



OFFERED FOR SALE

THE FLETCHER FARM

A recreational, timberland, and agricultural investment opportunity.

2,278.73 ^(+/-) total acres • Pulaski County, Arkansas

OFFERED BY



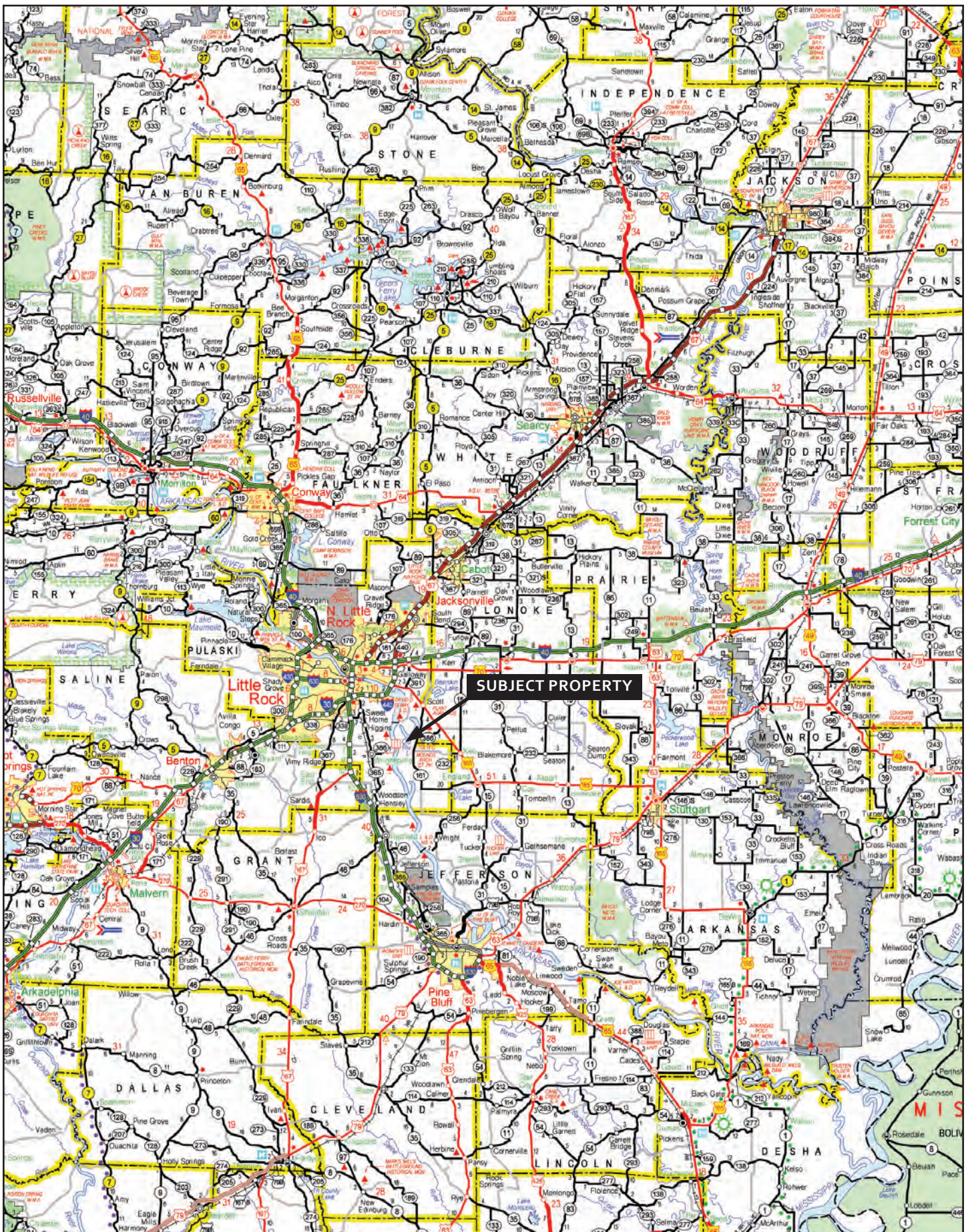
DISCLOSURE STATEMENT

Lile Real Estate, Inc. and Colliers International are the representing agencies for the owner of the property described within this offering brochure.

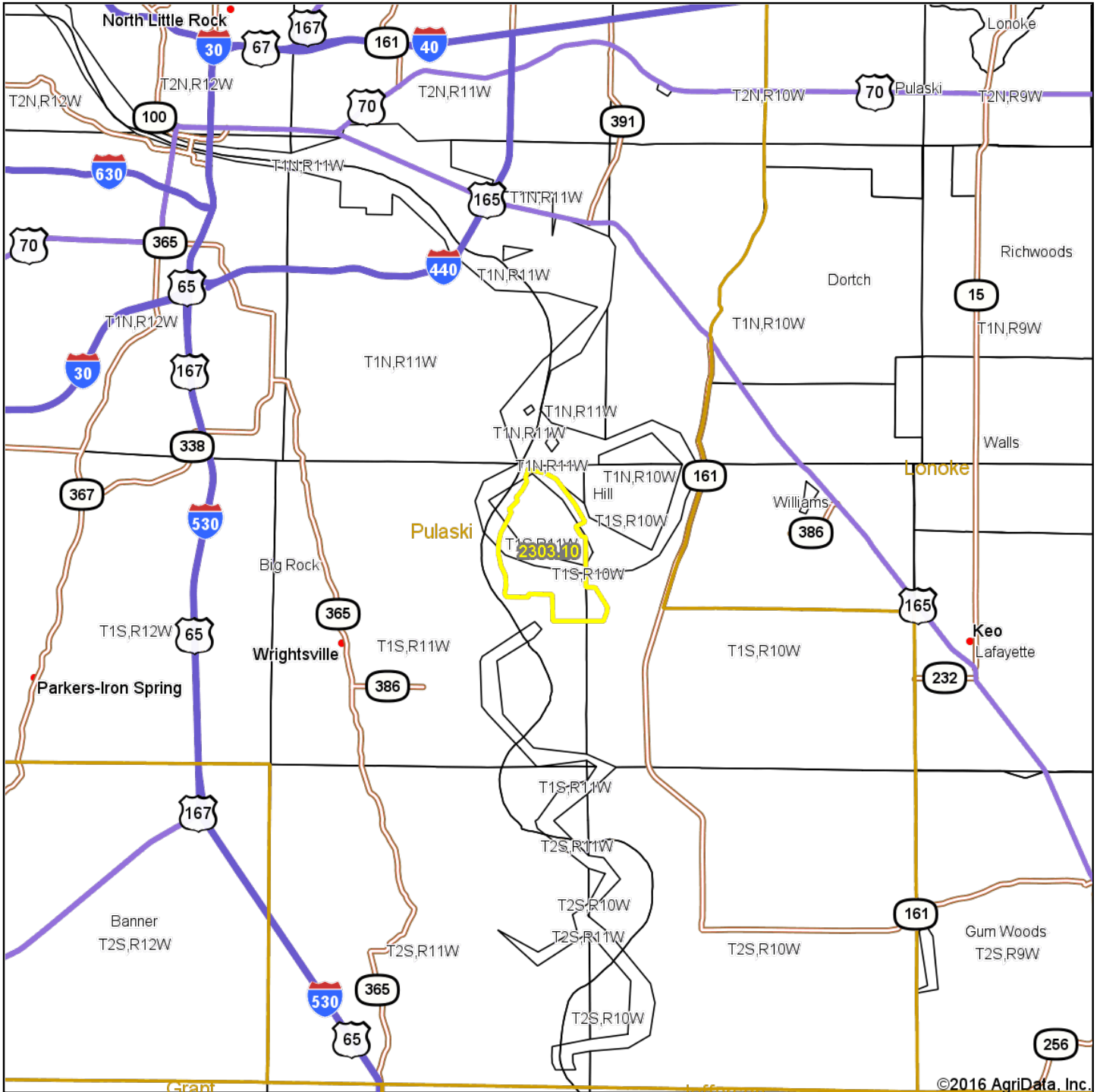
A representative of Lile Real Estate, Inc. and/or Colliers International must be present to conduct a showing. We respectfully request that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

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



VICINITY MAP II



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map center: 34° 38' 22.73, -92° 9' 2.36

