go along with the base of operations, this tract has a large hay barn, a large commodity shed, cattle processing barn with scales, sweep tub system, pipe pens and automatic water, semi load out, grain bin and 2 feed bins.

Tract #4 - Mostly open pasture but still has a good area for deer and turkey hunting. Tract 4 has road frontage on both the North and South side. Excellent grass with large pond and running water as well. It joins a state owned watershed lake that is beautiful and practical for adjoining landowners. There is a large source of sand and gravel for commercial development or private use.

Tract #5 - Excellent house sites overlooking state owned watershed lake with a beautiful view.

Ownership:

Scott N. Cunningham

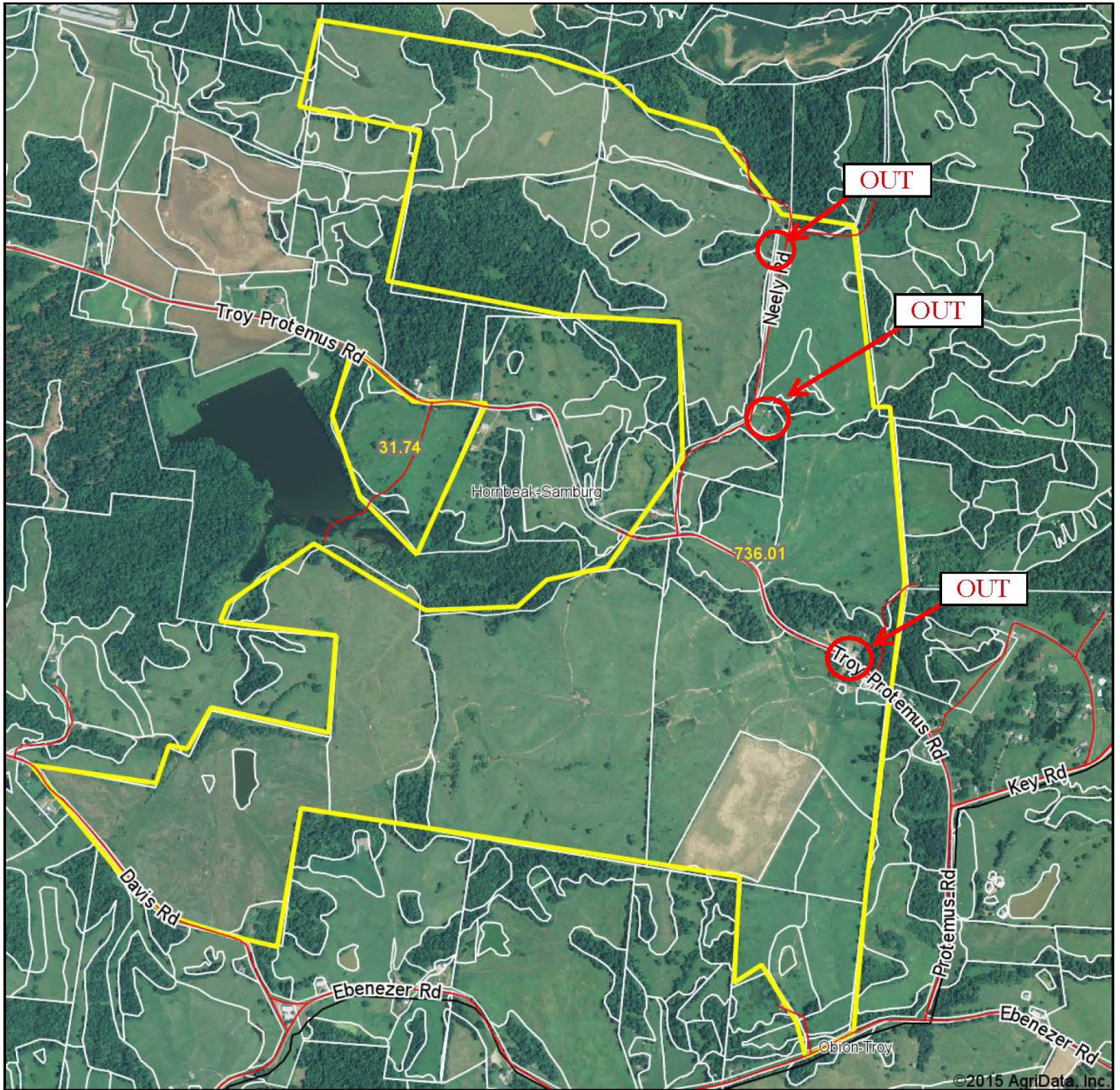
Total Acreage:

728 Acres (+/-)

PROPERTY SUMMARY

Mileage Chart:	<table><tr><th><i>Mileage Chart</i></th><th><i>Distance</i></th></tr><tr><td>Union city, TN</td><td>8 miles</td></tr><tr><td>Dyersburg, TN</td><td>25 miles</td></tr><tr><td>Jackson, TN</td><td>53 miles</td></tr><tr><td>Memphis, TN</td><td>91 miles</td></tr><tr><td>Nashville, TN</td><td>125 miles</td></tr></table>	<i>Mileage Chart</i>	<i>Distance</i>	Union city, TN	8 miles	Dyersburg, TN	25 miles	Jackson, TN	53 miles	Memphis, TN	91 miles	Nashville, TN	125 miles
<i>Mileage Chart</i>	<i>Distance</i>												
Union city, TN	8 miles												
Dyersburg, TN	25 miles												
Jackson, TN	53 miles												
Memphis, TN	91 miles												
Nashville, TN	125 miles												
Real Estate Taxes:	See Attached Real Estate Tax Information												
Access:	Davis Road Frontage Ebenezer Road Frontage Neely Road Frontage Troy Protemus Road Frontage												
Mineral Rights:	All Minerals shall transfer to the Buyer; however, the Seller does not warrant or guarantee ownership of such.												
Improvements:	(2) 35' x 35' Hay Barns (2) Grain Bins (1) 40' x 48' Commodity Barn 40' x 100' Hay Barn 40' x 100' Hay Barn with 20' Side Shed 40' x 60' Cattle Barn with Panels, Scales												
Utilities:	Water and Electricity												
Hunting Lease:	Available												
Pasture Lease:	Expires February 28, 2016												
Ponds:	5 ponds of various acreages												
Creeks:	2 Active Creeks (Kilham Creek & Running Reelfoot Creek)												
Fenced:	All fenced and cross fenced												
Notes:	The Cunningham home located on this tract will be surveyed out and is not being offered for sale. <i>This home and 3 acres (+/-) will be excluded from this offering.</i>												
Contact:	Any questions concerning this offering, or to schedule a property tour should be directed to Hunter Ziegler (mobile: 901-260-4580) of Lile Real Estate, Inc.												

AERIAL MAP



Maps Provided By:

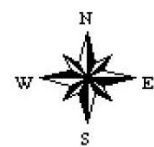


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map center: 36° 22' 55.46, 89° 12' 46.14

0ft 1460ft 2920ft

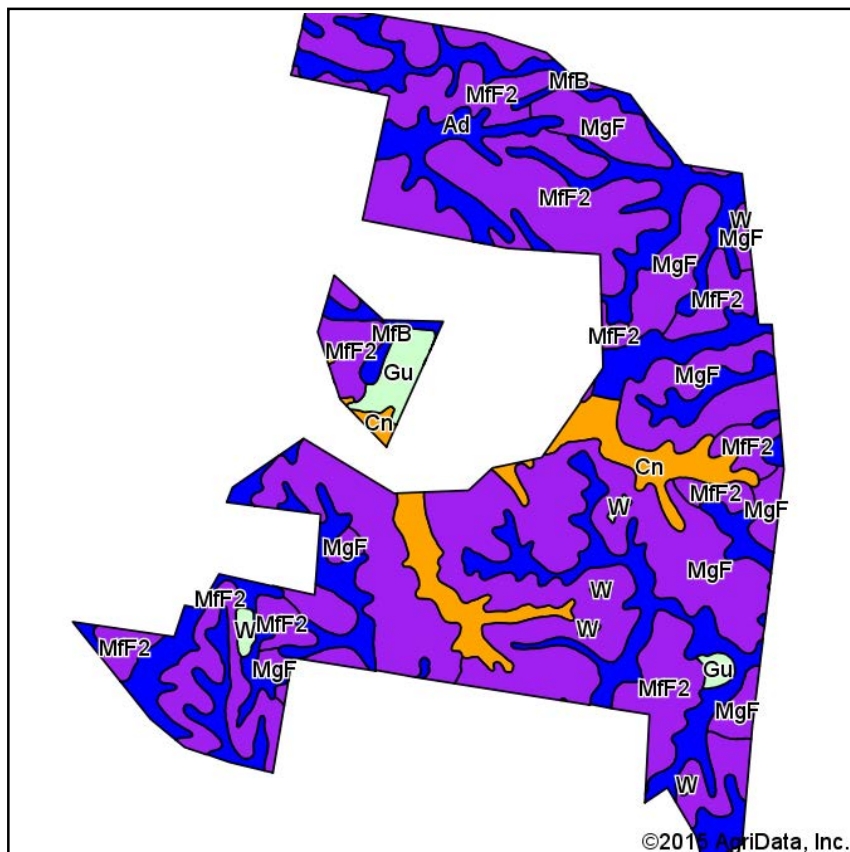
Obion County
Tennessee



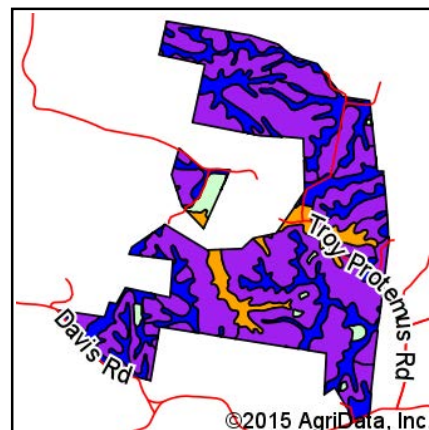
11/23/2015

Field borders provided by Farm Service Agency as of 5/21/2008.

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Tennessee**
 County: **Obion**
 Location: **36° 22' 55.46, 89° 12' 46.14**
 Township: **Hornbeak-Samburg**
 Acres: **767.75**
 Date: **11/23/2015**



Maps Provided By:



Area Symbol: TN131, Soil Area Version: 11

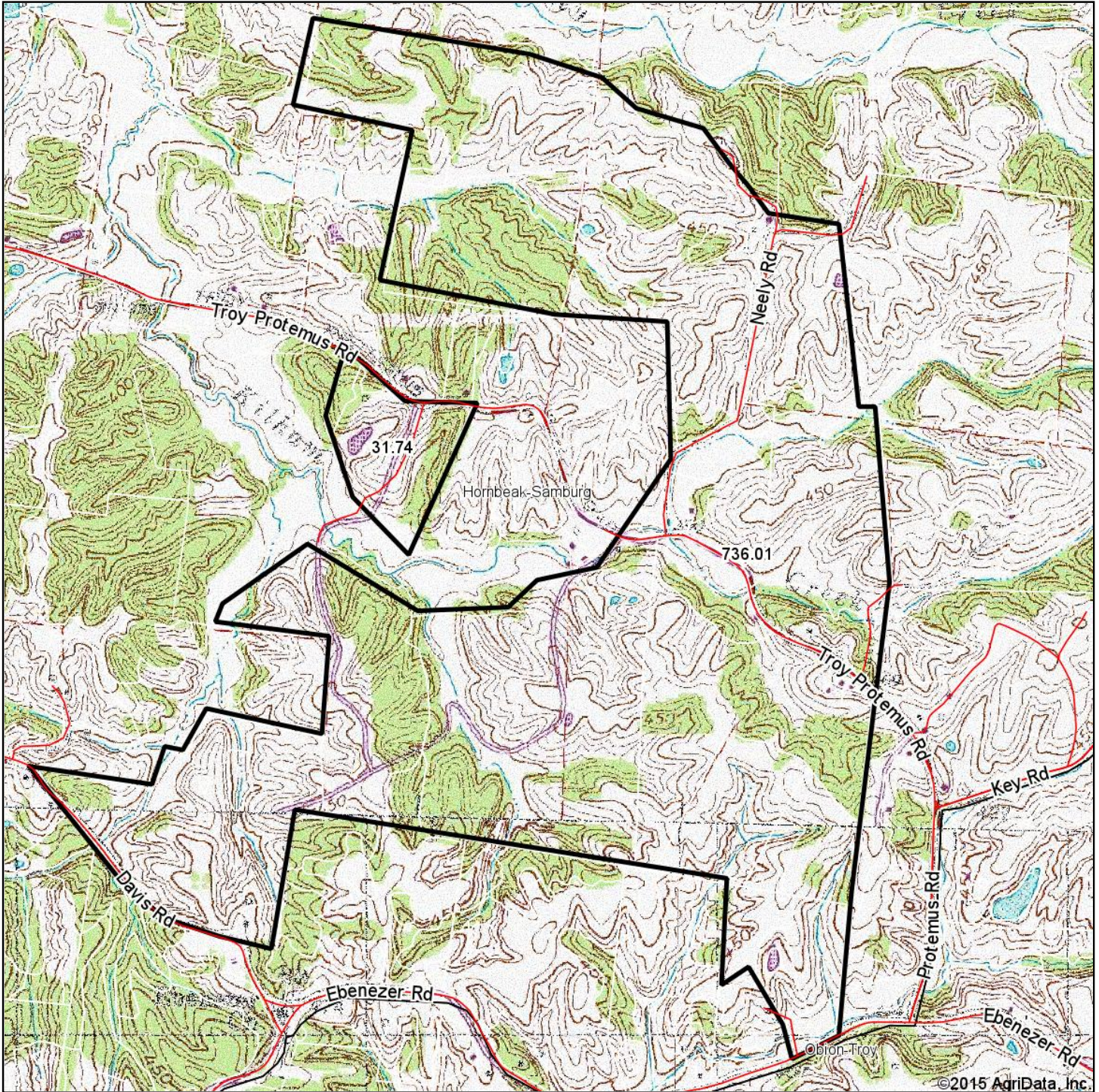
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Soybeans	Tall fescue	Wheat
MfF2	Memphis silt loam, 20 to 30 percent slopes, eroded	267.70	34.9%		Vlle	4						
MgF	Memphis soils-Gullied land complex, 12 to 30 percent slopes	219.46	28.6%		Vle	5			6			
MfB	Memphis silt loam, 2 to 5 percent slopes	149.30	19.4%		Ile	3	95	800	10	40	8.5	45
Ad	Adler silt loam	65.61	8.5%		Ilw		100	800	12	35	9.5	50
Cn	Convent silt loam	46.79	6.1%		Illw	7.5			15.5	35		50
Gu	Gullied land	13.50	1.8%									
W	Water	5.39	0.7%									
Weighted Average						3.9	27	223.9	5.6	12.9	2.5	16.1

Area Symbol: TN131, Soil Area Version: 11

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



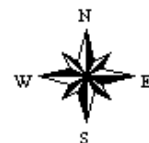
Maps Provided By:



map center: 36° 22' 55.46, 89° 12' 46.14

0ft 1460ft 2920ft

Obion County
Tennessee



11/23/2015

Field borders provided by Farm Service Agency as of 5/21/2008.





FARM SERVICE AGENCY (FSA)

TENNESSEE
 OBION



United States Department of Agriculture
 Farm Service Agency

Form: FSA-156EZ

See Page 4 for non-discriminatory Statements.

Abbreviated 156 Farm Record

FARM : 6332

Prepared : Nov 12, 2015

Crop Year : 2016

Operator Name : MR SCOTT NEIL CUNNINGHAM

Farms Associated with Operator : 29-031-5699, 47-131-6332

CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
908.02	760.11	760.11	0.00	0.00	0.00	0.00	0.00	Active	6
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	760.11	2.90	0.00	Yes	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SORGH, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	146.30	0.00	0	41	
Corn	173.40	0.00	0	114	
Grain Sorghum	0.20	0.00	0	53	
TOTAL	319.90	0.00			

NOTES

Tract Number : 979

Description : I-5 3B / J-5 1B

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : MR SCOTT NEIL CUNNINGHAM

Other Producers : BILLY W CRADDOCK

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
250.46	227.04	227.04	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	227.04	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	43.70	0.00	0	40
Corn	105.70	0.00	0	114
Grain Sorghum	0.20	0.00	0	53
TOTAL	149.60	0.00		

FARM SERVICE AGENCY (FSA)

TENNESSEE
OBION
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6332
Prepared : Nov 12, 2015
Crop Year : 2016

Tract 979 Continued ...

