



BID DATE

Before 3:00 PM on July 31, 2014

OFFERED FOR SALE VIA SEALED BID

THE PINCHBACK HEIRS TIMBERLAND

A timberland investment opportunity.

80.0 (+/-) total acres • 1 tract

CALHOUN 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 AND TENNESSEE



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.

NOTICE OF LAND SALE BY SEALED BID

We offer for sale the following tract of land in Calhoun County, Arkansas.

The Pinchback Heirs Timberland

CONDITIONS OF SALE:

1. Sealed bids will be received at the office of Lile Real Estate, Inc. 401 Autumn Road, Little Rock, AR 72211 until 3:00 p.m. Thursday, July 31, 2014 and at that time privately opened. If your bid is mailed, please indicate on the outside of the envelope "Bid on PBH Timberland". Bids may be faxed to 501-374-0609, or emailed to bstafford@lilerealestate.com. Bids will be in one lump sum for the total acreage of the tracts. The successful bidder will be required to close within and no later than thirty-five (35) days of the accepted bid. An offer form is attached for tracts located in each county.
2. Acreages are believed to be correct but are not guaranteed. No Survey will be furnished by the Seller. In all cases, no adjustment will be made in the contract price based on any subsequent survey conducted by a Buyer. It is the Prospective Buyer's responsibility to verify the accuracy of all acreage.
3. Seller will furnish title insurance.
4. A warranty deed will be prepared by Seller. The Seller will pay half of the documentary stamps required by law for the recordation of the deed.
5. All property taxes will be paid by the owner up to date of the sale.
6. The land will be sold to the highest bidder, however, the Seller reserves the right to refuse any or all bids, to waive any technical defect in bids, and unless otherwise specified by the seller, to accept any bid as may be in the best interest of the seller.
7. At the completion of the bidding process, a final contract will be signed by both Buyer and Seller. A copy of the offer and acceptance contract can be requested for review prior to the bid date.
8. Agency: Listing Agent Firm Represents Seller. Buyer and Seller acknowledge that the Listing Agent Firm is employed by the Seller. All licensees associated with the Listing Agent Firm are employed by, represent, and are responsible to the Seller. The Listing Agent makes no representation as to the condition of the property or its suitability to the Buyer's needs. The Buyer(s) are responsible for verifying information regarding this property and obtaining legal counsel if desired.
9. The property shall transfer unencumbered by any timber deeds or timber management contracts. This sale is for all merchantable timber and land.
10. A bid may be placed on all lands offered within the prospectus or by individual tracts that are depicted via their respective parcel number. Bids must be submitted via the offer forms attached herein.
11. Any questions concerning this sale should be directed to Gar Lile or Brandon Stafford, Lile Real Estate, Inc. (501) 374-3411.

Agency Disclosure

Lile Real Estate, Inc. is the agent of the owner of the property described within this property offering. All information contained herein has been obtained from sources we believe to be reliable. However, no warranty or guarantee is made to the accuracy of the information and Lile Real Estate, Inc. is not liable to any prospective bidder for accuracy of the data contained herein. The prospective bidder is encouraged to reconfirm and investigate the property and data presented.

OFFER FORM

The Pinchback Heirs Timberland

Bid Date: Thursday, July 31, 2014 @ 3:00 p.m.

Bidder hereby submits the following as an offer for the purchase of the lands located in Calhoun County, Arkansas; as described by the sales notice.

This offer will remain valid through Tuesday, August 5, 2014 at 5:00 p.m. If this offer is accepted the Bidder is obligated to execute an offer and acceptance contract. Earnest money shall be in the amount of **Five Thousand Dollars (\$5,000.00)** per winning bid or tract. Closing shall take place no later than thirty-five (35) days from the effective date of the executed contract. A copy of the offer and acceptance contract can be requested for review prior to the bid date.

