



OFFERED FOR SALE

BRUSHY/L'ANGUILLE RESERVE

An agricultural and recreational investment opportunity

242.5 ^(+/-) total acres (Four Tracts) • Cross 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

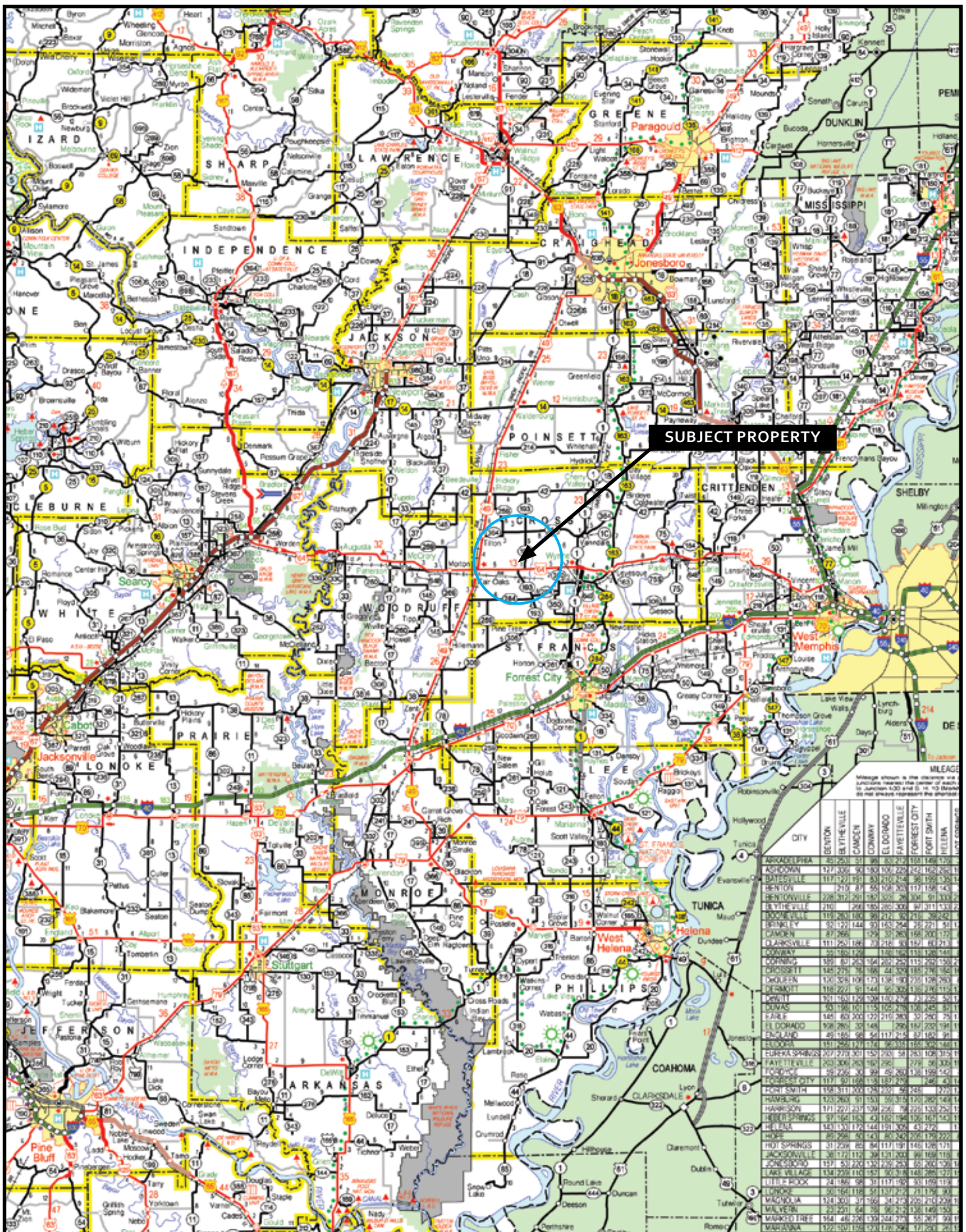
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 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

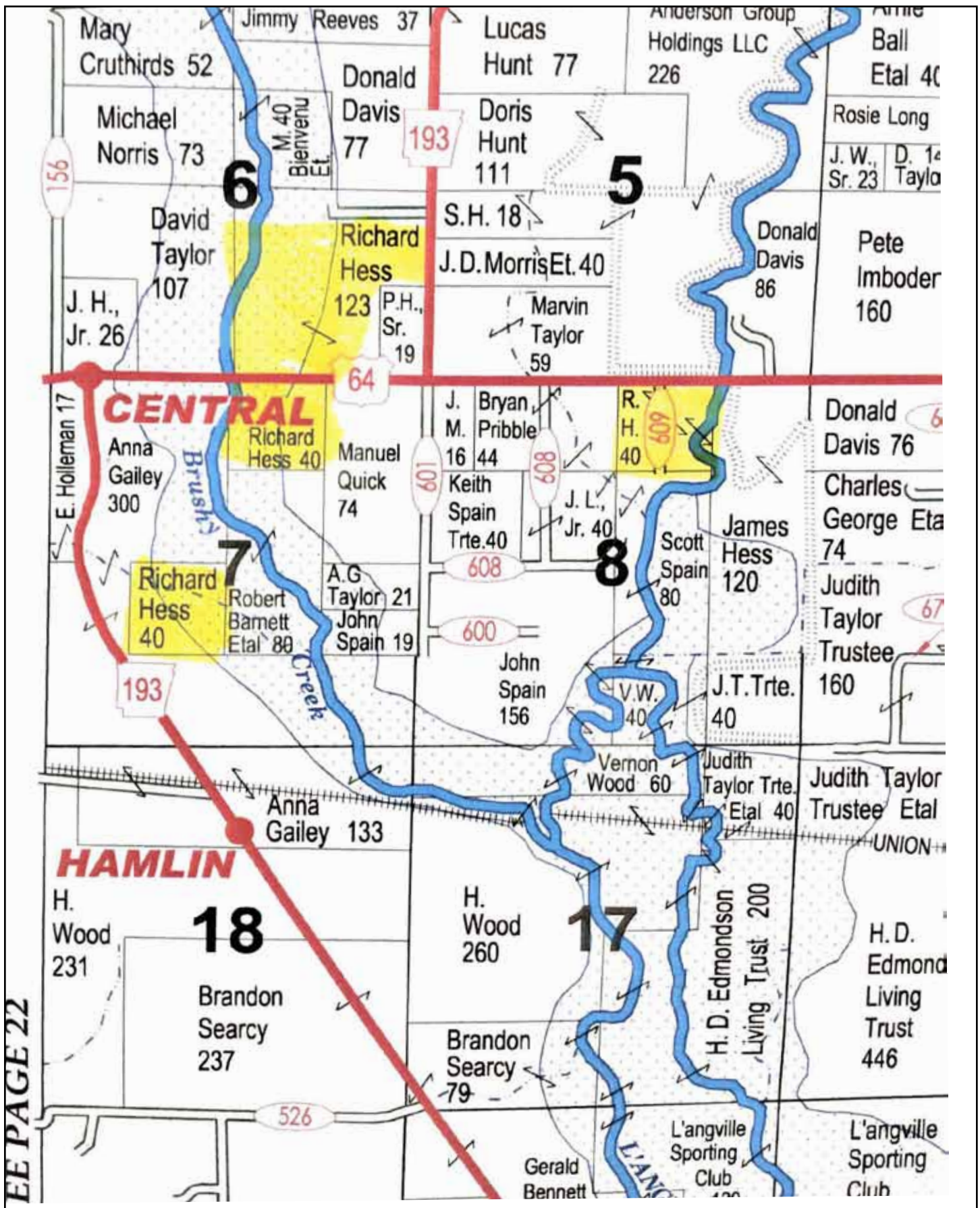
- Description:** Brushy/L'Anguille Reserve consists four (4) separate tracts totaling 242.5 ^(+/-) acres. The lands are located in Cross County, between Fair Oaks and Wynne, Arkansas in the Brushy Creek and the L'Anguille River bottoms. Tract 1 offers 60 ^(+/-) acres of tillable farmland producing rice and soybeans. The properties are primarily utilized for duck and hunting, however deer hunting is available as well with a Boone and Crockett state record deer being taken on Tract 4. The land offers green-timber and button-willow/smart weed habitat. The tracts provide a unique situation for having four separate hunting locations all within close proximity of each other with agricultural income. There is one (1) electric well, which was over hauled three (3) years ago. Farming is conducted under a 25/75 cropshare with the landowner receiving 25 percent. The properties are offered for sale for \$730,500.00 (\$3,000.00 per acre). Contact Hunter Ziegler at 901-351-5296 or 901-260-4580 to schedule a tour or for additional information.
- Location:** Fair Oaks, Arkansas; Cross County; Northeast Region of Arkansas
Mileage Chart
-
- | | |
|------------------|----------|
| Fair Oaks, AR | 5 miles |
| Wynne, AR | 10 miles |
| Forrest City, AR | 22 miles |
| Brinkley, AR | 33 miles |
| Jonesboro, AR | 52 miles |
| Memphis, AR | 57 miles |
| Little Rock, AR | 96 miles |
- Access:** Access is via Arkansas Highway 64 and 193, and interior farm roads.
- Acreage:** 242.5 ^(+/-) Total Acres
-
- Tract 1: 122.5 ^(+/-) total acres
- 62.5 ^(+/-) acres in timber/wetland
- 60.00 ^(+/-) acres in cultivation
- Tract 2: 40.00 ^(+/-) total acres
- 40.00 ^(+/-) acres in timber/wetland
- Tract 3: 40.00 ^(+/-) total acres
- 40.00 ^(+/-) acres in timber/wetland
- Tract 4: 40.00 ^(+/-) total acres
- 40.00 ^(+/-) acres in timber/wetland
- Irrigation:** One (1) electric, submersible well
- Mineral Rights:** No mineral rights shall be conveyed with the sale.
- Recreation:** The property offers duck hunting on all tracts. Brushy Creek and the L'Anguille River provide water when flooding. Deer hunting is available as well with a Boone and Crockett state record deer being taken on Tract 4.
- Farming Contract:** A verbal 25/75 crop share is in place with the landowner receiving 25 percent.

