



OFFERED FOR SALE

LIBERTY VALLEY FARM

An agricultural and recreational investment opportunity

567.4 ^(+/-) total acres • White 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, TENNESSEE, AND TEXAS



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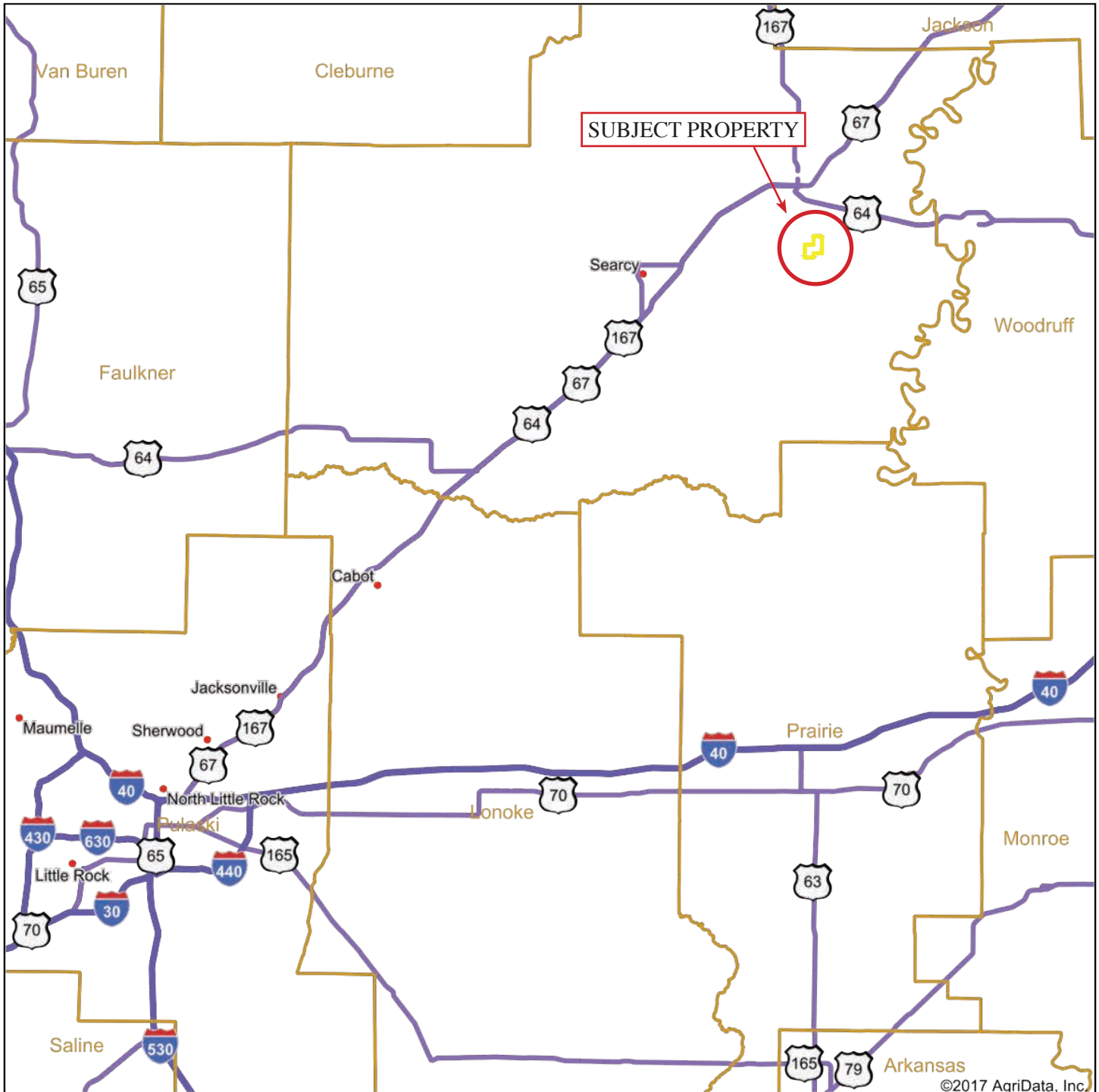
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VICINITY MAP I



