



BID DATE

Before 3:00 PM on August 6, 2014

OFFERED FOR SALE VIA SEALED BID

FOURCHE LA FAVE RIVER FARM

An agricultural and recreational investment opportunity.

277.54 ^(+/-) total acres • Perry 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

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



DISCLOSURE STATEMENT

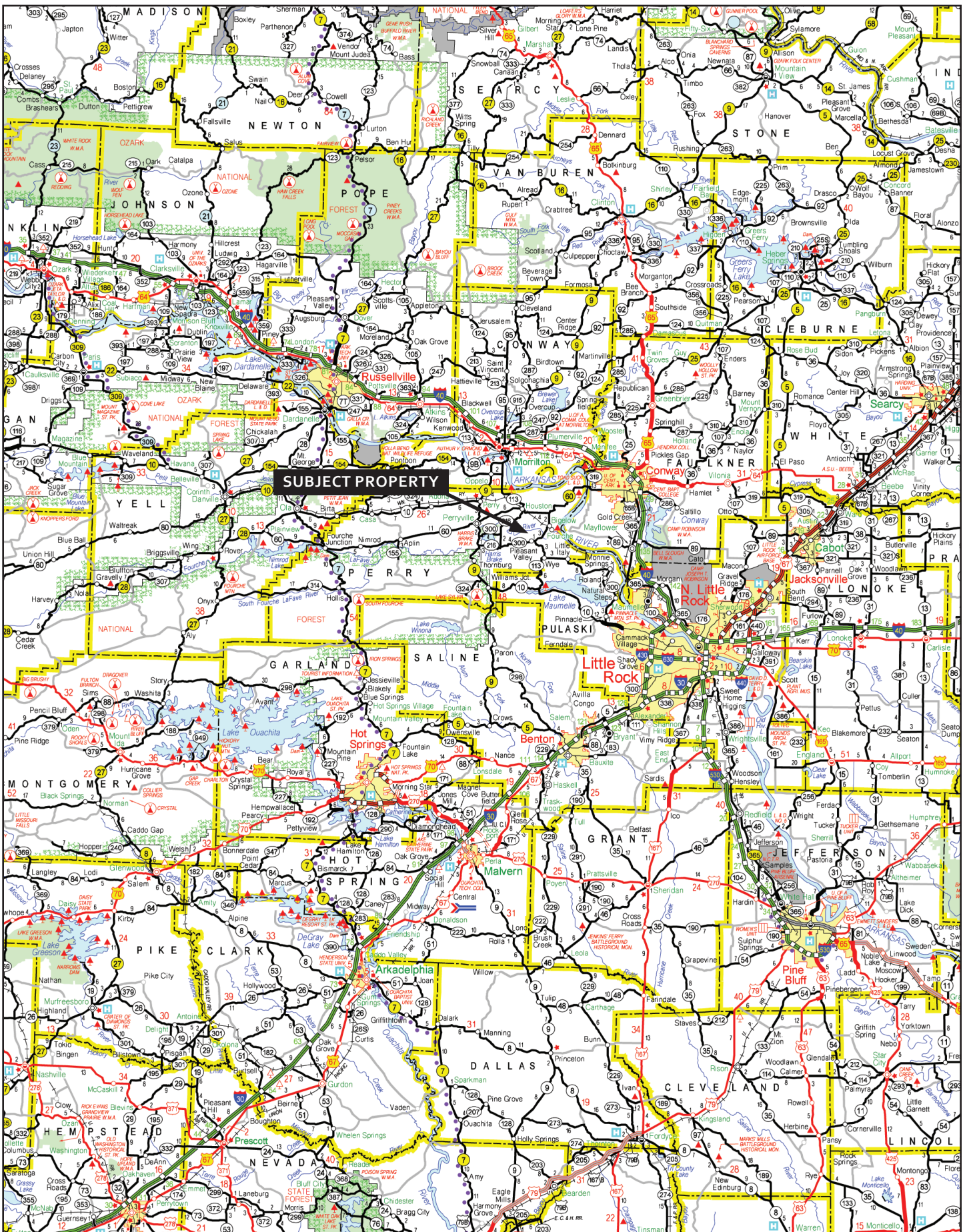
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 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



NOTICE OF LAND SALE BY SEALED BID

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

Fourche la Fave River Farm

CONDITIONS OF SALE:

1. Sealed bids will be received at the office of Lile Real Estate, Inc. 401 Autumn Road, Little Rock, Arkansas 72211 until 3:00 p.m. Wednesday, August 6, 2014 and at that time privately opened. If your bid is mailed, please indicate on the outside of the envelope "Fourche la Fave River Farm". 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 tract. The successful bidder will be required to close within and no later than thirty (30) days of the accepted bid. An offer form is attached.
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 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.
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. Any questions concerning this sale should be directed to Brandon Stafford, Lile Real Estate, Inc. (501) 374-3411 or bstafford@lilerealestate.com.

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 respective bidder for accuracy of the data contained herein. The prospective bidder is encouraged to reconfirm and investigate the property and data presented.

OFFER FORM

Fourche la Fave River Farm - 277.54 ^(+/-) Acres
Bid Date: Wednesday, August 6, 2014 at 3:00 p.m.

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

This offer will remain valid through **August 8, 2014 at 5:00 p.m.** If this offer is accepted the Bidder is obligated to execute an offer and acceptance contract with the Seller. Earnest money shall be in the amount of five thousand dollars (\$5,000.00) and closing shall take place no later than thirty (30) days from the date of the executed contract.

Submit offer from to: Lile Real Estate, Inc. **(Before 3:00 PM on August 6, 2014)**
401 Autumn Road
Little Rock, AR 72211

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

Bid Amount: \$_____

Bidder: _____

Date: _____

Phone No.: _____

Fax No.: _____

Email: _____

Address: _____

Signature: _____

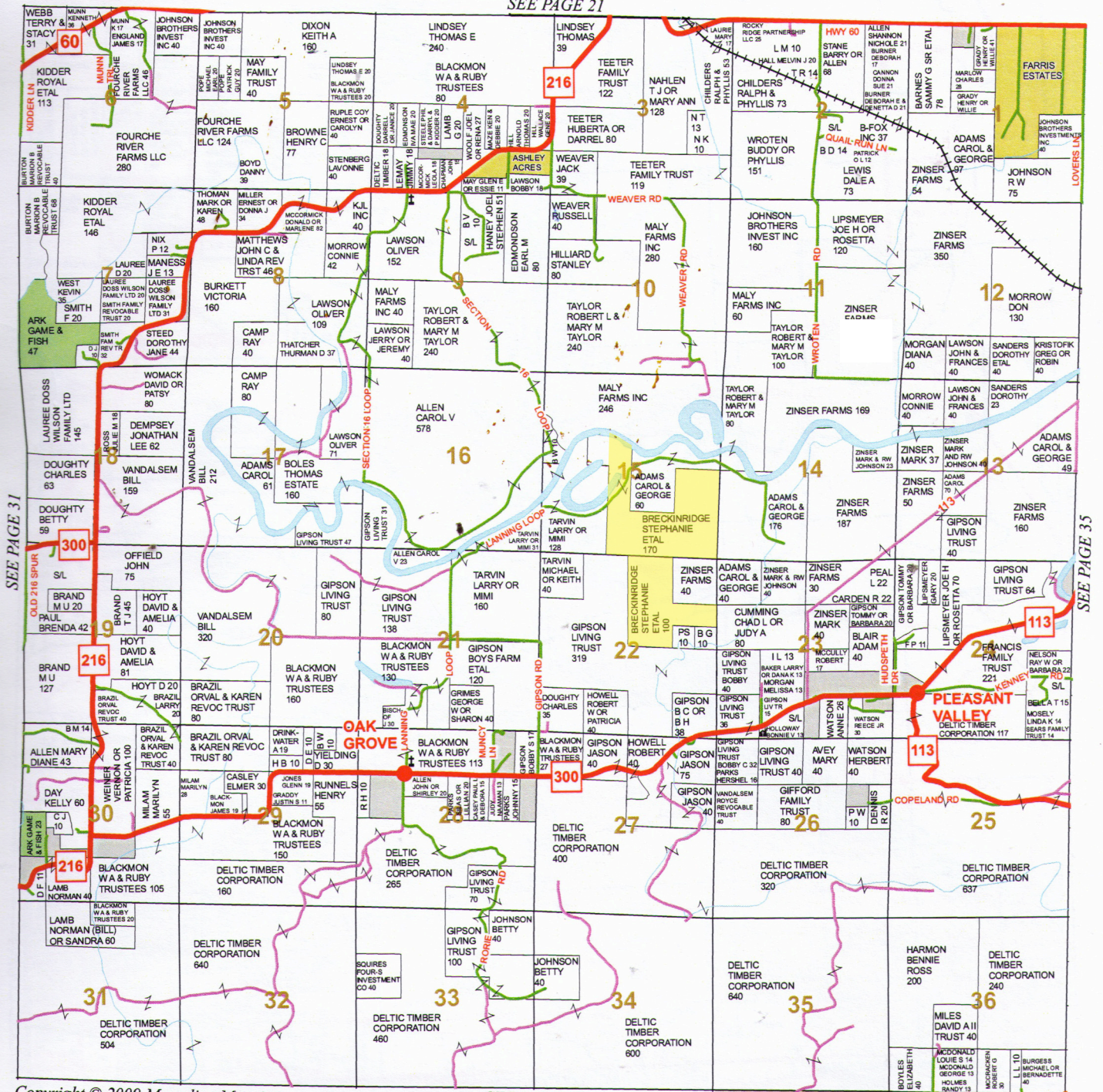
PROPERTY SUMMARY

Description:	The Fourche la Fave River Farm is located west of the community of Bigelow, Arkansas in Perry County. The property is one contiguous tract consisting of 277.54 ^(+/-) total acres, of which 253.94 ^(+/-) acres is cultivated farmland producing rice and soybeans. The property is accessed via Lanning Loop Road and interior farm roads. The land provides an agricultural investment opportunity with the potential to develop opportunities for duck hunting in the fields and sloughs. The property fronts the south bank of the Fourche la Fave River and is positioned between Harris Brake Wildlife Management Area (4 miles west) and the Arkansas River (5 miles east) and is considered to be in the Arkansas River Valley waterfowl flyway. For additional questions concerning this offering or to schedule a property tour please contact Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc. (office: 501-374-3411).		
Location:	Bigelow, Arkansas; Perry County; Central Region of Arkansas		
	<u>Mileage Chart</u>		
	Perryville, AR	12 miles	
	Conway, AR	21 miles	
	Little Rock, AR	35 miles	
Access:	Access is via Lanning Loop Road and interior farm roads.		
Acreage:	<u>277.54^(+/-) Total Acres (Farm Service Agency)</u>		
	<u>Acreage Breakdown</u>		
	253.94 ^(+/-) acres in tillable farmland		
	23.6 ^(+/-) acres in roads, ditches, and sloughs		
Irrigation:	No irrigation systems are established on the property. Water for the farming operation is provided via a neighboring landowner.		
Farm Bases:	<u>Farm Service Agency: Farm No. 1577 Tract No. 1061</u>		
	<u>Crop</u>	<u>Base Acres</u>	<u>Direct Yield</u> <u>CC Yield</u>
	Oats	6.2	55 55
	Grain Sorghum	33.2	44 44
	Soybeans	19.8	17 17
	Rice - Long Grain	120.9	3996 3996
	Rice - Medium Grain	5.5	3996 3996
	Total Base Acres	185.6	
Farm Contract:	The property is currently cash rented for the crop year of 2014.		
Mineral Rights:	Seller shall transfer 2/3 of all mineral rights to Buyer, however Seller does not warrant or guarantee ownership of such.		
Recreation:	Duck hunting development potential.		
Contact:	For additional questions concerning this offering or to schedule a property tour please contact Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc. (office: 501-374-3411).		

PLAT MAP

TOWNSHIP 4N • RANGE 16W

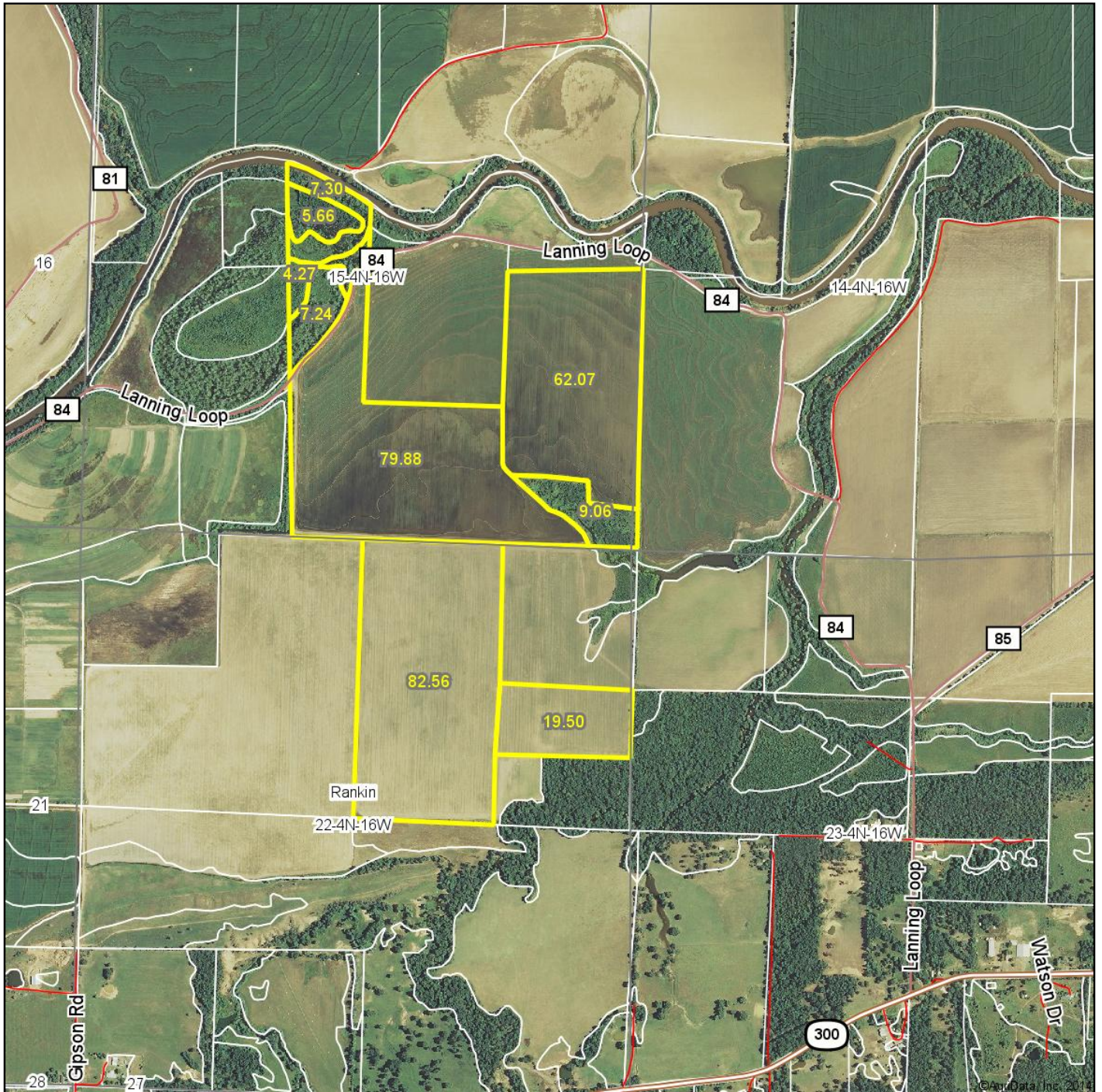
SEE PAGE 21



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SEE PAGE 47

Aerial Map



Maps Provided By:

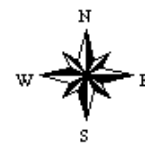


34° 58' 59.64, 92° 41' 8.7

22-4N-16W
Perry County
Arkansas

map center: 34° 58' 59.64, 92° 41' 8.7

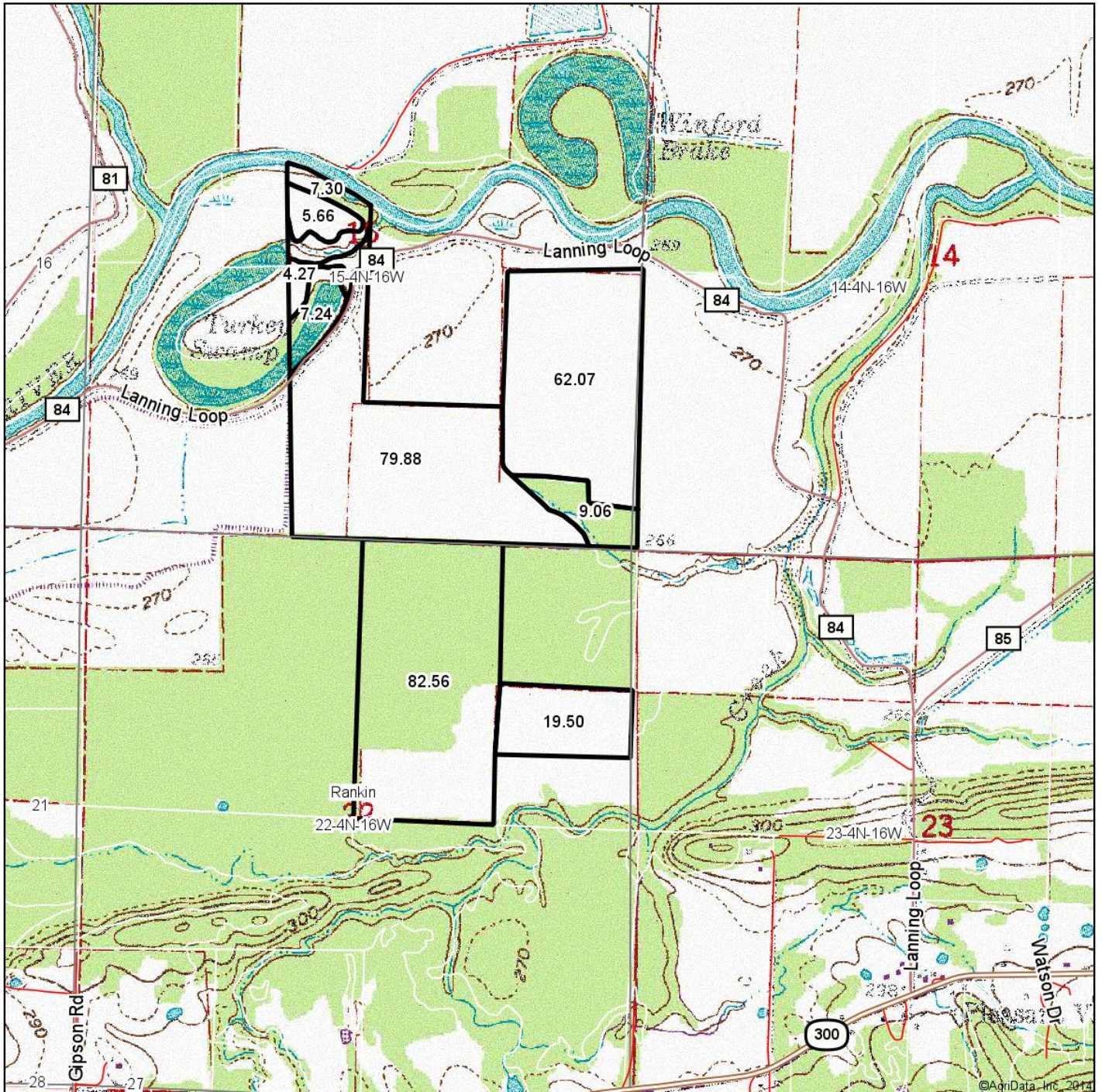
scale: 17094



5/28/2014

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

Topography Map

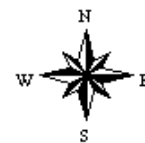


Maps Provided By:



22-4N-16W
Perry County
Arkansas

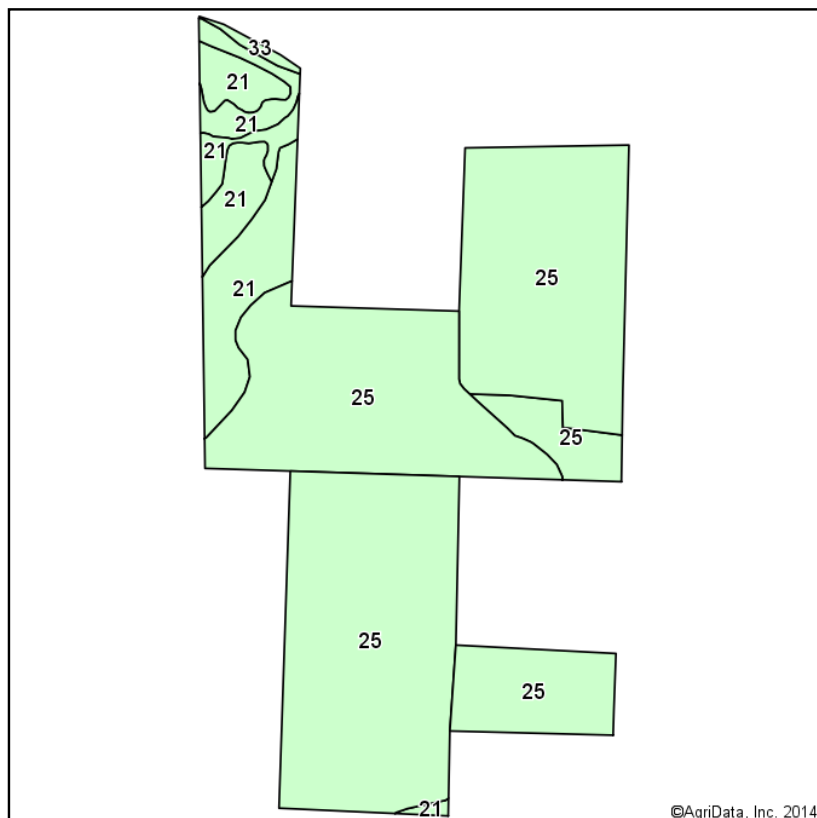
map center: 34° 58' 59.64, 92° 41' 8.7
scale: 17094



5/28/2014

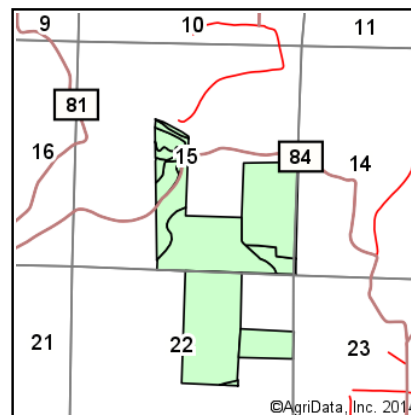
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Soil Map



Soils data provided by USDA and NRCS.

©AgriData, Inc. 2014

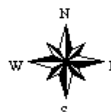


©AgriData, Inc. 2014

State: **Arkansas**
 County: **Perry**
 Location: **22-4N-16W**
 Township: **Rankin**
 Acres: **277.54**
 Date: **5/28/2014**



Maps Provided By:



Area Symbol: AR105, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Common bermudagrass	Cotton lint	Improved bermudagrass	Rice Irrigated	Soybeans	Tall fescue
25	Perry clay, occasionally flooded	234.76	84.6%	IVw	6				30	
21	Moreland silty clay, 0 to 1 percent slopes	41.46	14.9%	IIIw	6	625	12	130	37	8.5
33	Water	1.32	0.5%							
Weighted Average					6	93.4	1.8	19.4	30.9	1.3

Area Symbol: AR105, Soil Area Version: 11

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

Parcel: 001-09801-001
As of: 4/4/2014 ID: 1883

Perry County Report

Property Owner		Property Information	
Name:	BRECKINRIDGE STEPHANIE ET-AL	Physical Address:	
Mailing Address:	10412 PINEVIEW DRIVE MABELVALE, AR 72103	Subdivision:	22-04-16 RURAL METES & BOUNDS
Type:	(AV) - Agri Use/Vacant	Block / Lot:	-- / --
Tax Dist:	(1R) - EASTEND	S-T-R:	22-04-16
Millage Rate:	48.30	Size (in Acres):	100.000
Legal:	W/2 NE, N/2 SE NE		

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$51,000	\$10,200	\$10,140
Building	\$0	\$0	\$0
Total	\$51,000	\$10,200	\$10,140

Homestead Credit: 0.00 Status: (N) - No Adj Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Land:

Land Use Size Units
Crop(07) 100.000 Acres

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code Type
2/17/1998	1997	1987	Quit Claim			BRECKINRIDGE STEPHANIE ET-AL	
2/17/1998	1997	001988	Quit Claim			BRECKINRIDGE STEPHANIE ET-AL	
1/1/1910						BRECKINRIDGE STEPHANIE ET-AL	

Map:

Parcel: 001-09107-001
As of: 4/4/2014 ID: 1789

Perry County Report

Property Owner		Property Information	
Name:	BRECKINRIDGE STEPHANIE ET-AL	Physical Address:	LANNING LOOP
Mailing Address:	10412 PINEVIEW DRIVE MABELVALE, AR 72103	Subdivision:	15-04-16 RURAL METES & BOUNDS
Type:	(AV) - Agri Use/Vacant	Block / Lot:	-- / --
Tax Dist:	(1R) - EASTEND	S-T-R:	15-04-16
Millage Rate:	48.30	Size (in Acres):	170.000
Legal:	PT SE NW S OF R (10), E/2 E/2 SW (40), NE SE, S/2 SE		

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$78,800	\$15,760	\$15,641
Building	\$0	\$0	\$0
Total	\$78,800	\$15,760	\$15,641

Homestead Credit: 0.00 Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Land:

Land Use	Size	Units
Timber(04)	4.000	Acres
WASTE(04)	6.000	Acres
Crop(07)	13.500	Acres
Crop(04)	18.000	Acres
WASTE(04)	8.500	Acres
Crop(07)	104.000	Acres
Crop(04)	16.000	Acres

Deed Transfers:

Date	Book Page	Deed Type	Stamps	Est. Sale	Grantee	Code Type
1/1/1910					BRECKINRIDGE STEPHANIE ET-AL	

Map:

Arkansas

Perry

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 1577

Prepared: 4/24/14 8:53 AM

Crop Year: 2014

Page: 1 of 2

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: 1061

Description: T-5 T-6

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
277.54	253.94	253.94	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	253.94	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
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OATS	6.2	55	55	0.0
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RICE-LONG GRAIN	120.9	3996	3996	0.0
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RICE-MED GRAIN	5.5	3996	3996	0.0
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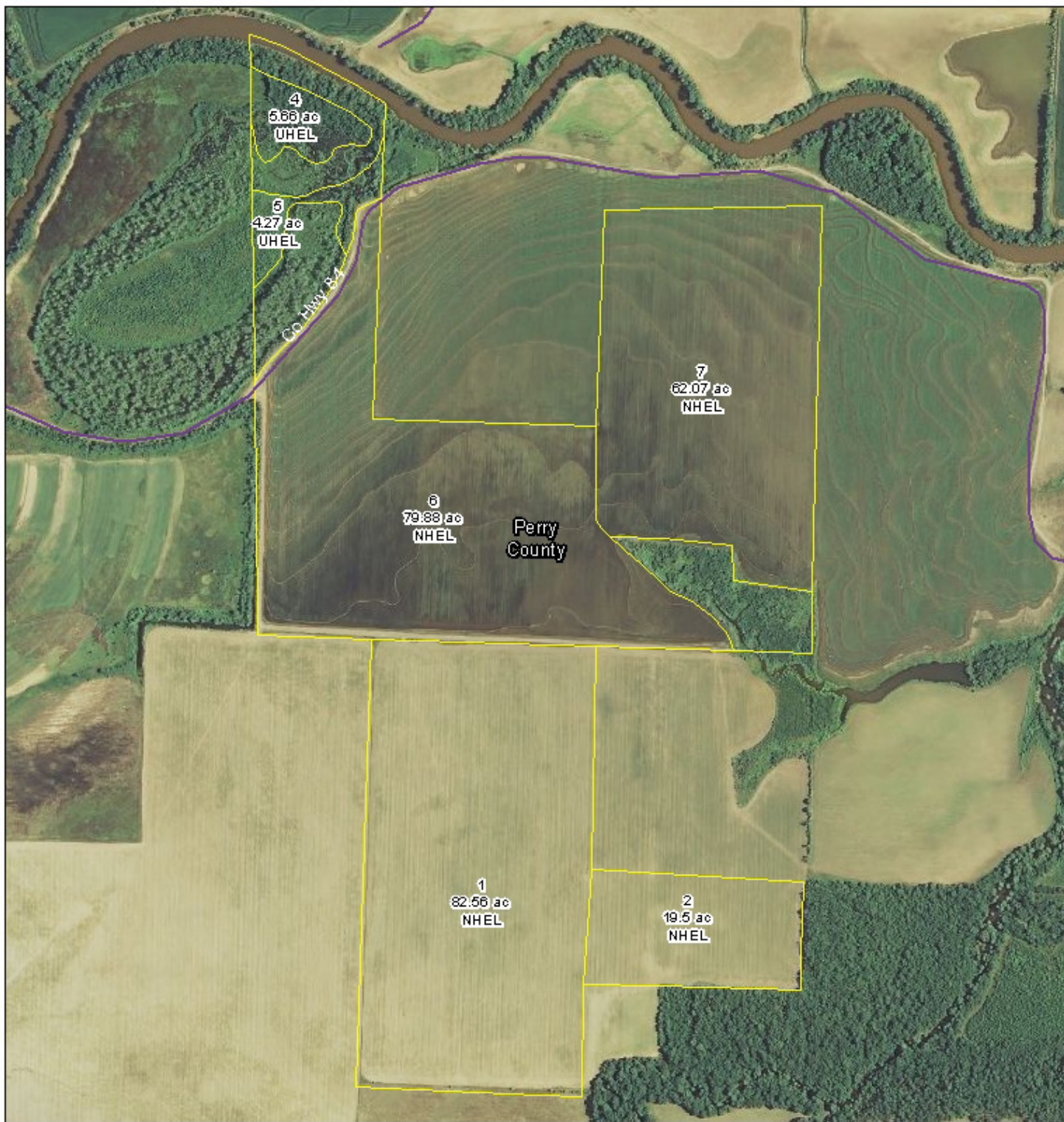
GRAIN SORGHUM	33.2	44	44	0.0
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SOYBEANS	19.8	17	17	0.0
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Total Base Acres:	185.6			
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Owners: ANNA MAE GAZO

JOAN G KENDALL

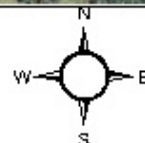


Farm: 1577

Tract: 1061

Perry County, Arkansas

0 400 800 1,600 2,400 3,200 Feet



USDA FARM SERVICE AGENCY

Date Printed: April 24, 2014

Photography Date: 2013

Wetland Determination Identifiers

- Restricted use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: USDA FSA maps are for FSA Program administration only. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for action or consequential damage incurred as a result of any user's reliance on this data outside of FSA Programs. Wetland Identifier does not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.



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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

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TENNESSEE AND TEXAS