

OFFERED FOR SALE

CABOT/LONOQUE COUNTY TRACTS

A residential development opportunity.

3 separate tracts totaling 143.5 (+/-) acres offered as a whole or as individual tracts

OFFERED BY



AGRICULTURE RECREATION TIMBERLAND
TRADITIONAL BROKERAGE + SEALED BIDS + CONSULTING

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TENNESSEE, AND TEXAS



DISCLOSURE STATEMENT

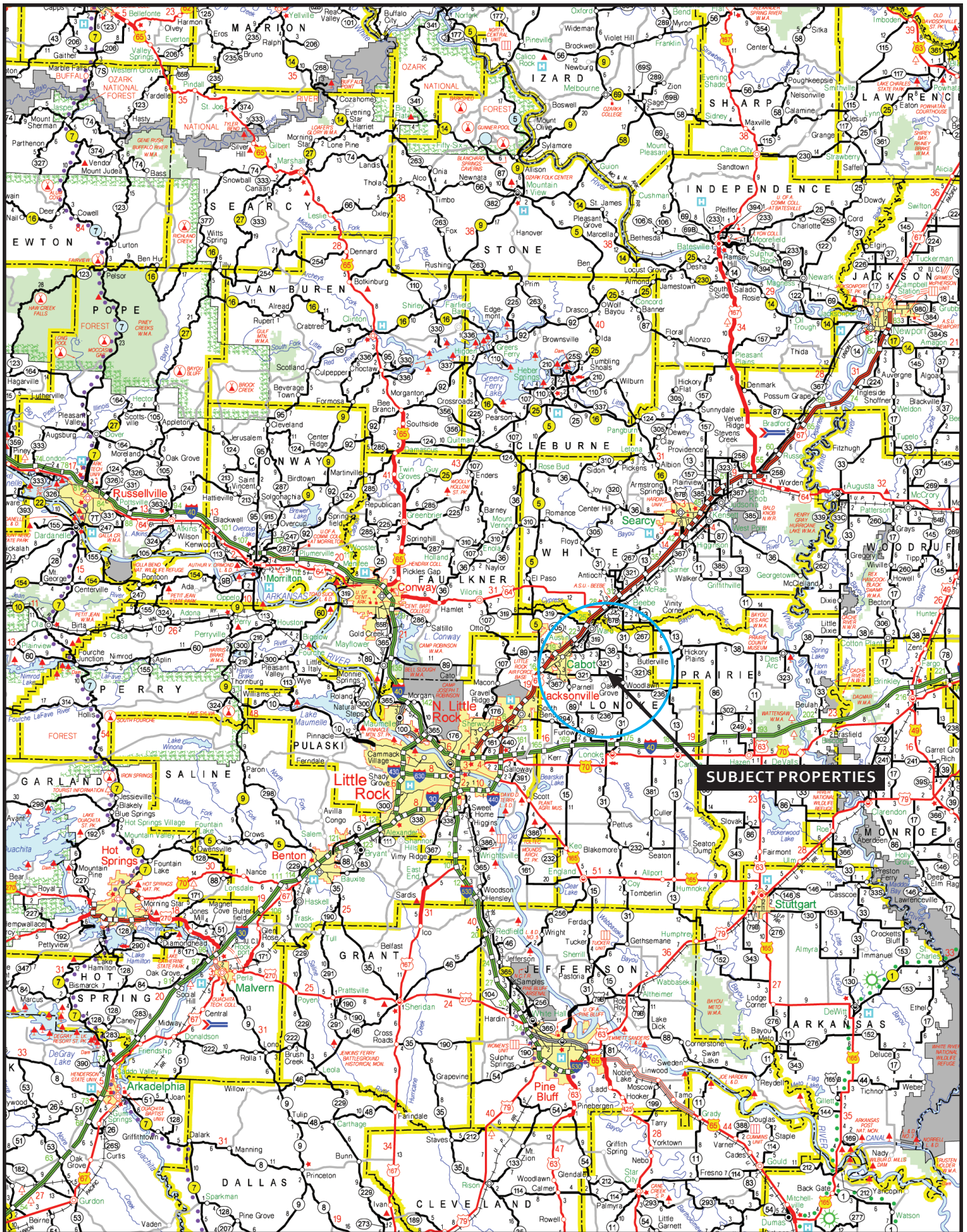
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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: Offered for sale are three (3) tracts of land totaling 143.5 ^(+/-) acres offering an investment opportunity for residential development, single residence with acreage, or hobby farm land in the Cabot, Arkansas area. The properties are located in north Lonoke County, Arkansas just east of the city of Cabot. Cabot, Arkansas is the largest city in Lonoke County and is considered part of the Little Rock Metropolitan Statistical Area. According to the 2010 U.S. Census Bureau the population is estimated to be 23,776, which ranks it as Arkansas's 20th largest city. Cabot also has the third highest median household income in Arkansas and has a great public school system. Please contact Jeryl Jones at 870-672-1365 or Gardner Lile at 501-658-9275 of Lile Real Estate, Inc. to schedule a property tour or for additional information.

Location: Cabot, Arkansas; Lonoke County; Central Region of Arkansas

Mileage Chart

Little Rock, AR	24 miles
Searcy, AR	27 miles
Conway, AR	30 miles
Heber Springs, AR	43 miles

Tract 1: 100.0 ^(+/-) total acres located approximately five (5) miles east of Cabot, Arkansas, with access and frontage from Arkansas Highway 321. This tract adjoins Tract 2, is located near an area of expanding residential development, and would be great for a large residential development, and would make a great hobby farm as well. The estimated real estate taxes are \$707.00. The property is offered for sale at an asking price of \$1,000,000.00 (\$10,000 per acre).

