

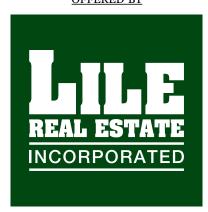
OFFERED FOR SALE

AHRENS FAMILY FARM

An agricultural and recreational investment opportunity.

470 $^{\mbox{\tiny (+/-)}}$ 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
TRADITIONAL BROKERAGE + SEALED BIDS + CONSULTING



DISCLOSURE STATEMENT

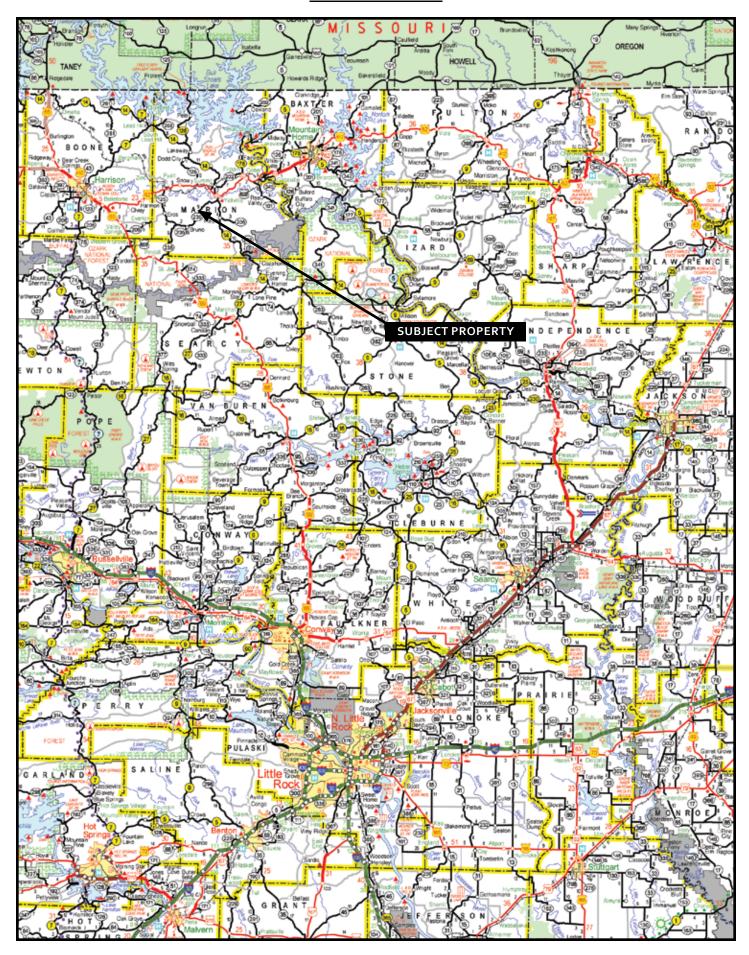
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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:

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 begining 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 plethoria 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.

Location:

Yellville, Arkansas; North Region of Arkansas

Mileage Chart

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

Access:

Access is via Arkansas Highway 235 and County Road 4047 (gravel) through private gate.

Acreage:

470 (+/-) Total Acres *Acreage Breakdown*

200 ^(+/-) acres (43%) in pasture 270 ^(+/-) acres (57%) in timber

Improvements:

2,000 (+/-) square foot single family residence

- Accessible from gravel driveway off Arkansas Highway 235
- Central heat and air
- Currently rented

2,128 (+/-) square foot owner's residence

- 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

1,440 $^{(+/-)}$ square foot heated workshop with two (2) overhead doors and a bathroom 80' x 58' wood frame barn in good condition and a secondary smaller barn 30' x 74' pole frame with metal exterior shed (roughly 10 years old)

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 proxemity via state-owned wildlife managment areas. Fishing, canoeing/boating opportunities are endless via Bull Shoals

Lake, Crooked Creek, Buffalo River, and White River.