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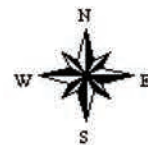
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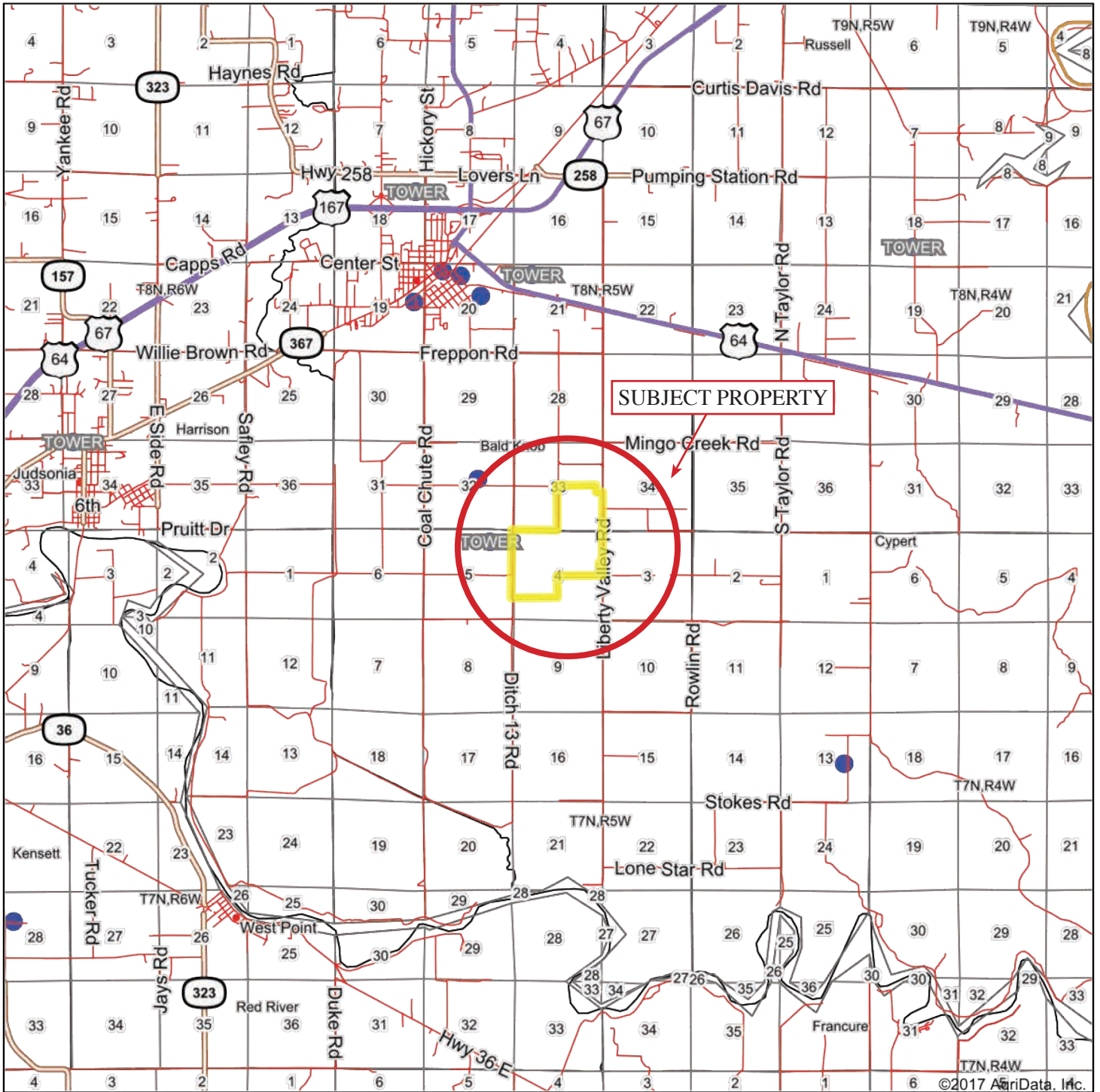
map center: 34° 59' 52.58, -91° 49' 56.47

0mi 9.6mi 19.1mi



1/9/2018

VICINITY MAP II



LILE
REAL ESTATE
INCORPORATED

Maps Provided By:

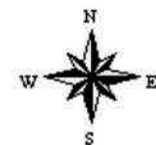


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map center: 35° 15' 50.94, -91° 32' 48.92

