



OFFERED FOR SALE

SHULL INTERSTATE FARM

An agricultural investment opportunity.

574.35 ^(+/-) total acres • Lonoke 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

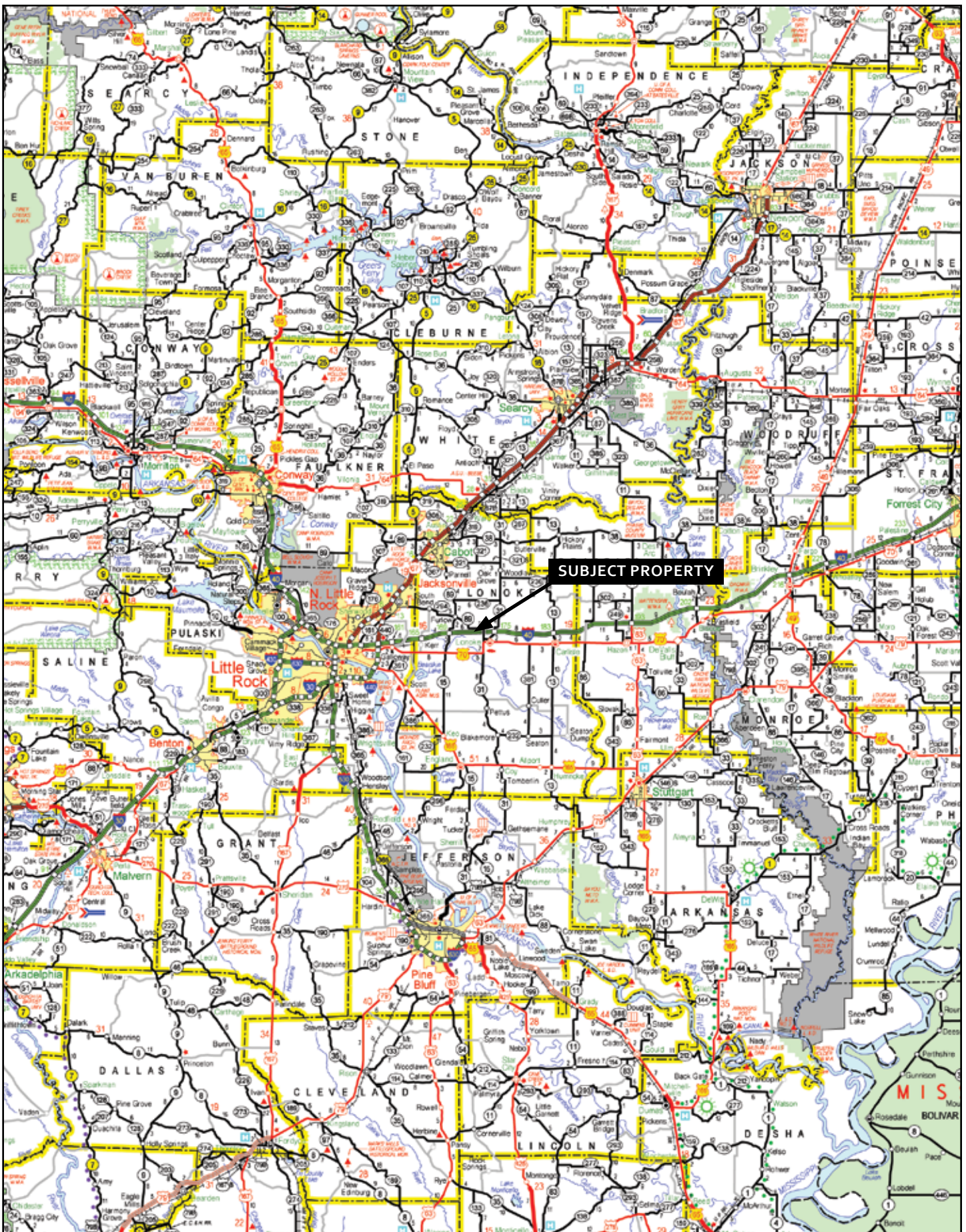
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 subject property consist of two (2) tracts a totaling of 574.35^(+/-) acres of agricultural land located in Lonoke County, Arkansas. The two (2) tracts are located on the north and south sides of Interstate 40 approximately two (2) miles west of the town of Lonoke.