Bids will be privately opened and accepted in the form of: hand delivery, physical mail, email, or fax. The information for each is as follows:

Submit offer from to: Lile Real Estate, Inc. (**Before 3:00 PM on July 31, 2014**)
401 Autumn Road
Little Rock, AR 72211

Fax offer form to: **501-374-0609**
Email offer form to: **bstafford@lilerealestate.com**

<u>No.</u>	<u>Parcel Tax ID</u>	<u>County</u>	<u>Assessor Acres</u>	<u>Bid Amount</u>
1	100-03134-000	Calhoun	40.0	
	100-03135-000	Calhoun	<u>40.0</u>	
			80.0	\$ _____

Bidder: _____

Signature: _____

Date: _____

Fax No.: _____

Email: _____

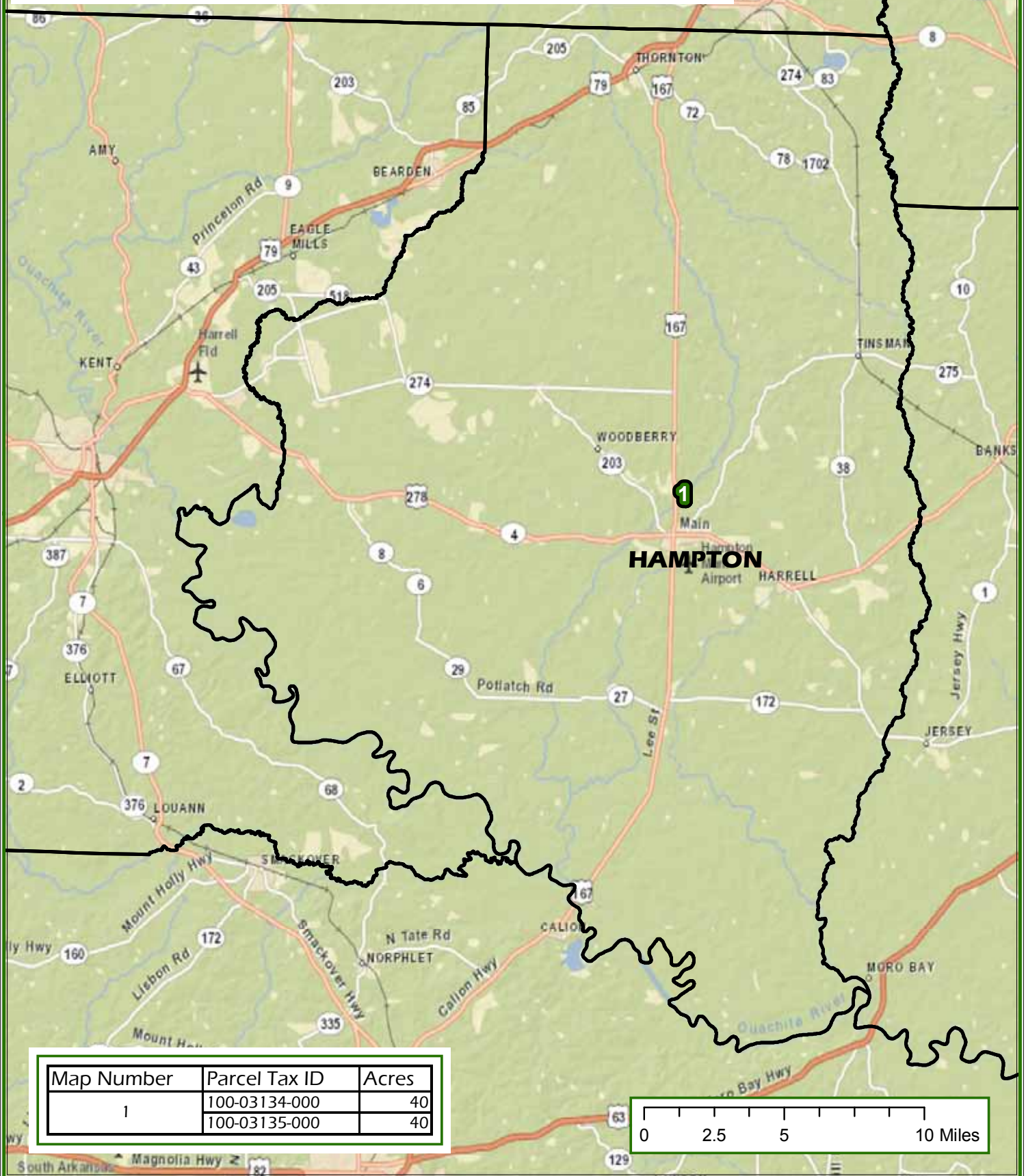
Address: _____



The Pinchback Heirs Timberlands

Calhoun County, Arkansas

Map Prepared: June 2014



Map Number	Parcel Tax ID	Acres
1	100-03134-000	40
	100-03135-000	40

Parcel: 100-03134-000, 100-03135-000
Calhoun County, AR | 80^(+/-) acres

Parcel: 100-03134-000, 100-03135-000
Calhoun County, AR | 80^(+/-) acres

TOWNSHIP 13 SOUTH RANGE 13 WEST

See Page 11

See Page 13

See Page 17

TRACT 1

Parcel: 100-03134-000, 100-03135-000

Calhoun County, AR | 80 (+/-) acres

REIDLANDS, LLC.

FORESTRY & TIMBERLAND

March 2014

Timber Condition & Valuation Report

For

The Pinchback Heirs

Parcel # 100-03134-000

&

100-03135-000

Legal Description: SE ¼ of the NW ¼ & NE ¼ of the SW ¼
Section 29, Township 13 South, Range 13 West,
Calhoun County, AR. Totaling 80 Acres

Tract Description

The Tract has two stand types **1.** 64 acres have been managed as a "Seed Tree" stand with good natural pine and hardwood regeneration and large pine sawtimber scattered, **2.** 16 acres is considered "Streamside Management Zone" with a good stand of hardwood timber. Boundary lines are marked in Blue. Access is by a gated all weather gravel road from the south that crosses the southeast corner of the tract.

Timber Inventory

