



OFFERED FOR SALE

## **REED FARM**

*An agricultural and recreational investment opportunity.*

213.52 (+/-) acres • Clark 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.

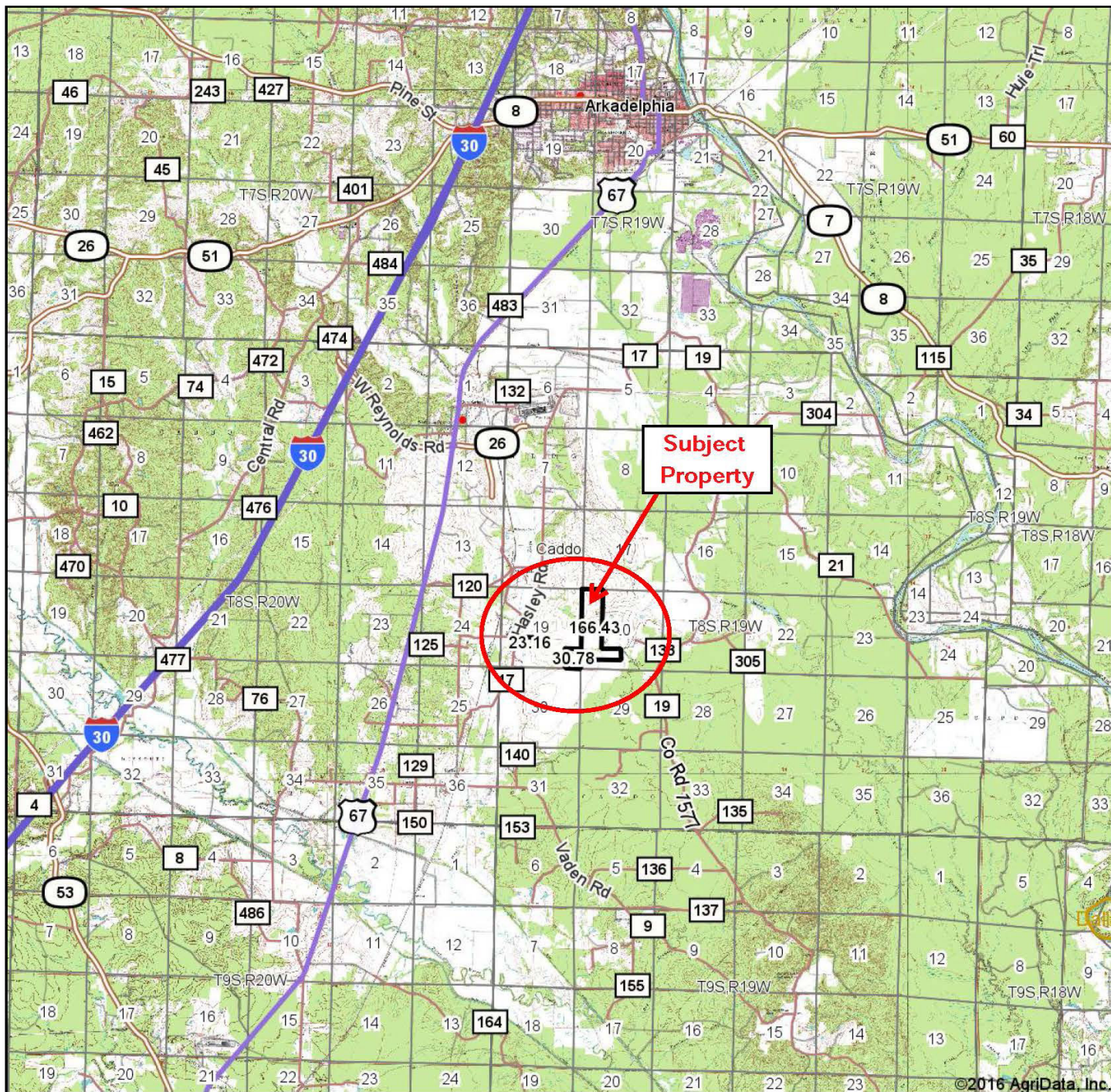
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you for your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



