



OFFERED FOR SALE

NEW SALEM HUNTING CLUB

A recreational investment opportunity.

205 (+/-) total acres • Woodruff 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

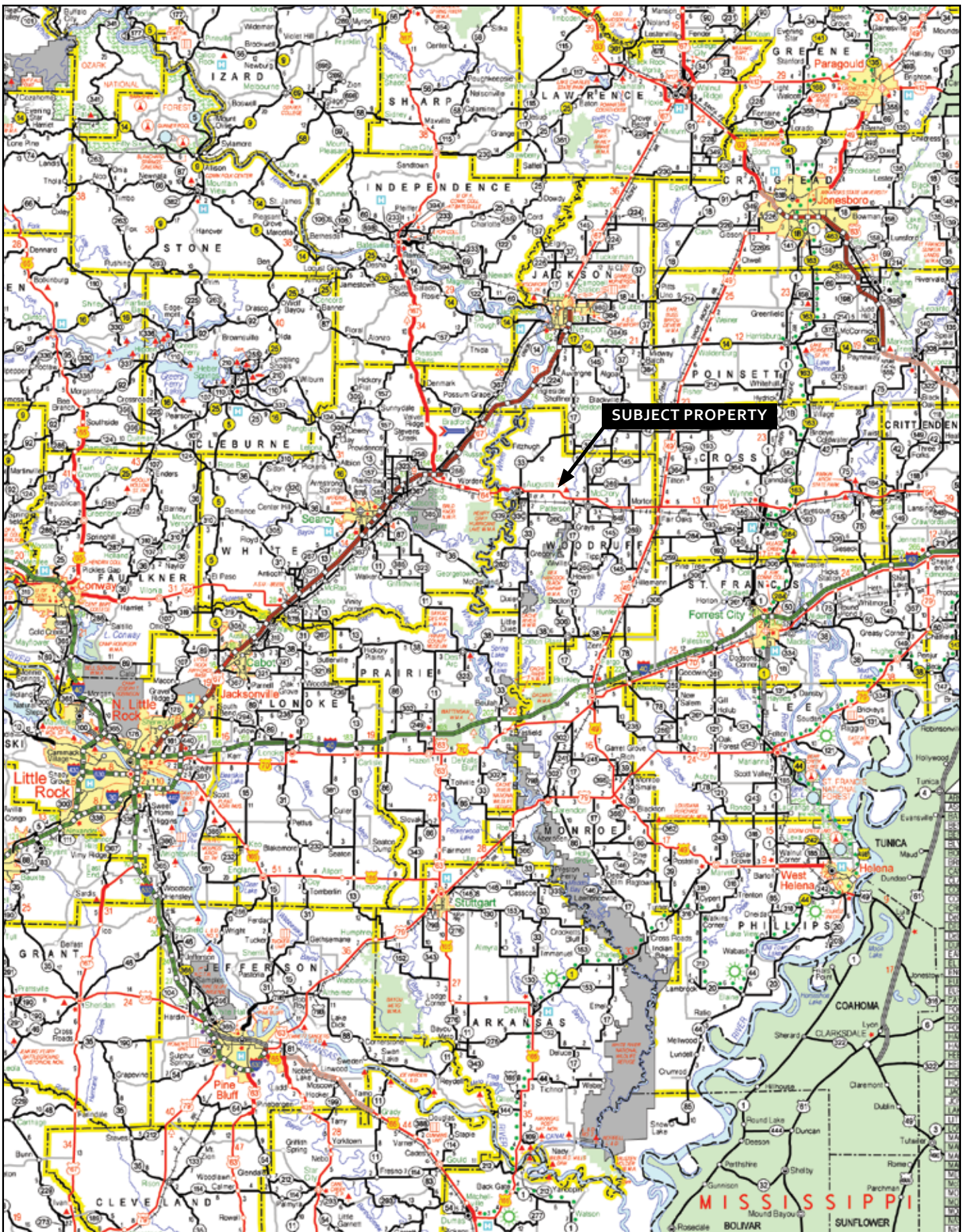
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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

Location:	Woodruff County; Northeast Region of Arkansas <i>Mileage Chart</i> <hr/> <table><tr><td>Augusta, AR</td><td>5 miles</td></tr><tr><td>Little Rock, AR</td><td>85 miles</td></tr></table>	Augusta, AR	5 miles	Little Rock, AR	85 miles
Augusta, AR	5 miles				
Little Rock, AR	85 miles				
Access:	Access is via Arkansas Highway 64 and graveled road along western property line.				
Acreage:	205 ^(+/-) Total Acres <i>Acreage Breakdown</i> <hr/> <table><tr><td>127.7 ^(+/-) acres (62%) in pine plantation (under timber contract)</td></tr><tr><td>77.3 ^(+/-) acres (38%) bottomland hardwood</td></tr></table>	127.7 ^(+/-) acres (62%) in pine plantation (under timber contract)	77.3 ^(+/-) acres (38%) bottomland hardwood		
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77.3 ^(+/-) acres (38%) bottomland hardwood					
Real Estate Taxes:	\$370.68				
Wtr/Min Rights:	50% of the mineral rights owned by the Seller shall convey to Buyer.				
Recreation:	Great deer hunting and limited duck hunting possibilities on site. Excellent duck hunting is available via the Cache River National Wildlife Refuge, which is within close proximity. The Cypress Creek County Club is located approximately one-half mile east of the property, which provides added recreational opportunities.				
Timber Contract:	A timber contract is in place on 127.7 ^(+/-) acres. The contract has eight (8) one year extension options for timber harvest. Owner receives \$7,662.00 in February each year until and including 2018. All payments shall convey to the Buyer. The contract allows ingress and egress rights (for timber management and harvest only) to timber company through the duration of the timber contract.				
Offering Price:	\$256,250.00 (\$1,250.00 per acre)				
Contact:	Any questions concerning this offering or to schedule a property tour should be directed to Nathan Gregory (mobile: 870-731-4344) or Gar Lile (mobile: 501-920-7015) of Lile Real Estate, Inc. (office: 501-374-3411).				

