



OFFERED FOR SALE

HOLLYWOOD PLANTATION

An agricultural and recreational investment opportunity.

2,492.69 ^(+/-) total acres • Desha and Drew Counties, 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

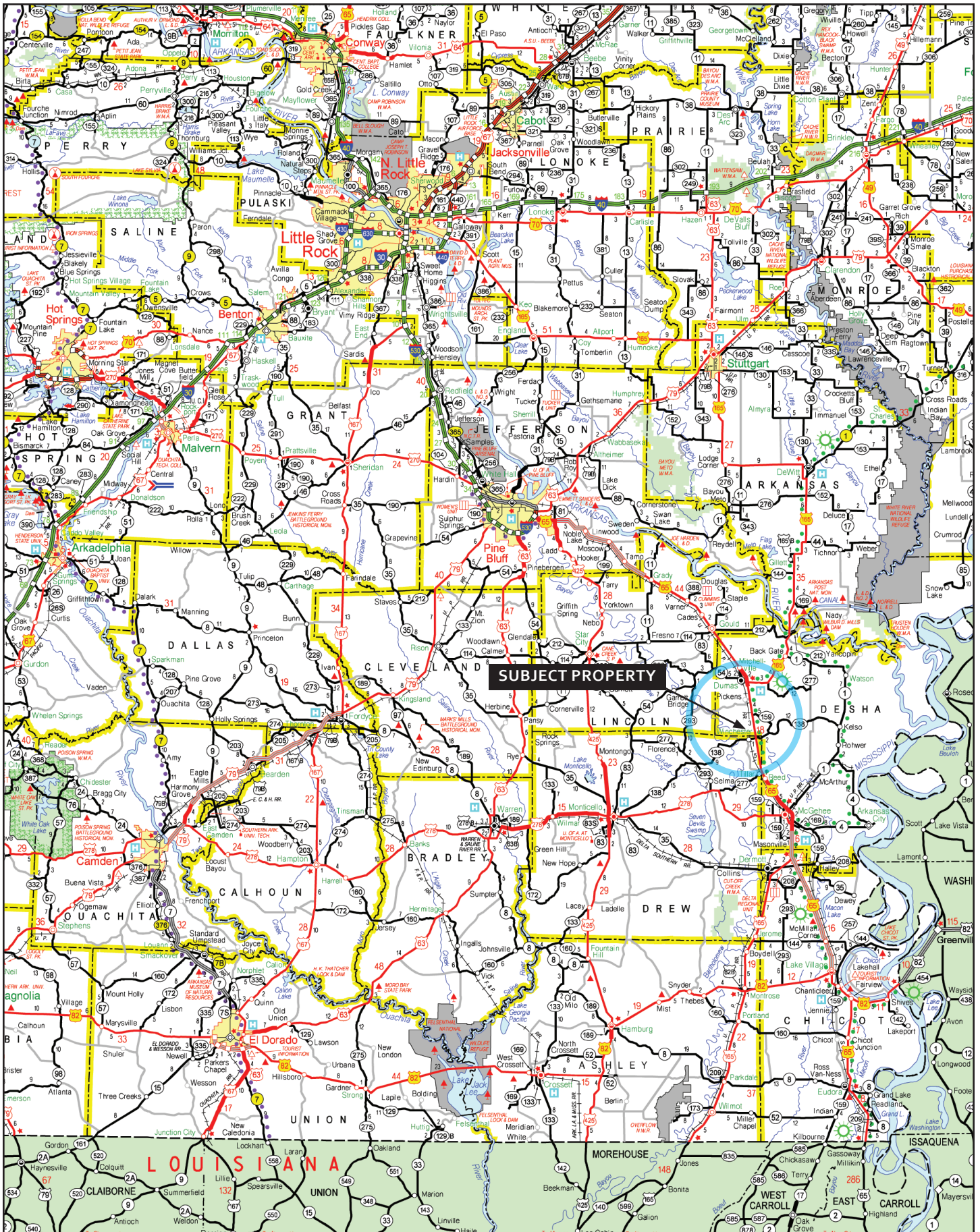
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 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 Hollywood Planation is an agricultural and recreational investment opportunity consisting of 2,492.0 ^(+/-) acres of which 64.21% is irrigated acres under cultivation. The property is located in Southeast Arkansas in Desha and Drew counties near the community of Winchester and access is excellent via county road 19 (Old Highway 65). In addition to the farming operation the land provides excellent hunting for deer and duck via woods, cypress/tupelo brakes, reservoirs, and Conservation Reserve Program land. There is a 960 ^(+/-) square-foot house, which could be used as a hunting camp and an equipment shed. For additional questions concerning this offering or to schedule a property tour please contact Brandon Stafford (mb: 501-416-9748) of Lile Real Estate, Inc.

Location: Winchester, Arkansas; Desha and Drew Counties; Southeast Arkansas

Mileage Chart

Dumas, AR	8 miles
Monticello, AR	23 miles
Lake Village, AR	34 miles
Pine Bluff, AR	48 miles
Greenville, MS	54 miles
Little Rock, AR	95 miles

Access: Access is considered to be excellent via Old Highway 65 (CR 19).

