



OFFERED FOR SALE VIA SEALED BID

BELCHER LAKE FARMS, INC.

An exceptional recreational investment opportunity.

1,000.0 (+/-) total acres • Lonoke and Prairie Counties, Arkansas

BID DATE: Thursday, March 19, 2015 at 3:00 PM

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

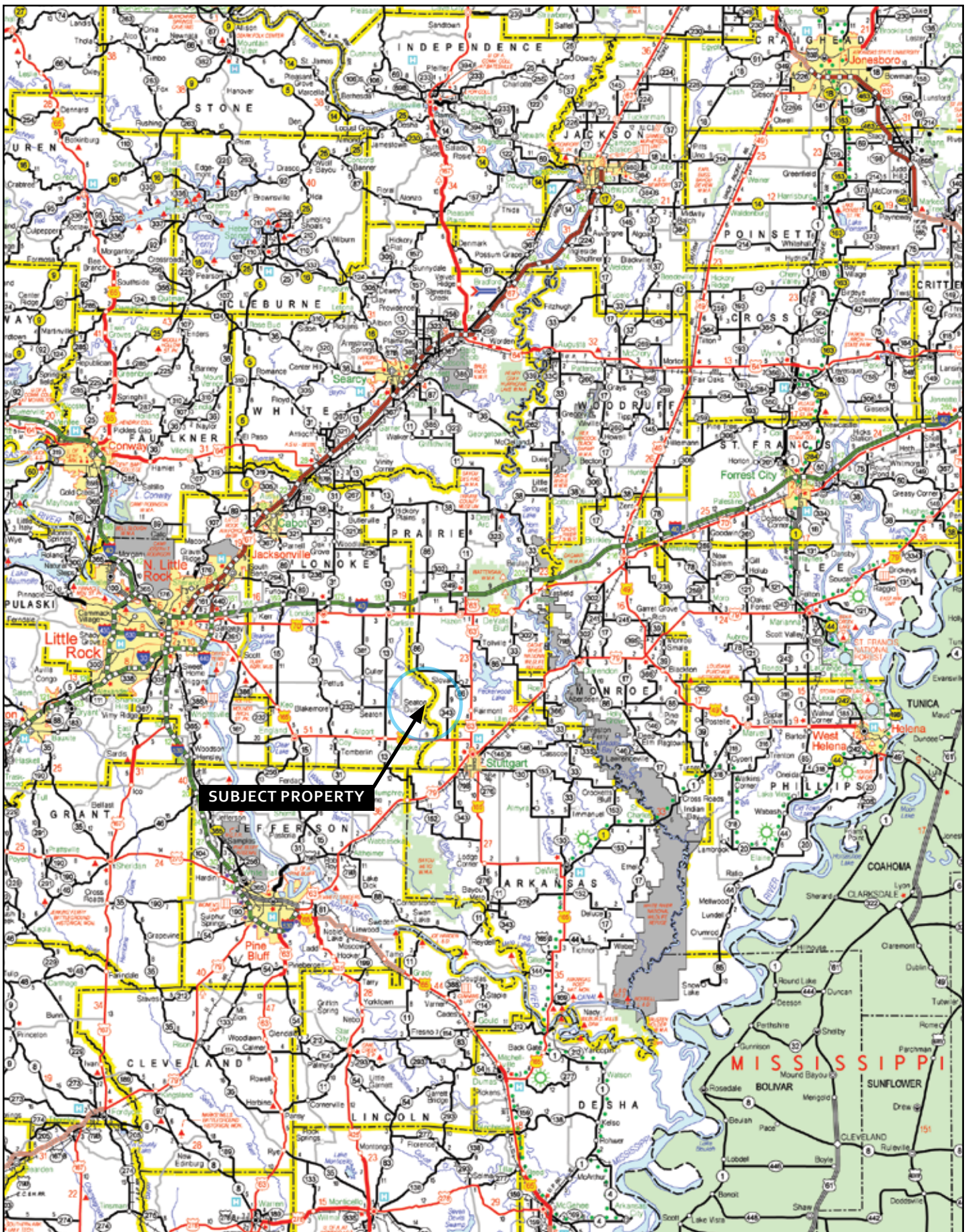
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 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 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



NOTICE OF LAND SALE

BY SEALED BID

We offer for sale the following tract of land in Lonoke and Prairie Counties, Arkansas

