



OFFERED FOR SALE VIA SEALED BID

CUT-OFF RESERVE

A recreational and timberland investment opportunity.

200.0 (+/-) total acres • 1 tract

ASHLEY 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 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.

NOTICE OF LAND SALE BY SEALED BID

We offer for sale the following tract of land in Ashley County, Arkansas.

Cut-Off Reserve

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 p.m. Wednesday, November 12, 2014 and at that time privately opened. If your bid is mailed, please indicate on the outside of the envelope "Cut-Off Reserve". 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 thirty-five (35) days of the accepted bid.
2. Acreages are believed to be correct but are not guaranteed. A survey will NOT 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.
3. Seller will furnish title insurance.
4. A warranty deed will be prepared by Seller. The Seller will pay half of the documentary stamps required by law for the recordation of the deed.
5. All property taxes will be paid by the owner up to date of the sale.
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. A copy of the offer and acceptance contract can be requested for review prior to the bid date.
8. Agency: Listing Agent Firm Represents Seller. Buyer and Seller acknowledge that the Listing Agent Firm is employed by the Seller. All licensees associated with the Listing Agent Firm are employed by, represent, and are responsible to the Seller. The Listing Agent makes no representation as to the condition of the property or its suitability to the Buyer's needs. The Buyer(s) are responsible for verifying information regarding this property and obtaining legal counsel if desired.
9. The property shall transfer unencumbered by any timber deeds or timber management contracts. This sale is for all merchantable timber and land.
10. Any questions concerning this sale should be directed to Brandon Stafford, Lile Real Estate, Inc. at (501) 374-3411.

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

Cut-Off Reserve

Bid Date: Wednesday, November 12, 2014 @ 3:00 p.m.

Bidder hereby submits the following as an offer for the purchase of the lands located in Ashley County, Arkansas; as described by the sales notice.

This offer will remain valid through Friday, November 14, 2014 at 5:00 p.m. If this offer is accepted the Bidder is obligated to execute an offer and acceptance contract. Earnest money shall be in the amount of **Ten Thousand Dollars (\$10,000.00)**. Closing shall take place no later than thirty-five (35) days from the effective date of the executed contract. A copy of the offer and acceptance contract can be requested for review prior to the bid date.

Bids will be privately opened and accepted in the form of: hand delivery, physical mail, email, or fax. The information for each is as follows:

Submit offer from to: Lile Real Estate, Inc. (**Before 3:00 p.m. on November 12, 2014**)
401 Autumn Road
Little Rock, AR 72211

