



OFFERED FOR SALE

BLACK RIVER FARM

A recreational investment opportunity.

1,050 (+/-) total acres • Independence and Jackson Counties, 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

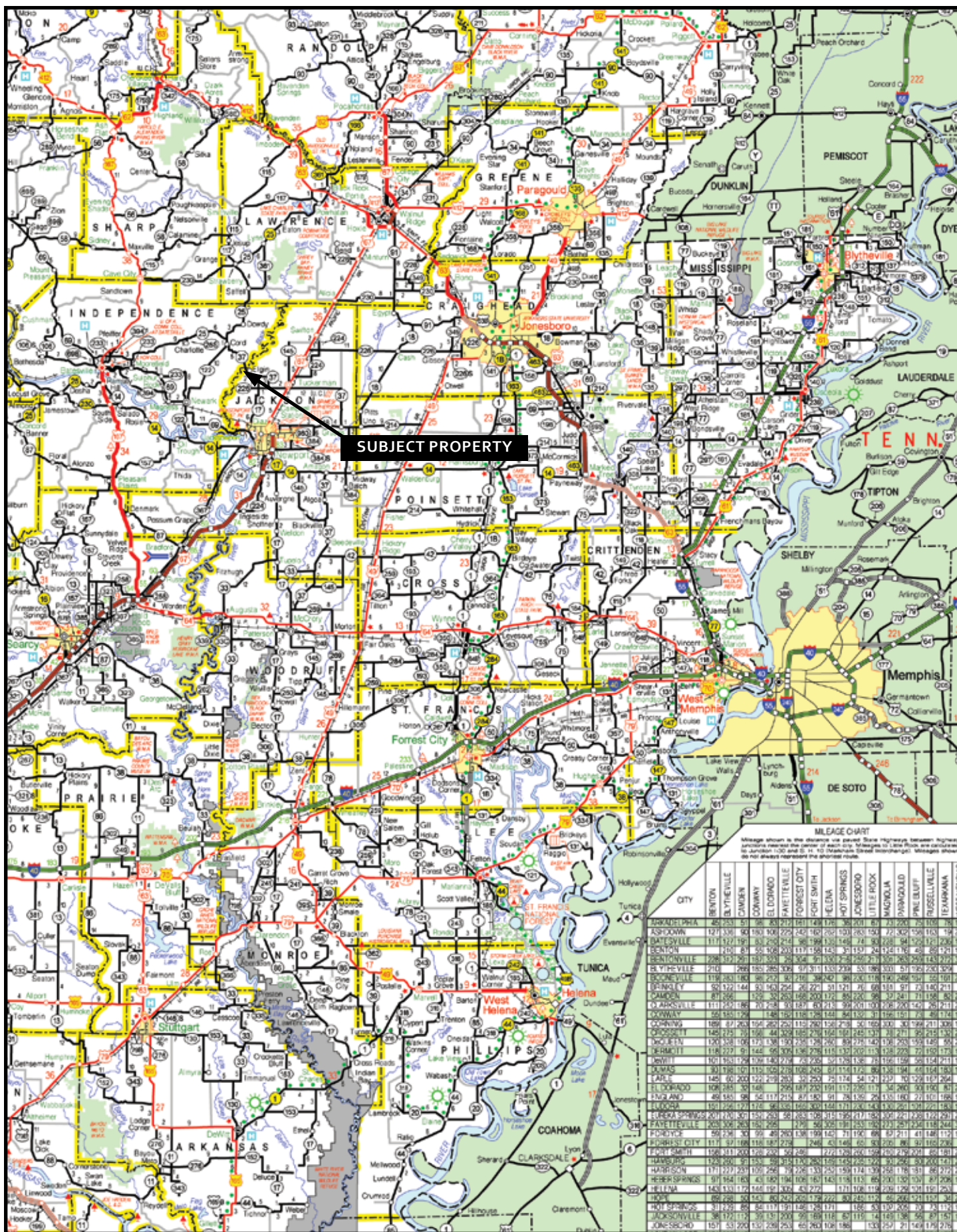
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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



MILEAGE CHART
Mileage shown in this chart is the distance in miles between highest points in each city. Mileages to Little Rock are calculated to Junction 100 and 111. All distances shown are approximate. Mileages shown do not always represent the shortest route.

CITY	BENTON	BYTHEVILLE	CAMDEN	CONWAY	EL DORADO	FAVETTE CITY	FOREST CITY	FORT SMITH	HELENA	HOT SPRINGS	JONESBORO	LITTLE ROCK	MAGNOLIA	PARAGOULD	PIKE BLUFF	RUSSELLVILLE	TEAMMANA
ARKADELPHIA	45	51	55	58	62	64	66	68	70	72	74	76	78	80	82	84	86
ASPDOWN	127	131	135	138	142	145	148	151	154	157	160	163	166	169	172	175	178
BATESVILLE	117	121	125	128	131	134	137	140	143	146	149	152	155	158	161	164	167
BEAUMONT	101	105	109	112	115	118	121	124	127	130	133	136	139	142	145	148	151
BENTONVILLE	205	209	213	216	219	222	225	228	231	234	237	240	243	246	249	252	255
BLYTHEVILLE	216	220	224	227	230	233	236	239	242	245	248	251	254	257	260	263	266
BOONEVILLE	151	155	159	162	165	168	171	174	177	180	183	186	189	192	195	198	201
BRAZELTON	50	54	58	61	65	68	71	74	77	80	83	86	89	92	95	98	101
CAMDEN	87	91	95	98	101	104	107	110	113	116	119	122	125	128	131	134	137
CLARKSVILLE	113	117	121	124	127	130	133	136	139	142	145	148	151	154	157	160	163
CONWAY	50	54	58	61	65	68	71	74	77	80	83	86	89	92	95	98	101
COVINGTON	188	192	196	199	202	205	208	211	214	217	220	223	226	229	232	235	238
DECATUR	145	149	153	156	159	162	165	168	171	174	177	180	183	186	189	192	195
DOUGLASS	126	130	134	137	140	143	146	149	152	155	158	161	164	167	170	173	176
EL DORADO	118	122	125	128	131	134	137	140	143	146	149	152	155	158	161	164	167
FAVETTE CITY	101	105	109	112	115	118	121	124	127	130	133	136	139	142	145	148	151
FOREST CITY	101	105	109	112	115	118	121	124	127	130	133	136	139	142	145	148	151
FORT SMITH	101	105	109	112	115	118	121	124	127	130	133	136	139	142	145	148	151
HELENA	101	105	109	112	115	118	121	124	127	130	133	136	139	142	145	148	151
HOT SPRINGS	101	105	109	112	115	118	121	124	127	130	133	136	139	142	145	148	151
JONESBORO	101	105	109	112	115	118	121	124	127	130	133	136	139	142	145	148	151
LITTLE ROCK	101	105	109	112	115	118	121	124	127	130	133	136	139	142	145	148	151
MAGNOLIA	101	105	109	112	115	118	121	124	127	130	133	136	139	142	145	148	151
PARAGOULD	101	105	109	112	115	118	121	124	127	130	133	136	139	142	145	148	151
PIKE BLUFF	101	105	109	112	115	118	121	124	127	130	133	136	139	142	145	148	151
RUSSELLVILLE	101	105	109	112	115	118	121	124	127	130	133	136	139	142	145	148	151
TEAMMANA	101	105	109	112	115	118	121	124	127	130	133	136	139	142	145	148	151

