



OFFERED FOR SALE

BROWN/YOUNG FAMILY TIMBERLAND

*Investment Opportunities: Residential Development, Pine Plantations,
Saline River Frontage, Private Hunting Land.*

794.00 (+/-) total acres

SALINE AND GARLAND 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, TENNESSEE AND TEXAS



DISCLOSURE STATEMENT

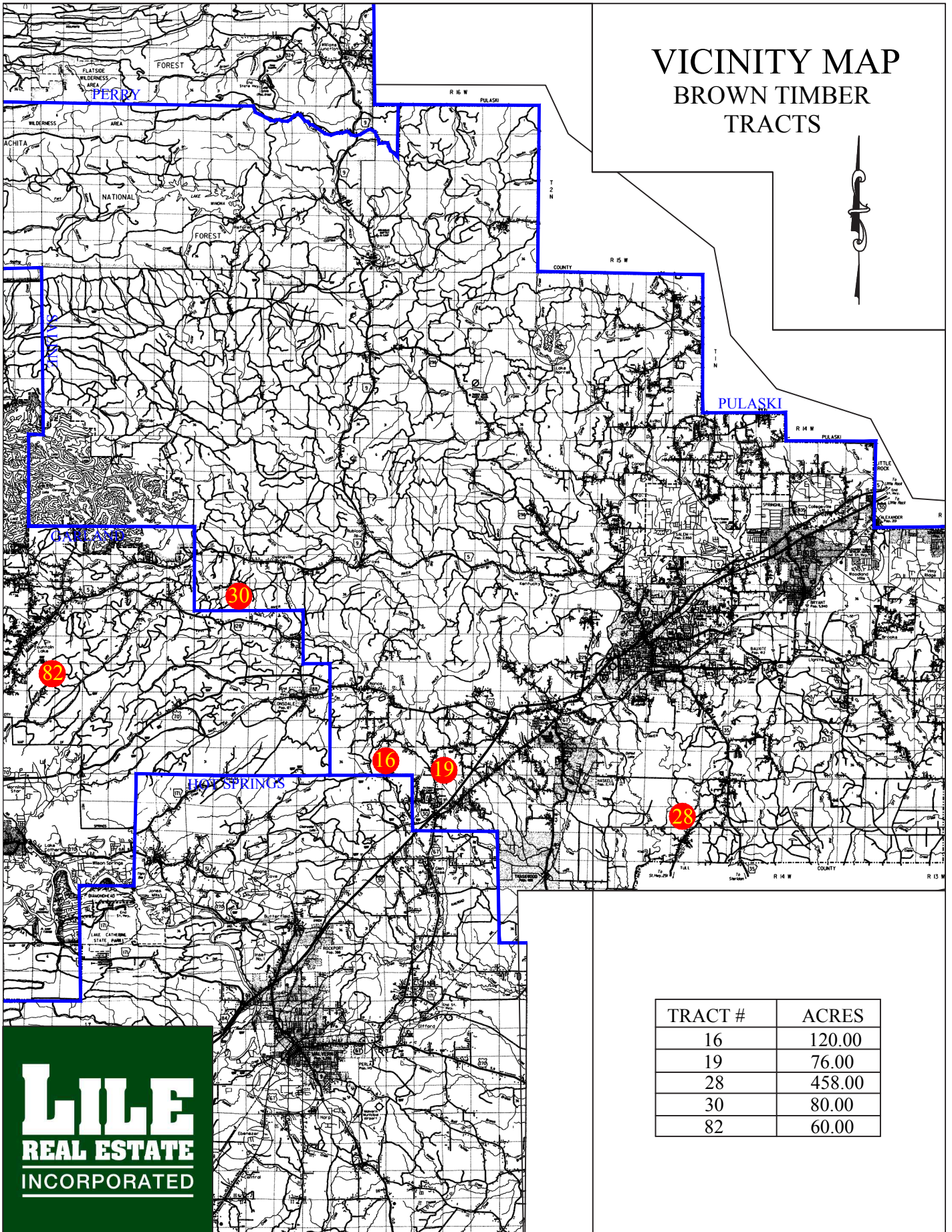
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 is 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 BROWN TIMBER TRACTS



TRACT #	ACRES
16	120.00
19	76.00
28	458.00
30	80.00
82	60.00

LILE
REAL ESTATE
INCORPORATED

TRACT 16

Description: Tract 16 is due south of the community of Nance and the Highway 70 corridor in the southwestern part of Saline County. The tract has great access, and is bisected by Cash Mountain Road, from Ten Mile Road. The pine plantation was planted in 1995 and thinned in 2010.

Location: In the southwestern part of Saline County, Arkansas, south of the community of Nance.

Acreage/ Real Estate Taxes:	<i>Parcel Number</i>	<i>S-T-R</i>	<i>Acreage</i>	<i>Estimated Taxes</i>
	001-12119-000	31-02S-16W	40.00	\$76.00
	001-12120-000	31-02S-16W	80.00	\$148.00
	Total		120.00	\$224.00

Access: Directly from Cash Mountain Road

Mineral Rights: Any/all mineral rights owned by the Seller shall convey to the Buyer.

Recreation: Deer hunting opportunities exist on the property.

Utilities: Electricity

Offering Price: \$312,000.00 (\$2,600.00 per acre)

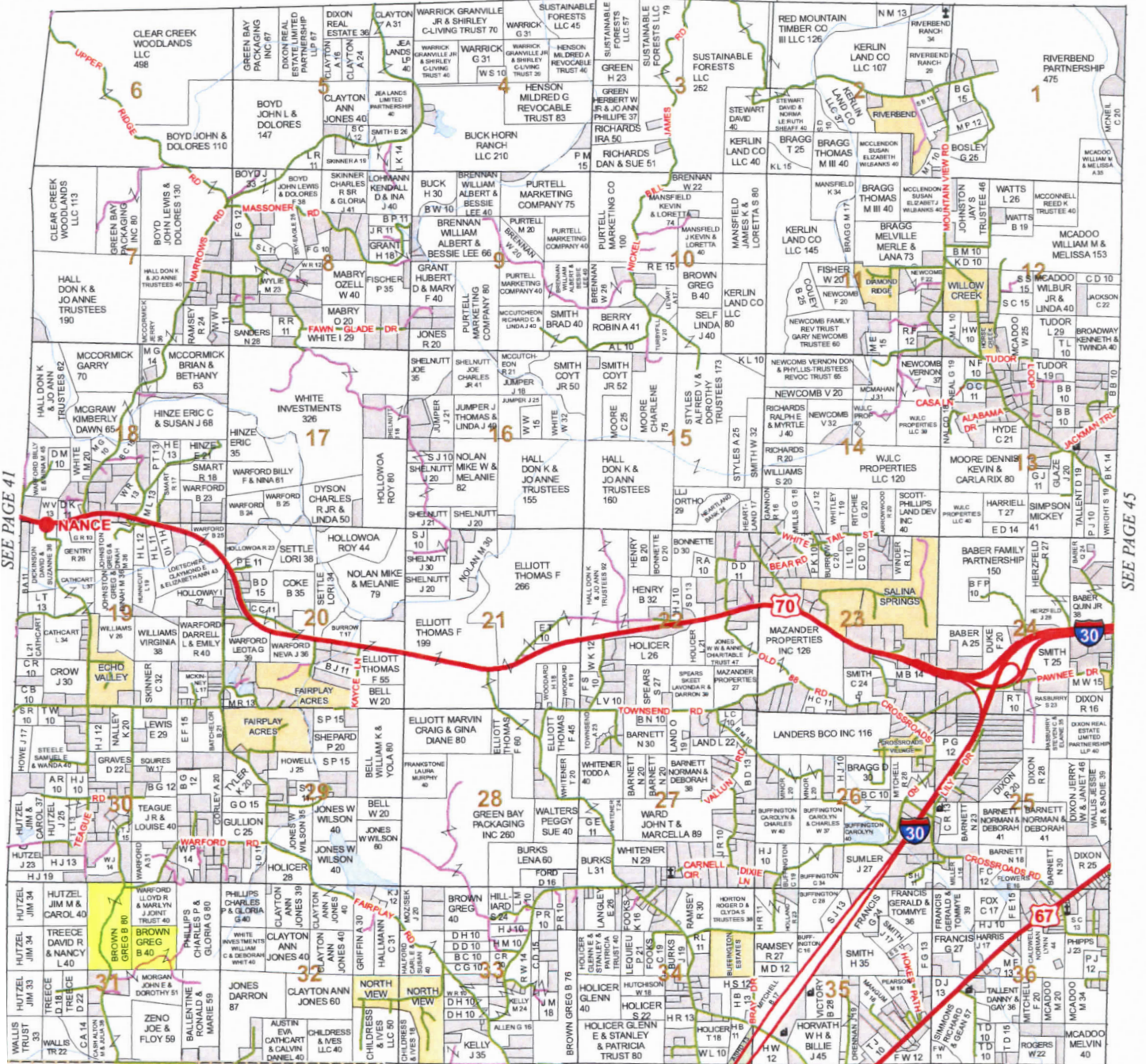
Contact: Brandon Stafford (mobile: 501-416-9748) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