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Maps Provided By:



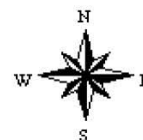
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map center: 34° 2' 27", 93° 4' 29.35

0ft 10315ft 20630ft

**18-8S-19W**  
**Clark County**  
**Arkansas**

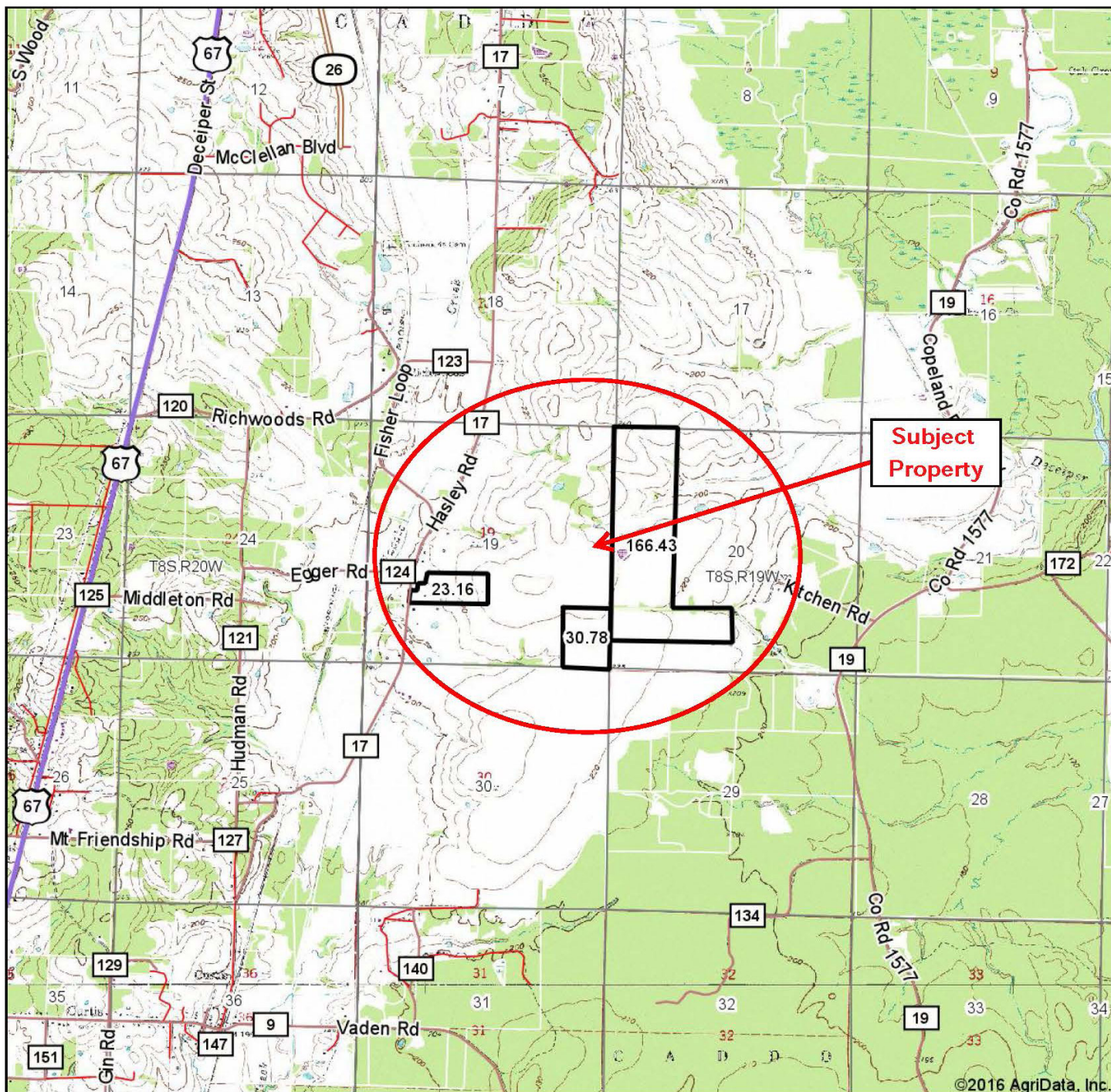


4/19/2016

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