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

Mileage Chart

Little Rock, AR	22 miles
Lonoke, AR	3 miles

Access: Access is considered to be excellent via Arkansas Highway 89, Interstate 40 overpass, county roads, primary farm roads.

Utilities: Municipal water, electricity, and telephone to the property boundary.

Acreage: 574.35^(+/-) Total Acres

Acreage Breakdown

321^(+/-) acres in cultivation
136^(+/-) acres in open lands
105^(+/-) acres in woods and pond
10^(+/-) acres in roads, ditches, well sites, other

Irrigation: Two (2) wells with seven (7) risers (321^(+/-) acres of cropland is irrigated)

Farm Bases: Farm Service Agency No. 851

<i>Crop</i>	<i>Base Acres</i>	<i>Direct Yield</i>	<i>CC Yield</i>
Rice	134.5	5,100	5,100
Wheat	32.2	37	37
Grain Sorghum	31.4	46	46
Oats	14.9	22	22
Soybeans	158.4	22	22
Total Base Acres	371.4		

Farm Contract: Historically the property has been farmed under a 80/20 cropshare contract.

Mineral Rights: Any and all owned by Seller shall transfer to Buyer, however Seller does not warrant or guarantee ownership of such.

Direct Payment: \$15,478.00 (estimated)

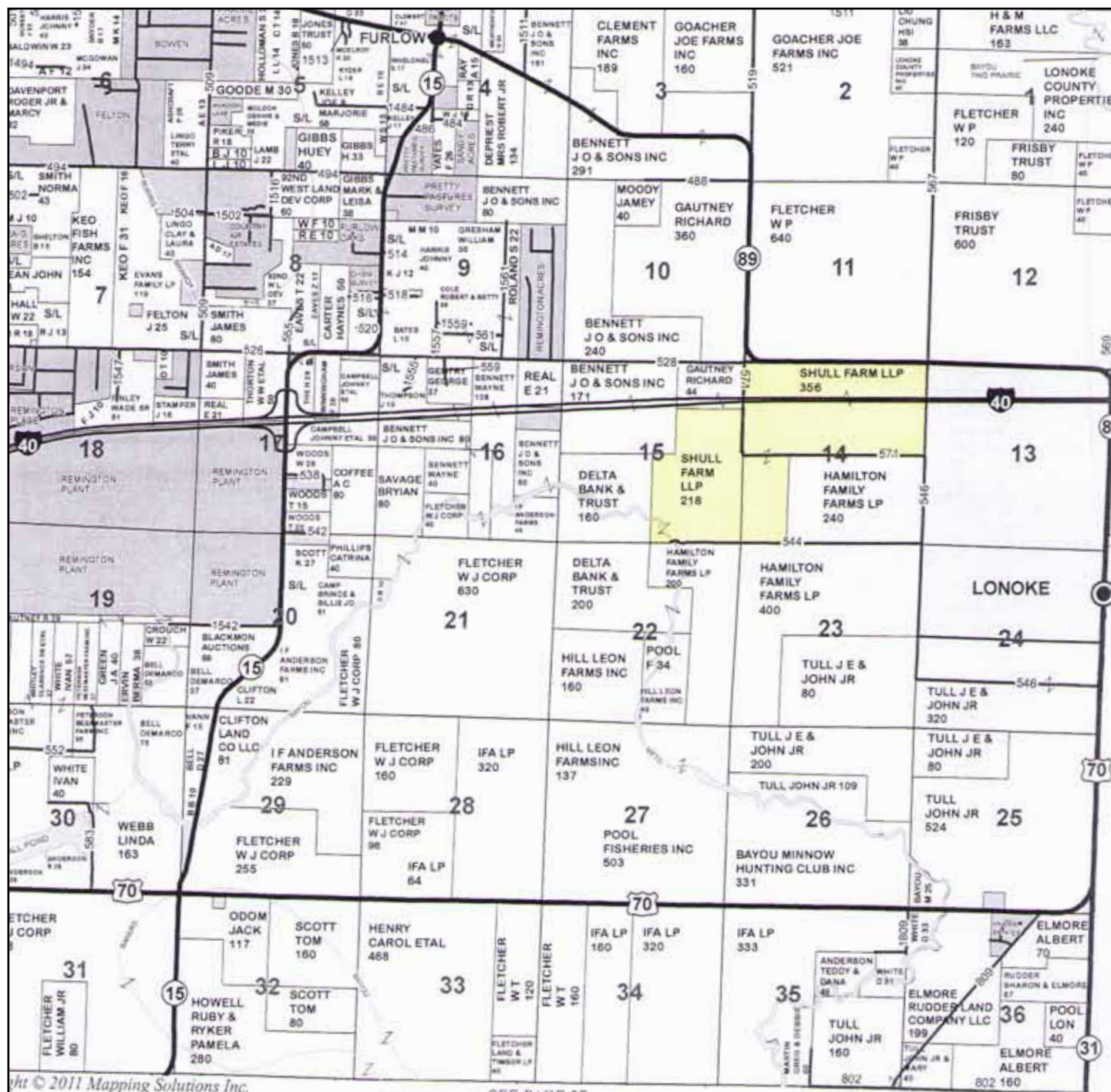
Real Estate Taxes: \$2,490.00 (estimated)