Forty sample plots were taken on a 2 X 10 chain grid to produce a 5% inventory of the timbered acres. The volumes derived are estimates and actual timber volumes could vary. Below is a table showing the current stand data figures for the 80 acre timber stand. The timber values are based on the current market approach.

03134 & 03135 Tract ----80 acres

Product	TPA	Avg. DBH	Volume (tons)
Pine Sawtimber Large	1	18"	128
Oak Sawtimber	1	19"	184
Misc. Hardwood Sawtimber	0.25	18"	26
Pine Pulpwood	5	9"	57
Hardwood Pulpwood	1	7"	26

TRACT 1

Parcel: 100-03134-000, 100-03135-000

Calhoun County, AR | 80 (+/-) acres

Parcel: **100-03134-000**

As of: 4/16/2014

ID: 3625

Calhoun County Residential Record

Property Owner

Name: PINCHBACK HEIRS LTD PARTNERSHIP

Mailing Address: 1715 W 35TH

Address: PINE BLUFF, AR 71603

Type: (RV) Res. Vacant

Tax Dist: (10) Hampton

Size (in Acres): 40.000

Extended Legal: SE NW

Property Information

Physical Address:

SubDivision:

Block/Lot: -- / --

S-T-R: 29-13-13

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$2,700	\$540	\$540
Building	\$0	\$0	\$0
Total	\$2,700	\$540	\$540
Estimated Taxes:	\$21	Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.	
Homestead Credit:	\$0		

Land:

Land Use	Size	Units	Front Width	Rear Width	Depth One	Depth Two	Dimensions
Timber (4)	0.500	Acres					
Timber (8)	39.500	Acres					
Totals:	40.000						

Deed Transfers:

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale Price	Grantee	Code	Type
6/30/1998	123	578	Warr. Deed	544.50	\$165,000	PINCHBACK HEIRS	Title(?)	
10/4/1990	107	375		0.00	\$ **		Title(?)	
12/1/1988	104	377		0.00	\$ **		Title(?)	

TRACT 1

Parcel: 100-03134-000, 100-03135-000

Calhoun County, AR | 80^(+/-) acres

Parcel: 100-03135-000

As of: 4/16/2014

ID: 3626

Calhoun County Residential Record

Property Owner		Property Information	
Name:	PINCHBACK HEIRS LTD PARTNERSHIP	Physical Address:	
Mailing Address:	1715 W 35TH PINE BLUFF, AR 71603	SubDivision:	
Type:	(RV) Res. Vacant	Block/Lot:	-- / --
Tax Dist:	(10) Hampton	S-T-R:	29-13-13
Size (in Acres):	40.000		
Extended Legal:	NE SW		

