



OFFERED FOR SALE

FARM HEADQUARTERS, EXECUTIVE RESIDENCE & 400,000 BUSHEL GRAIN STORAGE FACILITY

A residential and agri-business investment opportunity.

Jefferson 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.

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PROPERTY SUMMARY

Description: Offered for sale is a 4,207^(+/-) square foot, executive residence, a 2,400^(+/-) square foot farm manager's residence, and a 400,000 bushel grain storage facility all situated on 3.0^(+/-) acres fronting Johnson Road in Jefferson County, Arkansas. The property is offered for sale at an asking price of \$1,850,000.00 through Lile Real Estate, Inc. Contact Gar Lile at 501-920-7015 or Brandon Stafford at 501-416-9748 to schedule a tour or for additional information.

Location: Moscow, Arkansas; Jefferson County; Southeast Region of Arkansas

Municipalities - Mileage Chart

Little Rock, AR	60 miles
Dumas, AR	24 miles
Pine Bluff, AR	15 miles

Local Shipping Ports - Mileage Chart

Port of Pine Bluff	15 miles
Port at Yellow Bend	60 miles
Port of North Little Rock	65 miles
Port of Greenville	91 miles

Access: US Highway 65 South, Abernathy Road, and Johnson Road

Address: 8116 Johnson Road
Pine Bluff, AR 71601

Acreage: 3.0^(+/-) total acres

Assessor's

Parcel Number: 001-11534-002 | 001-11534-000

Real Estate Taxes: \$7,248.80

Executive Residence

Features: 4,800^(+/-) sqft. heated and cooled - constructed in 2003
Exterior is brick and vinyl with asphalt shingle and gabel roof
2 Levels built on an elevated concrete slab
5 bedrooms and 5 bathrooms (2 lower level and 3 upper level)

- Master suite area downstairs (large bedroom with large master bath area featuring oversized walk-in closets with built-ins, large Jacuzzi tub and ceramic tile and glass oversized shower, closet toilet, and double vanity sink area.
- Off the master bedroom is an office area with "L" surround built-in desk with above glass framed book cases. This area also accommodates the owner's gun vault and this area could also serve as work-out area if office is unwarranted.

- Level two (2) is configured with four (4) nice size children's bedrooms and three (3) full bathrooms, all rooms are carpeted with painted sheetrock walls. There is a very large, carpeted playroom on north side, which is approximately 15' x 30' with extra nook.
- Each level has a dedicated water heater and HVAC system

Formal living room, dining room, and den

- All have laminate hardwood flooring, painted sheetrock walls, and crown molding.
- Fireplace

Level one (1) has 9' ceilings, wood blinds, and cover insulated windows

Kitchen amenities include:

- Island with built in electric range top
- Large breakfast area
- Standard electric double oven
- Recessed refrigerator, dishwasher, and microwave slot
- Floors are ceramic tile as are the island and countertops

Oversized laundry/utility room

- Additional space to accommodate extra refrigerators/freezers
- Immediate access from garage

Floored attic

2 vehicle garage with electric door

- Entry from garage provides immediate access to a full bathroom to the right and laundry/utility room.

Paved and gravel access and concrete driveway

Utilities include:

- Municipal electric
- Public water
- Septic
- Telephone
- Satellite TV dish

Manager's Residence

Features:

2,400 (+/-) sqft.

1 level brick with metal roof and siding (2 years old) built on concrete slab

3 bedrooms and 2 bathrooms

Interior has pine wood walls and 12' ceilings are in the great room

Bonus room with paneling and wood walls with ceramic tile

Wood burning stove

HCAC (2 years old)

Pool and area feature:

- 20' x 50' in-ground, salt-water pool with concrete area (built in 2008)
- Heated with new pump
- Pavilion approximately 24' x 20'

Grain Storage**Facility:**

GSI 400,000 bushel total storage (2 bins are 76,000)

Bin area and warehouse area are all concrete pads and aprons connected

Loop system:

- Ties the two largest bins together and the two immediate bins adjacent to the east.

Elevated and covered (dry dumping) drive over

40' x 80' insulated steel warehouse building:

- Adjacent to the bins is utilized for a bagging system process for wholesale of bagged corn and rice bran to local and regional retailers.