001-07766-000	15-2N-9W	160	SE
001-07759-000	15-2N-9W	38.75	SE NE
001-07756-000	15-2N-9W	19.5	E 1/2 SW NE
001-07749-000	15-2N-9W	80	W 1/2 SW
001-07746-000	15-2N-9W	276	N 1/2

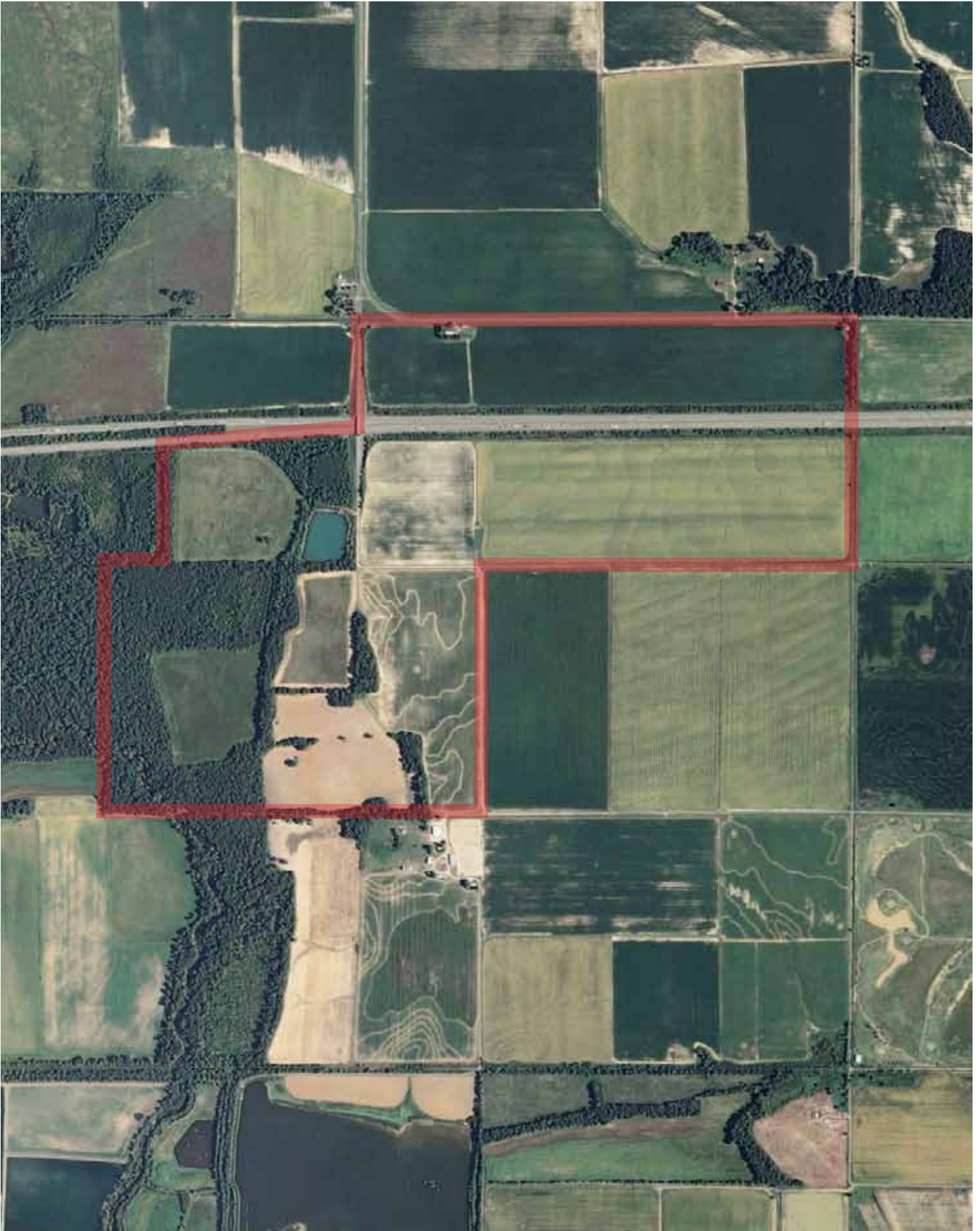
Offering Price: \$1,951,600.00 (\$3,400.00 per acre)