## VICINITY MAP II



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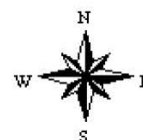
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map center: 34° 1' 34.43, 93° 4' 26.19

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**19-8S-19W**  
**Clark County**  
**Arkansas**



4/19/2016

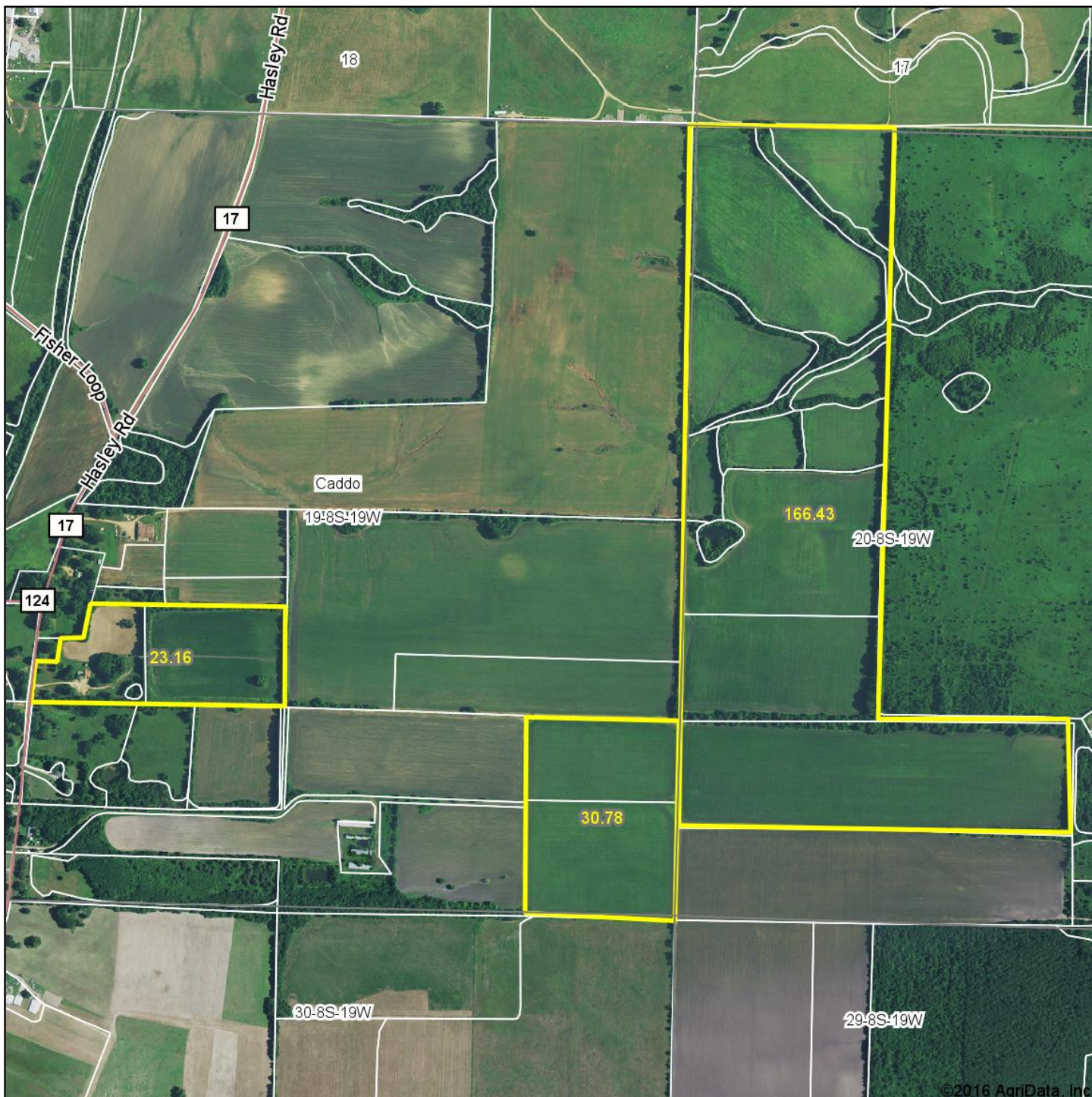
Field borders provided by Farm Service Agency as of 5/21/2008.