OWNERSHIP MAP

Tract 16

Township 2S • Range 16W

SEE PAGE 33



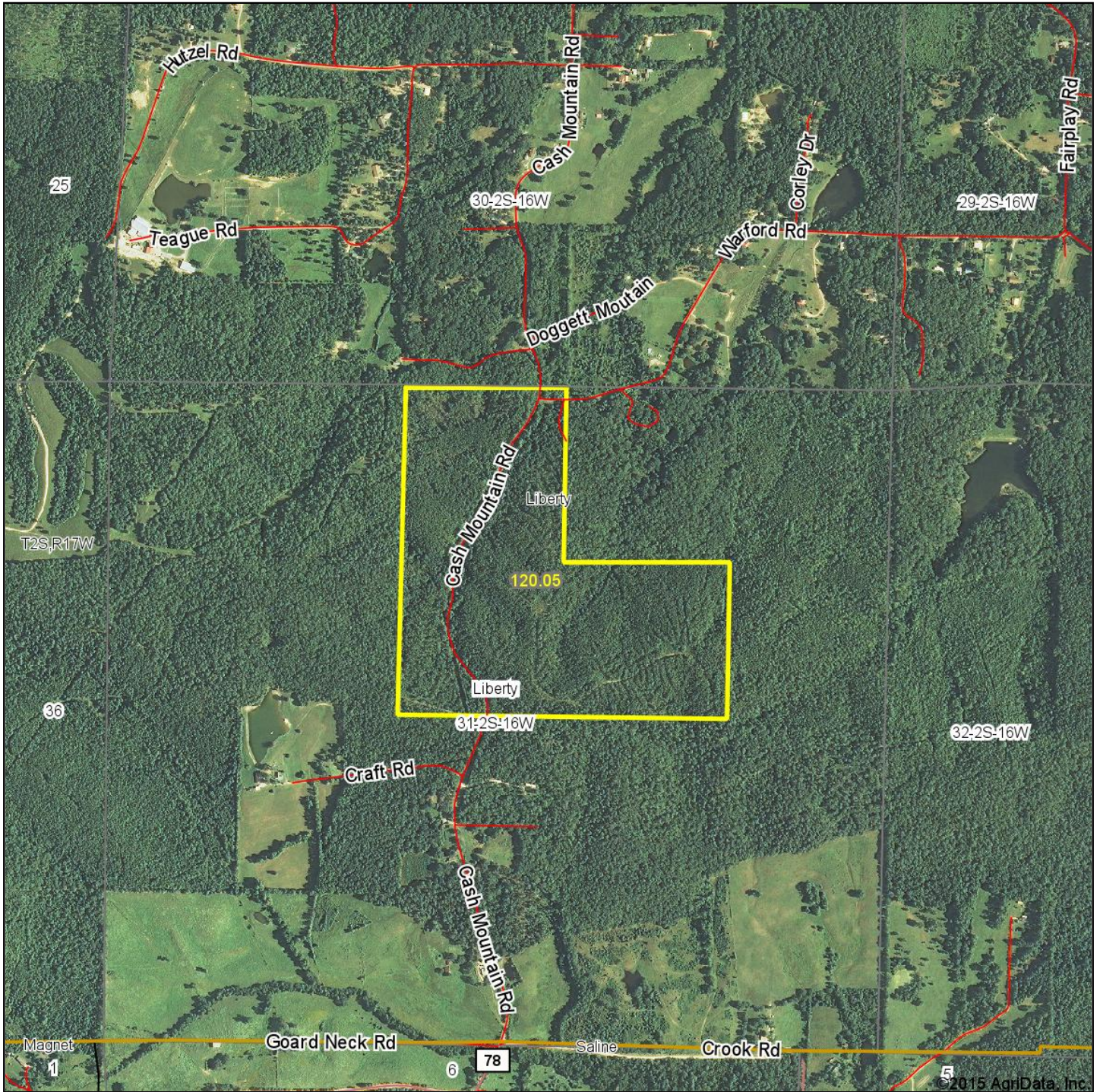
HOT SPRING COUNTY

SEE PAGE 53

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AERIAL MAP

Tract 16



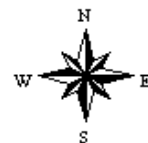
Maps Provided By:



31-2S-16W
Saline County
Arkansas

map center: 34° 30' 53.12, 92° 45' 48.36

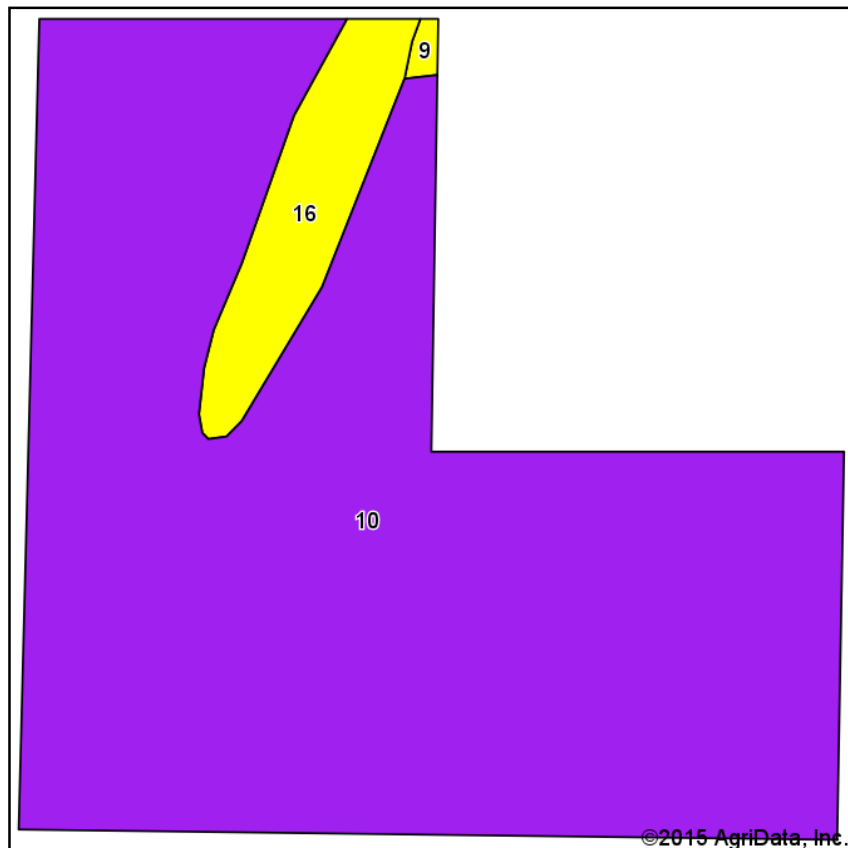
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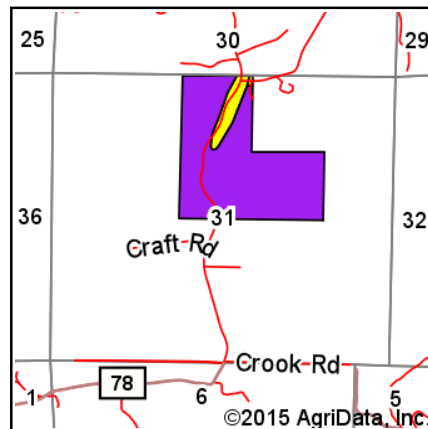
10/8/2015

SOIL MAP

Tract 16



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Saline**
 Location: **31-2S-16W**
 Township: **Liberty**
 Acres: **120.05**
 Date: **10/8/2015**



Maps Provided By:



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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: AR125, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Bahiagrass	Common bermudagrass	Grain sorghum	Improved bermudagrass	Soybeans	Tall fescue	Wheat
10	Carnasaw-Townley association, steep	111.22	92.6%		Vlle							
16	Ouachita silt loam, frequently flooded	8.45	7.0%		IVw	7	7		9	30		
9	Carnasaw-Townley association, undulating	0.38	0.3%		IVe	5.5		30	6	15	5	20
Weighted Average						0.5	0.5	0.1	0.7	2.2	*-	0.1

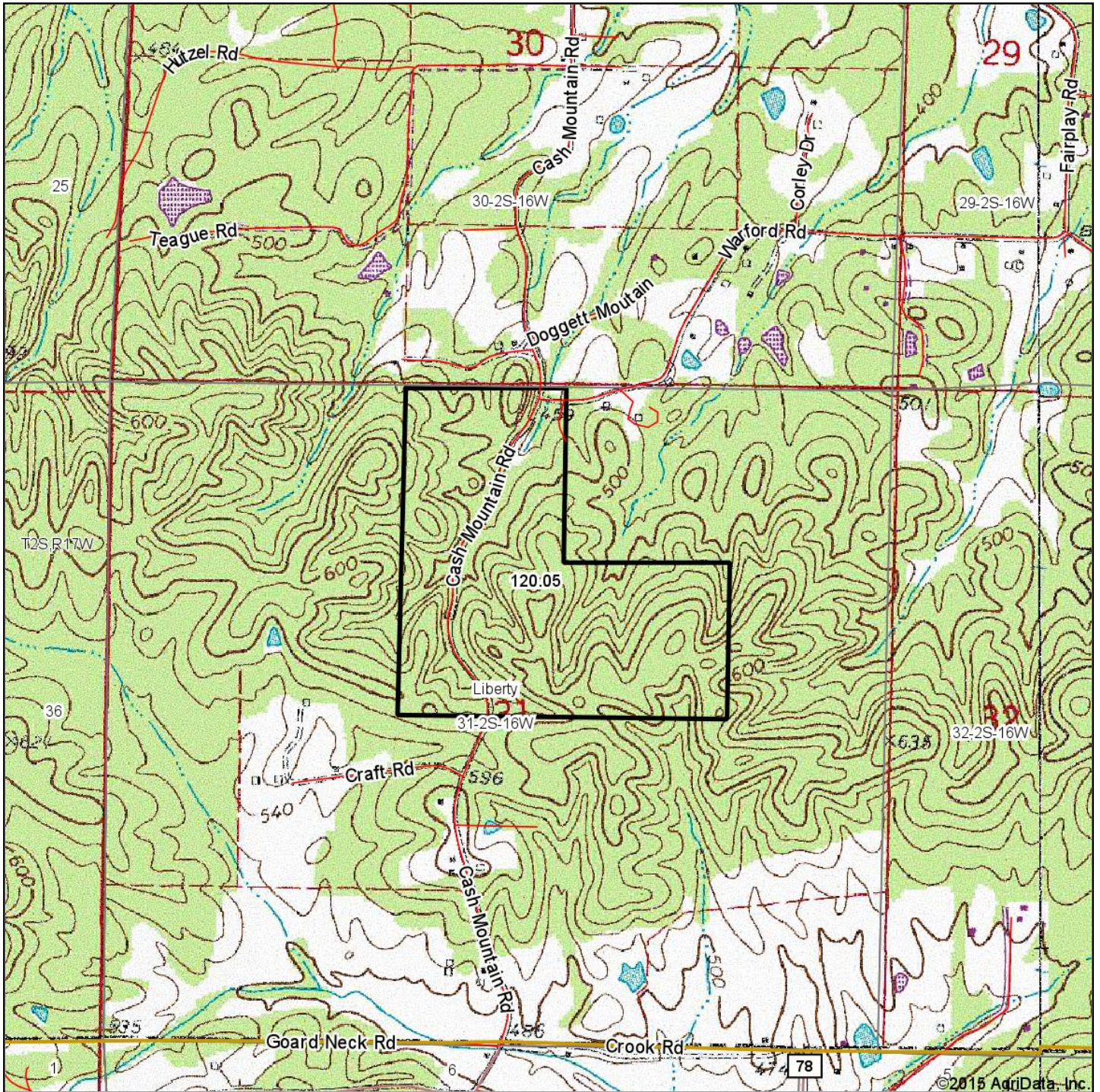
Area Symbol: AR125, Soil Area Version: 11

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

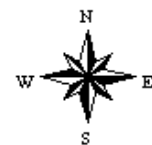
TOPOGRAPHY MAP

Tract 16



map center: 34° 30' 53.12, 92° 45' 48.36

scale: 14557



10/8/2015



Maps Provided By:



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31-2S-16W
Saline County
Arkansas

