



OFFERED FOR SALE

THE HERNDON PLACE

A Recreational Investment Opportunity

203 (+/-) Total Acres • St. Francis County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE

**DISCLOSURE STATEMENT**

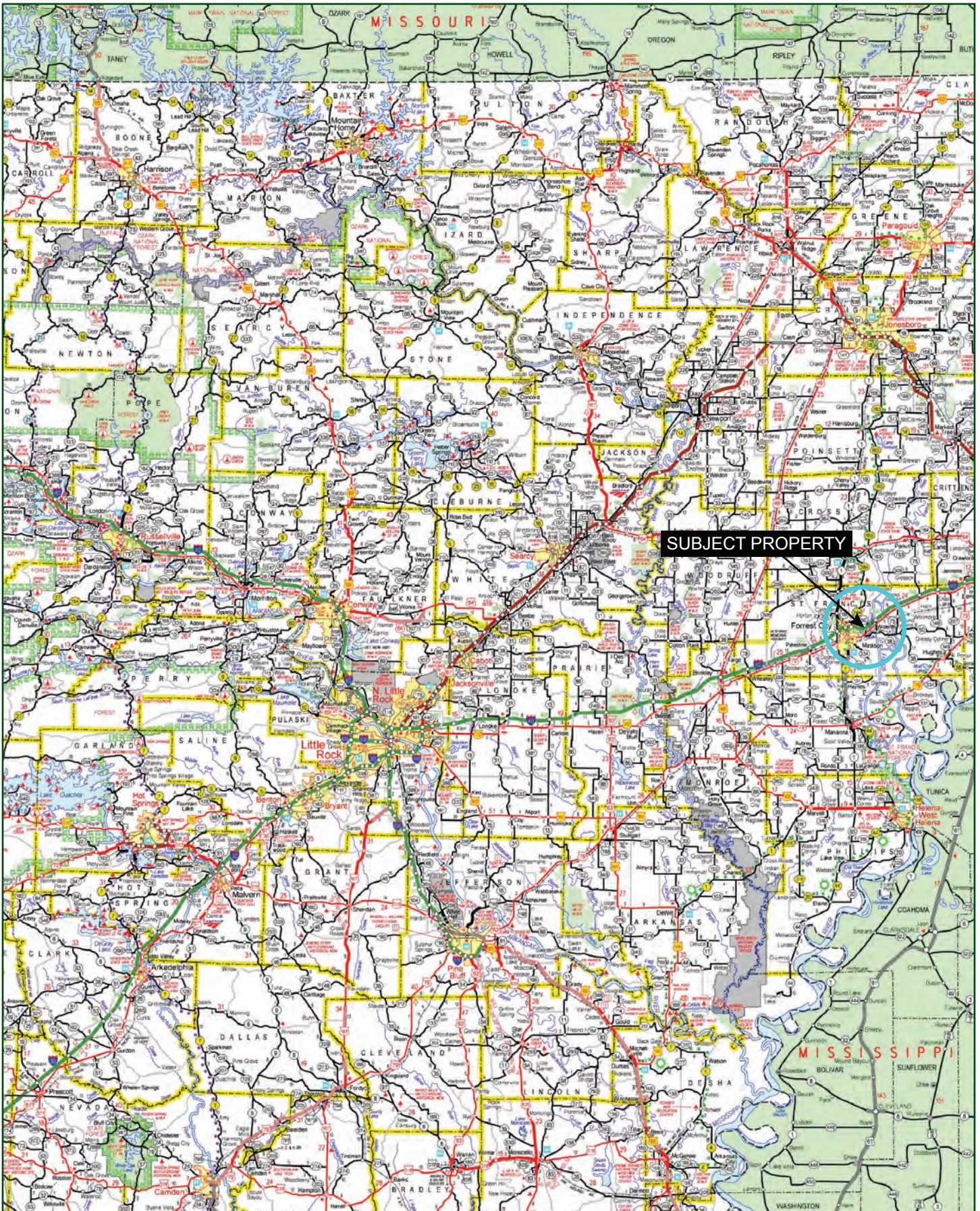
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 on 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