PROPERTY SUMMARY

Description: The Black River Farm consists of two tracts totalling 1,050^(+/-) acres and is located in Independence and Jackson Counties in west-northeast Arkansas. Both tracts front the Black River with a total of 2.8^(+/-) miles of river frontage to offering a valuable water source. The farm is unique in that it fronts both sides of the river. The land offers Conservation Reserve Program ("CRP") land, tillable farmland, and some timber. The Black River is legendary for its mallard duck hunting and offers a natural fly-way right over the property. The farm offers excellent recreational opportunities for duck and deer hunting as well as fishing. Currently, income is derived through farming, CRP payments, and hunting leases. The farm is offered for sale at an asking price of \$2,100,000.00 (2,000.00 per acre).

Location: Elgin, Arkansas; Independence and Jackson Counties; Northeast Region of AR
Mileage Chart

Newport, AR	13 miles
Batesville, AR	31 miles
Little Rock, AR	108 miles
Memphis, TN	110 miles

Access: Access is via Arkansas Highway 37 and interior farm roads.

Acreage: 1,050^(+/-) Total Acres

North Tract: 580^(+/-) acres

Acreage Breakdown - Tract 1

300^(+/-) acres (52%) in CRP
200^(+/-) acres (35%) in tillable farmland
60^(+/-) acres (10%) in timber
20^(+/-) acres (3%) in ditches, roads, and other

South Tract: 470^(+/-) acres

Acreage Breakdown - Tract 2

260^(+/-) acres (55%) in CRP
140^(+/-) acres (30%) in timber
40^(+/-) acres (9%) in tillable farmland
30^(+/-) acres (6%) in ditches, roads, and other

Improvements: North Tract

- Duck hunting pit middle of field
- 10 loads of rock at relift station
- Metal relift stand and pipe to the bottom of the river

Irrigation: North Tract

- 2 power relifts and 1 well (12")

South Tract

- 1 power relift

Both tracts are permitted to add as many wells as needed.

Farm Bases:	North Tract		FSA No. 3671	Tract No. 2766
	<i>Crop</i>	<i>Base Acres</i>	<i>Direct Yield</i>	<i>CC Yield</i>
	Long Rice	114.5	3,816	4,378
	Medium Rice	10.9	3,816	4,378
	Soybeans	357.6	17	21
	Total Base Acres	483		
	South Tract		FSA No. 1024	Tract No. 1590
	<i>Crop</i>	<i>Base Acres</i>	<i>Direct Yield</i>	<i>CC Yield</i>
	Long Rice	51.1	4,746	4,746
	Medium Rice	4.9	4,746	4,746
	Soybeans	216.1	13	13
	Total Base Acres	272.1		

Direct Payment: \$28,882.00 (estimated)

Farm Lease: There is an annual lease in place with the farm tenant at a cash rent of \$50,000.00 for 2011.

Real Estate Taxes: \$28,882.00 (estimated)

