



OFFERED FOR SALE

UPPER RAFT CREEK RESERVE

A recreational investment opportunity

241.0 (+/-) total acres • White County, Arkansas

OFFERED BY



AGRICULTURE RECREATION TIMBERLAND
TRADITIONAL BROKERAGE + SEALED BIDS + CONSULTING

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TENNESSEE AND TEXAS



DISCLOSURE STATEMENT

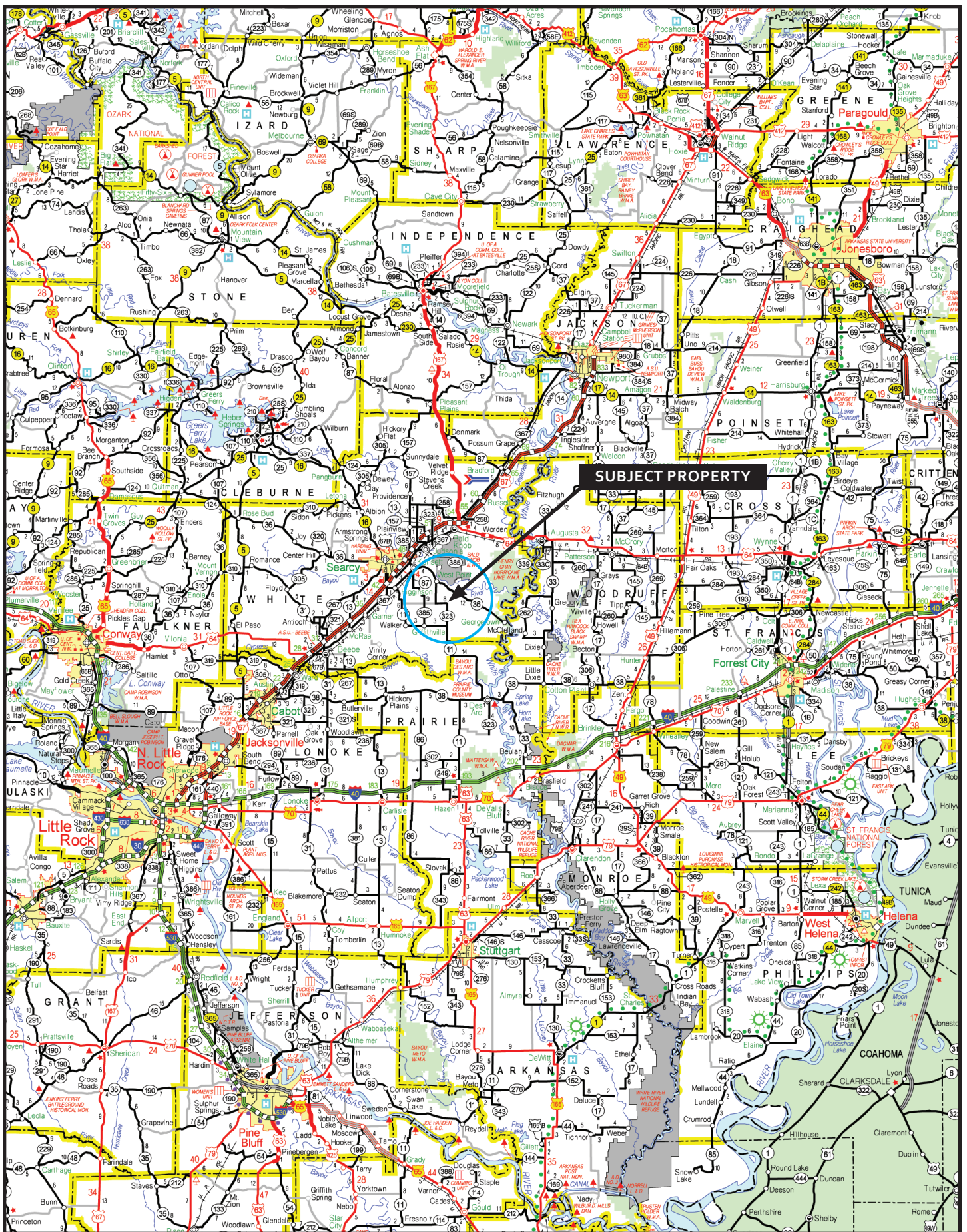
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 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



