



OFFERED FOR SALE

WILLOW OAKS

An Agricultural and Recreational Investment Opportunity

324.06 (+/-) Surveyed Acres • Jefferson County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



DISCLOSURE STATEMENT

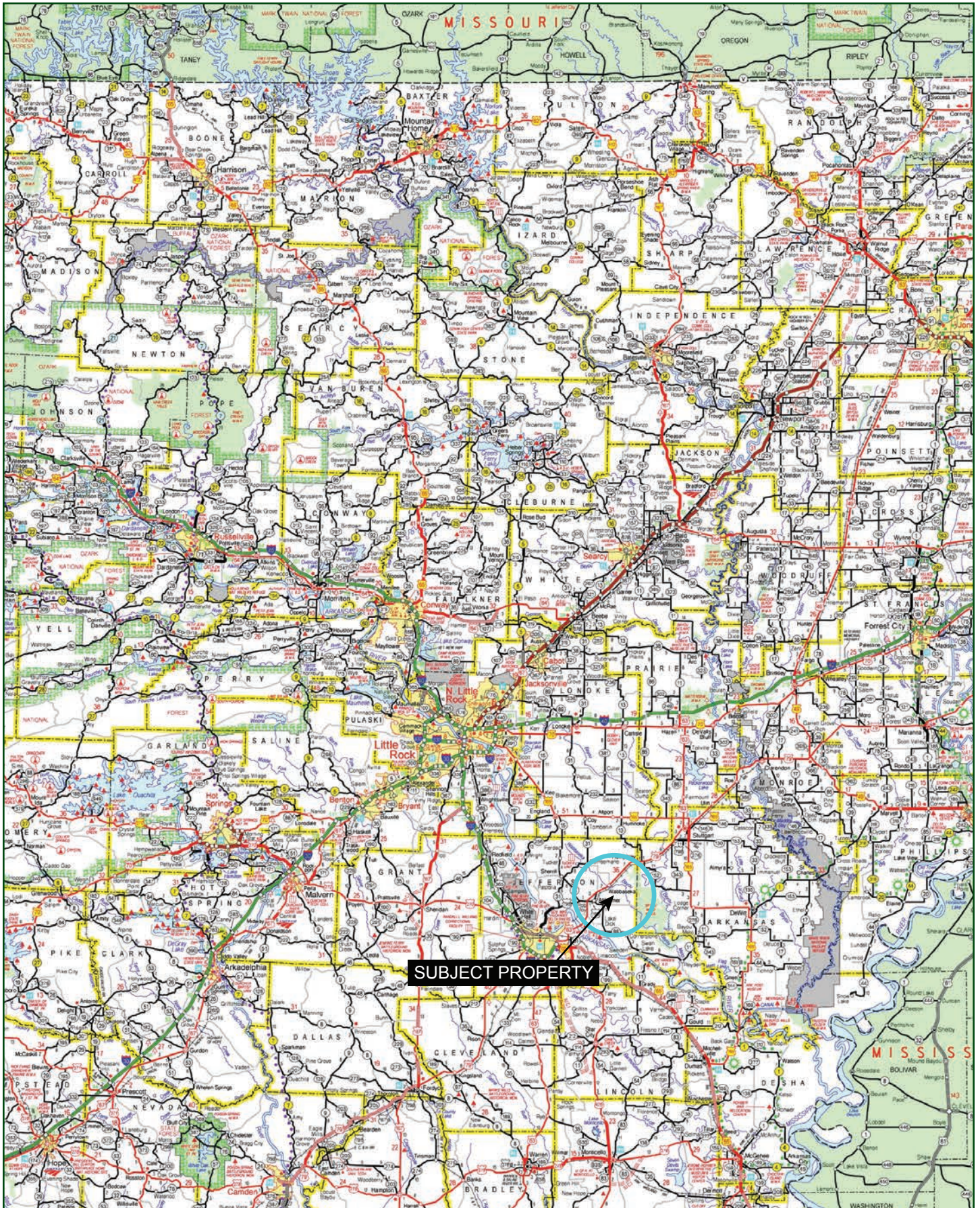
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 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:

The Willow Oaks property consists of 324.06 +/- surveyed acres offering a rare opportunity to acquire impounded green timber in a highly sought-after area for waterfowl hunting. The property is located in Jefferson County, Arkansas just southeast of the town of Wabbaseka.