Real Estate Taxes:	<i>Tract</i>	<i>Parcel Number</i>	<i>ID</i>	<i>S-T-R</i>	<i>Est. Acreage</i>	<i>Est. Taxes</i>
	1	001-01215-000	1660	06-07-02	122.5	\$18.58
	2	001-01233-000	1699	07-07-02	40.0	\$8.64
	3	001-01236-000	1707	07-07-02	40.0	\$8.33
	4	001-01252-000	1740	08-07-02	40.0	\$8.64
	TOTALS				242.5	\$44.19

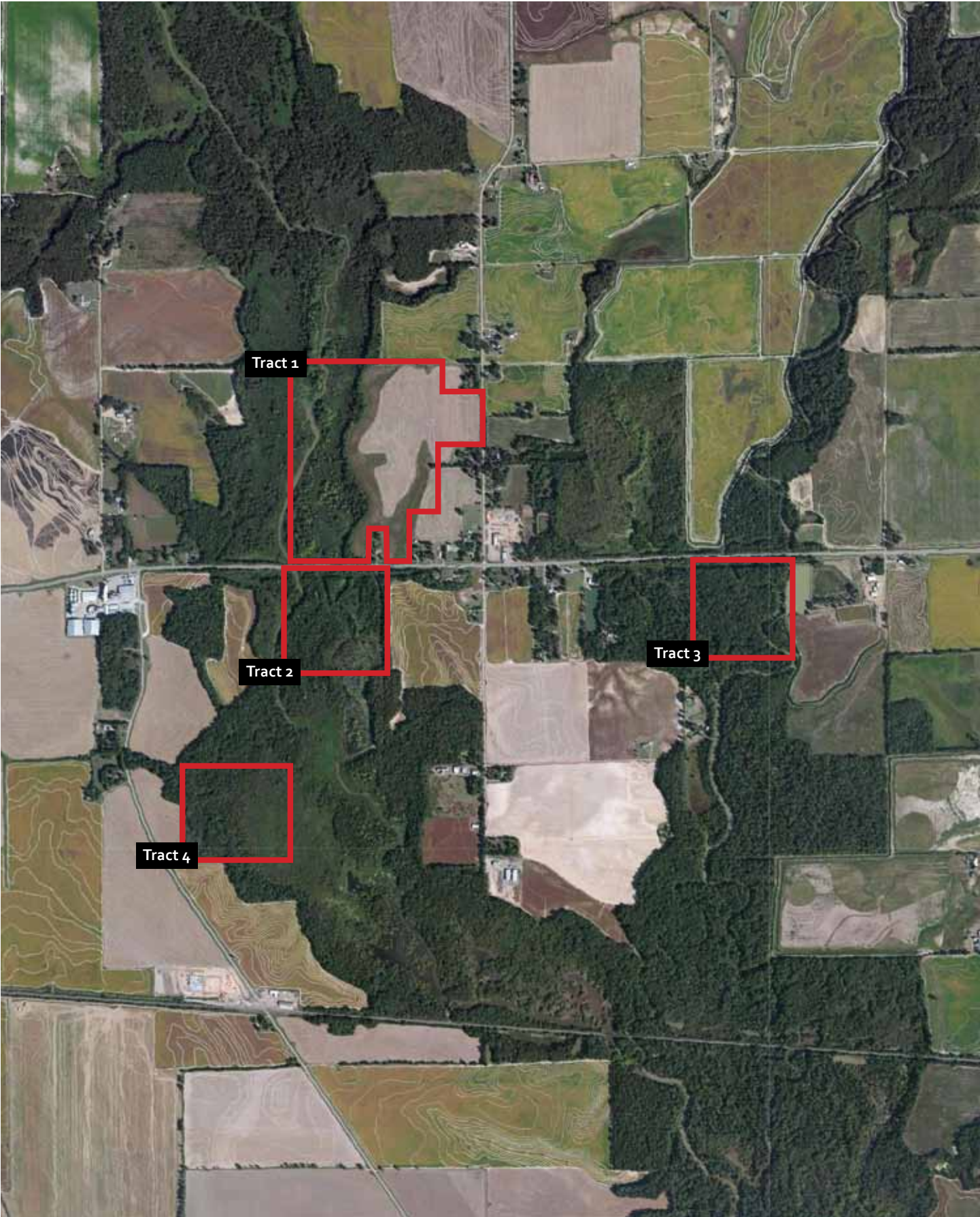
Offering Price: \$730,500.00 (\$3,000.00 per acre)

Contact: Any questions concerning this offering, or to schedule a property tour should be directed to Hunter Ziegler at 901-351-5296 or 901-260-4580.

PLAT MAP

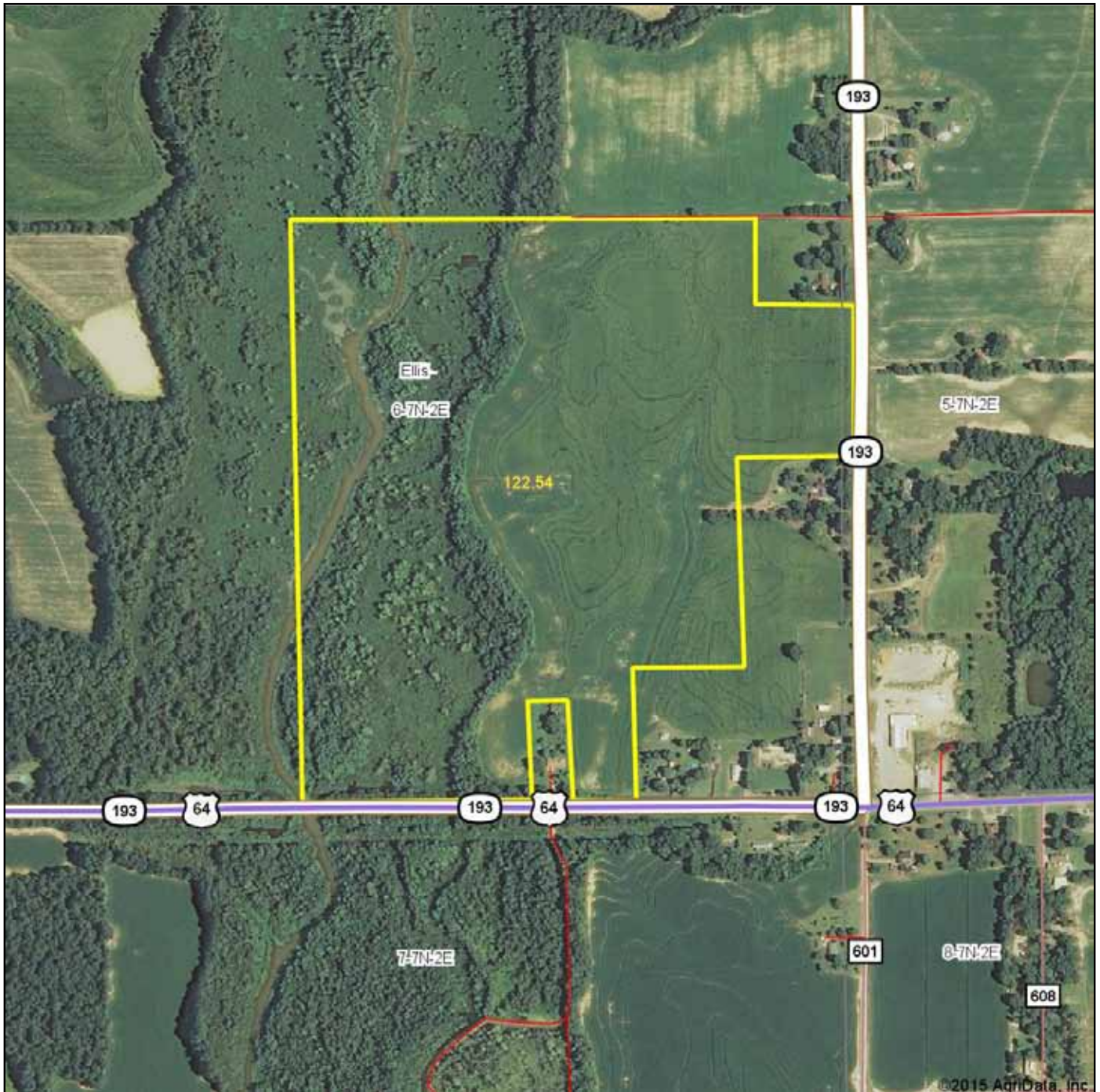


TRACT OVERVIEW MAP



TRACT 1

Aerial Map

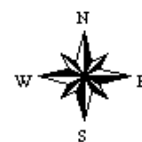


Maps Provided By:



6-7N-2E
Cross County
Arkansas

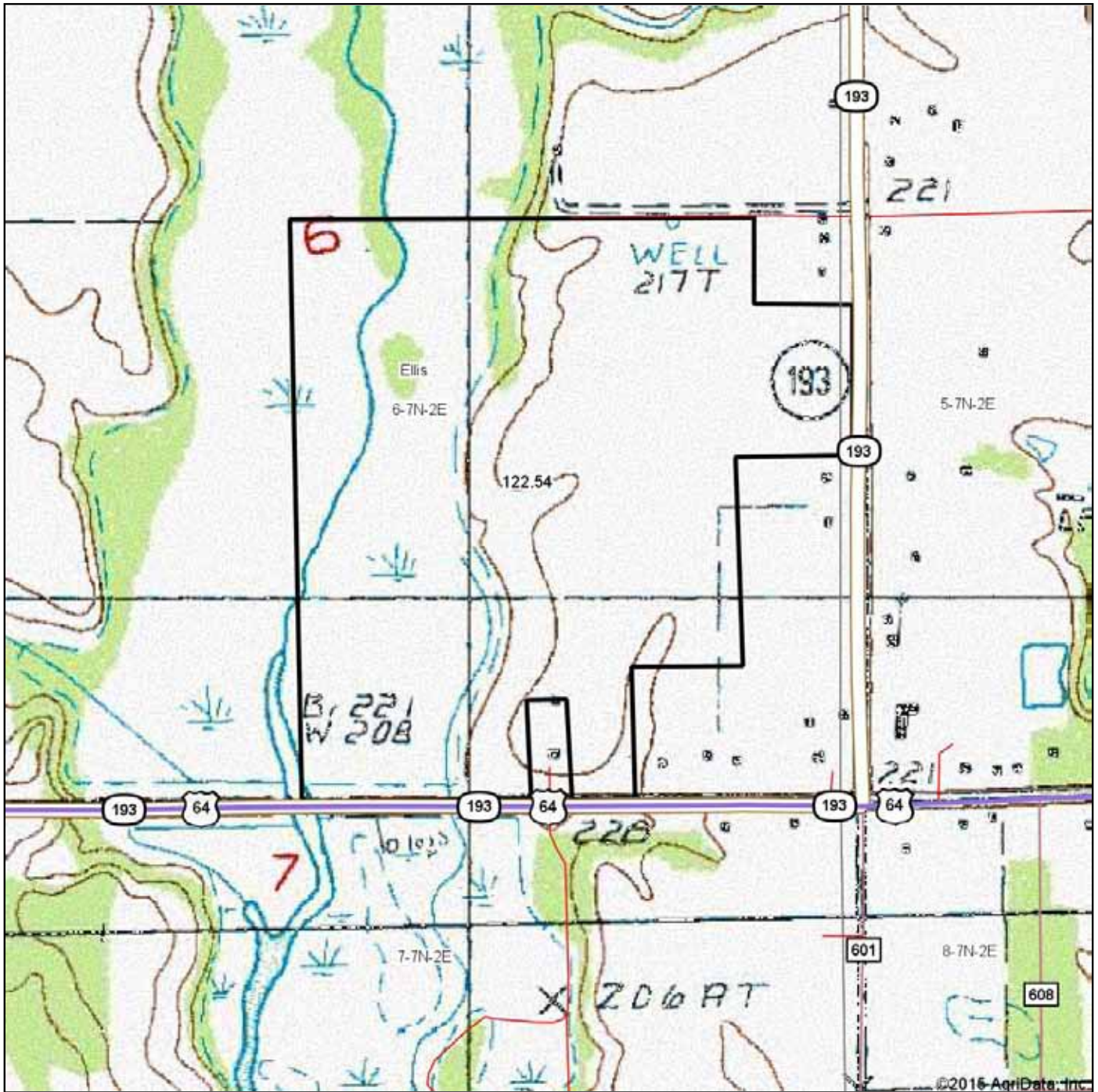
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3/18/2015

