



OFFERED FOR SALE

GUM FLAT BAYOU

A recreational and agricultural investment opportunity.

100.2 (+/-) acres • Woodruff 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



DISCLOSURE STATEMENT

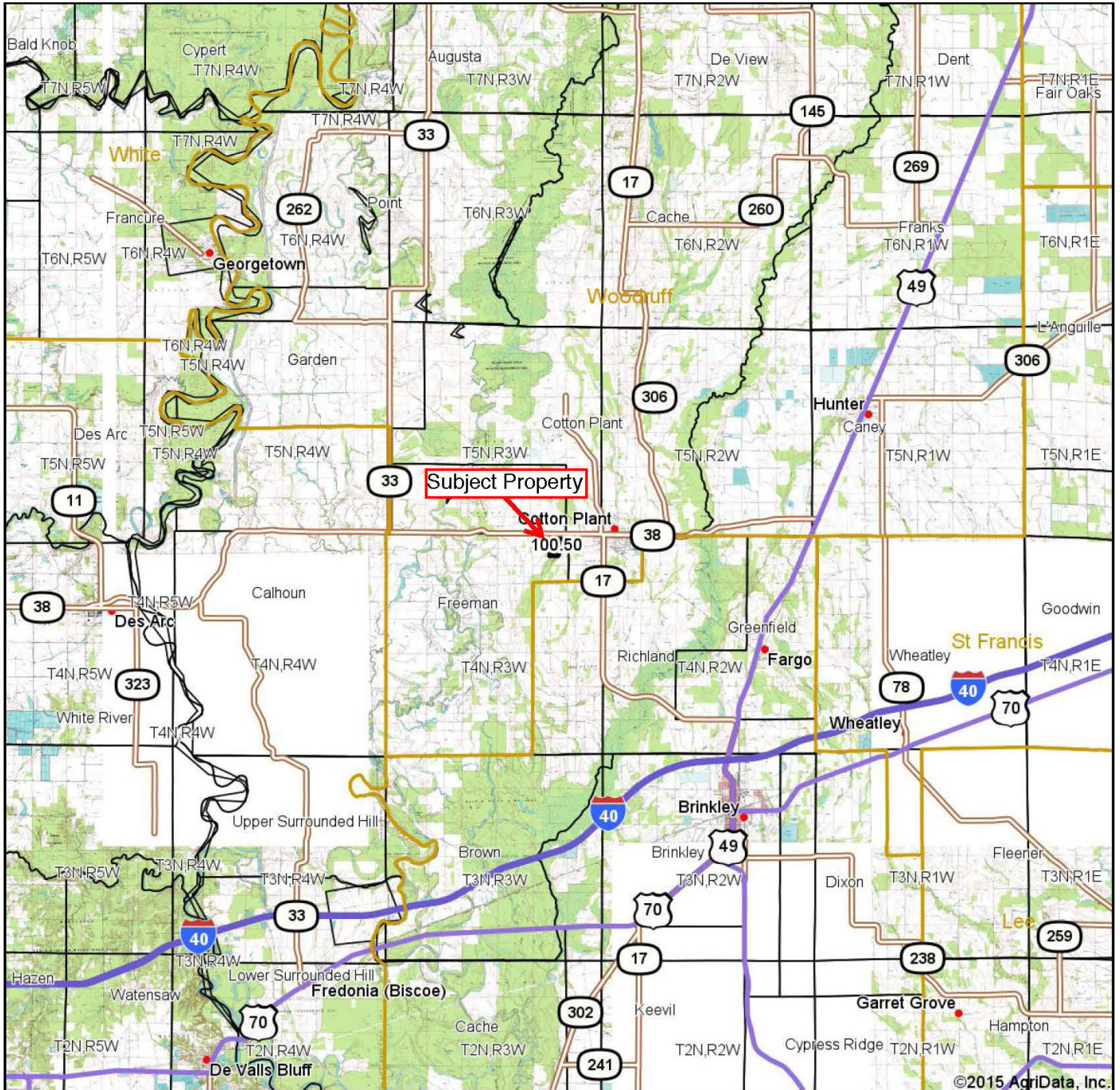
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 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



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Maps Provided By:

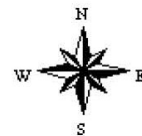


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map center: 34° 59' 58.45, 91° 16' 44.56

0mi 4.5mi 9mi

2-4N-3W
Woodruff County
Arkansas



12/8/2015

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

PROPERTY SUMMARY

Description:

The “Gum Flat Bayou” property consists of 100.2 +/- acres offering a good recreational and agricultural investment opportunity. This property has good waterfowl hunting enhanced by Gum Flat Bayou running through the southeastern portion of the property, and in addition, the Cache River is only 2.75 +/- miles west of the property. The Cache River is one of the best known waterfowl flyways in the Delta, and this property’s close proximity to the river makes the duck hunting even better. The property offers timber style hunting in the brake on the east side of the property. The hunting could be greatly enhanced through the engagement of a floating trachoe for access routes, shooting hole clearing, and permanent blind construction.

The 25 +/- acres currently being farmed could be enrolled in the Conservation Reserve Program (CRP) to further enhance the hunting, or continued leased as is for an agricultural investment. There is one (1) electric centrifugal motor six (6”) well located on the property to irrigate the tillable acreage. Deer hunting opportunities exist along the edges of the brake as well.

This is a unique opportunity to purchase a tract that offers good duck hunting and annual income. **The property is now offered for sale for \$295,059.00 (\$2,950.00 per acre), reduced from \$411,000.00 (\$4,100.00 per acre).** 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. (office: 501-374-3411).

Location:

Cotton Plant, Arkansas; Woodruff County; Northeast Region of Arkansas

<i>Mileage Chart</i>	<i>Distance</i>
Searcy, AR	44 Miles
Little Rock, AR	74 Miles
Memphis, TN	81 Miles

Acreage:

100.2 +/- acres

Access:

Access is via Arkansas State Highway 38, Woodruff County Road #967, and Woodruff County Road #975.

PROPERTY SUMMARY

Real Estate Taxes:

Parcel Number	Acreage	Est. Real Estate Tax
001-03227-000	80.24	\$189.00
002-00408-000	5.00	\$3.00
002-00409-000	5.00	\$3.00
002-00410-000	5.00	\$3.00
002-00411-000	5.00	\$4.00
Total	100.24	\$202.00

Mineral Rights:

Seller can convey fifty percent (50%) of existing mineral rights.

Recreation:

Duck and deer hunting opportunities exist on the property.

Offering Price:

Reduced to \$295,059.00 (\$2,950.00 per acre). Price reduced from \$411,000.00 (\$4,100.00 per acre).

Contact:

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Arkansas
Woodruff

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 2864
Prepared: 1/19/16 12:16 PM
Crop Year: 2016
Page: 2 of 5

Report ID: FSA-156EZ

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: 679 Description: H16/A1 R3W T4N SEC 2

FAV/WR
History
N

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
78.39	34.72	34.72	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	34.72	14.7	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	25.6		40	0.0

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	7.3		5752	0.0
RICE-MED GRAIN	0.3		3590	0.0
GENERIC	5.4	335		0.0
GRAIN SORGHUM	6.2		47	0.0
Total Base Acres:	44.8			

Owners: RUSTY SMITH

SARAH MATHIS SMITH

Other Producers: MICHAEL & LISA CHAPPELL FARM

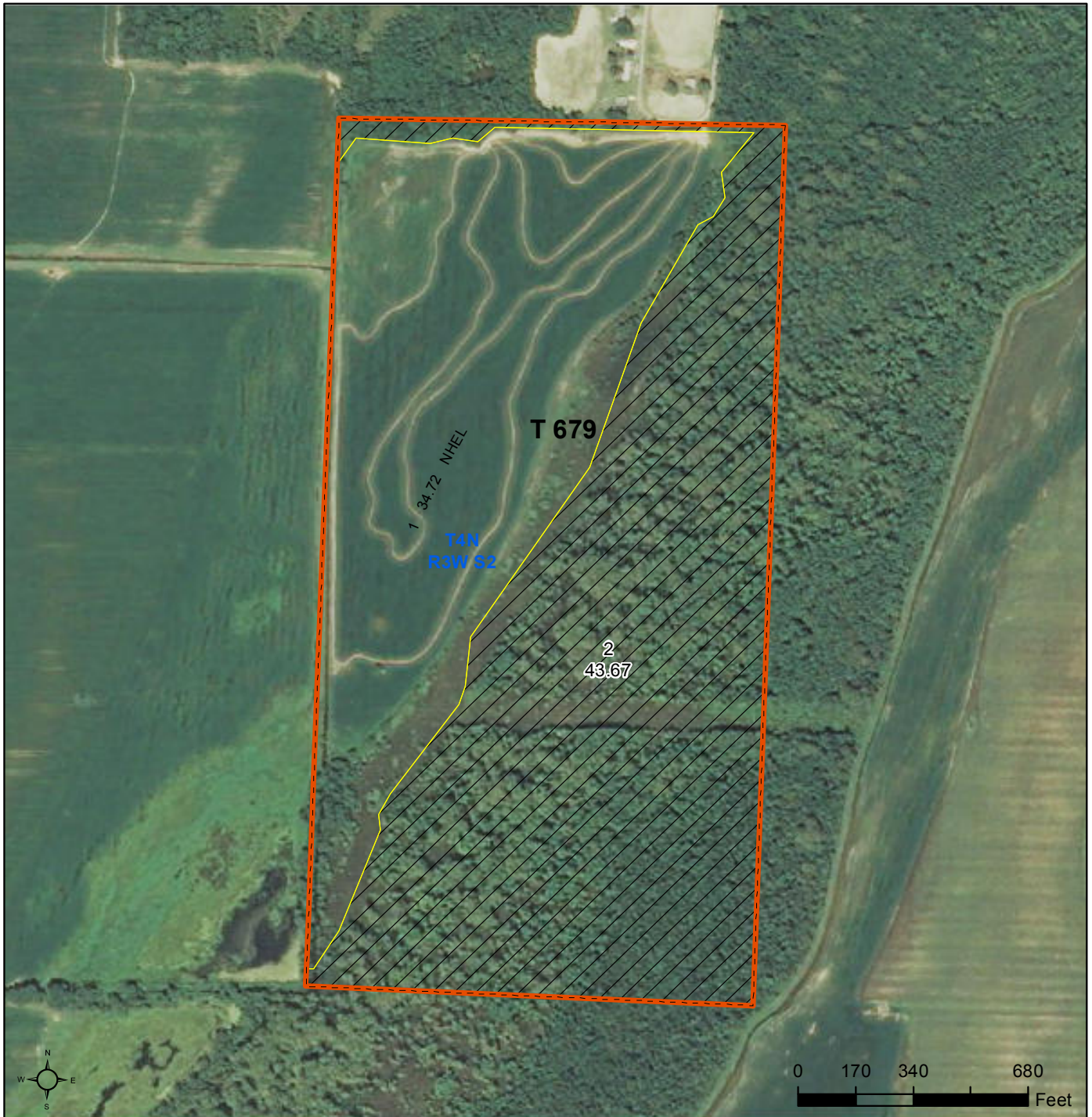
RUSTY & SARAH SMITH

FIELD MAP



United States
Department of
Agriculture

Woodruff County, Arkansas



Common Land Unit

	Tract Boundary
	PLSS
	Non-Cropland
	Cropland

Wetland Determination Identifiers

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

Tract Cropland Total: 34.72 acres

2016 Program Year

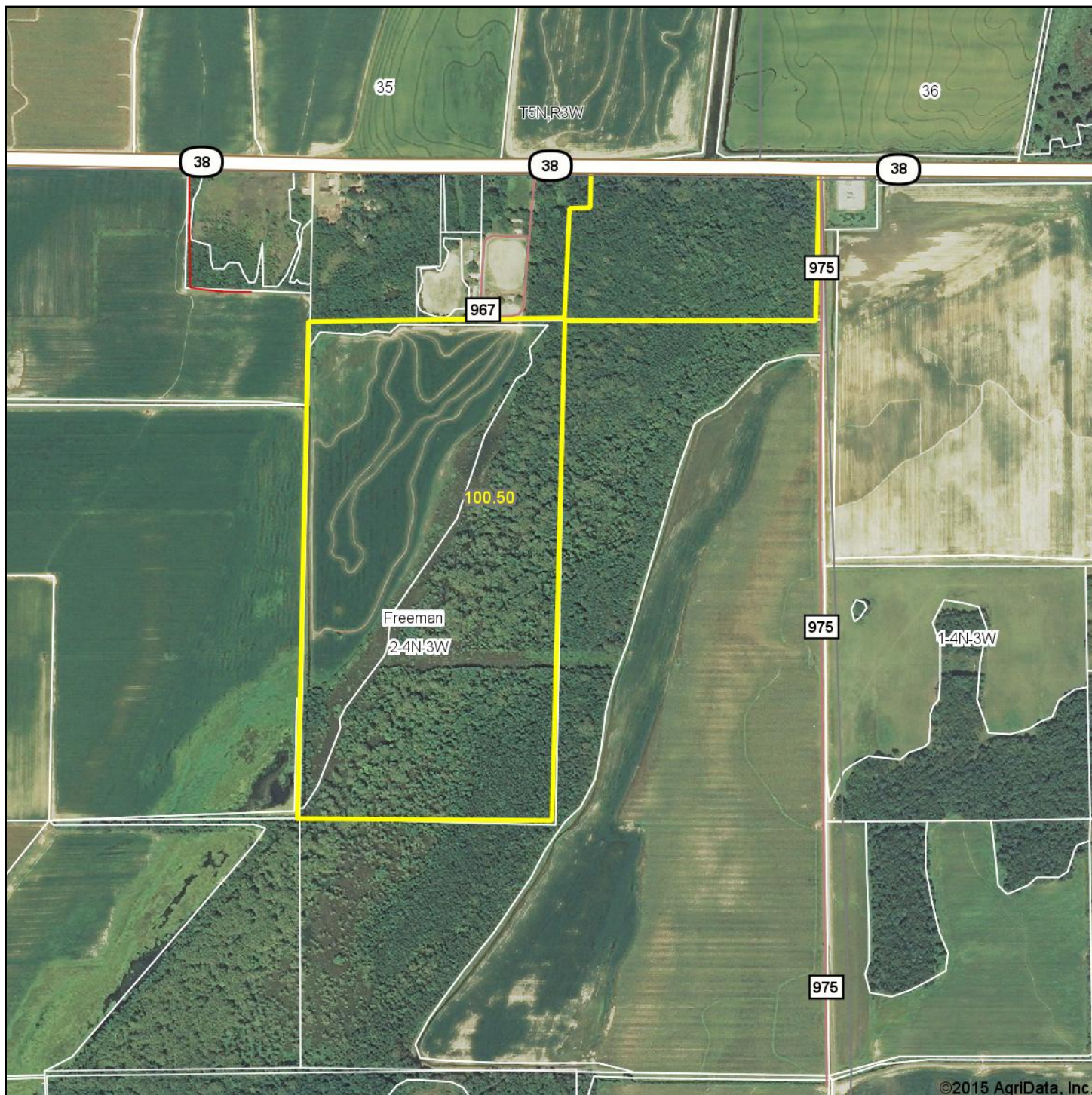
Map Created October 15, 2015

Farm **2864**

Tract **679**

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AERIAL MAP



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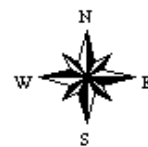
Maps Provided By:



map center: 34° 59' 59.73, 91° 16' 47.34

0ft 804ft 1608ft

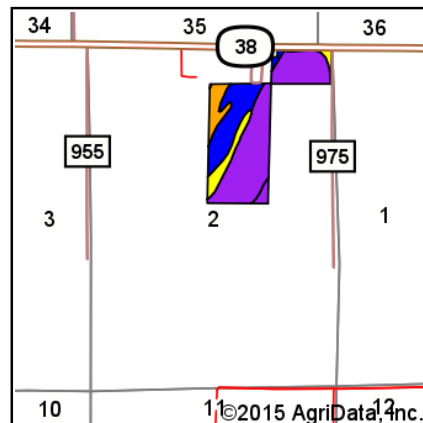
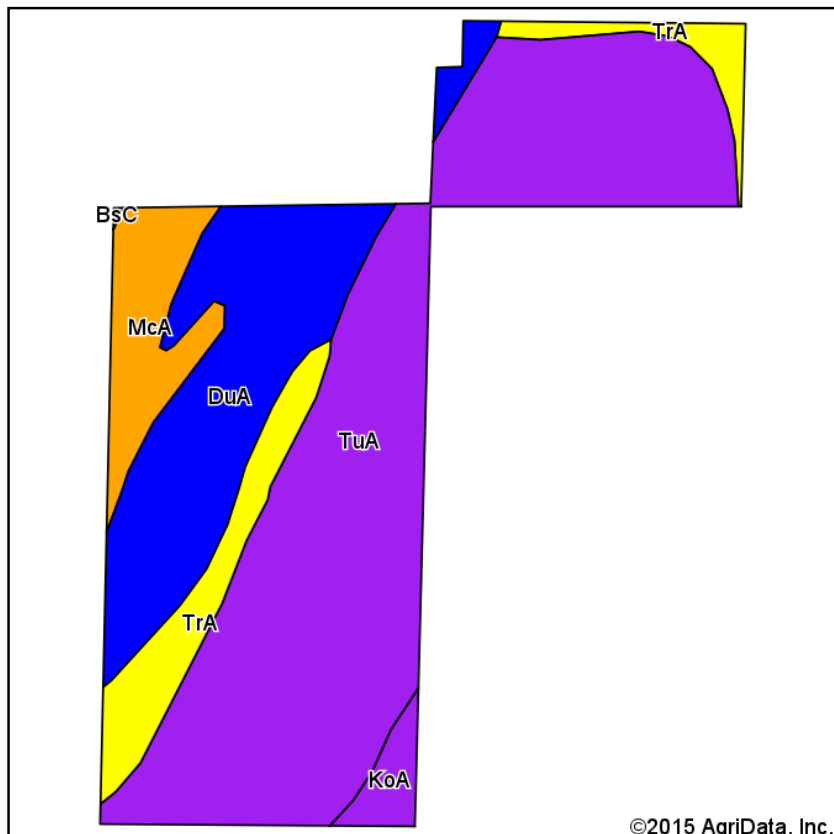
2-4N-3W
Woodruff County
Arkansas



12/8/2015

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

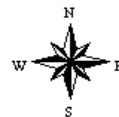
SOIL MAP



State: **Arkansas**
 County: **Woodruff**
 Location: **2-4N-3W**
 Township: **Freeman**
 Acres: **100.5**
 Date: **12/8/2015**



Maps Provided By:



Area Symbol: AR147, Soil Area Version: 15

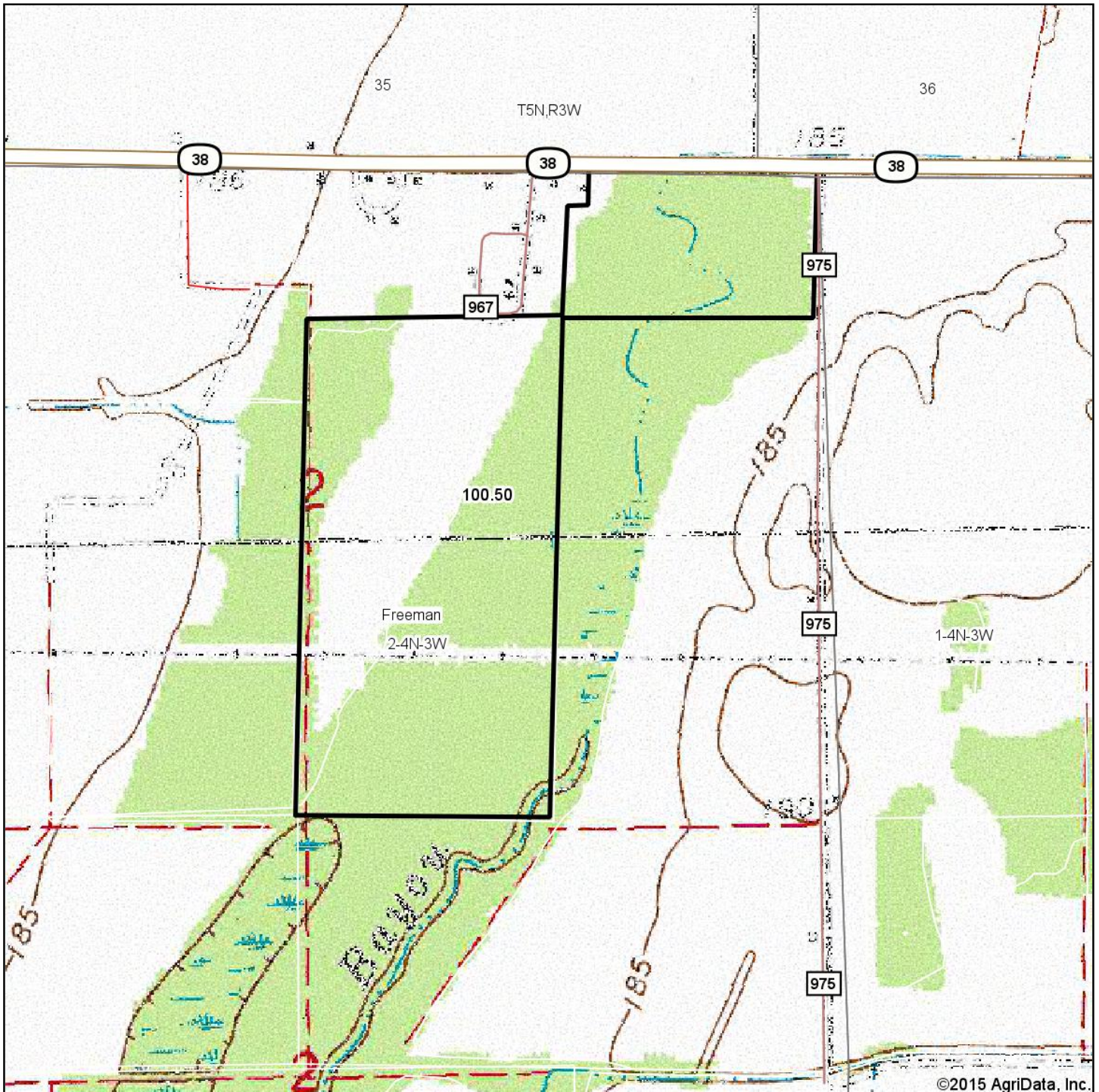
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Cotton lint	Grain sorghum	Improved bermudagrass	Legume hay	Rice Irrigated	Soybeans	Tall fescue	Wheat
TuA	Tuckerman silty clay loam, 0 to 1 percent slopes, frequently flooded	57.91	57.6%		Vw	6.5				8				8	
DuA	Dundee silt loam, 0 to 1 percent slopes	22.78	22.7%		Ilw		85	750		9			40	9	45
TrA	Tuckerman loam, 0 to 1 percent slopes, frequently flooded	10.04	10.0%		IVw	6.5		500	60	8			25	8	25
McA	McCrory fine sandy loam, 0 to 1 percent slopes	7.58	7.5%		IIIw	7		650		9		120	30	8	40
KoA	Kobel silty clay loam, 0 to 1 percent slopes, ponded	2.19	2.2%		VIIw										
Weighted Average						4.9	19.3	269	6	8.1	*-	9.1	13.8	8.1	15.7

Area Symbol: AR147, Soil Area Version: 15

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

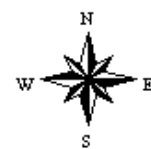


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NOTES



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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