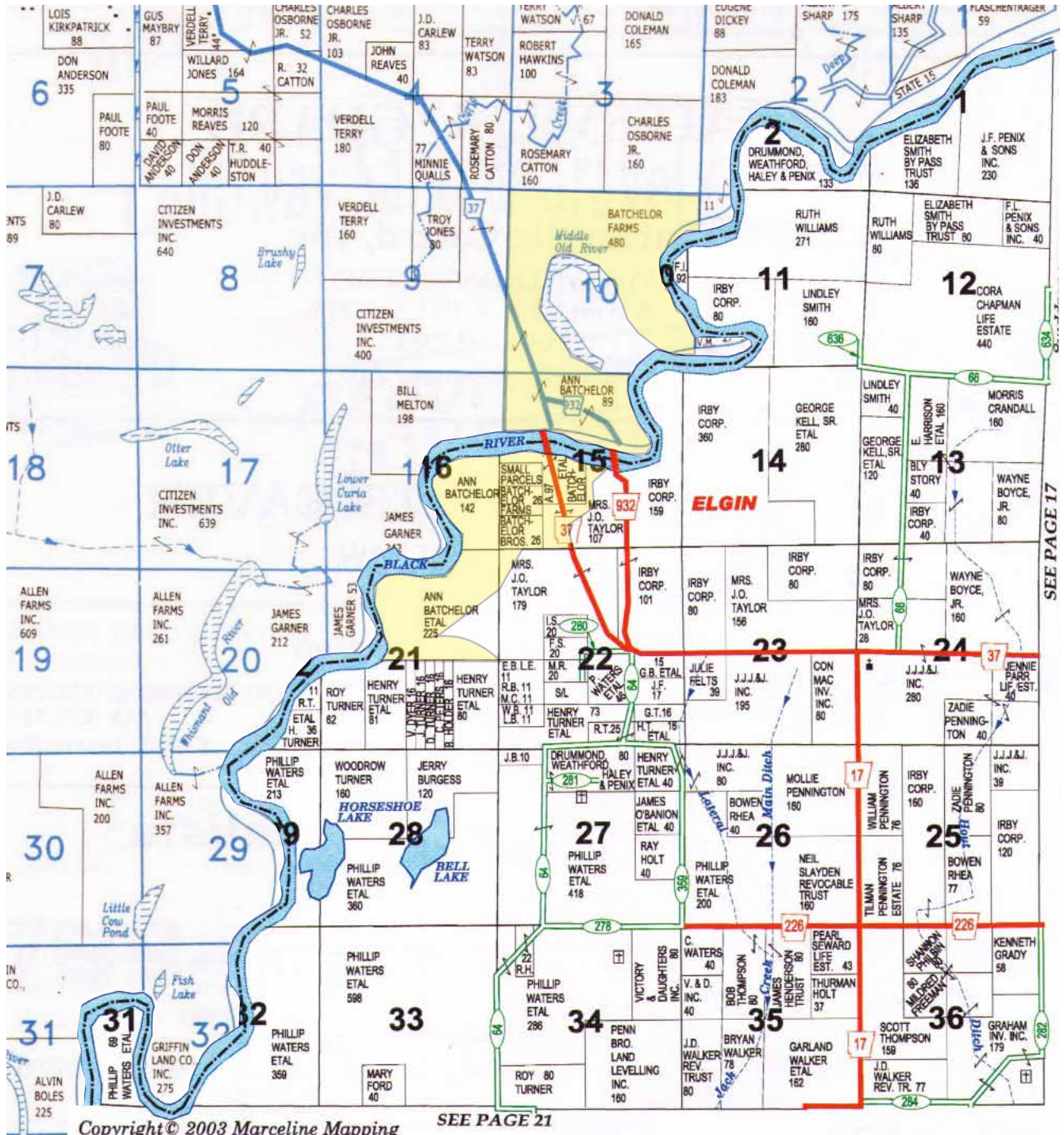
Wtr/Min Rights: Any and all owned by Seller shall transfer to Buyer.

Recreation: Duck and deer hunting and fishing.

Offering Price: \$2,100,000.00 (\$2,000.00 per acre)

Contact: Any questions concerning this offering or to schedule a property tour should be directed to Joel Whicker (mobile: 501-658-0658) or Gar Lile (mobile: 501-920-7015) of Lile Real Estate, Inc.

PLAT MAP

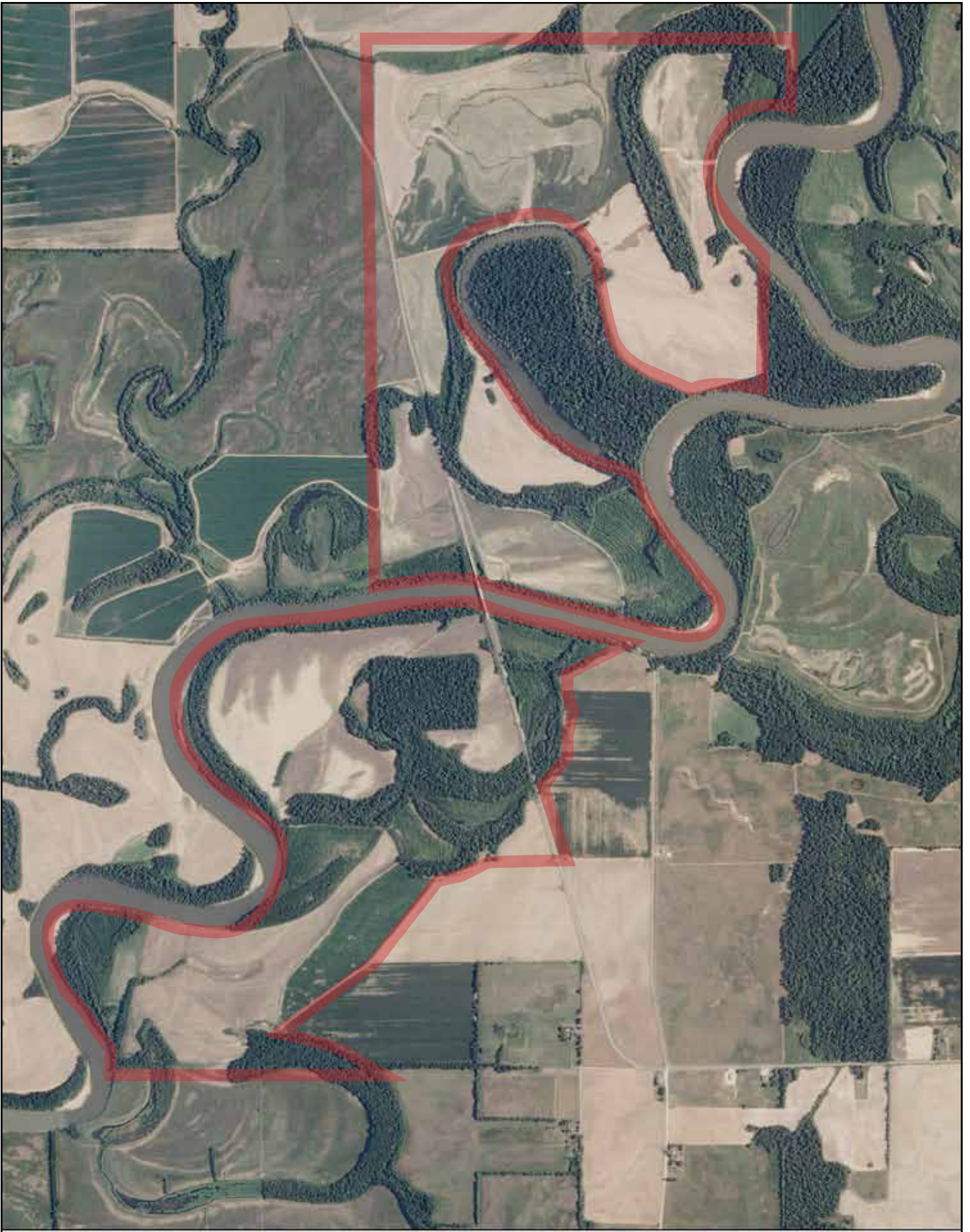


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AERIAL VIEW



Farm: 3671

Tract: 2766

Fiscal Year: 2011



USDA **USDA**
Farm Service Agency

Jackson County, Arkansas

Note: This acreage is for FSA program purposes only.