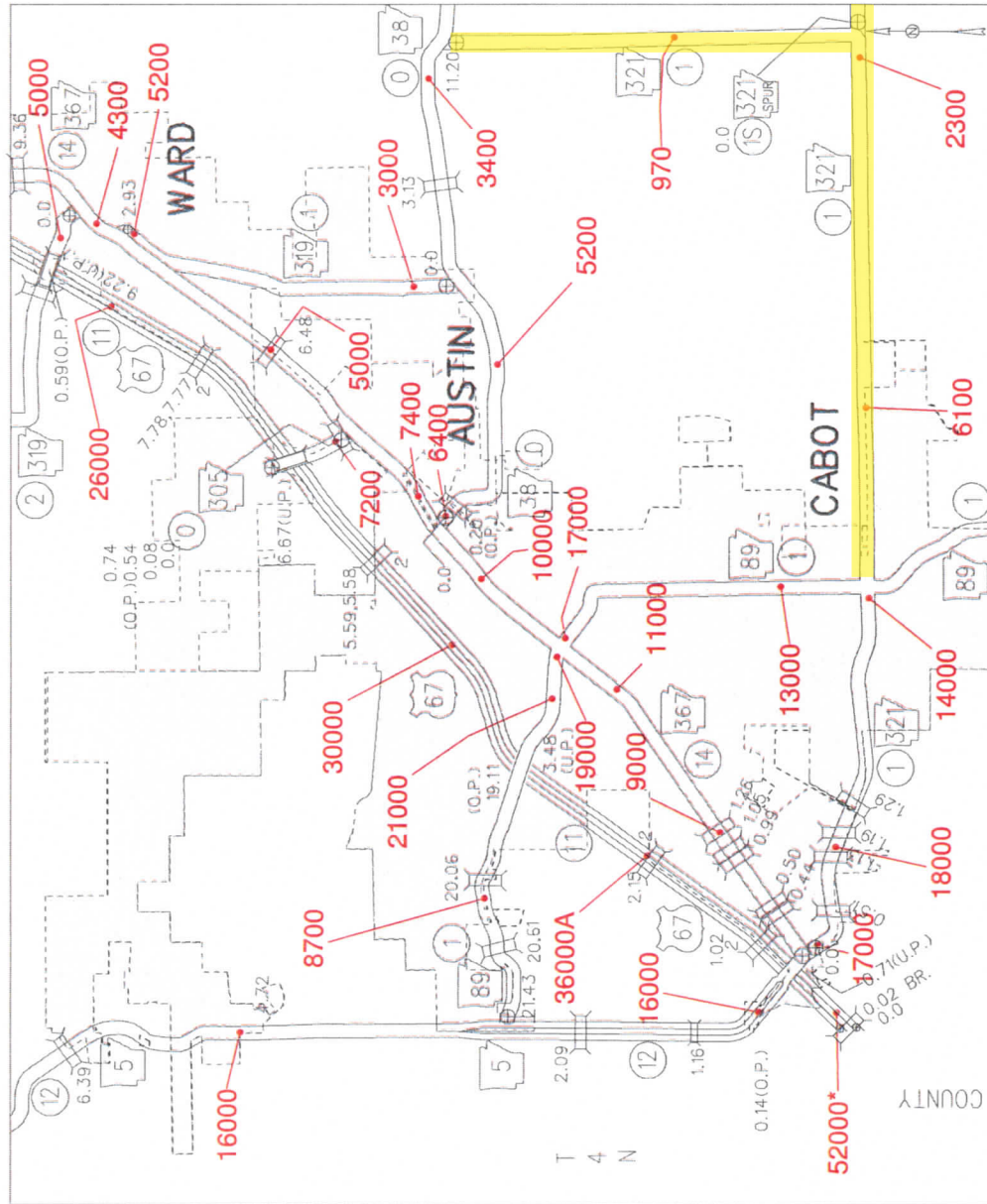
Tract 2: 20.10 ^(+/-) total acres located approximately five (5) miles east of Cabot, Arkansas, with access from an existing road/easement off of Arkansas Highway 321. This tract adjoins Tract 1, and would make a great personal residence, hobby farm, or could be developed into residential subdivisions. The estimated real estate taxes are \$29.00. The property is offered for sale at an asking price of \$200,000.00 (\$10,000 per acre).

Tract 3: 23.4 ^(+/-) total acres located approximately four (4) miles east of Cabot, Arkansas, with access and frontage from Arkansas Highway 321 and Lemay Road. The property is well suited for a residential subdivision, with the Castle Rock subdivision bordering the property on the east side. The estimated real estate taxes are \$223.00. The property is offered for sale at an asking price of \$234,000.00 (\$10,000 per acre).

Mineral Rights: No mineral rights owned by the Seller shall convey in the property sale.

Contact: Any questions concerning this offering or to schedule a property tour should be directed to Jeryl Jones (mobile: 870-672-136) or Gardner Lile at 501-658-9275 of Lile Real Estate, Inc.