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$2,600	\$520	\$520
Building	\$0	\$0	\$0
Total	\$2,600	\$520	\$520
Estimated Taxes:	\$20	Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.	
Homestead Credit:	\$0		

Land:

Land Use	Size	Units	Front Width	Rear Width	Depth One	Depth Two	Dimensions
Timber (8)	40.000	Acres					
Totals:	40.000						

Deed Transfers:

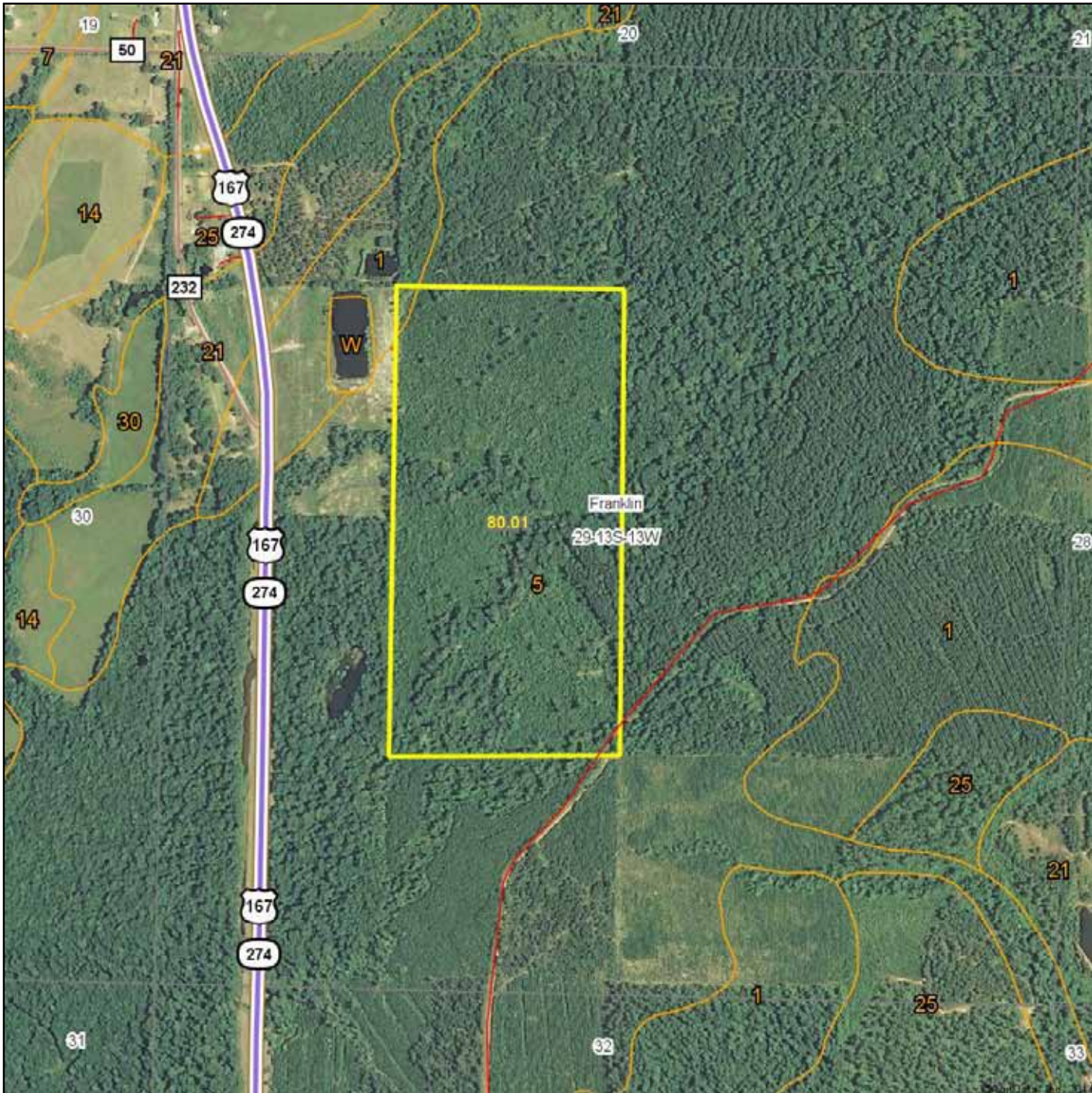
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TRACT 1

