



OFFERED FOR SALE

THE COX 160

An agricultural and recreational investment opportunity.

160 (+/-) total acres • Arkansas 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

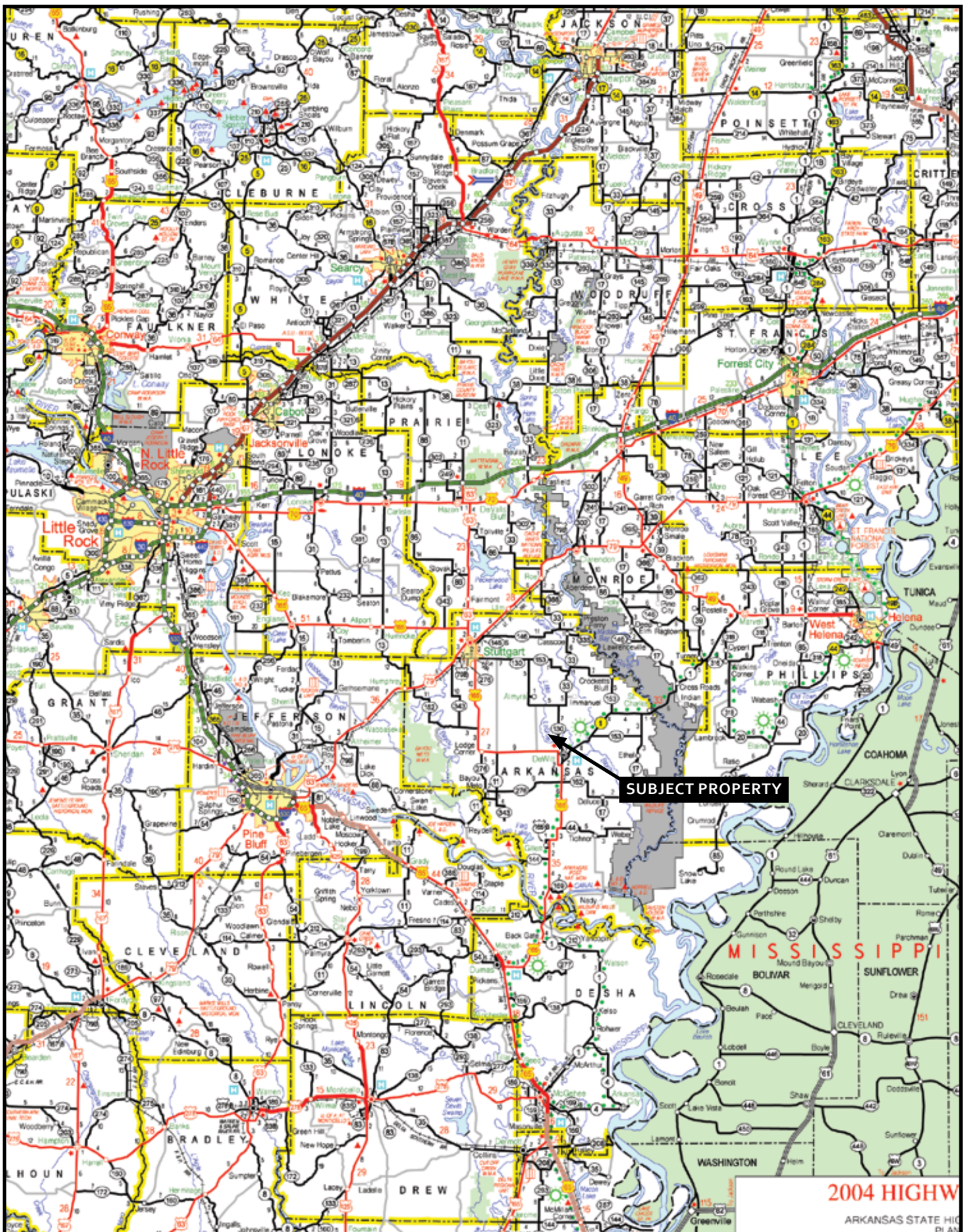
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 - COX 160

Location: DeWitt, Arkansas; Arkansas County; Southeast Region of Arkansas

Mileage Chart

DeWitt, AR	9 miles
Stuttgart, AR	20 miles
Little Rock, AR	78 miles

Acreage: 160^(+/-) Total Acres

Acreage Breakdown

94.8^(+/-) acres (59%) in cultivation
65.2^(+/-) acres (41%) pine timber plantation (planted in 1997)

Improvements: No structural improvements.

Irrigation: Wells - 1

<i>No.</i>	<i>Source</i>	<i>Type</i>	<i>Size</i>
1	Well	Gearhead Electric Motor	8"

Note: The Seller does not own the electric motor (tenant owned).

Farm Bases: Farm Service Agency

Tract No. 7486 (Farmland - 124.4 acres | Cropland - 94.8 acres)

<i>Crop</i>	<i>Base Acres</i>	<i>Direct Yield</i>	<i>CC Yield</i>
Long Rice	21.8	4,261	6,101
Medium Rice	2.1	4,261	6,101
Soybeans	77.0	34	40
Total Base Acres	100.9		

Real Estate Taxes: \$155.05

<i>Parcel No.</i>	<i>Acres</i>	<i>Tax</i>
002-02924-000	160	\$155.05
	160 acres	\$155.05

Wtr/Min Rights: All owned by Seller and will transfer to Buyer.

Direct Payment: \$2,396.00 (estimated)

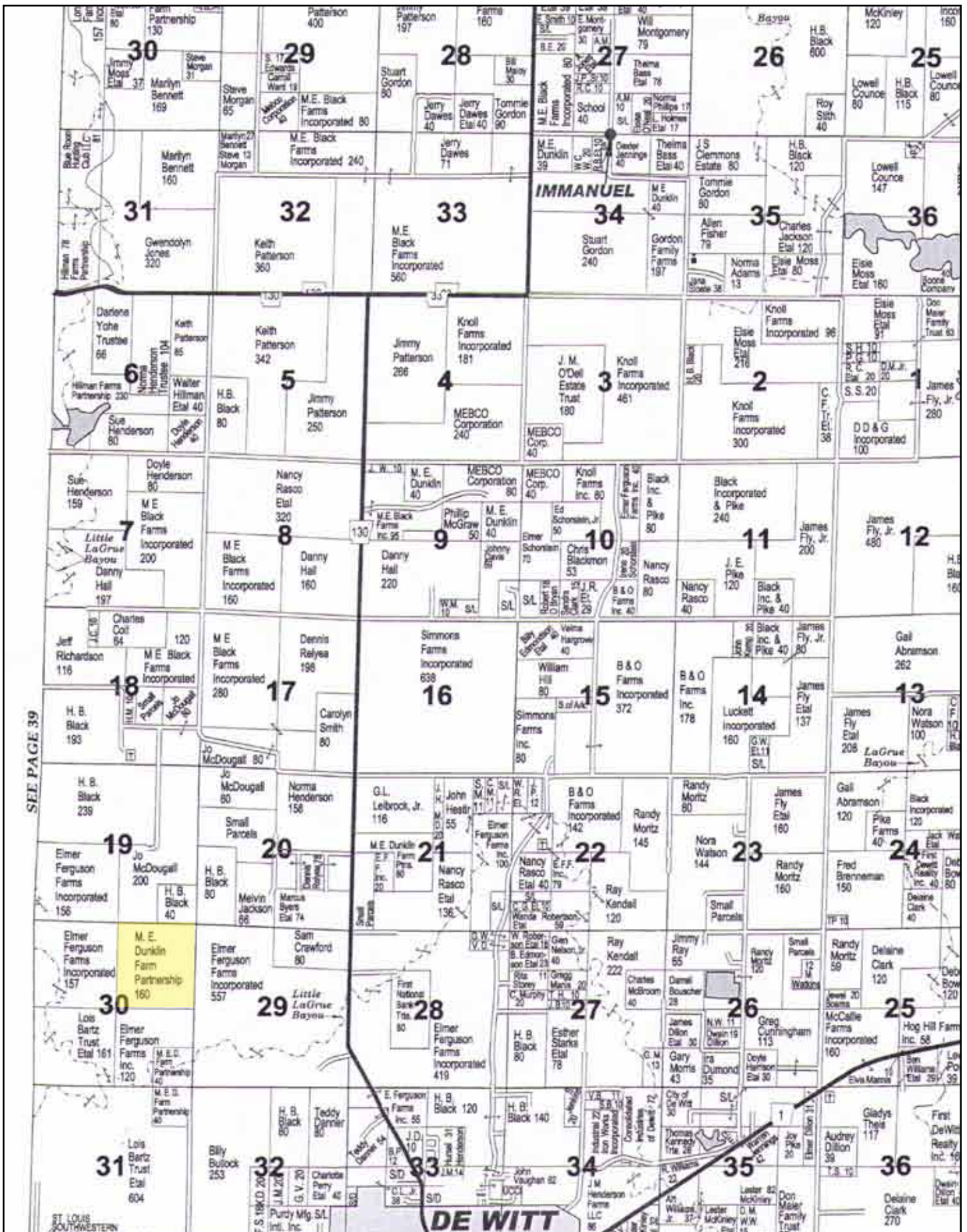
Farm Lease: 80/20 cropshare (annual agreement)

Recreation: Deer, duck, and dove hunting

Offering Price: \$354,360.00 (\$2,214.00 per acre)

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

PLAT MAP - COX 160



Farm: 2925

Tract: 7486

Fiscal Year:



USDA USDA
Farm Service Agency

Jefferson 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

0 105 210 420 630 840 Feet



Photography Date: **2009**

Disclaimer: Wetland identifiers do not represent size, shape, or specific determination of area. Refer to your original determination (CRA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.



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