Contact: For additional questions concerning this offering or to schedule a property tour please contact Gar Lile (mobile: 501-920-7015) or Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc. (office: 501-374-3411).

SEE PAGE 27



AERIAL VIEW



TOPOGRAPHICAL MAP



Arkansas
Lonoke
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 851
Prepared: 4/29/13 9:14 AM
Crop Year: 2012
Page: 1 of 1

Operator Name Farm Identifier Recon Number
SPH FARMS INC

Farms Associated with Operator:
462, 854

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
642.6	469.7	469.7	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	NAP		FAV/WR History	ACRE Election
0.0	0.0	469.7	8.8	0.0	0.0		N	None

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	CRP Reduction	CRP Pending
WHEAT	32.2	37	37	0.0	0.0	0.0
OATS	14.9	54	54	0.0	0.0	0.0
GRAIN SORGHUM	31.4	46	46	0.0	0.0	0.0
SOYBEANS	158.4	22	22	0.0	0.0	0.0
RICE-LONG GRAIN	134.5	4915	4915	0.0	0.0	0.0
Total Base Acres:	371.4					

Tract Number: 2192 Description: F10/F11

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

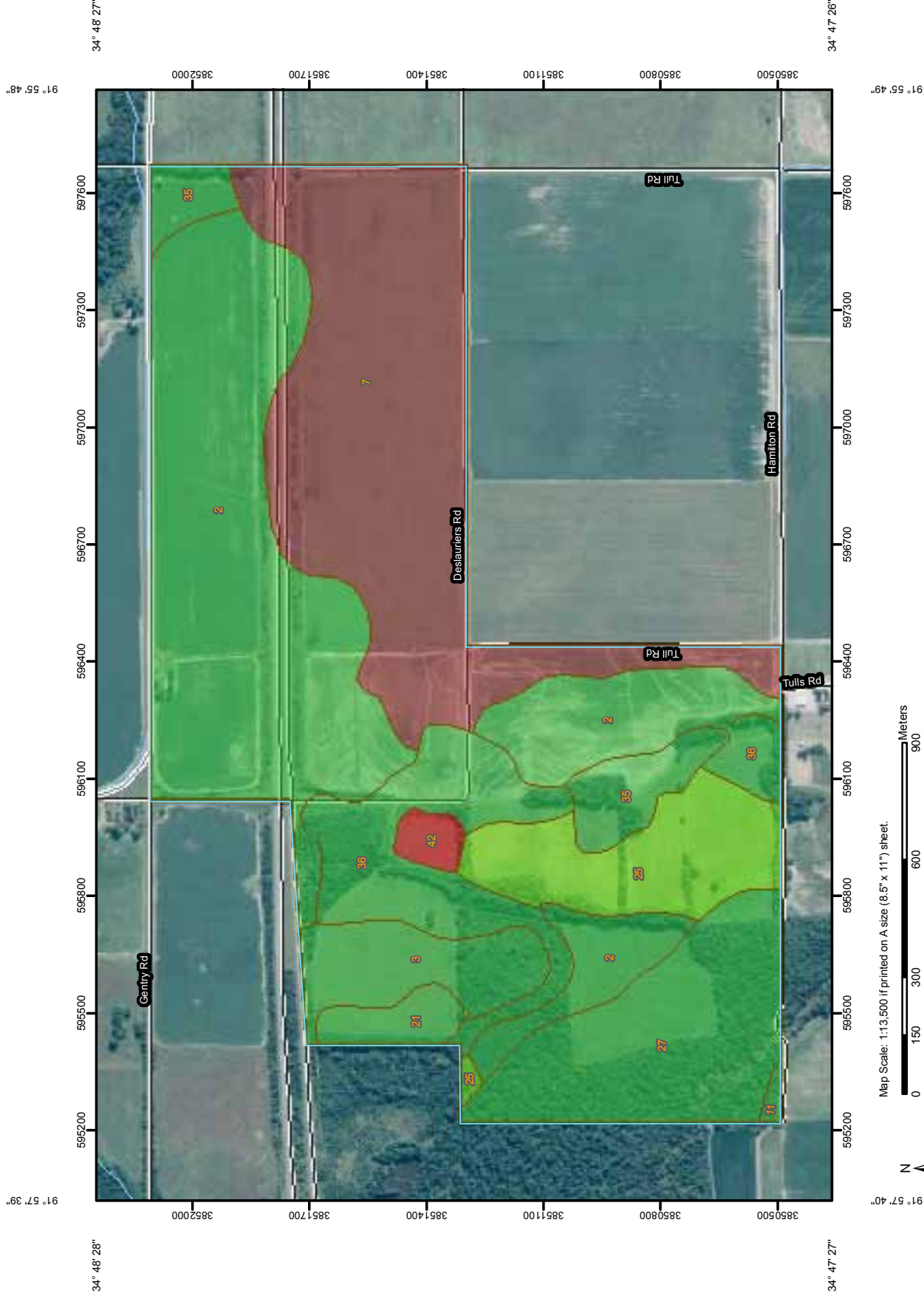
FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
642.6	469.7	469.7	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	NAP	
0.0	0.0	469.7	8.8	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	CRP Reduction	CRP Pending	CRP Yield
WHEAT	32.2	37	37	0.0	0.0	0.0	0
OATS	14.9	54	54	0.0	0.0	0.0	0
RICE-LONG GRAIN	134.5	4915	4915	0.0	0.0	0.0	0
GRAIN SORGHUM	31.4	46	46	0.0	0.0	0.0	0
SOYBEANS	158.4	22	22	0.0	0.0	0.0	0