Printed Date:

Wetland Determination Identifiers

- Restricted use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Photography Date: **2010**

Farm: 1024

Tract: 1590

Fiscal Year: 2009



USDA USDA
Farm Service Agency

Jackson County, Arkansas

Note: This acreage is for FSA program purposes only.

Printed Date: December 03, 2008

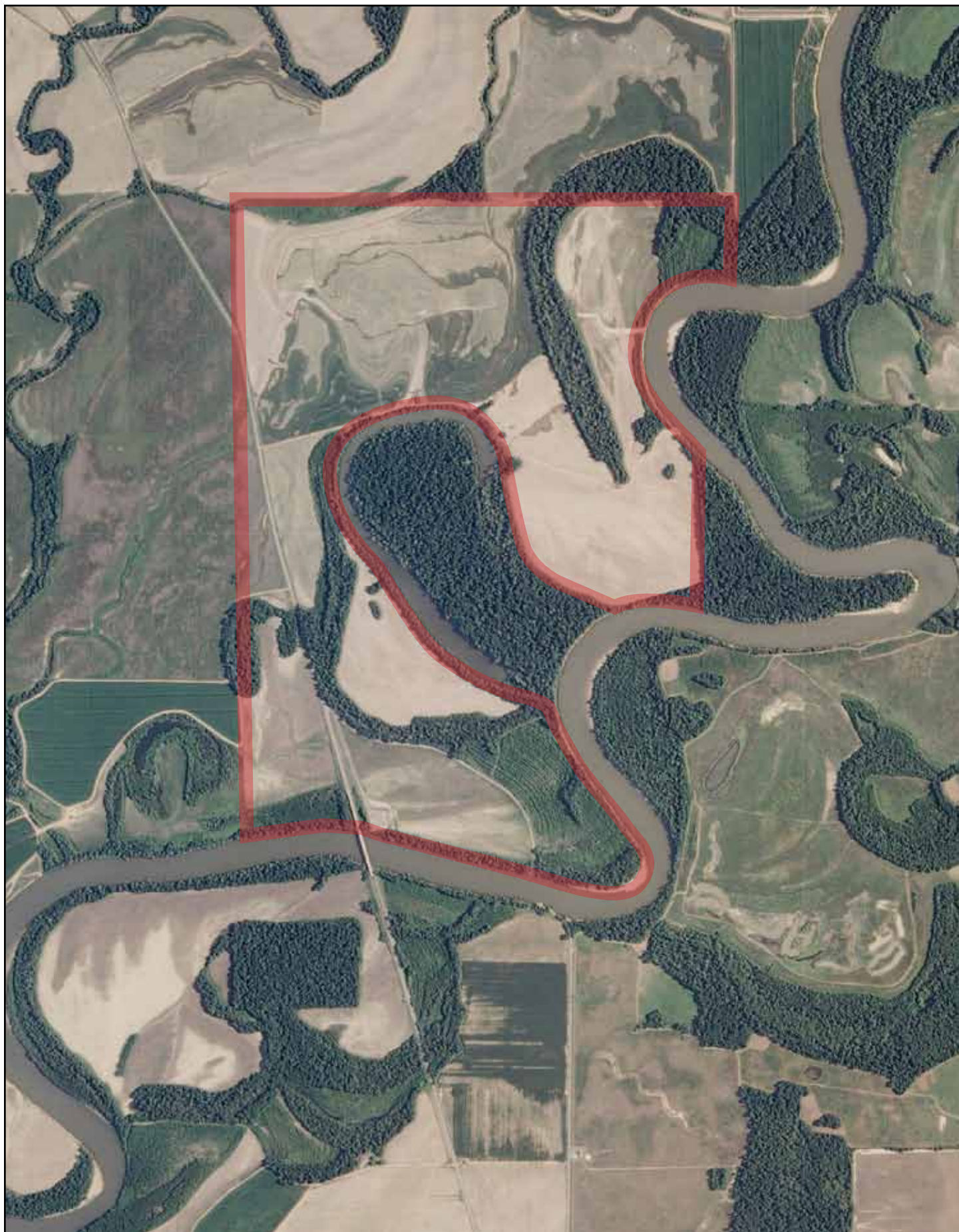
Wetland Determination Identifiers

- Restricted use
- ▲ Limited Restrictions
- Exempt from Conservation Compliance Provisions

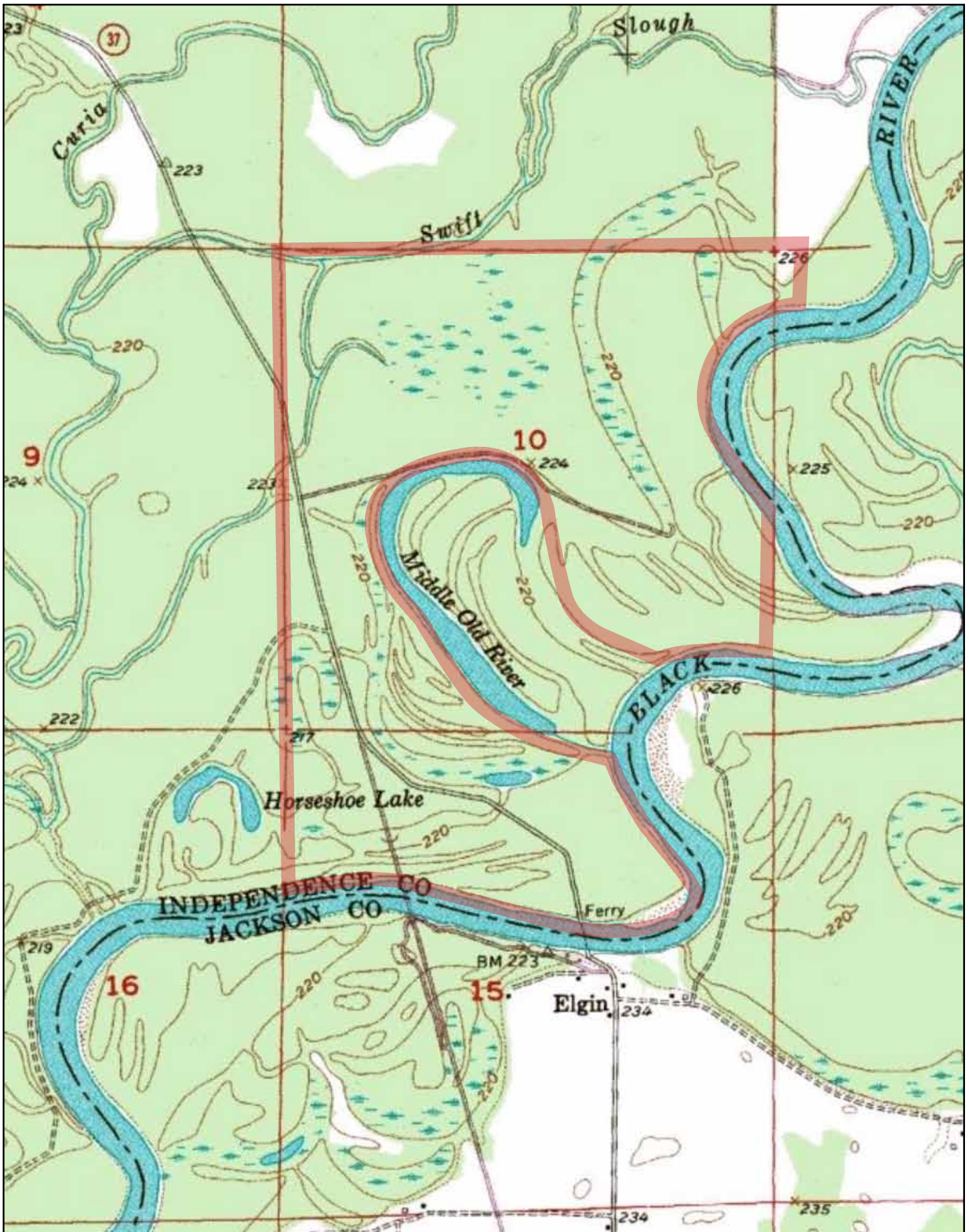
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Photography Date: **2006**