0ft	9265ft	18530ft
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1/9/2018

PROPERTY SUMMARY

Acreage: The Liberty Valley Farm consists of 567.4 total acres per the Farm Service Agency records. It is located in the heart of White County just 18 miles northeast of Searcy, Arkansas. This property is a dual agricultural and recreational investment. It has been highly improved for rice and soybean production which include land leveling, a surface water reservoir, tail-water recovery system, substantial drainage, and internal access roads. From the recreational standpoint the farm offers all weather access via Frackin Road; there is a solid steel gate located on the northern portion of the property to limit access only to authorized users. The farm immediately adjoins the Bald Knob National Wildlife Refuge (15,000 acres) and is less than three miles from the Henry Gray Hurricane Lake Wildlife Management Area (17,000 acres). There are six (6) sunken steel duck pits strategically located on the property, and the reservoir provides excellent opportunities for waterfowl hunting. Deer hunting is also provided along the field line, adjacent to the Refuge and the pine plantation provides a great sanctuary for the farm's deer herd; during the rut or high water it is not uncommon to see new deer on the property coming from the neighborhood wildlife refuges.

Acreage: 567.39 (+/-) total acres (source: Farm Service Agency)

Acreage Breakdown

Cultivated Acres: 364.9

Reservoir: 92.5

Tail-Water, Roads, Other: 45

Pine Plantation: 65

Mileage Chart:	<i>Location</i>	<i>Distance</i>
	Bald Knob	2.5 Miles
	Searcy	18 miles
	Little Rock	59 Miles
	Jonesboro	70 miles

Latitude: 35.265954°

Longitude: 91.542369°

Access: Gated access provided via a well maintained White County Road (Frackin Road)

FSA Info: Farm Service Agency Number: 6884
Tract Number: 10373

Farm Lease: 75/25% Crop Share with Michael Oxner

Hunting Lease: Available for the 2018-2019 Hunting Season

Duck Blinds: Six (6) Steel Duck Pits

Irrigation Capabilities: The farm's cultivated lands are adequately irrigated via an extensive 12" underground pipeline system that is connected to the tail-water recovery system and surface water irrigation reservoir.

PROPERTY SUMMARY

Irrigation Equipment: Sellers own two Deutz Power Units. These will convey in operable condition, but without any warranty or guarantee.

Soils: Class III - 90%
Class IV - 5%
Class II - 5%

Real Estate Taxes: White County Real Estate Tax Information

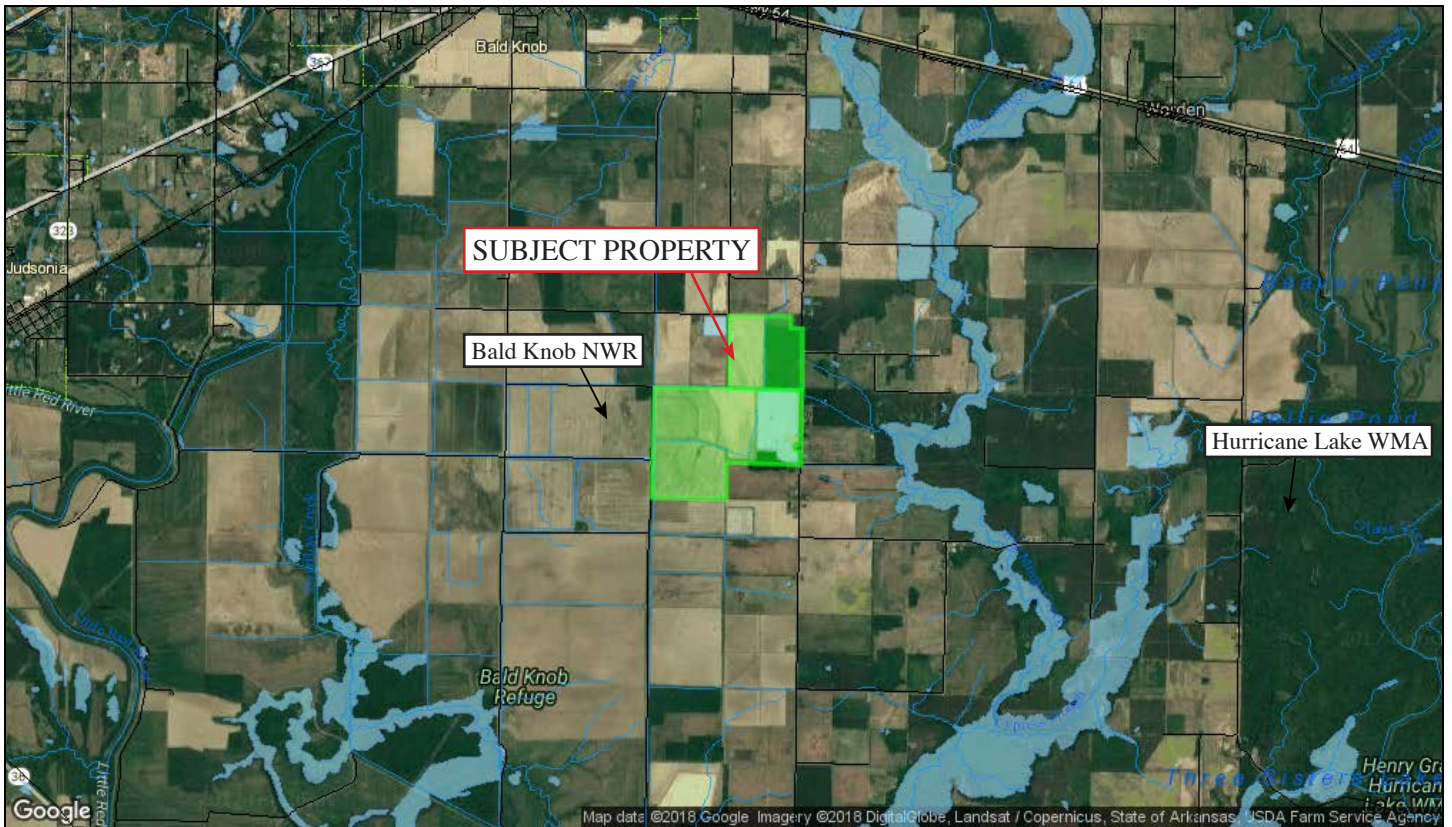
Parcel #	Acres	Amount
001-02022-000	156	\$507.11
001-01120-000	399	\$1,630.72
Total	555	\$2,137.83