PROPERTY TRAFFIC COUNTS



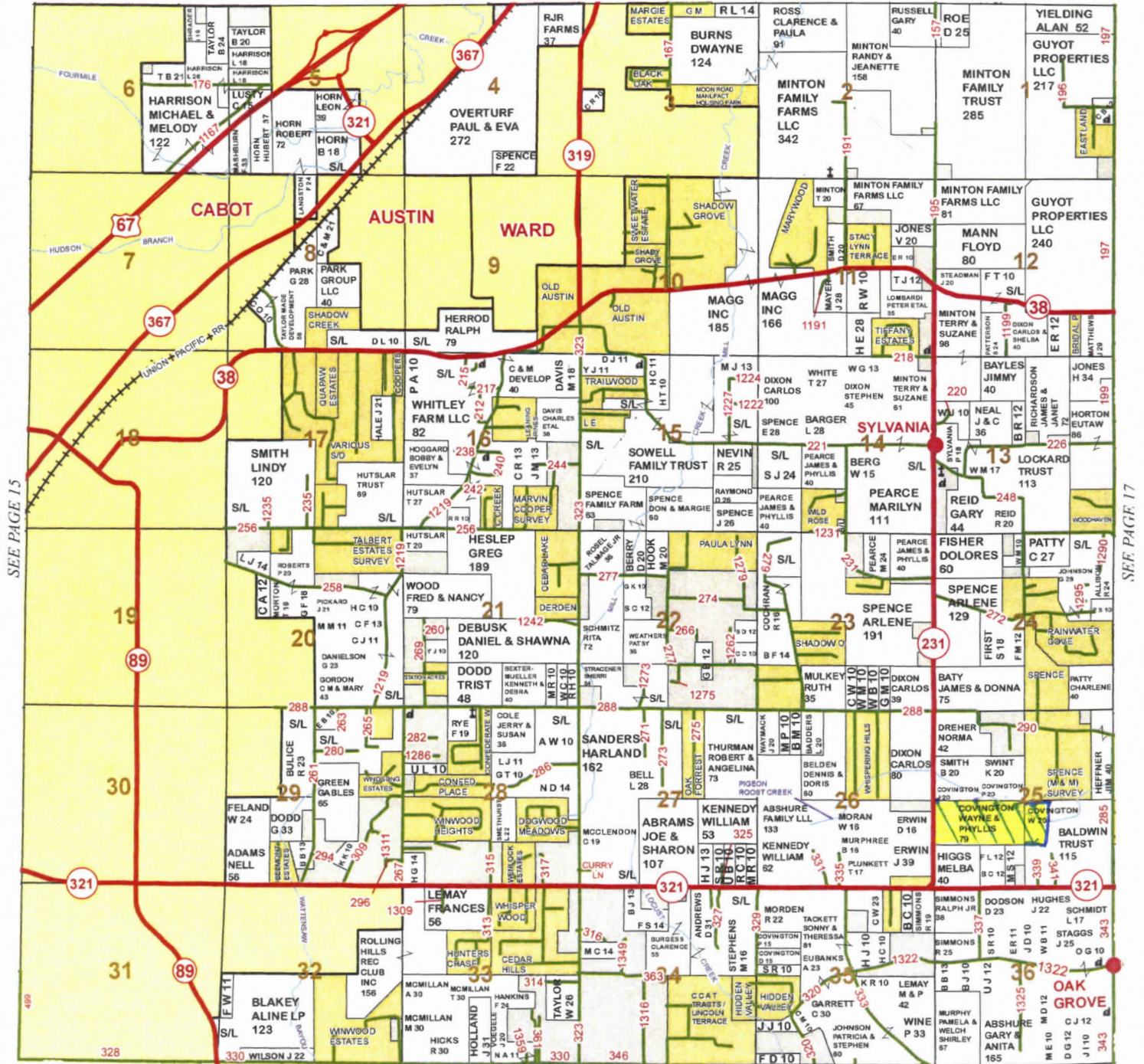
2013 ANNUAL AVERAGE
2012 ANNUAL AVERAGE
DAILY TRAFFIC ESTIMATES

A - AUTOMATIC (PERMANENT) TRAFFIC RECORDER LOCATION
* - COUNT MADE IN ADJOINING COUNTY

PLAT MAP - TRACT 1

TOWNSHIP 4N • RANGE 9W

SEE PAGE 14



AERIAL MAP - TRACT 1



map center: 34° 56' 30.91, 91° 55' 26.42

scale: 9586



12/8/2014



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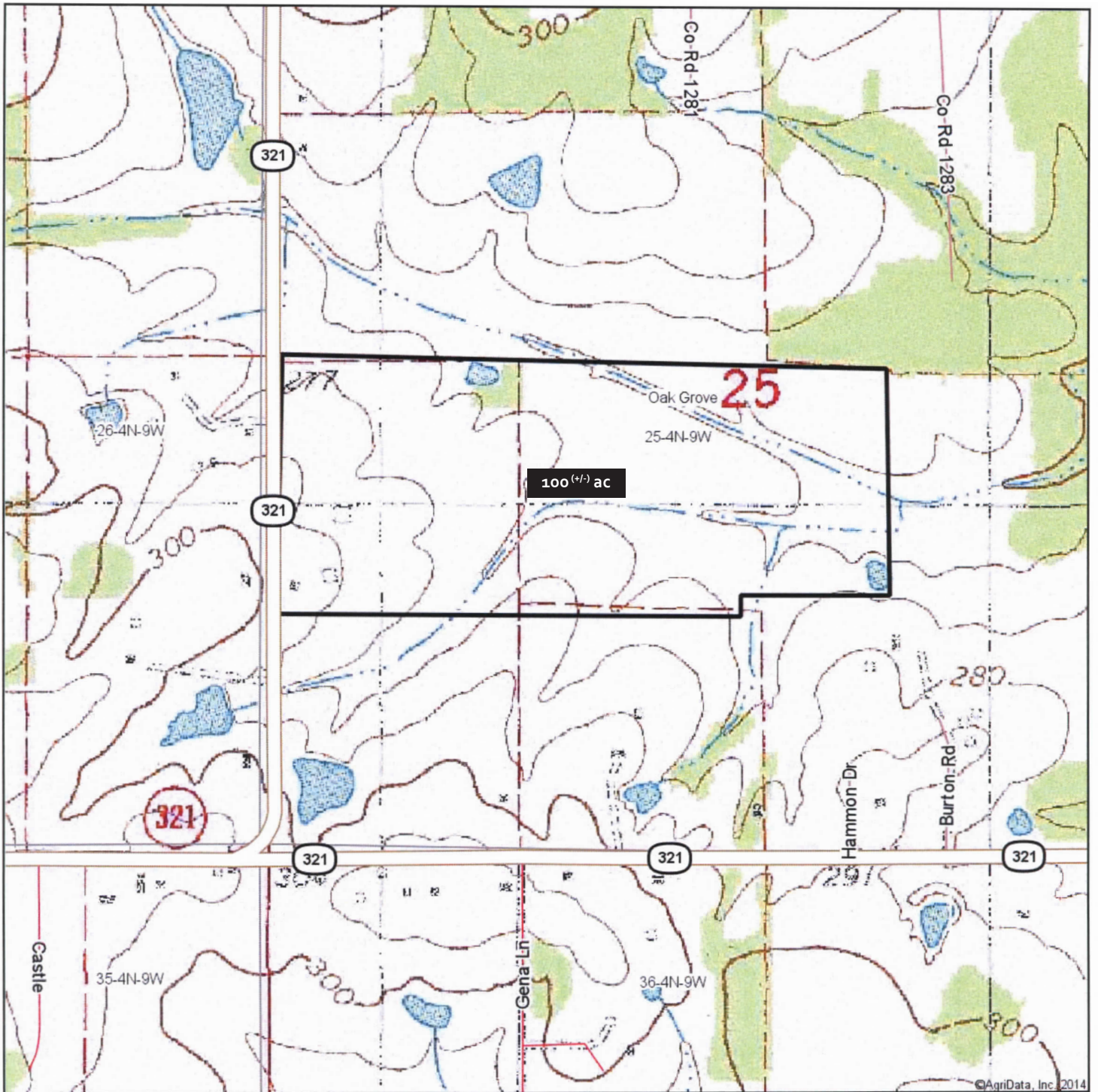
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CUSTOMIZED ONLINE MAPPING

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25-4N-9W
Lonoke County
Arkansas

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

TOPOGRAPHIC MAP - TRACT 1



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25-4N-9W
Lonoke County
Arkansas

