



OFFERED FOR SALE

BILES FAMILY FARM

An agricultural and recreational investment opportunity.

235.7 ^(+/-) total acres • White 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

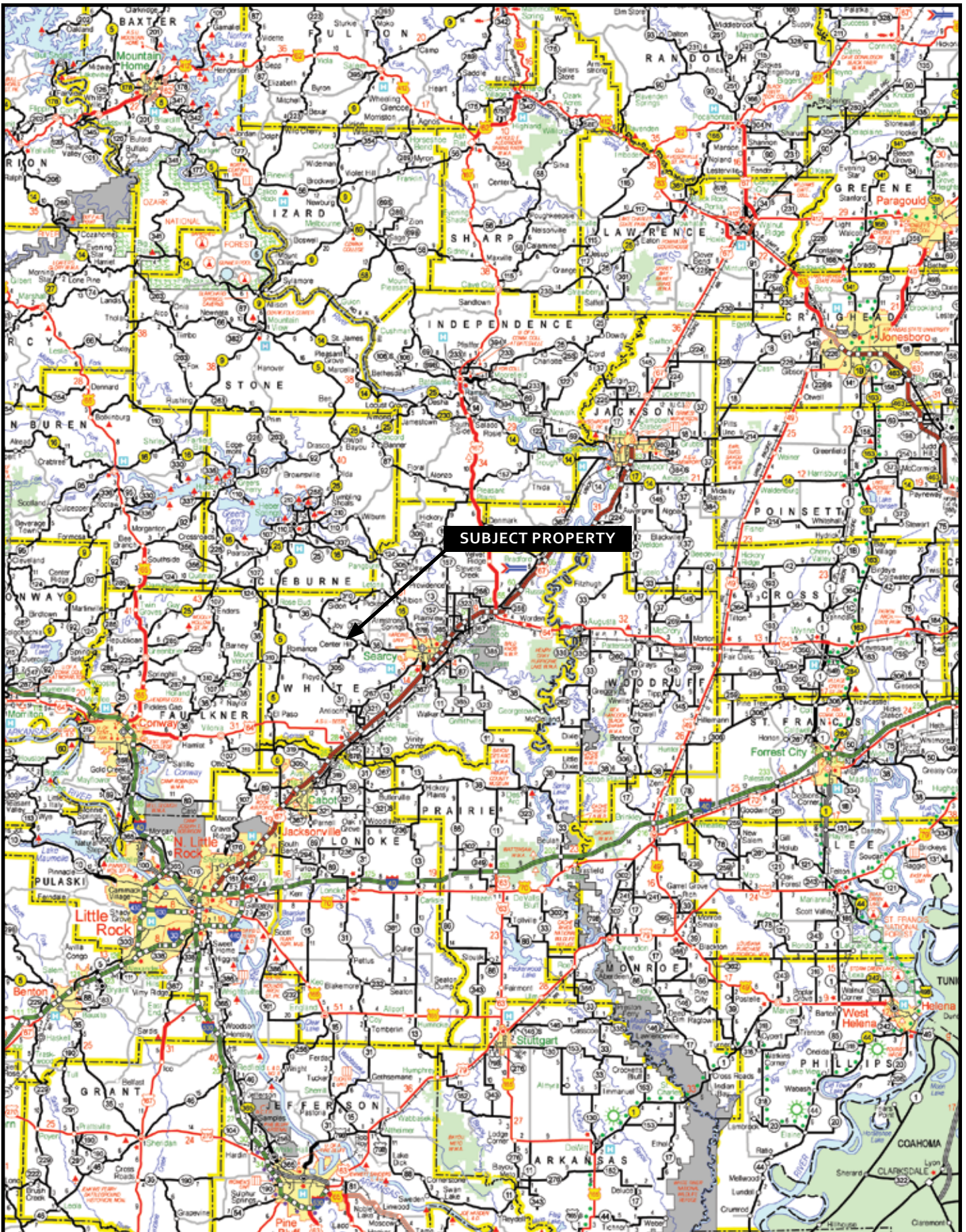
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 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: The Biles Family Farm is located in White County, Arkansas near the community of Center Hill and consists of 235.7 ^(+/-) contiguous acres. The property is currently a cattle and hay harvesting operation and provides opportunities for deer and turkey hunting as well as fishing. The property is bordered by large tracts of timber, which should supply abundant wildlife resources to the property. Four (4) ponds (largest is spring fed) on the property offering water sources for livestock and fishing. The majority of the property is in pasture land and native hardwoods and offers improvements such as a tenant house, storm shelter, shop, shed, pole barn and two (2) grain bins. The land is partially fenced for cattle and has two (2) pipe fence corals. Currently, the property is leased on an annual basis for \$7,200.00, however the lease terminates at end of year. 50% of the mineral rights owned by Seller will convey to the new owner. The mineral rights are currently leased to BP and BHP, which produce an income stream. The property is offered for sale by Lile Real Estate, Inc. at an asking price of \$800,000.00.