PROPERTY SUMMARY

Description:	<p>The Herndon Place consists of 203 (+/-) acres located on Crowley's Ridge in St. Francis County, Arkansas. The property is accessed by graveled county roads St. Francis County Road 409 on the west side and St. Francis County Road 415 (access gate) on the east side. This unique hunting property is located about 8 miles south of Village Creek State Park and 9 miles north of Forrest City, AR. This is a rare opportunity to own a prime hardwood timber tract where Big Crowley's Ridge deer and turkey hunting abound. There are two building sites with county electric and water available.</p> <p>The Herndon Place property has an internal road leading to a deer stand / food plot and also has groomed trails providing easy access to multiple hunting locations. The northeast portion of the property consists of creeks and creek bottomland. This property has been developed and privately hunted and would make a great acquisition for any active deer and turkey hunter. One deer stand conveys with the property.</p>											
Location:	St. Francis County, Arkansas											
	<div>Mileage Chart</div> <table><tr><td>Forrest City, AR</td><td>9 miles</td></tr><tr><td>Wynne, AR</td><td>15 Miles</td></tr><tr><td>Memphis, TN</td><td>47 Miles</td></tr><tr><td>Little Rock, AR</td><td>101 Miles</td></tr></table>			Forrest City, AR	9 miles	Wynne, AR	15 Miles	Memphis, TN	47 Miles	Little Rock, AR	101 Miles	
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Wynne, AR	15 Miles											
Memphis, TN	47 Miles											
Little Rock, AR	101 Miles											
Acreage:	203 (+/-) surveyed acres											
Survey:	Gunn & Associates (Survey provided within the brochure)											
Access:	Gate access on St. Francis County Road 415 (Mapping provided within the brochure)											
Hunting Information:	Deer Zone 5B (archery and shotgun with slugs) Turkey Zone 5A											
Habitat:	Upland mixed species hardwood											
Recreation:	Deer, turkey, small game											
Real Estate Taxes:	<table><tr><th>Parcel Number</th><th>Acres</th><th>Tax Amount</th></tr><tr><td>0001-04707-0001</td><td>1.52</td><td>\$ 44.00</td></tr><tr><td>0001-04713-0000</td><td>201.47</td><td>\$248.00</td></tr></table>			Parcel Number	Acres	Tax Amount	0001-04707-0001	1.52	\$ 44.00	0001-04713-0000	201.47	\$248.00
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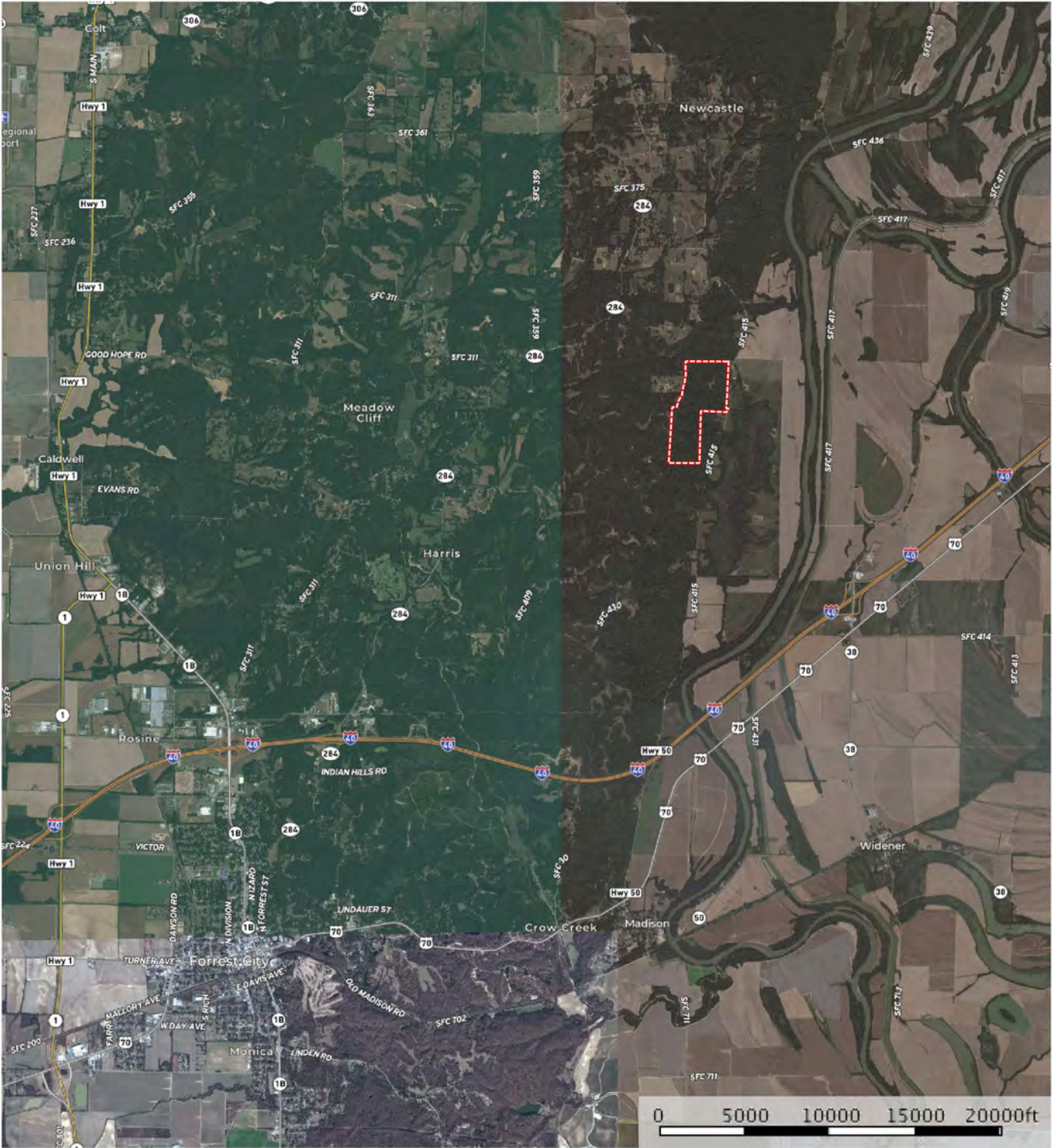
PROPERTY SUMMARY

Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Offering Price:	REDUCED TO \$300,000.00 (\$1,477.83 per acre)
Contact:	Any questions concerning this offering, or to schedule a property tour should be directed to Jim Benham (mobile: 501-590-0990) of Lile Real Estate, Inc.

AERIAL MAP I

Herndon Map

St. Francis County, Arkansas, 203 AC +/-



Boundary

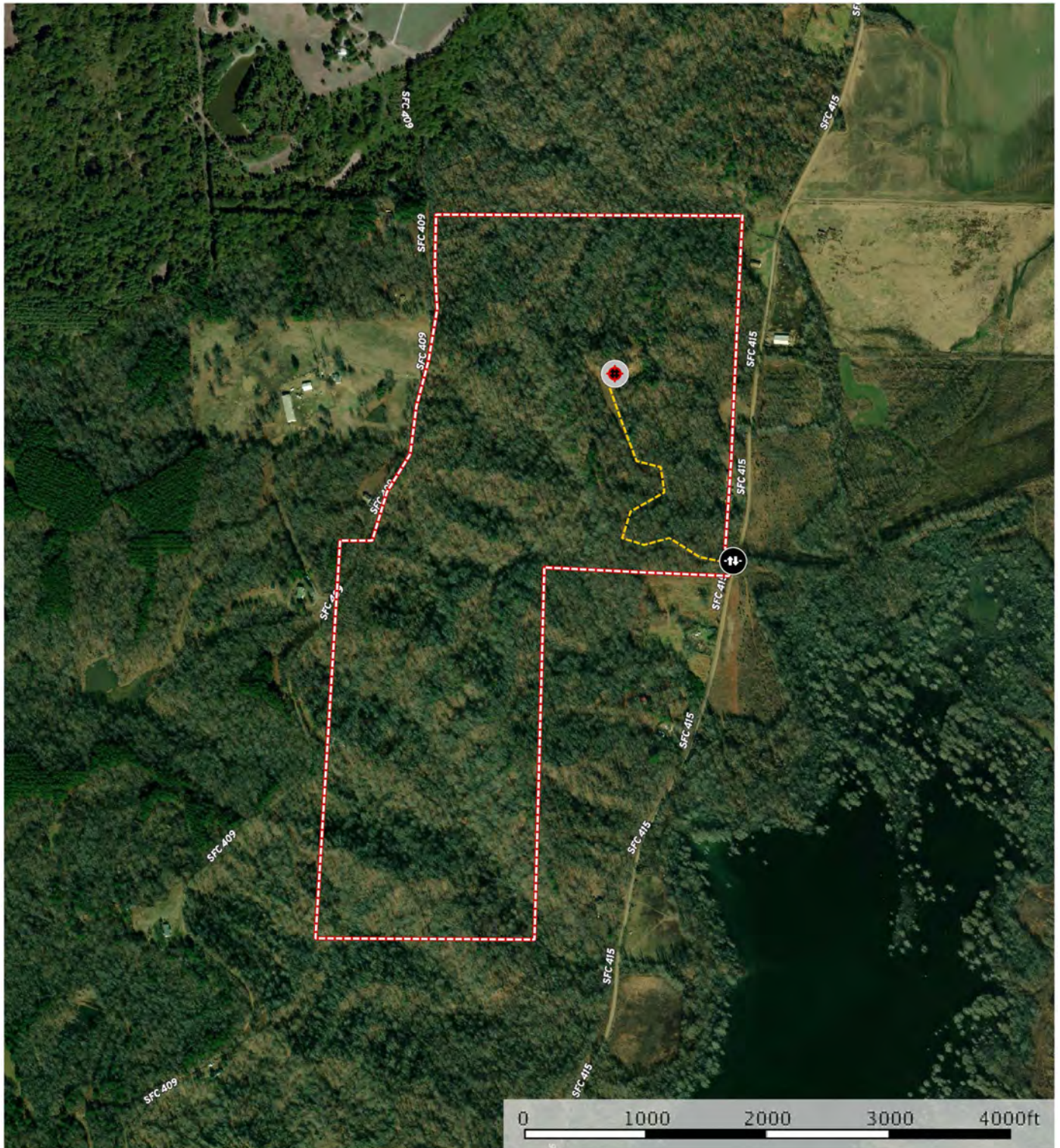
Sindy Cruthis

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

AERIAL MAP II

Herndon Map

St. Francis County, Arkansas, 203 AC +/-



● Blind ● Gate --- Road / Trail □ Boundary

