



OFFERED FOR SALE

PLUM BAYOU SANCTUARY

A Recreational Investment Opportunity

129.63 (+/-) Total Acres • Jefferson 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

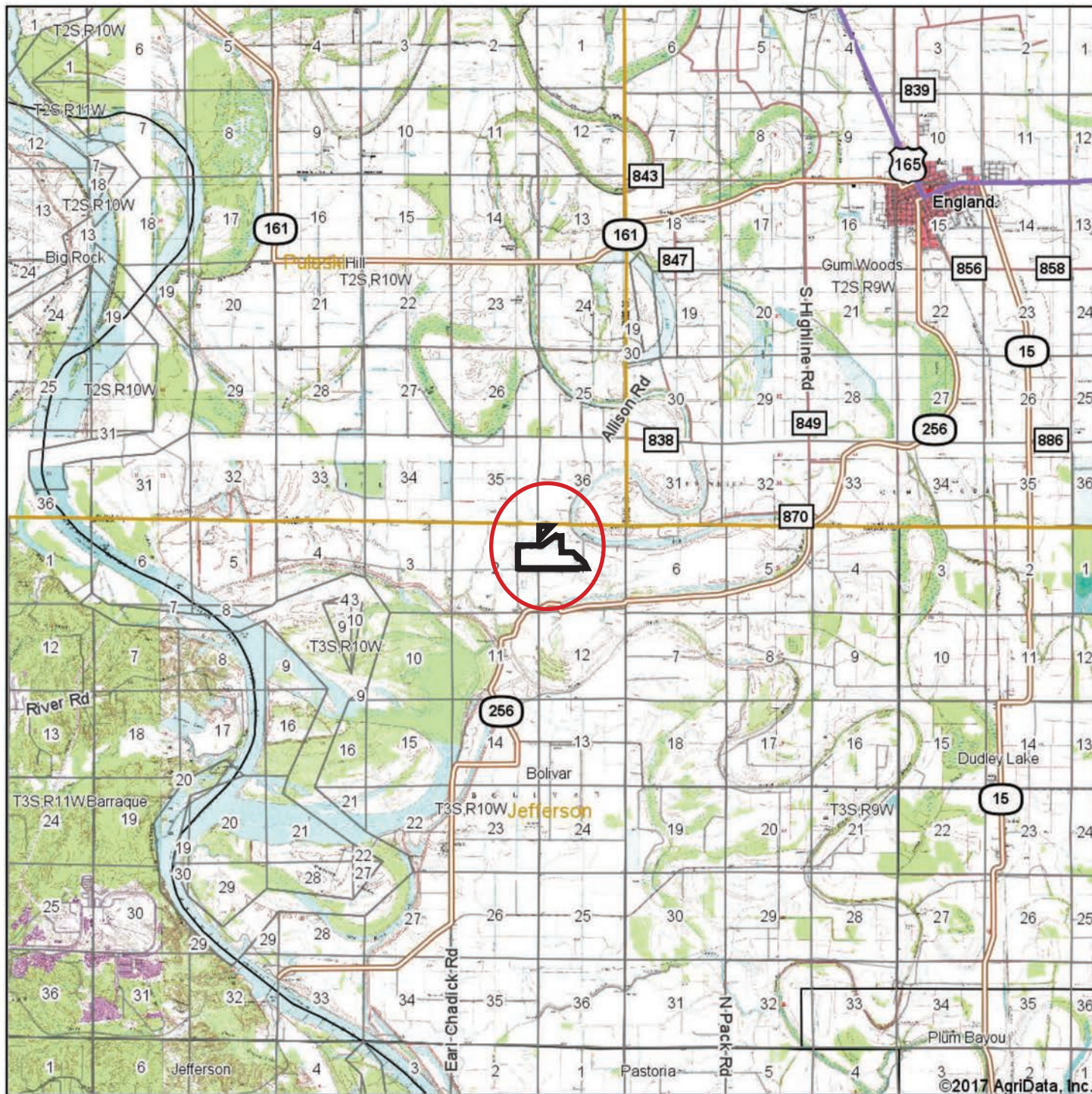
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 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 is 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



©2017 AgriData, Inc.



Maps Provided By:



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www.AgriDataInc.com

map center: 34° 29' 7.12, -92° 2' 43.4

0ft 9501ft 19003ft

1-3S-10W
Jefferson County
Arkansas



2/27/2017

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

PROPERTY SUMMARY

Description:	Offered for sale is a rare opportunity at an affordable parcel of property in a highly desirable locale for both deer and duck hunting with close proximity to the Little Rock metro area. The property lies between the Arkansas River and Plum Bayou, which are both well known duck fly-ways. The property contains several established and verified duck holes, as well as some proven hunting for lightly pressured, big, whitetail bucks. Portions of the property have been enrolled in the WRP and CRP program, and are planted in young hardwoods, providing excellent cover for deer. There are also several small areas with mature hardwoods, providing mast for wildlife and diversity to the property. Several natural sloughs cross the property, providing some terrific duck habitat. Deer food plots are established on the area and are lush with clover, wheat, oats and rape. All of the food plots are equipped with feeders, stands and/or ground blinds and the property comes turn-key and ready to hunt. If you are looking for affordable, high-quality, duck and deer hunting property close to the metro area, look no further. This is your place.
Acreage:	129.63 surveyed acres
Location:	Northern Jefferson County, Five miles SW of England, AR
Access:	Off of Carlee Road, via AR Hwy 161 West, out of England, AR
Improvements:	Three deer food plots established. Three automatic Moultrie deer feeders. Numerous deer stands and ground blinds.
Utilities:	Electricity and rural water available on west side of property.
Conservation Reserve Program (CRP):	9.40 acres enrolled in CRP with annual payment of \$733.
Real Estate Taxes:	\$274.94 annually (See Attached Tax Cards)
Mineral Rights:	No mineral rights will convey to the Buyer.
Recreation:	Duck, deer and other small game hunting opportunities exist on the property.
Offering Price:	\$322,500.00 (\$2,500.00 per acre)
Contact:	For questions concerning this offering or to schedule a property tour, contact Gar Lile or Jeryl Jones of Lile Real Estate, Inc. at 501-374-3411.