Location: Center Hill, Arkansas; North Region of Arkansas

Mileage Chart

| | |
|-------------------|----------|
| Searcy, AR | 13 miles |
| Heber Springs, AR | 26 miles |
| Little Rock, AR | 52 miles |

Access: Access is via Arkansas Highway 36 and south end of Colonel Biles Road

Acreage: 235.7 ^(+/-) Total Acres

Acreage Breakdown

170.0 ^(+/-) acres (72%) in pasture
55.0 ^(+/-) acres (24%) in woods
6.6 ^(+/-) acres (3%) in water
 - 4.5 ^(+/-) acre pond
 - 1.0 ^(+/-) acre pond
 - 0.6 ^(+/-) acre pond
 - 0.5 ^(+/-) acre pond
4.1 ^(+/-) acres (1%) in improvement site

Improvements: 1,894 ^(+/-) square foot frame dwelling

- Block and pier foundation (built in 1946)
- Facade roof and aluminum siding
- Kitchen (electric oven/range, dishwasher)
- 3 bedrooms
- 1 bathroom
- Living room
- Dining room
- Family room
- Utility room
- Storage room
- Wood floors
- Screened porch

Other buildings include:

- 500 ^(+/-) square foot metal covered shop
- 3,600 ^(+/-) square foot pole barn
- 450 ^(+/-) square foot frame storage building
- Storm shelter

Fencing

- The majority of the land is fenced and cross-fenced with 4-5 strand barbed wire on wood or steel posts.
- 2 pipe fence corals (one at barn and one behind dwelling)

Grain Bins

- 2 bins (one small and one large with three-phase power)
- Operating condition is unknown and not warranted at this time

Utilities

- Electricity
- Telephone
- 1 water well
- Private septic tank used for sewer

Farm Lease: Land and buildings currently leased on an annual basis at a rent of \$600.00 per month (\$7,200.00 per year). The lessee uses the property for harvesting hay. The Lessee is responsible for all repairs and maintenance of the property under \$100.00 The Lessor is responsible for major repairs. Current expiration date is December 31, 2013.

Real Estate Taxes: Parcel ID: 001-13302-000 | \$861.67 (2012)

Mineral Rights: 50% of the mineral rights owned by Seller shall transfer to Buyer. The mineral rights are currently leased to BP and BHP, which produce an income stream.

Recreation: Deer and turkey hunting, fishing and general outdoor activities. The property is bordered on the west, south, and east by large tracts of timber providing an added source of wildlife to the property.