Belcher Lake Farms

CONDITIONS OF SALE:

1. Sealed bids will be received at the office of Lile Real Estate, Inc. 401 Autumn Road, Little Rock, AR 72211 until 3:00 PM March 19, 2015 and at that time privately opened. If your bid is mailed, please indicate on the outside of the envelope "Bid on Belcher Lake Farms". Bids may be faxed to 501-374-0609, or emailed to bstafford@lilerealestate.com. Bids will be in one lump sum for the total acreage of the tract. The successful bidder will be required to close within and no later than forty five (45) days of the accepted bid. An offer form is attached.
2. **Structure of the Sale and Purchase:** Belcher Lake Farms, Inc. ("BLF"), an Arkansas corporation, is a "C" corporation for tax purposes and the successful bidder ("Buyer") will acquire 100% of the stock of BLF. If is necessary, the transaction will be structured as a cash merger of BLF with a corporation set up by the Buyer. In such a transaction, the merger would involve the merger of BLF with a corporation set up by the Buyer and the BLF shares would be cancelled, the BLF shareholders would be paid cash for their stock, and the Buyer would own all of the shares of the surviving corporation.
3. Acreages are believed to be correct but are not guaranteed. No Survey will be furnished by the Seller. In all cases, no adjustment will be made in the contract price based on any subsequent survey conducted by a Buyer. It is the Prospective Buyer's responsibility to verify the accuracy of all acreage.
4. Seller will furnish title insurance.
5. All property taxes will be prorated up to date of the sale with the Buyer receiving a credit against the payment of the purchase price at closing.
6. The land will be sold to the highest bidder, however, the Seller reserves the right to refuse any or all bids, to waive any technical defect in bids, and unless otherwise specified by the seller, to accept any bid as may be in the best interest of the seller.
7. At the completion of the bidding process, a final contract will be signed by both Buyer and Seller.
8. **Disclosure:** J. Gardner "Gar" Lile, IV, is a principal broker of Lile Real Estate, Inc. and is a shareholder in Belcher Lake Farms, Inc.
9. Please contact Brandon Stafford of Lile Real Estate, Inc. regarding any questions concerning this sale:

(501) 374-3411 (office)
(501) 416-9748 (mobile)
bstafford@lilerealestate.com (email)

Agency Disclosure

Lile Real Estate, Inc. is the agent of the owner of the property described within this property offering. All information contained herein has been obtained from sources we believe to be reliable. However, no warranty or guarantee is made to the accuracy of the information and Lile Real Estate, Inc. is not liable to any respective bidder for accuracy of the data contained herein. The prospective bidder is encouraged to reconfirm and investigate the property and data presented.

OFFER FORM

Belcher Lake Farms, Inc. - 1,000.0^(+/-) Acres
Bid Date: Thursday, March 19, 2015 @ 3:00 PM

Bidder hereby submits the following as an offer for the purchase of the lands located in Lonoke and Prairie Counties, Arkansas; as described by the sales notice.

This offer will remain valid through Tuesday, March 24, 2015 at 3:00 p.m. If this offer is accepted the Bidder is obligated to execute an offer and acceptance contract with the Seller. Earnest money shall be in the amount of fifty thousand dollars (\$50,000.00) and closing shall take place no later than forty five (45) days from the date of the executed contract.

Submit offer form to: Lile Real Estate, Inc. (**Before 3:00 PM on March 19, 2015**)
401 Autumn Road
Little Rock, AR 72211

Fax offer form to: **501-374-0609**
Email offer form to: bstafford@lilerealestate.com

Bid Amount: \$ _____

Bidder Name: _____

Date: _____

Phone No.: _____

Fax No.: _____

Email: _____

Address: _____

Signature: _____

PROPERTY SUMMARY

Description:

Belcher Lake Farms, Inc. (“Belcher Lake Club”) is a year-round outing place and one of the oldest and continually operated hunting and fishing clubs in the State of Arkansas. The property is located right in the center of a major waterfowl flyway on the Arkansas Grand Prairie and is just 10 miles northwest of Stuttgart, Arkansas. Belcher Lake Club is unlike any other place due to its rare mix of unspoiled habitat, location, diversity of outdoor recreation, and history. Many notable hunting clubs are within close proximity to Belcher Lake Club such as Hamilton Planation and ABF. Belcher Lake Club was founded around the year 1921 by a group of men connected with the American Southern Trust Company who purchased the 200-acre Belcher Lake from the Belcher family. Other land was purchased through the years until more than 1,000 acres were accumulated. The property has served as a year-round outing place for sportsmen since its founding.