Total Base Acres:	371.4						

Owners: SHULL FARMS PARTNERSHIP LLP
Other Producers: None

Farmland Classification—Lonoke and Prairie Counties, Arkansas



Map Scale: 1:13,500 If printed on A size (8.5" x 11") sheet.




Farmland Classification

Farmland Classification— Summary by Map Unit — Lonoke and Prairie Counties, Arkansas (AR680)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
2	Calhoun silt loam, 0 to 1 percent slopes	All areas are prime farmland	214.9	33.8%
3	Calloway silt loam, 0 to 1 percent slopes	All areas are prime farmland	29.8	4.7%
7	Dewitt silt loam, 0 to 1 percent slopes	Prime farmland if drained	170.6	26.8%
11	Hebert silt loam, 0 to 1 percent slopes	All areas are prime farmland	1.4	0.2%
21	Immanuel silt loam, 1 to 3 percent slopes	All areas are prime farmland	10.3	1.6%
25	Muskogee silt loam, 3 to 8 percent slopes	Farmland of statewide importance	48.0	7.6%
27	Perry silty clay, 0 to 1 percent slopes	All areas are prime farmland	71.3	11.2%
35	Stuttgart silt loam, 0 to 1 percent slopes	All areas are prime farmland	23.8	3.7%
36	Stuttgart silt loam, 1 to 3 percent slopes	All areas are prime farmland	60.4	9.5%
42	Water	Not prime farmland	5.4	0.9%
Totals for Area of Interest			636.1	100.0%

Farmland Classification—Jefferson and Lincoln Counties, Arkansas

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

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes

-  Major Roads
-  Local Roads

MAP INFORMATION

Map Scale: 1:13,000 if printed on A size (8.5" × 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