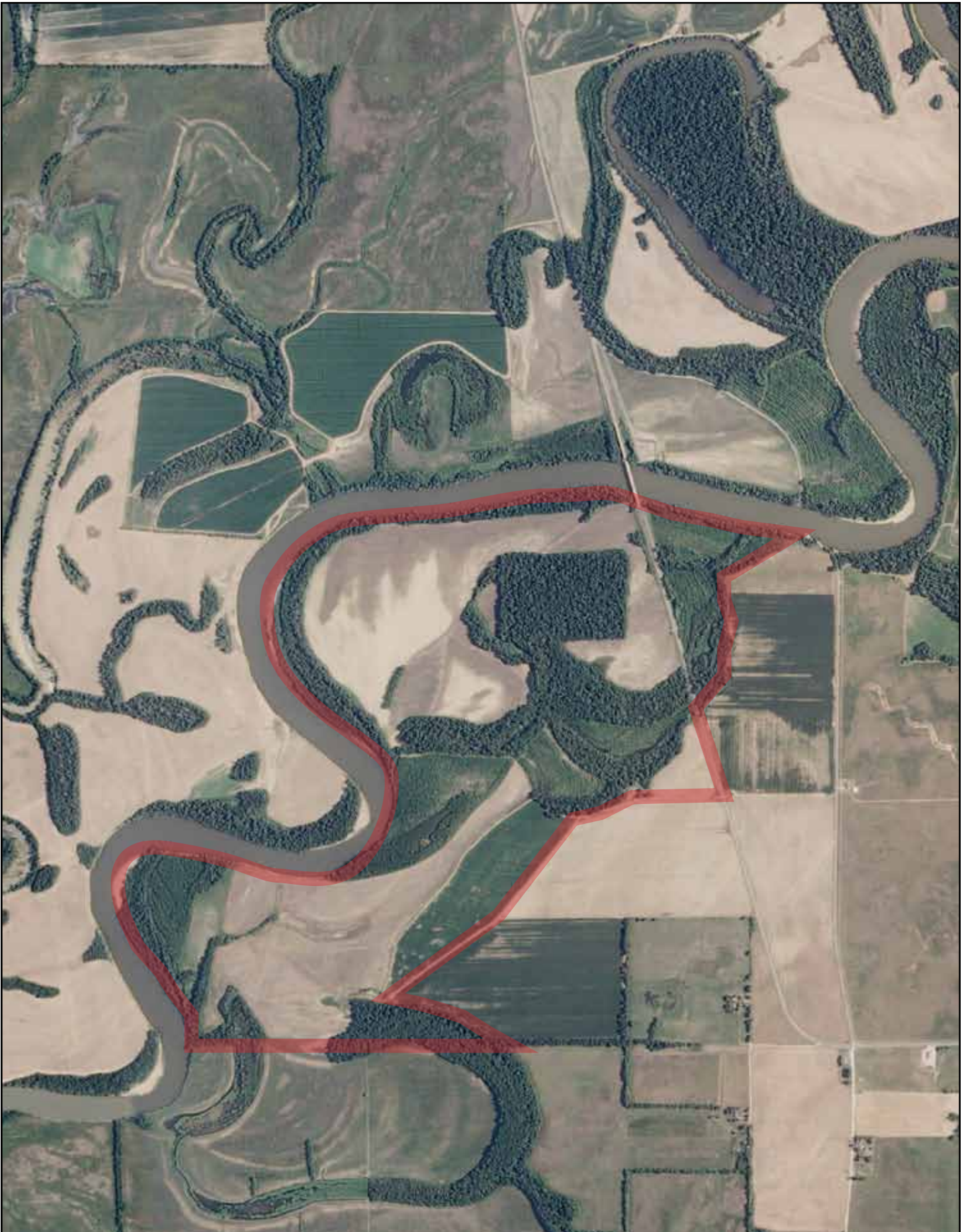
AERIAL VIEW - NORTH TRACT



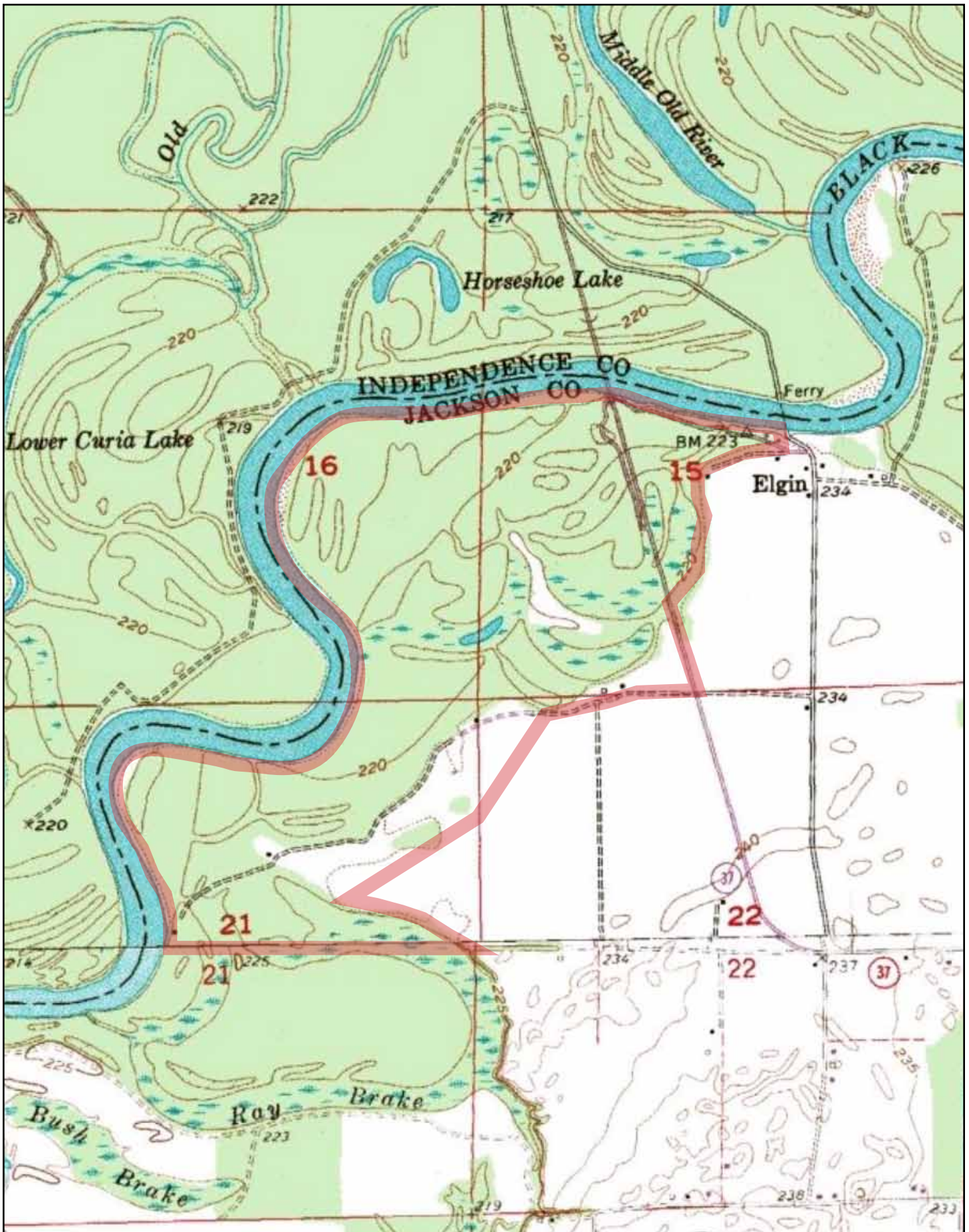
TOPOGRAPHIC MAP - NORTH TRACT



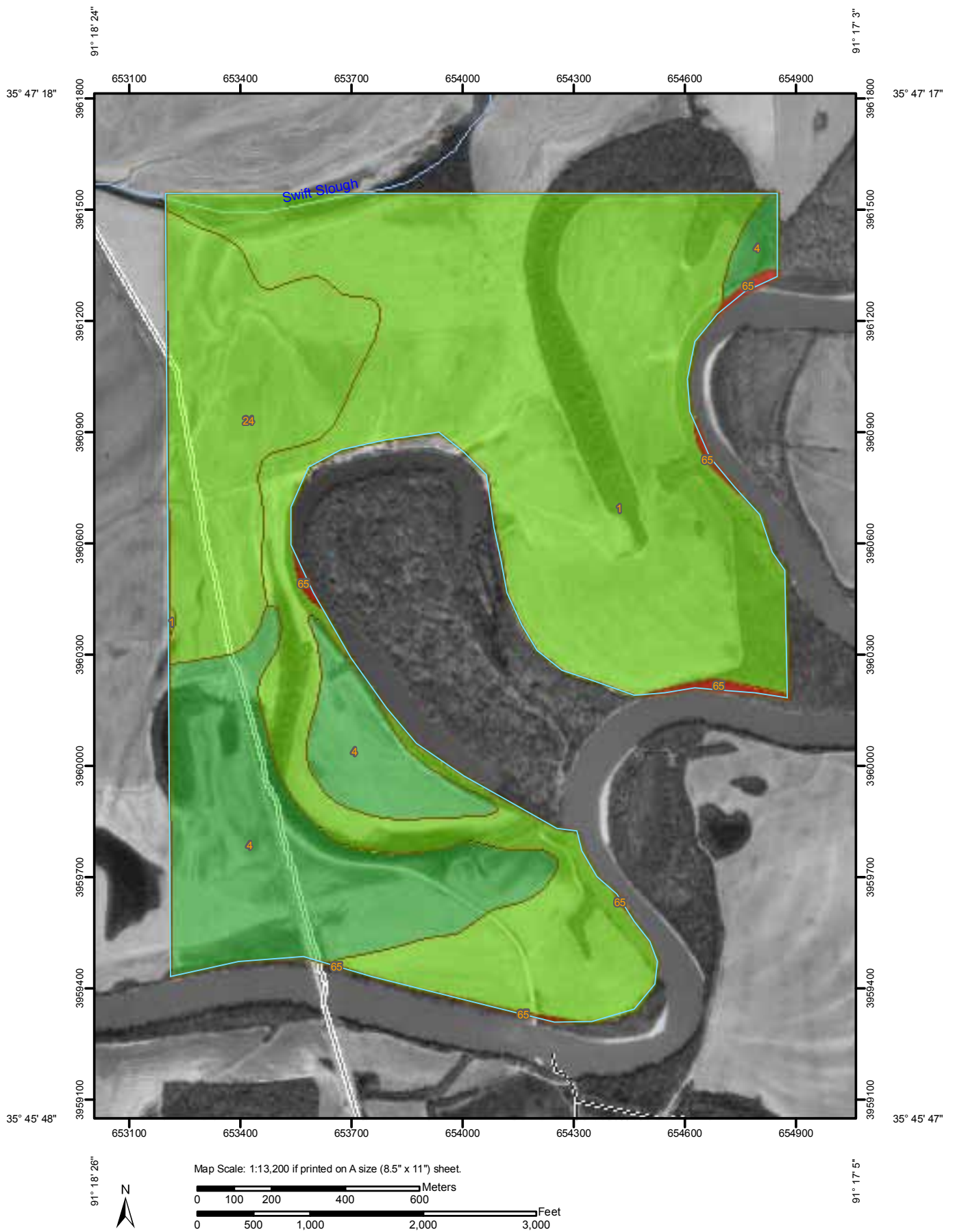
AERIAL VIEW - SOUTH TRACT



TOPOGRAPHIC MAP - SOUTH TRACT



Farmland Classification—Independence County, Arkansas



Farmland Classification

Farmland Classification— Summary by Map Unit — Independence County, Arkansas				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1	Amagon silt loam, frequently flooded	Farmland of statewide importance	389.5	61.5%
4	Askew silt loam, gently undulating	All areas are prime farmland	140.4	22.2%
24	Forestdale silt loam, frequently flooded	Farmland of statewide importance	97.7	15.4%
65	Water	Not prime farmland	5.4	0.8%
Totals for Area of Interest			633.0	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.

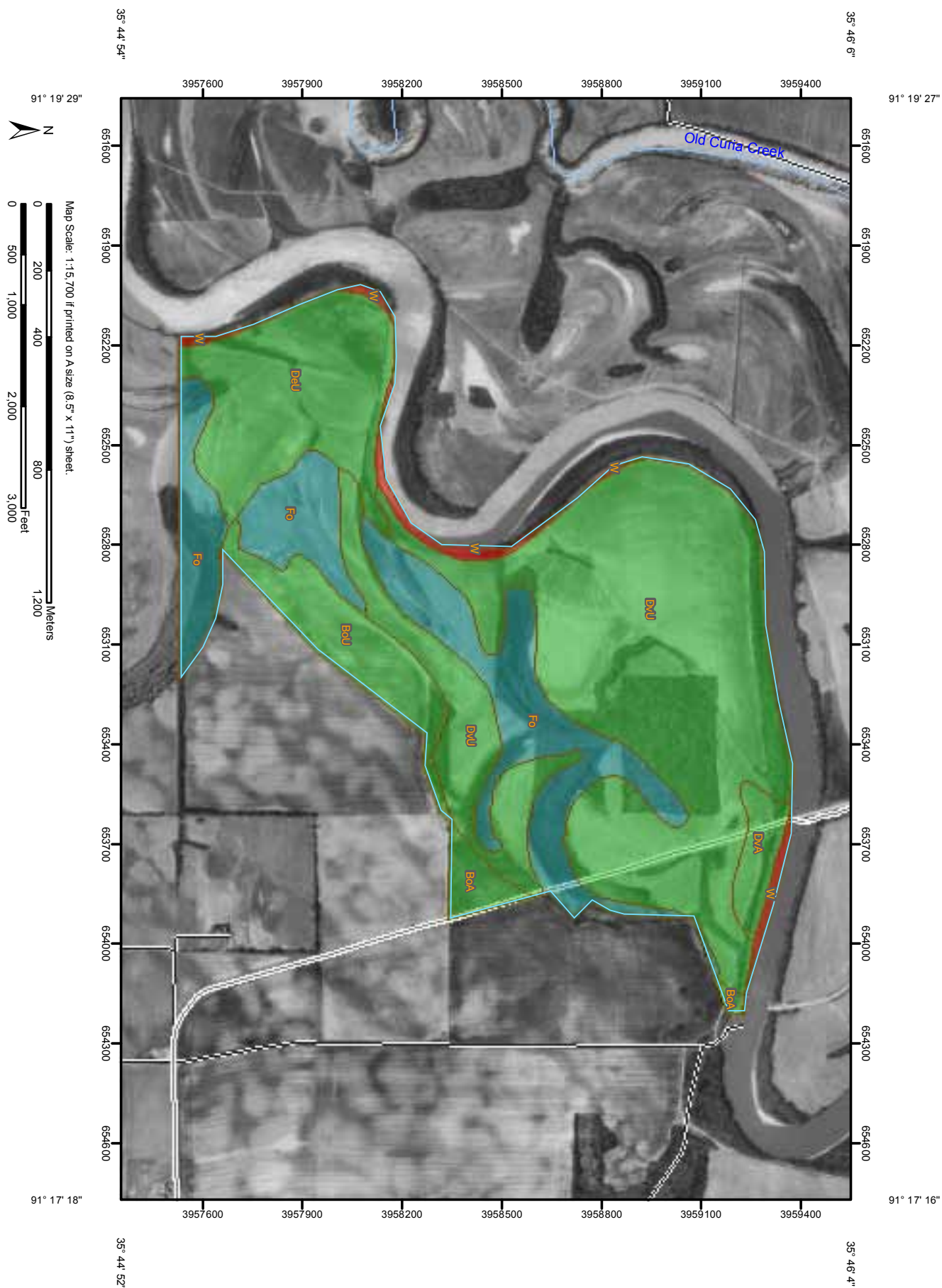
Soil Survey Area: Lafayette, Little River, and Miller Counties, Arkansas

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.

Farmland Classification—Jackson County, Arkansas



Farmland Classification

Farmland Classification— Summary by Map Unit — Jackson County, Arkansas				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BoA	Bosket fine sandy loam, 0 to 1 percent slopes	All areas are prime farmland	10.6	2.2%
BoU	Bosket fine sandy loam, undulating	All areas are prime farmland	31.0	6.3%
DeU	Dexter silt loam, undulating	All areas are prime farmland	71.7	14.6%
DvA	Dundee silt loam, 0 to 1 percent slopes	All areas are prime farmland	11.1	2.3%
DvU	Dundee silt loam, undulating	All areas are prime farmland	249.8	51.0%
Fo	Forestdale silty clay loam	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	105.9	21.6%
W	Water	Not prime farmland	9.5	1.9%
Totals for Area of Interest			489.6	100.0%

Description

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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
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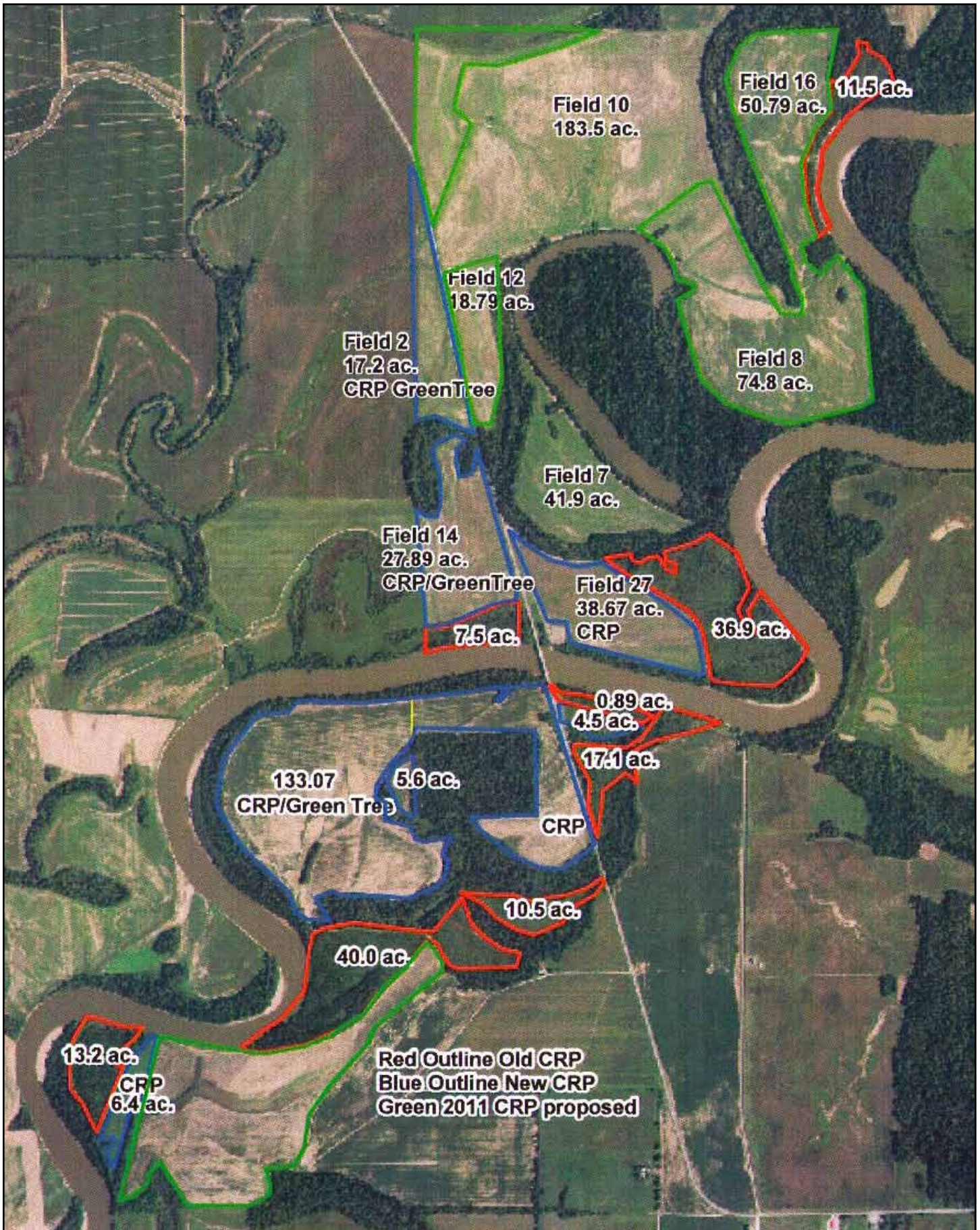
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CRP MAP



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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
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