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

<u>No.</u>	<u>County</u>	<u>Acres</u>	<u>Bid Amount</u>
1	Ashley	200.0	\$_____

Bidder: _____

Signature: _____

Date: _____

Fax No.: _____

Email: _____

Address: _____

SUBJECT PROPERTY

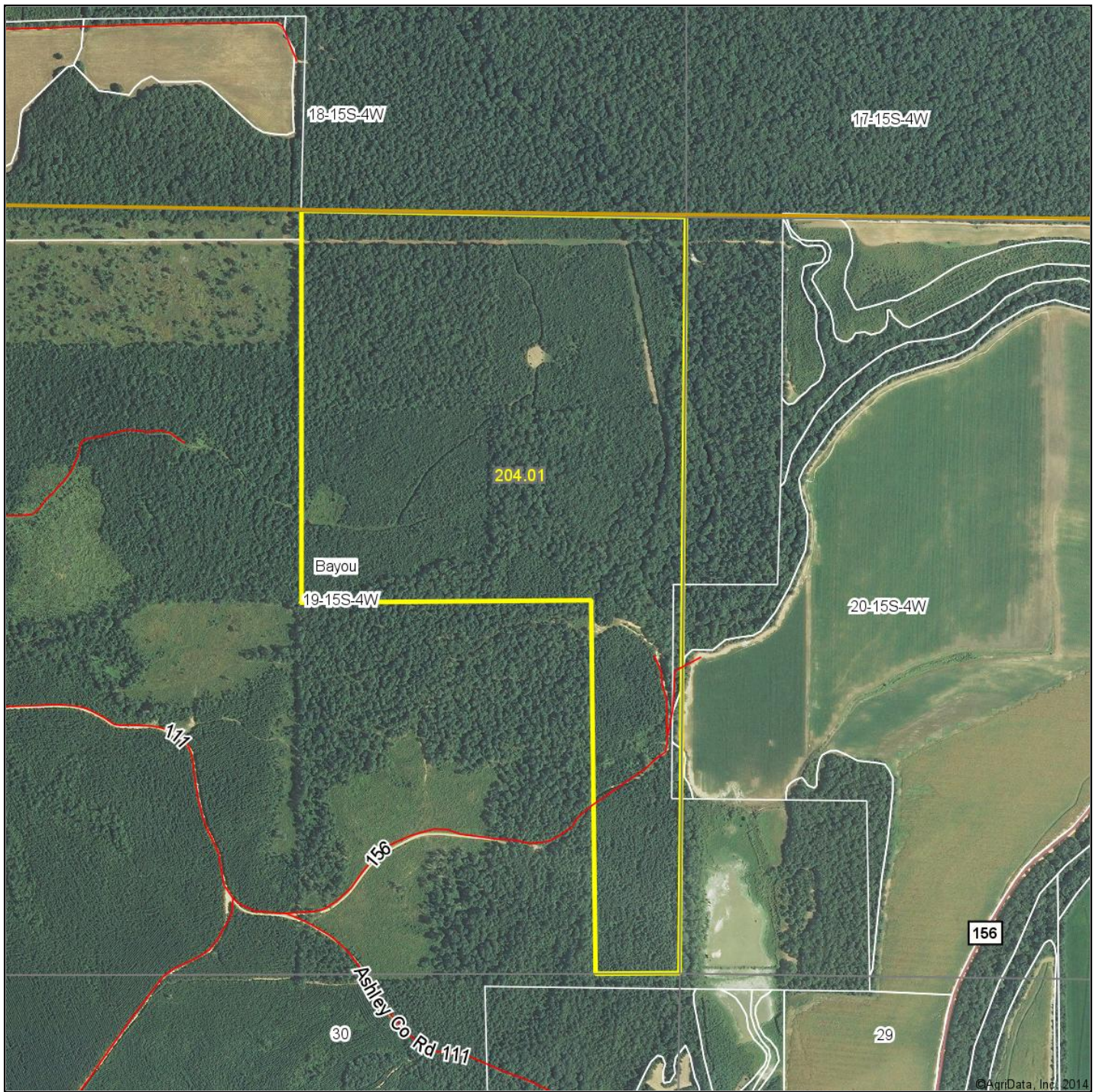
PROPERTY SUMMARY

Description:	The Cut-Off Reserve consists of 200.0 ^(+/-) total acres offering a recreational and timberland investment opportunity. The property adjoins Cut-Off Creek Wildlife Management Area (WMA) on the northeast corner providing private access to the area. Cut-Off Creek WMA is one of Arkansas's best public hunting lands offering 8,937 ^(+/-) acres of bottomland hardwood forest. The land provides excellent opportunities for deer, duck, turkey, and small game hunting on site and on the WMA. There is a beautiful, cabin/lodge development site overlooking a large, hardwood bottom and the WMA. Access is via county roads and unimproved gated roads providing some private protection against trespassers. The property is offered for sale via sealed bid. Any questions concerning this offering or to schedule a property tour should be directed to Brandon Stafford (mb: 501-416-9748) of Lile Real Estate, Inc.
Location:	Jerome, Arkansas; Ashley County; Southeast Region of Arkansas
Acreage:	200.0 ^(+/-) total acres
Access:	County roads and unimproved, gated roads
Real Estate Taxes:	\$368.00
Mineral Rights:	All mineral rights owned by the Seller (if any) shall convey to Buyer.
Timber Rights:	All merchantable timber shall transfer to the Buyer, unencumbered by any timber deeds or timber management contracts.
Recreation:	Deer, turkey, duck, and small game hunting on site and within the state-owned, Cut-Off Creek WMA. There is a beautiful cabin/lodge development site overlooking a large, hardwood bottom and the WMA. There is NO current recreational lease in place.
Offering Price:	Sealed Bid Sale
Contact:	Any questions concerning this offering or to schedule a property tour should be directed to Brandon Stafford (mb: 501-416-9748) of Lile Real Estate, Inc.

SEE PAGE 41



Aerial Map



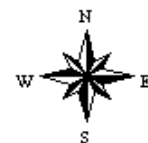
Maps Provided By:



19-15S-4W
Ashley County
Arkansas

map center: 33° 23' 5.1, 91° 32' 48.79

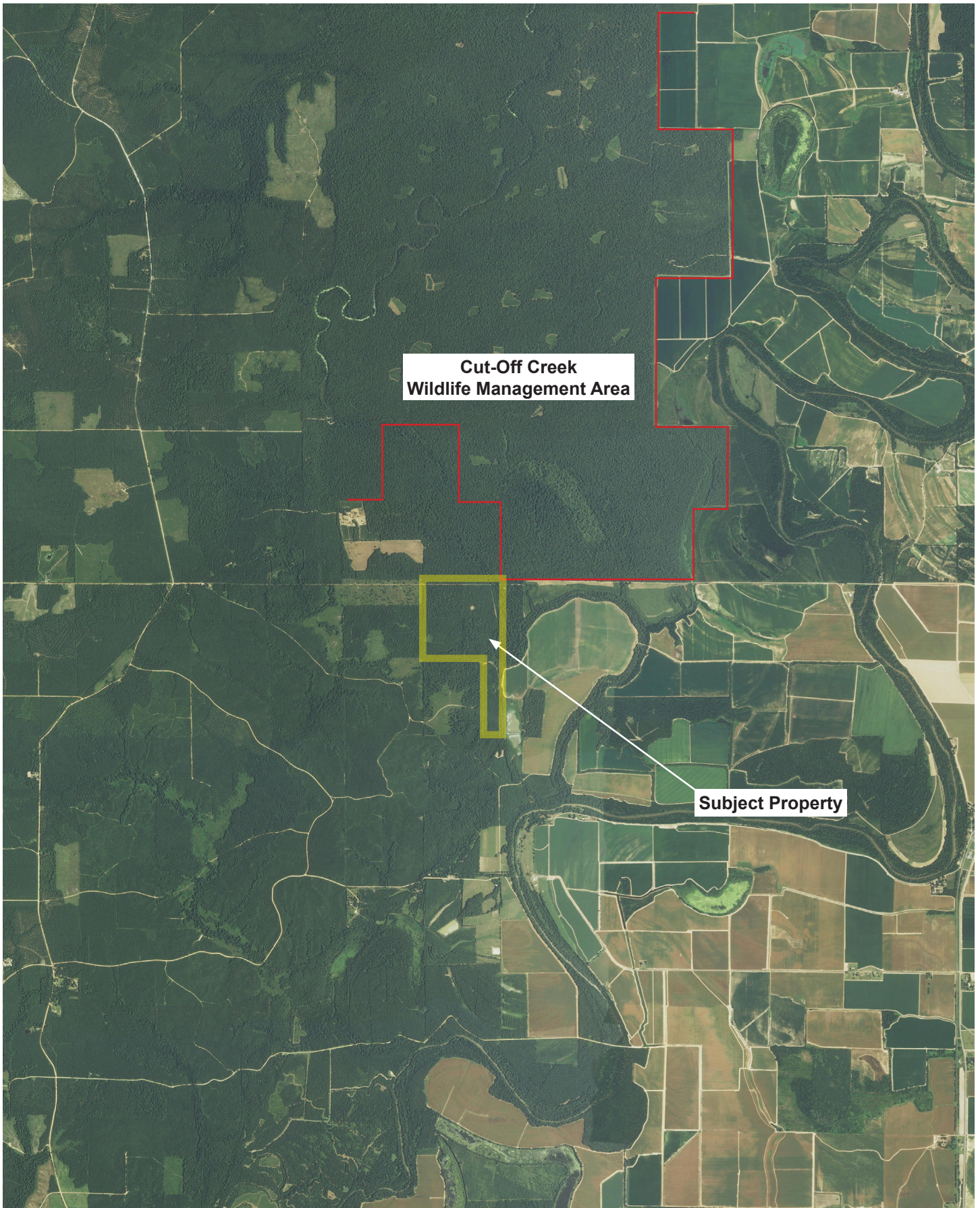
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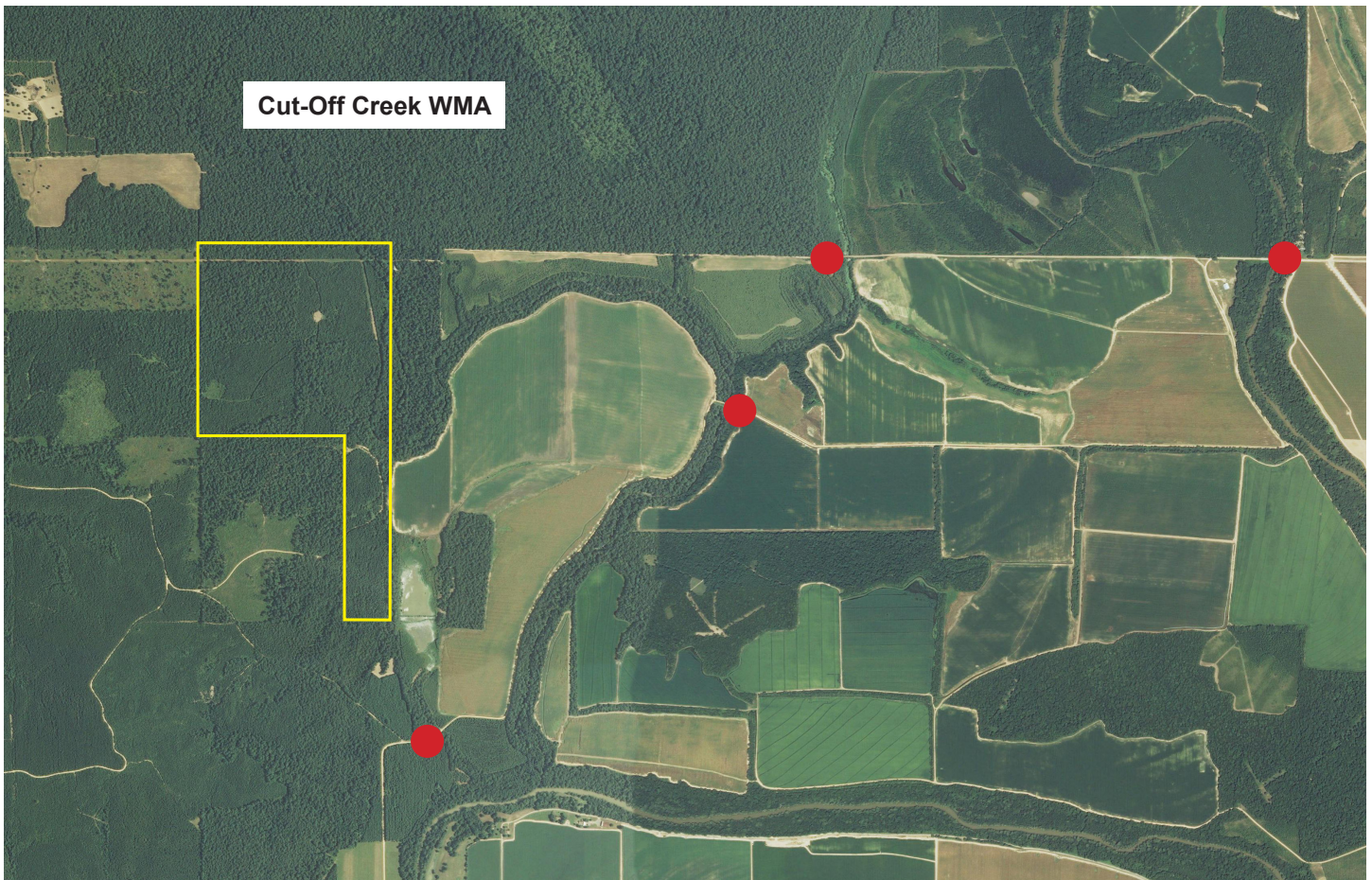
9/3/2014

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

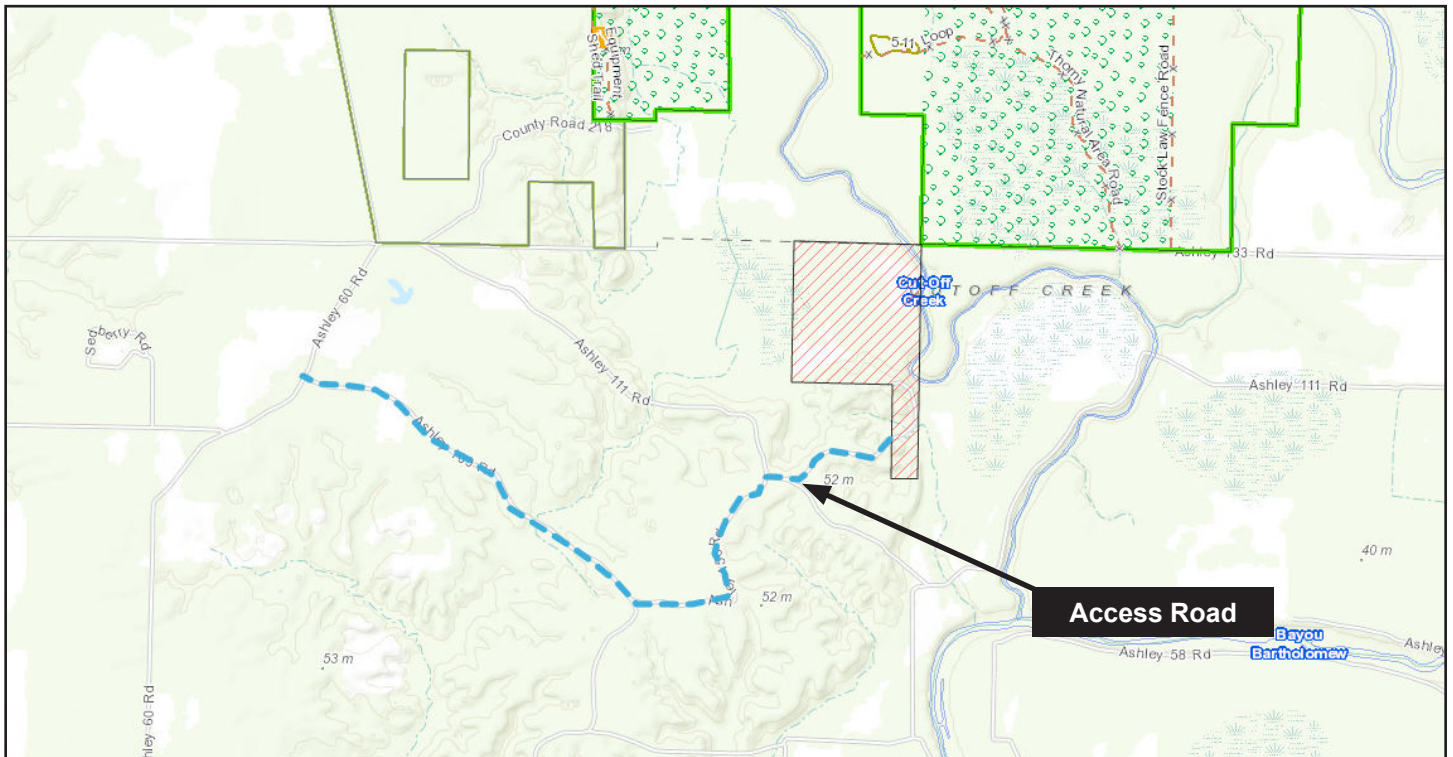
AREA AERIAL MAP



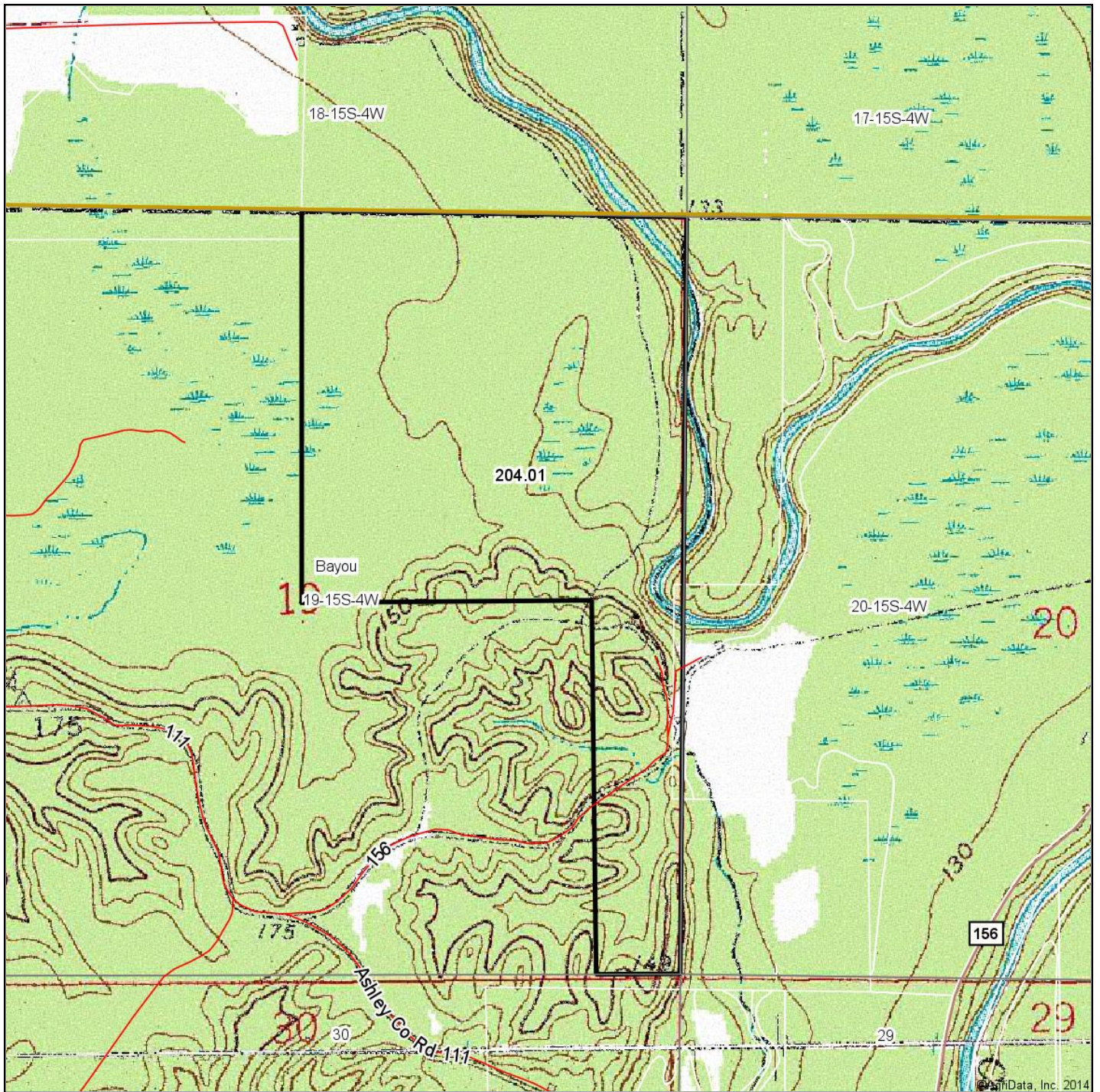
ACCESS MAP



GATE ●



Topography Map



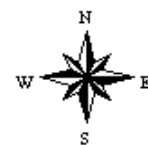
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19-15S-4W
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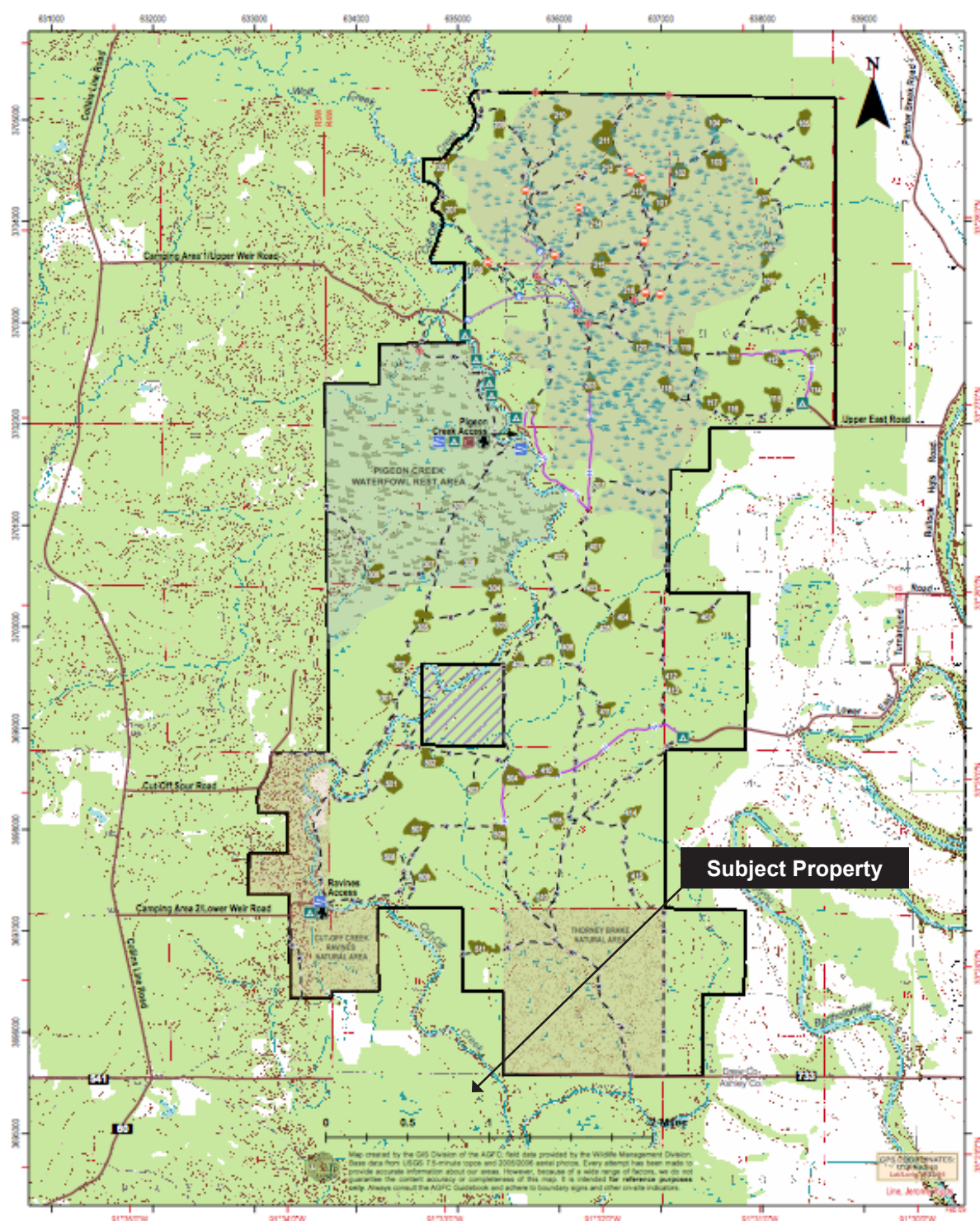
map center: 33° 23' 5.1, 91° 32' 48.79

scale: 12502



9/3/2014

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



CUT-OFF CREEK WMA

Drew County, Arkansas

- | | |
|-------------------------|-----------------------------------|
| Improved Boat Access | Improved Road |
| Primitive Camping | Unimproved Road |
| Parking | Restricted Access-See Regulations |
| Pavilion | Seasonal Handicap Access |
| Hand pump | Handicap Trail |
| Water Control Structure | Wildlife Openings |
| Foot Bridge | Green Tree Reservoir |
| County Road | WMA Boundary |
| | Private Property |

The Cut-Off Creek Wildlife Management Area is located in Southeast Drew County. This 8,728-acre area consists primarily of bottomland hardwoods, with some upland hardwoods located on the west side of the area. The WMA is best noted for squirrel, deer, turkey and duck hunting opportunities. In addition, fishing along the Cut-Off Creek is popular, particularly in the spring. Four major camping areas and three concrete boat ramps are available for public use. Most campsites have gravelled camping pads to accommodate small to medium sized travel trailers or campers. Shallow water hand pumps are located at both campsites on the west side of the area. For additional information, contact the South Delta Regional Office, toll-free at 877-367-3559.





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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

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