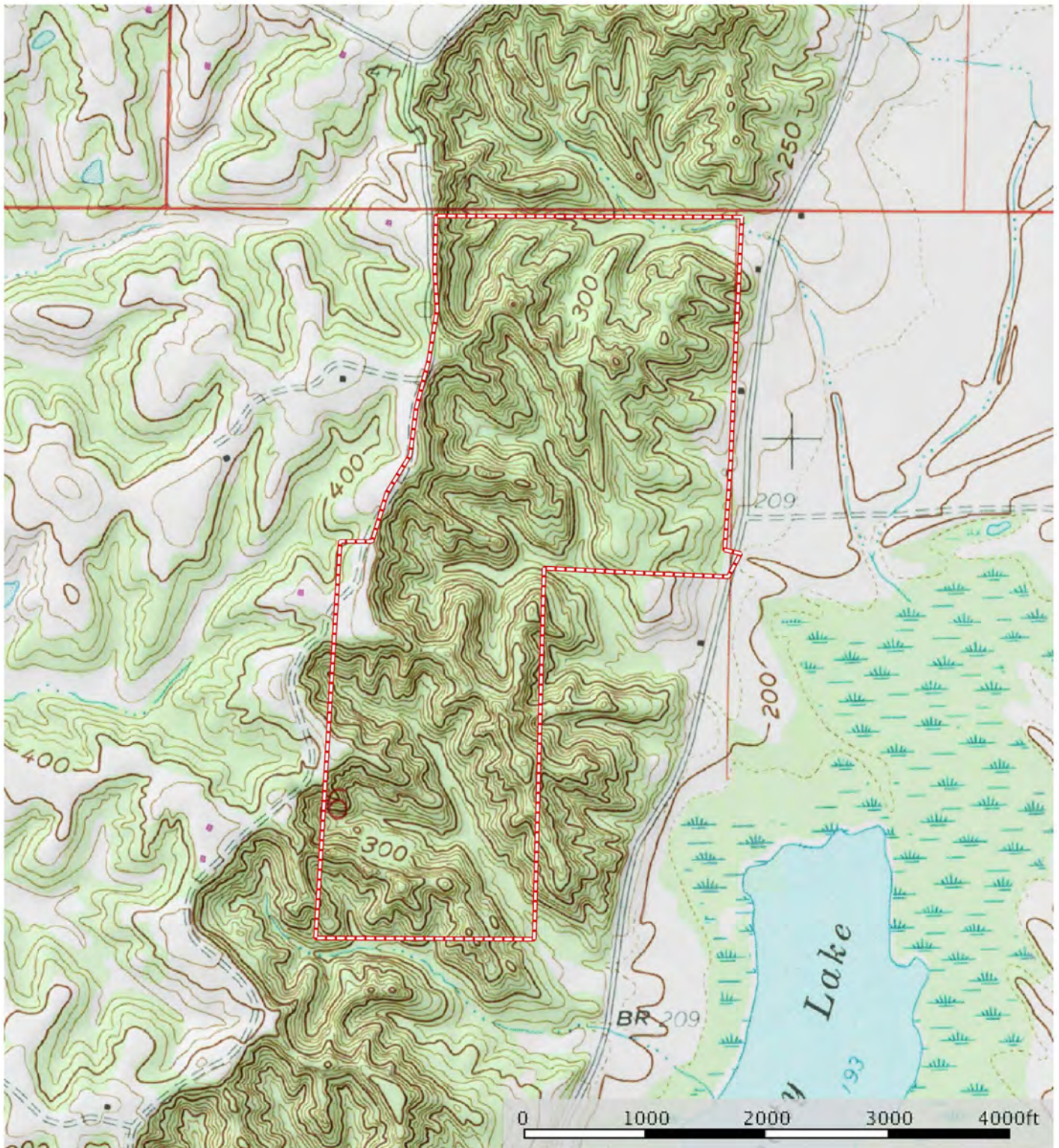
Sindy Cruthis

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TOPOGRAPHY MAP


Herndon Map

St. Francis County, Arkansas, 203 AC +/-



 Boundary

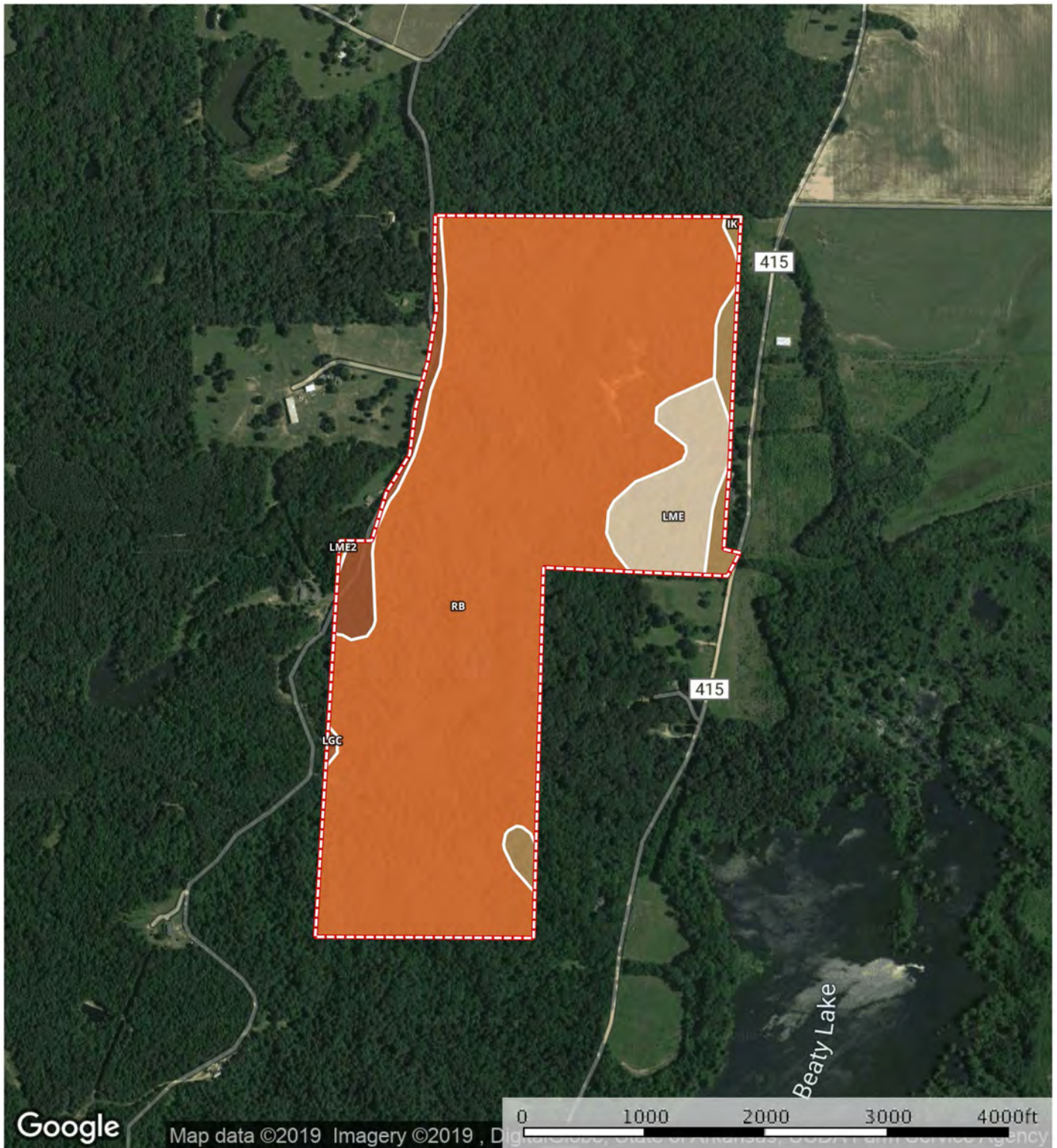
Sindy Cruthis

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SOIL MAP


Herndon Map

St. Francis County, Arkansas, 203 AC +/-



 Boundary

Sindy Cruthis

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SOIL MAP KEY

I Boundary 203.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Ik	Iuka soils	5.8	2.85	2w
Rb	Gullied land, gravelly	175.1	86.23	7e
LmE	Loring and Memphis silt loams, 12 to 20 percent slopes	15.2	7.47	6e
LmE2	Loring and Memphis silt loams, 12 to 20 percent slopes, eroded	0.2	0.09	6e
LgC	Loring silt loam, 3 to 8 percent slopes, west	6.8	3.36	3e
TOTALS		203.0	100%	6.65

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability
Class(non-irrigated)



	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

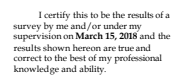
(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



Survey Plat Code
500-05N-04E-0-05-400-68-0845
500-05N-04E-0-06-100-68-0845

—X— —X—











NOTES

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