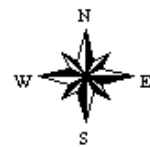
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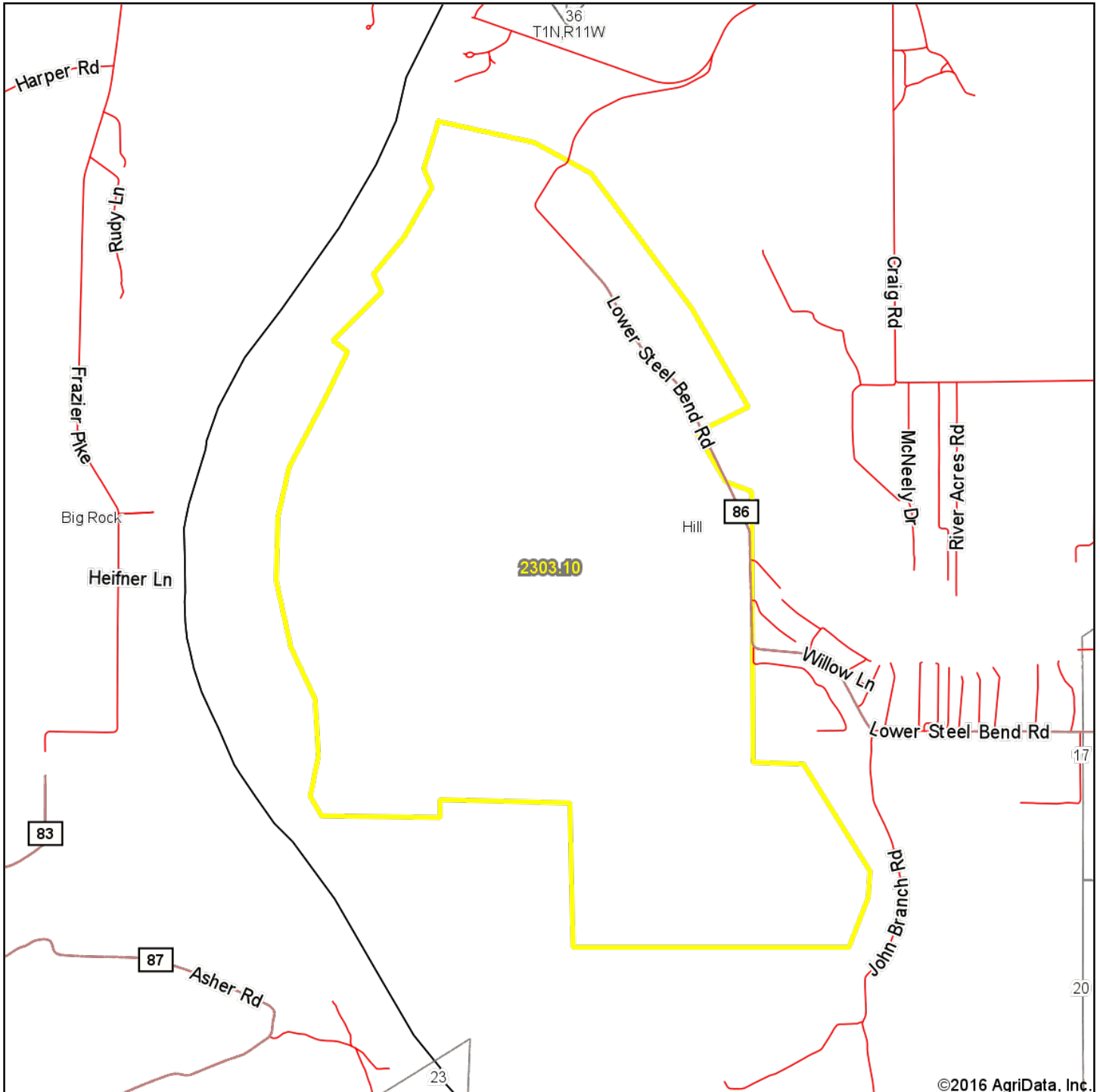
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12/8/2016

VICINITY MAP III



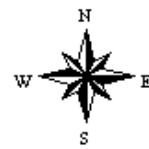
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map center: 34° 38' 23.23, -92° 9' 3.49

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Maps Provided By:
surety
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12/8/2016

PROPERTY SUMMARY

Description:

The Fletcher Farm consists of 2,278.73^(+/-) contiguous acres offering an excellent recreational and timberland investment opportunity. The property is especially suited for the development of a private, outing place for deer, turkey, and duck hunting, as well as fishing and water sports.

The land is located in southeast Pulaski County, Arkansas just southwest of the community of Scott. The Fletcher Farm has been held by the same family for 109 years. It has a storied history associated with two prominent central Arkansas families. Tom Fletcher, who settled the property in 1906, and Albert Fletcher (Tom's cousin), who later became Bishop of the Roman Catholic Diocese of Little Rock, owned the adjacent property. Tom Fletcher married Mamie Sandlin in 1911, and they occupied their new residence on the Old River Lake. The Fletcher family, the overseer's family, and the families of several tenant farmers all resided on the Fletcher Farm land. The property was a functioning cotton farm and required a number of buildings – commissary, blacksmith shop, mule barn, cotton gin, cotton house, chicken house, and other out buildings, which clustered near the main house and made the farm a lively place before the event of mechanization. A significant addition came to the farm in the 1930's, despite the protest of Tom Fletcher. The United States Army Corp of Engineers constructed a levy through the middle of the property. The levy offered protection from the Arkansas River which flows on the farm's western edge, but it divided the property in half, to the detriment of farm operations. As machines took over the farm operation, displacing labor, the human and animal presence diminished. No one currently lives on the land, and most of the original structures no longer exist.

The farm is very diverse, including bottomland timber, pine plantations, open pasture lands, a pecan orchard, wetlands/slough, lake and river frontage, and areas of sand deposited from historical river overflow. The land offers excellent recreational opportunities for deer and turkey hunting, and there are places that could be developed for waterfowl hunting. Fishing and watersports are available via the Old River Lake, Georgetown Lake, and the Arkansas River.

The lake frontage along Old River Lake and the pecan orchard present a great opportunity for the development of single family housing or lake/seasonal residences.

The land provides an excellent timber investment having 918^(+/-) acres of hardwood timber and 547.8^(+/-) acres in pine plantations. The open lands could potentially be used for a small cattle operation as well.

The Fletcher Farm has significant and beautiful water features, which provide a positive influence, each distinctive, and offers many options for development. The land has approximately 11,000^(+/-) feet of frontage on the Arkansas River, 8,600^(+/-) feet of frontage on Georgetown Lake and 3,225 feet of frontage on Old River Lake.

This unique property is represented by Lile Real Estate, Inc. and Colliers International. Please contact Gar Lile at 501-920-7015 or 501-374-3411, or Dickson Flake at 501-372-6161 for additional information. To schedule a property tour please contact Gar Lile.

Location:	Scott, Arkansas; Pulaski County; Central Region of Arkansas <i>Mileage Chart</i> Little Rock, AR 17 miles																																										
Access:	Access is excellent via Lower Steele Bend Road from Arkansas Highway 165 and interior roads.																																										
Acreage:	2,278.73 ^(+/-) Total Acres (source: Land Survey 2016)* 2,240.0 ^(+/-) Total Acres (source: Farm Service Agency)* <i>Acreage Breakdown</i> 918.0 ^(+/-) acres (40%) in hardwood timber 620.0 ^(+/-) acres (27%) in sand deposit areas, willow/plum thickets, and river shoots 536.7 ^(+/-) acres (25%) in pine plantation 145 ^(+/-) acres (6%) in pasture land 30.0 ^(+/-) acres (1.2%) wetland 18.0 ^(+/-) acres (.7%) in pecan orchard 11.7 ^(+/-) acres (.05%) in Conservation Reserve Program																																										
CRP Contract:	\$1,065.00 annually paid with an expiration date of September 30, 2020 (Contract #77, Farm #0000855, Tract # 001008, Field #0003)																																										
Real Estate Taxes:	\$3,861.00 2,387.88 ^(+/-) Total Acres (source: Pulaski County Assessor) <table><tr><td><i>Parcel Number</i></td><td><i>Acreage</i></td><td><i>Tax Amount</i></td></tr><tr><td>25R-002.00-005.00</td><td>33.00</td><td>\$20.00</td></tr><tr><td>25R-002.00-006.00</td><td>160.00</td><td>\$85.00</td></tr><tr><td>25R-001.00-004.00</td><td>117.02</td><td>\$180.00</td></tr><tr><td>25R-012.00-001.00</td><td>568.65</td><td>\$2,013.26</td></tr><tr><td>25R-011.00-012.00</td><td>326.14</td><td>\$208.00</td></tr><tr><td>25R-011.00-013.00</td><td>80.00</td><td>\$20.00</td></tr><tr><td>25R-014.00-001.00</td><td>49.12</td><td>\$13.00</td></tr><tr><td>25R-014.00-008.00</td><td>249.26</td><td>\$219.00</td></tr><tr><td>25R-013.00-002.00</td><td>579.99</td><td>\$740.00</td></tr><tr><td>15R-018.00-014.00</td><td>45.00</td><td>\$65.00</td></tr><tr><td>15R-019.00-002.00</td><td>62.17</td><td>\$110.00</td></tr><tr><td>25R-024.00-002.00</td><td>117.53</td><td>\$188.00</td></tr><tr><td>Total</td><td>2,387.88</td><td></td></tr></table>	<i>Parcel Number</i>	<i>Acreage</i>	<i>Tax Amount</i>	25R-002.00-005.00	33.00	\$20.00	25R-002.00-006.00	160.00	\$85.00	25R-001.00-004.00	117.02	\$180.00	25R-012.00-001.00	568.65	\$2,013.26	25R-011.00-012.00	326.14	\$208.00	25R-011.00-013.00	80.00	\$20.00	25R-014.00-001.00	49.12	\$13.00	25R-014.00-008.00	249.26	\$219.00	25R-013.00-002.00	579.99	\$740.00	15R-018.00-014.00	45.00	\$65.00	15R-019.00-002.00	62.17	\$110.00	25R-024.00-002.00	117.53	\$188.00	Total	2,387.88	
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Mineral Rights:	All owned by Seller (if any) shall transfer to Buyer without reservation, warranty, or guarantees.																																										
Utilities:	The property has all utilities, except natural gas and municipal sewer.																																										
Recreation:	The property offers excellent deer and turkey hunting, and fishing is available via Georgetown Lake, Old River Lake, and the Arkansas River. The property is well positioned for the development of a private hunting and fishing club.																																										
Offering Price:	\$2,500.00 Per Acre or \$5,670,000.00																																										
Contact:	Please contact Gar Lile at 501-920-7015 or Dickson Flake at 501-372-6161 for questions concerning this offering. To schedule a property tour please contact Gar Lile.																																										

PLAT MAP

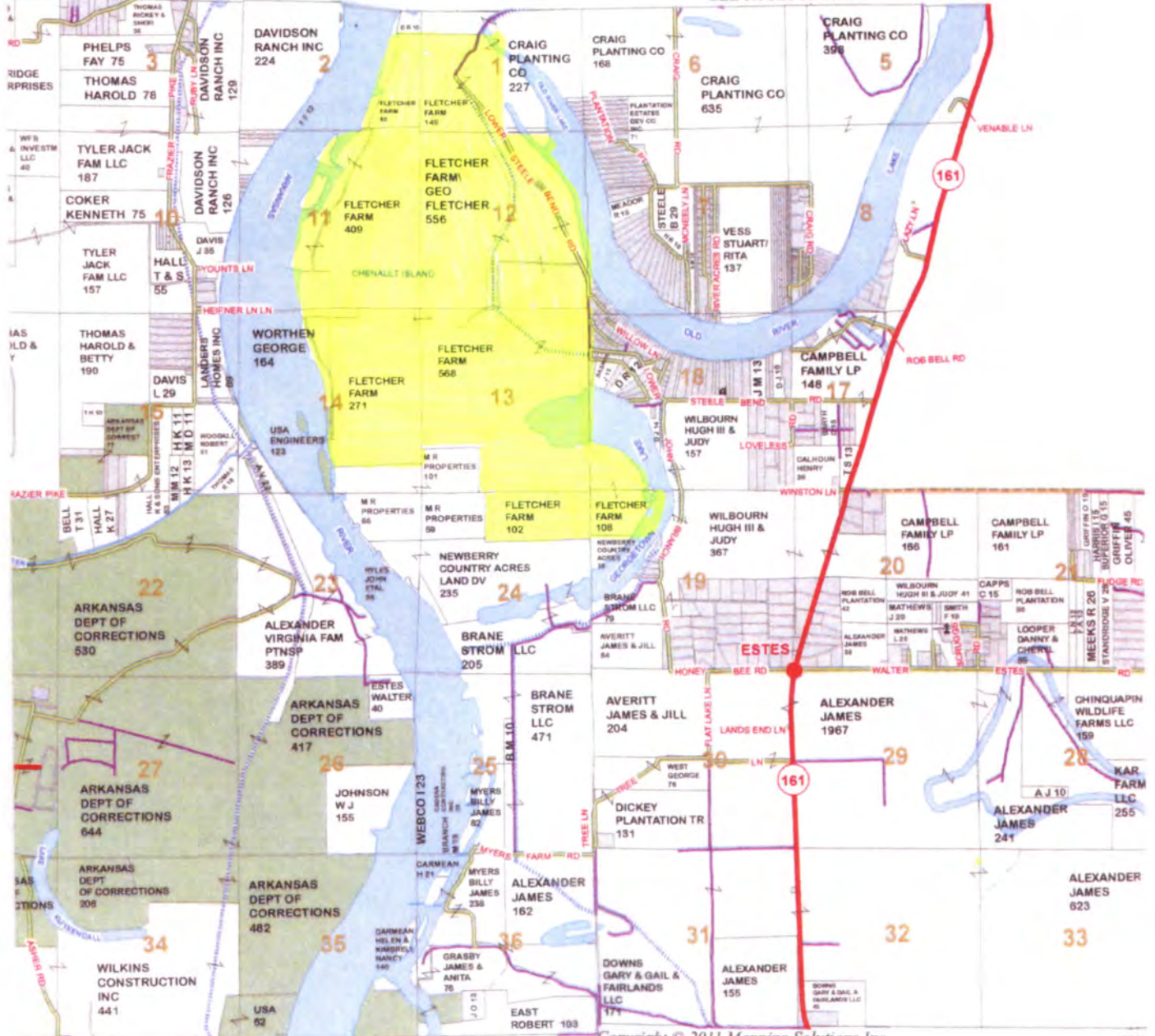
1S • RANGE 11W

TOWNSHIP 1S

Exhibit "A"

SEE PAGES 41 & 43

SEE PAGES 35 & 43



SEE PAGE 53

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SEE

PROPERTY DESCRIPTION FROM SURVEY

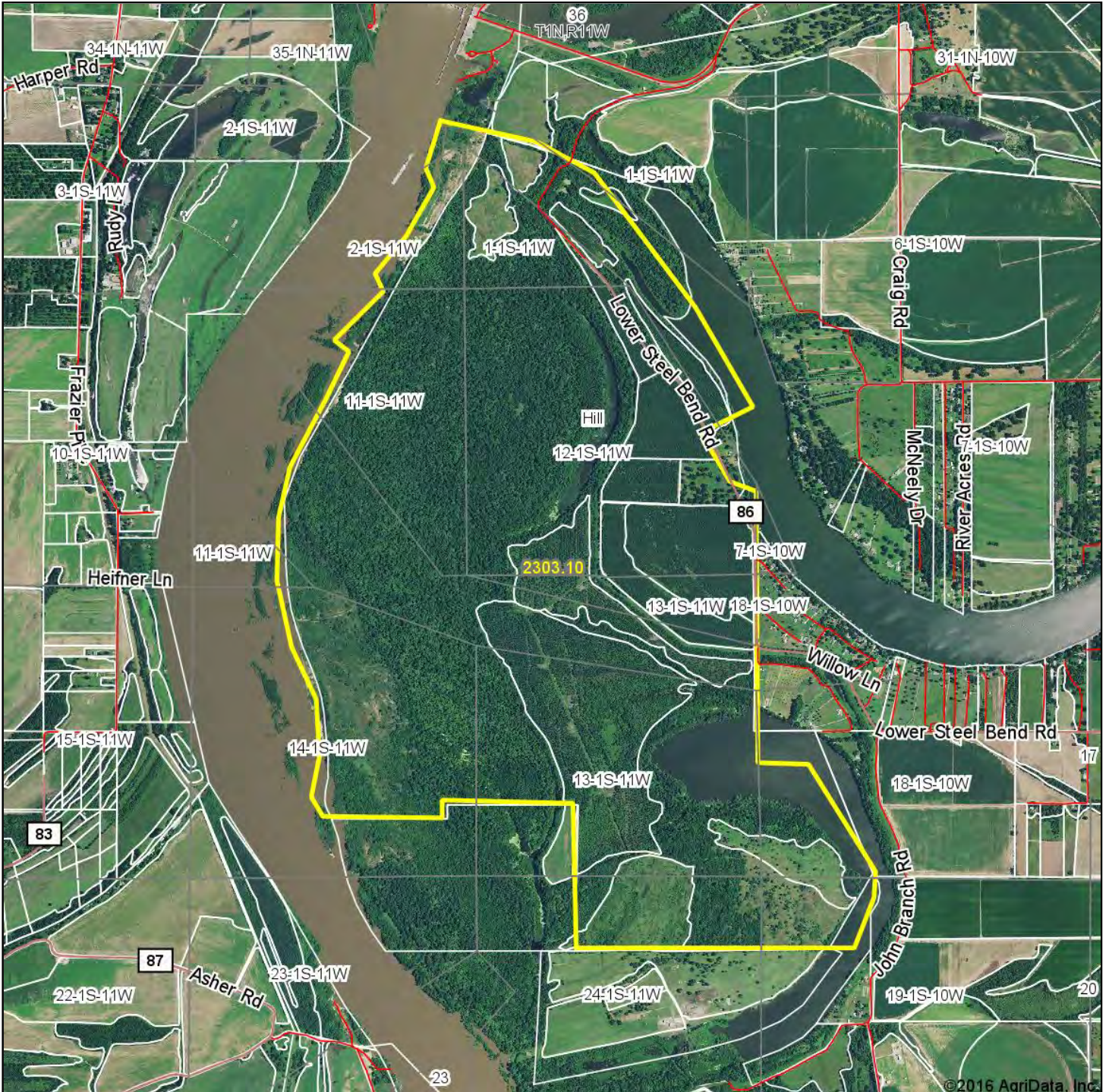
PART OF THE SOUTHWEST QUARTER AND PART OF THE WEST ONE HALF OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, PART OF THE EAST ONE HALF OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER AND PART OF THE EAST ONE HALF OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, THE WEST ONE HALF AND THE WEST ONE HALF OF THE NORTHEAST QUARTER AND THE WEST ONE HALF OF THE SOUTHEAST QUARTER AND PART OF THE EAST ONE HALF OF THE NORTH-EAST QUARTER AND PART OF THE EAST ONE HALF OF THE SOUTHEAST QUARTER OF SECTION 12, THE NORTH ONE HALF AND THE SOUTHEAST QUARTER AND THE NORTH ONE HALF OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, THE NORTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER AND PART OF THE EAST ONE HALF OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, PART OF THE NORTH HALF OF THE NORTHEAST QUARTER, PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24 ALL IN TOWNSHIP 01 SOUTH RANGE 11 WEST AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 ALL IN TOWNSHIP 01 SOUTH RANGE 10 WEST,