Located on the western portion of the property is a 140 +/- acre impounded green timber reservoir that can be artificially flooded by an electric ten (10) inch well. On the south and east side of the woods there are approximately 40 +/- acres that are segregated in four (4) ten-acre zero grade fields and planted in duck food annually. The eastern 120 +/- acres of the property has been leveled to a zero grade and split into three fields that are irrigated by a six-inch electric submersible well and an eight-inch electric re-lift that is in the ditch on the southern border of the property. This acreage also serves as another rest area for migrating waterfowl. There are two sixteen-foot pits located in the turns rows that run between the most northern field and middle field. On the southeastern portion of the property there is a private gated entrance to the newly built 1,728 +/- square foot shop to store all of your hunting equipment. The shop also includes a 768 +/- square foot lean to, full bathroom, and kitchen area. There is a great place to build a lodge next to the shop that would provide scenic views of the waterfowl rest areas and woods.

As a crow flies the property is less than 3 +/- miles from the famous Bayou Meto Wildlife Management Area. The Bayou Meto WMA encompasses over 33,000 acres and is one of the best-known public green timber reservoirs in the Mississippi Delta. Of the total acreage, approximately 13,000 acres is flooded each year for waterfowl, and Willow Oak's proximity to the WMA makes the duck hunting even better. In addition to the WMA, there are several well-known private clubs with close proximity to the property such as Prairie Wings, Stick Pond, and Circle T.

This is a unique opportunity to acquire a property that offers green timber hunting with highly improved agricultural cropland and close proximity to the famous Bayou Meto WMA. Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

Location:

Wabbaseka, Arkansas; Jefferson County; Eastern Region of Arkansas

Mileage Chart

Wabbaseka	6 miles
Stuttgart	24 miles
Little Rock	58 miles

PROPERTY SUMMARY

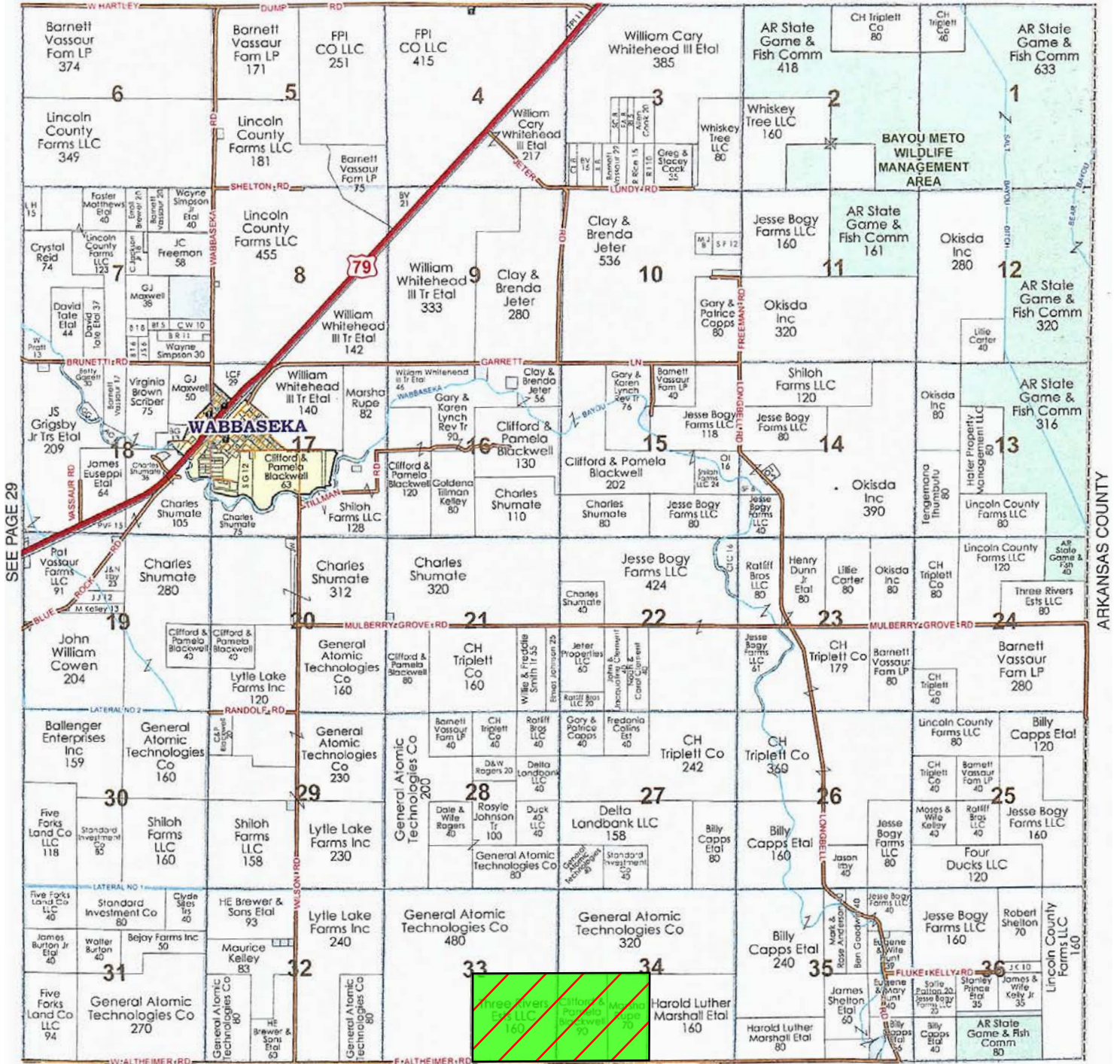
Acreage:	324.06 +/- surveyed acres • 140 +/- acres of impounded green timber • 120.0 +/- acres of tillable acreage • 40.0 +/- acres of duck food plots (4 - 10 acre impoundments) • 24.06 +/- acres in roads, ditches, etc.															
Access:	Private gated access via East Altheimer Road, which a graveled county-maintained road.															
Improvements:	1,728 +/- Square Foot Shop • Full bathroom • 768 +/- square foot lean to															
Farm Bases:	Please see attached Farm Service Agency (FSA) 156EZ within this brochure.															
Irrigation:	1 - Ten (10) inch electric turbine well 1 - Eight (8) inch electric re-lift 1 - Six (6) inch electric submersible well															
Real Estate Taxes:	<table><tr><th>Parcel Number</th><th>Acreage</th><th>Est. Real Estate Tax</th></tr><tr><td>001-02375-000</td><td>160.00</td><td>\$395.00</td></tr><tr><td>001-02378-001</td><td>90.00</td><td>\$838.00</td></tr><tr><td>001-02378-000</td><td>70.00</td><td>\$642.00</td></tr><tr><td>Total</td><td>320.00</td><td>\$1,875.00</td></tr></table>	Parcel Number	Acreage	Est. Real Estate Tax	001-02375-000	160.00	\$395.00	001-02378-001	90.00	\$838.00	001-02378-000	70.00	\$642.00	Total	320.00	\$1,875.00
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001-02375-000	160.00	\$395.00														
001-02378-001	90.00	\$838.00														
001-02378-000	70.00	\$642.00														
Total	320.00	\$1,875.00														
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.															
Recreation:	The property offers green timber duck hunting with close proximity to the famous Bayou Meto Wildlife Management Area, Prairie Wings, Circle T, Stick Pond, and other well-known waterfowl hunting clubs.															
Farming Contract:	Excellent tenant available on a cash rent basis.															
Offering Price:	\$3,807,705.00 (\$11,750.00 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 Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.															

