



OFFERED FOR SALE

MALLARD POINT RESERVE

A recreational investment opportunity.

165 (+/-) total acres • Woodruff 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

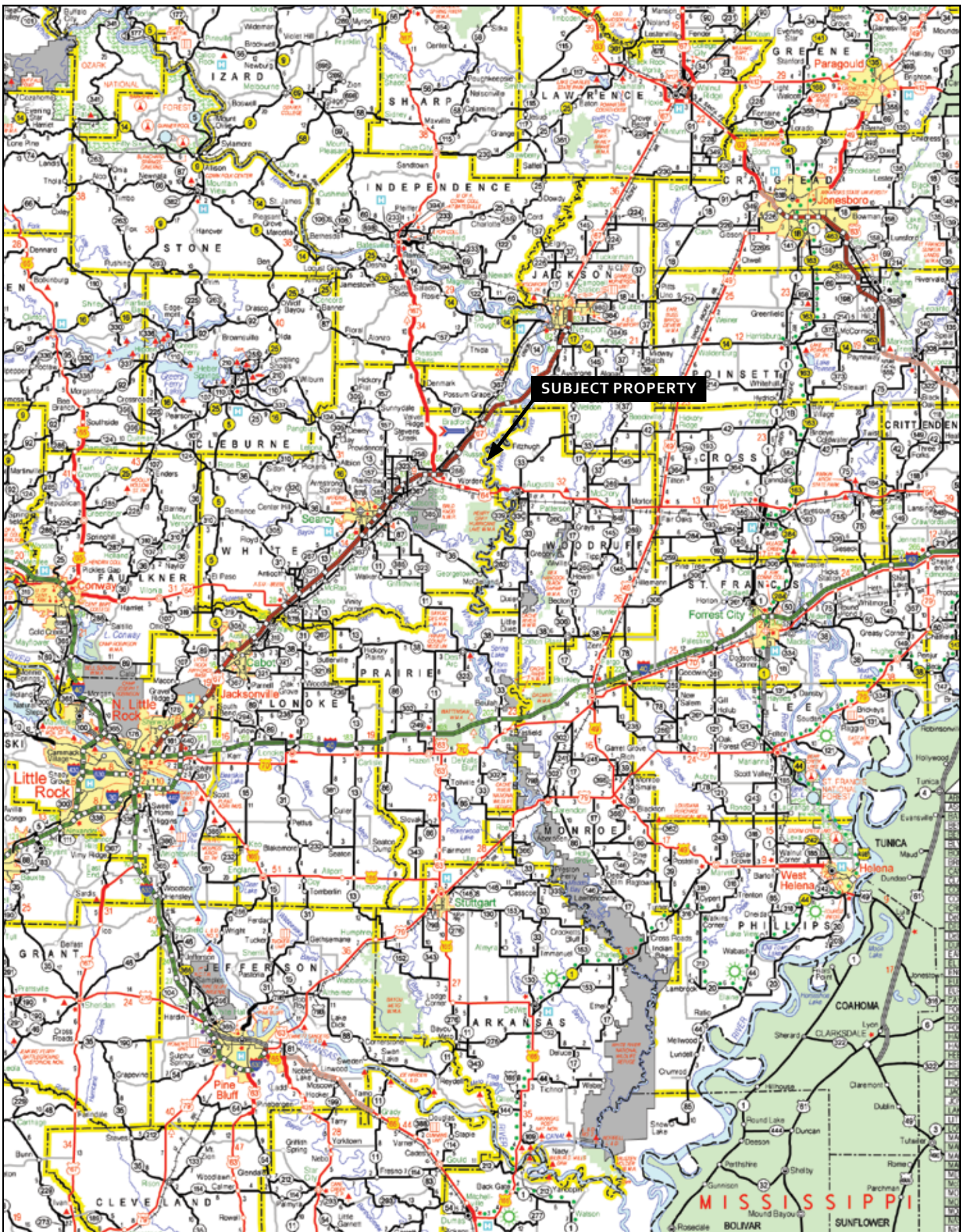
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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: Mallard Point Reserve consists of 165.0 ^(+/-) acres and is located northwest of Augusta, Arkansas in Woodruff County. The property rests along a bend in the White River with 1.25 ^(+/-) miles of river frontage and is positioned in an excellent waterfowl flyway. The land provides recreational opportunities for duck, deer, and turkey hunting. The property was enrolled in the Wetlands Reserve Program ("WRP") and between 2005 and 2006 it was planted in hardwood trees. The trees are 10 to 20 feet tall and growing thick amid many volunteer grasses. Water control structures are in place and there are a couple of natural, small ponds and about three (3) man-made ponds scattered through several grassy, built up roads, which meander throughout the area and are maintained by mowing. The initial access to the land is via a county road that turns into a field road all the way to the property (a legally recorded land access easement is in place). There is a nice, three (3) acre improvement site with graveled road to it, which rests on the bank of the White River that is ideal for the development of a hunting cabin. The land begins to flood when the White River is at 27.5' at Augusta and completely floods when the river level is at 30'. When flooded the property is accessible via the White River from Augusta.

Location: Augusta, Arkansas; Woodruff County; Northeast Region of Arkansas

Mileage Chart

Augusta, AR	12 miles
Newport, AR	32 miles
Searcy, AR	35 miles
Memphis, TN	92 miles
Little Rock, AR	82 miles

Access: Access is via Woodruff County Road 150.

Acreage: 165.0 ^(+/-) Total Acres

Real Estate Taxes: \$100.35

Mineral Rights: All mineral rights owned by Seller and shall transfer to Buyer.

Recreation: Excellent duck and deer hunting (rests along a bend in the White River with 1.25 ^(+/-) miles of river frontage).

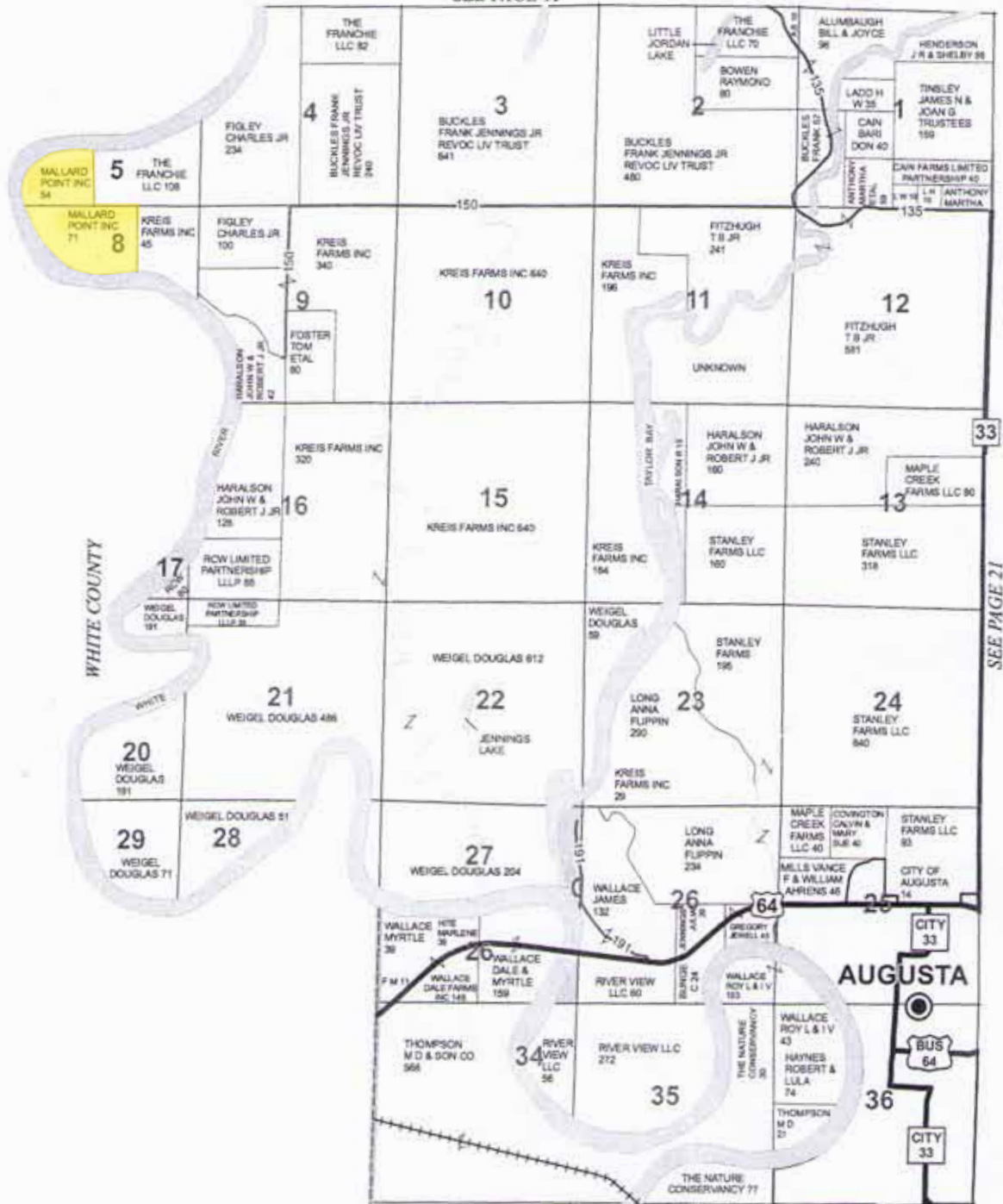
Offering Price: \$297,000.00 (\$1,800.00 per acre)

Contact: Any questions concerning this offering or to schedule a property tour should be directed to Nathan Gregory (mobile: 870-731-4344) or Gar Lile (mobile: 501-920-7015) of Lile Real Estate, Inc. (office: 501-374-3411).

PLAT MAP

TOWNSHIP 8N • RANGE 4W

SEE PAGE 15



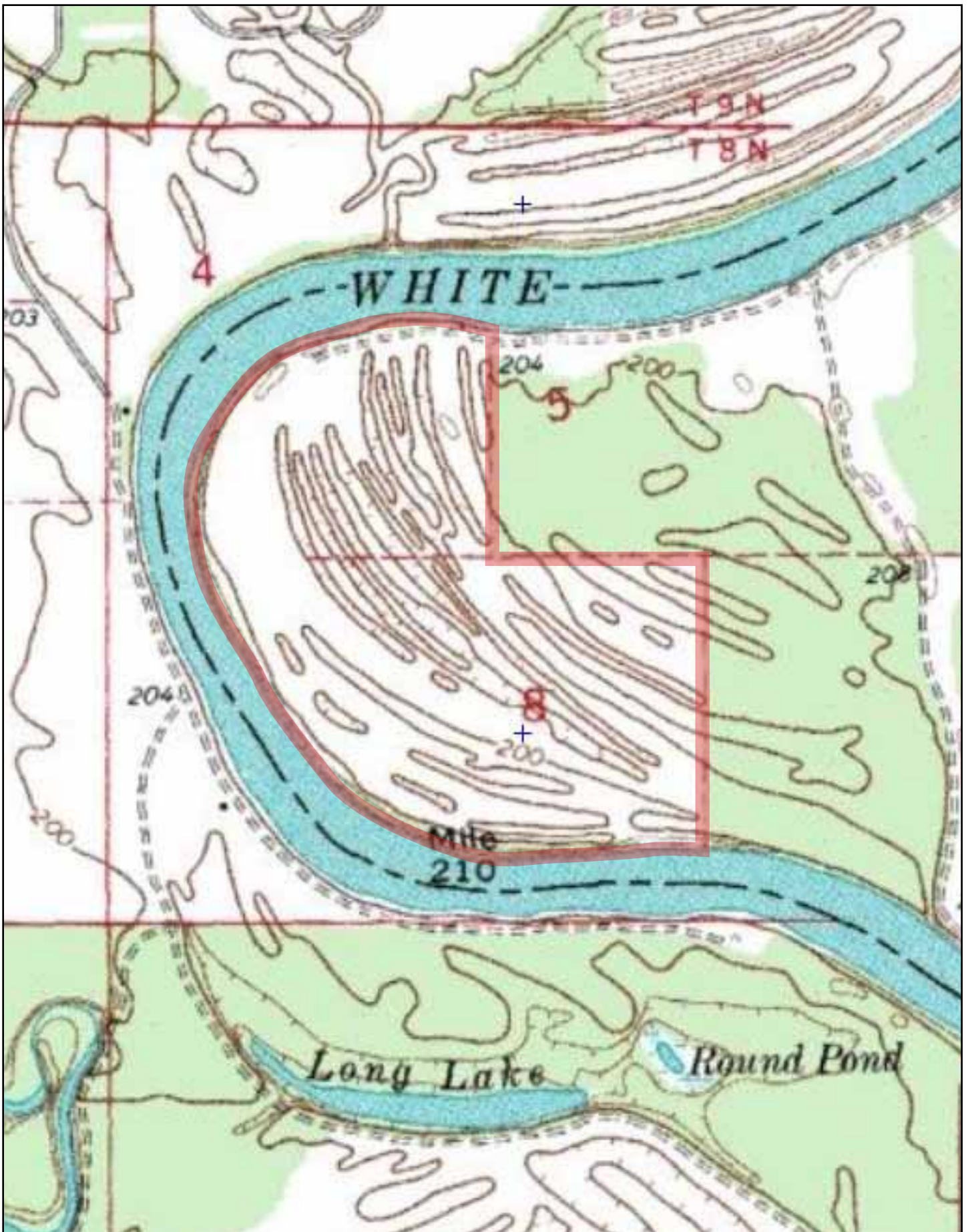
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AERIAL VIEW



TOPOGRAPHICAL MAP



Farmland Classification—Woodruff County, Arkansas



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/19/2013
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Farmland Classification

Farmland Classification— Summary by Map Unit — Woodruff County, Arkansas (AR147)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
KIA	Kobel silty clay loam, 0 to 1 percent slopes, frequently flooded	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	5.3	3.4%
TbB	Taylorbay silt loam, 0 to 3 percent slopes, frequently flooded	Prime farmland if protected from flooding or not frequently flooded during the growing season	33.0	21.0%
YpB	Yancopin silty clay loam, 0 to 3 percent slopes, frequently flooded	Prime farmland if protected from flooding or not frequently flooded during the growing season	118.7	75.6%
Totals for Area of Interest			157.0	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.


Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

MAP LEGEND


Area of Interest (AOI)


 Area of Interest (AOI)

Soils


 Soil Map Units

Soil Ratings


 Not prime farmland

 All areas are prime farmland


 Prime farmland if drained


 Prime farmland if protected from flooding or not frequently flooded during the growing season


 Prime farmland if irrigated


 Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season


 Prime farmland if irrigated and drained


 Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season


 Prime farmland if subsoiled, completely removing the root inhibiting soil layer


 Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

 Prime farmland if irrigated and reclaimed of excess salts and sodium


 Farmland of statewide importance

 Farmland of local importance

 Farmland of unique importance

 Not rated or not available

Political Features

 Cities

Water Features

 Oceans

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

MAP INFORMATION

Map Scale: 1:13,200 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 15N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lafayette, Little River, and Miller Counties, Arkansas
Survey Area Data: Version 9, Dec 2, 2008

Date(s) aerial images were photographed: 2000

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.















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