map center: 34° 56' 30.91, 91° 55' 26.42

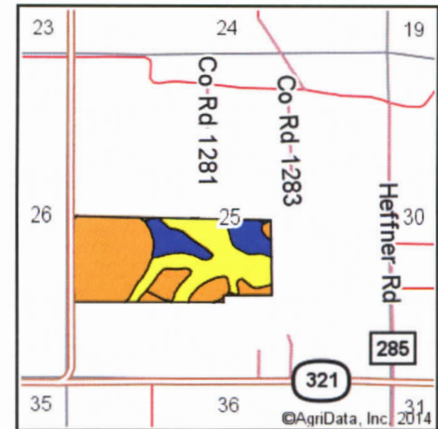
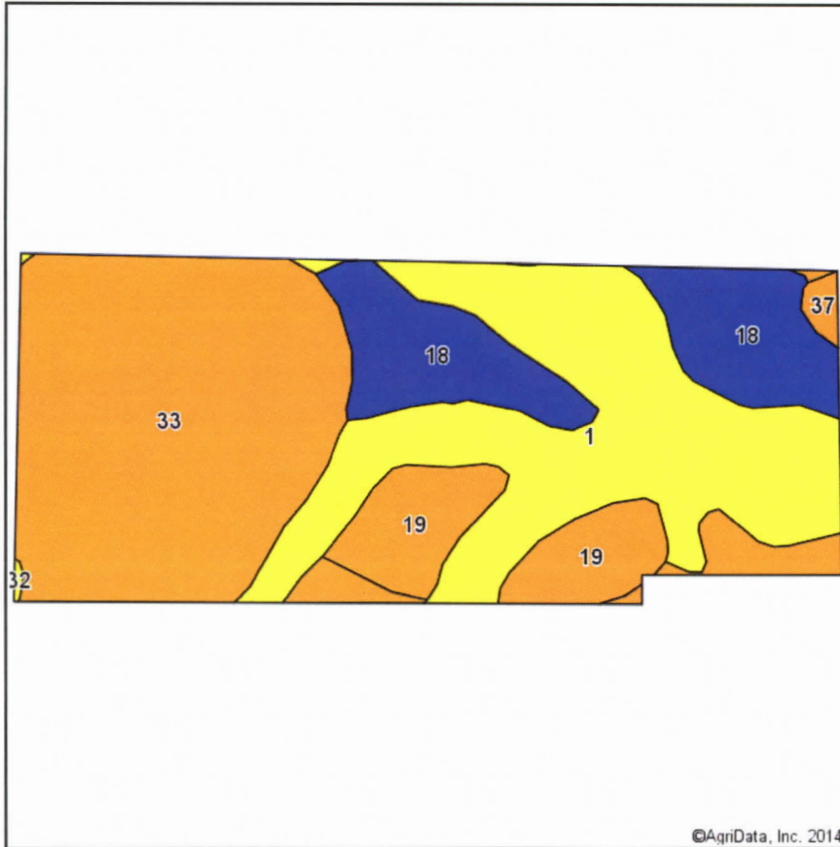
scale: 9586



12/8/2014

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

SOILS MAP - TRACT 1



State: **Arkansas**
 County: **Lonoke**
 Location: **25-4N-9W**
 Township: **Oak Grove**
 Acres: **100 (+/-) ac**
 Date: **12/8/2014**



Maps Provided By:



Area Symbol: AR680, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bahiagrass	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Oats	Soybeans	Tall fescue
33	Sawyer silt loam, 3 to 8 percent slopes	41.22	41.0%		IIIe		7	45	500	9	45	20	7
1	Amy silt loam, frequently flooded	32.83	32.6%		IVw	7.5	6						4
18	Leadvale silt loam, 1 to 3 percent slopes	16.04	15.9%		IIe								
19	Leadvale silt loam, 3 to 8 percent slopes	9.71	9.6%		IIIe								
37	Taft silt loam, 0 to 2 percent slopes	0.72	0.7%		IIIw								
32	Sacul fine sandy loam, 3 to 8 percent slopes	0.11	0.1%		IVe	7.5	6.5						
Weighted Average						2.5	4.8	18.4	204.8	3.7	18.4	8.2	4.2

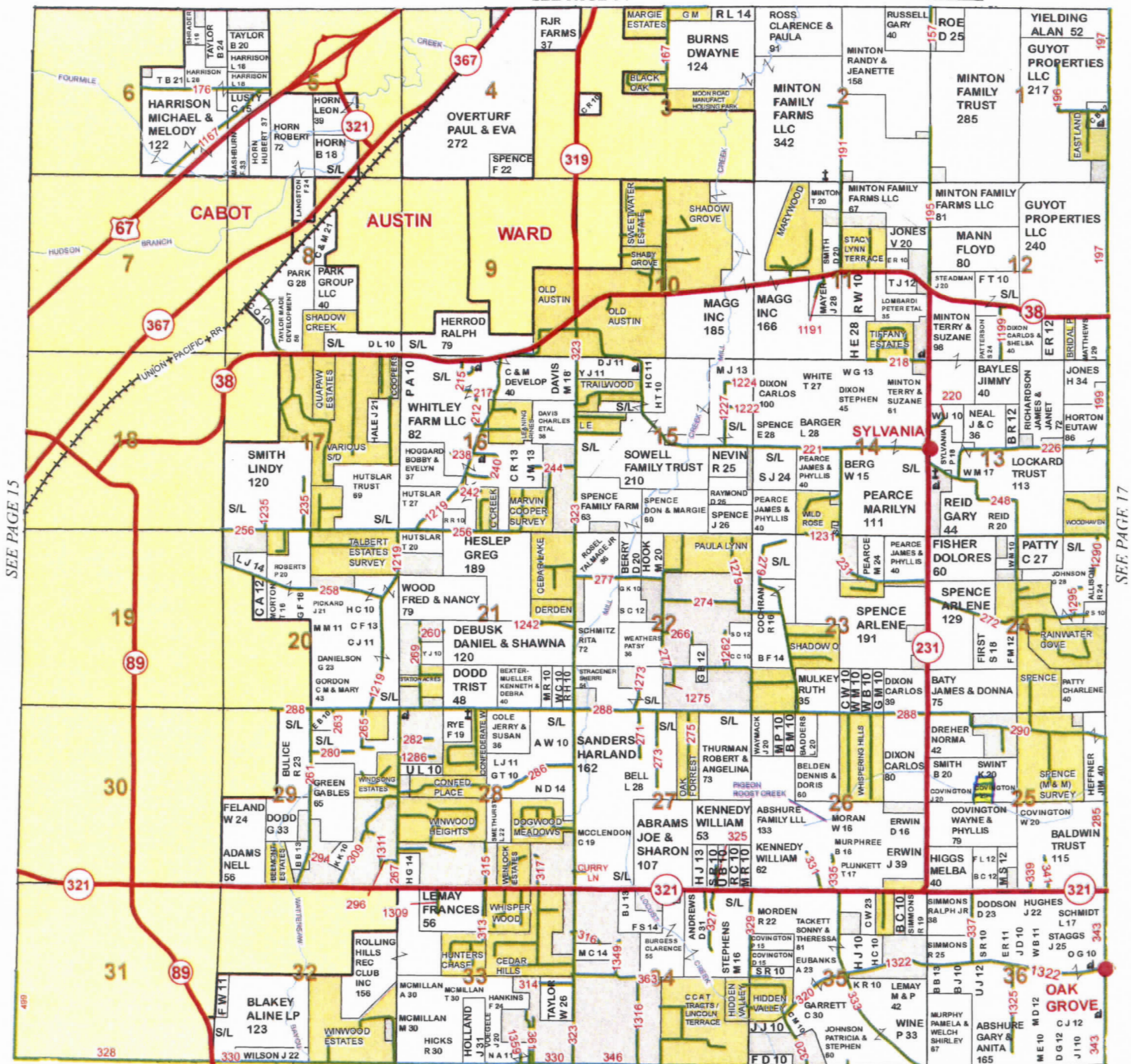
Area Symbol: AR680, Soil Area Version: 12