NOTES

Tract Number : 981

Description : J-5 2A,2B

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : MR SCOTT NEIL CUNNINGHAM

Other Producers : MR SETH HUNTER TAYLOR, TERRY WAYNE TAYLOR, BILLY W CRADDOCK

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
234.86	205.27	205.27	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	205.27	1.80	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	30.40	0.00	0	41

TOTAL 30.40 0.00

NOTES

FARM SERVICE AGENCY (FSA)

TENNESSEE
OBION
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6332
Prepared : Nov 12, 2015
Crop Year : 2016

Tract 1240 Continued ...

TOTAL 124.30 0.00

NOTES

Tract Number : 3017

Description : J-5 1A

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : MR SCOTT NEIL CUNNINGHAM

Other Producers : BILLY W CRADDOCK

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
30.47	23.61	23.61	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	23.61	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	4.60	0.00	0	40
Corn	11.00	0.00	0	114

TOTAL 15.60 0.00

NOTES

Tract Number : 10241

Description : J-5 2B

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : MR SCOTT NEIL CUNNINGHAM

Other Producers : BILLY W CRADDOCK

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
28.85	27.09	27.09	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	27.09	0.70	0.00	0.00	0.00

DCP Crop Data

FARM SERVICE AGENCY (FSA)

TENNESSEE
OBION
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6332
Prepared : Nov 12, 2015
Crop Year : 2016

Abbreviated 156 Farm Record

Tract 10241 Continued ...

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

Tract Number : 11330

Description : J-4 1C

FAV/WR History : Yes

BIA Unit Range Number :

HEL Status : HEL field on tract. Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : MR SCOTT NEIL CUNNINGHAM

Other Producers : HARRISON JARROD KYLE BAILEY

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
211.97	134.01	134.01	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	134.01	0.00	0.00	0.00	0.00	

DCP Crop Data

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

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FARM SERVICE AGENCY (FSA)



United States Department of Agriculture
Farm Service Agency

July 02, 2015

Farm: 6332
Tract: 979

Obion County
1:9,535



Legend

National_Wetland_SDE.wetlands
Wetland Determination Identifiers

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

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.

FARM SERVICE AGENCY (FSA)



United States Department of Agriculture
Farm Service Agency

July 02, 2015

Farm: 6332
Tract: 981

Obion County

1:9,660



Legend

National_Wetland.SDE.wetlands

Wetland Determination Identifiers

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

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FARM SERVICE AGENCY (FSA)