Acreage: 2,492.0 ^(+/-) Total Acres (Farm Service Agency)

Acreage Breakdown

1,600.0 ^(+/-) acres: Cultivated (64.21%)
200.0 ^(+/-) acres: Conservation Reserve Program (8.00%)
220.0 ^(+/-) acres: Woods (10.00%)
75.0 ^(+/-) acres: Coon Bayou (3.00%)
200.0 ^(+/-) acres: Cypress/tupelo brakes (8.00%)
185.0 ^(+/-) acres: Reservoirs (7.00%)
4.0 ^(+/-) acres: House and shop (0.02%)
8.0 ^(+/-) acres: Well sites, canals/ditches, and roads (0.03%)

Soils: Class I - 10%
Class II - 60%
Class III - 30%

Irrigation: All tillable acres are irrigated.

Farm Bases: Please see attached Farm Service Agency (FSA) 156EZ within this brochure.

Farming Contract: A written 80/20 crop share is in place for 2015 with Peacock & Staudinger Farms.

Recreation: The property has excellent duck hunting provided via numerous flooded fields and three reservoirs consisting of Eastman Break, Snag Pond, and Old Boggy. The property also has excellent deer hunting.

Improvements: 960 ^(+/-) square foot house and farm equipment shed.

Utilities: Municipal water, electricity, and telephone are available in the area.

Mineral Rights: Mineral rights shall convey with this sale assuming that all are intact and owned by the property owner.

CRP Program: \$12,325.84 ^(+/-)

<i>Contract No.</i>	<i>Expiration Year</i>	<i>Rental Rate</i>	<i>Acres</i>	<i>Annual Payment</i>
10027 Desha	9/30/22	\$63.02	58.10	\$3,661.46
10027 Desha	9/30/28	\$108.01	144.40	\$15,596.64
			202.5	\$19,258.11

Please see attached CRP contracts.

Real Estate Taxes:	<i>Parcel Number</i>	<i>County</i>	<i>Acres</i>	<i>S-T-R</i>	<i>Estimated Tax</i>
	001-07229-000	Desha	160.00	21-10-04	\$712.00
	001-07289-000	Desha	40.00	26-10-04	\$269.00
	001-07290-000	Desha	5.00	26-10-04	\$369.00
	001-07291-000	Desha	51.00	26-10-04	\$48.00
	001-07301-000	Desha	80.00	27-10-04	\$487.00
	001-07303-000	Desha	440.00	8-10-04	\$2,097.00
	001-07309-000	Desha	80.00	29-10-04	\$448.00
	001-07326-000	Desha	640.00	33-10-04	\$2,653.00
	001-07327-000	Desha	520.00	34-10-04	\$2,856.00
	001-07337-000	Desha	210.30	35-10-04	\$926.00
	001-07341-000	Desha	96.64	35-10-04	\$569.00
	001-07352-000	Desha	40.00	35-10-04	\$222.00
	001-00050-000	Drew	46.92	03-11-04	\$157.40
	001-00063-000	Drew	166.96	03-11-04	\$512.44
			2576.82		\$12,325.84

Price: Please contact us.