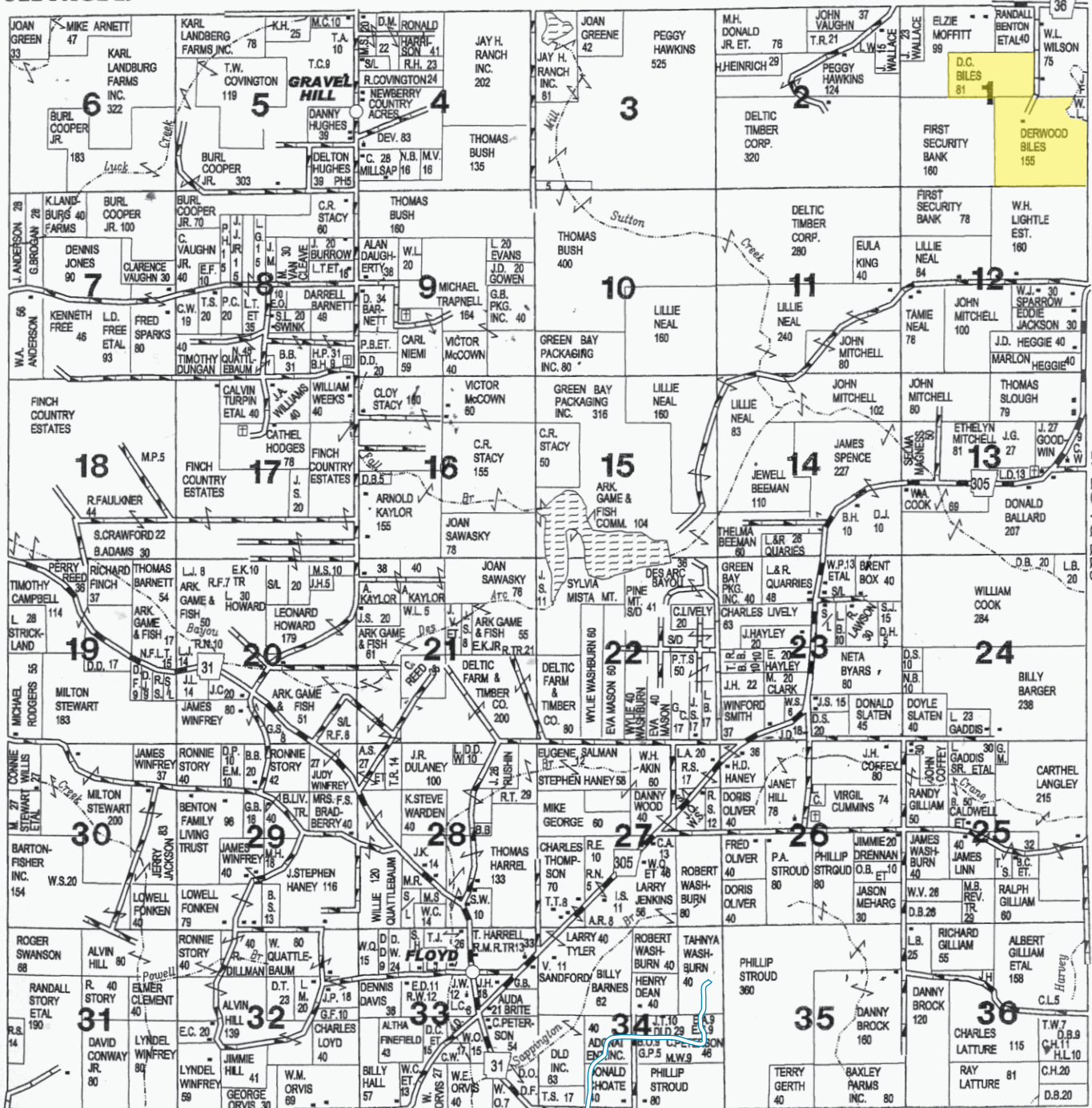
Offering Price: \$800,000.00 (\$3,365.45 per acre)

Contact: Any questions concerning this offering or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015 or office: 501-374-3411) of Lile Real Estate, Inc.

PLAT MAP

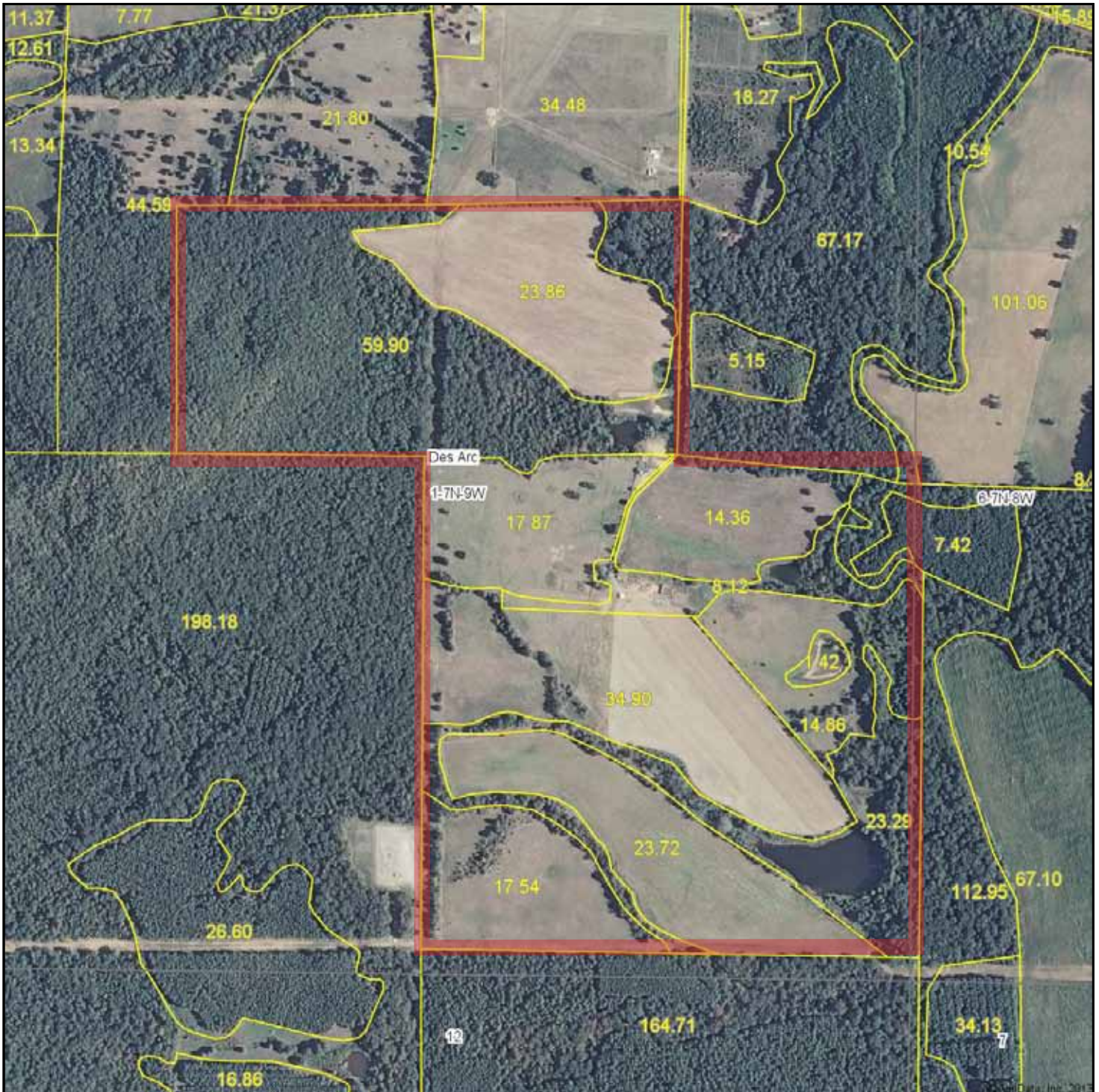
TOWNSHIP 7N • RANGE 9W

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Aerial Map



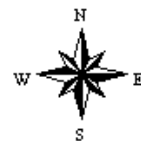
Maps provided by:



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1-7N-9W
White County
Arkansas

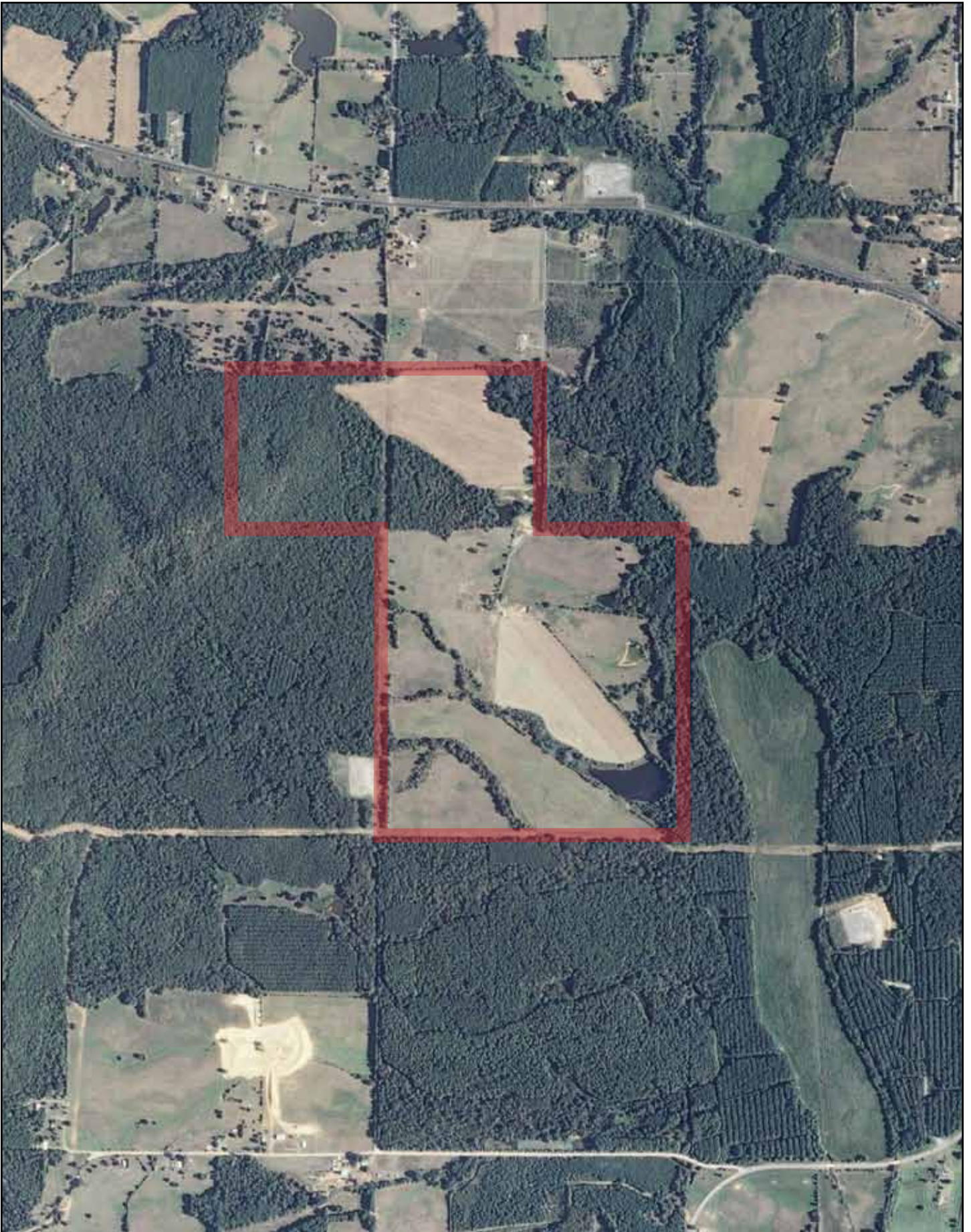
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scale: 8832



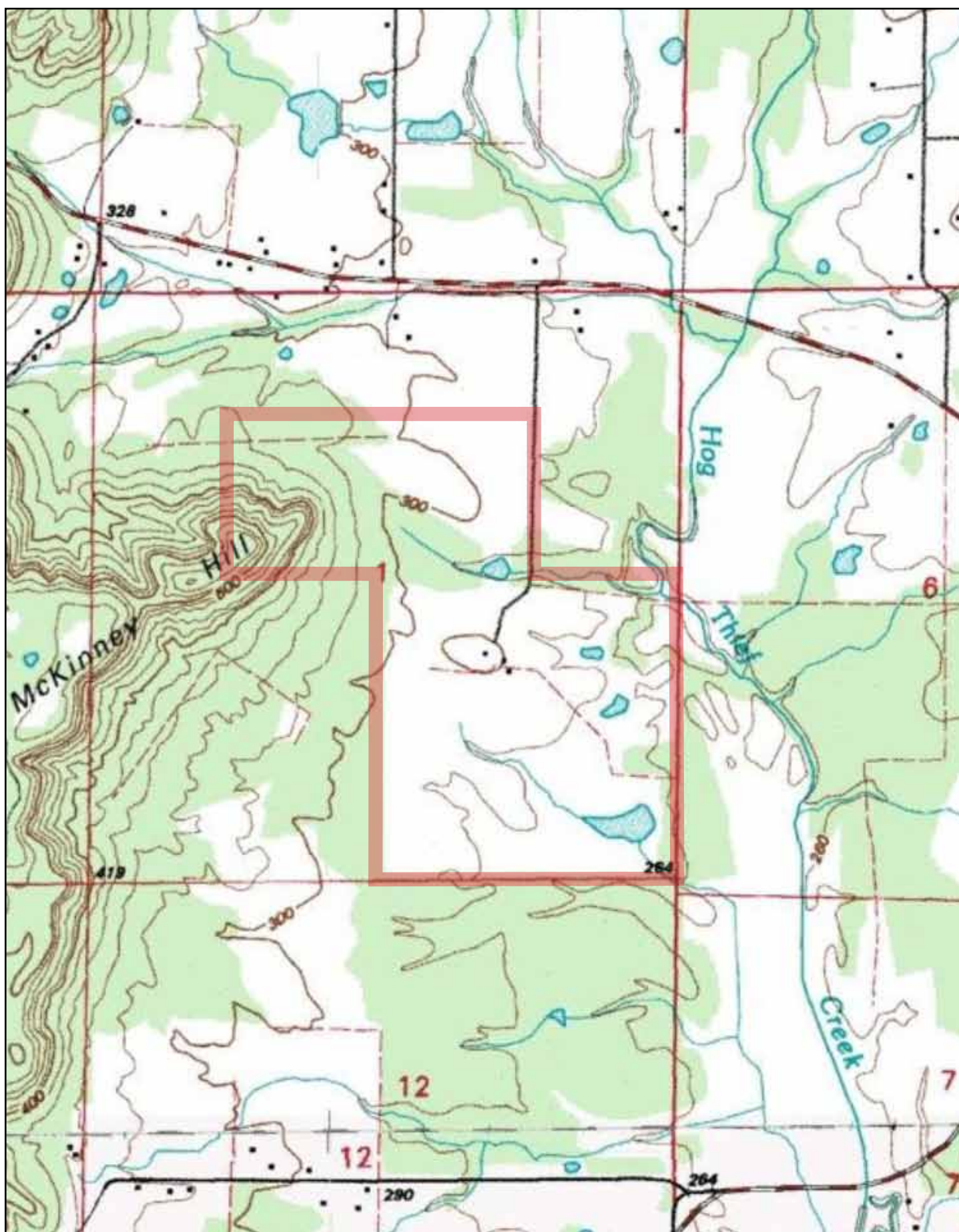
9/25/2013

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

AERIAL VIEW - AREA



TOPOGRAPHICAL MAP





















NOTES

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LILE REAL ESTATE, INC.
401 AUTUMN ROAD LITTLE ROCK, AR 72211
501 374 3411 (office) 501 374 0609 (fax)
info@lilerealestate.com www.lilerealestate.com

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 A N D T E N N E S S E E