PROPERTY SUMMARY

Description: Upper Raft Creek Reserve consists of 241.0 ^(+/-) acres located in southeast White County. 54% of the land is considered cropland and has formally been in rice production. 38% of the property is enrolled in the Conservation Reserve Program offering income to the owner in the amount of \$4,269.00 annually. The land offers excellent deer and duck hunting opportunities and is located in close proximity to both Raft Creek Wildlife Management Area and Bald Knob National Wildlife Refuge. Contact Nathan Gregory at 870-731-4344 to schedule a tour or for additional information.

Location: White County, Arkansas; Northeast Region of Arkansas

Mileage Chart

Searcy, AR	12 miles
Des Arc, AR	17 miles
Conway, AR	60 miles
Little Rock, AR	60 miles
Memphis, AR	100 miles

Access: Access is via Arkansas Highway 36 and Highway 11 to Arkansas Highway 323 leading to a gated gravel road, leading to the southeast corner of the property. An easement is on record.

Acreage: 241.0 ^(+/-) total acres
Acreage Breakdown

131.0 ^(+/-) acres (54%) in cropland
93.0 ^(+/-) acres (38%) in Conservation Reserve Program
8.6 ^(+/-) acres (4%) in Miliken Lake
8.4 ^(+/-) acres (4%) in roads, ditches, well sites, and other

Mineral Rights: No mineral rights shall convey.

CRP Contracts:	<i>Number</i>	<i>Expires</i>	<i>Acres</i>	<i>Annual Payment</i>
	1464	2021	17.6	\$993.00
	1465	2021	1.8	\$80.00
	1466	2011	15.4	\$0.00
	10016	2023	58.1	\$3,196.00
	Total		92.9	4,269.00

Real Estate Taxes: \$709.00 (estimated)
Parcel No. 001-00880-000

Irrigation: Five (5) wells with risers

Recreation: The property could be developed to provide opportunities for duck, deer, and small game hunting.

Offering Price: PRICE REDUCED TO \$723,000.00 (\$3,000.00 per acre)