THE ABOVE DESCRIBED LANDS IN PULASKI COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, ALONG WITH ANY AND ALL ACCRETIONS THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 01 SOUTH RANGE 11 WEST, THENCE ALONG THE WEST LINE OF SECTION 13 NORTH 00 DEGREES 56 MINUTES 21 SE-CONDS EAST 1012.31 FEET TO A FOUND ONE HALF INCH REBAR PS 1243; THENCE DEPARTING SAID WEST LINE, NORTH 89 DEGREES 40 MINUTES 42 SECONDS WEST 2320.46 FEET TO THE LEFT (EAST) HIGH BANK OF THE ARKANSAS RIVER; THENCE ALONG SAID LEFT (EAST) HIGH BANK THE FOLLOWING THIRTY-ONE (31) COURSES AND DISTANCES; THENCE NORTH 24 DEGREES 57 MINUTES 23 SECONDS WEST 123.74 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 240.09 FEET TO A POINT; THENCE NORTH 24 DEGREES 34 MINUTES 50 SECONDS EAST 112.69 FEET TO A POINT; THENCE NORTH 22 DEGREES 42 MINUTES 29 SECONDS WEST 258.16 FEET; THENCE NORTH 11 DEGREES 05 MINUTES 37 SECONDS WEST 944.14 FEET TO A POINT; THENCE NORTH 28 DEGREES 28 MINUTES 43 SECONDS WEST 276.48 FEET TO A POINT; THENCE NORTH 18 DEGREES 12 MINUTES 50 SECONDS WEST 459.28 FEET TO A POINT; THENCE NORTH 04 DEGREES 37 MINUTES 31 SECONDS WEST 727.24 FEET TO A POINT; THENCE NORTH 15 DEGREES 57 MINUTES 14 SECONDS WEST 724.77 FEET TO A POINT; THENCE NORTH 05 DEGREES 02 MINUTES 41 SECONDS WEST 766.00 FEET TO A POINT; THENCE NORTH 03 DEGREES 32 MINUTES 07 SE-CONDS EAST 925.59 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 346.46 FEET TO A POINT THENCE NORTH 22 DEGREES 05 MINUTES 48 SECONDS EAST 615.30 FEET TO A POINT; THENCE NORTH 60 DEGREES 16 MINUTES 07 SECONDS EAST 190.33 FEET TO A POINT; THENCE NORTH 24 DEGREES 31 MINUTES 55 SECONDS EAST 999.98 FEET TO A POINT; THENCE NORTH 40 DEGREES 04 MINUTES 33 SECONDS EAST 745.85 FEET TO A POINT; THENCE NORTH 16 DEGREES 14 MINUTES 14 SECONDS 409.19 FEET TO A POINT; THENCE NORTH 28 DEGREES 15 MINUTES 06 SECONDS EAST 459.60 FEET TO A POINT; THENCE NORTH 69 DEGREES 25 MINUTES 22 SECONDS WEST 391.32 FEET TO A POINT; THENCE NORTH 35 DEGREES 55 MINUTES 47 SECONDS EAST 690.90 FEET TO A POINT; THENCE NORTH 41 DEGREES 42 MINUTES 38 SECONDS EAST 407.43 FEET TO A POINT; THENCE NORTH 46 DEGREES 11 MINUTES 13 SECONDS EAST 286.30 FEET TO A POINT; THENCE NORTH 63 DEGREES 47 MINUTES 28 SECONDS WEST 182.70 FEET TO A POINT; THENCE NORTH 45 DEGREES 33 MINUTES 10 SECONDS EAST 357.19 FEET TO A POINT; THENCE NORTH 26 DEGREES 31 MINUTES 45 SECONDS EAST 187.77 FEET TO A POINT; THENCE NORTH 24 DEGREES 44 MINUTES 46 SECONDS EAST 383.69 FEET TO A POINT; THENCE NORTH 11 DEGREES 26 MINUTES 56 SECONDS EAST 398.78 FEET TO A POINT; THENCE NORTH 29 DEGREES 24 MINUTES 35 SECONDS EAST 404.14 FEET TO A POINT; THENCE NORTH 11