OWNERSHIP MAP

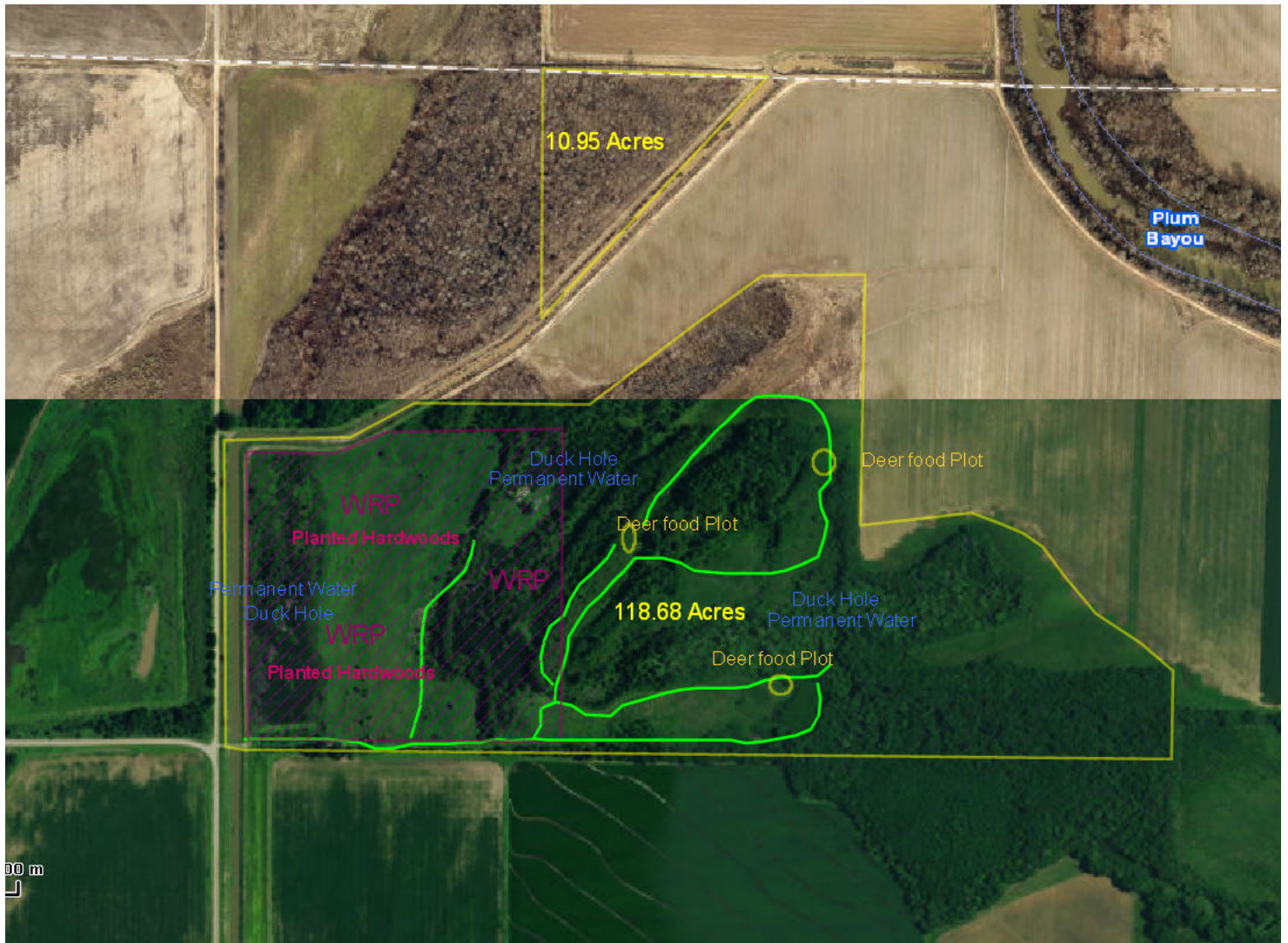


1 inch = 616 feet

Created By DataScoutPro on 1/20/2017 8:34:21 PM via DataScout OneMap

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.

AERIAL MAP I



AERIAL MAP II



©2017 AgriData, Inc.



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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map center: 34° 29' 7.31, -92° 2' 43.83

0ft 745ft 1490ft

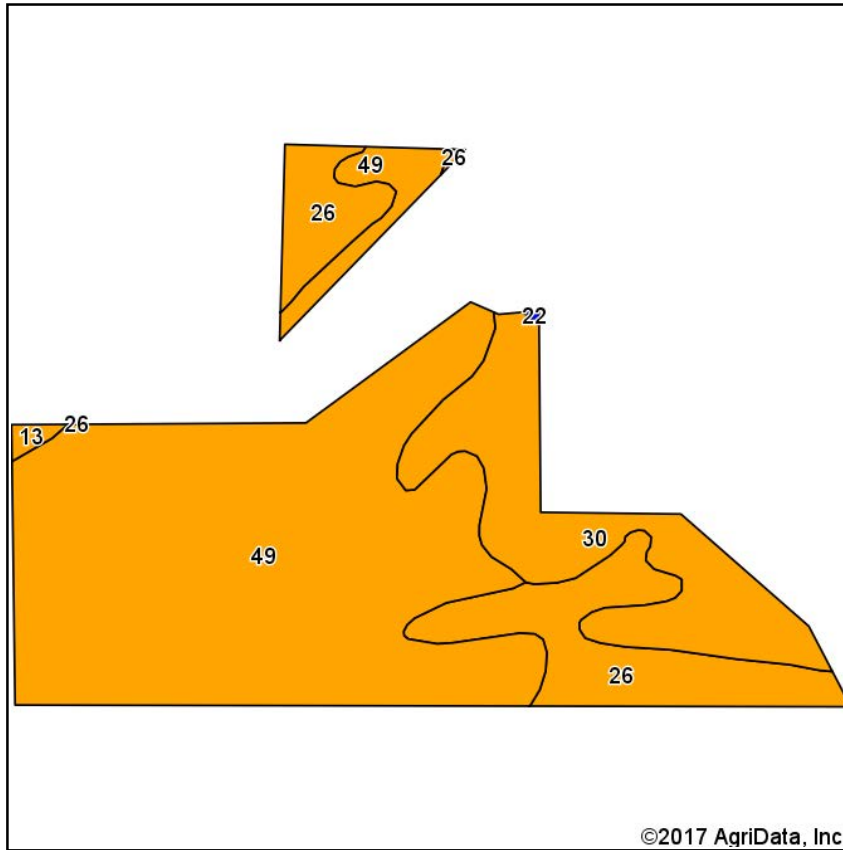
1-3S-10W
Jefferson County
Arkansas



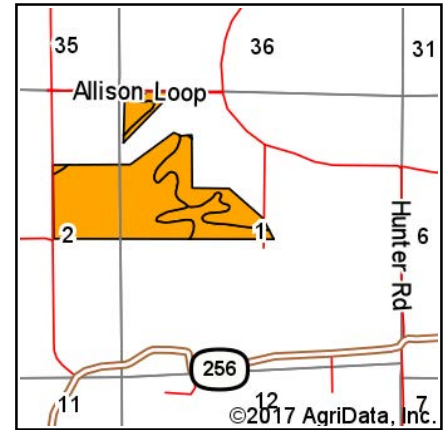
2/27/2017

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

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**

County: **Jefferson**

Location: **1-3S-10W**

Township: **Bolivar**

Date: **2/27/2017**



Maps Provided By:



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Area Symbol: AR660, Soil Area Version: 14

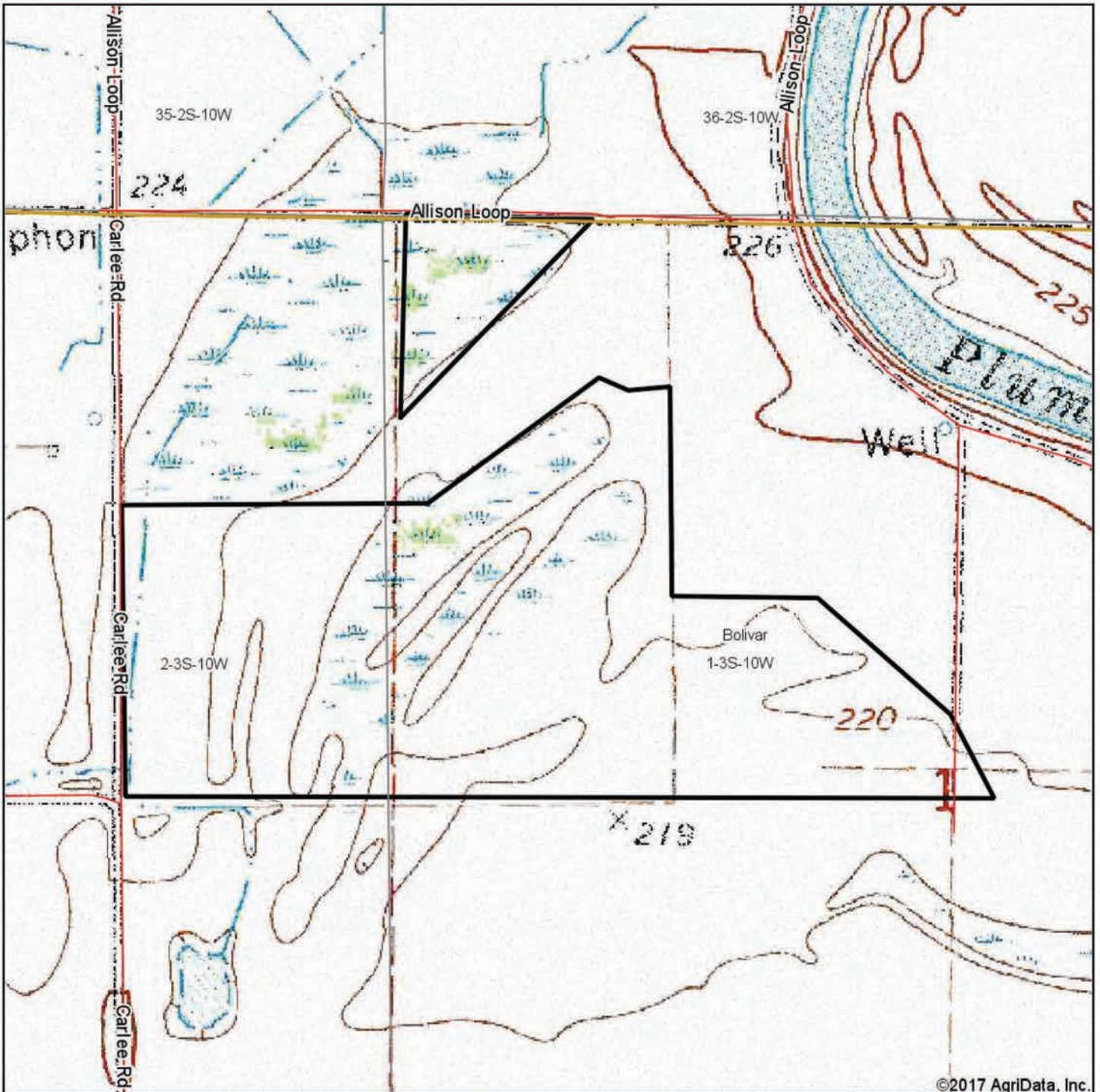
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Cotton lint	Improved bermudagrass	Soybeans	Tall fescue
49	Wabbaseka-Latanier complex, undulating	84.65	64.1%		IIIw	6.5	700	11	35	9
30	Portland clay, 0 to 1 percent slopes	24.41	18.5%		IIIw					
26	Perry clay, 0 to 1 percent slopes	22.36	16.9%		IIIw					
13	Desha clay, 0 to 1 percent slopes	0.65	0.5%		IIIw					
22	McGehee silt loam, 0 to 1 percent slopes	0.07	0.1%		IIw					
Weighted Average						4.2	448.4	7	22.4	5.8