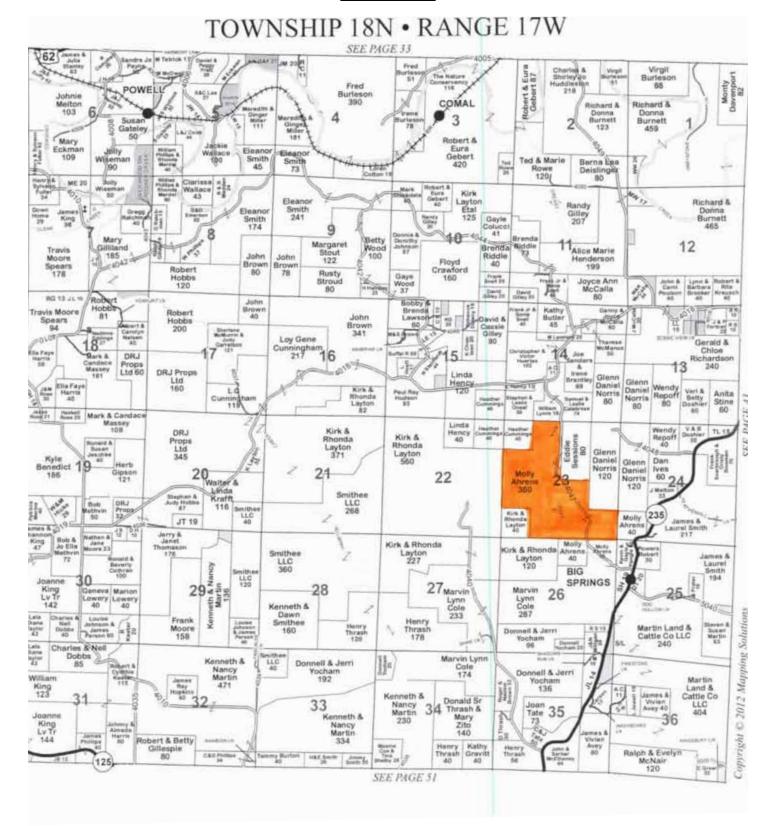
Offering Price: \$850,000.00

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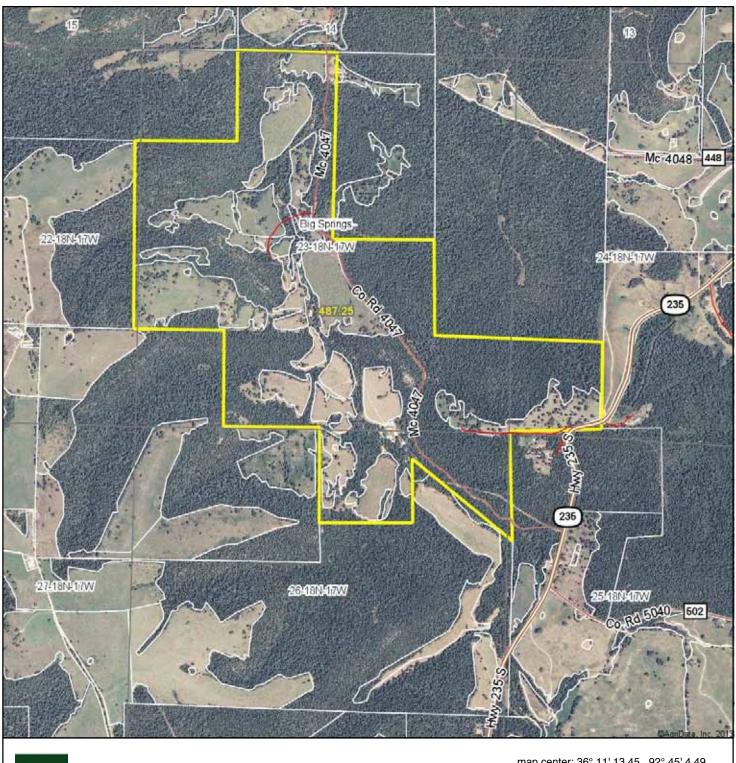
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Real Estate, Inc.

