



OFFERED FOR SALE

THE MILLS-AHRENS FARM

An agricultural and recreational investment opportunity.

163 (+/-) 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

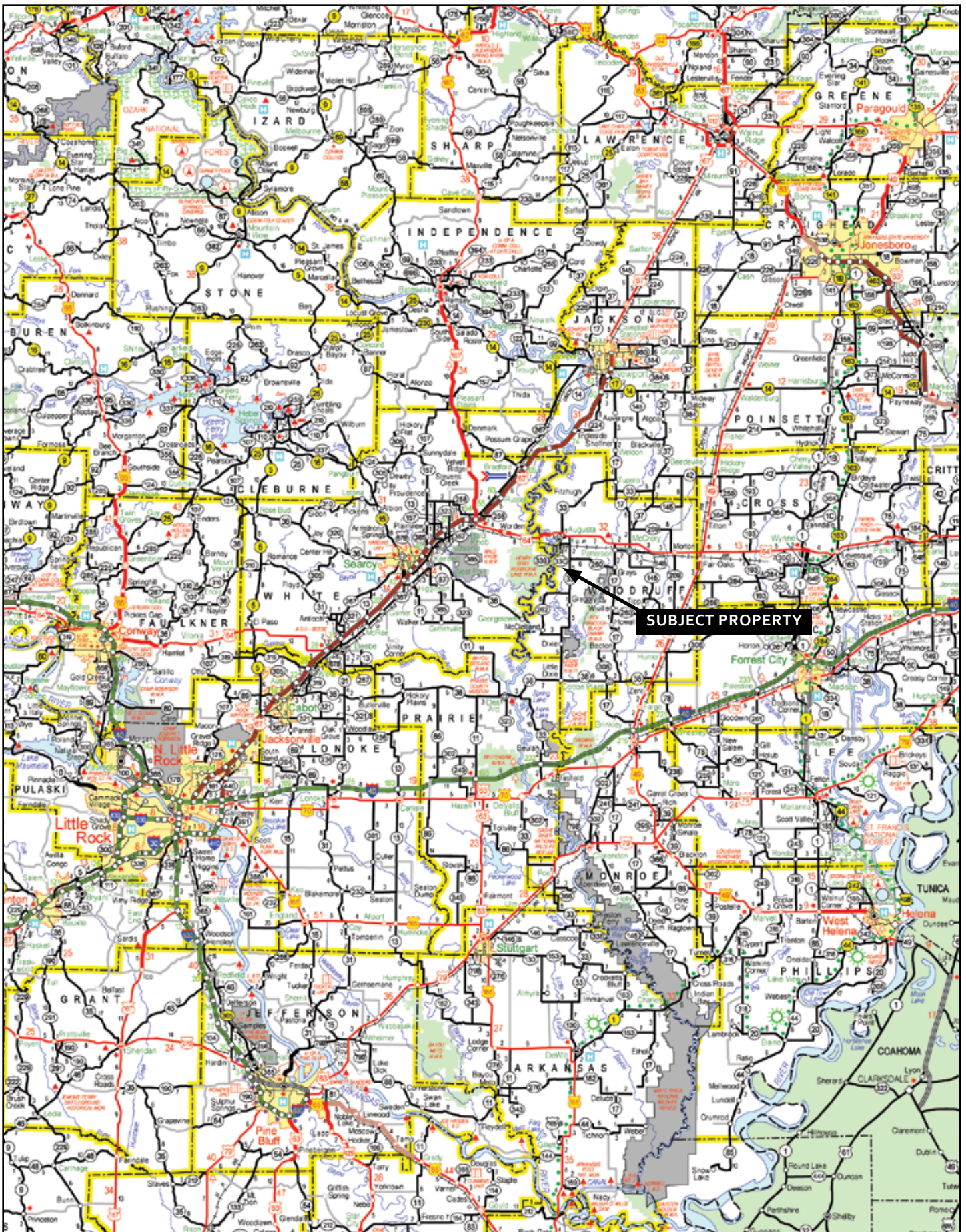
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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

Description: The Mills-Ahrens Farm is an agricultural and recreational investment property located in Woodruff County, Arkansas. The property consists of 163 ^(+/-) total acres with 130 ^(+/-) acres in cultivation and the remaining acreage in timber. All mineral rights, which are owned by the Seller will convey to the Buyer. There is an annual direct government payment in the amount of \$1,214.00 and there are no structural improvements on the property. The land is accessed directly from Arkansas Highway 33, CR 871, CR 899, and interior farm roads. The property offers deer and duck hunting opportunities. For additional information contact Nathan Gregory (cell: 870-731-4344) of Lile Real Estate, Inc.