Area Symbol: AR660, Soil Area Version: 14

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



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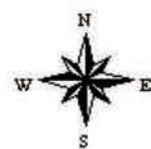
Maps Provided By:



map center: 34° 29' 7.31, -92° 2' 43.83

0ft 745ft 1490ft

1-3S-10W
Jefferson County
Arkansas



2/27/2017

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

PLAT MAP

118.68 + 10.95 = 129.63 total

SURVEY PLAT

See the attached page for the legal descriptions.

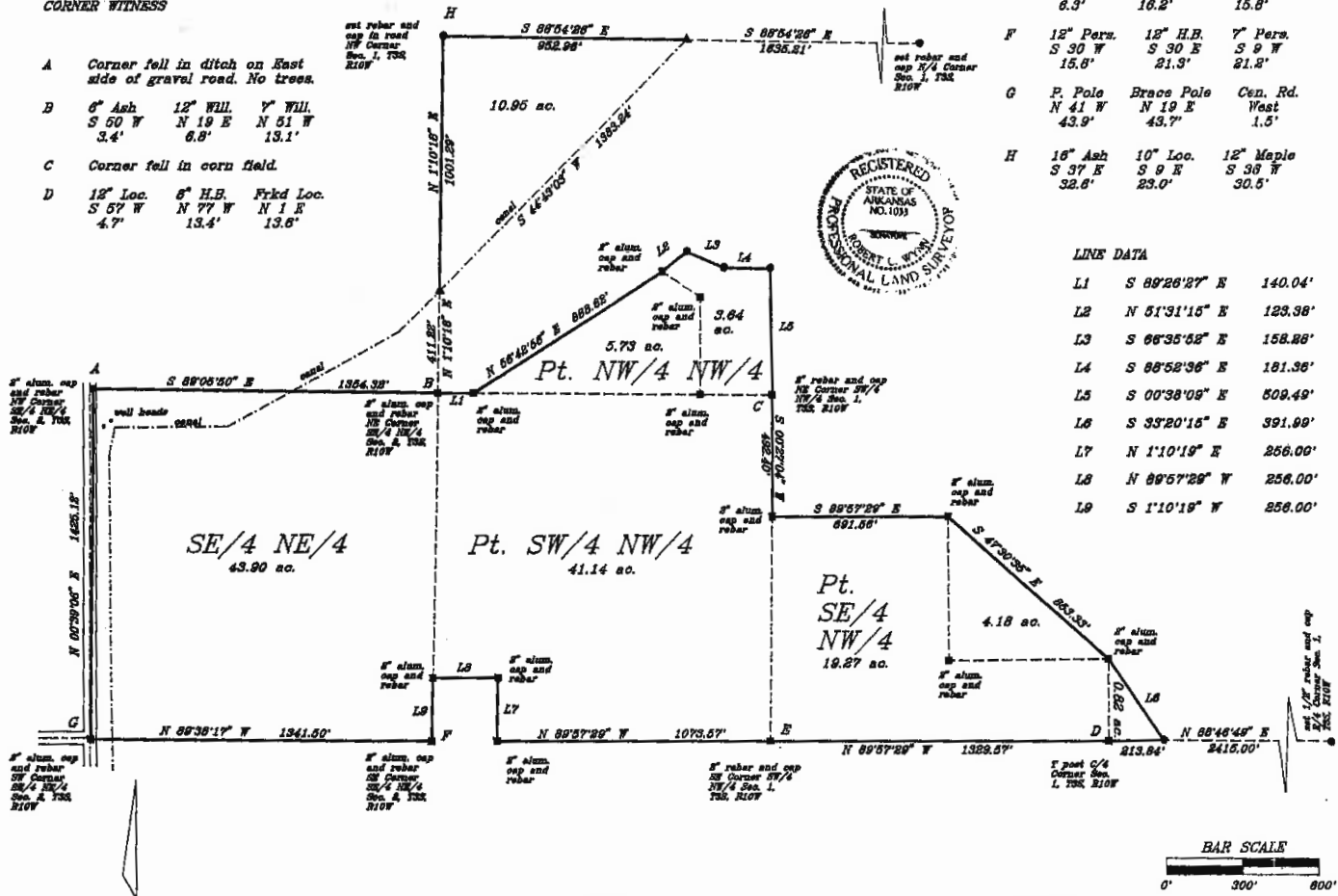
CORNER WITNESS

- A Corner fell in ditch on East side of gravel road. No trees.
 B 6" Ash 12" Will. 7" Will.
 S 50° W N 19° E N 51° W
 3.4' 6.8' 13.1'
 C Corner fell in corn field.
 D 18" Loc. 6" H.B. Frkd Loc.
 S 57° W N 77° W N 1° E
 4.7' 13.4' 13.6'

- E 16" O.O. 9" H.B. 28" Cyp.
 S 65° W East N 19° W
 6.3' 16.2' 15.8'
 F 12" Para. 12" H.B. 7" Para.
 S 30° W S 30° E S 9° W
 15.8' 21.3' 21.8'
 G P. Pole Brace Pole Cen. Rd.
 N 41° W N 19° E West
 43.9' 43.7' 1.5'
 H 16" Ash 10" Loc. 12" Maple
 S 37° E S 9° E S 38° W
 32.8' 23.0' 30.5'

LINE DATA

- L1 S 89°28'27" E 140.04'
 L2 N 51°31'15" E 123.38'
 L3 S 86°35'52" E 158.88'
 L4 S 88°58'36" E 181.36'
 L5 S 00°38'09" E 509.49'
 L6 S 33°20'15" E 391.99'
 L7 N 1°10'19" E 256.00'
 L8 N 89°57'29" W 256.00'
 L9 S 1°10'19" W 256.00'



LEGEND

- Monument set
 Monument found
 Calculated corner

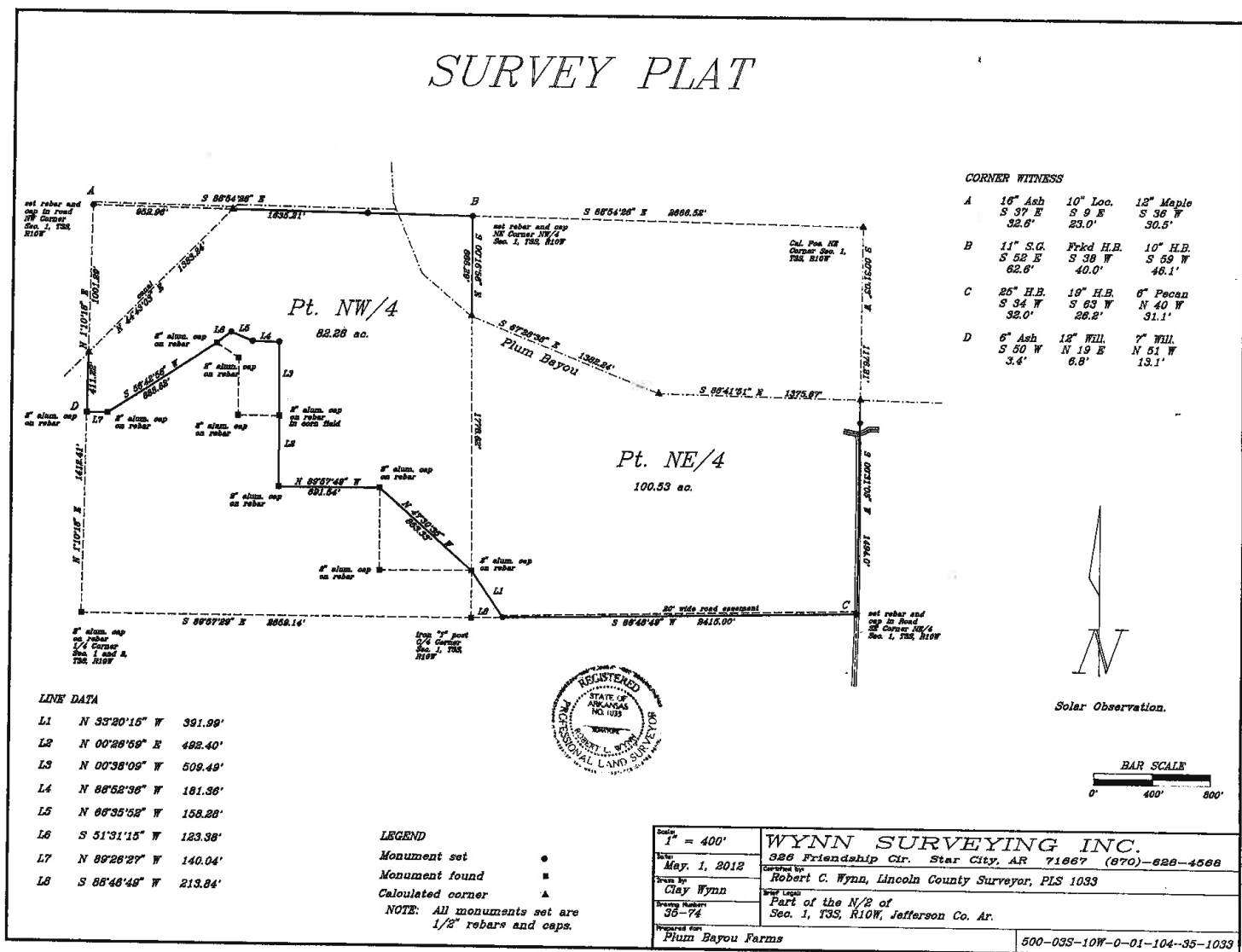
NOTE: All monuments set are 1/2" rebars and caps.

Solar Observation.

Scale: 1" = 300'	WYNN SURVEYING INC.
Date: May 1, 2012	326 Friendship Cir. Star City, AR 71667 (870)-628-4568
Drawn By: Clay Wynn	Certified by: Robert C. Wynn, Lincoln County Surveyor, PLS 1033
Drawing Number: 35-74a	Tract Legal: The SE/4 NE/4 of Sec. 2, part of the NW/4 and part of the SW/4 NE/4 of Sec. 1, T35, R10W, Jefferson Co. Ar.
Prepared for: Broken Bottoms Farm	500-03S-10W-0-01-401-35-1033

PLAT MAP II

SURVEY PLAT



Broke Bottoms Remainder 129.63 acres

LEGAL DESCRIPTION

LEGAL DESCRIPTION: Beginning at the Northwest Corner of the Northwest Quarter (NW/4) of Section 1, Township 3 South, Range 10 West, running thence South 88 degrees 54'26" East along the North line of the Said NW/4 952.96 feet to the center of a canal; thence South 44 degrees 43'03" West along the center of Said canal 1383.24 feet to the West line of the Said NW/4; thence North 1 degree 10'18" East along the West line of the Said NW/4 a distance of 1001.29 feet to the Northwest Corner of the Said NW/4 and the Point of Beginning, containing 10.95 acres, more or less.

LEGAL DESCRIPTION: Beginning at the Northwest Corner of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section 2, Township 3 South, Range 10 West, running thence South 89 degrees 05'50" East along the North line of the Said SE/4 NE/4 a distance of 1354.32 feet to the Northwest Corner of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section 1; thence South 89 degrees 26'27" East along the North line of the Said SW/4 NW/4 a distance of 140.04 feet; thence North 56 degrees 42'56" East 888.62 feet; thence North 51 degrees 31'15" East 123.38 feet; thence South 66 degrees 35'52" East 158.28 feet; thence South 88 degrees 52'36" East 181.36 feet; thence South 00 degrees 38'09" East 509.49 feet; thence South 00 degrees 27'04" West 492.40 feet; thence South 89 degrees 57'29" East 691.56 feet; thence South 47 degrees 30'35" East 853.33 feet; thence South 33 degrees 20'15" East 391.99 feet to the South line of the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) of the Said Section 1; thence North 88 degrees 46'49" West 213.84 feet to the Southeast Corner of the Southeast Quarter (SE/4) of the Said NW/4; thence North 89 degrees 57'29" West 1329.57 feet to the Southeast Corner of the Said SW/4 NW/4; thence North 89 degrees 57'29" West along the South line of the Said SW/4 NW/4 a distance of 1073.57 feet; thence North 1 degree 10'19" East 256.0 feet; thence North 89 degrees 57'29" West 256.0 feet to the West line of the Said SW/4 NW/4; thence South 1 degree 10'19" West 256.0 feet to the Southeast Corner of the Said SE/4 NE/4; thence North 89 degrees 38'17" West 1341.50 feet to the Southwest Corner of the Said SE/4 NE/4; thence North 00 degrees 39'06" East 1425.12 feet to the Northwest Corner of the Said SE/4 NE/4 and the Point of Beginning, containing 118.68 acres, more or less.

U.S. DEPARTMENT OF AGRICULTURE

Farm Service Agency

FSA-848A

(09-27-10)

COST-SHARE AGREEMENT

(See Page 2 for Privacy Act and Burden Statements)

THIS AGREEMENT is entered into between the Farm Service Agency (referred to as "FSA") and the undersigned owners, operators, tenants, and/or producers (who individually will herein be referred to as "the Participant"). By signing this form, the Participant agrees to the following:

1) the Participant requested cost-share assistance to perform a practice(s) designed to meet the objectives of the program referenced on FSA-848; and

2) the Participant agrees that this practice(s) would not be performed without Federal cost-sharing; and, 3) for the practice(s) approved, the Participant agrees to refund all or part the funds paid to him/her, as determined by the Approving Official, if, before expiration of the lifespan of the specified practice(s), the Participant (a) destroys the approved practice(s), or (b) voluntarily relinquishes control of or title to, the land on which the approved practice(s) has been established, and the new owner and/or operator of the land does not agree in writing to properly maintain the practice(s) for the remainder of its life span. The Participant further agrees that if he or she began the practice(s) before receiving written approval, he or she may be denied cost-share funding. Further, the Participant hereby authorizes a representative of USDA to have access to the practice site area(s). Further, the participant understands that form FSA-848A-1 is by reference incorporated herein. BY SIGNING THIS AGREEMENT, THE PARTICIPANT ACKNOWLEDGES RECEIPT OF THE FOLLOWING FORMS: FSA-848A AND ANY ADDENDUM THERE TO.

9. PRACTICES APPROVED

A. Farm No.	B. Tract No.	C. Field No.	D. Practice Control No.	E. Program Accounting Code	F. Fund Code	G. Practice Units	H. Practice Extent Approved	I. Practice Expiration Date	J. Practice Life Span	K. Approved Cost-Share Rate and Type	L. Approved Cost-Share
0000068	0000075		05-119-2014-0005-01-CP23A	3306		Acre	9.40	08-31-2015			\$ 159.00
0000068	0000075		05-119-2014-0005-02-CP23A	3306		Acre	9.40	08-31-2017			\$ 159.00
0000068	0000075		05-119-2014-0005-03-CP23A	3306		Acre	9.40	08-31-2019			\$ 159.00
M. TOTALS: \$ 636.00											

10. COMPONENTS APPROVED

A. Farm No.	B. Tract No.	C. Field No.	D. Practice Control No.	E. Component No.	F. Component Title	G. Component Units	H. Component Extent Approved	I. Approved Cost-Share Rate and Type	J. Approved Cost-Share
0000068	0000075		05-119-2014-0005-01-CP23A	DSKS	Disking	Acre	9.40	50.00% Flat Rate \$16.96/Unit	\$ 159.00
0000068	0000075		05-119-2014-0005-02-CP23A	DSKS	Disking	Acre	9.40	50.00% Flat Rate \$16.96/Unit	\$ 159.00
0000068	0000075		05-119-2014-0005-03-CP23A	DSKS	Disking	Acre	9.40	50.00% Flat Rate \$16.96/Unit	\$ 159.00
D. Cost-Share Approved									\$ 636.00

11. USDA USE ONLY - Application Approval

A. Signature of FSA Representative

B. Date (MM-DD-YYYY)

09-28-2010

C. Cost-Share Willing to Approve

D. Cost-Share Approved

\$ 636.00

12. PARTICIPANT APPROVAL ACKNOWLEDGEMENT

Your request for program cost-sharing to perform the practice(s) shown above is approved for the farm(s) identified above. By signing below, you agree to complete the specified practice(s) and components on or before the practice expiration date(s). To receive payment or credit for any cost-shares earned on these practice(s), report performance on the FSA-848B and file with the issuing office by the practice expiration date(s) listed above. If you decide not to perform this practice, or if you cannot complete it by the practice expiration date, please notify the Approving Official's office in writing at once.

A. Participant's Name, Address and Telephone Number

VJM PLUM BAYOU FARMS LLC

PO BOX 151

DE WITT, AR 72042

B. Signature (By)

C. Title/Relationship of the Individual if Signing in a Representative Capacity

D. Date (MM-DD-YYYY)

This form is available electronically

VJM PLUM BAYOU FARMS LLC

Form Approved - OMB No. 0560-0082

FSA-848B
(09-27-10)

U.S. DEPARTMENT OF AGRICULTURE
Farm Service Agency

COST-SHARE PERFORMANCE CERTIFICATION AND PAYMENT

(See Page 3 for Privacy Act and Burden Statements.)