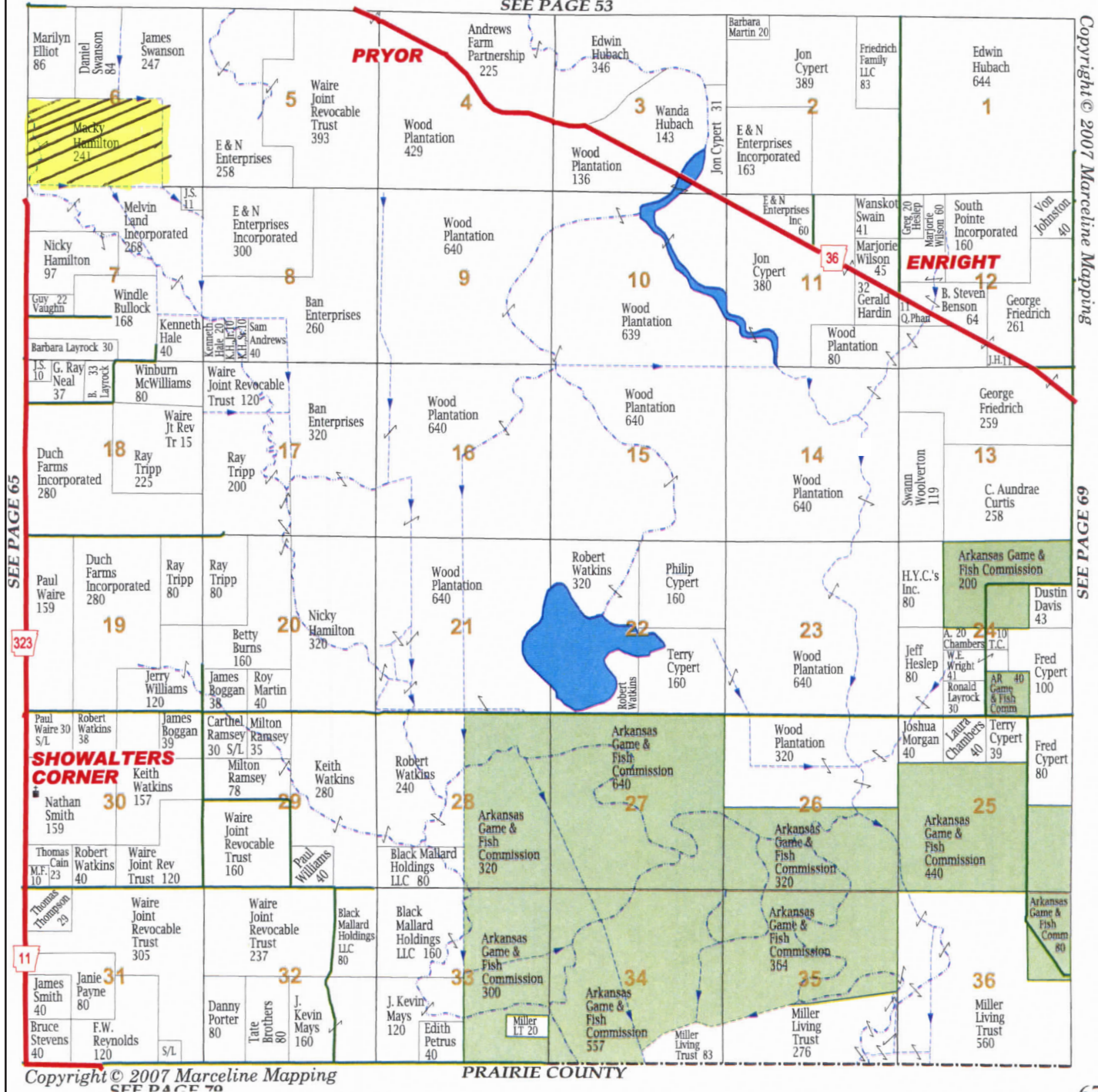
Contact: Any questions concerning this offering or to schedule a property tour should be directed to Nathan Gregory at 870-731-4344 for additional information.