The property consists of 1,000.0 ^(+/-) total acres comprised of hardwood timber, cypress and tupelo forest, Conservation Reserve Program (“CRP”) land, five (5) lakes, and lodge grounds. The land is divided by Bayou Two-Prairie and Belcher Lake. The west side of the property offers two (2) lakes offering excellent fishing. Upland hardwood timber, CRP, and a pine plantation are located on the west side of the property offering hunting for deer, turkey, and small game. Belcher Lake is a beautiful setting with old cypress and tupelo surrounding the lake. Duck hunting is via large floating and permanent blinds on the edge and pockets of the lake. The lodge is very nostalgic and reminiscent of the 1920s and 30s and is located on the east side of the property and access to the west side and Belcher Lake is easily done by boat from the lodge grounds.

The corporation and property are offered for sale by Lile Real Estate, Inc. via sealed bid. The bid date is Thursday, March 19, 2015 at 3:00 PM. Any questions concerning this offering or to schedule a property tour should be directed to Brandon Stafford (mobile: 501-416-9748) or Gar Lile (mobile: 501-920-7015).



The image to the left was painted by the wildlife artist, Zettie Jones, in 2004. The painting features a duck blind on Belcher Lake known as Miller's Mansion, named after Dan Miller, who started hunting and fishing at the club in the 1920s. The painting includes a likeness of Mr. Miller blowing a duck call in the background.

Location:

Lonoke and Prairie Counties, Arkansas; East Central Region of Arkansas

Mileage Chart

Stuttgart, AR	10 miles
Little Rock, AR	50 miles
Memphis, AR	115 miles

Access:

Access to the lodge is excellent via Arkansas Highway 165 and Duraham Road. Access to the western side of the property is via Arkansas Highway 13 and Snake Island Road. The western and eastern portions of the property can be accessed by boat by crossing Belcher Lake.

Acreage: 1,000.0 (+/-) Total Acres (FSA Report: SEE 156EZ PROVIDED IN THIS BROCHURE)

Acreage Breakdown

27.0 (+/-) acres (2.7%) in Belcher Lake
15.0 (+/-) acres (1.5%) in Teal Pond - North
55.0 (+/-) acres (5.5%) in Teal Pond - South
12.0 (+/-) acres (1.2%) in Peytons Pond
1.0 (+/-) acres (0.2%) in Featherstone Lake
358.0 (+/-) acres (35.8%) in cypress and tupelo (Two-Prairie Bayou overflow wood)
266.0 (+/-) acres (26.6%) in upland bottomland hardwoods
130.6 (+/-) acres (13.0%) in Conservation Reserve Program
4.0 (+/-) acres (0.4%) in lodge site and grounds
95.0 (+/-) acres (9.5%) in pine plantation, roads, boat ramps, and other timber
36.4 (+/-) acres (3.6%) in cropland and food plots

Improvements: 3,040 (+/-) square-foot nostalgic lodge
- Living area with large fireplace
- Kitchen
- Three (3) bunk rooms
- Screened in porch
- Caretaker living area (connected to lodge)
Numerous equipment storage sheds
Numerous duck blinds (floating and permanent) and deer stands
Game and fish cleaning station
Two (2) boat docks and three (3) rock boat ramps

Water Delivery: One (1) electric well (6" discharge)*
One (1) re-lift (10" discharge)*
One (1) electric turbine (8" discharge)
* Power unit will not convey with the sale.

Recreation: Excellent duck and deer hunting, and fishing

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

Real Estate Taxes:	<i>Parcel Number</i>	<i>Est. Acreage</i>	<i>Est. Taxes</i>
	001-0047-000	160.0	\$119.55
	001-00052-000	320.0	\$740.52
	001-00118-000	278.95	\$333.48
	001-04804-000	180.0	\$653.00
	001-04832-000	19.0	\$17.00
	TOTALS	957.95	\$1,863.55