DEGREES 59 MINUTES 42 SECONDS EAST 289.79 FEET TO A POINT; THENCE NORTH 02 DEGREES 19 MINUTES 09 SECONDS WEST 204.28 FEET TO A POINT; THENCE NORTH 31 DEGREES 11 MINUTES 30 SECONDS EAST 401.81 FEET TO A POINT; THENCE NORTH 48 DEGREES 04 MINUTES 16 SECONDS WEST 165.61 FEET TO A POINT; THENCE NORTH 22 DEGREES 48 MINUTES 54 SECONDS EAST 141.95 FEET TO A POINT ON THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2 TOWNSHIP 01 SOUTH RANGE 11 WEST; THENCE NORTH 22 DEGREES 56 MINUTES 25 SECONDS EAST 413.68 FEET TO A POINT IN THE THREAD (CENTER) OF OLD RIVER; THENCE DEPARTING SAID LEFT (EAST) HIGH BANK OF THE ARKANSAS RIVER AND ALONG THE SAID THREAD (CENTER) OF OLD RIVER THE FOLLOWING TEN (10) COURSES AND DISTANCES; NORTH 88 DEGREES 49 MINUTES 32 SECONDS EAST 182.07 FEET TO A POINT; THENCE SOUTH 80 DEGREES 06 MINUTES 17 SECONDS WEST 363.47 FEET TO A POINT; THENCE NORTH 75 DEGREES 58 MINUTES 21 SECONDS EAST 91.26 FEET TO A POINT; THENCE SOUTH 74 DEGREES 04 MINUTES 11 SECONDS EAST 1117.17 FEET TO A POINT; THENCE SOUTH 57 DEGREES 58 MINUTES 15 SECONDS EAST 1398.19 FEET TO A POINT; THENCE SOUTH 45 DEGREES 50 MINUTES 20 SECONDS EAST 1346.92 FEET TO A POINT; THENCE SOUTH 30 DEGREES 21 MINUTES 00 SECONDS EAST 1425.22 FEET TO A POINT; THENCE SOUTH 30 DEGREES 50 MINUTES 51 SECONDS EAST 1368.89 FEET TO A POINT; THENCE SOUTH 35 DEGREES 01 MINUTES 16 SECONDS EAST 990.71 FEET TO A POINT; THENCE SOUTH 07 DEGREES 33 MINUTES 13 SECONDS EAST 105.32 FEET TO A POINT; THENCE DEPARTING SAID THREAD (CENTER) SOUTH 70 DEGREES 20 MINUTES 31 SECONDS WEST 596.40 FEET TO A POINT; THENCE SOUTH 61 DEGREES 31 MINUTES 17 SECONDS WEST 182.11 FEET TO A POINT; THENCE SOUTH 49 DEGREES 23 MINUTES 38 SECONDS WEST 270.27 FEET TO A POINT IN THE CENTERLINE OF LOWER STEEL BEND ROAD; THENCE ALONG THE SAID CENTERLINE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES; THENCE SOUTH 25 DEGREES 12 MINUTES 18 SECONDS EAST 73.45 FEET TO A POINT; THENCE SOUTH 25 DEGREES 30 MINUTES 43 SECONDS EAST 957.93 FEET TO A POINT THENCE SOUTH 24 DEGREES 46 MINUTES 56 SECONDS EAST 440.75 FEET TO A POINT THENCE SOUTH 24 DEGREES 28 MINUTES 45 SECONDS EAST 204.46 FEET TO A POINT; THENCE SOUTH 23 DEGREES 25 MINUTES 16 SECONDS EAST 123.16 TO A POINT; THENCE 109.91 FEET ALONG THE ARC OF A 315.32 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF SOUTH 17 DEGREES 36 MINUTES 06 SECONDS EAST 109.35 FEET TO A POINT ON THE EAST LINE OF THE SAIDEAST ONE HALF OF THE SOUTHEAST QUARTER OF SECTION 12 TOWNSHIP 01 SOUTH RANGE 11 WEST; THENCE SOUTH 00 DEGREES 22 MINUTES 00 SECONDS EAST 850.83 FEET TO A FOUND ONE HALF INCH REBAR USED FOR THE SOUTHEAST CORNER OF SAID EAST ONE HALF OF THE SOUTHEAST QUARTER OF SECTION 12 TOWNSHIP 01 SOUTH RANGE 11 WEST; THENCE DEPARTING SAID CENTERLINE AND ALONG THE EAST LINE OF SECTION 13 TOWNSHIP 01 SOUTH RANGE 11 WEST SOUTH 00 DEGREES 51 MINUTES 26 SECONDS WEST 3288.12 FEET TO A POINT IN THE THREAD (CENTER) OF GEORGETOWN LAKE; THENCE ALONG THE SAID THREAD (CENTER) THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; THENCE SOUTH 81 DEGREES 47 MINUTES 31 SECONDS EAST 500.05 FEET TO A POINT; THENCE SOUTH 57 DEGREES 40 MINUTES 04 SECONDS EAST 856.07 FEET TO A POINT; THENCE SOUTH 34 DEGREES 02 MINUTES 06 SECONDS EAST 775.44 FEET TO A POINT; THENCE SOUTH 25 DEGREES 08 MINUTES 44 SECONDS EAST 718.74 FEET TO A POINT; THENCE SOUTH 28 DEGREES 23 MINUTES 58 SECONDS EAST 417.19 FEET TO A POINT; THENCE SOUTH 20 DEGREES 50 MINUTES 49 SECONDS EAST 205.78 FEET TO A POINT; THENCE SOUTH 09 DEGREES 26 MINUTES 53 SECONDS WEST 329.13 FEET TO A POINT; THENCE SOUTH 31 DEGREES 43 MINUTES 29 SECONDS WEST 983.37 FEET TO A POINT ON THE SOUTH LINE OF THE SAID NORTH ONE HALF OF THE NORTHWEST QUARTER OF SECTION 19 TOWNSHIP 01 SOUTH RANGE 10 WEST; THENCE DEPARTING SAID THREAD (CENTER) AND ALONG THE SAID SOUTH LINE NORTH 89 DEGREES 44 MINUTES 37 SECONDS WEST 1683.83 FEET TO A FOUND THREE EIGHTS INCH REBAR PS 1002 USED FOR THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 19 TOWNSHIP 01 SOUTH RANGE 10 WEST; THENCE NORTH 89 DEGREES 44 MINUTES 14 SECONDS WEST 3300.50 FEET TO A FOUND ONE HALF INCH REBAR; THENCE NORTH 00 DEGREES 34 MINUTES 02 SECONDS EAST 160.35 FEET TO A FOUND ONE HALF INCH REBAR; THENCE NORTH 00 DEGREES 15 MINUTES 13 SECONDS EAST 2723.00 FEET TO A FOUND ONE INCH PIPE ON THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13 TOWNSHIP 01 SOUTH RANGE 11 WEST; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 40 MINUTES 42 SECONDS WEST 1980.00 FEET TO THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE SOUTH 00 DEGREES 15 MINUTES 13 SECONDS WEST 300.00 FEET TO THE POINT OF BEGINNING. CONTAINING 99,261,478.8 SQUARE FEET OR 2278.73 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF LOWER STEEL BEND ROAD.

AERIAL MAP



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Maps Provided By:



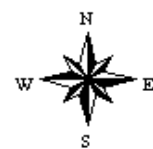
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map center: 34° 38' 23.23, -92° 9' 3.49

0ft 2858ft 5715ft

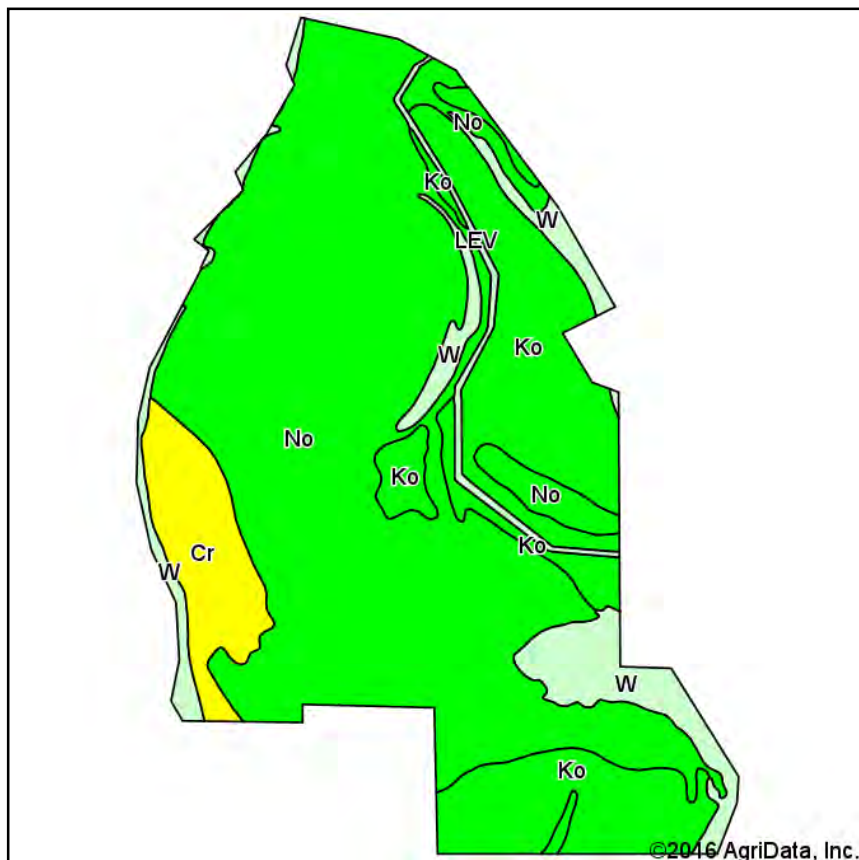
12-1S-11W
Pulaski County
Arkansas



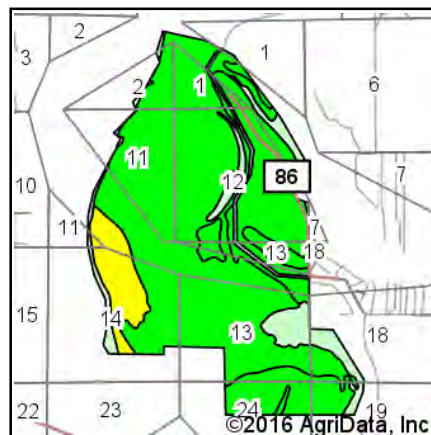
12/8/2016

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

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Pulaski**
 Location: **12-1S-11W**
 Township: **Hill**
 Acres: **2303.1**
 Date: **12/8/2016**



Maps Provided By:



Area Symbol: AR119, Soil Area Version: 12

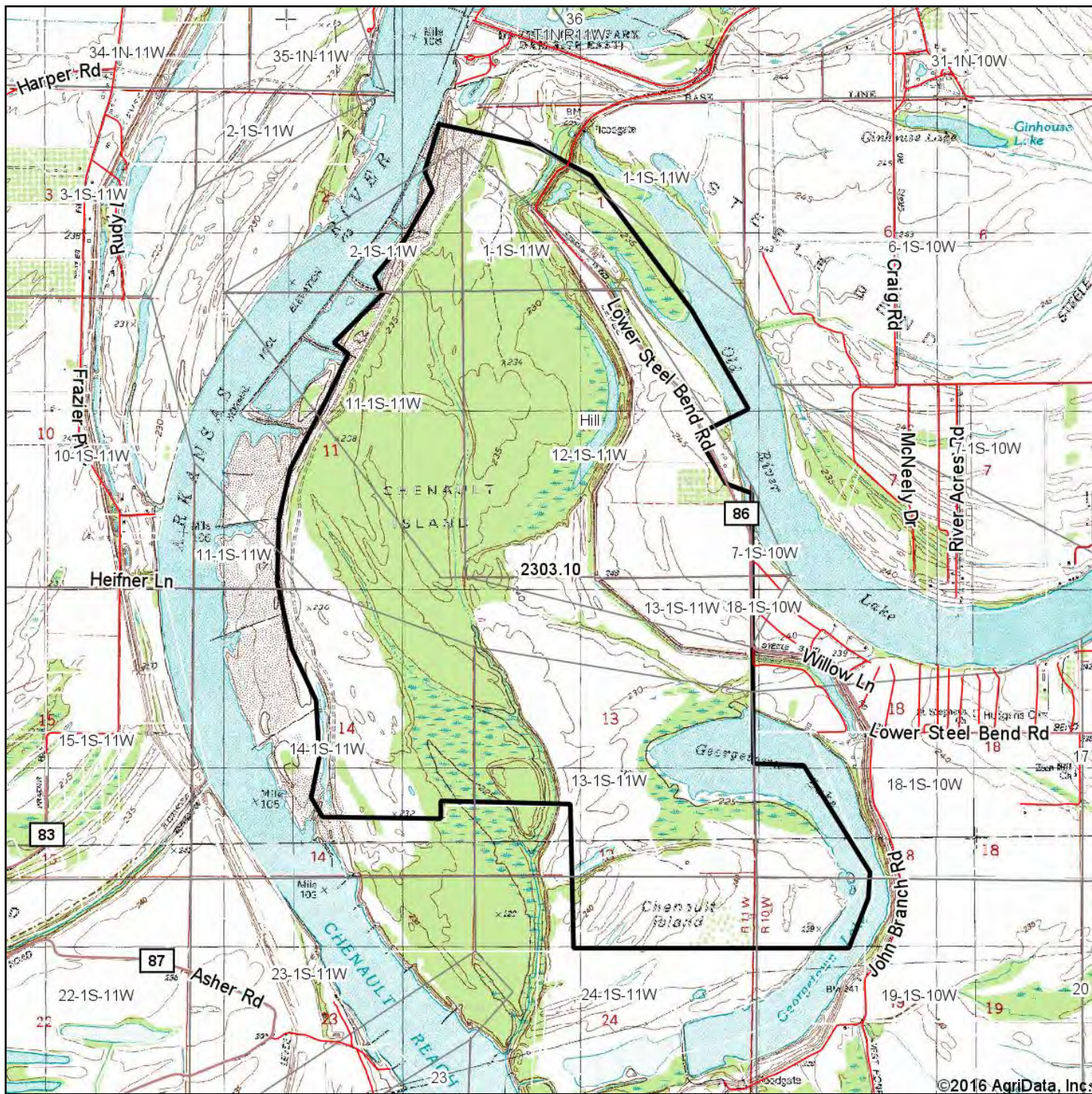
Cod e	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Common bermudagrass	Cor n	Cotton lint	Improved bermudagrass	Soybeans	Whea t
No	Norwood silty clay loam	1382.28	60.0%		I	I	8	110	600	10	40	40
Ko	Keo silt loam, 0 to 1 percent slopes, rarely flooded	539.77	23.4%		Iw							
W	Water	199.59	8.7%									
Cr	Crevasse fine sand	151.78	6.6%		IVs		4					
LEV	Levee	29.68	1.3%									
Weighted Average							5.1	66	360.1	6	24	24

Area Symbol: AR119, Soil Area Version: 12

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



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map center: 34° 38' 23.23, -92° 9' 3.49

0ft 2858ft 5715ft

LILE
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Maps Provided By:



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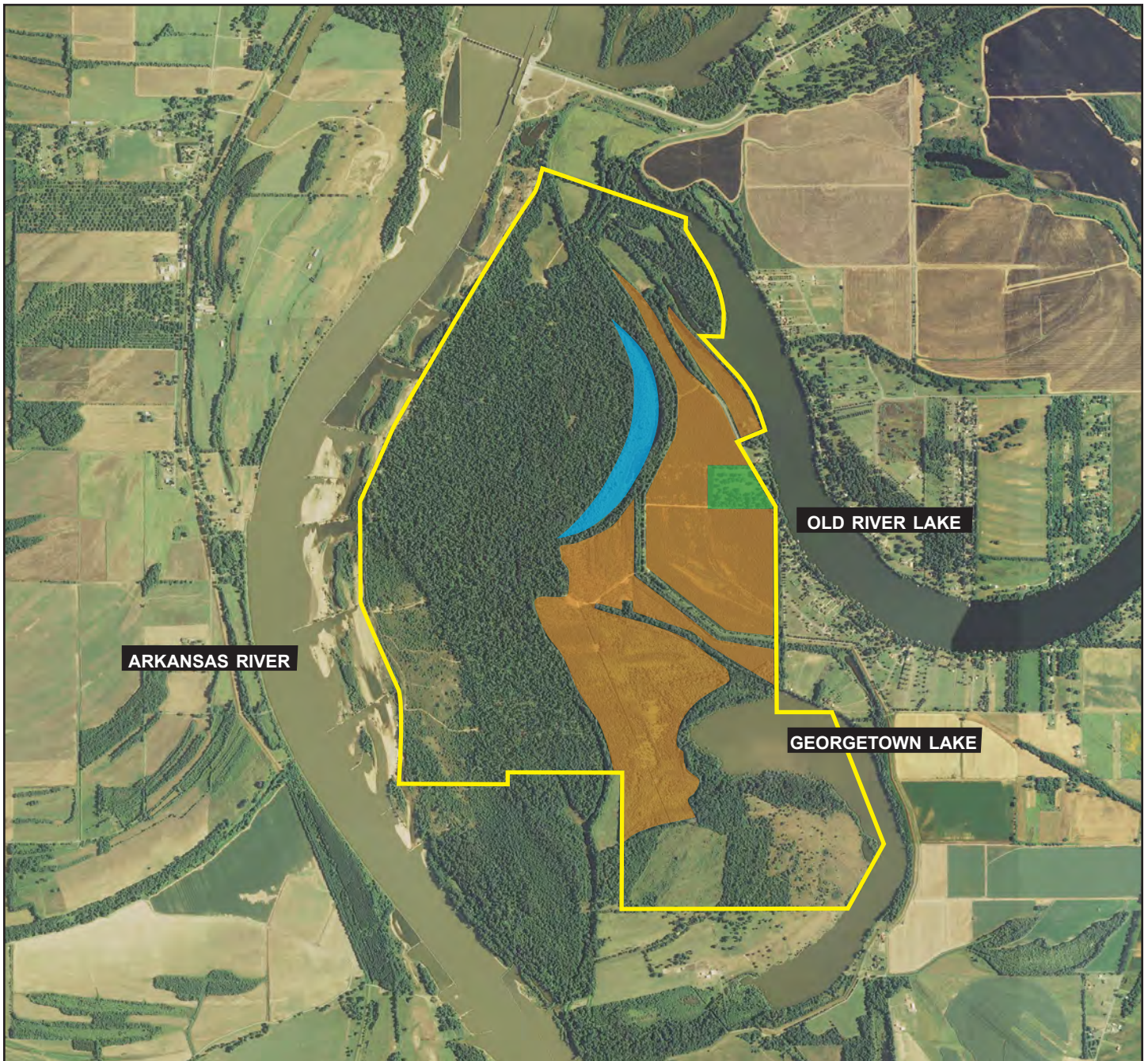
12-1S-11W
Pulaski County
Arkansas






12/8/2016

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

LAND FEATURES



	Conservation Reserve Program	536.7 (+/-) acres
	Wetland	30.0 (+/-) acres
	Pecan Orchard	18.0 (+/-) acres