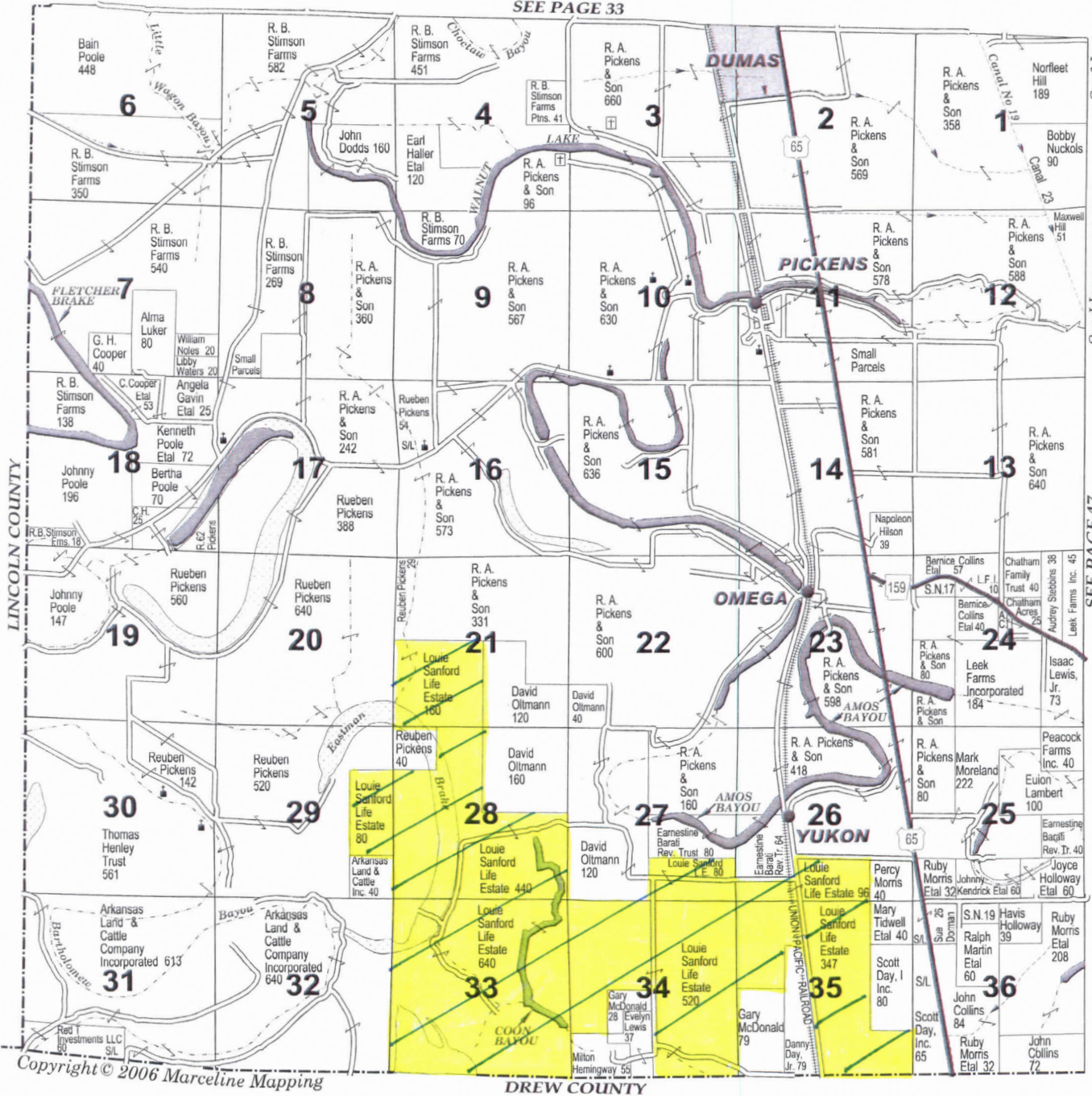
Contact: For additional questions concerning this offering or to schedule a property tour please contact Brandon Stafford (mb: 501-416-9748) of Lile Real Estate, Inc.

PLAT MAP

DESHA COUNTY, ARKANSAS

TOWNSHIP 10S • RANGE 4W

SEE PAGE 33



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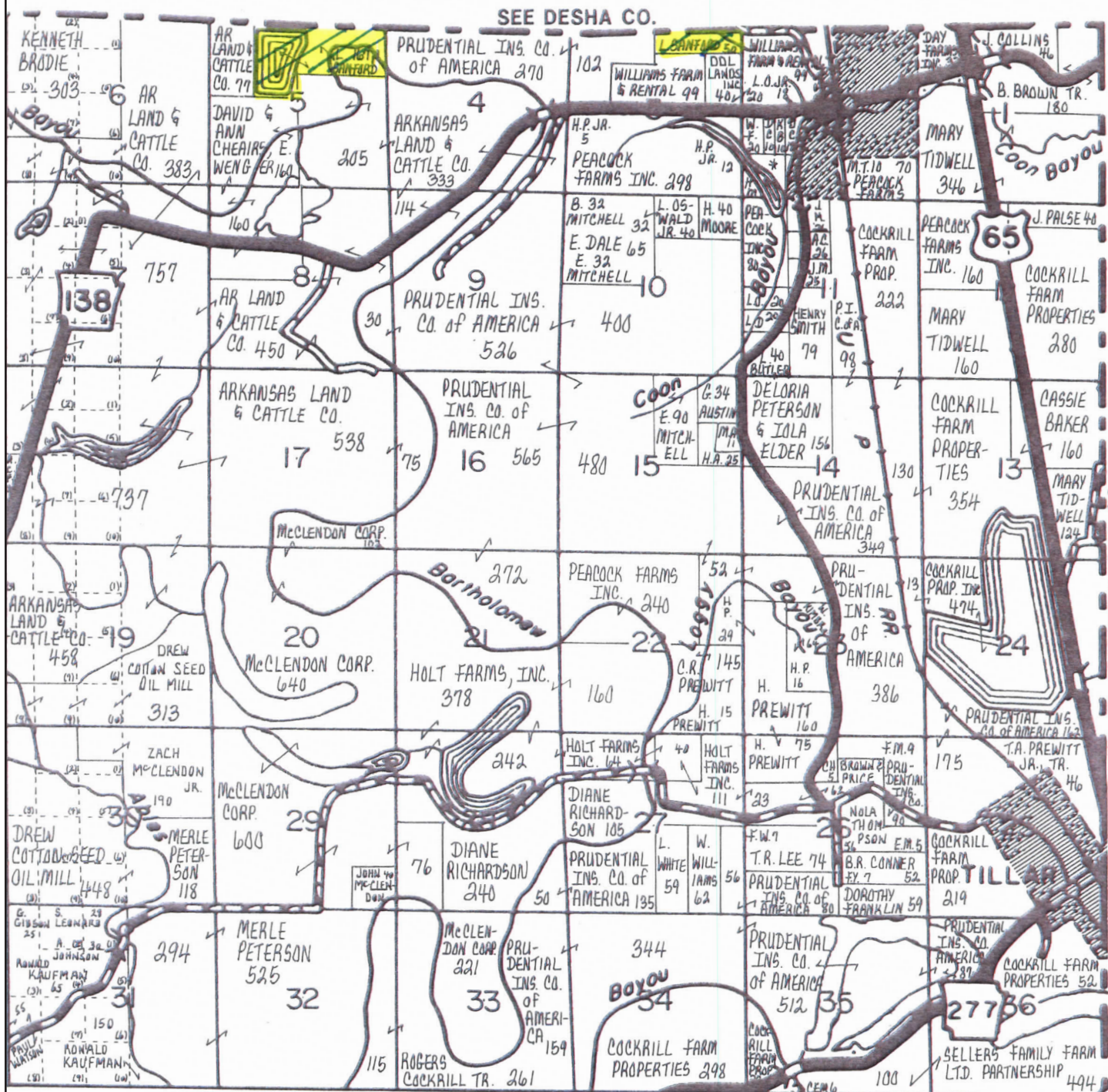
SEE PAGE 47