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GIS MAP




Farm: 2647
Tract: 2709
Woodruff County



Wetland Determination Identifiers
 ■ Extended Eel
 ■ Limited Burrows
 ■ Single Wetland Compliance Review

Wetland determinations do not represent the most likely or specific determination of the area. Refer to your original determination (CPA-100 and attached maps) for more detailed boundaries and labels. See section 100.5.

Farmland Ac.: 162.57
Cropland Ac.: 0.00

0 170 340 Feet


Crop Year: _____

Map Created: 05/08/2012

GIS MAP



USDA
FSA
Farm: 2647
Tract: 564
Woodruff County



Wetland Determination Identifiers

- Assessment Unit
- Wetland Determination
- Ecological Effects/Conservation/Compliance Procedures

Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your completed determination (CPN-62) and attached maps for exact wetland boundaries and labels, as shown on the map.

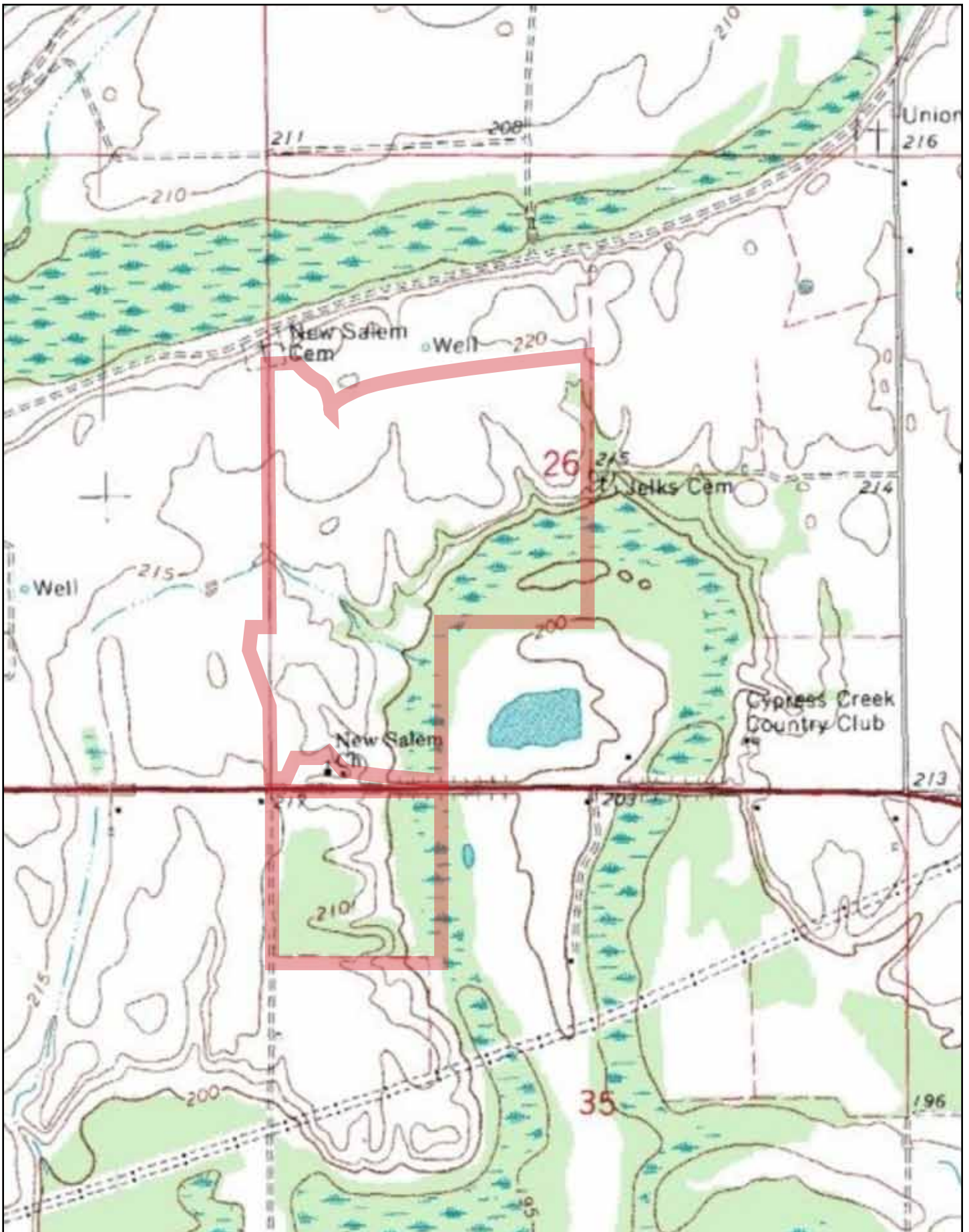
Farmland Ac.: 42.56
Cropland Ac.: 0.00

0 80 160 Feet

Crop Year: _____

Map Created: 05/08/2012

TOPOGRAPHICAL MAP











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