Parcel: 100-03134-000, 100-03135-000

Calhoun County, AR | 80 (+/-) acres

Aerial Map



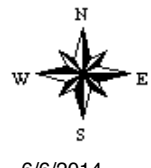
Maps Provided By:

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29-13S-13W
Calhoun County
Arkansas

map center: 33° 33' 34.82, 92° 27' 45.3

scale: 10231

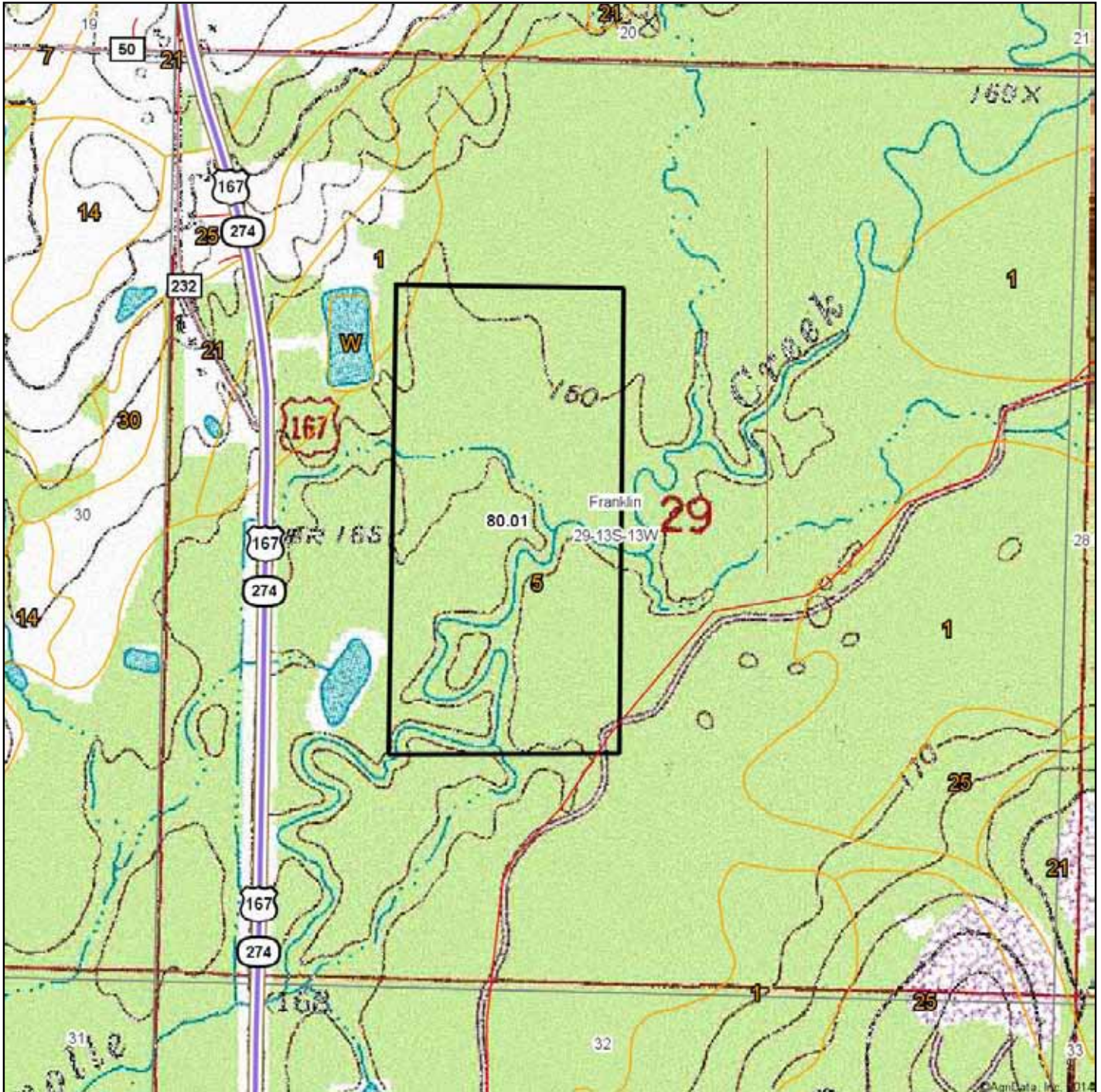


TRACT 1

Parcel: 100-03134-000, 100-03135-000

Calhoun County, AR | 80 (+/-) acres

Topography Map



Maps Provided By:



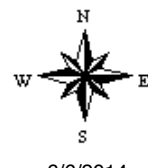
surety
CUSTOMIZED ONLINE MAPPING

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29-13S-13W
Calhoun County
Arkansas

map center: 33° 33' 34.82, 92° 27' 45.3

scale: 10231

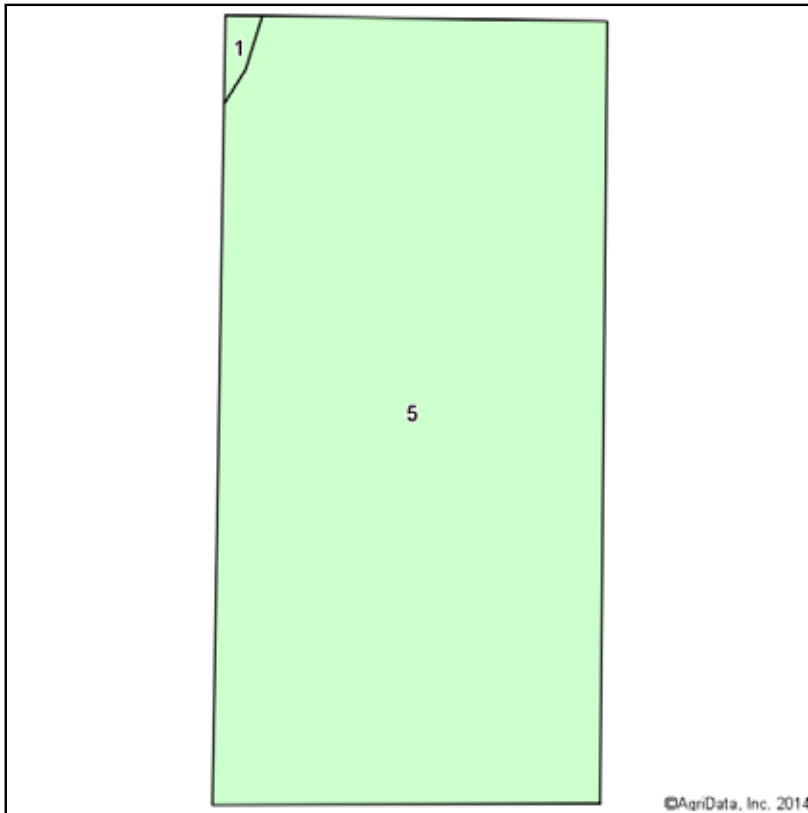


TRACT 1

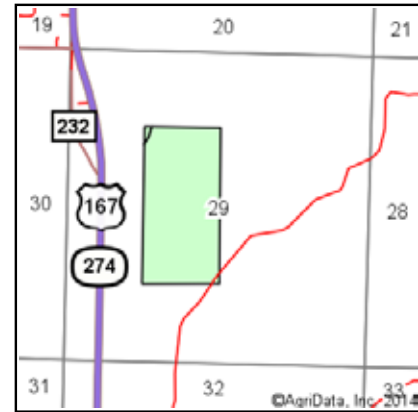
Parcel: 100-03134-000, 100-03135-000

Calhoun County, AR | 80 (+/-) acres

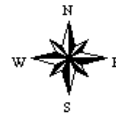
Soil Map



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Calhoun**
 Location: **29-13S-13W**
 Township: **Franklin**
 Acres: **80.01**
 Date: **6/6/2014**



Maps Provided By:



Area Symbol: AR620, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Bahiagrass	Common bermudagrass	Cotton lint	Soybeans	Tall fescue
5	Guyton soils, frequently flooded	79.50	99.4%	Vw		4.5			
1	Amy silt loam	0.51	0.6%	IIIw	7.5	6	450	25	6
Weighted Average					*-	4.5	2.9	0.2	*-

Area Symbol: AR620, Soil Area Version: 11

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

NOTES

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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