## **PROPERTY SUMMARY**

<b>Overview:</b>	Opportunity to acquire a farm located in Clark County, Arkansas. This property is currently being planted in soybeans, but would make an excellent candidate for pasture or timberland conversion. The property’s cultivated acreage should qualify for enrollment in the Conservation Reserve Program (CRP), which would provide annual income, and provide for tree planting and wildlife enhancements. Easily accessed from Hasley road and offers a quant cabin with municipal water and electricity.			
<b>Location:</b>	Southwest Arkansas, Clark County, 34.023691 / -93.083762			
	<i>Mileage Chart</i>	<i>Distance</i>		
	Arkadelphia, AR	14 Miles		
	Hot Springs, AR	22 Miles		
	Texarkana, AR	78 Miles		
	Little Rock, AR	82 Miles		
<b>Closest Airstrips:</b>	Dexter B. Florence Memorial Field (Arkadelphia) 14 miles			
<b>Access:</b>	Hasley Road – an all-weather paved county road that is maintained by the Clark County Road Department.			
<b>Acreage:</b>	213.52 total acres per the Clark County Tax Assessor Office			
<b>Cultivated Acres:</b>	207 Acres			
<b>Improvements:</b>	Cabin: 1,000 square feet (25’x40’), 1 Bedroom, 1 Bath Tool Shed: 40’x 50’ Enclosed with a 12’x 50’ covered lean-to Open Equipment Shed: 16’x40’ (2 Total)			
<b>Irrigation:</b>	There are not any irrigation improvements.			
<b>Farm Lease:</b>	Owner - Operator			
<b>Real Estate Taxes:</b>	Parcel Number	S-T-R	Acres	\$\$/Amount
	01-02485-000	190819	23.54	
	01-02487-000	190819	29.98	
	01-02490-000	200819	160.00	
	Total		213.52	\$1,091.83
<b>Mineral Rights:</b>	All owned shall be transferred, but the Seller does not warrant or guarantee ownership of such.			
<b>Recreation:</b>	Excellent deer and turkey hunting opportunities.			
<b>Offering Price:</b>	\$640,000 (\$3,000 per acre)			
<b>Contact:</b>	Any questions concerning this offering, or to schedule a tour should be directed to Gar Lile or Brandon Stafford (501-374-3411) of Lile Real Estate, Inc.			



# AERIAL MAP



Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

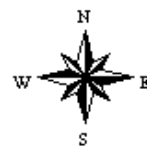
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map center: 34° 1' 32.97, 93° 4' 23.39