OWNERSHIP MAP

Township 4S - Range 7W

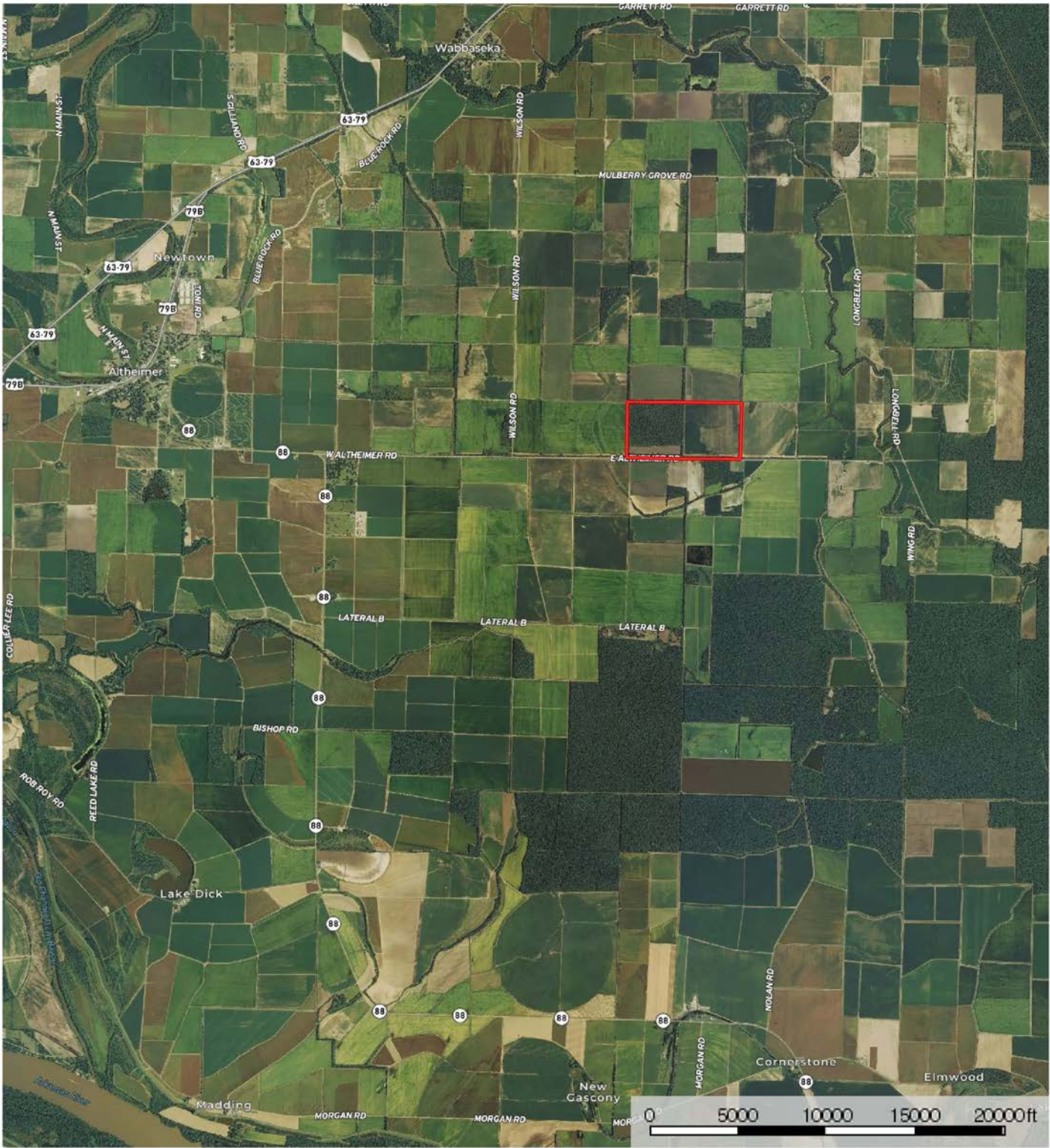
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SEE PAGE 21