PLAT MAP

DREW COUNTY, ARKANSAS

TOWNSHIP 11 SOUTH RANGE 4 WEST

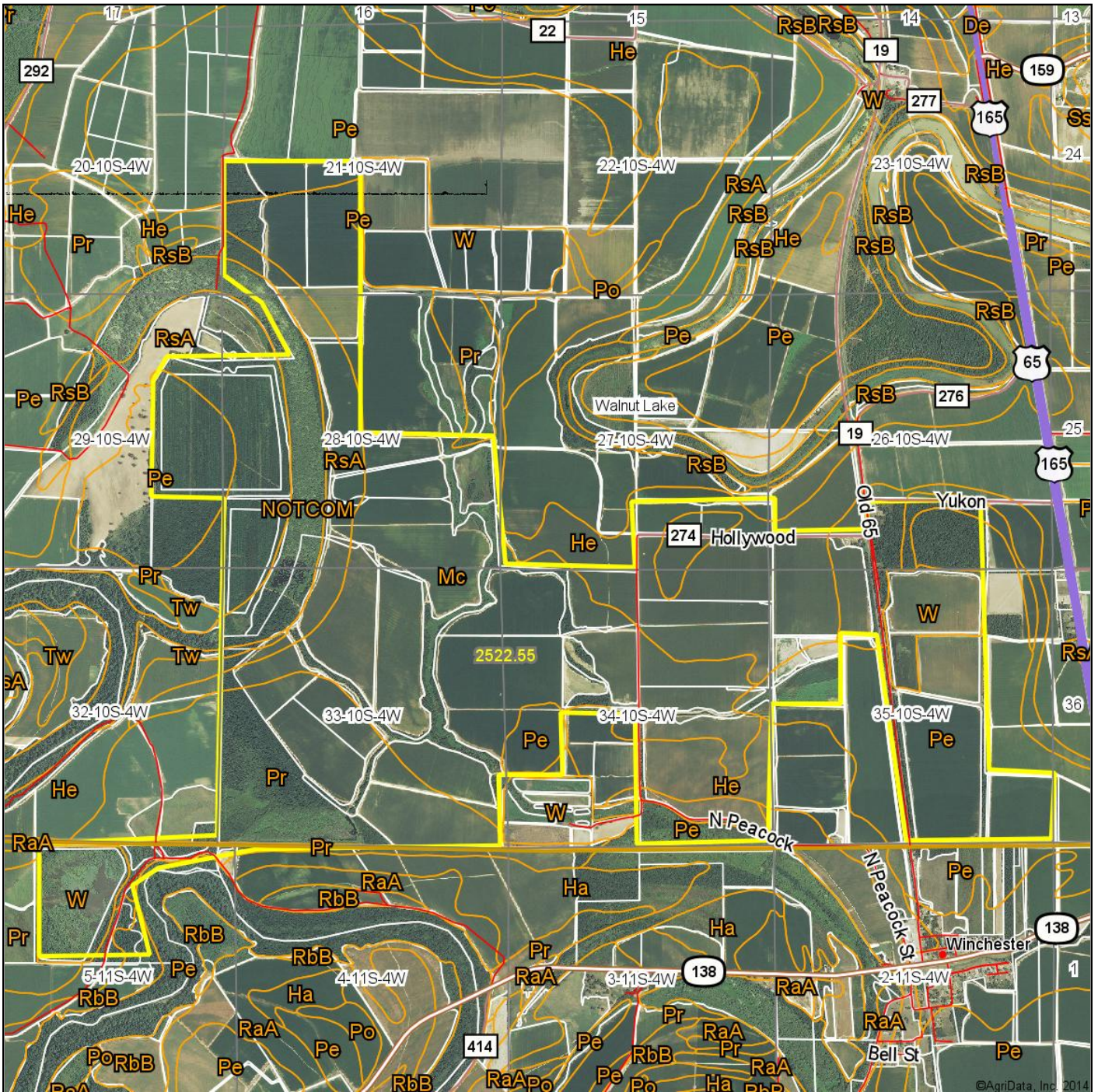
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SEE PAGE 10

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Aerial Map



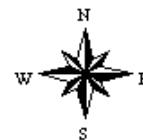
Maps Provided By:



27-10S-4W
Desha County
Arkansas

map center: 33° 47' 47.58, 91° 29' 58.78

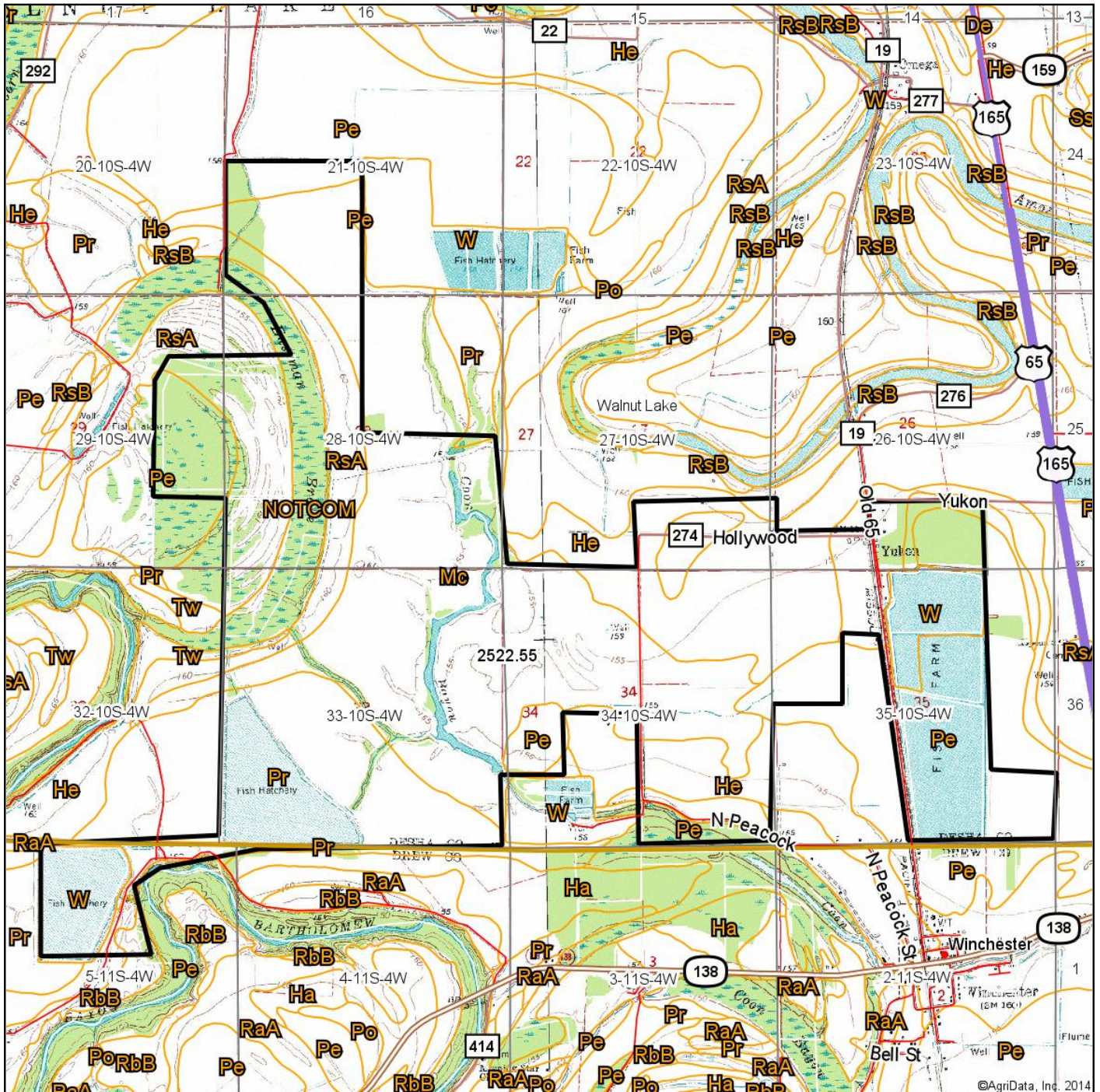
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6/30/2014

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Topography Map



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Maps Provided By:



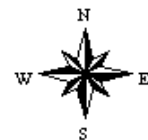
surety
CUSTOMIZED ONLINE MAPPING

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27-10S-4W
Desha County
Arkansas

map center: 33° 47' 47.58, 91° 29' 58.78

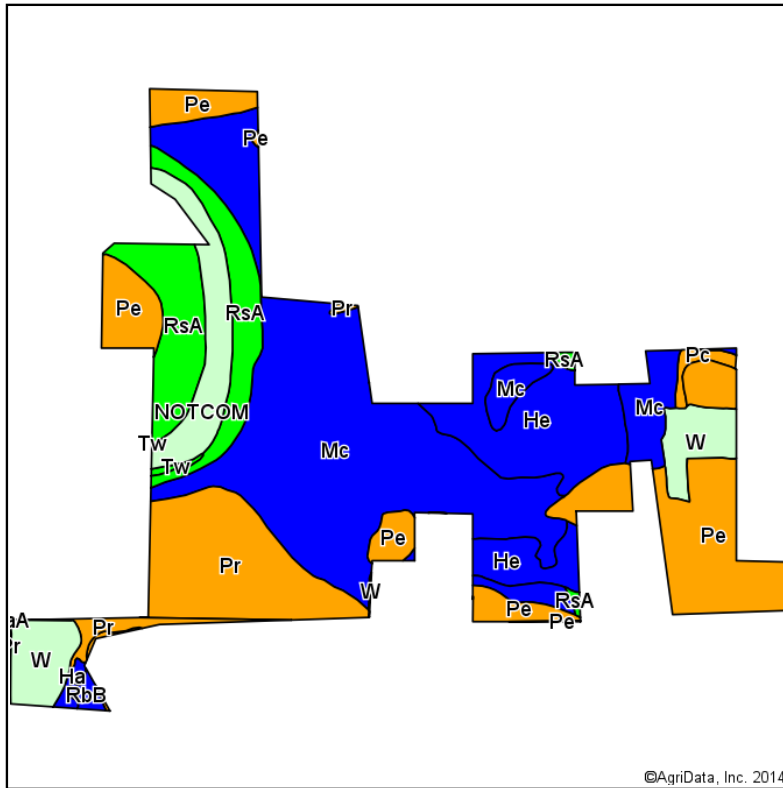
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6/30/2014

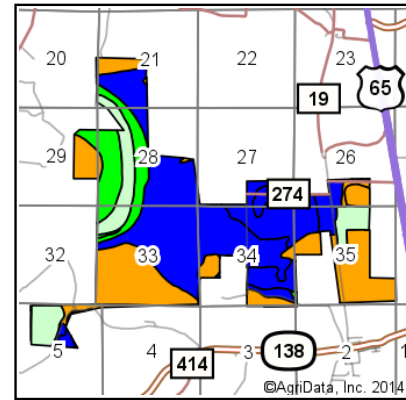
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Soil Map



Soils data provided by USDA and NRCS.

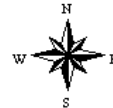
©AgriData, Inc. 2014



State: **Arkansas**
 County: **Desha**
 Location: **27-10S-4W**
 Township: **Walnut Lake**
 Acres: **2540.02**
 Date: **6/30/2014**



Maps Provided By:



Area Symbol: AR041, Soil Area Version: 13

Area Symbol: AR043, Soil Area Version: 13

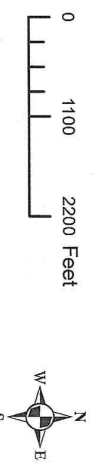
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bahiagrass	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Oats	Rice Irrigated	Soybeans	Tall fescue
Mc	McGehee silt loam	916.47	36.1%		IIw		9		700	11	55	120	35	9
Pe	Perry clay, 0 to 1 percent slopes	433.92	17.1%		IIIw									
He	Hebert silt loam	291.81	11.5%		IIw		7	85	775	13.5			35	
Pr	Portland clay, 0 to 1 percent slopes	272.58	10.7%		IIIw									
RsA	Rilla silt loam, 0 to 1 percent slopes	263.62	10.4%		I		7.5	95	900	13.5			40	
NOTCOM	No Digital Data Available	127.61	5.0%											
W	Water	72.70	2.9%											
W	Water	66.00	2.6%											
Pr	Portland clay, 0 to 1 percent slopes	27.46	1.1%		IIIw									
RsB	Rilla silt loam, 1 to 3 percent slopes	23.10	0.9%		Ile		7	85	850	13.5			37	
Pc	Perry silt loam, 0 to 1 percent slopes	15.53	0.6%		IIIw									
RbB	Rilla silt loam, undulating	11.32	0.4%		Ile		7	85	800	13.5			35	



USDA Farm: 812
 FSA Tract: 694
 Desha County

Wetland Determination Identifiers
 UH&L
 Forest
 Water
 Other Ag
 Cropland
 Wetland identifiers do not represent the site, shape, or specific determination of the area. Refer to your original determination (CPA/202 and attached maps) for exact wetland boundaries and labels, or contact NCEM.

Farmland Ac.: 2,421.11
 Cropland Ac.: 1,850.49



Crop Year: _____
 Map Created: 01/03/2011

Arkansas

Desha

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 812

Prepared: 11/7/13 12:24 PM

Crop Year: 2014

Page: 1 of 2

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.

Operator Name	Farm Identifier	Recon Number
---------------	-----------------	--------------

PEACOCK & STAUDINGER FARMS

Farms Associated with Operator:

816

CRP Contract Number(s): 10027 , 10046

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
2492.69	1891.54	1891.54	0.0	0.0	202.5	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	1689.04	91.7	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	364.5	41	36	0.0
UPLAND COTTON	523.5	547	956	0.0
SOYBEANS	355.8	23	27	0.0
RICE-LONG GRAIN	280.6	3941	6133	0.0
Total Base Acres:	1524.4			

Tract Number: 694 Description: A-9 / B-9

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
2374.44	1807.74	1807.74	0.0	0.0	202.5	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	1605.24	89.3	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	364.5	41	36	0.0
RICE-LONG GRAIN	280.6	3941	6133	0.0
UPLAND COTTON	523.5	547	956	0.0
SOYBEANS	355.8	23	27	0.0
Total Base Acres:	1524.4			

Owners: MARGARET S COX

ROBERT A SANFORD

Other Producers: HOLLYWOOD PLANTATION

Arkansas

Desha

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 812

Prepared: 11/7/13 12:24 PM

Crop Year: 2014

Page: 2 of 2

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: 695 Description: A-9 sec 5

FAV/WR
History

BIA Range Unit Number:

N

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
118.25	83.8	83.8	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	83.8	2.4	0.0		

Owners: MARGARET S COX

ROBERT A SANFORD

Other Producers: HOLLYWOOD PLANTATION

State: Arkansas
County: Desha
County Office: Desha County Farm Service Agency

U.S. Department of Agriculture
 Farm Service Agency
 2013-DCP CCC-509B Worksheet

Crop	Base	Payment	Direct	CC	Payment	Producer Name	Type	Share	Direct Annual
	Acres	Acres	Yield	Yield	Rate			%	
Farm 812									
Rice - Long Grain	280.6	238.5	3941	6133	0.0235	HOLLYWOOD PLANTATION	OT	20%	\$4,418
	280.6	238.5	3941	6133	0.0235	PEACOCK & STAUDINGER FARMS	OP	80%	\$17,671
Soybeans	355.8	302.4	23	27	0.44	HOLLYWOOD PLANTATION	OT	20%	\$612
	355.8	302.4	23	27	0.44	PEACOCK & STAUDINGER FARMS	OP	80%	\$2,448
Upland Cotton	523.5	445.0	547	956	0.0667	HOLLYWOOD PLANTATION	OT	20%	\$3,247
	523.5	445.0	547	956	0.0667	PEACOCK & STAUDINGER FARMS	OP	80%	\$12,989
Wheat	364.5	309.8	41	36	0.52	HOLLYWOOD PLANTATION	OT	20%	\$1,321
	364.5	309.8	41	36	0.52	PEACOCK & STAUDINGER FARMS	OP	80%	\$5,284

11/7/13 12:20 PM

Disclaimer:

The direct payment amounts reflected on this statement are based on 2013-DCP payment rates.
 The amounts may vary due to changes in payment acres, payment yields, producer eligibility, or producer shares.
 The distribution of the form does not in any way obligate CCC to disburse the payment amounts reflected.

Note: Payment amounts will be calculated by multiplying payment acres, payment yields, share, permitted/AGI share, cropland factor and the payment rate. The payment amounts reflected on this statement do not take into account the permitted/AGI share or cropland factors. Background information can be obtained from any FSA county office.



Conservation Contract Maintenance System

Welcome JAMES MEDFORD, County User

CCMS Home	About CCMS	Help	Contact Us	Exit CCMS	Logout of eAuth
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CCMS Menu

View Contract

Search Contract

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Contract Status:	Approved	Activity Type:	No Activity
Admin State:	Arkansas (05)	Admin County:	Desha (041)
Physical State:	Arkansas (05)	Physical County:	Desha (041)
Contract Number:	10046	Signup Number:	44
Program Type:	CRP	Signup Name:	Continuous SU44
Program Year:	2014	Signup Type:	Continuous
Contract Description:	TERRA_AR041_F812_T694_S2_15	Subcategory Type:	Regular

Approval Date:	09/25/2013	Original Contract Start Date:	10/01/2013
Effective Contract Start Date:	10/01/2013	Effective Contract End Date:	09/30/2028
Contract Acres:	144.40	Re-enrolled Acres:	144.40
Cropland Acres:	144.40	Marginal Pastureland Acres:	0.00
Rental Rate per Acre:	\$108.01	Annual Contract Payment:	\$15,597
HUC Code:	080402050404	Extended:	No

Farm/Tract and CLU Information

Farm Number	Tract Number	CLU	CLU Acres
812	694	0053	112.00
812	694	0054	32.40

[View more detail](#)Select an action to perform : * Screen ID: CCMSWeb04
Last Modified: 05/27/2014[Back to Top ^](#)[CCMS Home](#) | [FSA Internet](#) | [FSA Intranet](#) | [USDA.gov](#)[Site Map](#) | [Policies and Links](#) | [FOIA](#) | [Accessibility Statement](#) | [Privacy](#) | [Non-Discrimination](#) | [Information Quality](#) | [FirstGov](#) | [White House](#)

United States Department of Agriculture
Farm Service Agency

Conservation Contract Maintenance System

Welcome JAMES MEDFORD, County User

CCMS Home	About CCMS	Help	Contact Us	Exit CCMS	Logout of eAuth
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CCMS Menu