United States Department of Agriculture
Farm Service Agency

July 02, 2015

Farm: 6332
Tract: 3017

Obion County
1:2,854



Legend

National_Wetland.SDE.wetlands

Wetland Determination Identifiers

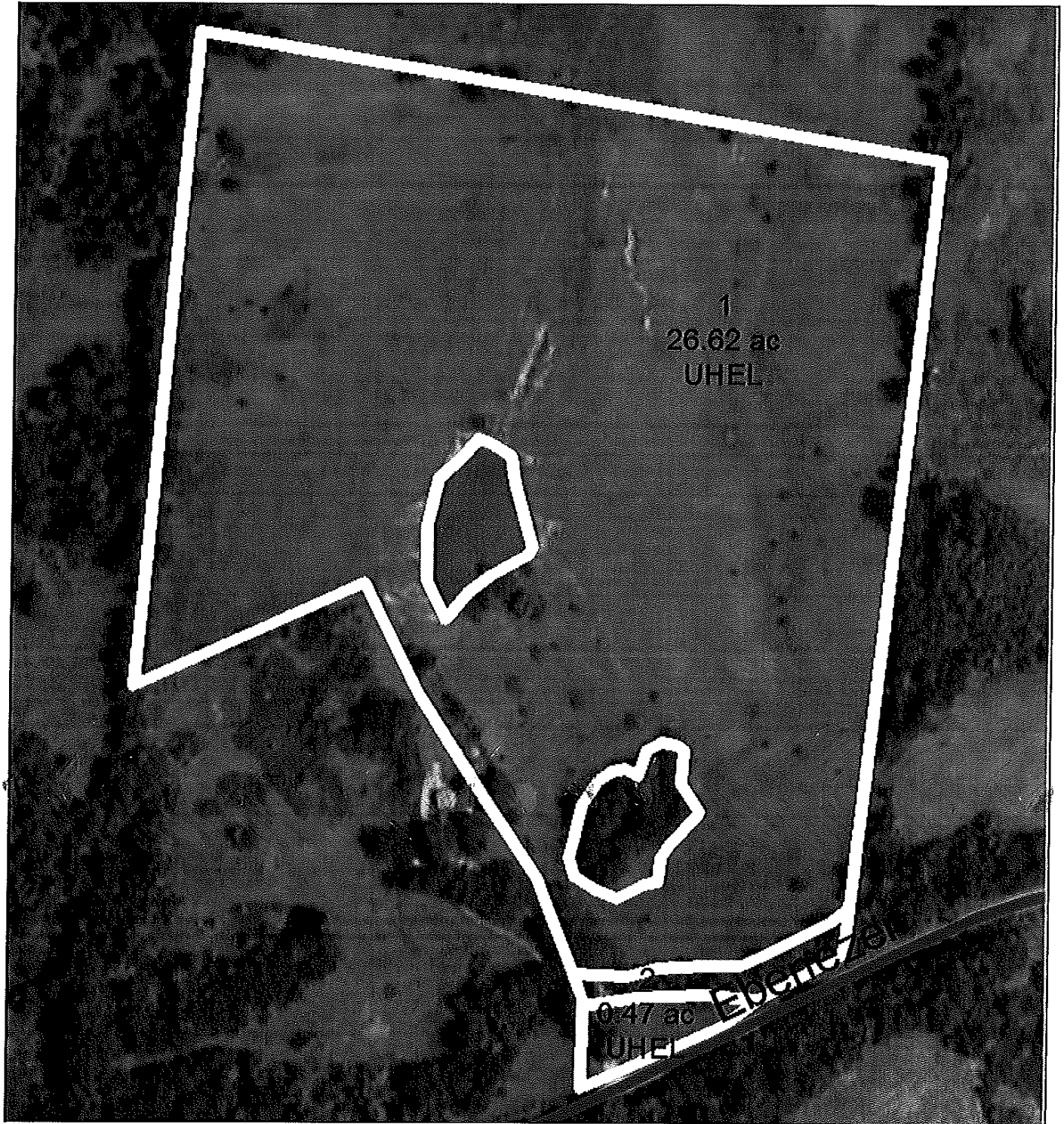
● Restricted Use

▽ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

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FARM SERVICE AGENCY (FSA)



United States Department of Agriculture
Farm Service Agency

Farm: 6332
Tract: 10241

Obion County
1:2,437



July 02, 2015

Legend

National_Wetland_SDE.wetlands
Wetland Determination Identifiers

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

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.

FARM SERVICE AGENCY (FSA)



United States Department of Agriculture
Farm Service Agency

July 02, 2015

Farm: 6332
Tract: 11330

Obion County

1:7,394



Legend

National_Wetland.SDE.wetlands

Wetland Determination Identifiers

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

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.

REAL ESTATE TAX INFORMATION

[Home](#) > Property Taxes

Name:

Tax Year:

New Owners:

Taxes/Fees:

☒ Descending year order

☐ Exact match

 Search Results

 Export

1 of 1

Name	Tax Year	Receipt Number	Property Address	Mailing Address	City	State	Zip Code	Calculated Acres	BR	CM	Taxes/Fees Owed
Cunningham Scott N	2015	4605	Neely Rd	629 Ebenezer Rd	Troy	TN	38260				\$584.00
Cunningham Scott N	2015	4606	1473 Protemus Rd	629 Ebenezer Rd	Troy	TN	38260				\$1,629.00
Cunningham Scott N	2015	4607	Troy Ebenezer Rd N Of	629 Ebenezer Rd	Troy	TN	38260	244.0000			\$800.00
Cunningham Scott N	2015	4608	Troy-Protemus Rd	629 Ebenezer Rd	Troy	TN	38260	28.0000			\$95.00

* Real estate tax detail is available upon request.

[illegible]



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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

L I C E N S E D I N A R K A N S A S , L O U I S I A N A , M I S S I S S I P P I , T E N N E S S E E A N D T E X A S