0ft 1043ft 2087ft

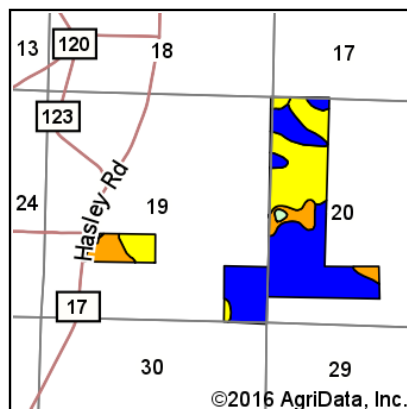
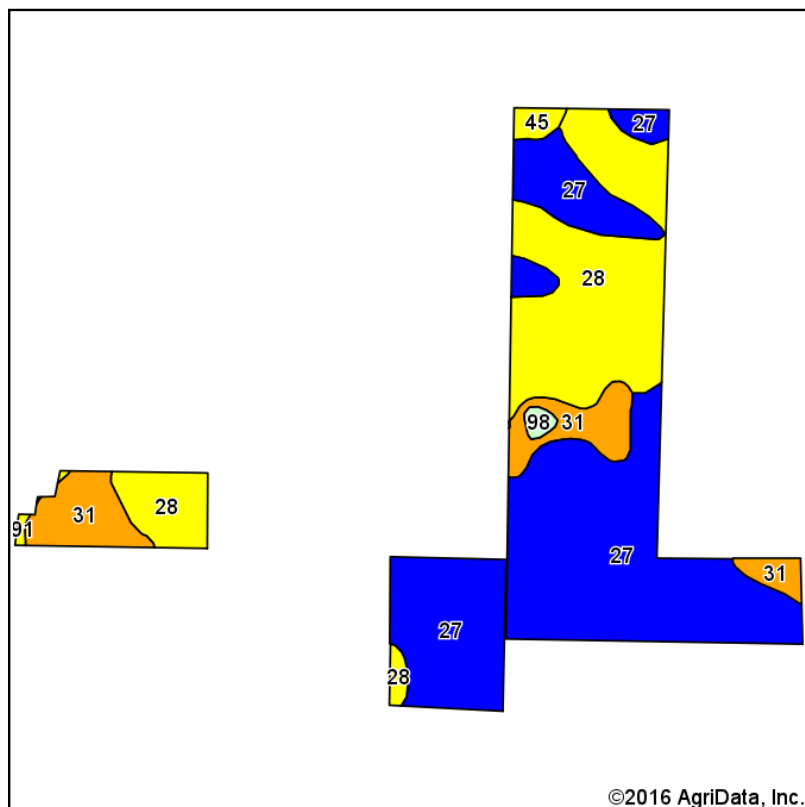
**19-8S-19W**  
**Clark County**  
**Arkansas**



4/19/2016

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

# SOIL MAP



State: **Arkansas**  
 County: **Clark**  
 Location: **19-8S-19W**  
 Township: **Caddo**  
 Acres: **220.37**  
 Date: **4/19/2016**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: AR630, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Bahiagrass	Common bermudagrass	Corn	Cotton lint	Grass hay	Grass clover	Improved bermudagrass	Oats	Soybeans	Tall fescue	Warm season grasses
27	Houston clay, 1 to 3 percent slopes	121.03	54.9%		Ile			70	700	4.5	8		80	40		8.5
28	Houston clay, 3 to 8 percent slopes, eroded	69.49	31.5%		IVe					4	7.5					7.5
31	Kipling silt loam, 0 to 2 percent slopes	25.38	11.5%		IIIw	7			550			8.5	55	30	6.5	
45	Oktibbeha fine sandy loam, 3 to 8 percent slopes, eroded	2.47	1.1%		IVe					4.5	7.5					
98	Water	1.35	0.6%													
91	Wilcox silt loam, 3 to 8 percent slopes	0.65	0.3%		IVe	7	6							20	7	
Weighted Average						0.8	*-	38.4	447.8	3.8	6.8	1	50.3	25.5	0.8	7