THIS CERTIFICATION AND REQUEST FOR PAYMENT is submitted by the undersigned owners, operators, tenants, and/or producers (who individually will herein be referred to as "the Participant"). By signing this form, the Participant agrees to the following: 1) the Participant requested cost-share assistance to perform practice(s) designed to meet the objectives of the program referenced on FSA-848; 2) the Participant agrees that this practice(s) would not be performed without Federal cost-sharing; and 3) for the practice(s) approved, the Participant agrees to refund all or part of the funds paid to him/her, as determined appropriate by the Approving Official, if, before expiration of the lifespan of the specified practice(s), the Participant (a) destroys the approved practice(s), or (b) voluntarily relinquishes control of or title to, the land on which the approved practice(s) has been established, and the new owner and/or operator of the land does not agree in writing to properly maintain the practice(s) for the remainder of its life span. The Participant further agrees that if he or she began the practice(s) before receiving written approval, he or she may be denied cost-share funding. Further, the Participant hereby authorizes a representative of USDA to have access to the practice site area(s). Further, the participant understands that form FSA-848B-1 is by reference incorporated herein. BY SIGNING THIS CERTIFICATION, THE PARTICIPANT ACKNOWLEDGES RECEIPT OF THE FOLLOWING FORMS: FSA-848B AND ANY ADDENDUM THERETO.

NOTE: To receive payment or credit for any cost-shares earned on these practice(s), report performance below, by completing items 9 and 10, and file with the issuing FSA county office by the practice expiration date(s) listed on the FSA-848A.

9. PRACTICES PERFORMED

A. Farm No.	B. Tract No.	C. Field No.	D. Practice Control No.	E. Practice Units	F. Practice Extent Approved	G. Is the Practice Complete? (YES or NO)	H. Acres Served	I. Approved Cost-Share	J. Total Installation Cost	K. If practice is not complete and cost-share is still requested for this practice, list codes for completed components.
0000068	0000075		05-119-2014-0005-01-CP23A	Acre	9.40			\$159.00		
0000068	0000075		05-119-2014-0005-02-CP23A	Acre	9.40			\$159.00		
0000068	0000075		05-119-2014-0005-03-CP23A	Acre	9.40			\$159.00		
L. TOTALS:									\$636.00	

INSTRUCTIONS TO PARTICIPANT To receive payment or credit for any cost-shares earned on this agreement, report performance on page 1, and file with the issuing FSA county office by the practice expiration date.

10. CERTIFICATION BY PARTICIPANT. I certify that the above information is true and correct. I further certify that the entry(ies) in item 9G show that the practice(s) was performed in accordance with the practice specifications and other requirements. If item 9G indicates that the practice is not complete, I request cost-share for the completed components shown in item 9K. I agree to complete the remaining components approved on the FSA-848A, for this practice(s), by the practice expiration date, regardless of whether or not cost-share assistance is approved. I agree to refund any cost-share assistance paid to me under this practice(s), if I fail to complete it. I hereby apply for payment to the extent that the Approving Official has determined that the practice has been performed and further certify that this payment is not a duplicate of any other earned by me. I agree to maintain and use the practice(s) for the minimum maintenance period established for the practice(s). I agree to refund all or part of the cost-share assistance paid to me, as determined by the Approving Official, if before expiration of the practice lifespan specified above, (a) I destroy the practice installed, or (b) voluntarily relinquish control or title to the land on which the installed practice(s) have been established and the new owner and/or operator of the land does not agree in writing to properly maintain the practice(s) for the remainder of these lifespan. I understand that FSA-848 and FSA-848A and any addendum thereto are by reference incorporated herein and with this form constitutes the entire agreement between the parties.

A(1) Did you and the other participants on this agreement bear all the expense (except for program cost sharing) for performing this practice? ☐ YES ☐ NO

A(2) If "NO", report name(s) and addresses of other person(s) or agency who bore any part of the expenses. Also, show kind, extent and value of their contribution.

B(1) During the current fiscal year Oct. 1 - Sep. 30, have you received or will you or any participant on this agreement receive a cost-share payment under the same program on this or any other farm other than through this FSA-848B? ☐ YES ☐ NO

B(2) If "YES", report State, County, and amount by farm.

C. Participant Signature (By) _____ D. Title/Relationship of the Individual if Signing in a Representative Capacity _____ E. Date (MM-DD-YYYY) _____

The U.S. Department of Agriculture (USDA) prohibits discrimination in all of 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, political beliefs, genetic 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, Assistant Secretary for Civil Rights, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410, or call toll-free at (866) 632-9992 (English) or (800) 877-3339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6738 (Spanish Federal-relay). USDA is an equal opportunity provider and employer.

REAL ESTATE TAX INFO

Parcel: 001-01153-000

Jefferson County Report

ID: 1274

As of: 1/11/2017

Property Owner

Name: VJM PLUM BAYOU FARMS LLC

Property Information

Physical Address:

Mailing Address: 1 ALLIED DR STE 2410
LITTLE ROCK, AR 72202

Subdivision: SEC 01 TWP 3 S RNG 10 W

Block / Lot: -- / --

Type: (AV) Agri Use/Vacant

S-T-R: 01-03-10

Tax Dist: (020) 2 DOLLARWAY-RURAL

Size (Acres): 46.140

Extended Legal: NW NW & E 1/2 NW & THAT PT OF NE 1/4 LYING S OF CENTER LINE OF PLUM BAYOU EXC COMM NW COR SEC 1 TH S 88 DEGS 54 MINS E 952.96 FT FOR A POB TH CONT S 88 DEGS 54 MINS E 1635.21 FT S 666.29 FT TO CENT OF PLUM BAYOU TH S 67 DEGS 28 MINS E ALG CENT SD BAYOU 1382.24 FT TH CONT ALG SD CENT OF BAYOU S 88 DEGS 41 MINS E 1375.67 FT TO E LINE NE 1/4 TH S ALG SD SEC LINE 1494 FT S 88 DEGS 46 MINS W 2415 FT N 33 DEGS 20 MINS W 391.99 FT N 47 DEGS 30 MINS W 853.33 FT N 89 DEGS 57 MINS W 691.54 FT 1001.89 FT N 88 DEGS 52 MINS W 181.36 FT N 66 DEGS 35 MINS W 158.28 FT S 51 DEGS 31 MINS W 123.38 FT S 56 DEGS 42 MINS W 888.62 FT N 89 DEGS 26 MINS W 140.04 FT N 01 DEG 10 MINS E 411.22 FT TO CENT OF CANAL TH N 44 DEGS 43 MINS E ALG CENT OF CANAL 1383.24 FT TO POB 46.14 ACRES

