



OFFERED FOR SALE

DEEP BAYOU HUNTING TRACT

A recreational investment opportunity.

238.7 (+/-) total acres • Lincoln 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

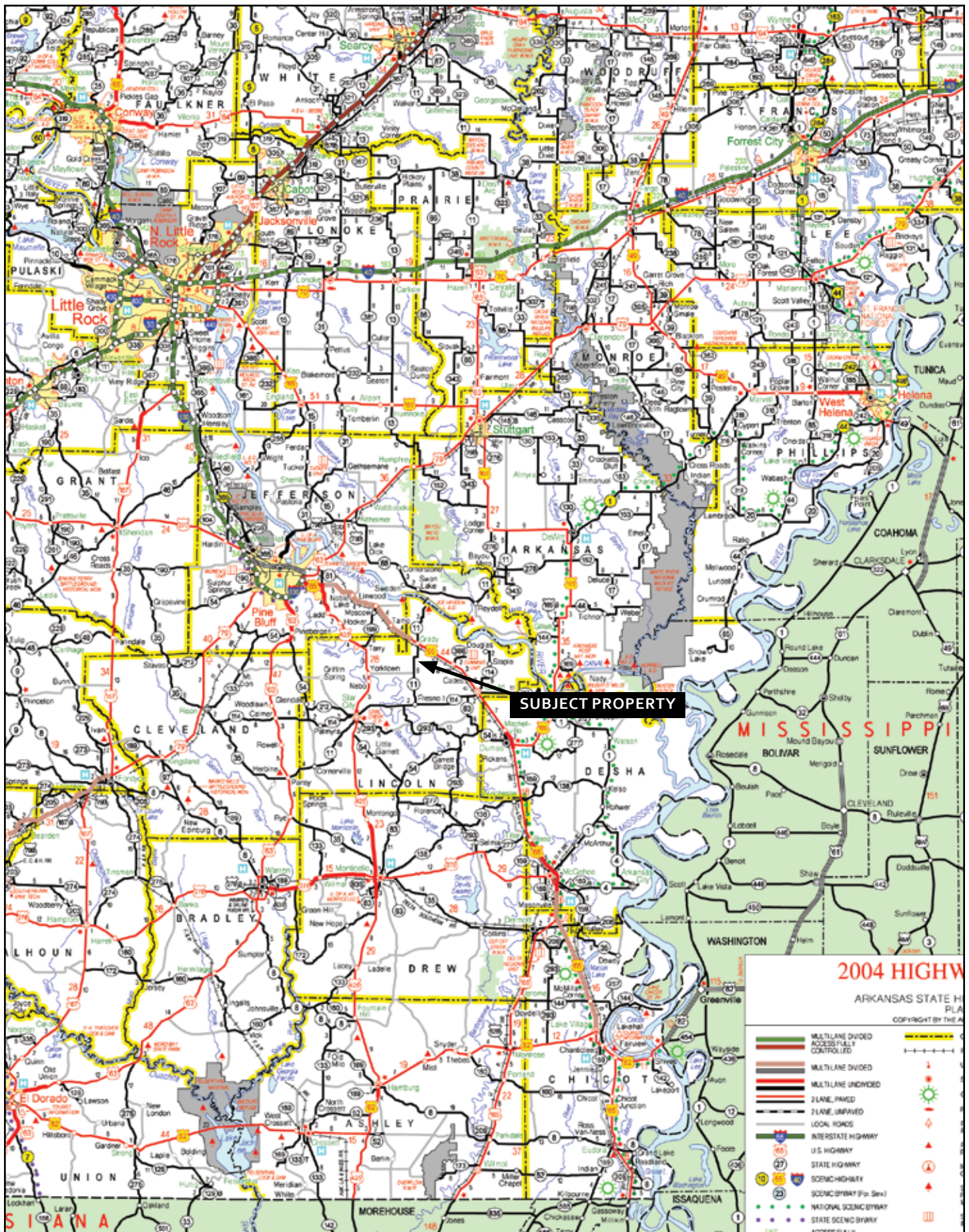
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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: Deep Bayou Hunting Tract is a beautiful, hunting property located in Lincoln County, Arkansas consisting of 238.7 ^(+/-) total acres. The property fronts Deep Bayou and offers excellent whitetail deer hunting. The tract has the development potential for creating an outstanding duck hunting property. 71.96 ^(+/-) acres are enrolled in Conservation Reserve Program ("CRP"), 148.7 ^(+/-) acres are timber, and 12.14 ^(+/-) acres are in open fields. The property is accessed via Arkansas Highway 11 and interior woods roads. This is a great get-a-way place for entertaining family, friends, or business associates providing diversified habitat for hunting opportunities.

Location: Grady, Arkansas; Lincoln County; Southeast Region of Arkansas

Mileage Chart

Pine Bluff, AR	22 miles
Dumas, AR	25 miles
Little Rock, AR	69 miles

Access: Via Arkansas Highway 11 and interior woods roads

Acreage: 238.7 ^(+/-) Total Acres

Acreage Breakdown

148.7 ^(+/-) acres (47%) in timber
71.96 ^(+/-) acres (53%) in CRP
12.14 ^(+/-) acres (47%) in open fields
5.9 ^(+/-) acres (47%) in other

Recreation: Deer hunting and the potential for the development of duck hunting

Wtr/Min Rights: Any and all mineral rights owned by the Seller shall convey

Real Estate Taxes: \$972.00 (estimated)

Offering Price: \$477,500.00 (\$2,000.00 per acre)

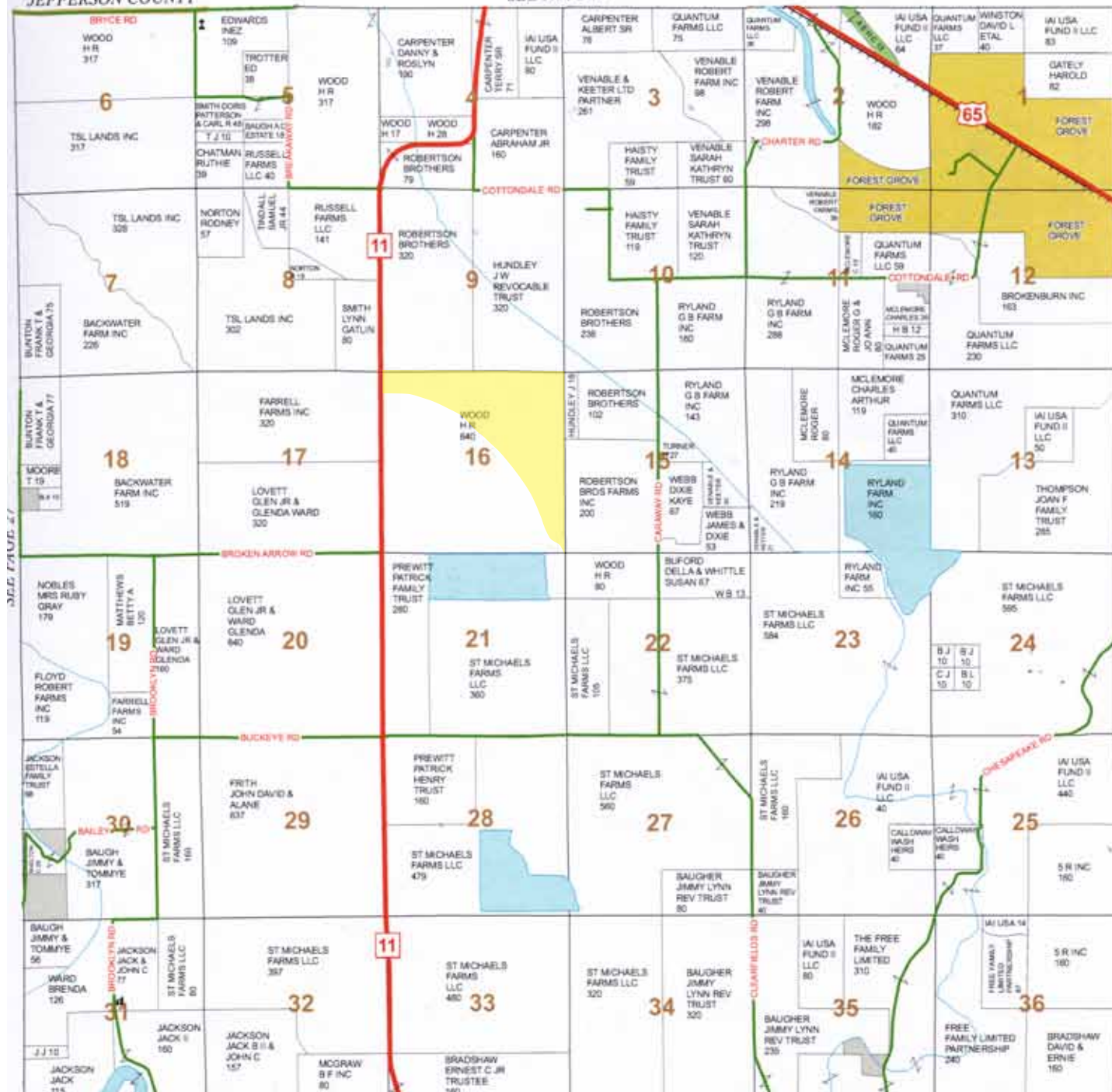
Contact: Any questions concerning this offering or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) of Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc.

PLAT MAP

TOWNSHIP 8S • RANGE 6W

JEFFERSON COUNTY

SEE PAGE 19

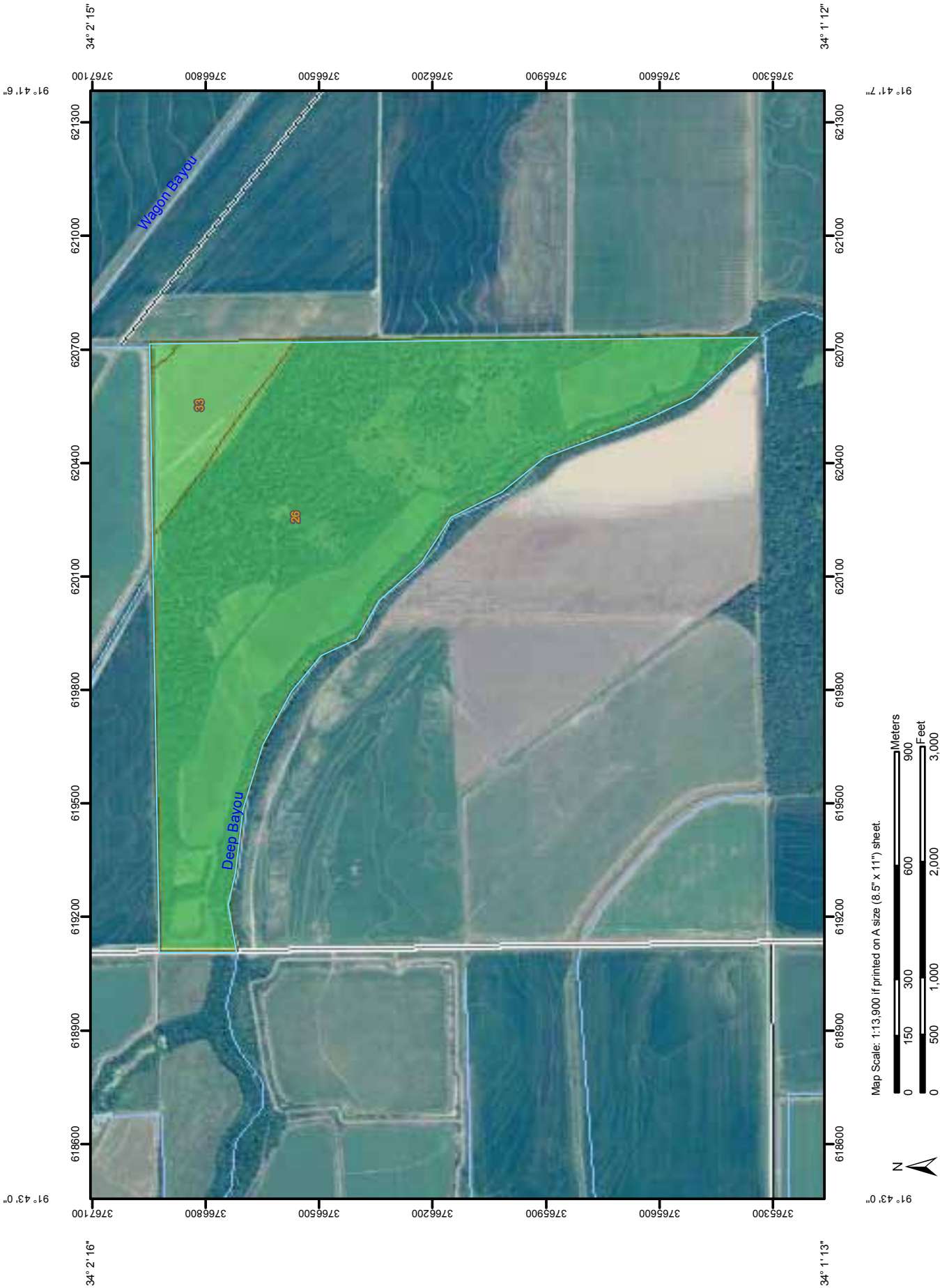


AERIAL VIEW



TOPOGRAPHICAL MAP






Hydric Rating by Map Unit

Hydric Rating by Map Unit— Summary by Map Unit — Jefferson and Lincoln Counties, Arkansas (AR660)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
26	Perry clay	Partially Hydric	226.5	90.5%
33	Rilla silt loam, 0 to 1 percent slopes	Partially Hydric	23.8	9.5%
Totals for Area of Interest			250.3	100.0%

Hydric Rating by Map Unit—Jefferson and Lincoln Counties, Arkansas

MAP LEGEND






Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Units

Soil Ratings

 All Hydric
 Partially Hydric
 Not Hydric
 Unknown Hydric
 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: 1:13,900 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 8, Dec 2, 2008

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.





Legend

Field

Woods

Other

Parcel Boundary Approximation

MEASURED ACREAGES:

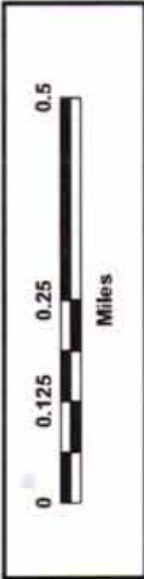
CLASS	PARCEL 1	PARCEL 4A	PARCEL 4B	TOTAL
FIELD	109.0	336.7	84.1	529.8
WOODS	73.9	22.7	148.7	245.3
OTHER	11.5	36.5	5.9	53.9
TOTAL	194.4	395.9	238.7	829.0

Note: Other land class includes all non-field and non-woods acreage- ditches, roads, etc.

DISCLAIMER:

This map was created with the sole intention of providing an estimation of acreage. The shown boundary is strictly an approximation. Landmark Surveying Services, LLC has conducted **NEITHER** a boundary survey **NOR** a site inspection. All acreage measurements are based on publicly available aerial photography flown by the State of Arkansas in 2006 and 2009, along with U. S. Geological Survey topographic quadrangles. Landmark Surveying Services, LLC makes no warranty, expressed or implied, to the accuracy of this data or any measurements derived from it.

Landmark Surveying Services, LLC
 165 Allen Drive
 Monticello, Arkansas 71655
 Office: (870) 367-2200



Map Prepared for: H. R. Woods

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