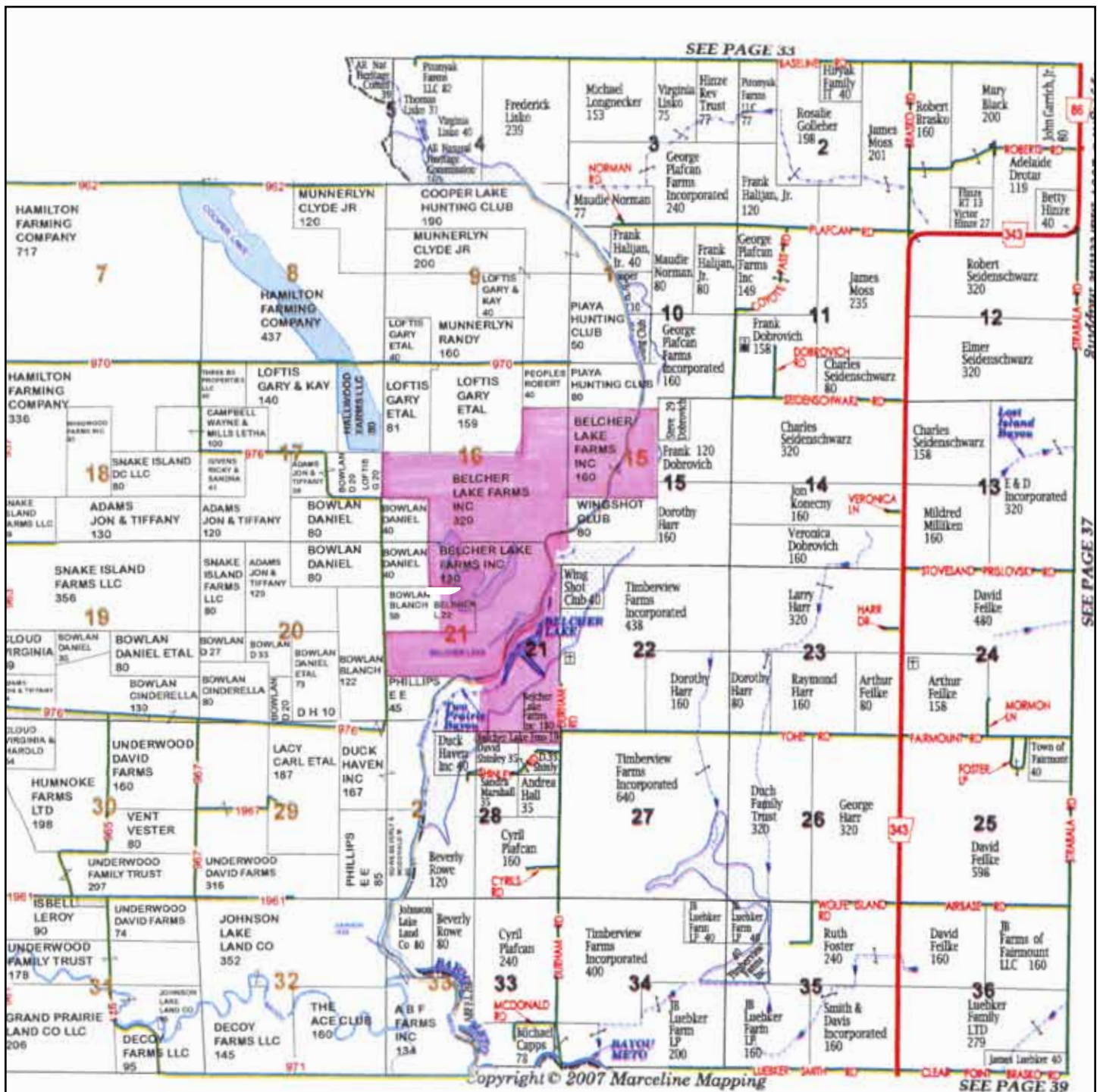
CRP Contracts:	<i>County</i>	<i>Contract No.</i>	<i>Acres</i>	<i>Practice</i>	<i>Expiration</i>	<i>\$ Per Acre</i>	<i>Annual Payment</i>
	Prairie	557	41.0	CP11/CP12	9-30-10	\$49.02	\$2,010.00
	Lonoke	404	14.4	CP3A	9-30-18	\$53.71	\$816.62
	Lonoke	563	10.0	CP9	9-30-21	\$95.00	\$950.00
	Lonoke	451	9.2	CP3A	9-30-20	\$61.91	\$560.00
	Lonoke	10008	30.0	CP40	9-30-21	\$97.68	\$2,930.00
	Lonoke	276	9.1	CP3A/CP12	9-30-15	\$60.32	\$549.00
	Lonoke	562	10.7	CP10	9-30-20	\$95.00	\$1,017.00
	Lonoke	572	6.2	CP21	10-01-27	\$112.24	\$696.00
	TOTALS		130.6				\$9,528.62

* CRP contracts shall be provided upon request.