Aerial photography provided by Aerial Photography Field Office.

TRACT 1
Topography Map

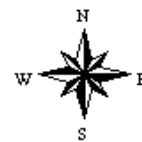


Maps Provided By:



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Cross County
Arkansas

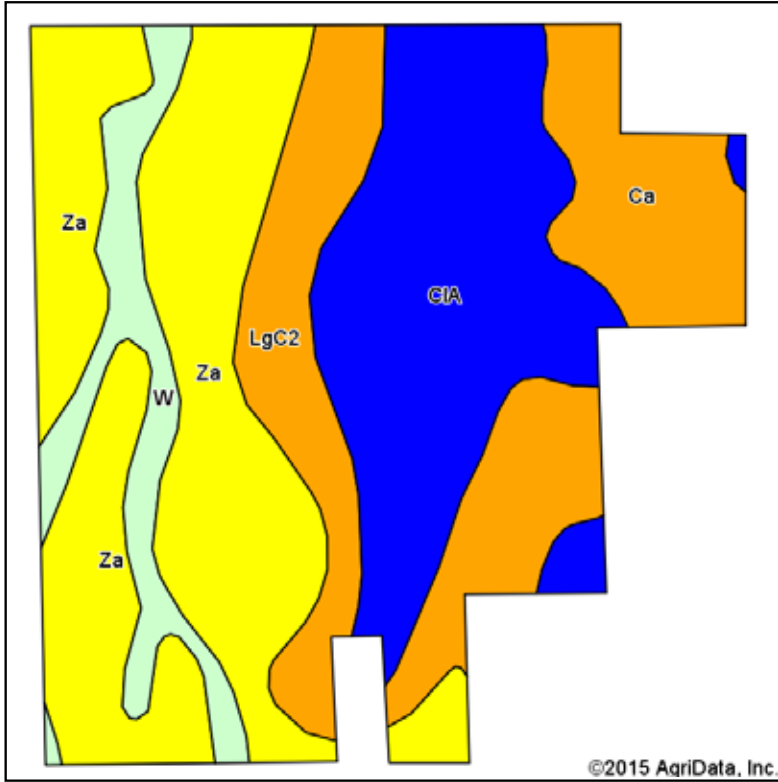
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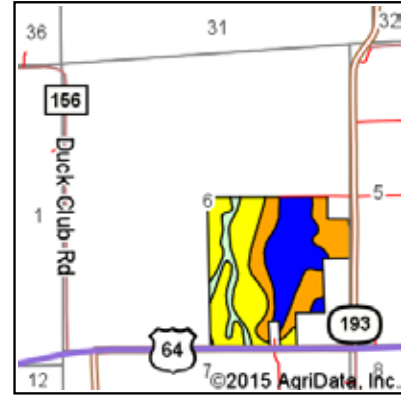
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TRACT 1

Soil Map



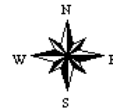
Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Cross**
 Location: **6-7N-2E**
 Township: **Ellis**
 Acres: **122.54**
 Date: **3/18/2015**



Maps Provided By:



Area Symbol: AR037, Soil Area Version: 14

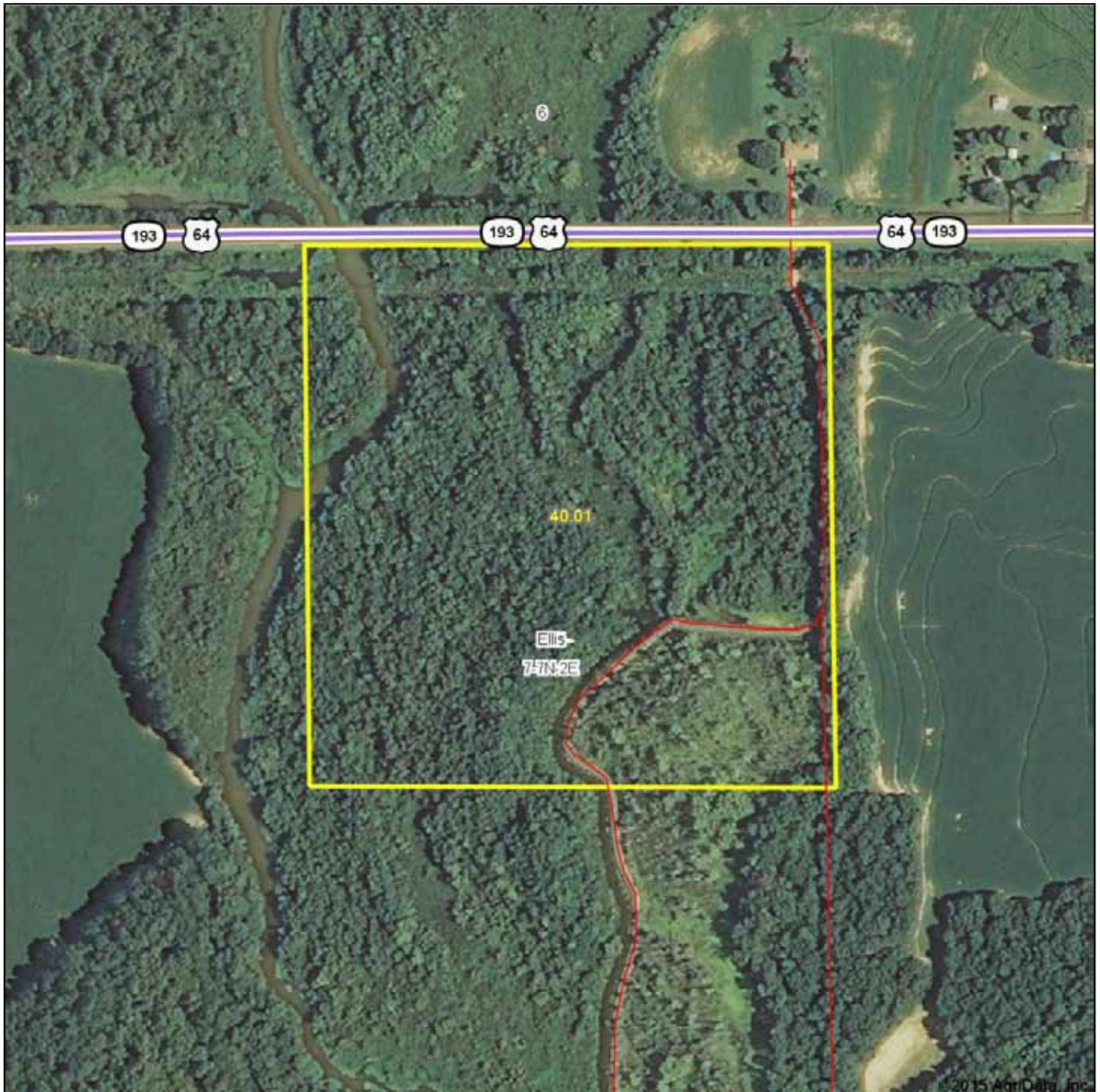
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bahiagrass	Common bermudagrass	Corn	Cotton lint	Grain sorghum	Improved bermudagrass	Pasture	Rice Irrigated	Soybeans	Sweet potatoe
Za	Zachary silt loam	44.73	36.5%		IVw		6								
CIA	Calloway silt loam, 0 to 1 percent slopes	32.97	26.9%		IIw		7	95	700	95	9		140	35	
LgC2	Loring silt loam, 3 to 8 percent slopes, eroded	22.90	18.7%		IIIe			85	700			7.5		35	
Ca	Calhoun silt loam	11.83	9.7%		IIIw	6.5	5		400				120	25	2
W	Water	10.11	8.3%												
Weighted Average						0.6	4.6	41.4	357.8	25.6	2.4	1.4	49.3	18.4	21

Area Symbol: AR037, Soil Area Version: 14

Soils data provided by USDA and NRCS.

TRACT 2

Aerial Map



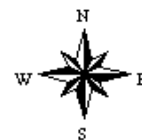
Maps Provided By:



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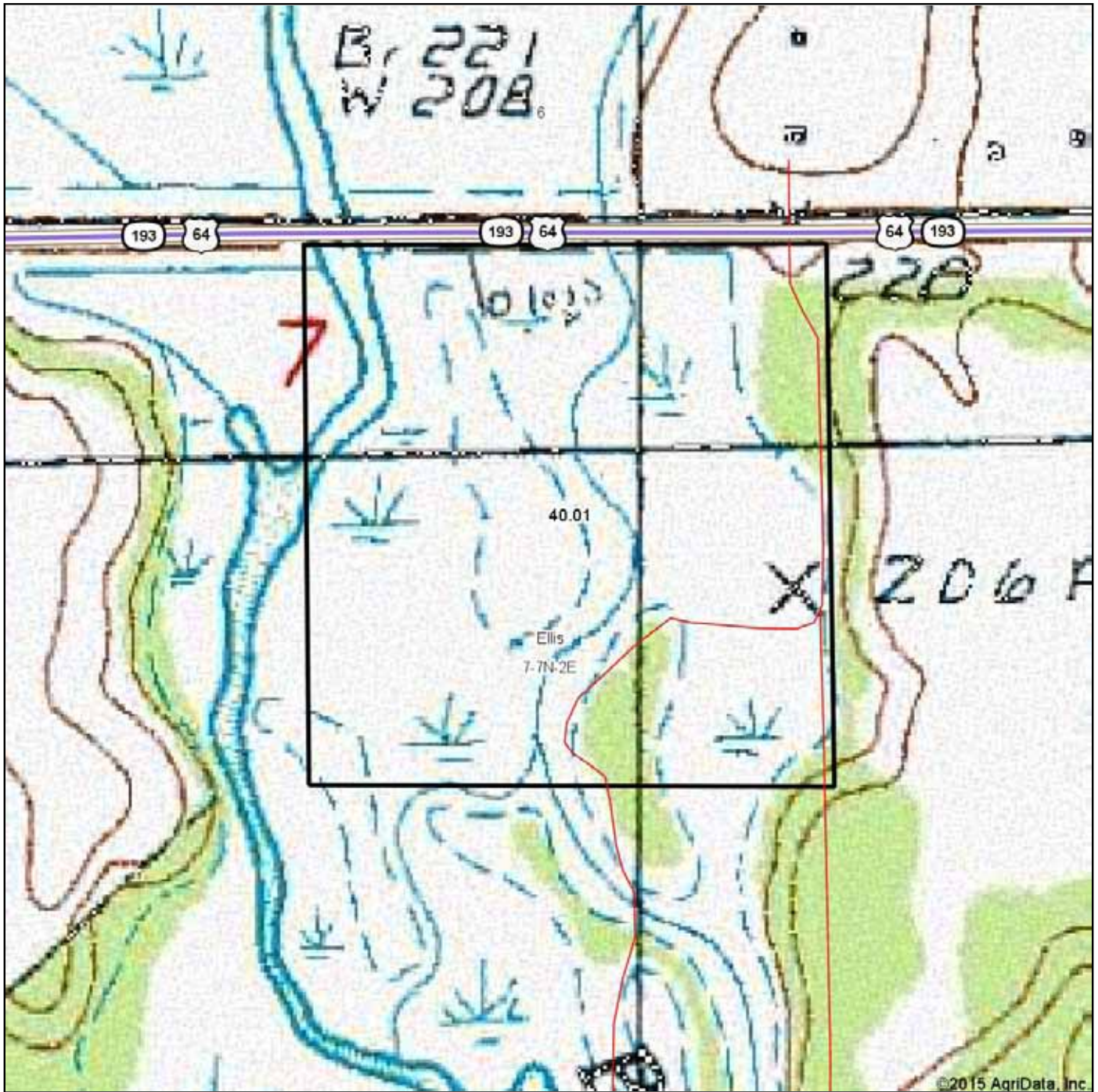
7-7N-2E
Cross County
Arkansas

map center: 35° 14' 58.11, 90° 55' 24.9
scale: 4432



3/18/2015

TRACT 2
Topography Map

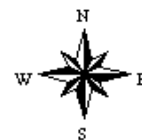


Maps Provided By:



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Cross County
Arkansas

map center: 35° 14' 58.11, 90° 55' 24.9
scale: 4432



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TRACT 3

Aerial Map

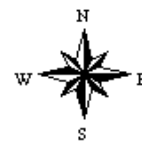


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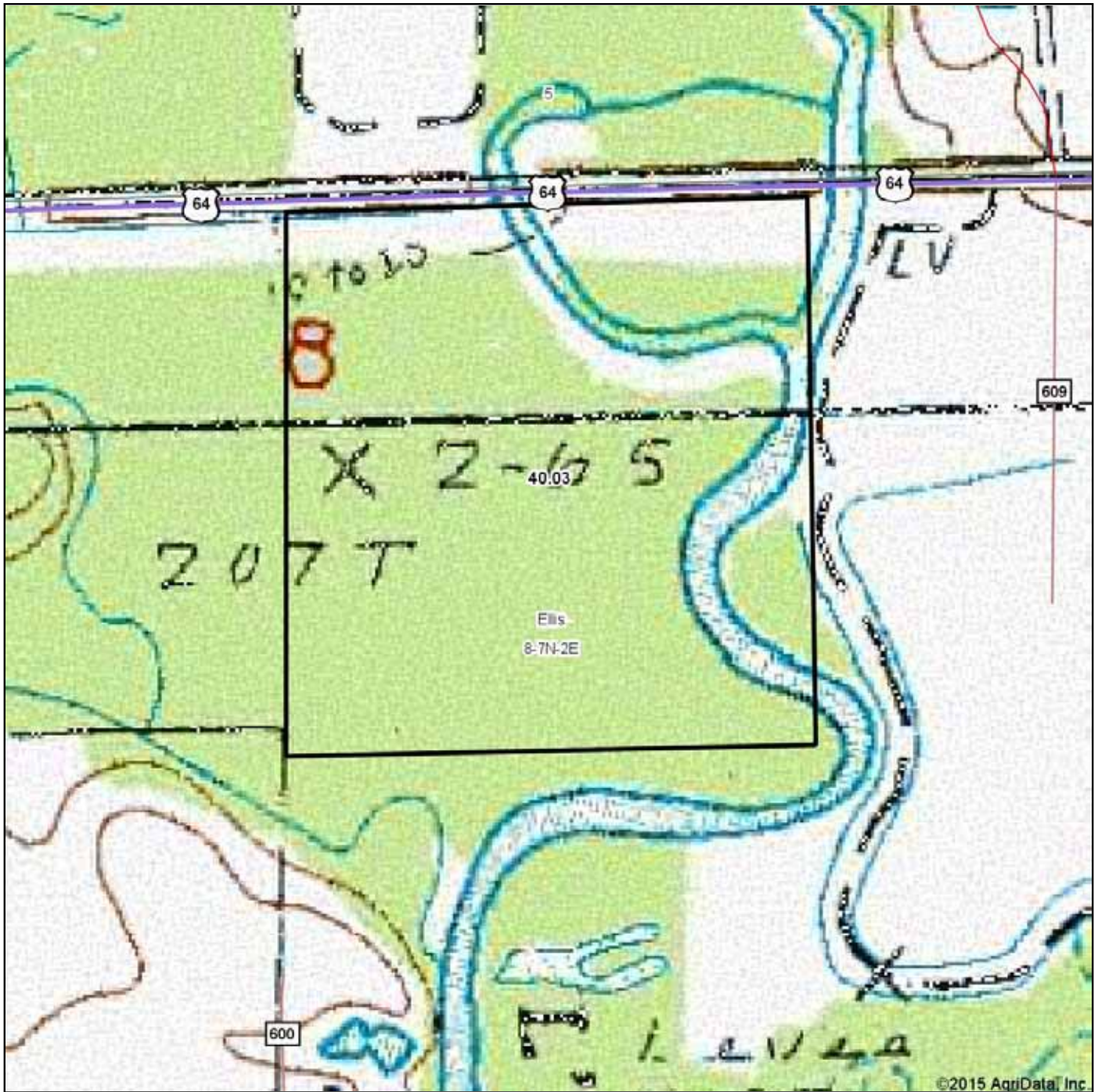
8-7N-2E
Cross County
Arkansas