Mineral Rights: All owned by Seller (if any) shall transfer to Buyer without reservation, warranty, or guarantee.

Offering Price: **REDUCED TO \$2,411,450 (\$4,250 per acre)**

Contact: Any questions concerning this offering or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc. (office: 501-374-3411)

REFUGE VICINITY MAP



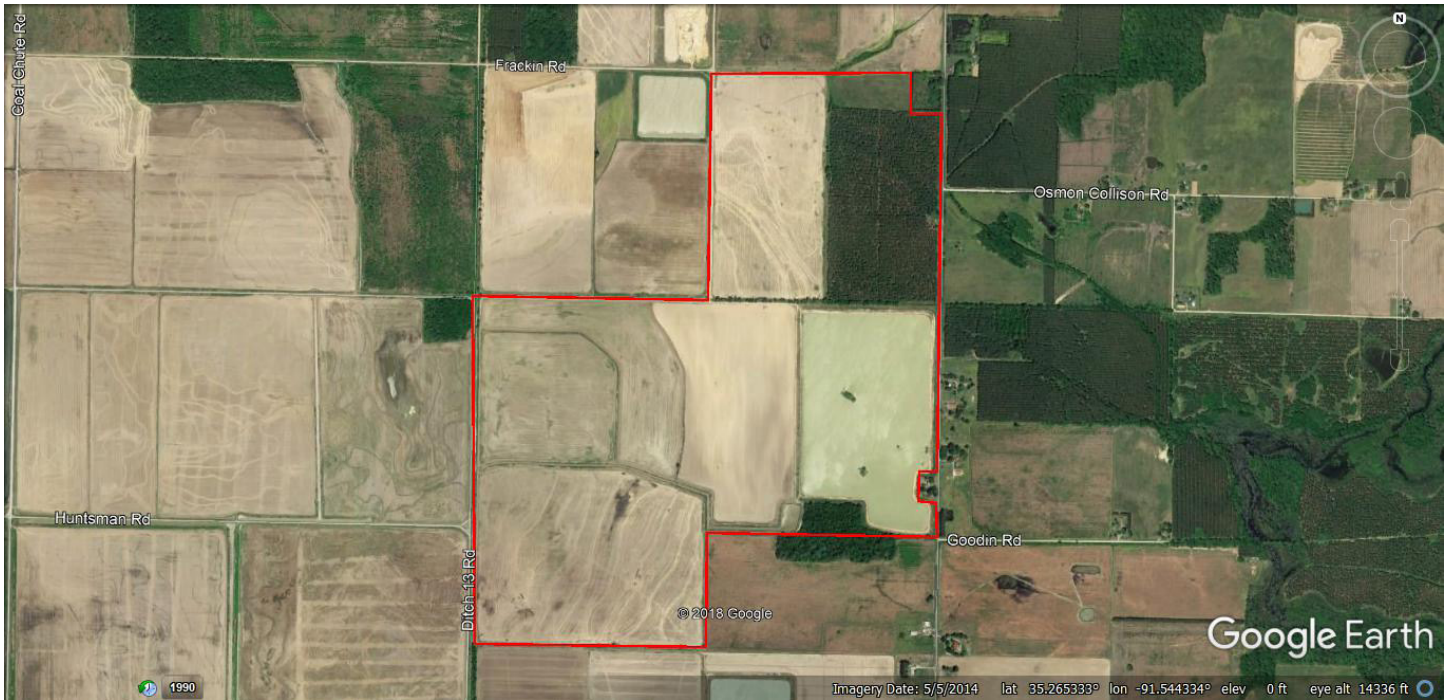
Date Created: 1/9/2018
Created By: DataScoutPro
via DataScout OneMap