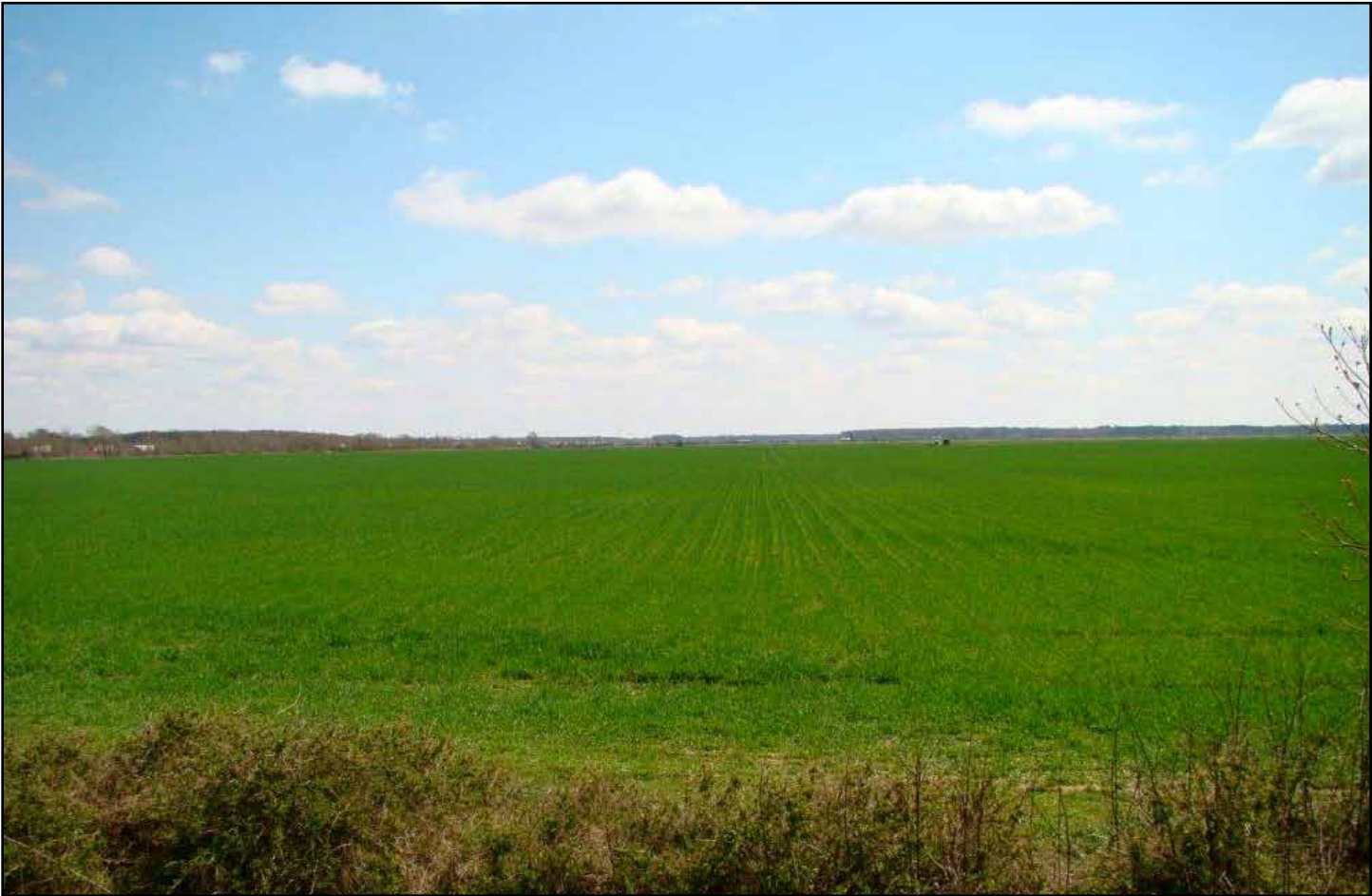
This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jefferson and Lincoln Counties, Arkansas
Survey Area Data: Version 9, Sep 28, 2012

Date(s) aerial images were photographed: Data not available.

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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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