Warehouse building:

- Three (3) years old with 18' tall front and covered 24' wide access door (14' rear height)
- Two (2) concrete smooth ramp entry doors provide ease of fork truck access, and there is a new lean-to cover approximately 15' x 40' on east side.
- Building is piped for compressed air and has an alarm system.

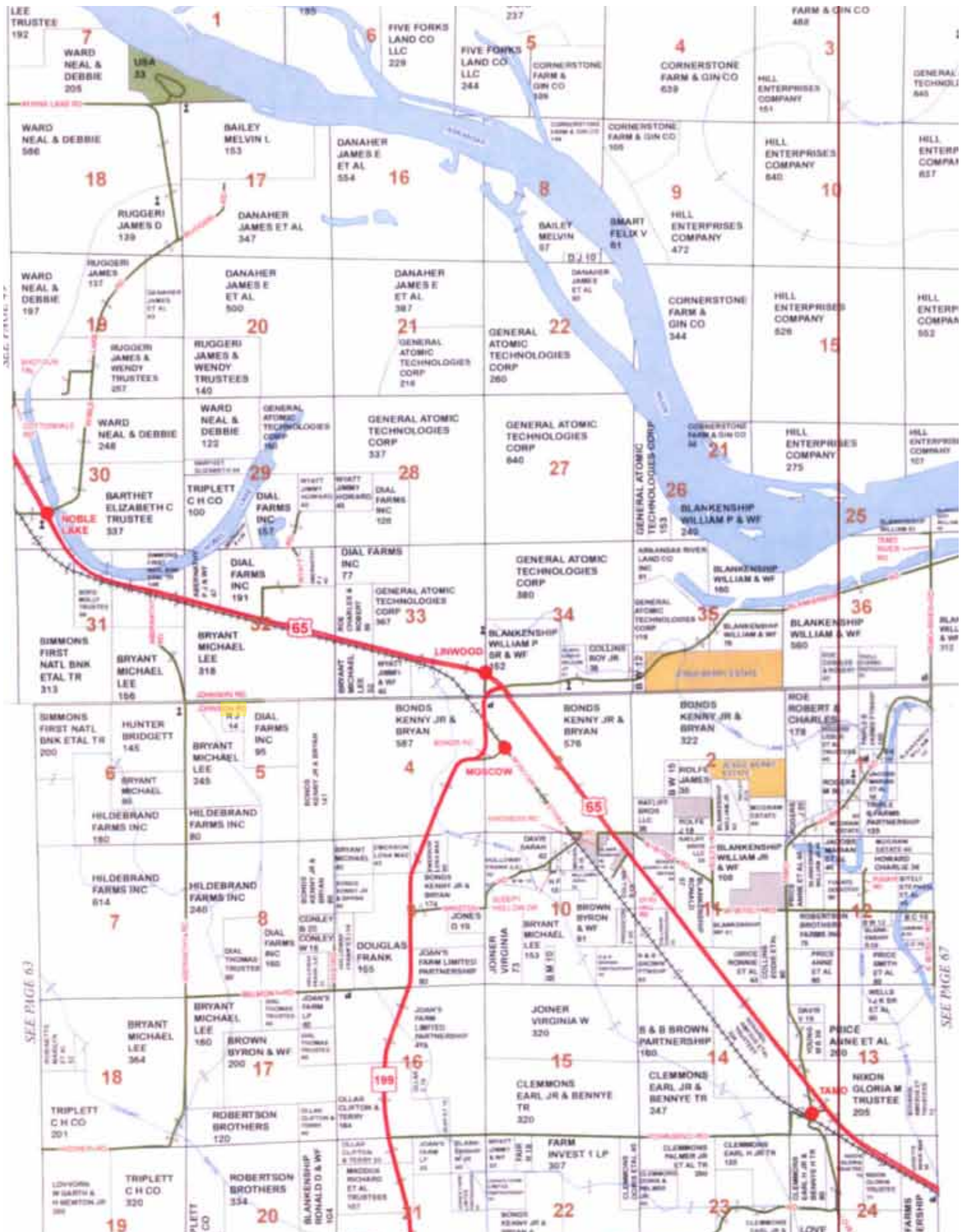
Offering Price:

\$1,850,000.00

Contact:

For additional questions concerning this offering or to schedule a property tour please contact Gar Lile at 501-920-7015 or Brandon Stafford at 501-416-9748 to schedule a tour or for additional information.

PLAT MAP















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