1 inch = 4930 feet

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<http://www.datascoutpro.com/>

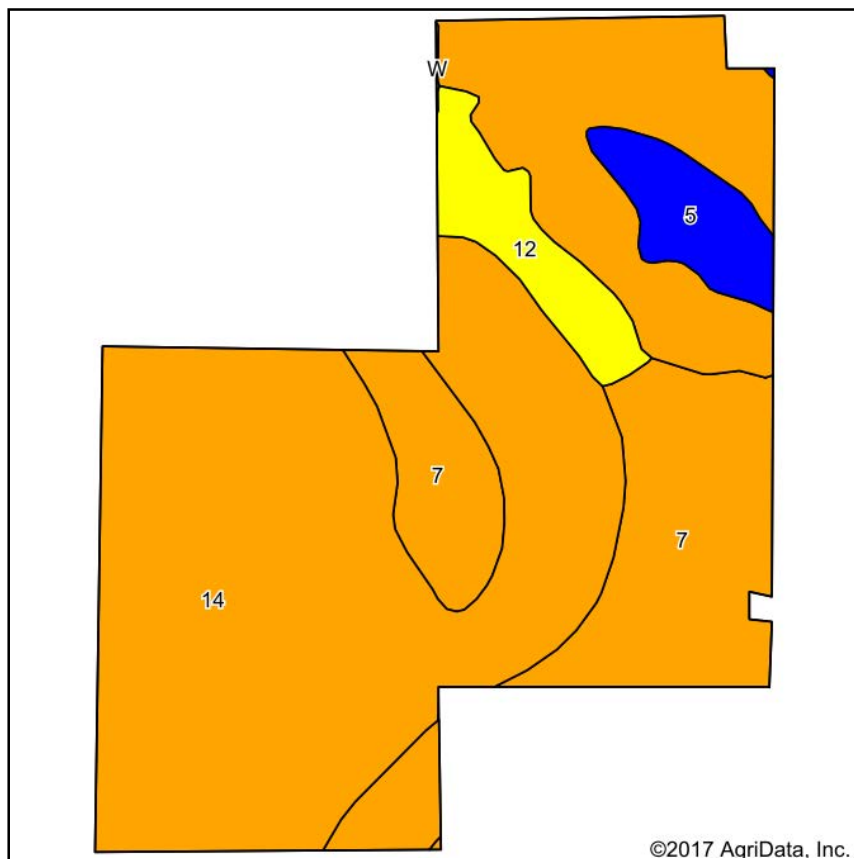
AERIAL MAP I



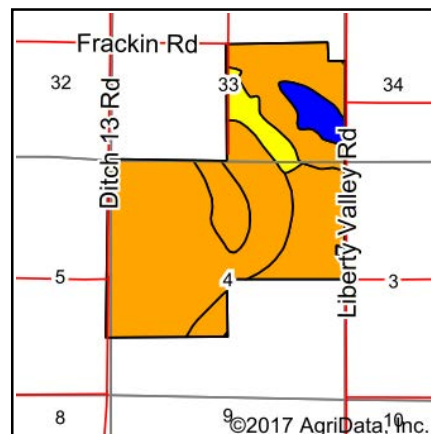
AERIAL MAP II



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **White**
 Location: **4-7N-5W**
 Township: **Bald Knob**

