



OFFERED FOR SALE

## **BELCHER FARM**

*An agricultural and recreational investment opportunity.*

575 <sup>(+/-)</sup> 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.

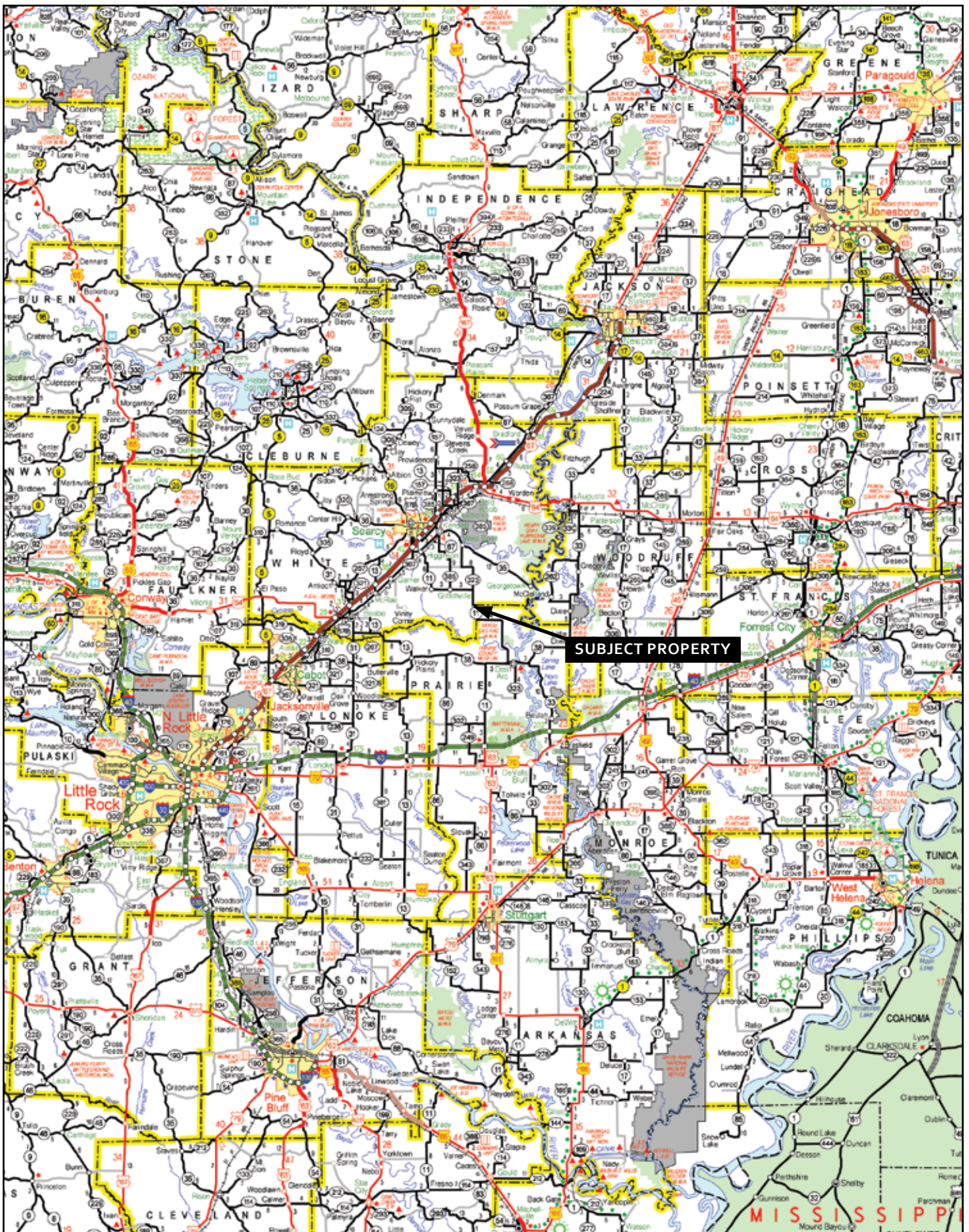
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you for your 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

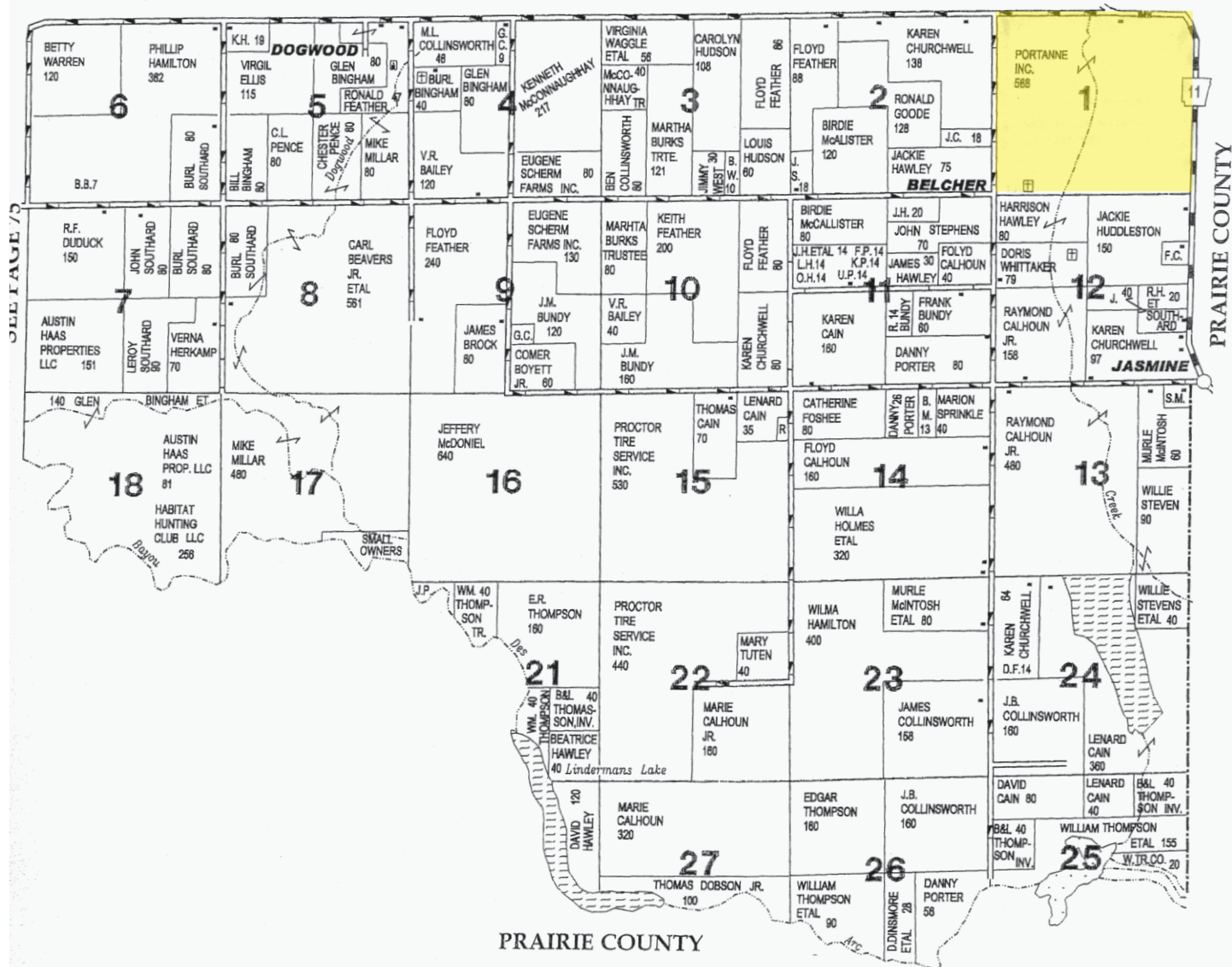


## **PROPERTY SUMMARY**

<b>Description:</b>	Offered for sale is 575 <sup>(+/-)</sup> total acres of pasture and timberland located in southern White County, Arkansas at the community of Belcher. The property has excellent access via Arkansas Highway 11, Cain Road, and interior farm roads. Improvements include: barbed wire perimeter fencing and cross fencing, and a 40' x 40' barn equipped to work cattle. A natural creek bisects the property and there is roughly 72 acres of timber, which provides deer hunting opportunities. The large pasture land could be converted to cultivation for grain production. The farm is offered for sale at an asking price of \$1,250,000.00 (\$2,173.91 per acre).			
<b>Location:</b>	Belcher, Arkansas; White County; Northeast Region of Arkansas			
	<u>Mileage Chart</u>			
	Searcy, AR	20 miles		
	Hazen, AR	30 miles		
	Little Rock, AR	63 miles		
<b>Access:</b>	Via Arkansas Highway 11, Cain Road, and interior farm roads.			
<b>Acreage:</b>	575 <sup>(+/-)</sup> <u>Total Acres</u>			
	<u>Acreage Breakdown</u>			
	511.81 <sup>(+/-)</sup> acres (88%) in pasture land			
	72.73 <sup>(+/-)</sup> acres (11%) in timber			
	17.08 <sup>(+/-)</sup> acres (1%) other			
<b>Farm Bases:</b>	Farm Service Agency: Farm No. 2963			
	Tract No. 2741 (Farmland - 575 acres   Cropland (pasture) - 505 acres)			
	<u>Crop</u>	<u>Base Acres</u>	<u>Direct Yield</u>	<u>CC Yield</u>
	-0-	-0-	-0-	-0-
<b>Utilities:</b>	Electric and water			
<b>Wtr/Min Rights:</b>	50% of the mineral rights owned by the Seller shall convey.			
<b>Recreation:</b>	Deer hunting opportunities			
<b>Taxes:</b>	\$815.12			
<b>Offering Price:</b>	\$1,250,000.00 (\$2,173.91 per acre).			
<b>Contact:</b>	Any questions concerning this offering or to schedule a property tour should be directed to Nathan Gregory (mobile: 870-731-4344) of Lile Real Estate, Inc. (office: 501-374-3411).			



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ca in Rd

## Aerial Map



map center: 35° 5' 6.02, 91° 35' 35.35

scale: 10163

**1-5N-6W**  
**White County**  
**Arkansas**



10/29/2012

Maps provided by:

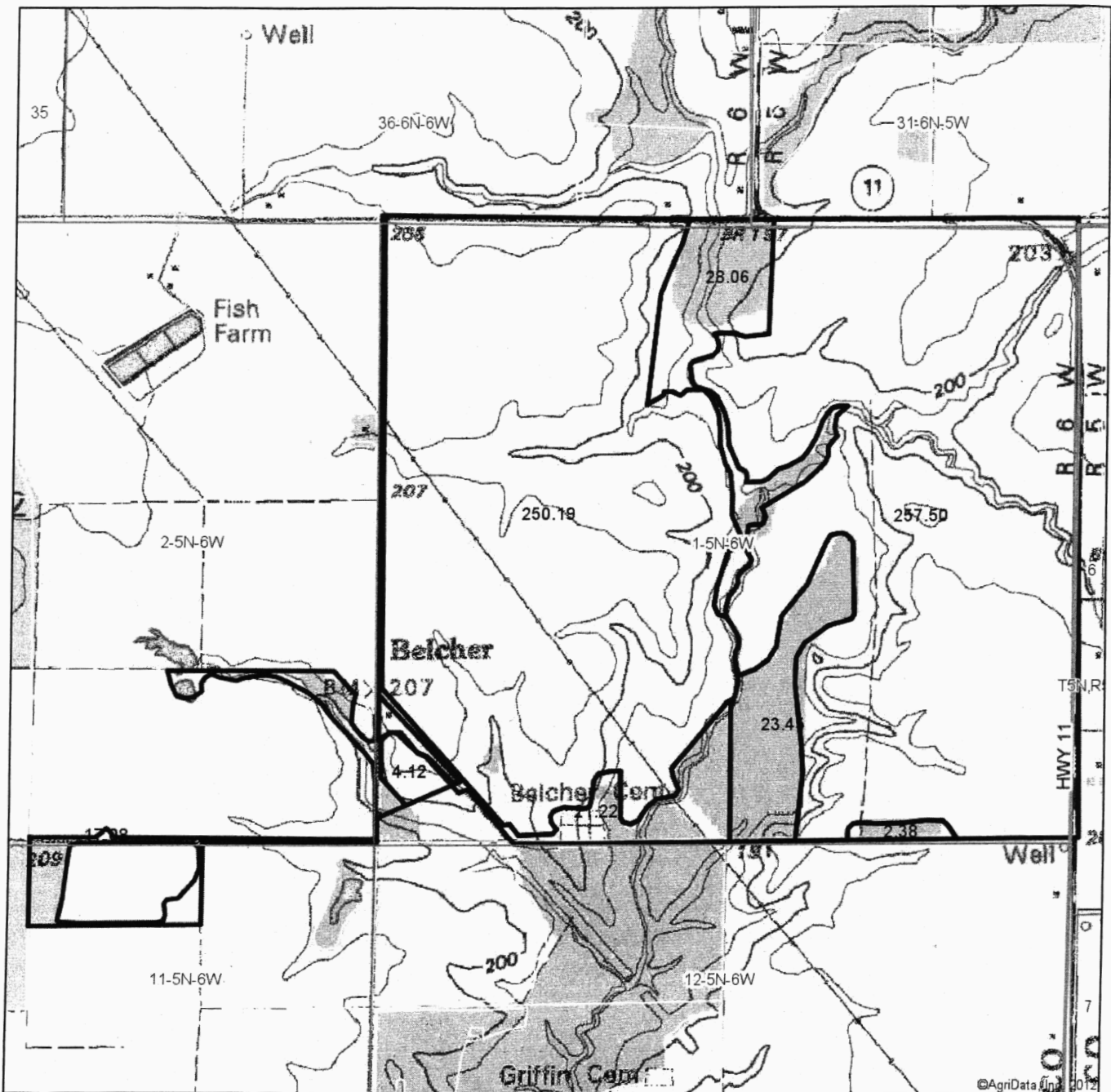


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Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

# Topography Map



map center: 35° 5' 4.76, 91° 35' 50.7  
scale: 14603

**1-5N-6W**  
**White County**  
**Arkansas**



10/29/2012

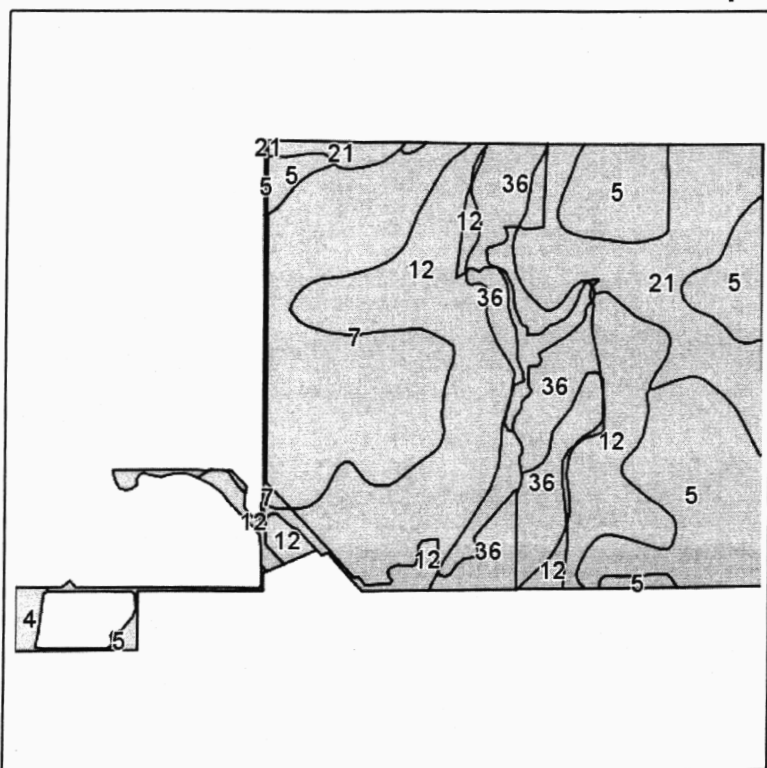
Maps provided by:  
**surety**  
CUSTOMIZED ONLINE MAPPING

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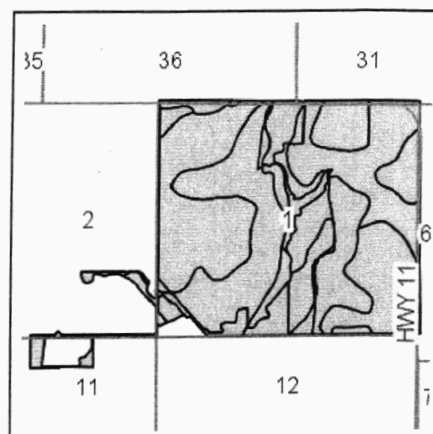
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



## Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.  
Soils data provided by USDA and NRCS.



State: **Arkansas**  
County: **White**  
Location: **1-5N-6W**  
Township: **Dogwood**  
Acres: **604**  
Date: **10/29/2012**



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Bahiagrass	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Rice Irrigated	Soybeans	Sweet potatoes	Tall fescue	W
12	Gore silt loam, 1 to 3 percent slopes	173.4	28.7%	IVe	6.5	4.5					23			
7	Dewitt silt loam, 0 to 1 percent slopes	122.4	20.3%	IIIw	6.5	6				140	40		8.5	
5	Calloway silt loam, 0 to 1 percent slopes	121.6	20.1%	IIw		6	95	750		9	40		8	
36	Tichnor silt loam, frequently flooded	92.6	15.3%	IVw		8				110	30			
21	Immanuel silt loam, 1 to 3 percent slopes	89.5	14.8%	Ile										
4	Calhoun silt loam, 0 to 1 percent slopes	4.5	0.7%	IIIw	6.5	5		400		120	25	225		
Weighted Average					3.2	5	19.1	153.6	1.8	46.1	27.5	1.6	3.3	

**Tract Number:** 2741**Description:** Q-15/B2 R-15/B2 SEC 1 T5NR6W WHITE CO**FAV/WR****History**

N

**BIA Range Unit Number:****HEL Status:** Classified as not HEL**Wetland Status:** Wetland determinations not complete**WL Violations:** None

<b>Farmland</b>	<b>Cropland</b>	<b>DCP Cropland</b>	<b>WBP</b>	<b>WRP/EWP</b>	<b>CRP Cropland</b>	<b>GRP</b>
575.5	505.1	505.1	0.0	0.0	0.0	0.0
<b>State Conservation</b>	<b>Other Conservation</b>	<b>Effective DCP Cropland</b>	<b>Double Cropped</b>	<b>MPL/FWP</b>		
0.0	0.0	505.1	0.0	0.0		

**Owners:** PORTANNE INC**Other Producers:** WILLIAM OXNER SR

WFR FARMS INC

**Sue Liles****Collector**115 W Arch  
Searcy AR 72143  
(501) 279-62062011 Tax Receipt 20042  
White County, Arkansas**PAID RECEIPT**

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REPRINT 10/30/2012 02:24 pm  
Posted 10/05/2012 10:50 amIf payment is made by check and same is not  
honored on presentation, receipt is null and void.Payment Received TM4 10/05/2012  
porter rodgers jrPYMT REC'D IN MAIL31352  
RODGERS, PORTER R JR/PI/PRF  
P O BOX 1199  
SEARCY AR 72145

Parcel Number	Year	Owner and Legal Description	Valuation	Millage	Amt Due	Amt Paid
001-02833-000	2011	PORTANNE INC				
		01-05-06 RURAL METES & BOUNDS 01-05-06 567.97 Acres ALL FRL				
RV		Real Estate	19,970	40.10	\$800.80	
		Payment Received				\$800.80
RV		Timber Tax			\$14.32	
		Payment Received				\$14.32
Total Payment Applied						\$815.12

**Distribution of Tax Dollars**

RIVERVIEW SCHOOL	\$718.93
County General	\$37.94
County Road (Full)	\$23.96
County Library	\$19.97
Other Taxes	\$14.32
<b>Total Tax</b>	<b>\$815.12</b>

























## 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

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**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**