SEE PAGE 41

AERIAL MAP I



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

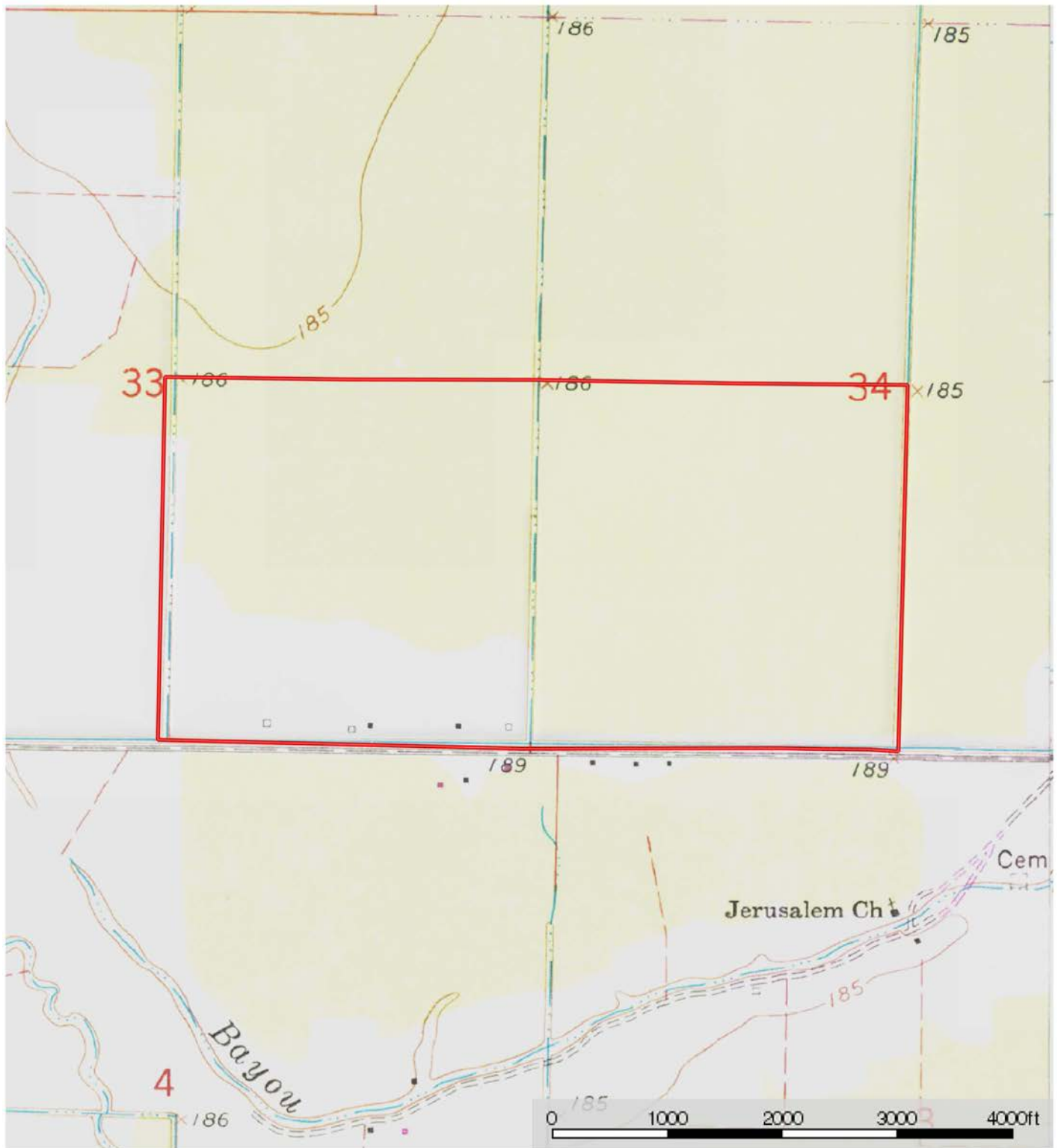


 Boundary

Sindy Cruthis

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TOPOGRAPHY MAP



Boundary

Sindy Cruthis

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SOIL MAP



 Boundary

Sindy Cruthis

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SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
31	Portland clay, 0 to 1 percent slopes, occasionally flooded	68.0	21.03	4w
27	Perry clay, 0 to 1 percent slopes, occasionally flooded	255.4	78.97	4w
TOTALS		323.4	100%	4.0

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	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

(File No. 5C-1445; Effective: June 8, 2018; Proposed Insured: LLP Hunting, LLC)



1. Monuments Placed:
 - Monuments were found or set as shown.
4. Gross Land Area:
 - The total land area of all parcels listed in subject title commitment is 324.06 ac.
13. Names of adjoining owners according to current tax records:
 - The parcel numbers and owner's names shown hereon.
15. Rectified orthophotography as the basis for the showing the location of certain features:
 - All land features shown hereon are georeferenced and drawn from aerial photography acquired by the State of Arkansas January 31, 2017.

ITEMS CORRESPONDING TO SCHEDULE B-II

9. Reservations contained in a Partient from the United States of America or State where said decedent is Enrich A. Is based.
 - a. No document provided.
10. Any prior marital agreement of conveyance, together with rights, privileges and immunities relating thereto and release of all claims of mineral of every land and interest, including, but not limited to:
 - a. Mineral rights released from Mineral of Unit #1-6278/64-001 (Wit #10 K-95, Section 34 per Warranty) deed filed at record date Page 987 Page 453, Involuntarily documents.
11. Warrants, Deeds, Easements and Building Laws, other than city or county ordinances, but defining any various conditions or restriction indicating preference, limitation or determination based on state or congressional enactments, laws, rules and national origin in the exact same documents as follows:
 - a. Minnesota Statutes, Chapter 452-3944
 - b. No documents provided.
12. Covenants, Restrictions, Easements and Building Laws, other than city or county ordinances, but defining any various conditions or restriction indicating preference, limitation or determination based on state or congressional enactments, laws, rules and national origin in the exact same documents as follows:
 - a. Minnesota Statutes, Chapter 452-3944
 - b. No documents provided.
13. Rights, reservations, restrictions and conditions contained in the warranty deed dated November 30, 2017 ("Book 898" at page 453) in the records of Jefferson County, Arkansas
 - a. Release of all claims from the record #1-6278/64-001 (Wit #10 K-95, Section 34). Parcel

CERTIFICATION

To LLP Farm, LLC, Scott A. Landers, Gene A. Ludwig, Lins Foxcroft, LLC, Arkansas as County Title, Proband Title, First American Title Insurance Company.

This is to certify that the map or plat and the survey on which it is based were made in accordance with the 2010 Minimum Standard Detail Requirements for ALTA/NSIP Land Title Surveys, jointly established and adopted by ALTA and NSIP.

Date of Plot or Map: June 18, 2018

Jack H. Smart
 7/5/2018
 Page 11



SURVEYOR'S NOTES

- [illegible]

This plat is for the use and benefit of:

Proland Title
First American Title Insurance Company



ALTANSPS LAND TITLE SURVEY (TITLE COMMITMENT FILE NO. 5C-1445)
SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 4 SOUTH RANGE 7 WEST, HERRISON COUNTY, ARKANSAS

SMART SURVEYING

1818 E. Morgan Rd.,
 Alhambra, AR 72004
 Call: (501) 892-1422
 Fax: (501) 892-1422
 Office: (501) 892-1422

Down by: JMS
 Date: 6/1/2006
 Drawn 6/1/2006, Issued 7/5/2016
 Drawing: 500-045-070W-33-200-25-1733
 Project: 500-045-070W-33-200-25-1733
 Page: 1 of 2

FARM SERVICE AGENCY

**ARKANSAS
JEFFERSON**



United States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

FARM : 3731

Prepared : 8/21/20 2:16 PM

Crop Year : 2020

Abbreviated 156 Farm Record

Operator Name : H S JETER FARMS

Farms Associated with Operator : 05-069-359, 05-069-363, 05-069-1395, 05-069-2205, 05-069-2355, 05-069-2408, 05-069-2636, 05-069-2756, 05-069-2913, 05-069-2916, 05-069-2997, 05-069-3040, 05-069-3356, 05-069-3566, 05-069-3568, 05-069-3731, 05-069-3749

CRP Contract Number(s) : None

Recon ID : 05-069-2020-25

Transferred From : None

ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
162.45	149.62	149.62	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	149.62	30.10		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT, CORN, RICE-LGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	37.53	0.00	44	
Corn	3.44	0.00	131	
Soybeans	106.43	0.00	30	100
Rice-Long Grain	31.42	0.00	5821	

TOTAL **178.82** **0.00**

NOTES

Tract Number : 8861

Description :

FSA Physical Location : ARKANSAS/JEFFERSON

ANSI Physical Location : ARKANSAS/JEFFERSON

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : LLP FARM LLC

Other Producers : CLAYTON HUNTER JETER

Recon ID : 05-069-2020-26

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
162.45	149.62	149.62	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	149.62	30.10	0.00	0.00	0.00	0.00

FARM SERVICE AGENCY

ARKANSAS
JEFFERSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3731
Prepared : 8/21/20 2:16 PM
Crop Year : 2020

Tract 8861 Continued ...

DCP Crop Data			
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TOTAL	178.82	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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FARM SERVICE AGENCY



United States
Department of
Agriculture

Jefferson County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Imagery Year: 2019

2020 Program Year

Map Created June 01, 2020

Farm **1395**

Tract **802**

Tract Cropland Total: 19.88 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