Date: **1/9/2018**



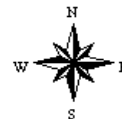
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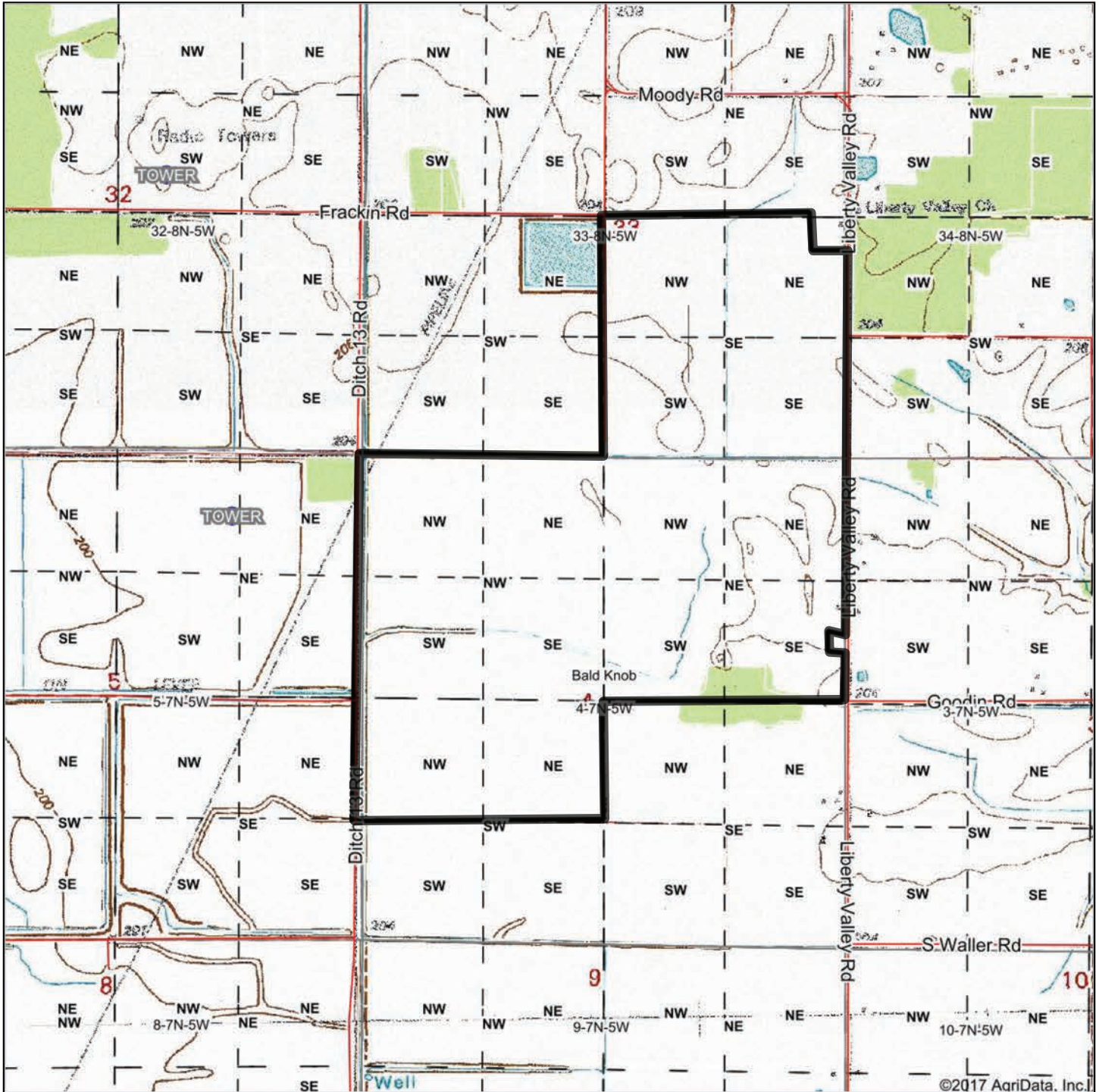
Area Symbol: AR145, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Bahiagrass	Common bermudagrass	Cotton lint	Rice Irrigated	Soybeans	Tall fescue	Wheat
14	Jackport silty clay loam, 0 to 1 percent slopes	390.00	68.6%		IIIw		7	550	130	30	8	
7	Dewitt silt loam, 0 to 1 percent slopes	123.50	21.7%		IIIw	6.5	6		140	40	8.5	40
12	Gore silt loam, 1 to 3 percent slopes	30.07	5.3%		IVe	6.5	4.5			23		
5	Calloway silt loam, 0 to 1 percent slopes	25.10	4.4%		IIw							
W	Large water	0.22	0.0%									
Weighted Average						1.8	6.3	377.1	119.5	30.5	7.3	8.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