map center: 35° 14' 57.38, 90° 54' 20.43
scale: 4407



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TRACT 3
Topography Map

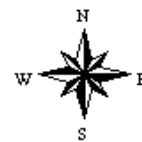


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Arkansas

map center: 35° 14' 57.38, 90° 54' 20.43
scale: 4407



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TRACT 4

Aerial Map



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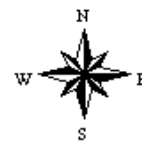
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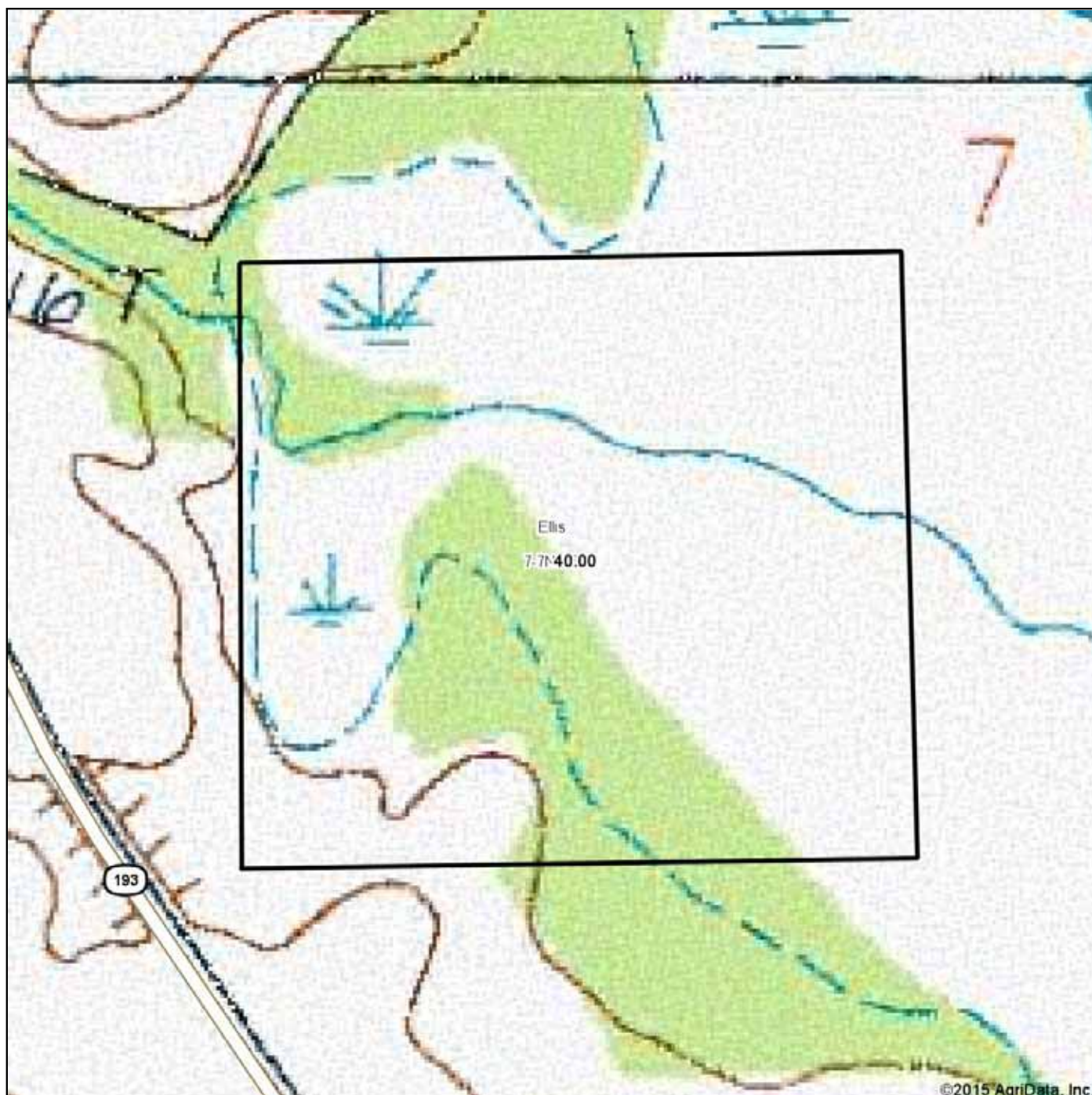
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scale: 3712



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TRACT 4
Topography Map



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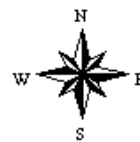
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map center: 35° 14' 33.22, 90° 55' 41.28

scale: 3712



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NOTES



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