PLAT MAP



Aerial Map



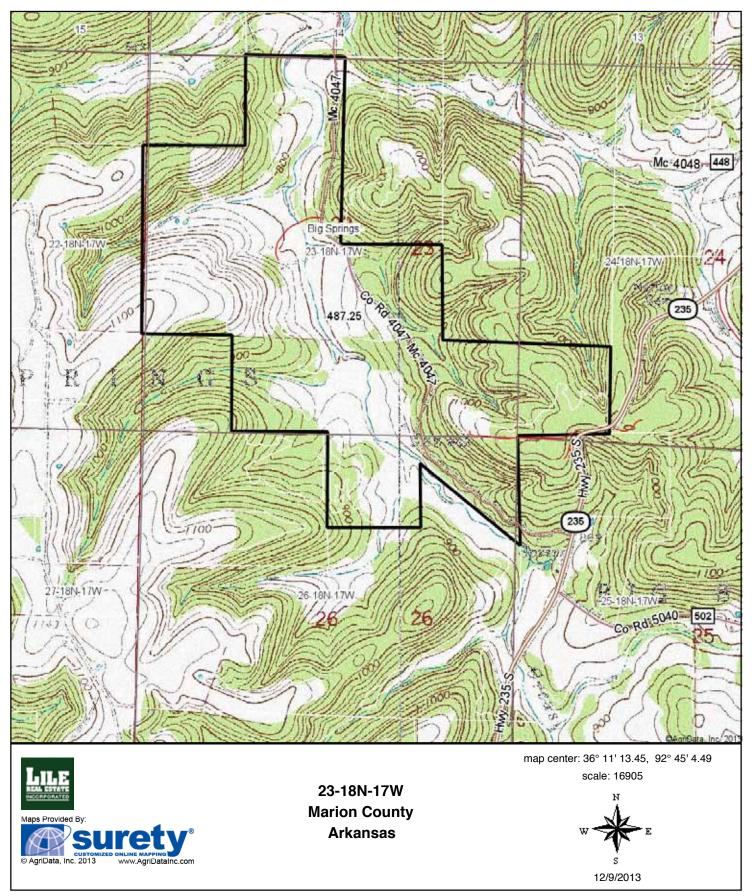


23-18N-17W Marion County Arkansas map center: 36° 11' 13.45, 92° 45' 4.49 scale: 16954