Location: Woodruff County; Northeast Region of Arkansas

Mileage Chart

| | |
|-----------------|----------|
| Augusta, AR | 3 miles |
| Little Rock, AR | 85 miles |

Access: Directly from Arkansas Highway 33, CR 871 and CR 899, and interior farm roads.

Acreage: 163 ^(+/-) Total Acres

Acreage Breakdown

130 ^(+/-) acres (80%) in cropland
33 ^(+/-) acres (20%) in timber

Farm Bases: FSA No. 105 | Tract No. 196

| <u>Crop</u> | <u>Base Acres</u> | <u>Direct Yield</u> | <u>CC Yield</u> |
|------------------|-------------------|---------------------|-----------------|
| Wheat | 17.9 | 31 | 31 |
| Grain Sorghum | 28.4 | 42 | 42 |
| Soybeans | 82 | 20 | 20 |
| Total Base Acres | 128.3 | | |

Notice: These bases are prorated due to the need to break them out of Tract 2 of the property. If the tracts sell separate the Farm Service Agency will determine the actual proation of the bases and payment subsequent to the closing of the purchase.

Wtr/Min Rights: All mineral rights owned by the Seller will convey.

Direct Payment: \$1,214.00

Real Estate Taxes: \$493.29

Offering Price: \$342,300.00 (\$2,100.00 per acre)

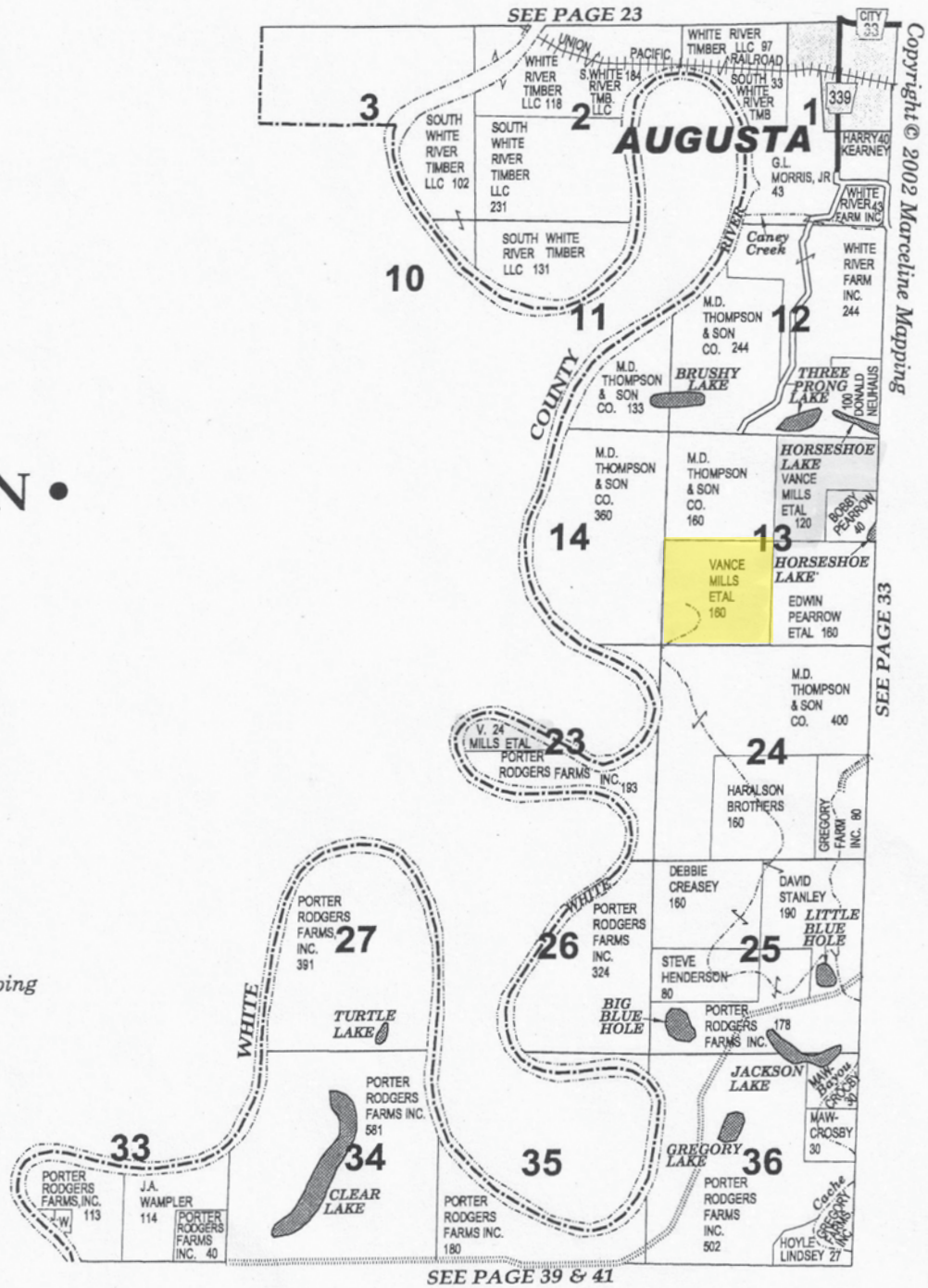
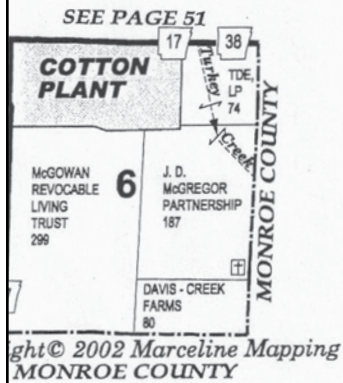
Farm Lease: 75/25 cropshare agreement.