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

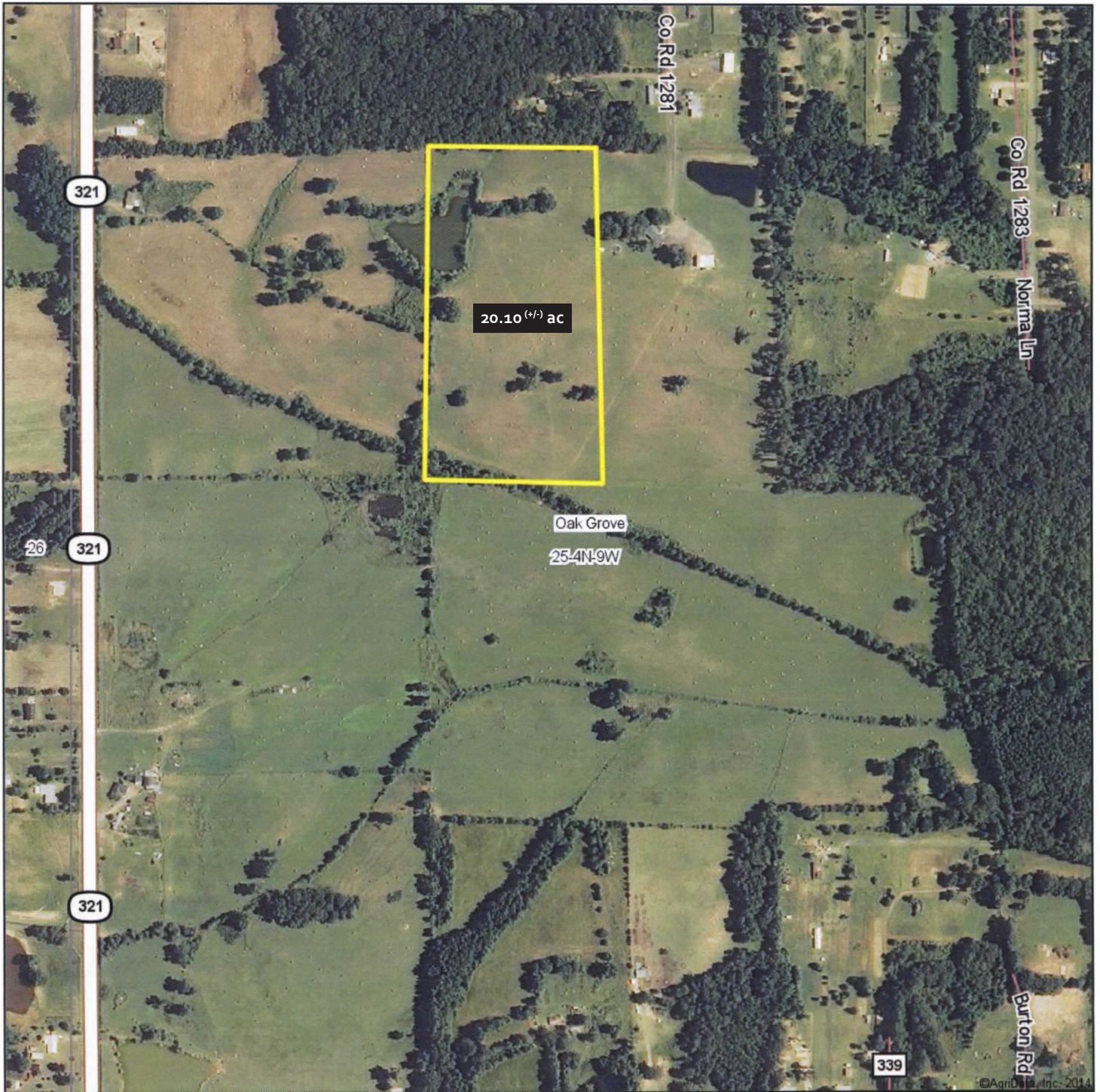
PLAT MAP - TRACT 2

TOWNSHIP 4N • RANGE 9W

SEE PAGE 14



AERIAL MAP - TRACT 2



Maps Provided By:



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25-4N-9W
Lonoke County
Arkansas

map center: 34° 56' 38.36, 91° 55' 22.61

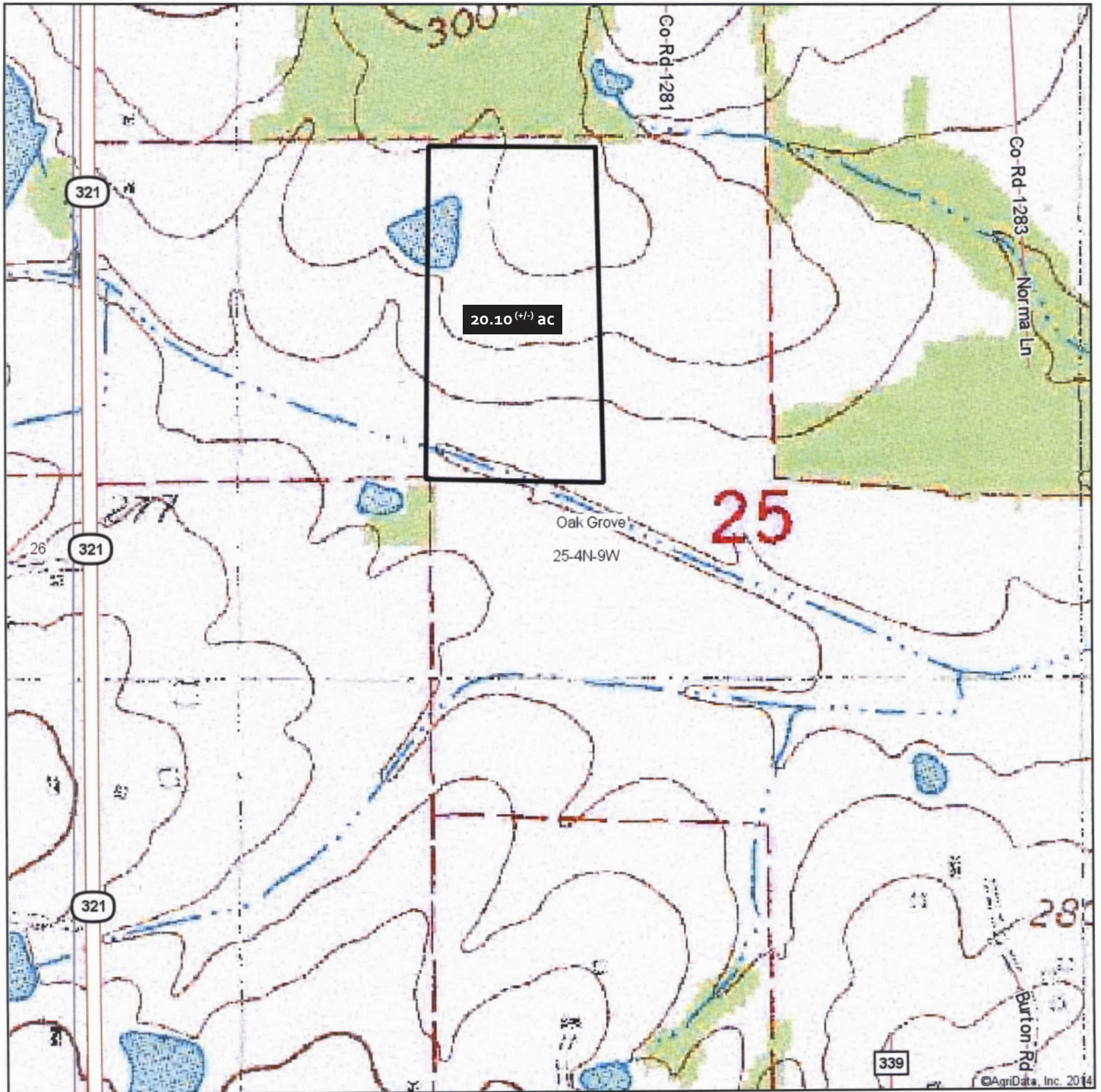
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Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

TOPOGRAPHIC MAP - TRACT 2



Maps Provided By:



25-4N-9W
Lonoke County
Arkansas

map center: 34° 56' 38.36, 91° 55' 22.61

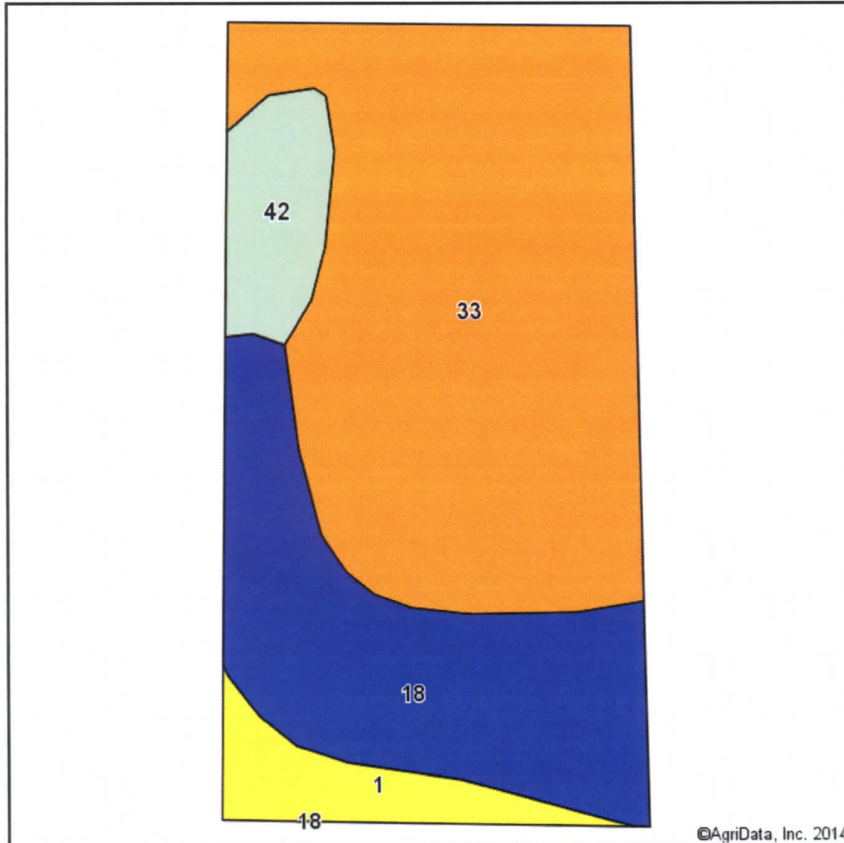
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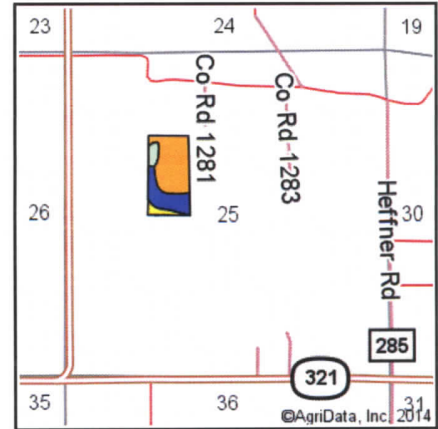
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Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

SOILS MAP - TRACT 2



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Lonoke**
 Location: **25-4N-9W**
 Township: **Oak Grove**
 Acres: **20.10 (+/-) ac**
 Date: **11/18/2014**



Maps Provided By:



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Area Symbol: AR680, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bahiagrass	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Oats	Soybeans	Tall fescue
33	Sawyer silt loam, 3 to 8 percent slopes	11.74	58.4%		IIIe		7	45	500	9	45	20	7
18	Leadvale silt loam, 1 to 3 percent slopes	5.71	28.4%		Ile								
42	Water	1.37	6.8%										
1	Amy silt loam, frequently flooded	1.28	6.4%		IVw	7.5	6						4
Weighted Average						0.5	4.5	26.3	292	5.3	26.3	11.7	4.3

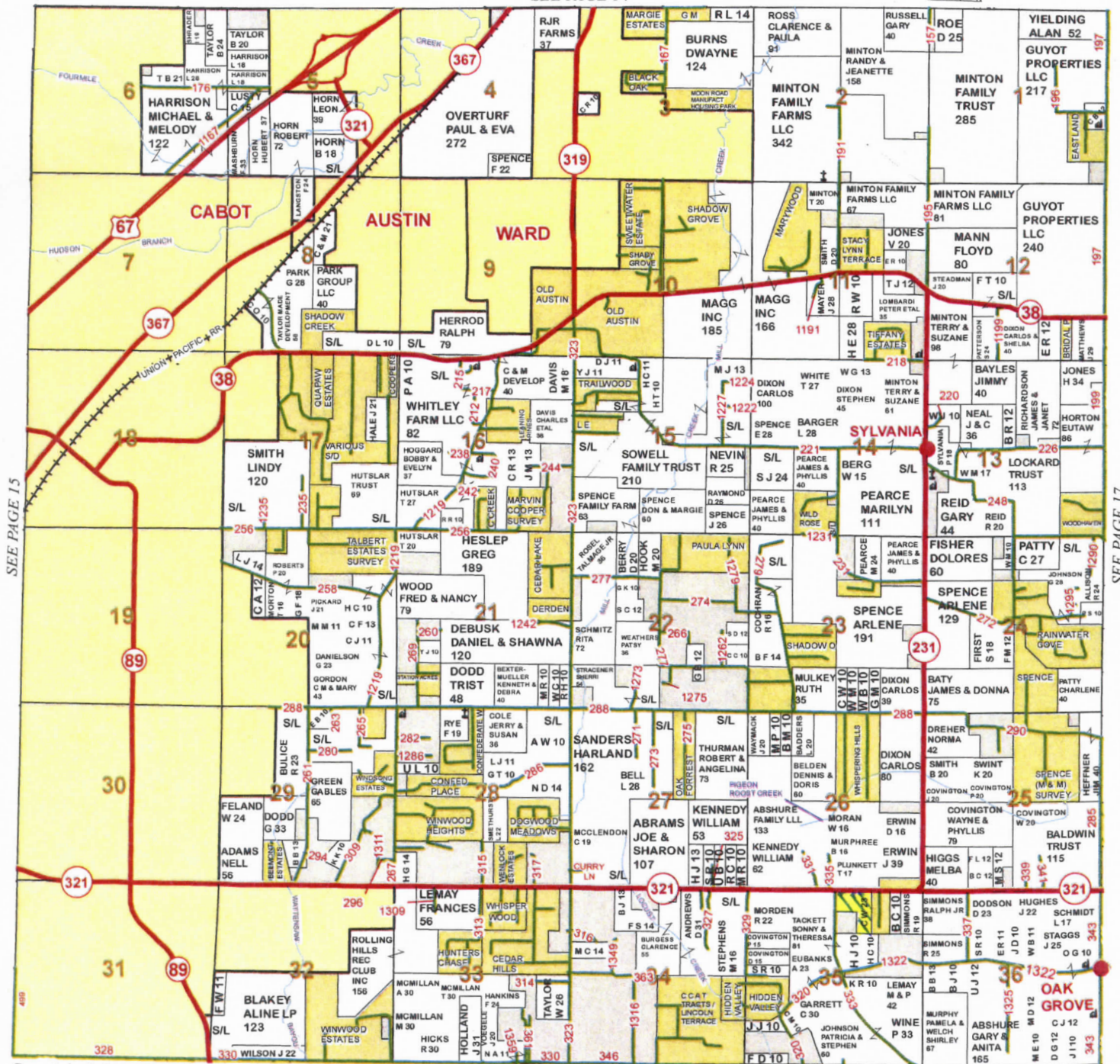
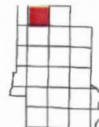
Area Symbol: AR680, Soil Area Version: 12

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

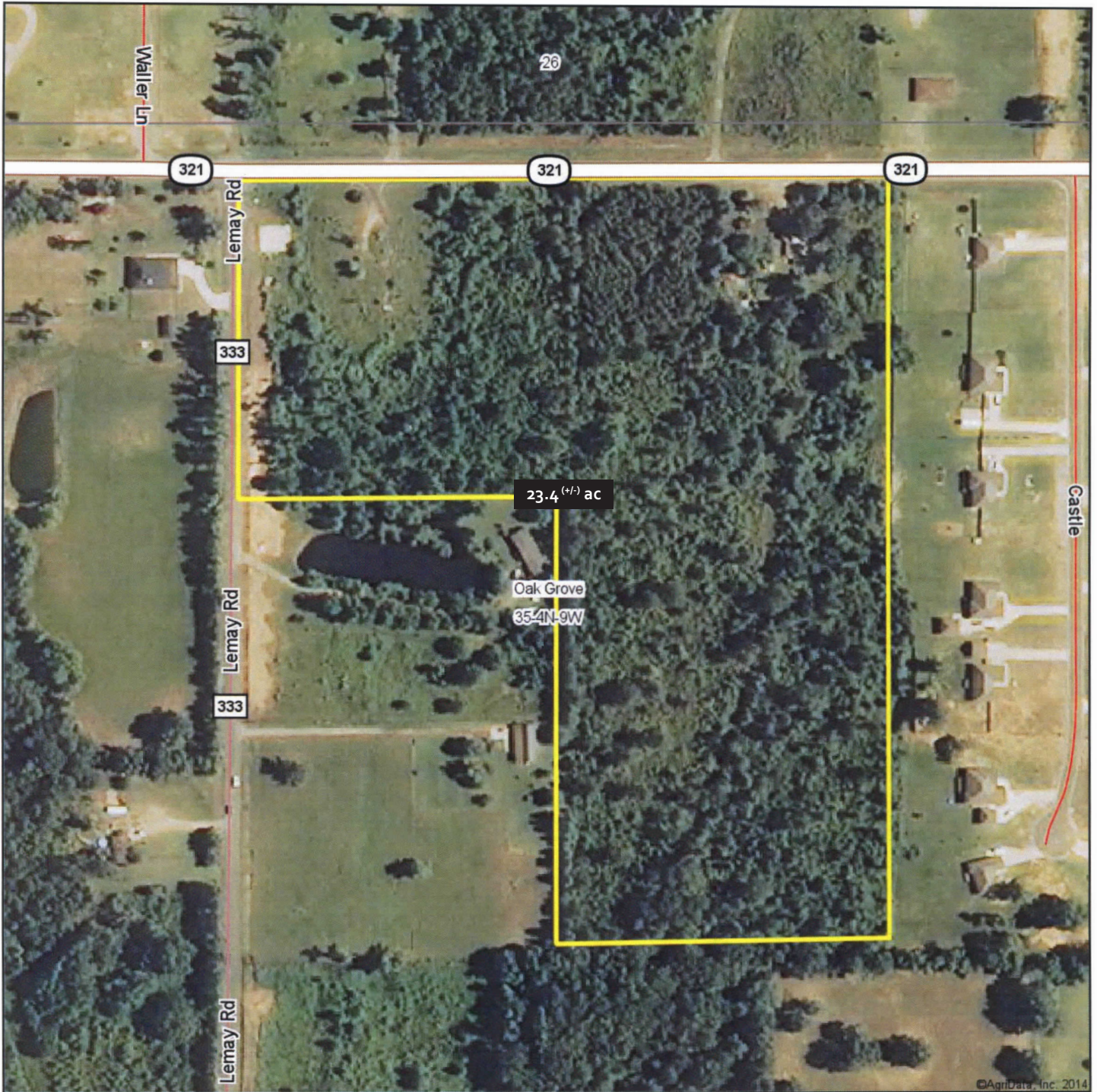
PLAT MAP - TRACT 3

TOWNSHIP 4N • RANGE 9W

SEE PAGE 14



AERIAL MAP - TRACT 3



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35-4N-9W
Lonoke County
Arkansas