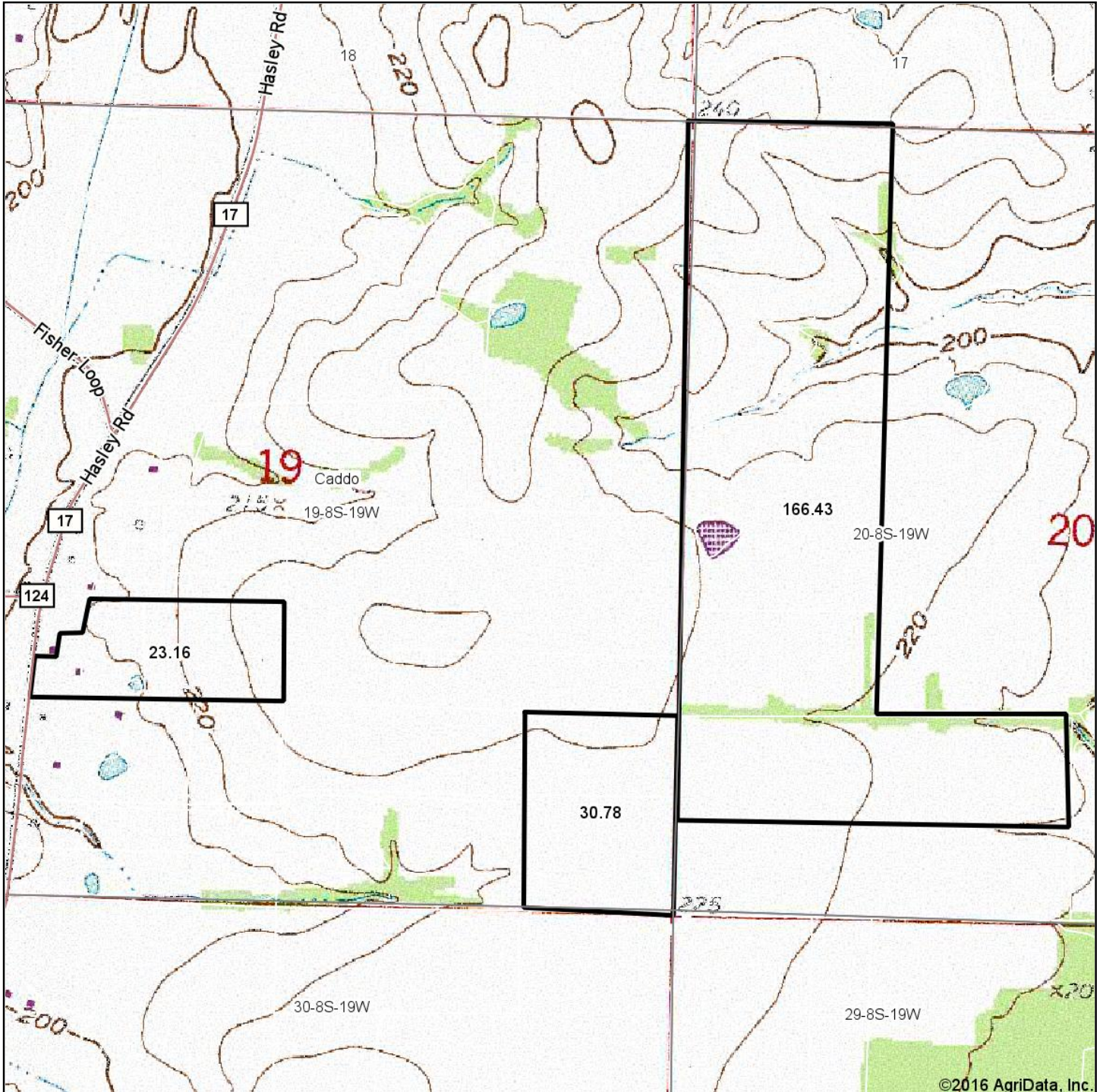
Area Symbol: AR630, Soil Area Version: 14

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# TOPOGRAPHY MAP



Maps Provided By:

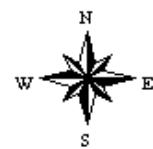


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map center: 34° 1' 32.97, 93° 4' 23.39

0ft 1043ft 2087ft

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**Clark County**  
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4/19/2016

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











## NOTES



### **LILE REAL ESTATE, INC.**

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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**  
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