TRACT 19

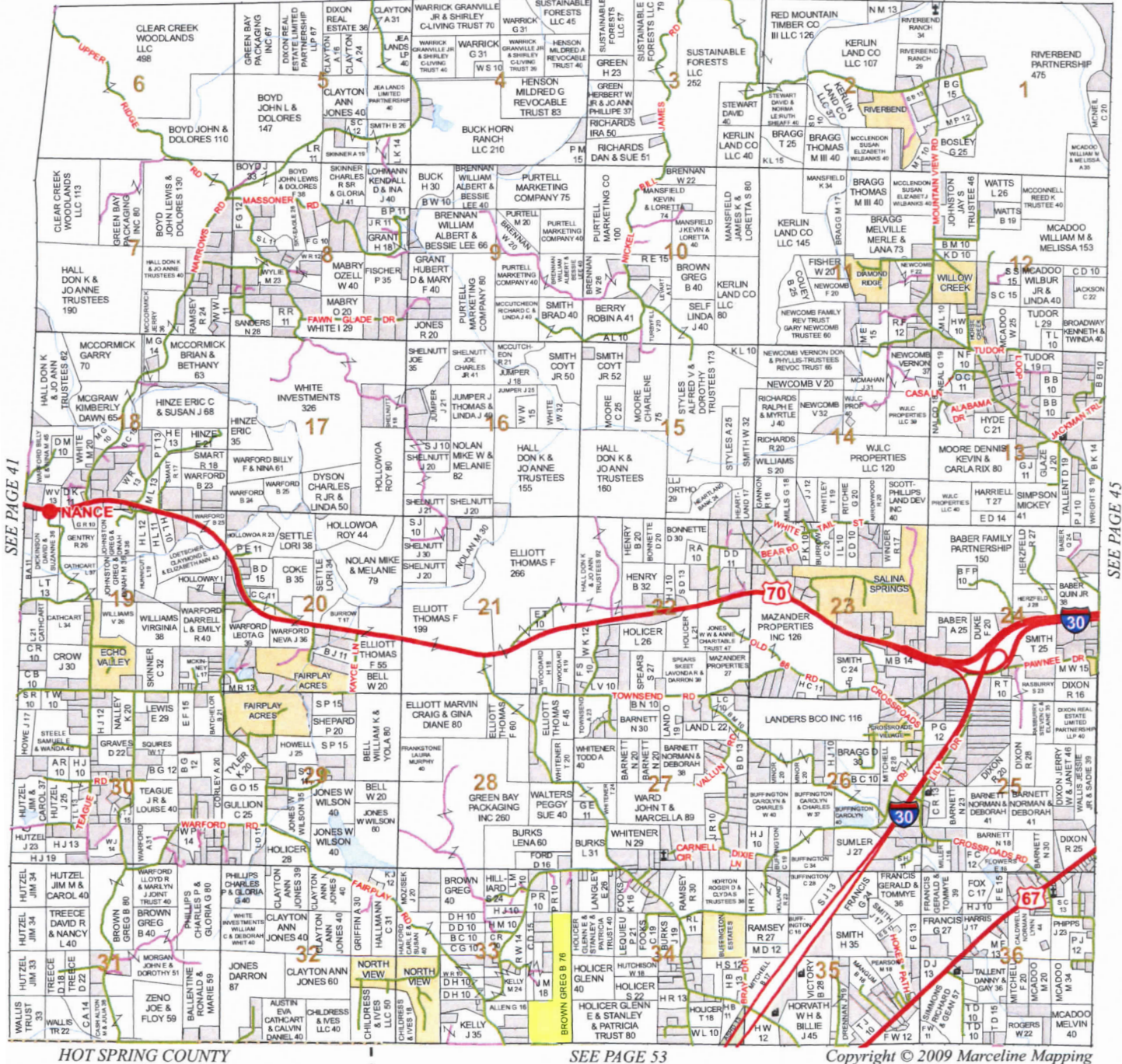
Description:	Tract 19 is southeast of the community of Nance, south of the Highway 70 corridor, and west of Interstate 30 in the southwestern part of Saline County. This tract has good access from the south through the Lake Krislor Estates. There is significant residential development to the south. The pine plantation appears to be in good shape and is approximately 20+/- years old.			
Location:	In the southwestern part of Saline County, Arkansas, southeast of the community of Nance.			
Acreage/ Real Estate Taxes:	<i>Parcel Number</i>	<i>S-T-R</i>	<i>Acreage</i>	<i>Estimated Taxes</i>
	001-12169-000	33-02S-16W	76.00	\$135.00
	Total		76.00	\$135.00
Access:	Access from the south through Lake Krislor Estates.			
Mineral Rights:	Any/all mineral rights owned by the Seller shall convey to the Buyer.			
Recreation:	Deer hunting opportunities exist on the property.			
Utilities:	Municipal water service and electricity.			
Offering Price:	\$258,400.00 (\$3,400.00 per acre)			
Contact:	Brandon Stafford (mobile: 501-416-9748) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.			

OWNERSHIP MAP

Tract 19

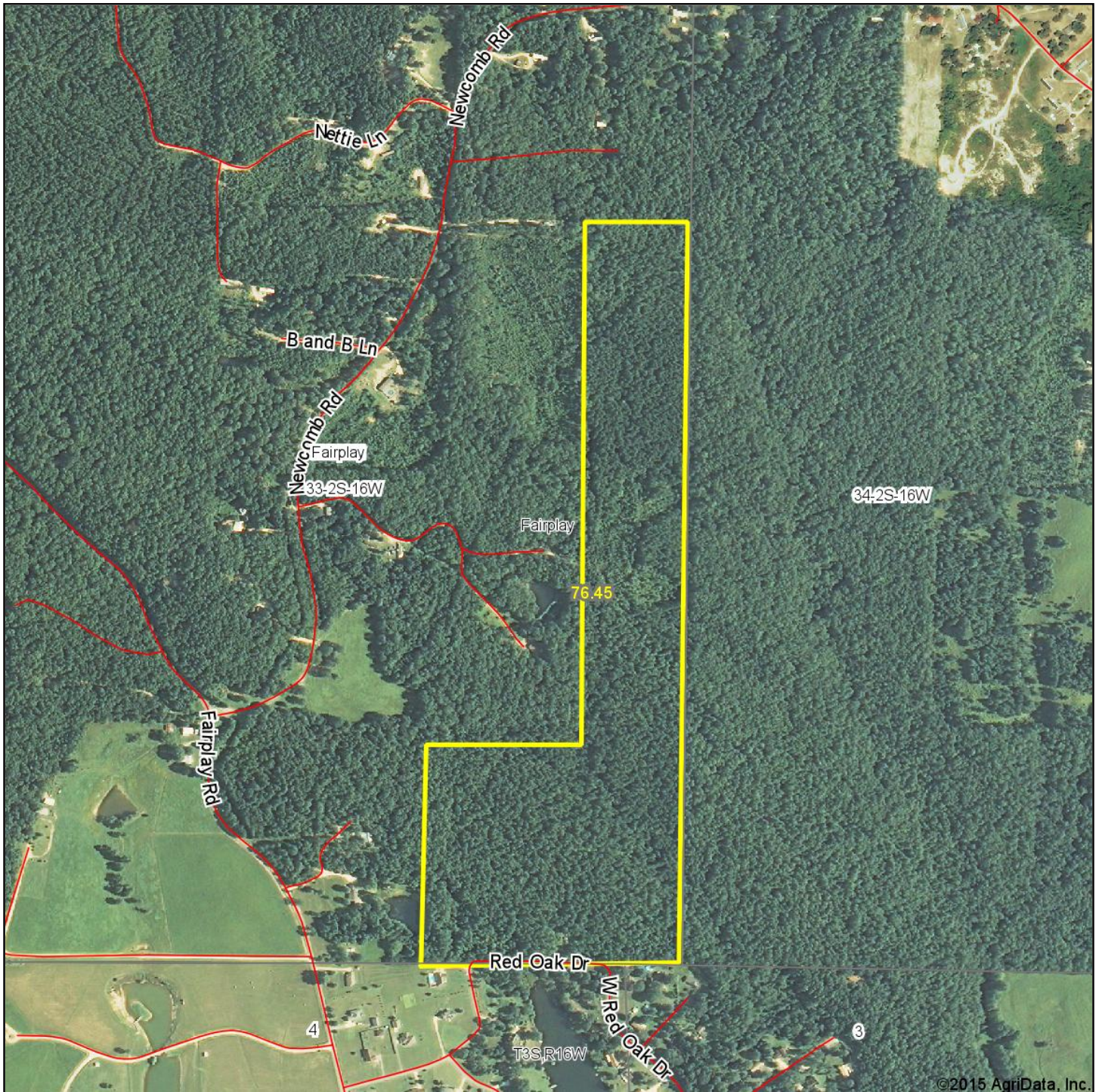
Township 2S • Range 16W

SEE PAGE 33



AERIAL MAP

Tract 19



©2015 AgriData, Inc.

map center: 34° 30' 33.53, 92° 43' 17.11

scale: 9871



10/8/2015



Maps Provided By:

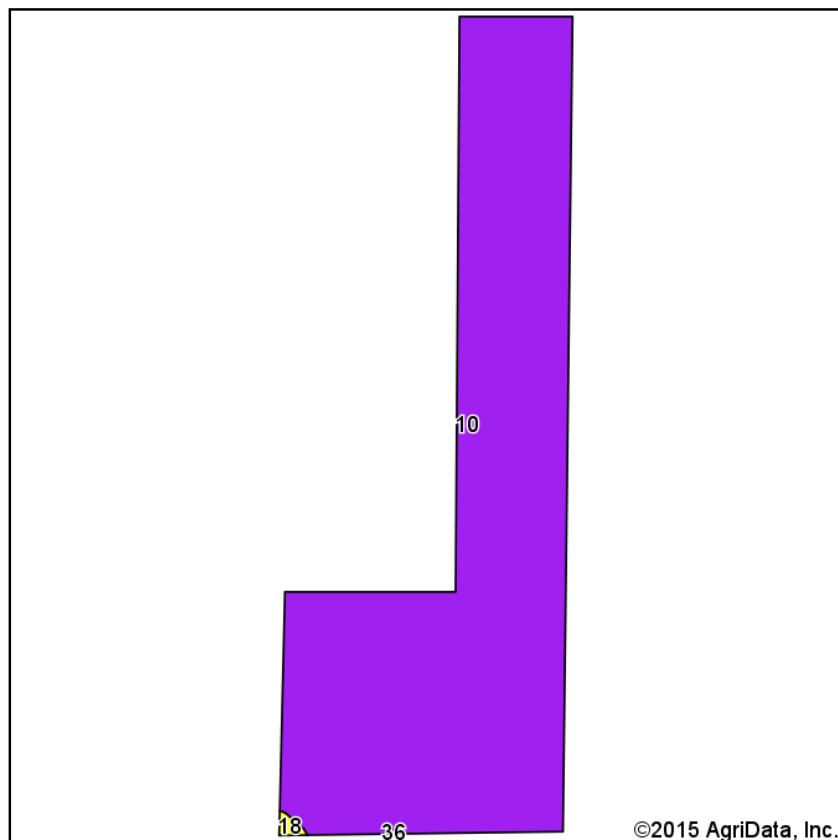


© Agridata, Inc. 2015

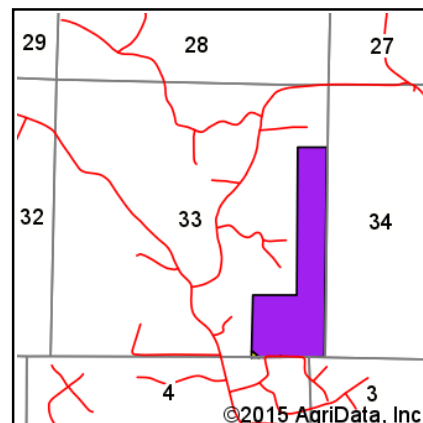
33-2S-16W
Saline County
Arkansas

SOIL MAP

Tract 19



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Saline**
 Location: **33-2S-16W**
 Township: **Fairplay**
 Acres: **76.45**
 Date: **10/8/2015**



Maps Provided By:



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Area Symbol: AR125, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Bahiagrass	Common bermudagrass	Improved bermudagrass	Wheat
10	Carnasaw-Townley association, steep	76.21	99.7%		Vlle				
18	Saffell gravelly fine sandy loam, 3 to 8 percent slopes	0.24	0.3%		IVe	5	4	5	30
Weighted Average						*-	*-	*-	0.1

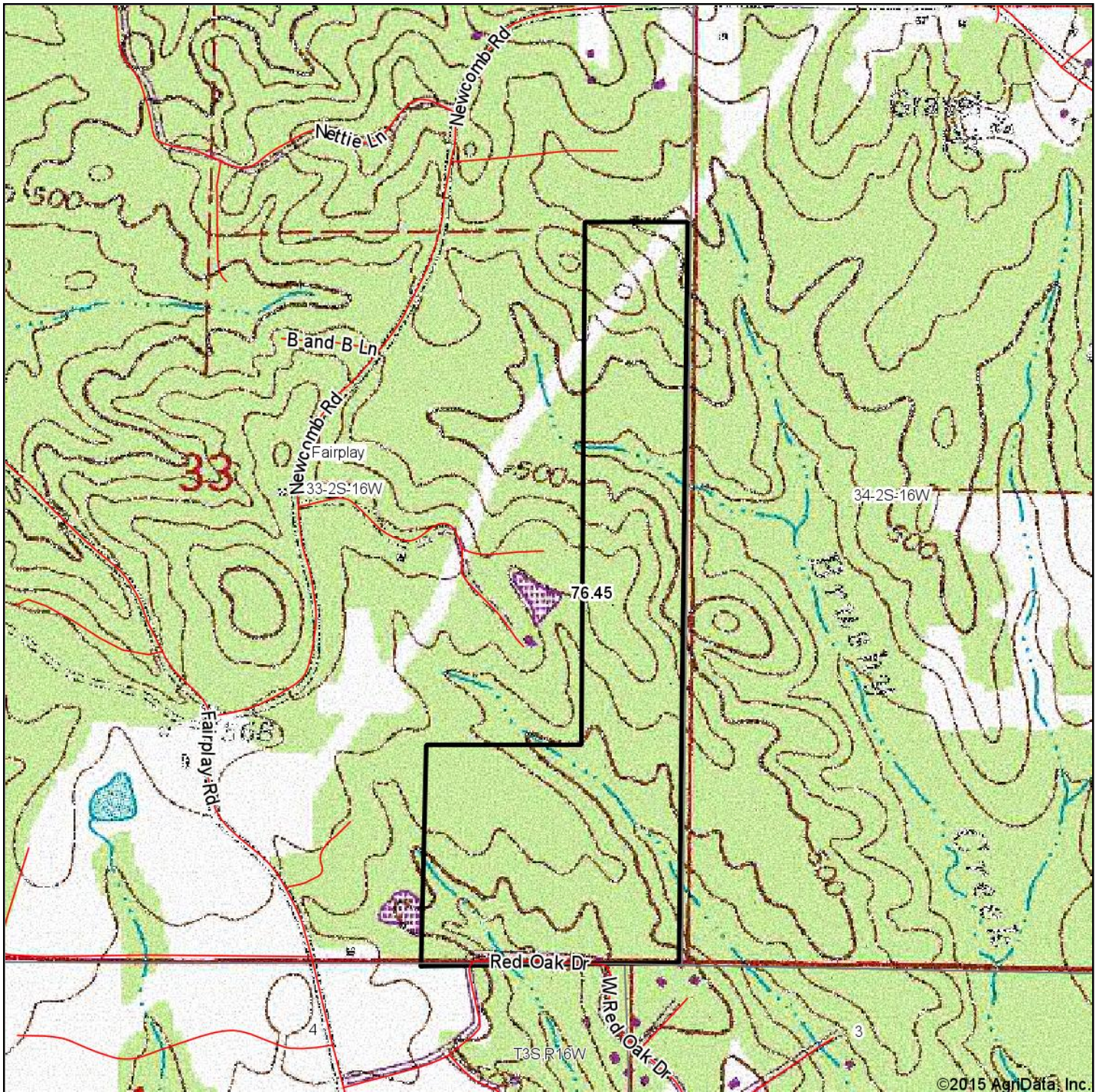
Area Symbol: AR125, Soil Area Version: 11

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

Tract 19



map center: 34° 30' 33.53, 92° 43' 17.11

scale: 9871



10/8/2015



Maps Provided By:



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33-2S-16W
Saline County
Arkansas

TRACT 28

Description: Tract 28 is south of the community of Shaw, in the southern central part of Saline County. The tract is bisected by the Shaw Wash Out Road which is off Highway 190, and provides good access to the tract. The property has Saline River frontage.

Location: In the southern central part of Saline County, Arkansas, south of the community of Shaw.

Acreage/ Real Estate Taxes:	<i>Parcel Number</i>	<i>S-T-R</i>	<i>Acreage</i>	<i>Estimated Taxes</i>
	001-10007-000	12-03S-15W	200.00	\$259.00
	001-10010-000	12-03S-15W	80.00	\$81.00
	001-09982-000	11-03S-15W	23.00	\$23.00
	001-09766-000	01-03S-15W	33.00	\$33.00
	001-09783-000	02-03S-15W	2.00	\$5.00
	001-09771-000	01-03S-15W	80.00	\$81.00
	001-10006-000	12-03S-15W	40.00	\$42.00
	Total		458.00	\$524.00

Access: Access and frontage on Shaw Wash Out Road.

Mineral Rights: Any/all mineral rights owned by the Seller shall convey to the Buyer.

Recreation: Deer and turkey hunting opportunities exist on the property.

Comments: This tract provides an outstanding opportunity for the development of a private hunting club for deer and turkey hunting. The topographic features and elevation lend themselves to the potential construction of a fishing reservoir.

Offering Price: \$687,000.00 (\$1,500.00 per acre)

Contact: Brandon Stafford (mobile: 501-416-9748) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

Tract 28

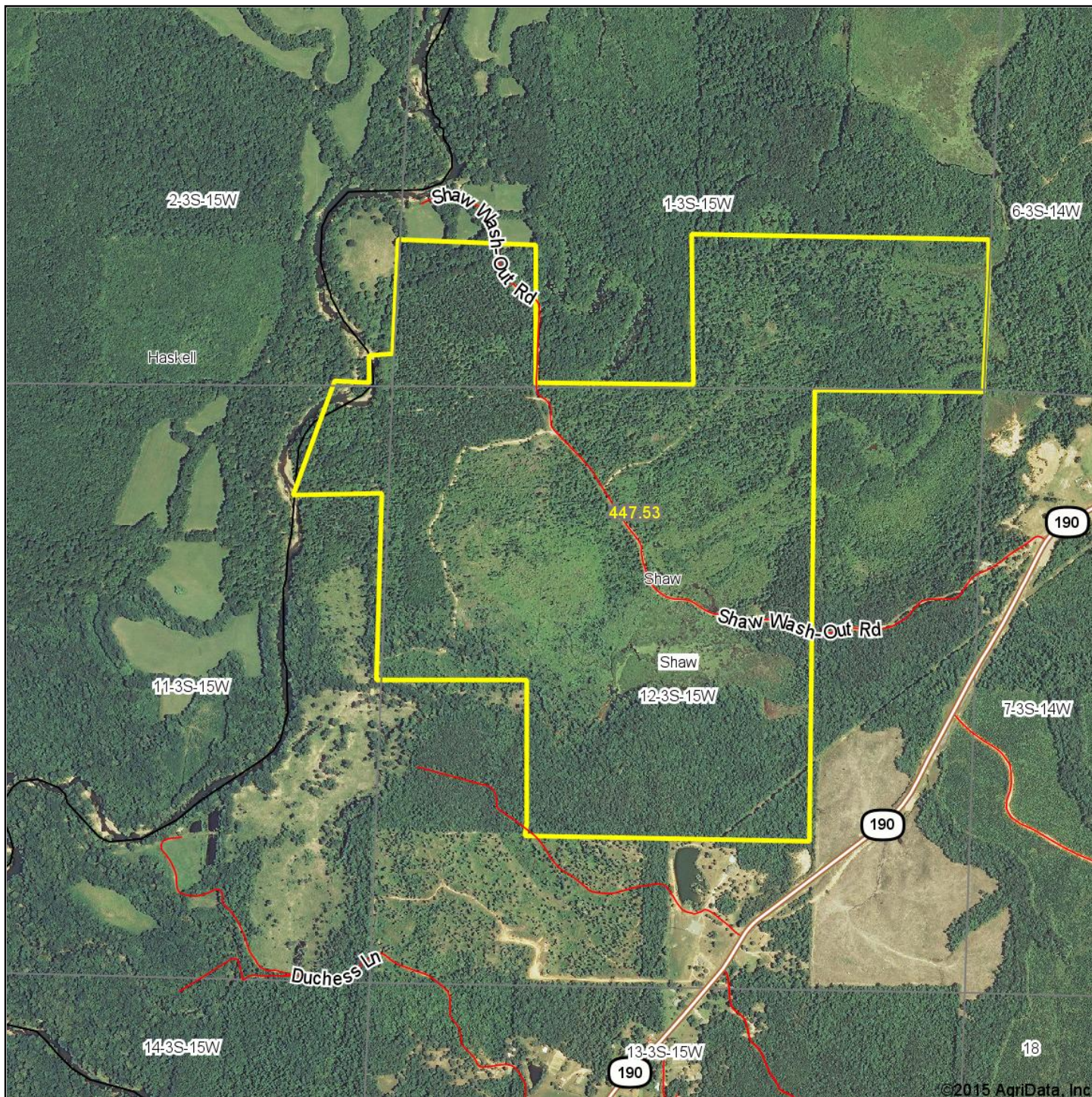
SEE PAGE 45



SEE PAGE 57

AERIAL MAP

Tract 28



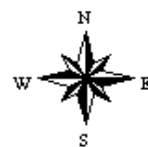
Maps Provided By:



map center: 34° 28' 47.97, 92° 34' 13.82

0ft 1388ft 2776ft

12-3S-15W
Saline County
Arkansas

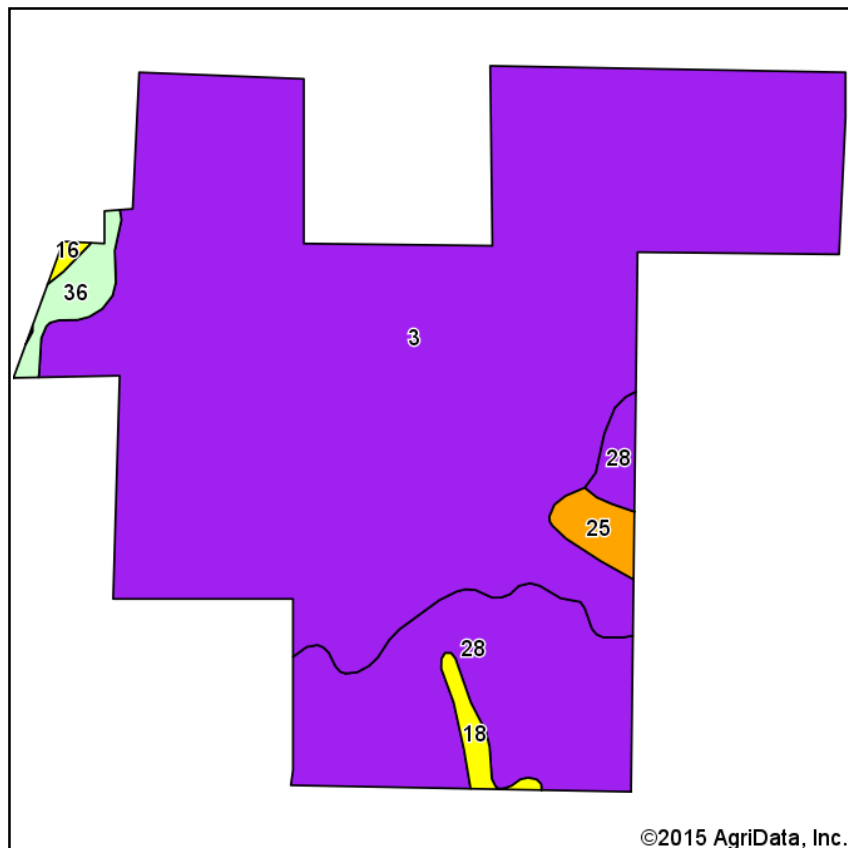


10/20/2015

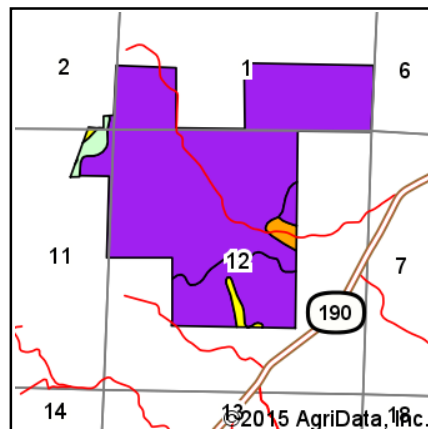
Field borders provided by Farm Service Agency as of 5/21/2008.

SOIL MAP

Tract 28



Soils data provided by USDA and NRCS.



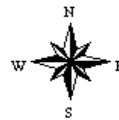
State: **Arkansas**
 County: **Saline**
 Location: **12-3S-15W**
 Township: **Shaw**
 Acres: **447.53**
 Date: **10/20/2015**



Maps Provided By:



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Area Symbol: AR125, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Bahiagrass	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Oats	Soybeans	Tall fescue	Wheat
3	Amy silt loam, frequently flooded	356.87	79.7%		Vw	7.5	6						4	
28	Smithdale and Darco loamy sands, 12 to 30 percent slopes	72.82	16.3%		Vle									
36	Water	7.12	1.6%											
25	Smithdale loamy sand, 3 to 8 percent slopes	5.83	1.3%		Ille	8	5.5	70	600	9	55	30		
18	Saffell gravelly fine sandy loam, 3 to 8 percent slopes	4.00	0.9%		IVe	5	4			5				30
16	Ouachita silt loam, frequently flooded	0.89	0.2%		IVw	7	7			9		30		
Weighted Average						6.1	4.9	0.9	7.8	0.2	0.7	0.5	3.2	0.3

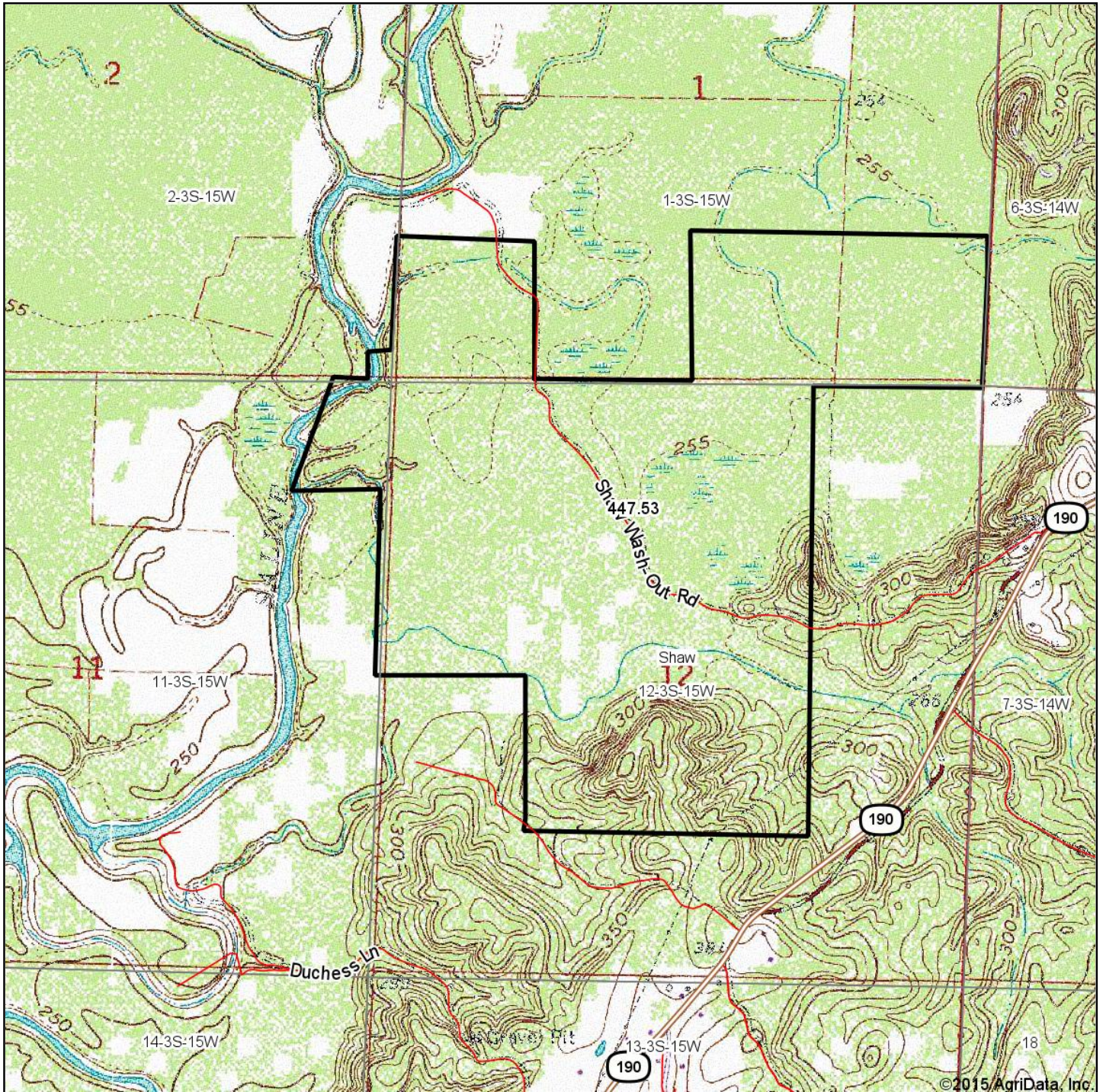
Area Symbol: AR125, Soil Area Version: 11

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

Tract 28



Maps Provided By:

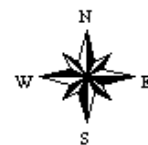


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map center: 34° 28' 47.97, 92° 34' 13.82

12-3S-15W
Saline County
Arkansas

0ft 1388ft 2776ft



10/20/2015

Field borders provided by Farm Service Agency as of 5/21/2008.

TRACT 30

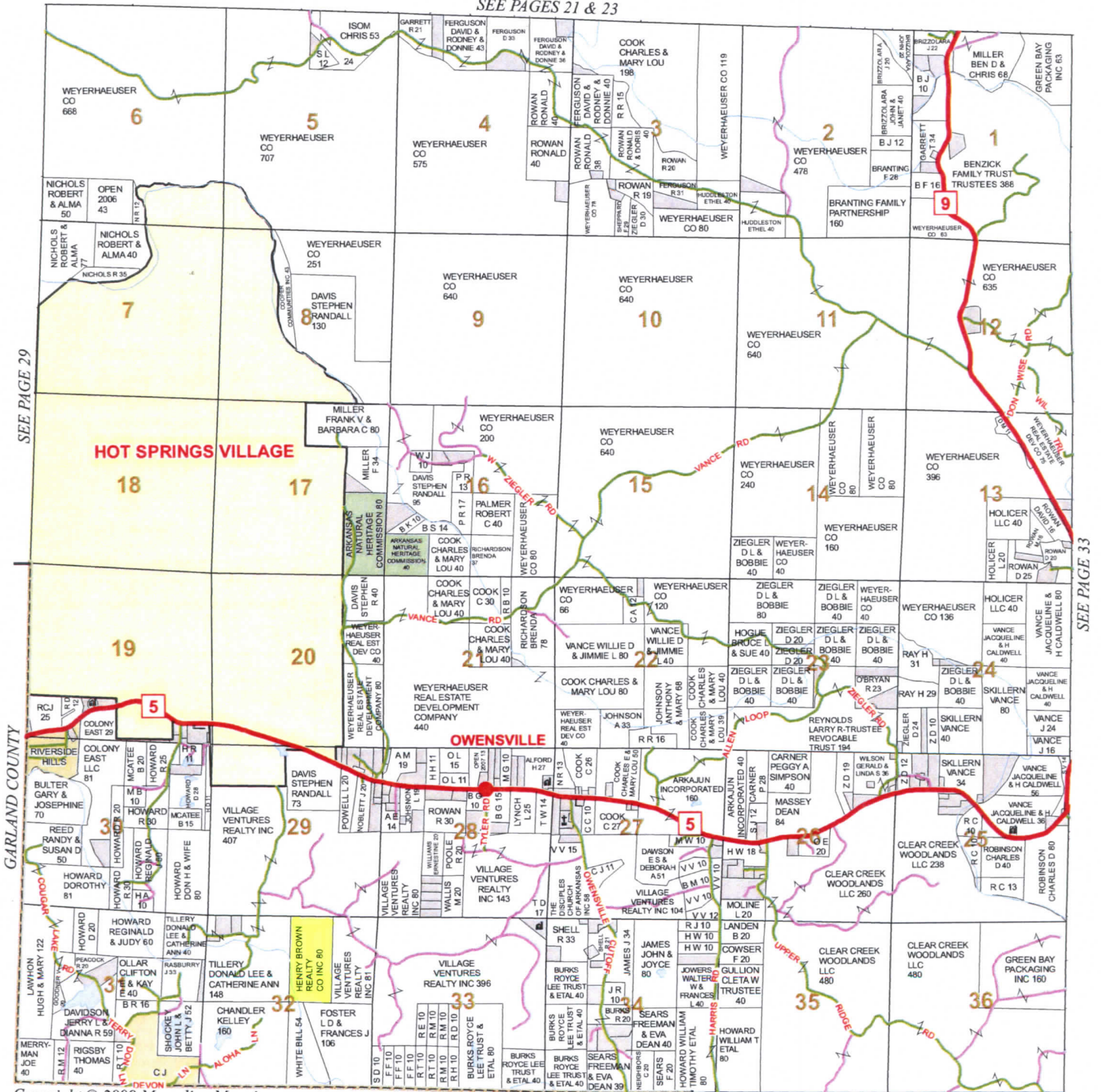
Description:	Tract 30 is south of the community of Owensville and Hot Springs Village in the western part of Saline County. The pine plantation was planted in 1994, and was thinned in 2010.			
Location:	In the western part of Saline County, Arkansas, south of the community of Owensville and Hot Springs Village.			
Acreage/ Real Estate Taxes:	<i>Parcel Number</i>	<i>S-T-R</i>	<i>Acreage</i>	<i>Estimated Taxes</i>
	001-13481-000	32-01S-17W	80.00	\$125.00
	Total		80.00	\$125.00
Mineral Rights:	Any/all mineral rights owned by the Seller shall convey to the Buyer.			
Recreation:	Deer hunting opportunities exist on the property.			
Offering Price:	\$144,000.00 (\$1,800.00 per acre)			
Contact:	Brandon Stafford (mobile: 501-416-9748) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.			

OWNERSHIP MAP

Tract 30

Township 1S • Range 17W

SEE PAGES 21 & 23



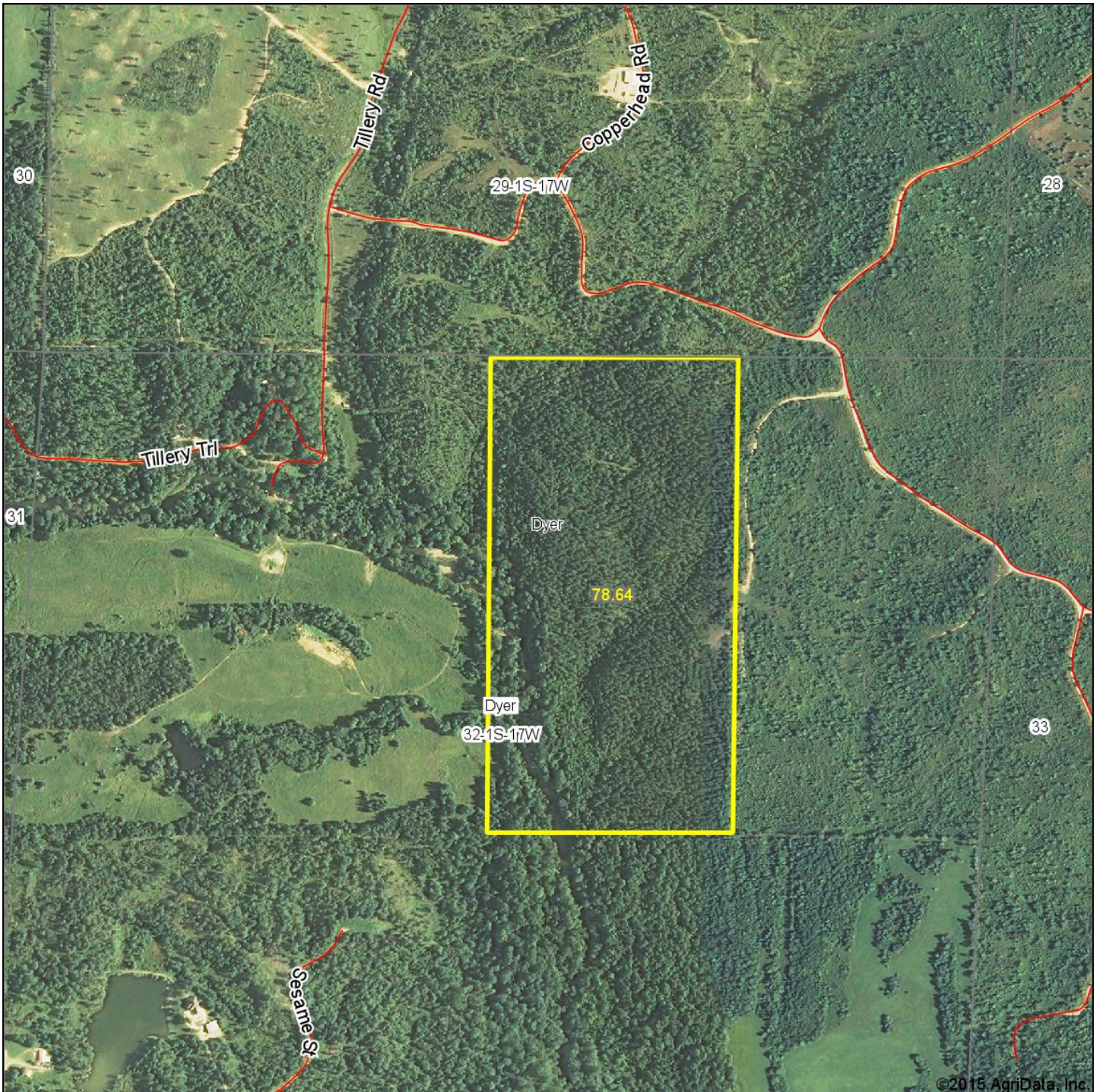
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GARLAND COUNTY

SEE PAGE 41

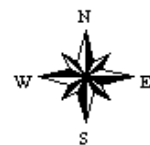
AERIAL MAP

Tract 30



map center: 34° 36' 8.29, 92° 50' 53.42

scale: 9674



10/8/2015



Maps Provided By:



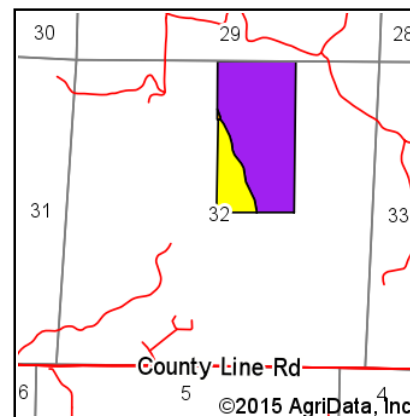
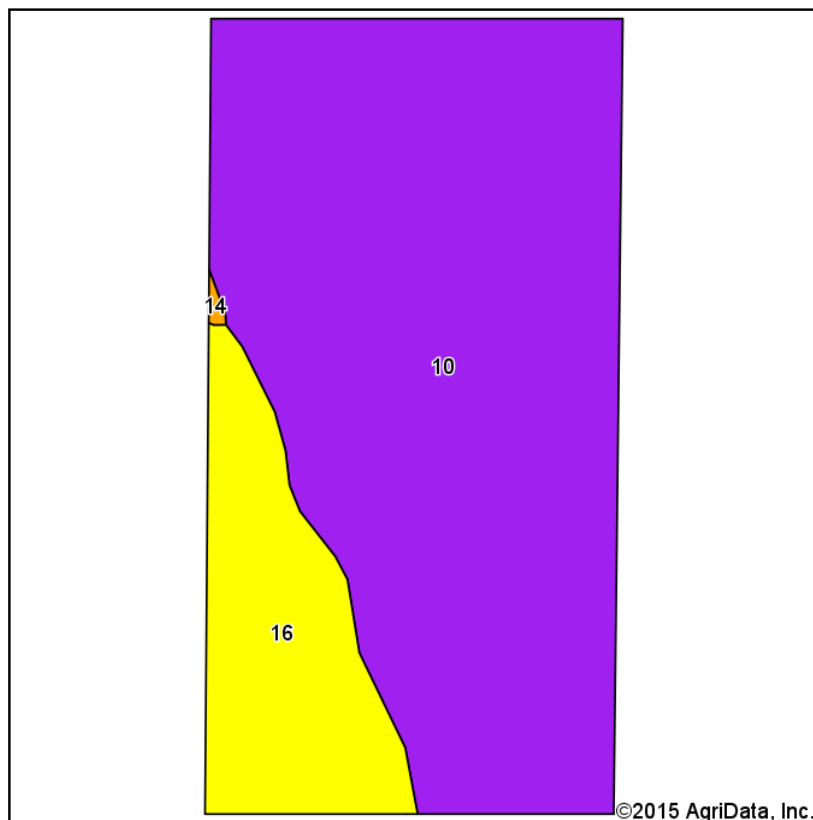
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CUSTOMIZED ONLINE MAPPING

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32-1S-17W
Saline County
Arkansas

SOIL MAP

Tract 30



State: **Arkansas**
 County: **Saline**
 Location: **32-1S-17W**
 Township: **Dyer**
 Acres: **78.64**
 Date: **10/8/2015**



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: AR125, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay	Bahiagrass	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Pasture	Soybeans	Tobacco	Wheat
10	Carnasaw-Townley association, steep	63.82	81.2%		Vlle										
16	Ouachita silt loam, frequently flooded	14.69	18.7%		IVw		7	7			9		30		
14	Leadvale silt loam, 3 to 8 percent slopes	0.13	0.2%		IIle	2.1			70	675		5.5	30	1800	50
Weighted Average						*-	1.3	1.3	0.1	1.1	1.7	*-	5.7	3	0.1

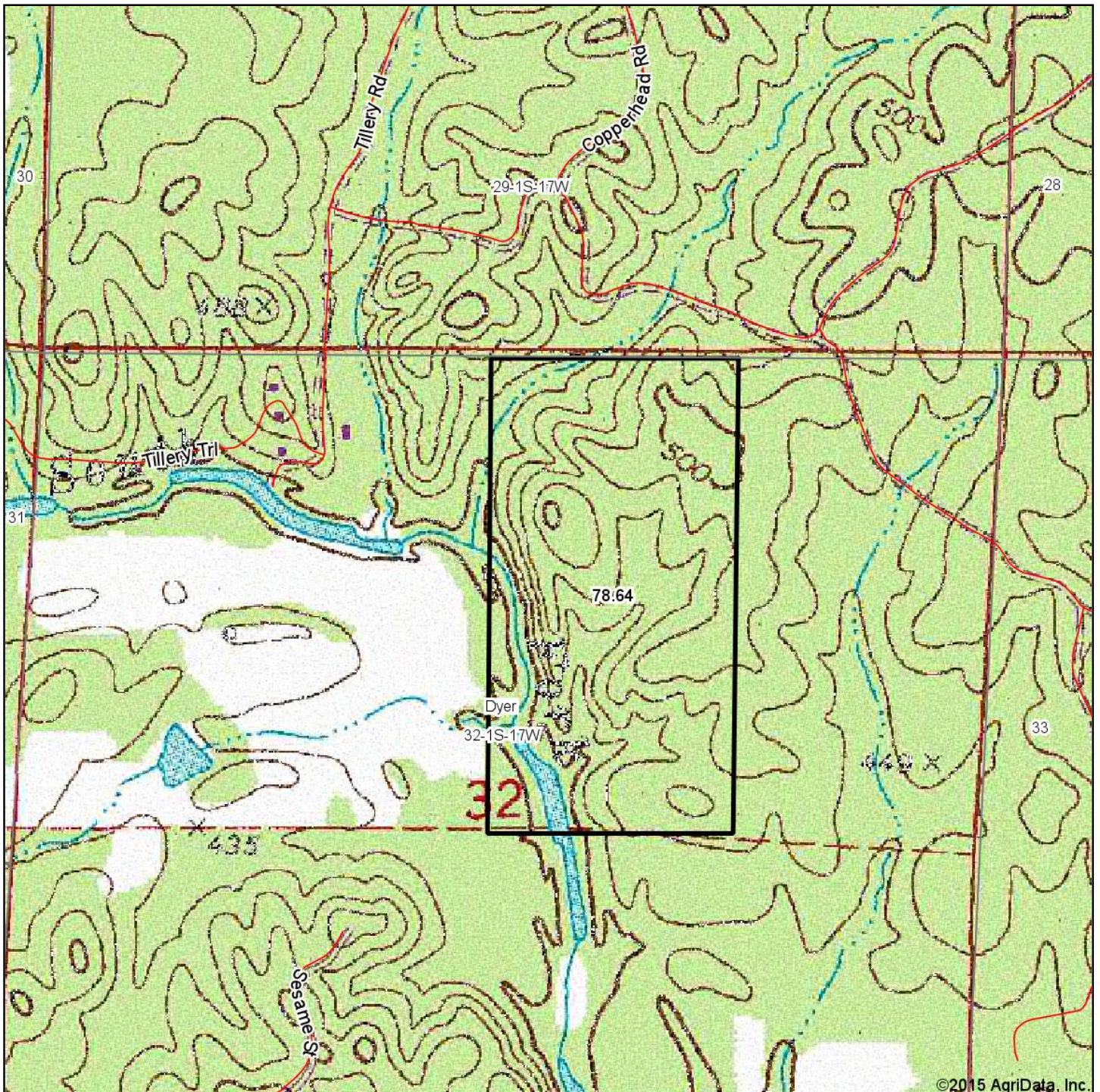
Area Symbol: AR125, Soil Area Version: 11

*c: Using Capabilities Class Dominant Condition Aggregation Method

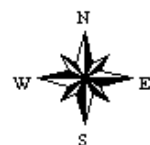
Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

Tract 30



map center: 34° 36' 8.29, 92° 50' 53.42
scale: 9674



10/8/2015



Maps Provided By:



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32-1S-17W
Saline County
Arkansas

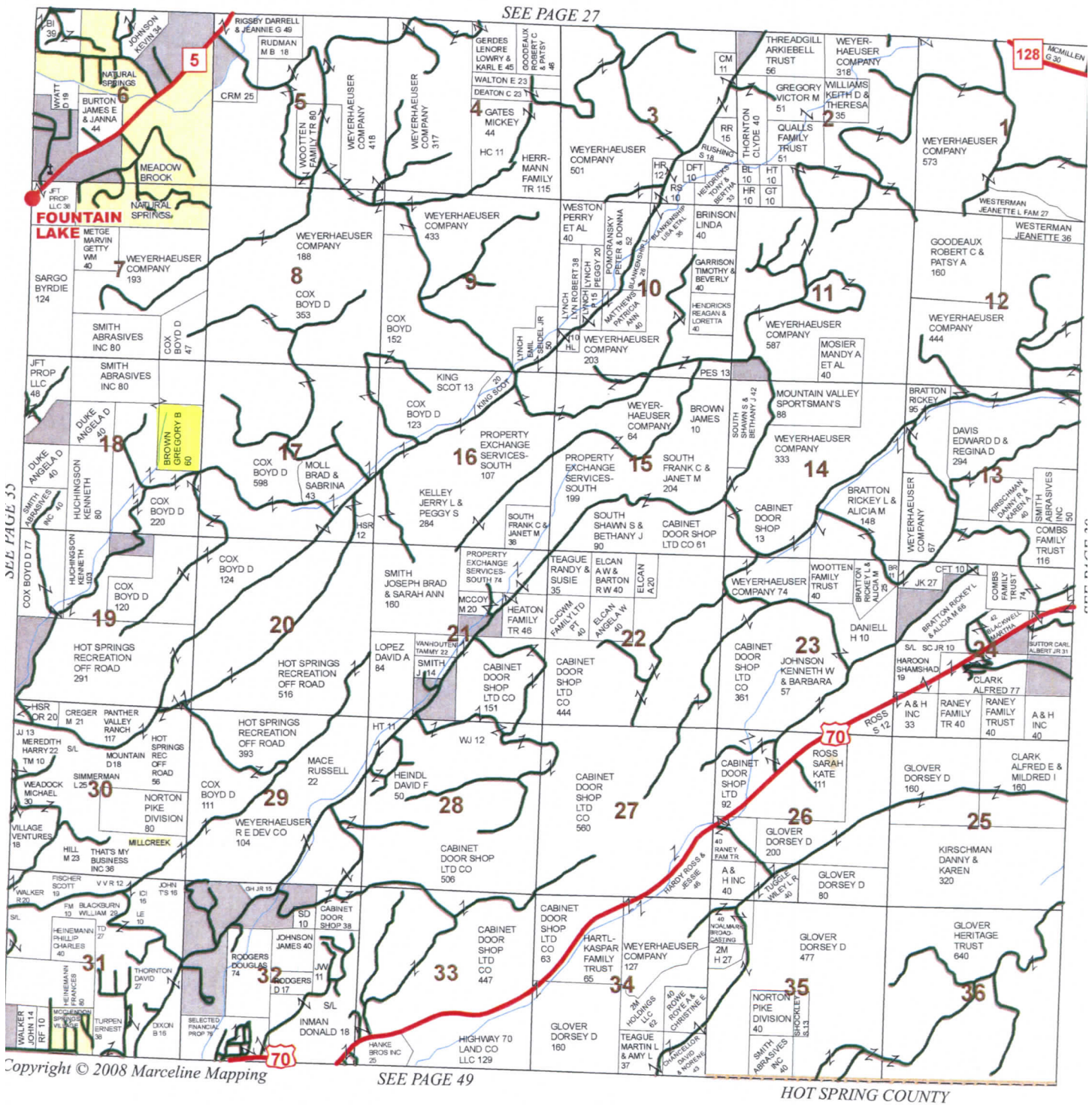
TRACT 82

Description:	Tract 82 is southeast of the community of Fountain Lake, in the eastern central part of Garland County. The pine plantation was planted in 1995, and has not been thinned.			
Location:	In the eastern central part of Garland County, Arkansas, northwest of the community of Lonsdale.			
Acreage/ Real Estate Taxes:	<i>Parcel Number</i>	<i>S-T-R</i>	<i>Acreage</i>	<i>Estimated Taxes</i>
	100-01496-000	18-02S-18W	60.00	\$76.00
	Total		60.00	\$76.00
Access:	Access is from timber company logging roads.			
Mineral Rights:	Any/all mineral rights owned by the Seller shall convey to the Buyer.			
Recreation:	Deer hunting opportunities exist on the property.			
Offering Price:	\$84,000.00 (\$1,400.00 per acre)			
Contact:	Brandon Stafford (mobile: 501-416-9748) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.			

OWNERSHIP MAP

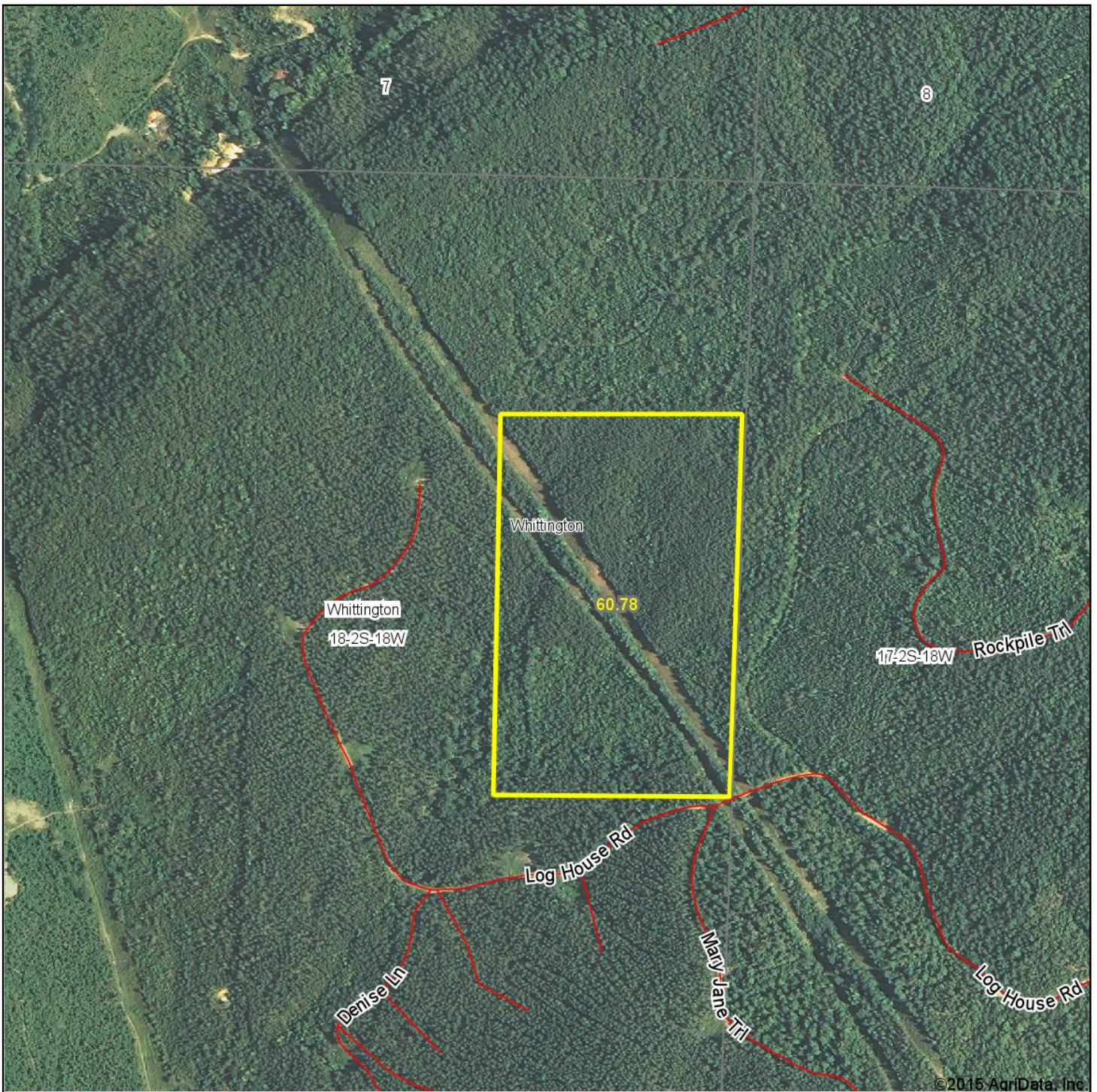
Tract 82

Township 2S • Range 18W



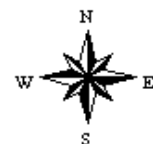
AERIAL MAP

Tract 82



map center: 34° 33' 33.45, 92° 58' 6.22

scale: 9626



10/8/2015



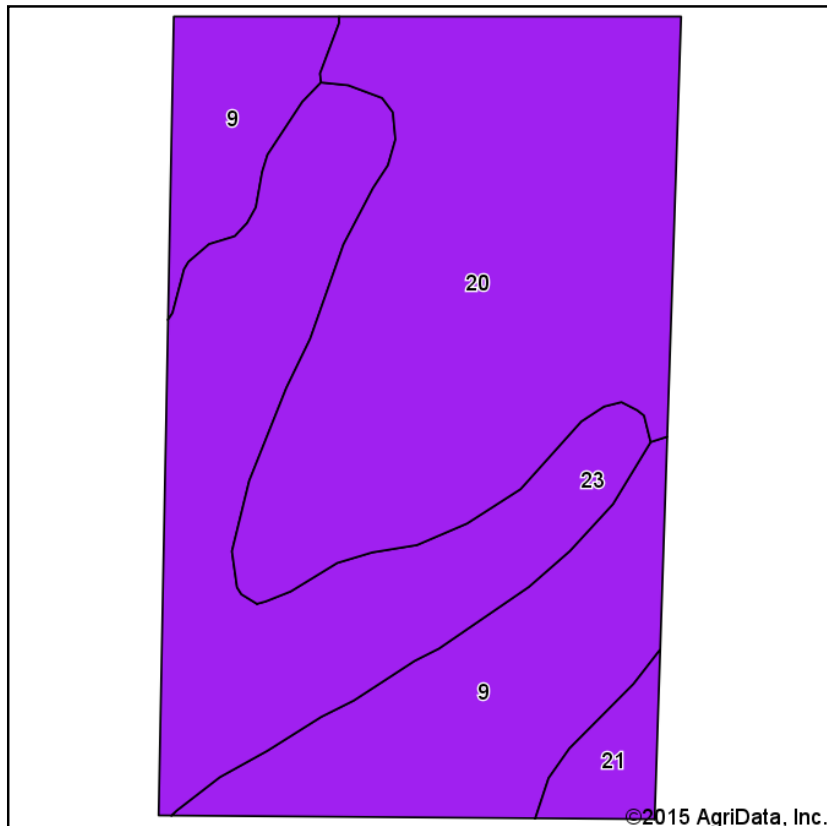
Maps Provided By:



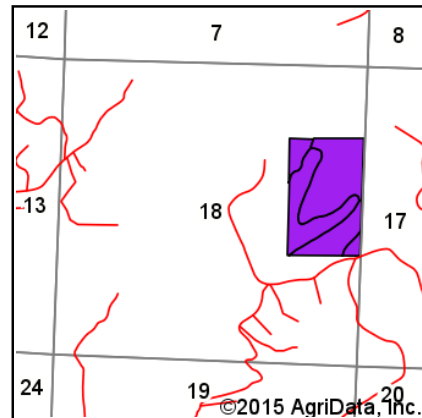
18-2S-18W
Garland County
Arkansas

SOIL MAP

Tract 82



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Garland**
 Location: **18-2S-18W**
 Township: **Whittington**
 Acres: **60.78**
 Date: **10/8/2015**



Maps Provided By:



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Area Symbol: AR051, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Bahiagrass	Improved bermudagrass	Tall fescue
20	Carnasaw-Pirum complex, 8 to 20 percent slopes	26.19	43.1%		Vle	5	5.5	4.5
23	Ceda gravelly loam, 0 to 3 percent slopes, frequently flooded	18.13	29.8%		Vllw			
9	Bismarck-Carnasaw complex, 8 to 20 percent slopes	14.71	24.2%		Vle		4	3
21	Carnasaw-Pirum-Clebit complex, 20 to 40 percent slopes	1.75	2.9%		Vlls			
Weighted Average						2.2	3.3	2.7

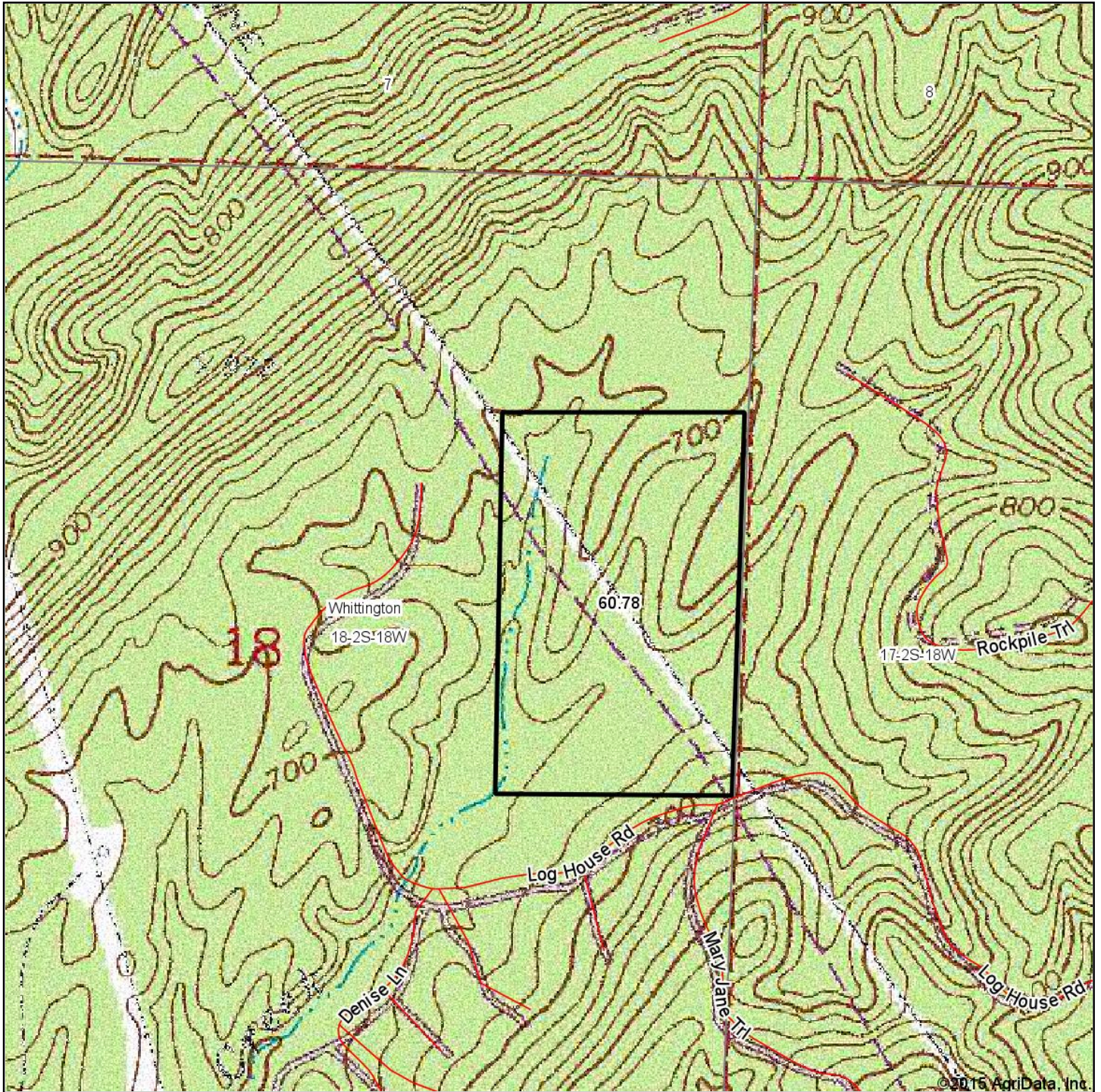
Area Symbol: AR051, Soil Area Version: 13

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

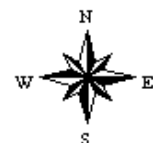
TOPOGRAPHY MAP

Tract 82



map center: 34° 33' 33.45, 92° 58' 6.22

scale: 9626



10/8/2015



Maps Provided By:



18-2S-18W
Garland County
Arkansas

NOTES



LILE REAL ESTATE, INC.

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Tennessee - Regional Office
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Memphis, TN 38119
901.260.4580 901.260.4582 (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 , T E N N E S S E E A N D T E X A S