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map center: 35° 15' 51.12, -91° 32' 49.33

0ft 1699ft 3399ft

4-7N-5W
White County
Arkansas



1/9/2018

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

FSA INFO

FARM: 6884

Arkansas

U.S. Department of Agriculture

Prepared: 11/29/17 11:18 AM

White

Farm Service Agency

Crop Year: 2018

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 10373 Description: S-9/B2 S-10/A1

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
567.39	364.86	457.26	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	457.26	30.3	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	155.2		32	0.0
RICE-LONG GRAIN	91.9		4103	0.0
GRAIN SORGHUM	59.5		51	0.0
SOYBEANS	19.5		14	0.0

FSA INFO

Map of Farm 6884 in White County, Arkansas

Page 1 of 2



White County, Arkansas



Common Land Unit
 Cropland Non-cropland CRP

Wetland Determination Identifiers

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

2018 Crop Year



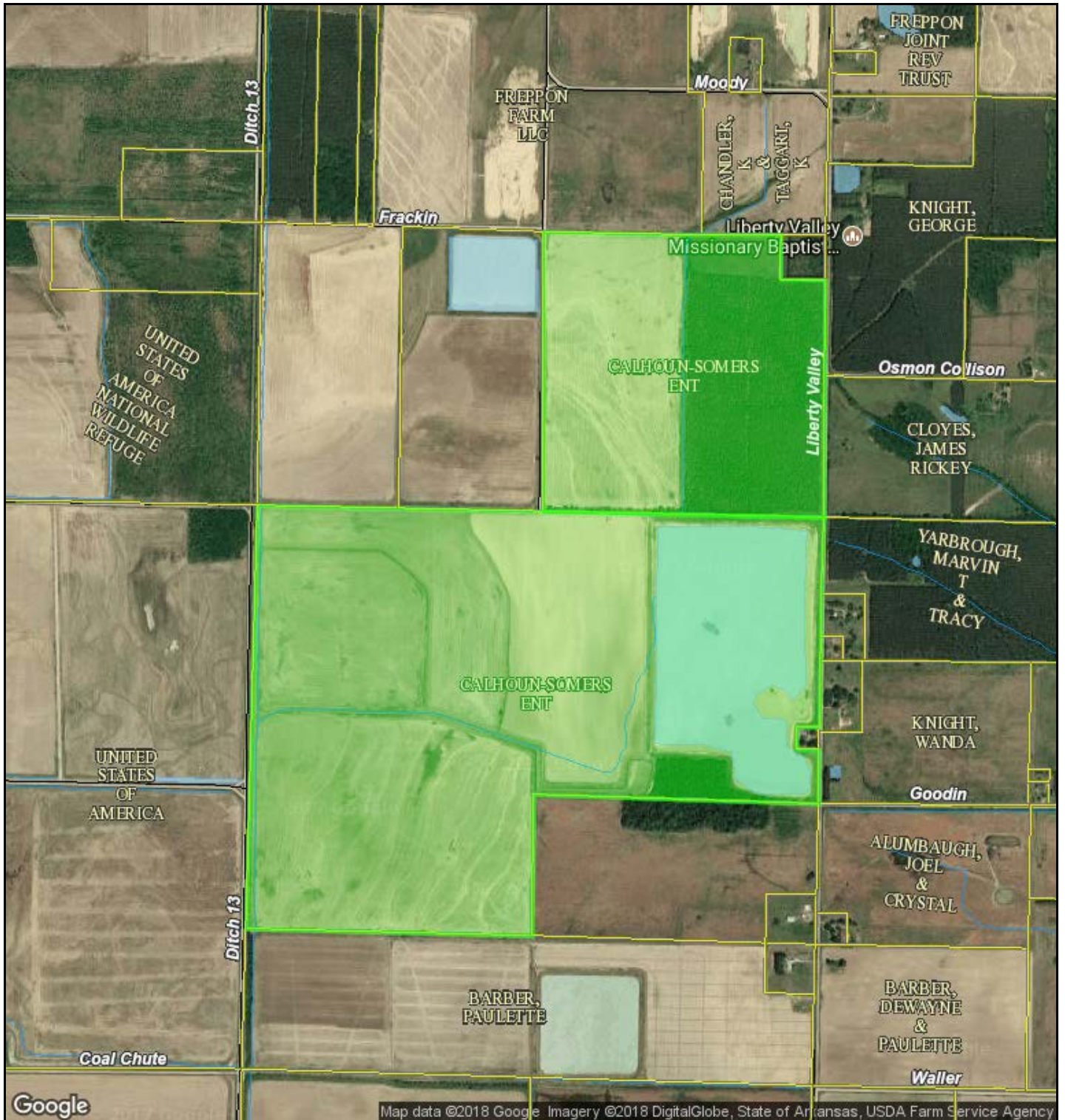
Tract Page: 1 of 1

Farm 6884
Tract 10373

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<https://intranet-apps.fsa.usda.gov/cars/setupReports.do?dispatchTo=report&report=fsa578Map&farmNu...> 11/29/2017

REAL ESTATE TAX MAP



Date Created: 1/9/2018
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 via DataScout OneMap

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REAL ESTATE TAX INFO

1) CALHOUN-SOMERS ENT

Address:

Legal: N 1/2 (LEVEE 2) LS N 208.71' S 693.71'
E 208.71' SE NE & N 1/2 SW

Parcel: 001-01120-000

RPID: 1511

Acres: 399

2) CALHOUN-SOMERS ENT

Address:

Legal: SE
LS N 420' E 420' NE SE
(LEVEE 2)

Parcel: 001-02022-000

RPID: 2675

Acres: 156

Date Created: 1/9/2018
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Bald Knob National Wildlife Refuge



Pintail ducks take flight at Bald Knob National Wildlife Refuge in northeast Arkansas.

Photo by Jim Daniel

<https://www.fws.gov/news/blog/index.cfm/2011/6/23/Arkansas-Warming-Trends-Changing-the-Hunt-for-Waterfowl>

The Bald Knob National Wildlife Refuge (NWR) encompasses approximately 15,000 acres of forested wetlands and croplands in White County, AR, south of the town of Bald Knob. It is bordered on the south by the Little Red River and is adjacent to the Henry Gray/Hurricane Lake State Wildlife Management Area. The Bald Knob NWR was established in 1993 to provide food and habitat for migrating waterfowl. It was acquired as part of the North American Waterfowl Management Plan, and is managed by the United States Fish and Wildlife Service.