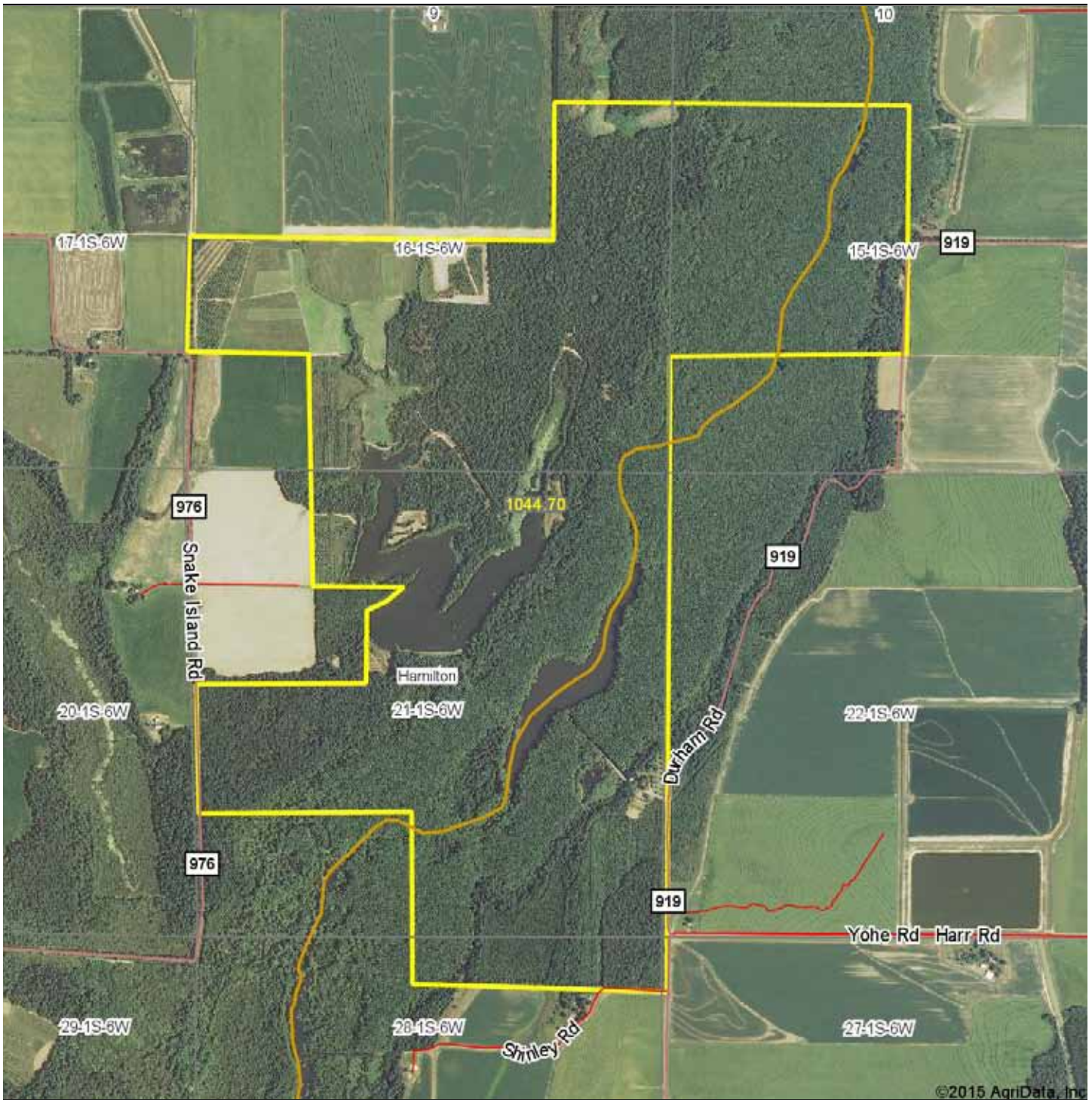
Offering Price: Sealed Bid Sale (Bid Date: Thursday, March 19, 2015)

Contact: Any questions concerning this offering or to schedule a property tour should be directed to Brandon Stafford (mobile: 501-416-9748) or Gar Lile (mobile: 501-920-7015).