FLETCHER FARM PHOTOS



PINE PLANTATION ACCESS ROAD



ARKANSAS RIVER LEVEE

FLETCHER FARM PHOTOS



HARDWOOD TIMBER



WOODS ROAD

FLETCHER FARM PHOTOS



PINE PLANTATION



PINE PLANTATION ACCESS ROAD

FLETCHER FARM PHOTOS

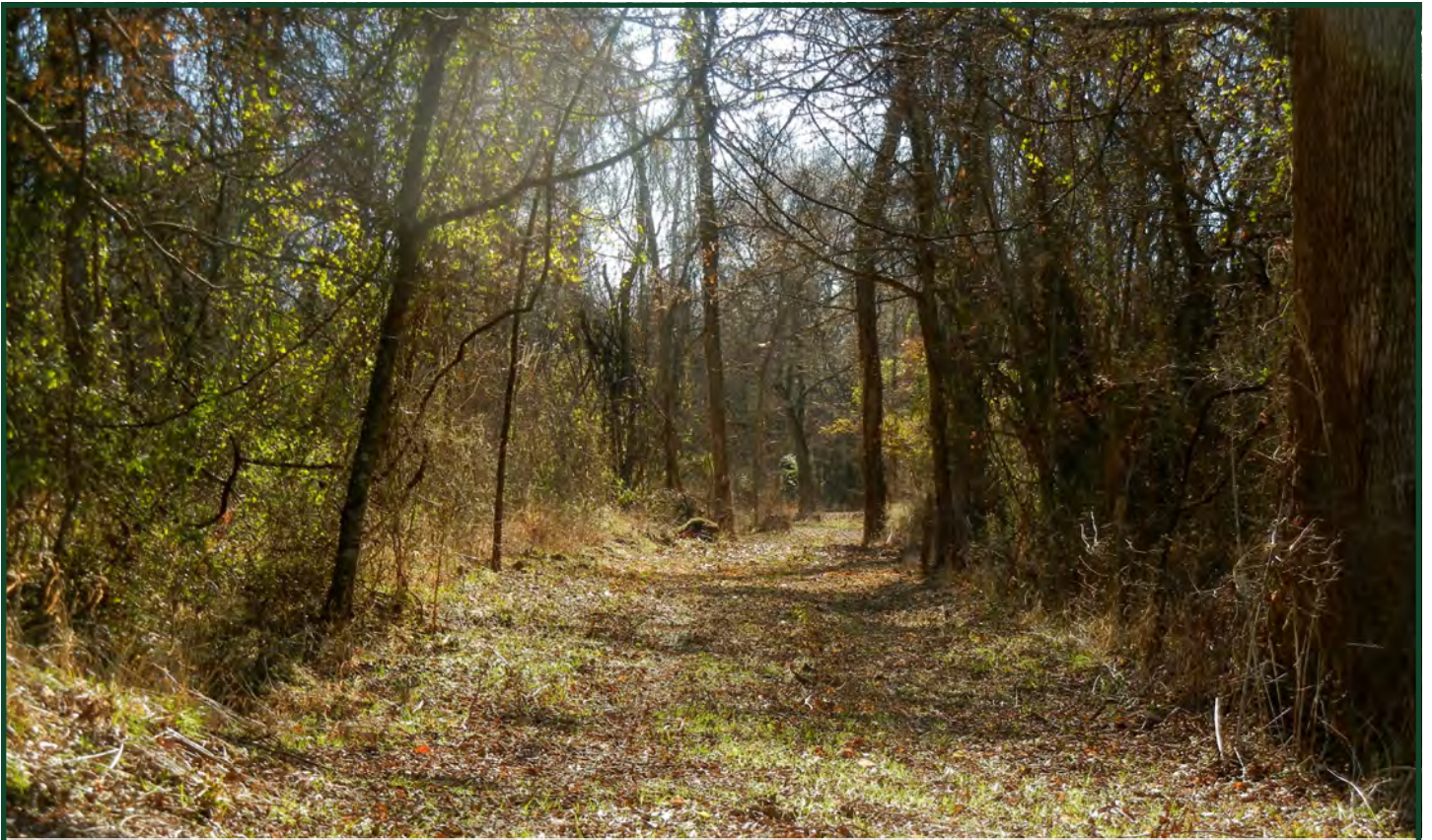


HARDWOOD TIMBER



WOODS ROAD

FLETCHER FARM PHOTOS



WOODS ROAD



SOUTHWEST OF GEORGETOWN LAKE

FLETCHER FARM PHOTOS



OLD RIVER SLOUGH



PECAN ORCHARD

FLETCHER FARM PHOTOS



ARKANSAS RIVER



OLD RIVER LAKE

FLETCHER FARM PHOTOS



FLETCHER FARM PHOTOS



SANDY AREA ALONG ARKANSAS RIVER



LOWER STEEL BEND ROAD

FLETCHER FARM PHOTOS



PINE PLANTATION



DEER FOOD PLOT

FLETCHER FARM PHOTOS



NORTHEAST PASTURE



NORTH PASTURE

FLETCHER FARM PHOTOS



WOODS ROADS



DUCK HUNTING IN THE OLD RIVER SLOUGH BED

REAL ESTATE TAX INFORMATION

Pulaski County, AR Results (11)

Last Updated: 11/11/2016

Criteria: Last Name = Fletcher Farm

Parcel: 15R0180001400	RPID: 188940	Type: (RV) Res. Vacant
Owner: FLETCHER FARM	S-T-R: 18-01S-10	
Address: 0 LOWER STEELE BEND RD	Acres: 45.000	
Mail Address: C/O WILLIAM WORTEN 323 W 17TH ST LITTLE ROCK, AR 72206	Subdivision: 1S-10-18	
Legal: ACCRETIONS TO SW 18 1S 10W	City: N/A	
Parcel: 15R0190000200	RPID: 274373	Type: (RV) Res. Vacant
Owner: FLETCHER FARM	S-T-R: 19-01S-10	
Address: 0 LOWER STEEL BEND RD	Acres: 62.170	
Mail Address: C/O WILLIAM WORTEN 323 W 17TH ST LITTLE ROCK, AR 72206	Subdivision: 1S-10-19	
Legal: N1367.6' OF W1/2 SEC 19 LYING W OF CLN OF GEORGETO...	City: N/A	
Parcel: 25R0010000400	RPID: 178133	Type: (RV) Res. Vacant
Owner: FLETCHER FARM	S-T-R: 01-01S-11	
Address: 0 STEEL BEND RD	Acres: 117.020	
Mail Address: C/O WILLIAM WORTEN 323 W 17TH ST LITTLE ROCK, AR 72206	Subdivision: 1S-11-01	
Legal: FRL SW LESS LEVEE R/W 1 1S 11W	City: N/A	
Parcel: 25R0020000500	RPID: 230192	Type: (RV) Res. Vacant
Owner: FLETCHER FARM	S-T-R: 02-01S-11	
Address: 0 STEEL BEND RD	Acres: 33.000	
Mail Address: C/O WILLIAM WORTEN 323 W 17TH ST LITTLE ROCK, AR 72206	Subdivision: 1S-11-02	
Legal: E OF R FRL SW 2 1S 11W	City: N/A	
Parcel: 25R0020000600	RPID: 205628	Type: (RV) Res. Vacant
Owner: FLETCHER FARM	S-T-R: 02-01S-11	
Address: 0 STEEL BEND RD	Acres: 160.000	
Mail Address: C/O WILLIAM WORTEN 323 W 17TH ST LITTLE ROCK, AR 72206	Subdivision: 1S-11-02	
Legal: E OF R FRL SE 2 1S 11W	City: N/A	
Parcel: 25R0110001200	RPID: 241884	Type: (RV) Res. Vacant

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REAL ESTATE TAX INFORMATION

Owner: FLETCHER FARM S-T-R: 11-01S-11
Address: 0 STEEL BEND RD Acres: 326.139
Mail Address: C/O WILLIAM WORTEN 323 W 17TH ST
LITTLE ROCK, AR 72206
Legal: NE AND N1/2 SE & FRL S1/2 SE AND FRL NE SW 11 1S ... Subdivision: 1S-11-11
City: N/A

Parcel: 25R0110001300	RPID: 214014	Type: (RV) Res. Vacant
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Owner: FLETCHER FARM S-T-R: 11-01S-11
Address: 0 STEEL BEND RD Acres: 80.000
Mail Address: C/O WILLIAM WORTEN 323 W 17TH ST
LITTLE ROCK, AR 72206
Legal: E OF O R E1/2 NW 11 1S 11W Subdivision: 1S-11-11
City: N/A

Parcel: 25R0120000100	RPID: 334627	Type: (RI) Res. Improv.
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Owner: FLETCHER FARM S-T-R: 12-01S-11
Address: 0 STEEL BEND RD Acres: 568.650
Mail Address: C/O WILLIAM WORTEN 323 W 17TH ST
LITTLE ROCK, AR 72206
Legal: ALL SEC 12 EXC N PT NE & EXC LEVEE R/W 12 1S 11W Subdivision: 1S-11-12
City: N/A

Parcel: 25R0130000200	RPID: 290761	Type: (RV) Res. Vacant
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Owner: FLETCHER FARM S-T-R: 13-01S-11
Address: 0 NORTH RD Acres: 579.999
Mail Address: C/O WILLIAM WORTEN 323 W 17TH ST
LITTLE ROCK, AR 72206
Legal: ALL SEC 13 EXC SW SW & EXC W1/2 SE SW 13 1S 11W Subdivision: 1S-11-13
City: N/A

Parcel: 25R0140000800	RPID: 355109	Type: (RV) Res. Vacant
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Owner: FLETCHER FARM S-T-R: 14-01S-11
Address: 0 NORTH RD Acres: 249.260
Mail Address: C/O WILLIAM WORTEN 323 W 17TH ST
LITTLE ROCK, AR 72206
Legal: FRL NE AND N1/2 SE AND N300' OF S1/2 SE ALL LYING ... Subdivision: 1S-11-14
City: N/A

Parcel: 25R0240000200	RPID: 263858	Type: (RV) Res. Vacant
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REAL ESTATE TAX INFORMATION

Owner: FLETCHER FARM

S-T-R: 24-01S-11

Address: 0 STEEL BEND RD

Acres: 117.539

Mail Address: C/O WILLIAM WORTEN 323 W 17TH
ST

Subdivision: 1S-11-24

LITTLE ROCK, AR 72206

Legal: PT SEC 24 MPDA BEG NE COR SEC
24 S00*06'E1544.5' S...

City: N/A

REAL ESTATE TAX INFORMATION

Parcel: 25R0140000100

Pulaski County Report

ID: 304615
As of: 11/11/2016

Property Owner

Name: WORTHEN GEORGE G. FAMILY
TRUST UID

Mailing Address: 8 RIVERBEND CIRCLE
LITTLE ROCK, AR 72202

Type: (RV) Res. Vacant

Tax Dist: (012) Little Rock Rural

Size (Acres): 49.120

Extended Legal: ACCRETIONS FRACTIONAL NORTH PART OF THE NW1/4 SECTION 14-1S-11 LESS & EXC ALL
OIL, GAS, MINERALS

Property Information

Physical Address: 0 NORTH ST

Subdivision: 1S-11-14

Block / Lot: -- / --

S-T-R: 14-01S-11

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value
Land:	\$1,300	\$260	\$260
Building:	0	0	0
Total:	\$1,300	\$260	\$260

Taxes:

Estimated Taxes:	\$13
Homestead Credit:	\$0

Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.

Land:

Land Use	Size	Units
Pasture (18)	5.22	Acres
Pasture (6)	7.68	Acres
Timber (4)	0.03	Acres
WATER	36.12	Acres
WATER	0.04	Acres
WATER	0.03	Acres

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
4/3/2015	2015	019961	ExecDeed	0.00	\$0	WORTHEN GEORGE G. FAMILY TRUST UID		Land Only
2/3/2010	2010	015640	SWD	0.00	\$15,000	WORTHEN GEORGE G		N
8/17/2005	05	069949	LWD	0.00	\$0			N
5/1/1997	97	30117	Warr. Deed	0.00	\$4			N
11/1/1987	87	71912	Warr. Deed	0.00	\$1			N

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REAL ESTATE TAX INFORMATION

Parcel: 25R0140000100

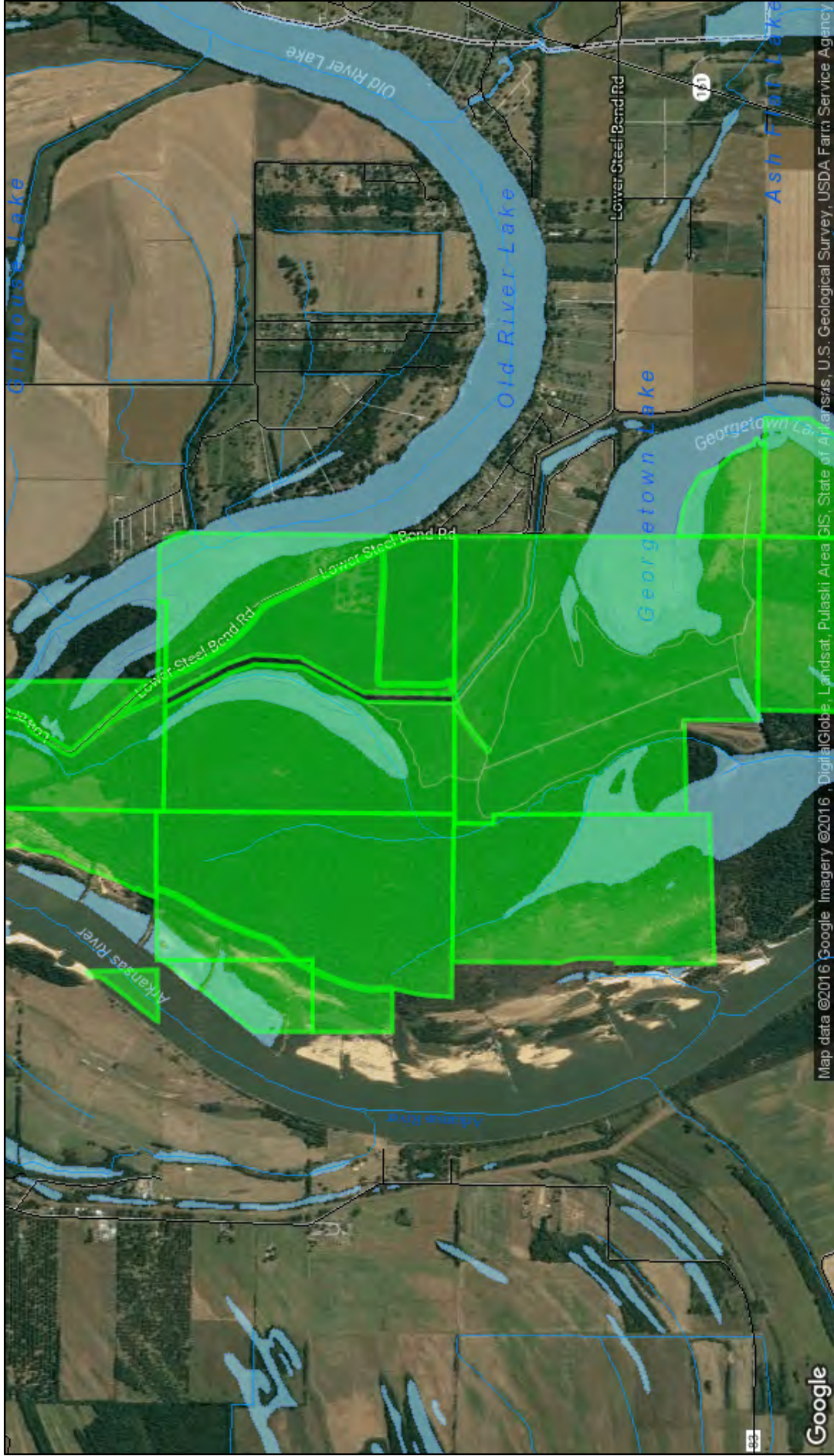
Pulaski County Report

ID: 304615
As of: 11/11/2016

Map:



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Date Created: 12/8/2016
Created By: DataScoutPro
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1) FLETCHER FARM

Address: 0 STEEL BEND RD 721420000
Legal: FRL SW LESS LEVEE R/W 1 1S 11W
Parcel: 25R0010000400

RPID: 178133

Acres: 117.02

2) FLETCHER FARM

Address: 0 LOWER STEELE BEND RD 721420000
Legal: ACCRETIONS TO SW 18 1S 10W
Parcel: 15R0180001400

RPID: 188940

Acres: 45

3) FLETCHER FARM

Address: 0 STEEL BEND RD 722060000
Legal: E OF R FRL SE 2 1S 11W
Parcel: 25R0020000600

RPID: 205628

Acres: 160

4) FLETCHER FARM

Address: 0 STEEL BEND RD 722060000
Legal: E OF O R E1/2 NW 11 1S 11W
Parcel: 25R0110001300

RPID: 214014

Acres: 80

5) FLETCHER FARM

Address: 0 STEEL BEND RD 722060000
Legal: E OF R FRL SW 2 1S 11W
Parcel: 25R0020000500

RPID: 230192

Acres: 33

6) FLETCHER FARM

Address: 0 STEEL BEND RD 722060000
Legal: NE AND N1/2 SE & FRL S1/2 SE AND FRL NE SW 11 1S 11W
Parcel: 25R0110001200

RPID: 241884

Acres: 326.139

7) FLETCHER FARM

Address: 0 STEEL BEND RD 722060000
Legal: PT SEC 24 MPDA BEG NE COR SEC 24 S00°06'E1544.5' S89°35'W137.9' S89°46'W282.1' S89°02'W197.8' S89°51'W169.8' S89°50'W255.8' N89°53'W183.2' S89°17'W253.8' N89°57'W356' S89°35'W194.4' S89°42'W194.7' S89°59'W218.8' S89°45'W198.9' N89°14'W235.3' S89°40'W195.2' S89°46'W153.2' S85°36'W73.4' TO WESTERN BNDRY OF E1/2 E1/2 NW N00°05'57"W160.87' AL WESTERN BNDRY TH NLY AL SD BNDRY 1403' TO NORTHERN BNDRY E1/2 E1/2 NW N89°58'08"E3300' TO POB
Parcel: 25R0240000200

RPID: 263858

Acres: 117.539

8) FLETCHER FARM

Address: 0 LOWER STEEL BEND RD 721420000
Legal: N1367.6' OF W1/2 SEC 19 LYING W OF CLN OF GEORGETOWN LAKE
Parcel: 15R0190000200

RPID: 274373

Acres: 62.17

9) FLETCHER FARM

Address: 0 NORTH RD 722060000
Legal: ALL SEC 13 EXC SW SW & EXC W1/2 SE SW 13 1S 11W
Parcel: 25R0130000200

RPID: 290761

Acres: 579.999

10) FLETCHER FARM

Address: 0 STEEL BEND RD 722060000
Legal: ALL SEC 12 EXC N PT NE & EXC LEVEE R/W 12 1S 11W
Parcel: 25R0120000100

RPID: 334627

Acres: 568.65

Date Created: 12/8/2016
Created By: DataScoutPro

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11) FLETCHER FARM

Address: 0 NORTH RD 722060000

Legal: FRL NE AND N1/2 SE AND N300' OF S1/2 SE ALL LYING E OF ARK RIVER14 1S 11W

Parcel: 25R0140000800

RPID: 355109

Acres: 249.26

Date Created: 12/8/2016

Created By: DataScoutPro

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NOTES

[illegible]



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