The refuge hosts the largest number of wintering pintail ducks in the state of Arkansas, of which more than 200,000 have been recorded in a single day, and also provides wintering refuge for mallards, blue-winged teal, wood ducks, Canada geese and white-fronted and lesser snow geese, among others. In addition, bald eagles are common during the winter months.

The National Wildlife Refuge System is an extensive network of protected lands and waters encompassing over 92 million acres from north of the Arctic Circle in Alaska to the Florida Keys and beyond to the Caribbean and South Pacific. The Bald Knob NWR is an important link in the network in protecting wildlife and its habitat.

Sources:

U.S. Fish & Wildlife Service: Bald Knob National Wildlife Refuge

https://www.fws.gov/refuge/Bald_Knob/about.html

Wikipedia: Bald Knob National Wildlife Refuge

https://en.wikipedia.org/wiki/Bald_Knob_National_Wildlife_Refuge

Henry Gray/Hurricane Lake Wildlife Management Area



Henry Gray/Hurricane Lake Wildlife Management Area (WMA) was established as a WMA in 1958. It consists of 17,000 acres of prime bottomland hardwoods habitat and is located in White County, AR 5 miles east of the town of Bald Knob. The WMA is bordered on the east by the White River, and the Little Red River separates approximately 4,000 acres from the main body of acreage. The WMA also features multiple oxbow lakes and Glaise Creek, which is a main tributary on the area.

The WMA is the third-largest state-owned management area, and features fishing, hunting and camping opportunities. Deer hunting opportunities include gun and muzzleloader (by permit only) and archery and crossbow (in accordance with statewide seasons). The area has several water control structures in place to manage water for wintering waterfowl. In addition to waterfowl and deer hunting, there are 35 campsites available to the public, as well as 11 fishable lakes on the WMA. These attractions make the Henry Gray/Hurricane Lake Wildlife Management Area one of the most heavily used WMA's in the state.

Sources:

AGFC: Henry Gray/Hurricane Lake WMA
<https://www.agfc.com/en/zone-map/709/>

Arkansas | The Natural State: Hurricane Lake Wildlife Management Area
<https://www.arkansas.com/attractions/detail/hurricane-lake-wildlife-management-area/92533>

















NOTES

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