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

PLAT MAP

TOWNSHIP 7N • RANGE 4W

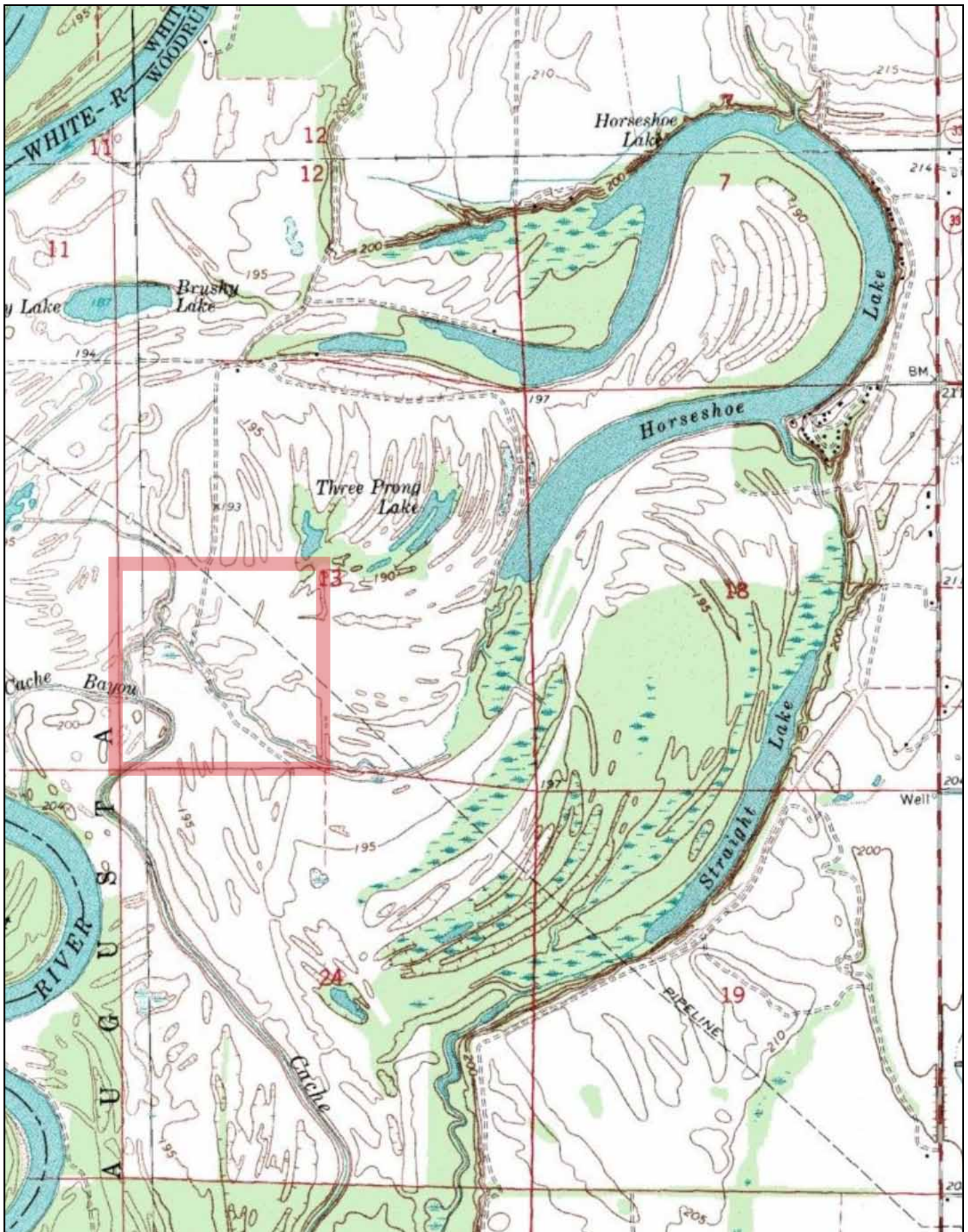
TOWNSHIP 4N • RANGE 2W

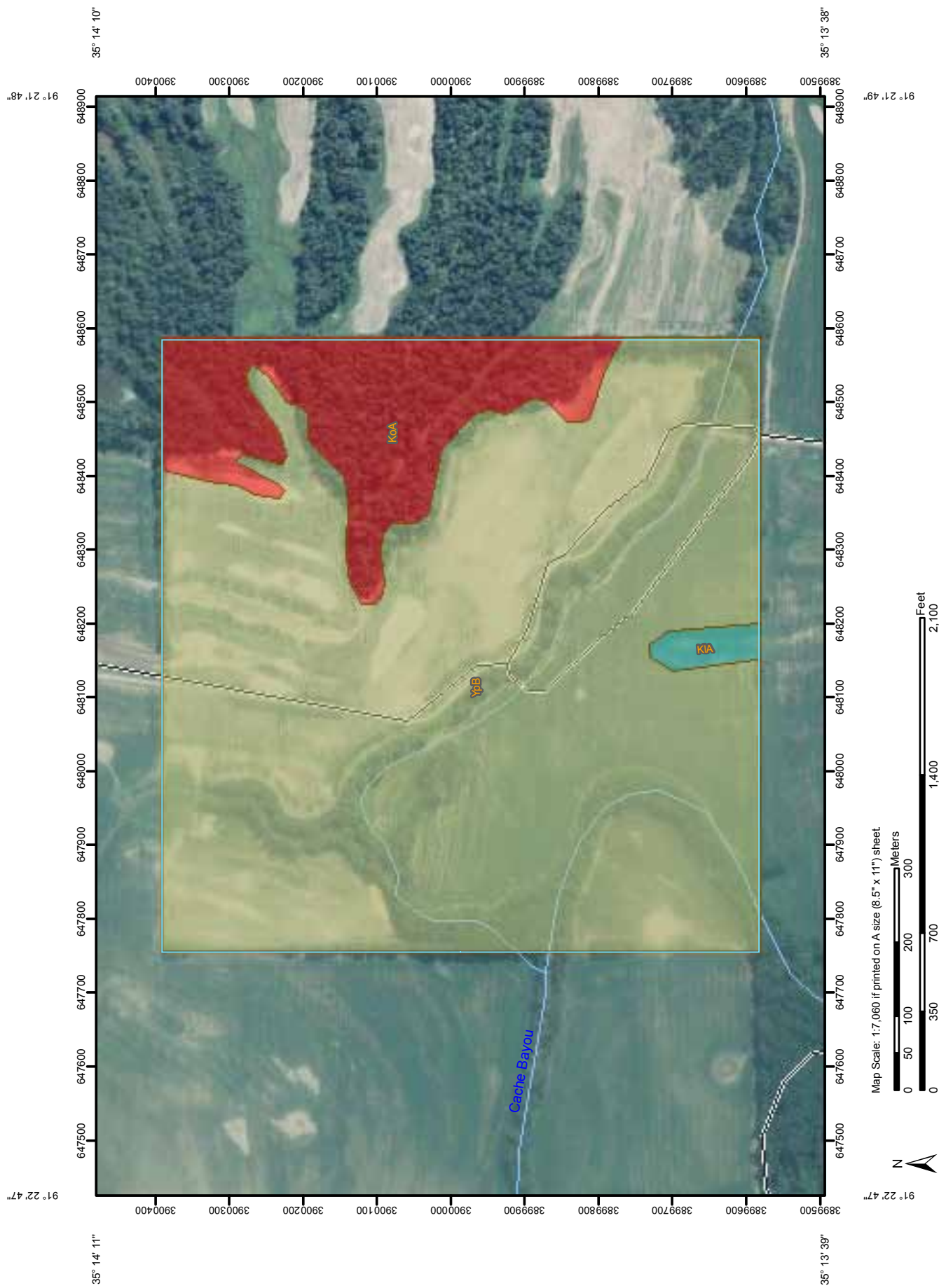


AERIAL VIEW

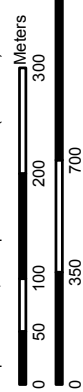


TOPOGRAPHICAL MAP





Map Scale: 1:7,060 if printed on A size (8.5" x 11") sheet



Farmland Classification

| Farmland Classification— