



OFFERED FOR SALE

TIDWELL FARM

An agricultural investment opportunity.

253.1 ^(+/-) 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

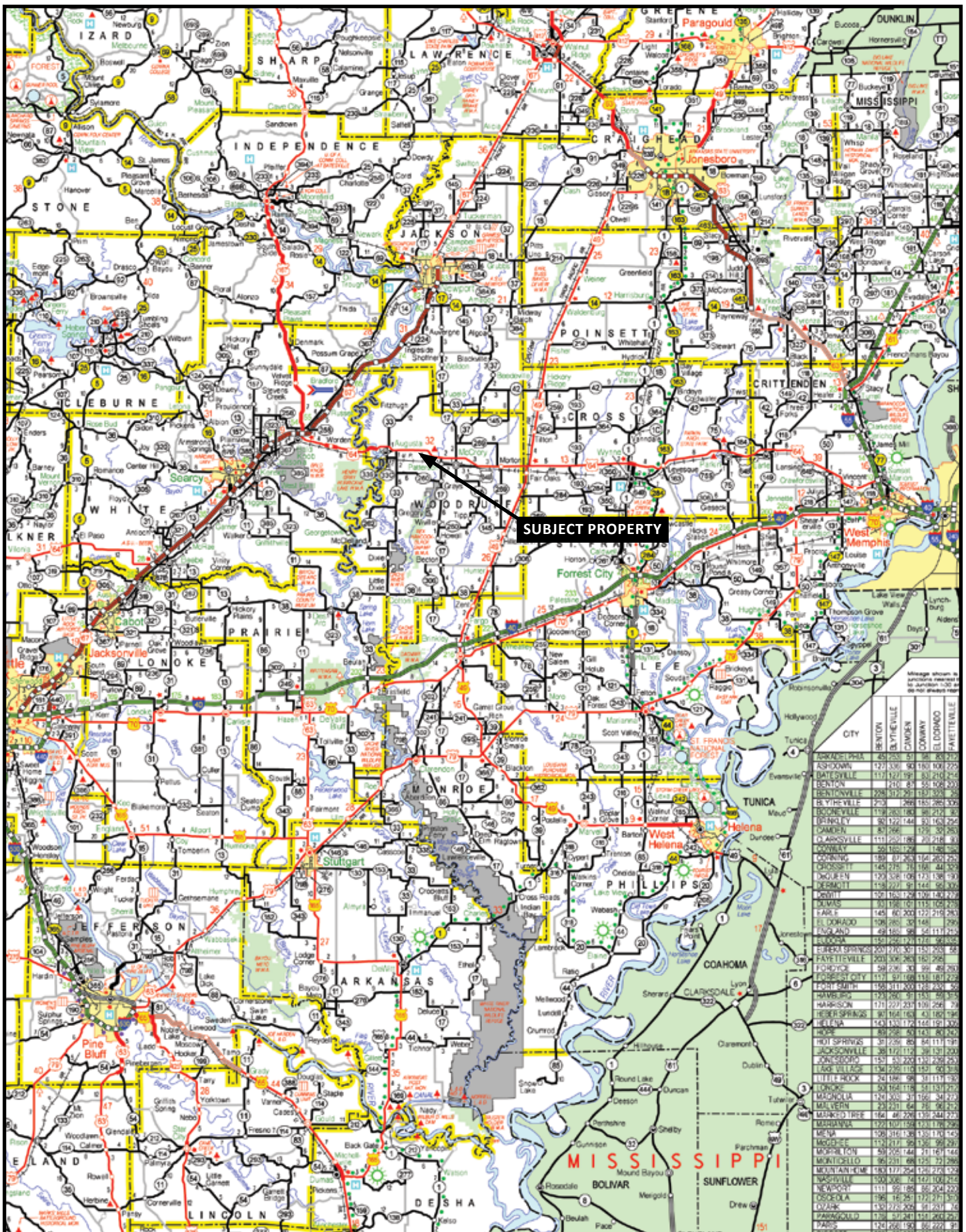
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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: The Tidwell Farm is an agricultural investment opportunity, which consists of 253.1^(+/-) total acres. 180.9^(+/-) acres are tillable farmland and 27.5^(+/-) acres are in the Conservation Reserve Program (CRP). Approximately 145^(+/-) acres can be irrigated via two center-pivot irrigation systems. One pivot and well is included with the purchase of the property, however the other pivot and well will require the Buyer to assume payments for approximately \$69,000.00. The property has crop base acres totaling 361^(+/-) acres and an annual payment of \$6,999.00 and the CRP acres provides an annual payment of \$901.00. The farm is located in Woodruff County in northeast Arkansas just east of the town of Augusta. The soils on the property are Class II and III sandy and silt loam and are considered good, fertile cropland. The property fronts Arkansas Highway 64 providing excellent access via the highway and farm roads. Contact Nathan Gregory of Lile Real Estate, Inc. at 870-731-4344 to schedule a tour and for additional information.

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

Mileage Chart

| | |
|-----------------|----------|
| Augusta, AR | 4 miles |
| McCrory, AR | 9 miles |
| Newport, AR | 33 miles |
| Little Rock, AR | 76 miles |
| Memphis, TN | 80 miles |

Access: Access is via Arkansas Highway 33 and internal farm roads.

Acreage: 253.1^(+/-) total acres

Acreage Breakdown

180.9^(+/-) acres (83%) in tillable cropland
27.5^(+/-) acres (12%) in CRP
37.0^(+/-) acres (3%) in woods
7.7^(+/-) acres (2%) in roads, ditches, well sites, other

Farm Bases: FSA No. 2961 | Tracts 2912, 2913, 3063

| <u>Crop</u> | <u>Base Acres</u> | <u>Direct Yield</u> | <u>CC Yield</u> |
|----------------------------|-------------------|---------------------|-----------------|
| Wheat | 259.7 | 33 | 35 |
| Upland Cotton | 69.3 | 418 | 418 |
| Grain Sorghum | 11.1 | 47 | 47 |
| Rice (long-grain) | 19.8 | 3,590 | 3,590 |
| <u>Rice (medium-grain)</u> | <u>1.9</u> | <u>3,590</u> | <u>3,590</u> |
| Total Base Acres | 361.8 | | |

Direct Payment: \$6,999.00 (estimated) - crop
\$901.00 (estimated) - CRP

Wtr/Min Rights: All rights owned (if any) by the Seller shall transfer to the Buyer.

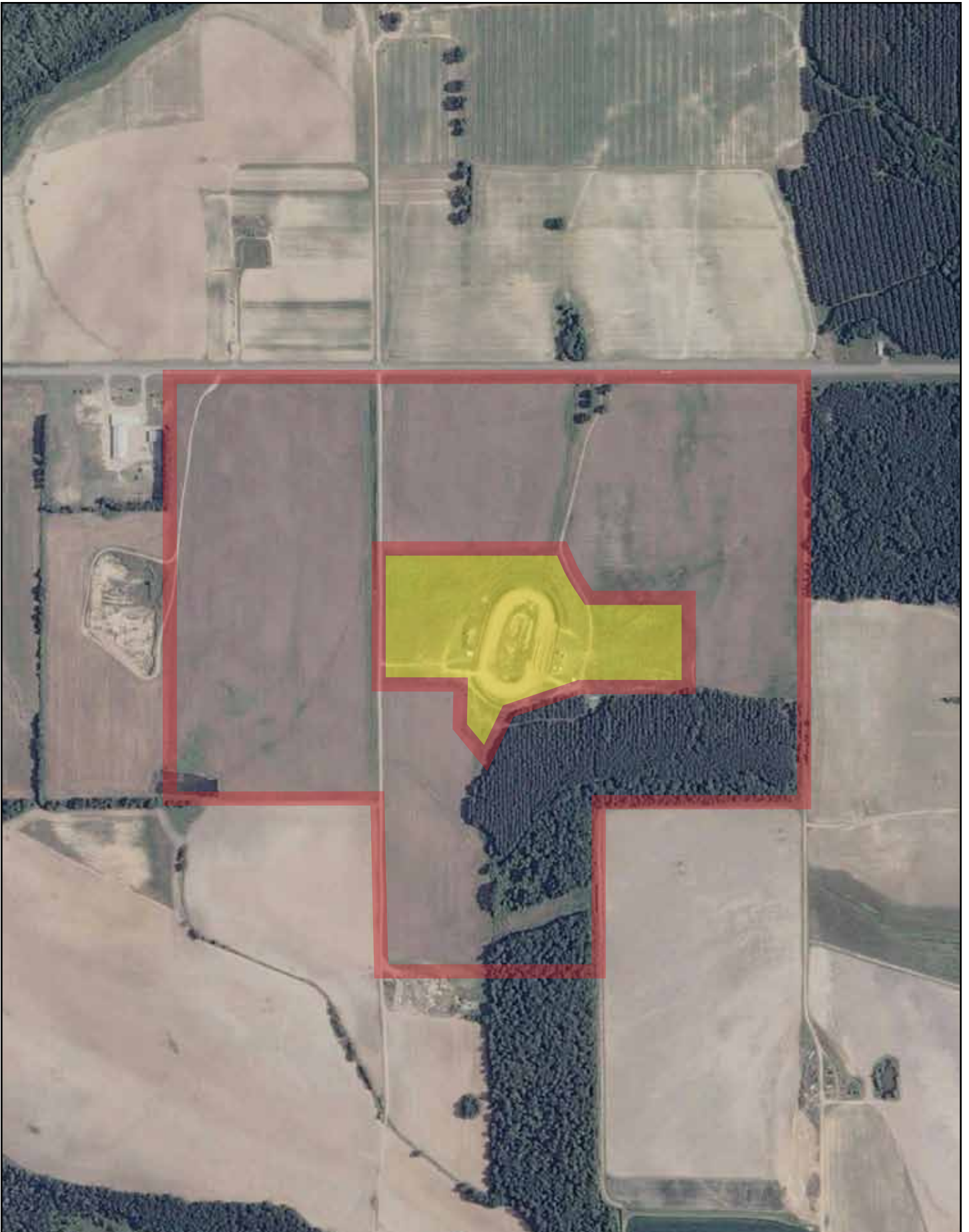
Offering Price: \$544,165.00 (\$2,150.00 per acre)

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

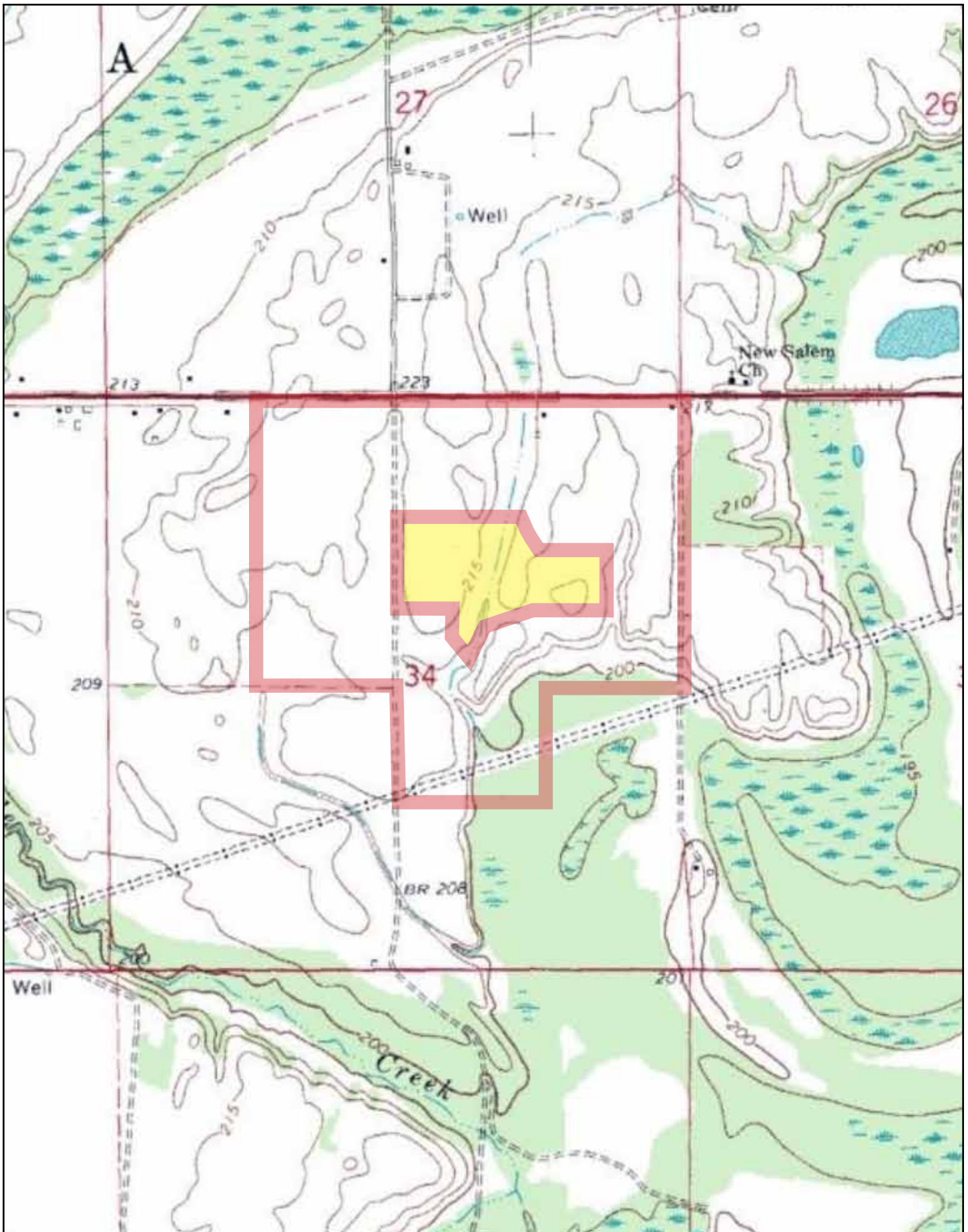
TOWNSHIP 8N • RANGE 3W

SEE PAGE 29

AERIAL VIEW



TOPOGRAPHIC MAP



Arkansas
Woodruff
Report ID: FSA-156EZ

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

FARM: 2961
Prepared: 10/18/11 1:16 PM
Crop Year: 2012
Page: 1 of 2

Operator Name
BROCK TIDWELL

Farm Identifier
DIVISION FSN 2954

Recon Number
2010 05147 16

Farms Associated with Operator:
520, 2286

CRP Contract Number(s): 124K

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|----------------|------------------|
| 253.1 | 208.4 | 208.4 | 0.0 | 0.0 | 27.5 | 0.0 | Active | 3 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | NAP | MPL/FWP | | FAV/WR History | ACRE Election |
| 0.0 | 0.0 | 180.9 | 180.9 | 0.0 | 0.0 | | Y | None |

| Crop | Base Acreage | CRP Reduction | CRP Pending | Direct Yield | CC Yield | CCC-505 CRP Reduction |
|-------------------|--------------|---------------|-------------|--------------|----------|-----------------------|
| WHEAT | 259.7 | 0.0 | 0.0 | 33 | 35 | 0.0 |
| UPLAND COTTON | 69.3 | 0.0 | 0.0 | 418 | 418 | 0.0 |
| GRAIN SORGHUM | 11.1 | 0.0 | 0.0 | 47 | 47 | 14.2 |
| RICE-LONG GRAIN | 19.8 | 0.0 | 0.0 | 3590 | 3590 | 0.0 |
| RICE-MED GRAIN | 1.9 | 0.0 | 0.0 | 3590 | 3590 | 0.0 |
| Total Base Acres: | 361.8 | | | | | |

Tract Number: 2912 Description G7/A2 R3W T8N SEC 34

FAV/WR History
Y

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 126.8 | 103.8 | 103.8 | 0.0 | 0.0 | 27.5 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | NAP | MPL/FWP | |
| 0.0 | 0.0 | 76.3 | 76.3 | 0.0 | 0.0 | |

| Crop | Base Acreage | Direct Yield | CC Yield | CRP Reduction | CRP Pending | CRP Yield | CCC-505 CRP Reduction |
|-------------------|--------------|--------------|----------|---------------|-------------|-----------|-----------------------|
| WHEAT | 80.3 | 34 | 34 | 0.0 | 0.0 | 0 | 0.0 |
| RICE-LONG GRAIN | 19.8 | 3590 | 3590 | 0.0 | 0.0 | 0 | 0.0 |
| RICE-MED GRAIN | 1.9 | 3590 | 3590 | 0.0 | 0.0 | 0 | 0.0 |
| UPLAND COTTON | 50.6 | 425 | 425 | 0.0 | 0.0 | 0 | 0.0 |
| GRAIN SORGHUM | 0.0 | 0 | 0 | 0.0 | 0.0 | 0 | 14.2 |
| Total Base Acres: | 152.6 | | | | | | |

Owners: ROCKY W TIDWELL
Other Producers: None

F DENIECE TIDWELL

Arkansas
Woodruff
Report ID: FSA-156EZ

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

FARM: 2961
Prepared: 10/18/11 1:16 PM
Crop Year: 2012
Page: 2 of 2

Tract Number: 2913 Description G7/A2 R3W T8N SEC 34

FAV/WR
History
Y

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Wetland determinations not complete

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP |
|-----------------------|-----------------------|---------------------------|-------------------|---------|-----------------|-----|
| 30.1 | 30.1 | 30.1 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | NAP | MPL/FWP | |
| 0.0 | 0.0 | 30.1 | 30.1 | 0.0 | 0.0 | |

| Crop | Base Acreage | Direct Yield | CC Yield | CRP Reduction | CRP Pending | CRP Yield | CCC-505 CRP Reduction |
|-------------------|-----------------|-----------------|-------------|------------------|----------------|--------------|--------------------------|
| WHEAT | 41.5 | 33 | 33 | 0.0 | 0.0 | 0 | 0.0 |
| UPLAND COTTON | 18.7 | 399 | 399 | 0.0 | 0.0 | 0 | 0.0 |
| Total Base Acres: | 60.2 | | | | | | |

Owners: ROCKY W TIDWELL

F DENIECE TIDWELL

Other Producers: None

Tract Number: 3063 Description R3WT8NSEC34

FAV/WR
History
N

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract does not contain a wetland

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP |
|-----------------------|-----------------------|---------------------------|-------------------|---------|-----------------|-----|
| 96.2 | 74.5 | 74.5 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | NAP | MPL/FWP | |
| 0.0 | 0.0 | 74.5 | 74.5 | 0.0 | 0.0 | |

| Crop | Base Acreage | Direct Yield | CC Yield | CRP Reduction | CRP Pending | CRP Yield | CCC-505 CRP Reduction |
|-------------------|-----------------|-----------------|-------------|------------------|----------------|--------------|--------------------------|
| WHEAT | 137.9 | 33 | 37 | 0.0 | 0.0 | 0 | 0.0 |
| GRAIN SORGHUM | 11.1 | 47 | 47 | 0.0 | 0.0 | 0 | 0.0 |
| Total Base Acres: | 149.0 | | | | | | |

Owners: ROCKY W TIDWELL

F DENIECE TIDWELL

Other Producers: None

Farmland Classification—Woodruff County, Arkansas




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 |
| AmA | Amagon silt loam, 0 to 1 percent slopes | Prime farmland if drained | 23.1 | 9.6% |
| AsB | Askew fine sandy loam, 1 to 3 percent slopes | All areas are prime farmland | 45.7 | 19.1% |
| BuC | Bulltown loamy fine sand, 1 to 8 percent slopes | Farmland of statewide importance | 27.4 | 11.5% |
| DuA | Dundee silt loam, 0 to 1 percent slopes | All areas are prime farmland | 2.1 | 0.9% |
| GuB | Grubbs silt loam, 1 to 3 percent slopes | All areas are prime farmland | 2.1 | 0.9% |
| GuC | Grubbs silt loam, 3 to 8 percent slopes, eroded | Farmland of statewide importance | 19.0 | 7.9% |
| KoA | Kobel silty clay loam, 0 to 1 percent slopes, ponded | Not prime farmland | 7.7 | 3.2% |
| McA | McCrory fine sandy loam, 0 to 1 percent slopes | Farmland of statewide importance | 7.4 | 3.1% |
| PaB | Patterson fine sandy loam, 0 to 2 percent slopes | All areas are prime farmland | 13.7 | 5.7% |
| WvB | Wiville fine sandy loam, 1 to 3 percent slopes | All areas are prime farmland | 91.0 | 38.0% |
| Totals for Area of Interest | | | 239.3 | 100.0% |

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" × 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.







NOTES

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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

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE