



OFFERED FOR SALE

AHRENS FAMILY FARM

An agricultural and recreational investment opportunity.

470 ^(+/-) total acres • Marion 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 AND TENNESSEE



DISCLOSURE STATEMENT

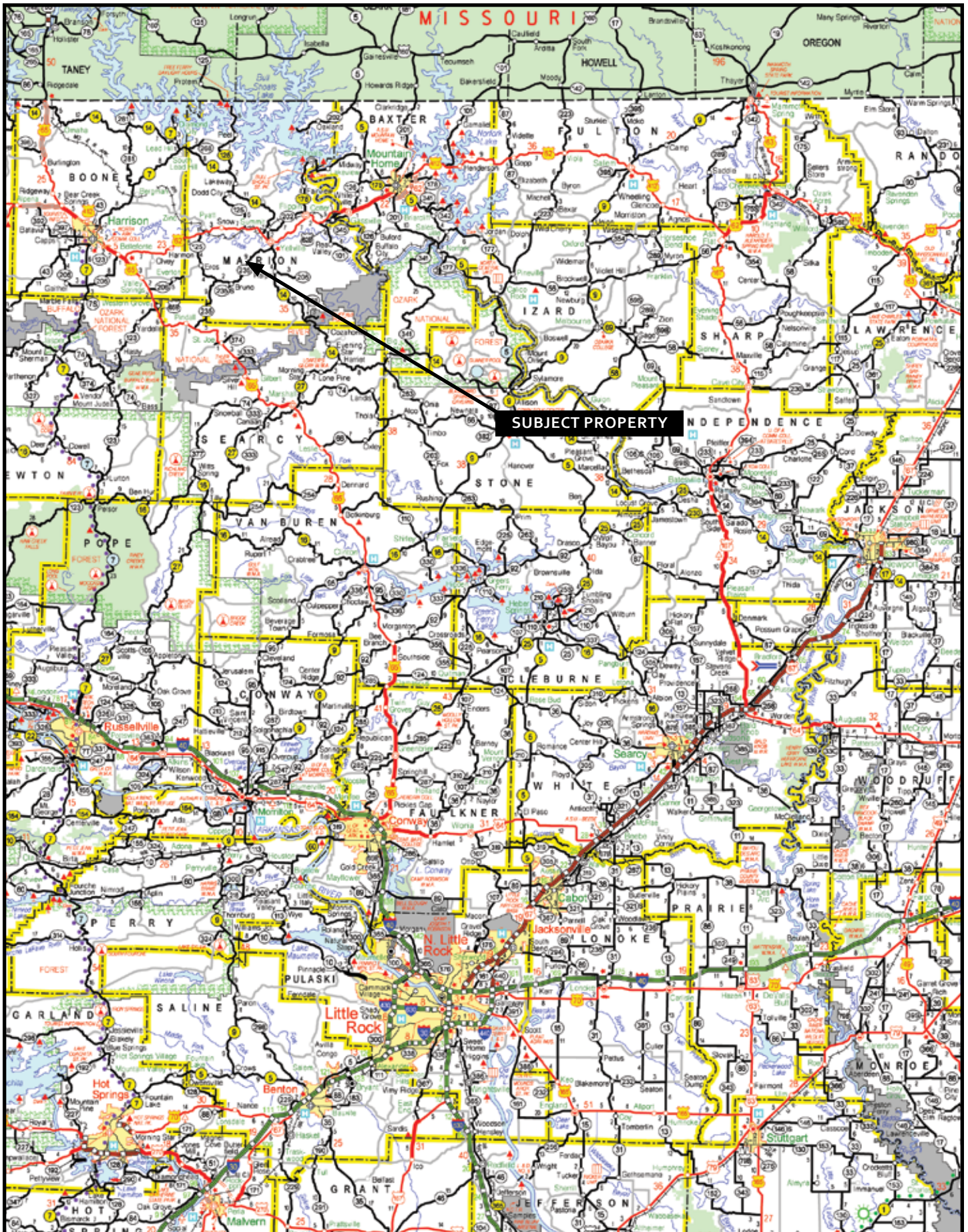
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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



PROPERTY SUMMARY

Description:	<p>The Ahrens Family Farm is located in Marion County, Arkansas near the town of Yellville and consists of 470 ^(+/-) contiguous acres. The property is currently a cattle and hay operation and provides outdoor recreational opportunities for deer and turkey hunting. The property is also bordered by large tracts of timber, which should supply abundant wildlife resources to the property. The terrain varies from high forested mountain ridges to hay meadows. The property has 10 stock ponds and a creek (Greasy Creek) flowing through the land. The land is fenced for cattle and has a working pen with two (2) hay barns, a large metal equipment shed, and an enclosed workshop. The property is accessed via County Road 4047 (gravel), which travels through the property and beginning roughly 1/4 mile from State Highway 235 (asphalt). The Buffalo National River, Crooked Creek, White River, and Bull Shoals Lake are within 20 miles, which provide a plethora of additional outdoor recreational opportunities. The property is offered for sale by Lile Real Estate, Inc. at an asking price of \$850,000.00. Any questions concerning this offering or to schedule a property tour should be directed to Nathan Gregory (mobile: 870-731-4344 or 501-374-3411) of Lile Real Estate, Inc.</p>														
Location:	<p>Yellville, Arkansas; North Region of Arkansas</p> <p><i>Mileage Chart</i></p> <hr/> <table><tr><td>Mountain Home, AR</td><td>20 miles</td></tr><tr><td>Harrison, AR</td><td>28 miles</td></tr><tr><td>Branson, MO</td><td>60 miles</td></tr><tr><td>Fayetteville, AR</td><td>110 miles</td></tr><tr><td>Little Rock, AR</td><td>130 miles</td></tr><tr><td>Jonesboro, AR</td><td>148 miles</td></tr><tr><td>Memphis, TN</td><td>217 miles</td></tr></table>	Mountain Home, AR	20 miles	Harrison, AR	28 miles	Branson, MO	60 miles	Fayetteville, AR	110 miles	Little Rock, AR	130 miles	Jonesboro, AR	148 miles	Memphis, TN	217 miles
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Access:	<p>Access is via Arkansas Highway 235 and County Road 4047 (gravel) through private gate.</p>														
Acreage:	<p>470 ^(+/-) Total Acres</p> <p><i>Acreage Breakdown</i></p> <hr/> <p>200 ^(+/-) acres (43%) in pasture</p> <p>270 ^(+/-) acres (57%) in timber</p>														
Improvements:	<p>2,000 ^(+/-) square foot single family residence</p> <ul style="list-style-type: none">- Accessible from gravel driveway off Arkansas Highway 235- Central heat and air- Currently rented <p>2,128 ^(+/-) square foot owner's residence</p> <ul style="list-style-type: none">- Living room, kitchen, dining area, three (3) bedrooms, two (2) bathrooms- Attached to the rear is a 192 ^(+/-) square foot screened wood deck- Central heat and air <p>1,440 ^(+/-) square foot heated workshop with two (2) overhead doors and a bathroom</p> <p>80' x 58' wood frame barn in good condition and a secondary smaller barn</p> <p>30' x 74' pole frame with metal exterior shed (roughly 10 years old)</p>														

Real Estate Taxes: \$3,020.14

Please see Tax Statement shown in this offering brochure for additional details.

Mineral Rights: 100% of the mineral rights owned by Seller shall transfer to Buyer.

Recreation: Deer and turkey hunting on the property with abundant hunting opportunities within close proximity via state-owned wildlife management areas. Fishing, canoeing/boating opportunities are endless via Bull Shoals Lake, Crooked Creek, Buffalo River, and White River.

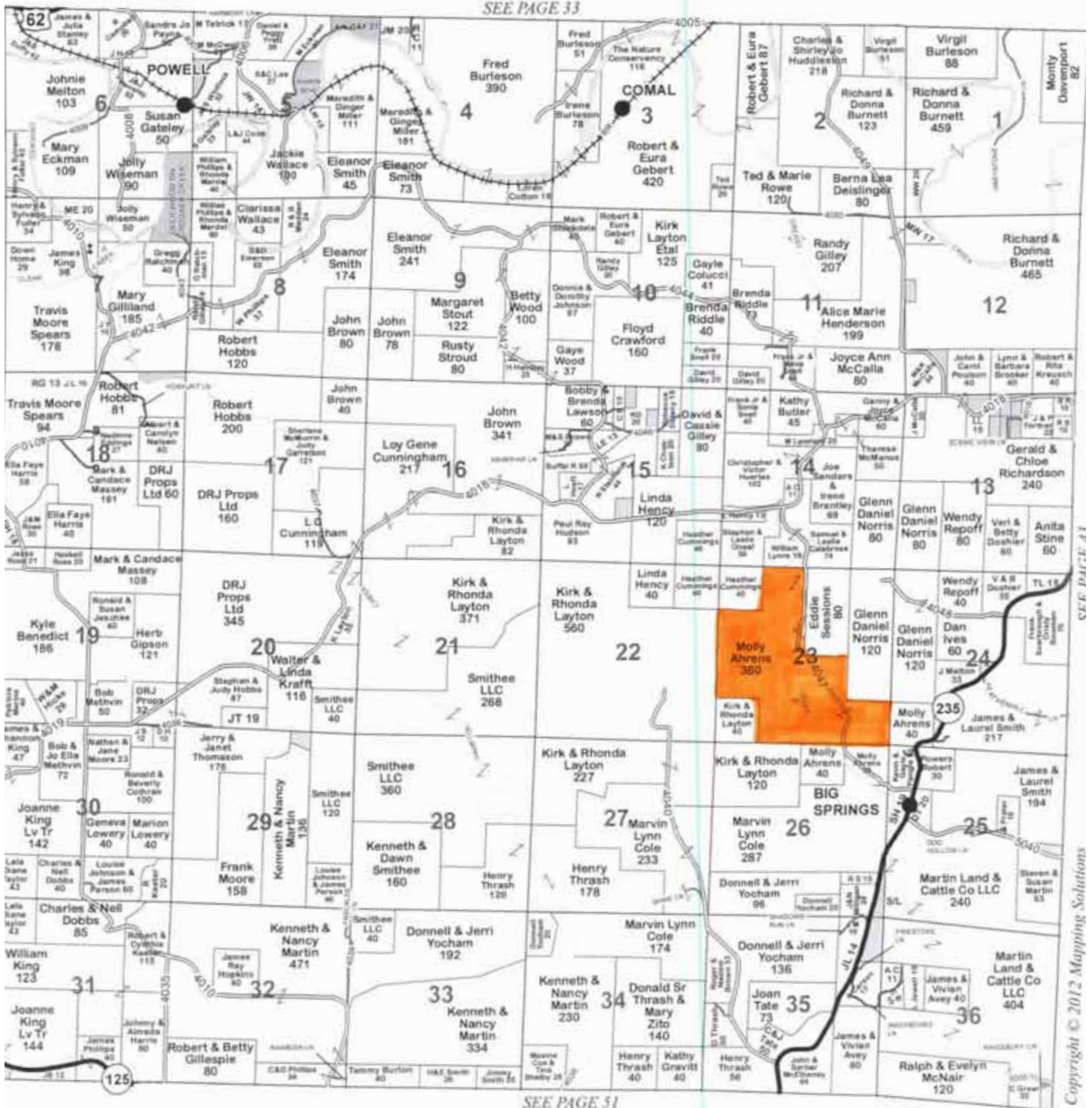
Offering Price: \$850,000.00

Contact: Any questions concerning this offering or to schedule a property tour should be directed to Nathan Gregory (mobile: 870-731-4344 or 501-374-3411) of Lile Real Estate, Inc.

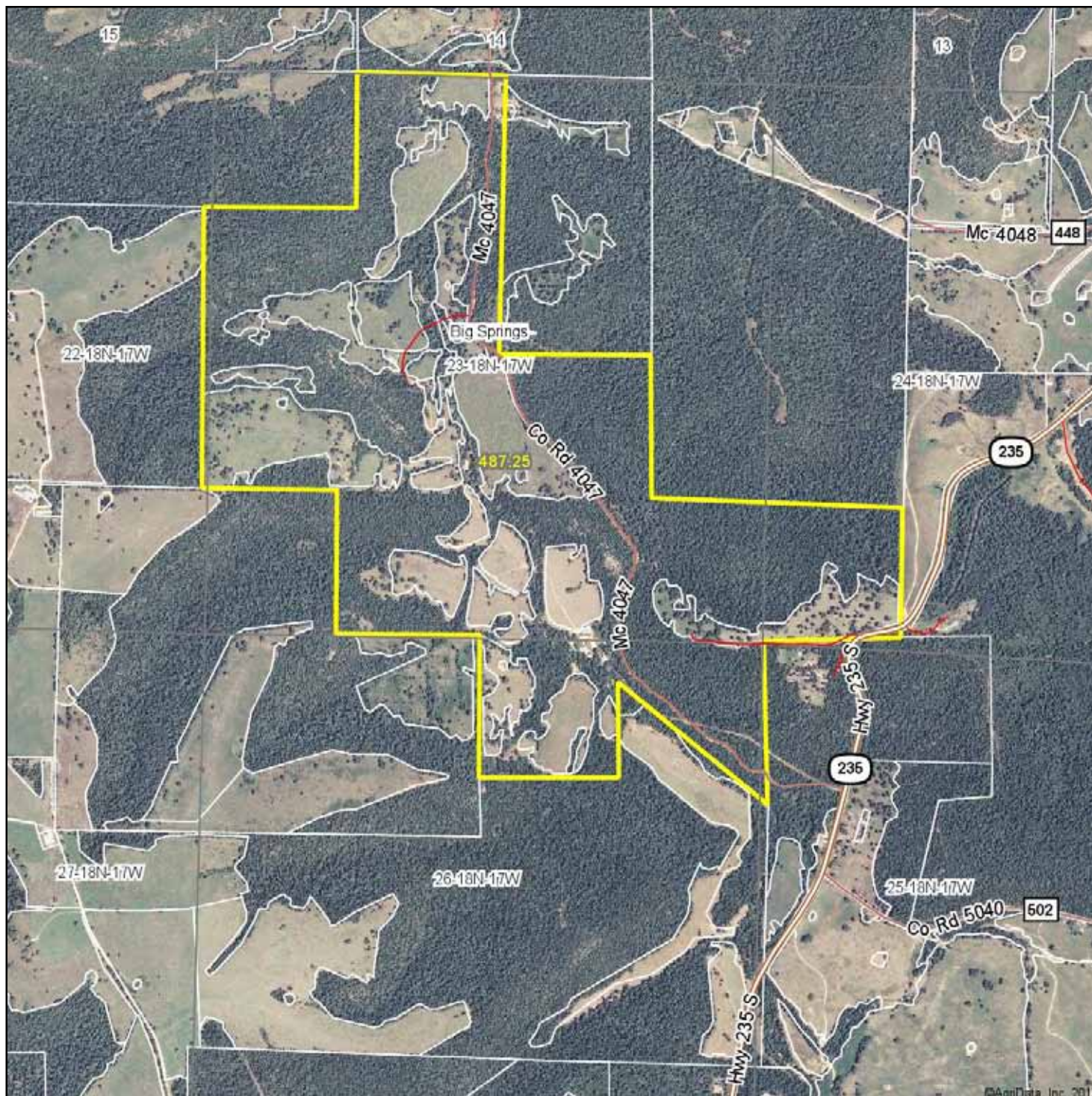
PLAT MAP

TOWNSHIP 18N • RANGE 17W

SEE PAGE 33



Aerial Map



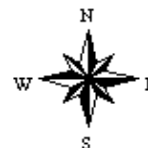
Maps Provided By:



23-18N-17W
Marion County
Arkansas

map center: 36° 11' 13.45, 92° 45' 4.49

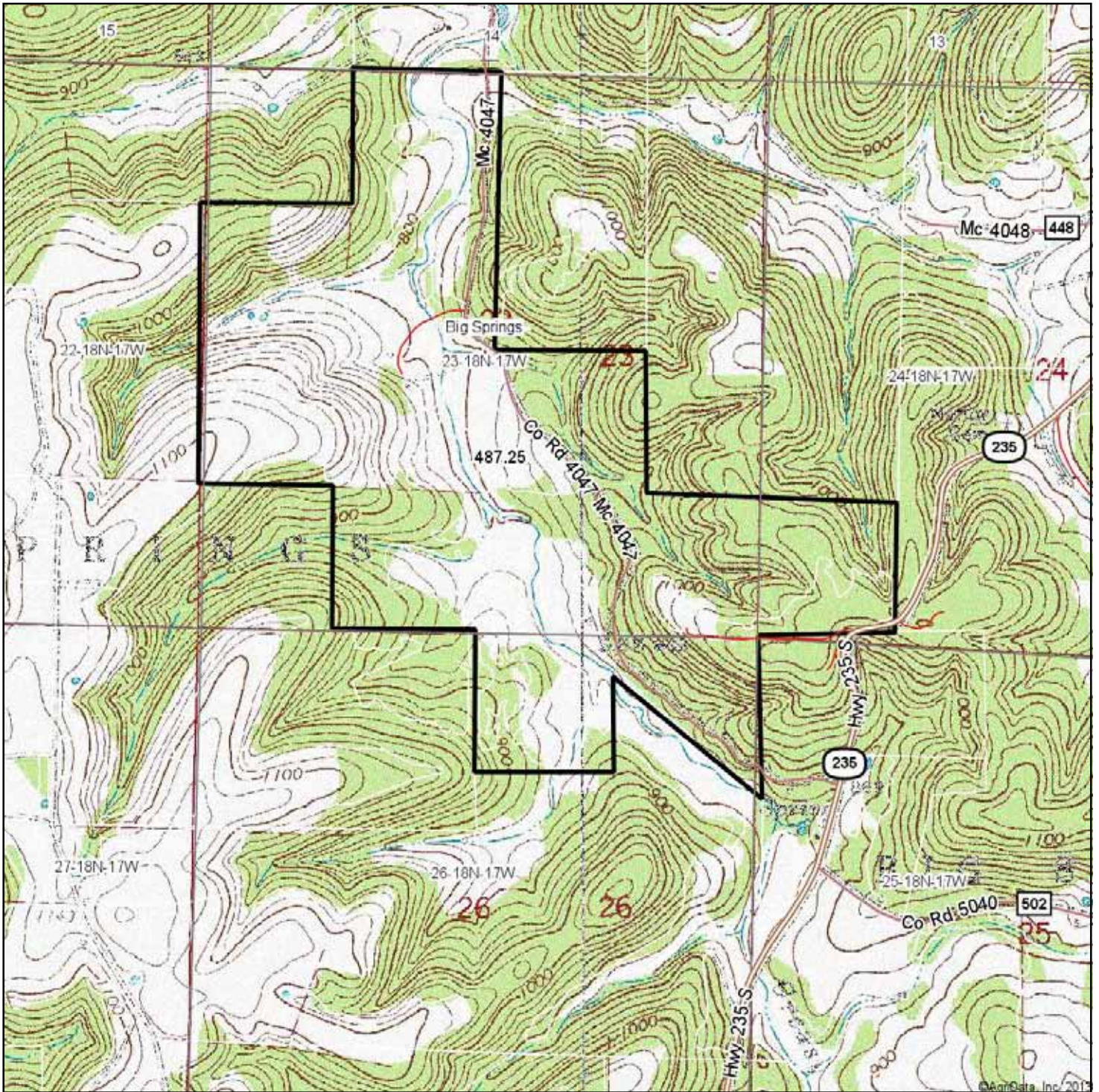
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12/9/2013

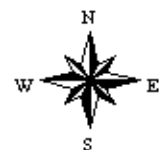
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Topography Map



map center: 36° 11' 13.45, 92° 45' 4.49

scale: 16905



12/9/2013



Maps Provided By:

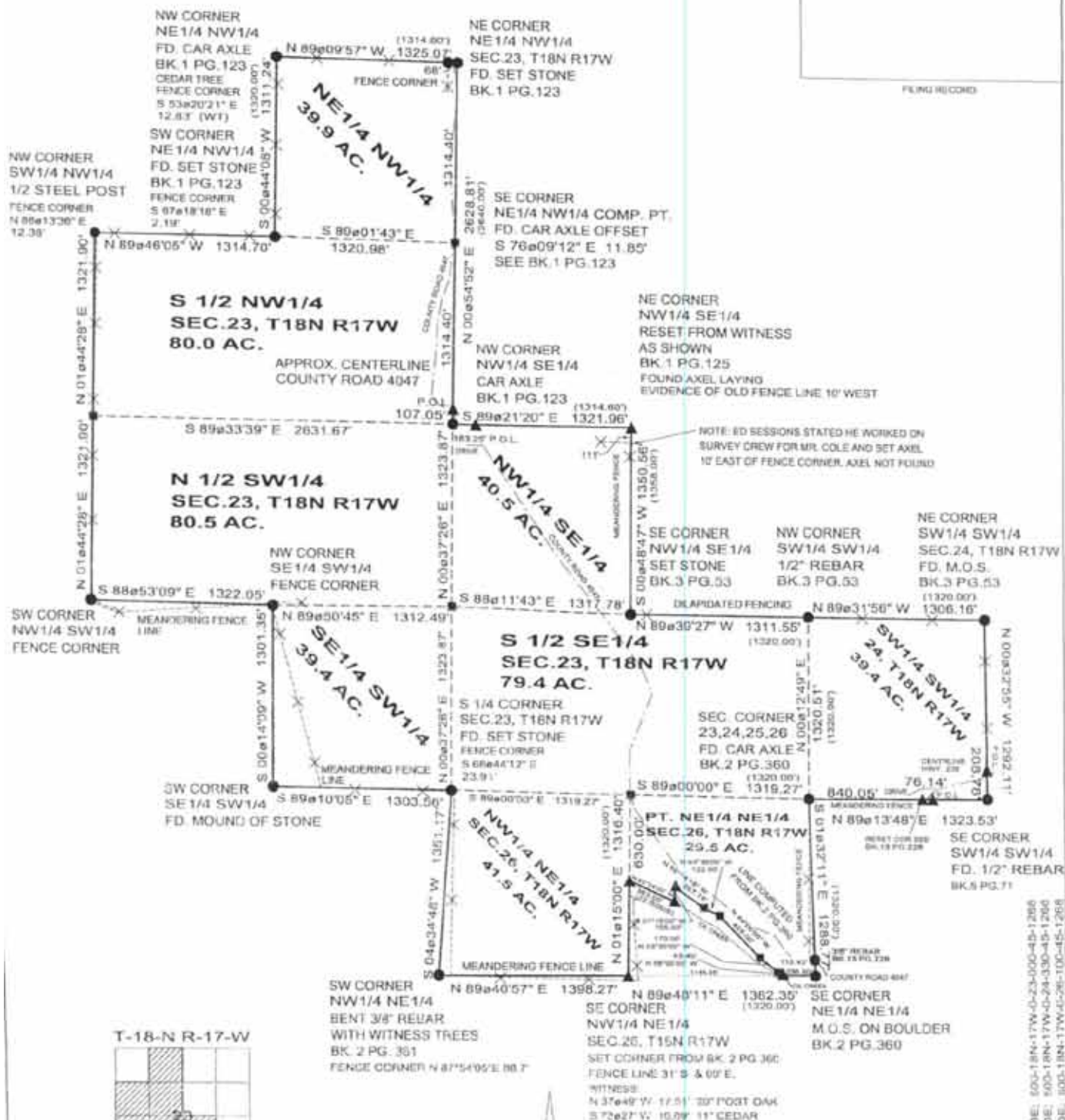


surety
CUSTOMIZED ONLINE MAPPING

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23-18N-17W
Marion County
Arkansas

THE NE 1/4 NW 1/4, S 1/2 NW 1/4, N 1/2 SW 1/4, NW 1/4 SE 1/4, SE 1/4 SW 1/4, S 1/2 SE 1/4,
ALL IN SECTION 23, T18N R17W CONTAINING IN AGGREGATE 359.7 AC.
THE SW 1/4 SW 1/4 SECTION 24, T18N R17W CONTAINING 39.4 AC.
THE NW 1/4 NE 1/4, SECTION 26, T18N R17W CONTAINING 41.5 AC.
ALL THAT PART OF THE NE 1/4 NE 1/4 LYING NORTH OF GREASY CREEK AS SHOWN BK.2 PG.360
CONTAINING 29.5 AC. MARION COUNTY, ARKANSAS
CONTAINING IN AGGREGATE 470.1 AC.
TOGETHER WITH AND SUBJECT TO ROAD AND UTILITY EASEMENTS OF RECORD.



EYORS CODE: 505-18N-17W-0-23-000-45-1266
EYORS CODE: 505-18N-17W-0-24-330-45-1266
EYORS CODE: 505-18N-17W-0-26-100-45-1268

Cathy Brightwell
Collector
P.O. Box 590
Yellville, AR 72687

2012 Tax Statement

Marion County, Arkansas

Printed 11/20/2013 3:57:25 PM



Taxes payable 1st business day in March.
Delinquent after October 15th, 2013

REMIT TO: Marion County Collector
Include a self-addressed stamped envelope for return of
Paid Receipt.

NOTICE: Compare this statement with your title papers
without delay and if any error exists, return same at once
for correction, or this office is not responsible.

COLLECTOR 870-449-6253
ASSESSOR 870-449-4113

50060066
AHRENS, MOLLY
550 PRIMROSE AVE
SILOAM SPRINGS AR 72761

Please return this statement with payment

Parcel Number	Owner's Name	School District	Valuation	Millage	Description of Tax	Tax Amount	Total Tax Due
001-07768-000	AHRENS, MOLLY	4	3,160	45.88	Real Estate	144.98	
23-18-17 120 acres					Timber Tax (87.00 acres)	13.05	
NW EX NW NW							\$158.03
					Paid		(\$158.03)
					Due		\$0.00
001-07770-000	AHRENS, MOLLY	4	11,010	45.88	Real Estate	505.14	
23-18-17 120 acres					Bruno Fire Dist	25.00	
SW EX SW SW					Timber Tax (59.00 acres)	8.85	
							\$538.99
					Paid		(\$538.99)
					Due		\$0.00
001-07772-000	AHRENS, MOLLY	1	26,770	45.40	Real Estate	1,215.36	
23-18-17 120 acres					Timber Tax (80.00 acres)	12.00	
SE EX NE SE							\$1,227.36
					Paid		(\$1,227.36)
					Due		\$0.00
001-07785-000	AHRENS, MOLLY	1	1,130	45.40	Real Estate	51.30	
24-18-17 40 acres					Timber Tax (27.00 acres)	4.05	
SW SW							\$55.35
					Paid		(\$55.35)
					Due		\$0.00
001-07821-000	AHRENS, MOLLY	1	770	45.40	Real Estate	34.96	
26-18-17 30 acres					Timber Tax (30.00 acres)	4.50	
NE NE LYING N OF GREASY CREEK							\$39.46
					Paid		(\$39.46)
					Due		\$0.00
001-07823-000	AHRENS, MOLLY	1	21,990	45.40	Real Estate	998.35	
26-18-17 40 acres					Timber Tax (24.00 acres)	3.60	
NW NE							\$1,001.95
					Paid		(\$1,001.95)
					Due		\$0.00
Total Tax Due							0.00

AHRENS, MOLLY

Taxing Unit	Tax Dollars	Millage Rate	
		Real	Personal
Bruno Pyatt	\$1,849.10	0.03250	0.03250
Yellville/Summit Rural	\$524.01	0.03698	0.03698
County General	\$324.15	0.00500	0.00500
County Roads Full	\$184.49	0.00300	0.00300
County Library	\$55.34	0.00090	0.00090
Other Tax	\$71.05		
Total Tax	\$3,021.14		

























NOTES

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LILE REAL ESTATE, INC.
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info@lilerealestate.com www.lilerealestate.com

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 A N D T E N N E S S E E