12/9/2013

Topography Map



THE NE1/4 NW1/4, S1/2 NW1/4, N1/2 SW1/4, NW1/4 SE1/4, SE1/4 SW1/4, S1/2 SE1/4, ALL IN SECTION 23, T18N R17W CONTAINING IN AGGREGATE 359.7 AC. THE SW1/4 SW1/4 SECTION 24, T18N R17W CONTAINING 39.4 AC. THE NW1/4 NE1/4, SECTION 26, T18N R17W CONTAINING 41.5 AC. ALL THAT PART OF THE NE1/4 NE1/4 LYING NORTH OF GREASY CREEK AS SHOWN BK.2 PG.350 CONTAINING 29.5 AC. MARION COUNTY, ARKANSAS CONTAINING IN AGGREGATE 470.1 AC TOGETHER WITH AND SUBJECT TO ROAD AND UTILITY EASEMENTS OF RECORD. NW CORNER NE CORNER NE1/4 NW1/4 11314 pers NE1/4 NW1/4 N #9#0957* W. FD. CAR AXLE 1325.07 BK 1 PG 123 g SEC.23, T18N R17W FD. SET STONE CEDAR TREE FENCE CORNER PENCE CORNER & BK.1 PG.123 FILING RECORD 30.0 5 53#20'21" E 12.63 (WT) SW CORNER ₹ AC. 1314.4 NE1/4 NW1/4 L NW CORNER SW1/4 NW1/4 BK.1 PG.123 1/2 STEEL POST FENCE CORNER. SE CORNER TENCE CORVER 5 07a1818181E NE1/4 NW1/4 COMP. PT. 00e1330°E S 80e01'43" E FD. CAR AXLE OFFSET 12.36 N 89#46'05" W 1314.70 S 76e09'12" E 11.85" 1320.98 SEE BK 1 PG 123 1321 S 1/2 NW1/4 NE CORNER ш NW1/4 SE1/4 SEC.23, T18N R17W N 01044'28" RESET FROM WITNESS 80.0 AC. NW CORNER AS SHOWN APPROX. CENTERLINE NW1/4 SE1/4 BK 1 PG 125 FOUND AXEL LAYING EVIDENCE OF OLD FENCE LINE 10' WEST COUNTY ROAD 4047 CAR AXLE BK.1 PG.123 107.05 5 89#21'20" E 1321.96 90 8 89#33'39" F 2631.67 NOTE: ED SESSIONS STATED HE WORKED ON #BL SURVEY CREW FOR MR. COLE AND SET AXEL 323 28 NO EAST OF FENCE CORNER, AXEL NOT FOUND 80.5 1350 N 1/2 SW1/4 SEC.23, T18N R17W ш 80 OKILA 844'28" NE CORNER 80.5 AC. 28 L SE CORNER 5 NW1/4 SE 1/4 7 SET STONE 8 BK 3 PG.53 NW CORNER SW1/4 SW1/4 SW1/4 SW1/4 SEC.24, T18N R17W NW CORNER 1/2" REBAR FD. M.O.S. SE1/4 SW1/4 BK.3 PG.53 BK.3 PG.53 FENCE CORNER S 88e53'09" E 1322.05 S 88a11'43° E DILAPIDATED FENCING N 89e31'56" W 1306.16 N 89#50'45" E MEAN/SERING FENCE 35 1312.49 ON NA SAL N 89#30'27" W 1311.55 Ton Rive NW1/4 SW1/4 S 1/2 SE1/4 (1320.00) FENCE CORNER 000032755 SEC.23, T18N R17W 79.4 AC. 3 SEC CORNER 10 23,24,25,26 8,7 S 1/4 CORNER 4,00 SEC.23, T16N R17W 5 FD. SET STONE FD CAR AXLE 2 S 68e4412" II BK.2 PG.360 MEANDERING FENCE 23.91 LINE S 89#00'00° E 1319,27 S 89010'05' E 00'00' E 1319.27 1303.56 SE1/4 SW1/4 SEC. TO ARTIS T. NE1/4 NE1/4 FD. MOUND OF STONE N 89e13'48'/E 1323.53 SEC 26, T18N R17W SE CORNER MINEY DOM SEE SH, 18 PG 228 29.5 AC SW1/4 SW1/4 FD. 1/2" REBAR ŝ BKAPG.71 48. V-0-23-000-45-1288 V-0-24-330-45-1288 V-0-26-100-45-1288 ū 0 MEANDERING FENCE LINE SW CORNER N 89a40'57" E N 89e48'11" E SE CORNER NW1/4 NE1/4 SE CORNER NE1/4 NE1/4 BENT WAT REVAR NVV1/4 NE1/4 M.O.S. ON BOULDER WITH WITNESS TREES T-18-N R-17-W SEC.25, T15N R17W BK 2 PG 360 BK 2 PG 361 SET CONNER FROM BK. 2 PG 360. PENSE CORNER N 87'54'05'E 86.7' FENCE LINE 31'S & 00'E. N 37ekir W. 17.51 TUT POST DAN CODE 5 72 827 W 10.09 11" CEDAR LEGEND 264 SET 3/8" REBAR WIID CAP

Cathy Brightwell Collector

P.O. Box 590 Yellville, AR 72687

2012 Tax Statement

Marion County, Arkansas



rion County Collector

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

> 50060066 AHRENS, MOLLY 550 PRIMROSE AVE SILOAM SPRINGS AR 72761

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

Please return this statement with payment

Parcel Number Owner's Name Legal Description	School District	Valuation	Millage	Description of Tax	Tax Amount	Total Tax Due
001-07768-000 AHRENS, MOLLY	4	3,160	45.88	Real Estate Timber Tax (87.00 acre	144.98 13.05	
23-18-17 120 acres NW EX NW NW					Paid	\$158.03 (\$158.03)
					Due	\$0.00
001-07770-000	001-07770-000 4		11,010 45.88	Real Estate	505.14	
AHRENS, MOLLY				Bruno Fire Dist	25.00	
23-18-17 120 acres SW EX SW SW				Timber Tax (59.00 acre	8.85	
SW EX SW SW					6.0	\$538.99
					Paid	(\$538.99)
2200000000000000	92		NAME OF THE PERSON NAME OF THE P	West 100-500 M T	Due	\$0.00
001-07772-000	1	26,770	45.40	Real Estate	1,215.36	
AHRENS, MOLLY				Timber Tax (80.00 acre	rs) 12.00	
23-18-17 120 acres SE EX NE SE					Paid	\$1,227.36
					Due	(\$1,227.36) \$0.00
	10	800000	10.00	W. Dane.	- INDESECTION	\$0.00
001-07785-000	- 3	1,130	45.40	Real Estate	51.30	
AHRENS, MOLLY 24-18-17 40 acres				Timber Tax (27 00 acre	4.05	
SW SW					Paid	\$55,35 (\$55,35)
					Due	\$0.00
001-07821-000	1	770	45.40	Real Estate	34.96	40.00
AHRENS, MOLLY		.770	45.40	Timber Tax (30.00 acre		
26-18-17 30 acres				Timber Tax (50.00 dete	4.50	\$39.46
NE NE LYING N OF GREA	ASY CREEK				Paid	(\$39.46)
					Due	\$0.00
001-07823-000	-1	21.990	45.40	Real Estate	998.35	***************************************
AHRENS, MOLLY				Timber Tax (24.00 acre		
26-18-17 40 acres					\$275	\$1,001.95
NW NE					Paid	(\$1,001.95)
					Due	\$0.00
AHRENS, MOLLY					Total Tax Due	0.00
	Millore Date		7			

	Millage Rate				
Taxing Unit	Tax Dollars	Real	Personal		
Bruno Pystt	\$1,849.10	0.03650	0.03650		
Yelville/Summit-Rural	3524.01	0.03698	0.03698		
County General	\$324.15	0.00500	0.00500		
County Roads Full	\$194.49	0.00300	0.00000		
County Library	\$58.34	0.00090	0.00090		
Other Tax	\$71.06				
Total Tax	\$3,021,14				



























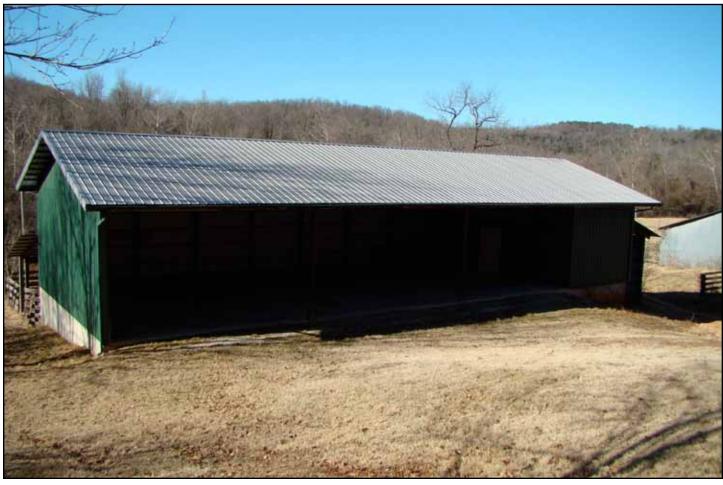


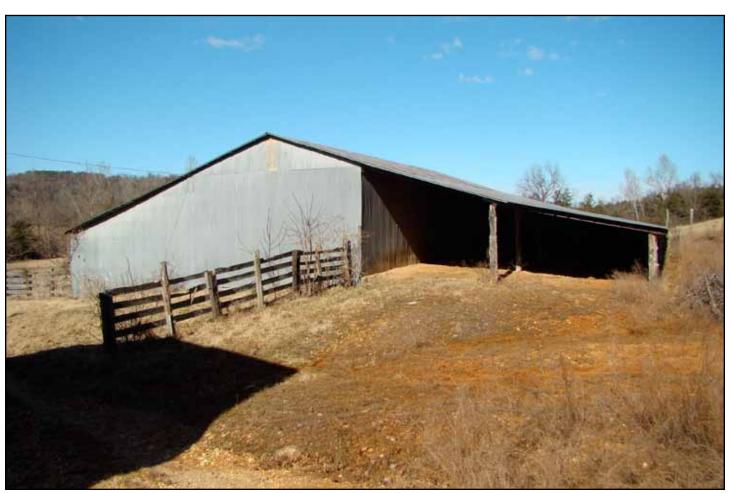


















NOTES









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 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