Market and Assessed Values:

Taxes:

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$155
Land:	\$15,950	\$3,190	\$3,066	Homestead Credit:	\$0
Building:	0	0	0	Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.	
Total:	\$15,950	\$3,190	\$3,066		

Land:

Special Assessments:

Land Use	Size	Units	Assessment	Tax Amount
Crop(02)	0.515	Acres	PLUM BAYOU IRRIGATION DISTR.	\$140.00
Crop(04)	20.021	Acres	PLUM BAYOU LEVEE DISTR.	\$31.14
Timber(04)	25.604	Acres	TIMBER TAX	\$5.00
Totals:				\$176.14

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
6/21/2012	914	020	DI			VJM PLUM BAYOU FARMS LLC		
11/25/2008	861	787-789	Warr. Deed	1478.40	\$448,000	VJM PLUM BAYOU FARMS LLC	Assembla	Land Only
5/21/2008	854	184 & 186	Warr. Deed	1194.60	\$362,000	JETER WILLIAM S JR	Agri. Use	Land Only
3/2/1990	598	130				BIERMANN SUSAN S ET AL	Land	
1/1/1910	000	0000				JOHNSON BEULAH B		

Not a Legal Document.

Subject to terms and conditions.

www.datascoutpro.com

REAL ESTATE TAX INFO

Parcel: 001-01156-000

Jefferson County Report

ID: 1277
As of: 1/11/2017

Property Owner

Name: VJM PLUM BAYOU FARMS LLC

Mailing Address: 1 ALLIED DR STE 2410
LITTLE ROCK, AR 72202

Type: (AV) Agri Use/Vacant

Tax Dist: (020) 2 DOLLARWAY-RURAL

Size (Acres): 40.000

Extended Legal: SW NW 40 ACRES

Property Information

Physical Address:

Subdivision: SEC 01 TWP 3 S RNG 10 W

Block / Lot: -- / --

S-T-R: 01-03-10

Market and Assessed Values:

Taxes:

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$53
Land:	\$5,250	\$1,050	\$1,050	Homestead Credit:	\$0
Building:	0	0	0	<small>Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.</small>	
Total:	\$5,250	\$1,050	\$1,050		

Land:

Special Assessments:

Land Use	Size	Units	Assessment	Tax Amount
Crop(04)	2.260	Acres	PLUM BAYOU LEVEE DISTR.	\$27.00
Timber(04)	37.740	Acres	TIMBER TAX	\$7.40
Totals:				\$34.40

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/4/2010	877	685	Warr. Deed	231.00	\$70,000	VJM PLUM BAYOU FARMS LLC	Agri. Use Land	Land Only
3/20/2002	747	551&55 3	Warr. Deed	283.80	\$86,000	BROKE BOTTOMS LLC	Not Open Market	Land Only
1/5/1999	702	126	Warr. Deed	198.00	\$60,000	BYNUM WILSON DANIELS ET AL	Forced	Land Only
4/18/1997	678	017	Warr. Deed	102.30	\$31,000	WARD ADRIN S ET AL	Forced	Land Only
3/31/1997	677	330	Warr. Deed			FISHER MILDRED		
1/1/1910	000	0000				HUGHES D P		

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REAL ESTATE TAX INFO

Parcel: 001-01166-000

Jefferson County Report

ID: 1288

As of: 1/11/2017

Property Owner

Name: VJM PLUM BAYOU FARMS LLC

Property Information

Physical Address:

Mailing Address: 1 ALLIED DR STE 2410
LITTLE ROCK, AR 72202

Subdivision: SEC 02 TWP 3 S RNG 10 W

Block / Lot: -- / --

Type: (AV) Agri Use/Vacant

S-T-R: 02-03-10

Tax Dist: (020) 2 DOLLARWAY-RURAL

Size (Acres): 40.000

Extended Legal: SE NE 40 ACRES

Market and Assessed Values:

Taxes:

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	
Land:	\$8,850	\$1,770	\$1,770	Homestead Credit:	\$0
Building:	0	0	0	Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.	
Total:	\$8,850	\$1,770	\$1,770		

Land:

Special Assessments:

Land Use	Size	Units	Assessment	Tax Amount
Crop(04)	3.450	Acres	PLUM BAYOU IRRIGATION DISTR.	\$35.00
Pasture(04)	24.419	Acres	PLUM BAYOU LEVEE DISTR.	\$27.00
Timber(04)	12.131	Acres	TIMBER TAX	\$2.40
Totals:				\$64.40

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/4/2010	877	685	Warr. Deed	231.00	\$70,000	VJM PLUM BAYOU FARMS LLC	Agri. Use Land	Land Only
3/20/2002	747	551&55 3	Warr. Deed	283.80	\$86,000	BROKE BOTTOMS LLC	Not Open Market	Land Only
1/5/1999	702	126	Warr. Deed	198.00	\$60,000	BYNUM WILSON DANIELS ET AL	Forced	Land Only
4/18/1997	678	17	Warr. Deed	102.30	\$31,000	WARD ADRIN S ET AL	Forced	Land Only
3/31/1997	677	330	Warr. Deed			FISHER MILDRED		
1/1/1910	000	0000				HUGHES D P		

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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