FARM SERVICE AGENCY



United States
Department of
Agriculture

Jefferson County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

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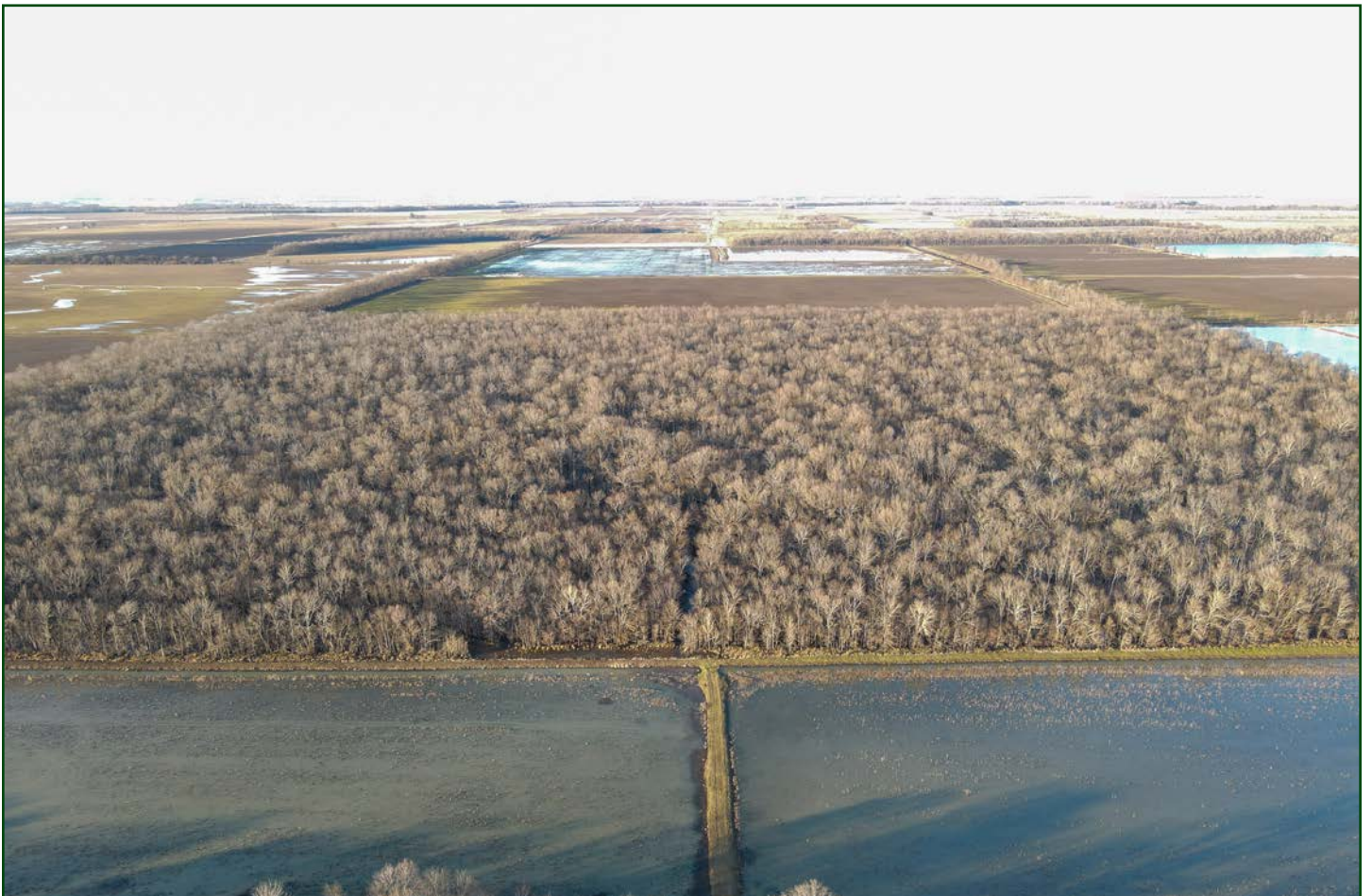
Farm 3731

Tract 8861

Tract Cropland Total: 149.62 acres

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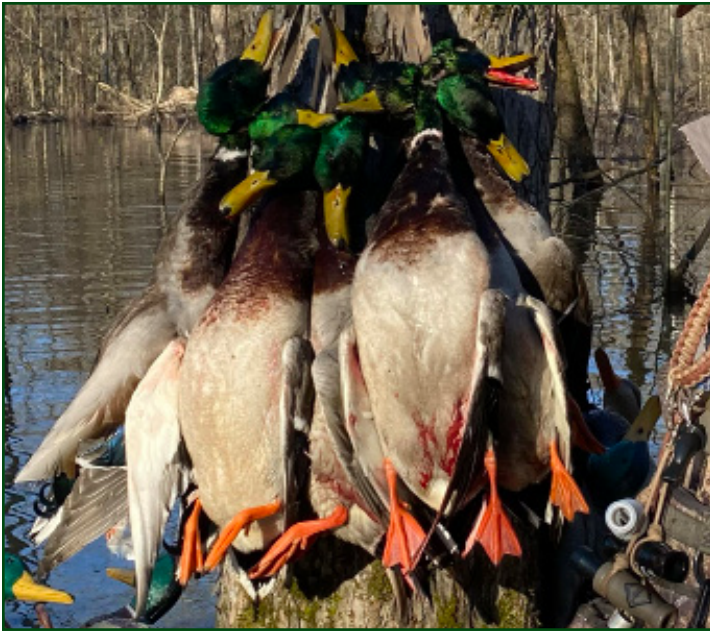












NOTES

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