PLAT MAP



Aerial Map



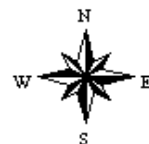
Maps Provided By:



21-1S-6W
Lonoke County
Arkansas

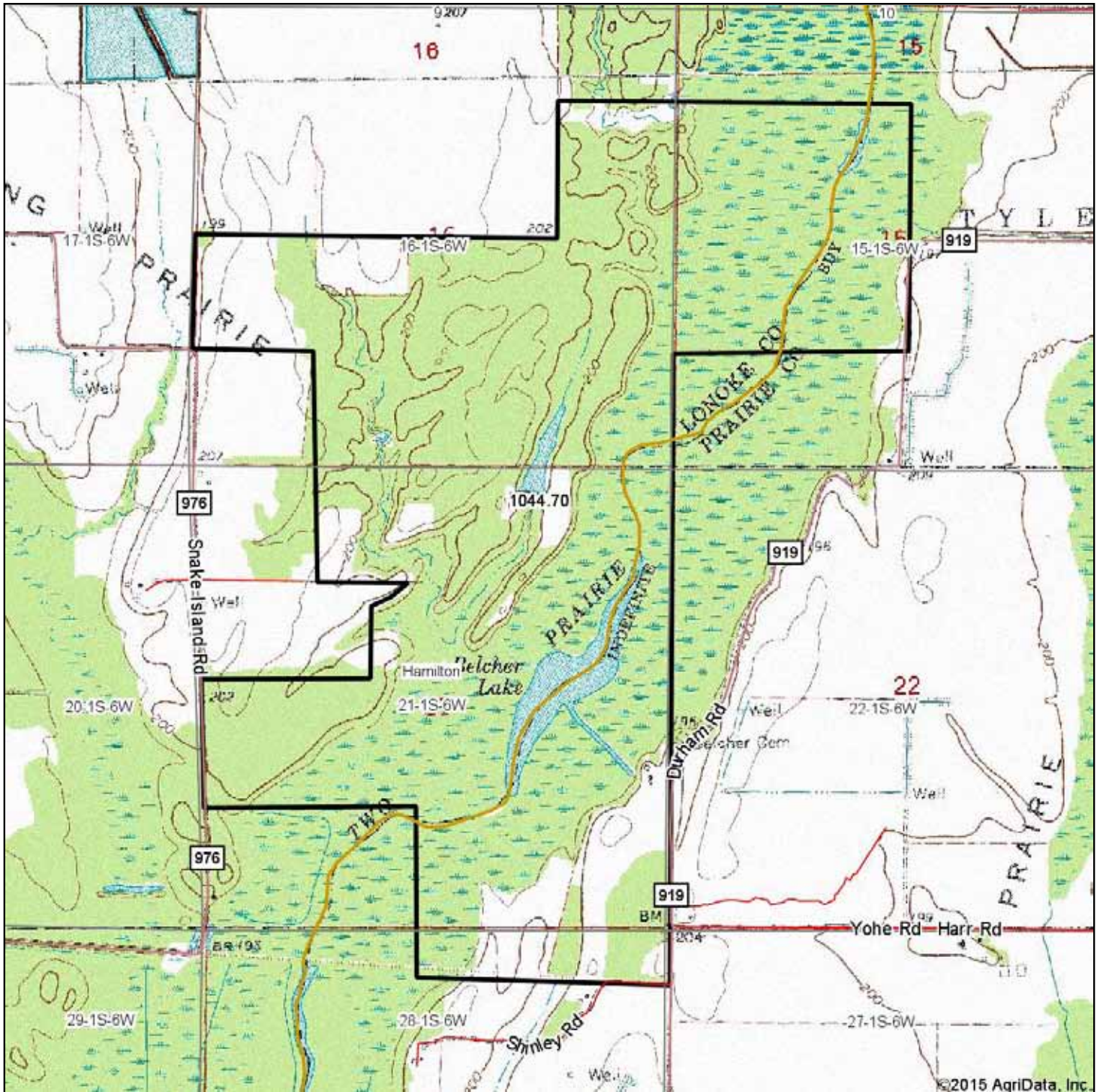
map center: 34° 36' 36.72, 91° 39' 4.31

scale: 20561



1/27/2015

Topography Map



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Maps Provided By:

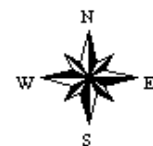


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21-1S-6W
Lonoke County
Arkansas

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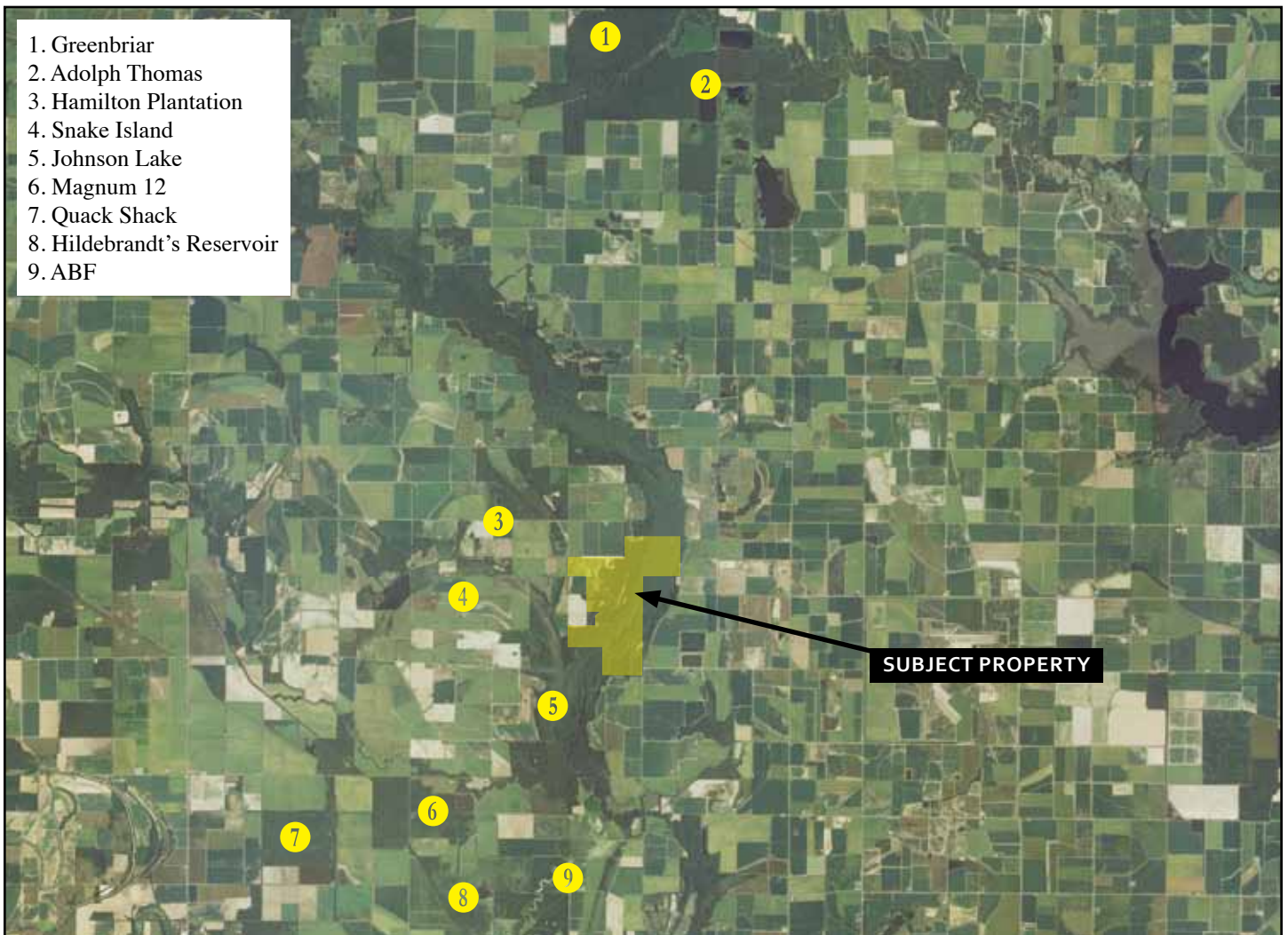


1/27/2015

ACCESS AND EASEMENT MAP



NOTABLE HUNTING CLUBS



























NOTES

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