PLAT MAP

TOWNSHIP 6N • RANGE 5W



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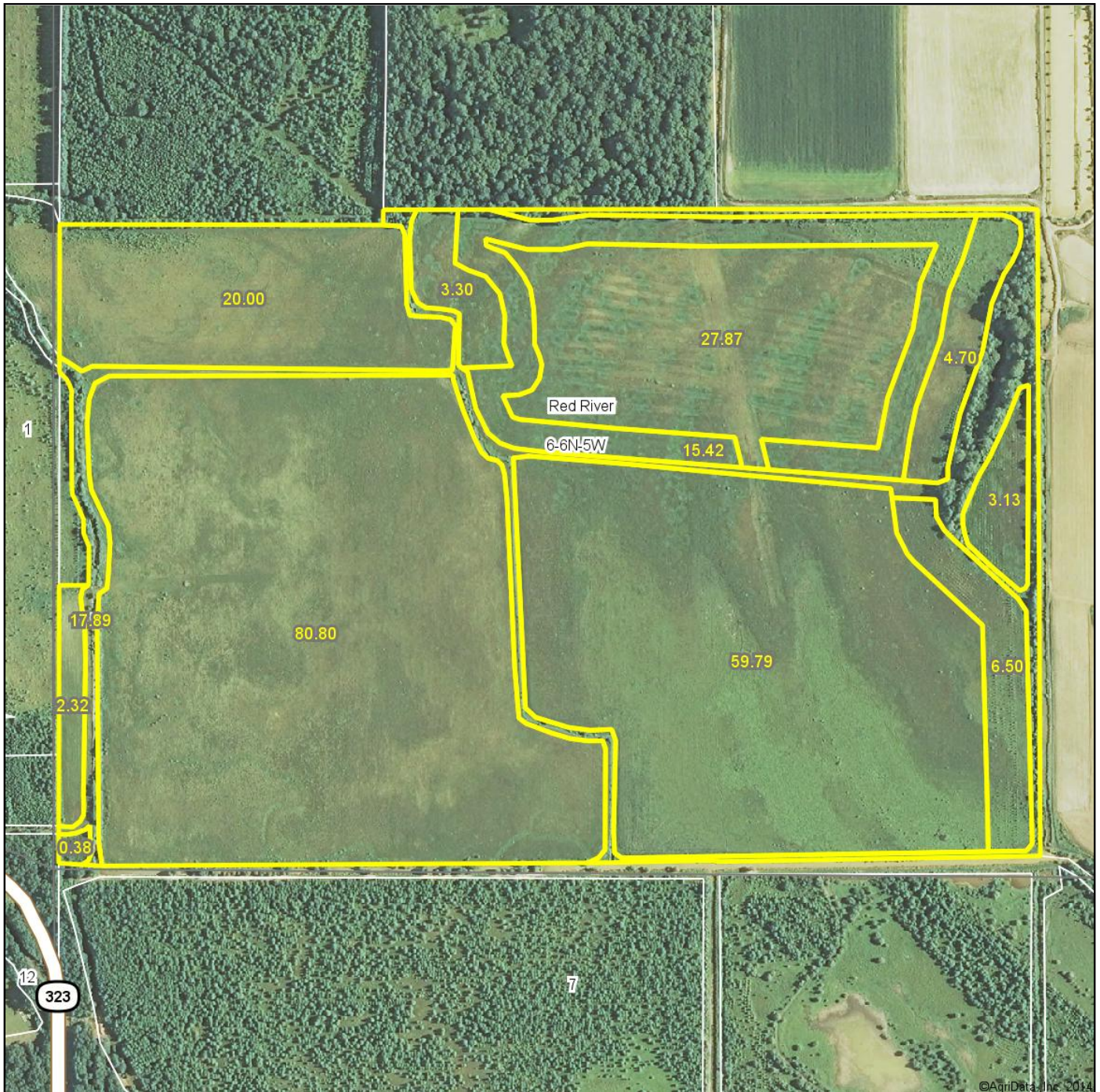


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Aerial Map



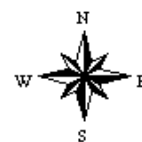
Maps Provided By:



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6-6N-5W
White County
Arkansas