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View Contract

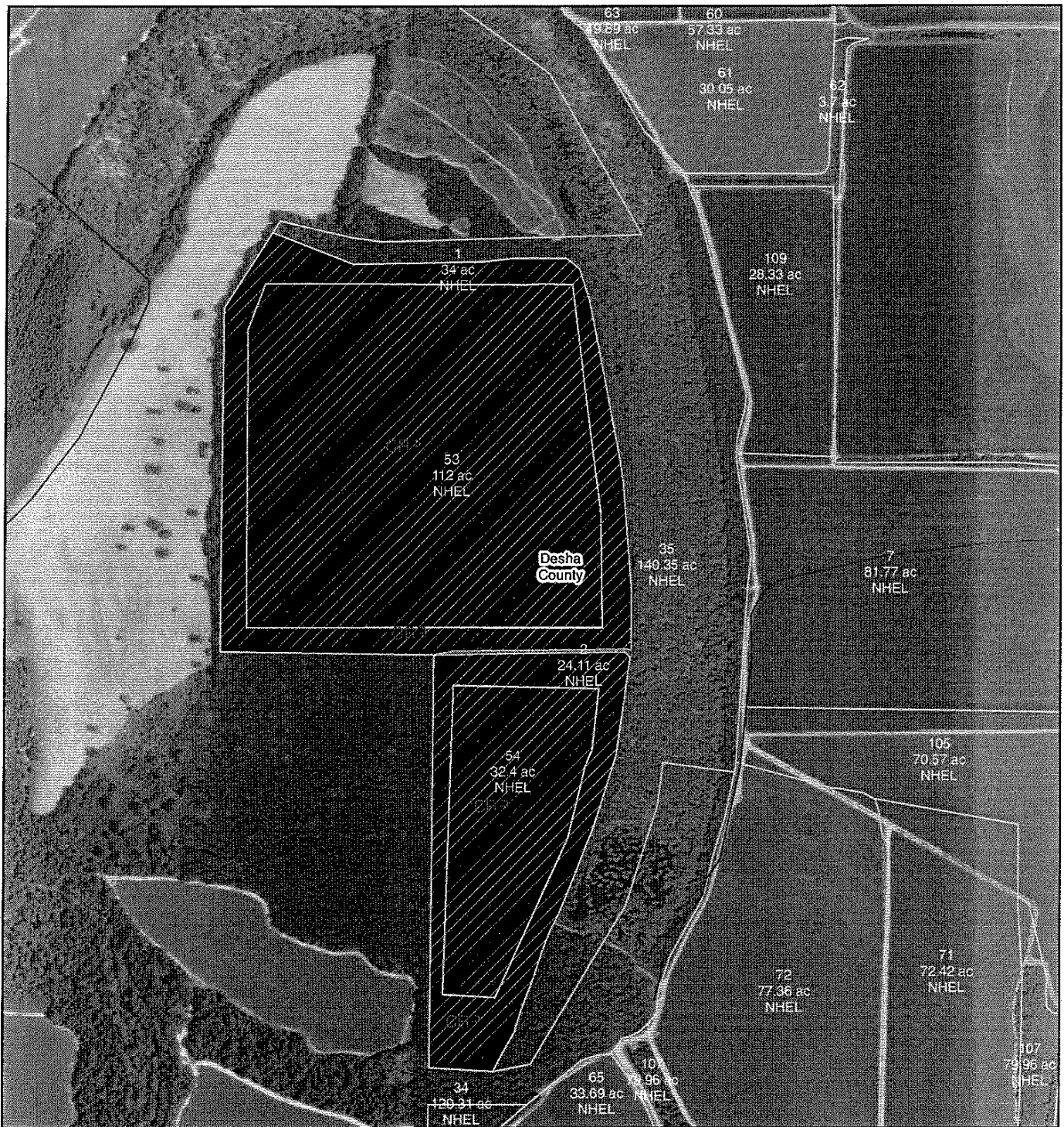
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Admin State:	Arkansas (05)	Admin County:	Desha (041)
Physical State:	Arkansas (05)	Physical County:	Desha (041)
Contract Number:	10027	Signup Number:	43
Program Type:	CRP	Signup Name:	General CRP Signup 43
Program Year:	2013	Signup Type:	General
Contract Description:	TERRA_AR041_F812_T694_S1_10	Subcategory Type:	Regular

Approval Date:	09/13/2012	Original Contract Start Date:	10/01/2012
Effective Contract Start Date:	10/01/2012	Effective Contract End Date:	09/30/2022
Contract Acres:	58.10	Re-enrolled Acres:	34.00
Cropland Acres:	58.10	Marginal Pastureland Acres:	0.00
Rental Rate per Acre:	\$63.02	Annual Contract Payment:	\$3,661
HUC Code:	080402050404	Extended:	No

Farm/Tract and CLU Information

Farm Number	Tract Number	CLU	CLU Acres
812	694	0001	34.00
812	694	0002	24.10

[View more detail](#)Select an action to perform : * Screen ID: CCMSWeb04
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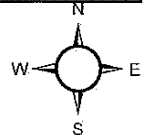


Farm: 812

Tract: 694

Desha County, Arkansas

0 430 860 1,720 2,580 3,440 Feet



USDA FARM SERVICE AGENCY

Date Printed: June 19, 2014

Photography Date: 2013

Wetland Determination Identifiers

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

Disclaimer: USDA FSA maps are for FSA Program administration only. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of 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 wetland boundaries and determinations, or contact NRCS.

NOTES

[illegible]



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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