map center: 34° 56' 8.53, 91° 56' 10.09

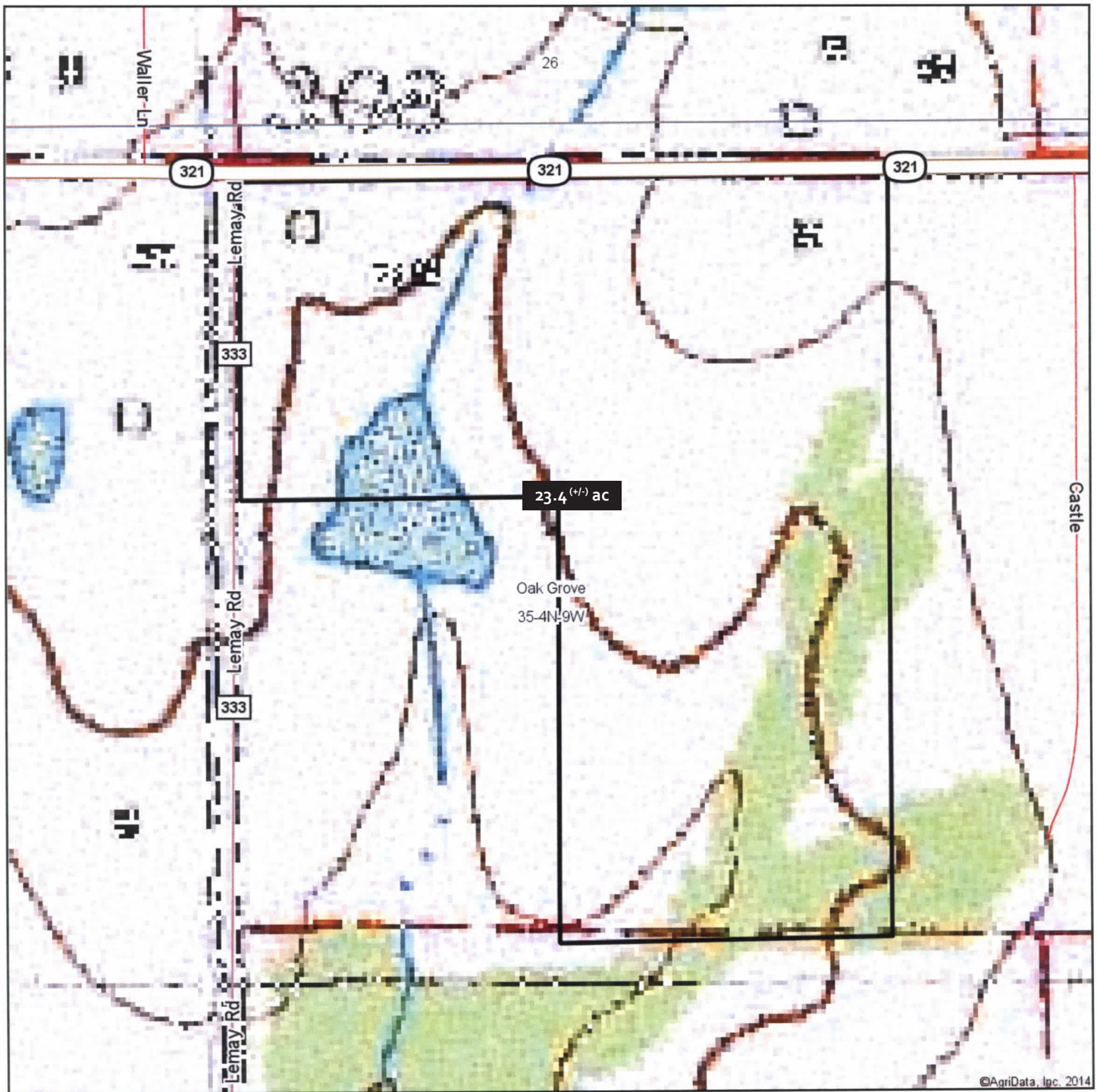
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TOPOGRAPHIC MAP - TRACT 3



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Lonoke County
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map center: 34° 56' 8.53, 91° 56' 10.09

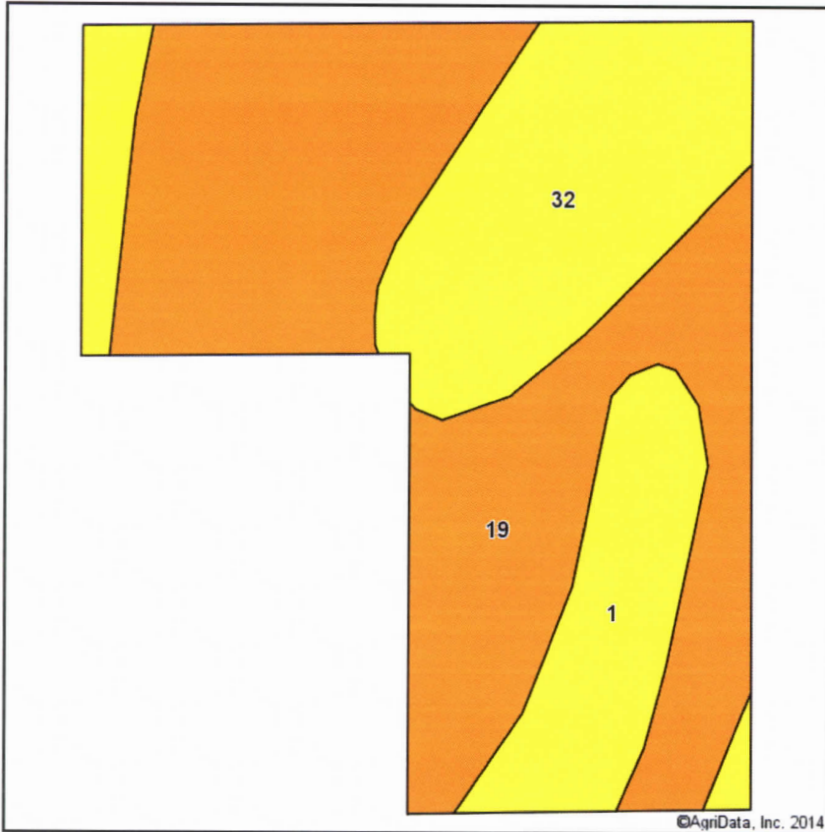
scale: 2976



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SOILS MAP - TRACT 3



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Lonoke**
 Location: **35-4N-9W**
 Township: **Oak Grove**
 Acres: **23.4 (+/-) ac**
 Date: **11/18/2014**



Maps Provided By:



Area Symbol: AR680, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bahiagrass	Common bermudagrass	Tall fescue
19	Leadvale silt loam, 3 to 8 percent slopes	12.89	56.8%		IIIe			
32	Sacul fine sandy loam, 3 to 8 percent slopes	6.67	29.4%		IVe	7.5	6.5	
1	Amy silt loam, frequently flooded	3.14	13.8%		IVw	7.5	6	4
Weighted Average						3.2	2.7	0.6

Area Symbol: AR680, Soil Area Version: 12

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



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