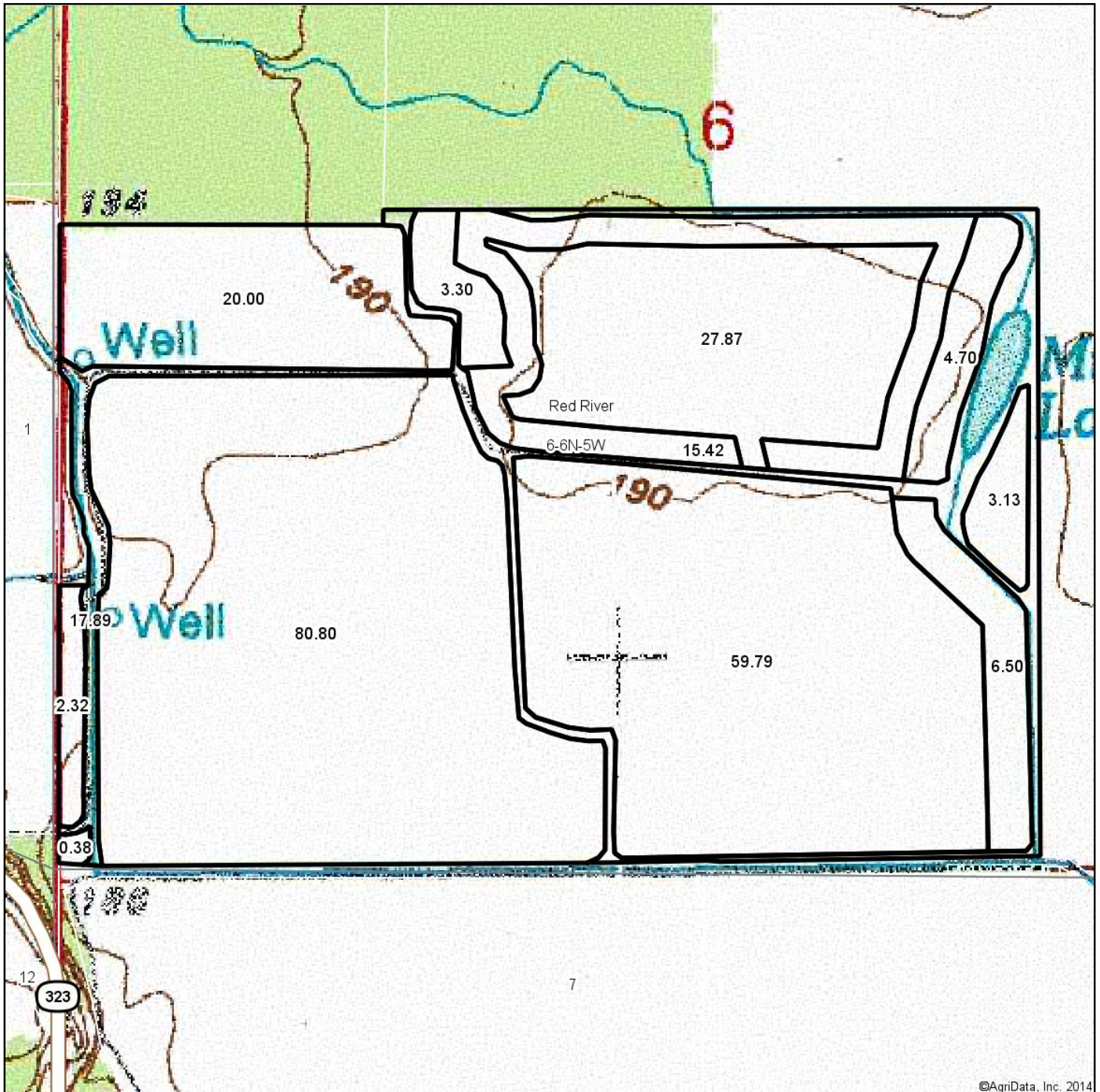
map center: 35° 10' 4.75, 91° 35' 3.79
scale: 7322



11/24/2014

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Topography Map



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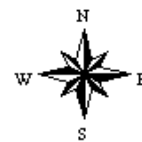


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6-6N-5W
White County
Arkansas

map center: 35° 10' 4.75, 91° 35' 3.79

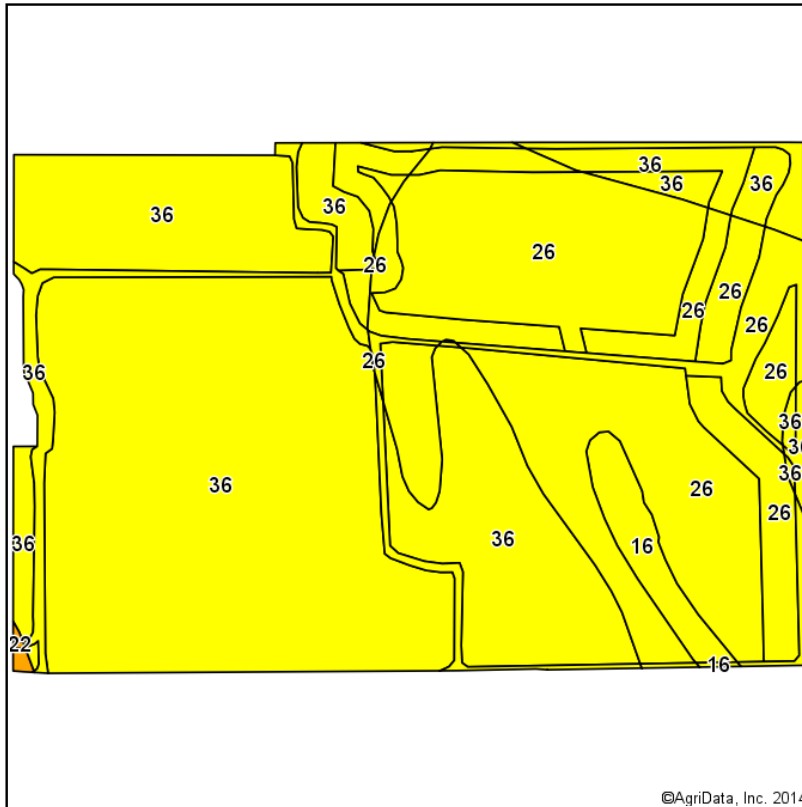
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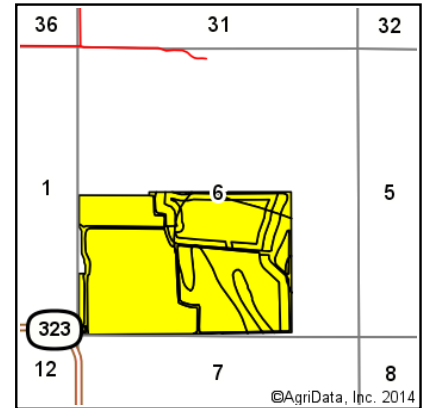
11/24/2014

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Soil Map



Soils data provided by USDA and NRCS.



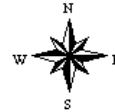
State: **Arkansas**
 County: **White**
 Location: **6-6N-5W**
 Township: **Red River**
 Acres: **242.1**
 Date: **11/24/2014**



Maps Provided By:



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Area Symbol: AR145, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Common bermudagrass	Improved bermudagrass	Rice Irrigated	Soybeans	Tall fescue
36	Tichnor silt loam, frequently flooded	150.34	62.1%		IVw	8		110	30	
26	Oaklimeter silt loam, frequently flooded	85.84	35.5%		IVw	6	7		35	6
16	Kobel silty clay, frequently flooded	5.59	2.3%		IVw					
22	Immanuel silt loam, 3 to 8 percent slopes	0.33	0.1%		IIIe					
Weighted Average						7.1	2.5	68.3	31	2.1

Area Symbol: AR145, Soil Area Version: 14

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Arkansas

White

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 2623

Prepared: 10/14/14 10:59 AM

Crop Year: 2015

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DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 4669 Description: R-13

FAV/WR
History

BIA Range Unit Number:

N

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
243.53	223.83	223.83	0.0	0.0	91.1	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	132.73	14.7	1.8		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	12.9	35	35	0.0
RICE-LONG GRAIN	108.4	3926	3926	0.0
RICE-MED GRAIN	2.4	3926	3926	0.0
GRAIN SORGHUM	2.4	45	45	0.0
SOYBEANS	19.6	14	14	83.8
Total Base Acres:	145.7			

Owners: KYLE DEAN HAMILTON

DONNA J HAMILTON

Other Producers: JOHN R HAMILTON
JOHN AND MIKKI HAMILTON

AUDRA M HAMILTON



NOTES

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LILE REAL ESTATE, INC.

Arkansas - Corporate Office
401 Autumn Road
Little Rock, AR 72211
501.374.3411 501.374.0609 (fax)

Tennessee - Regional Office
5521 Murray Avenue, Suite 110
Memphis, TN 38119
901.260.4580 901.260.4582 (fax)

info@lilerealestate.com
www.lilerealestate.com

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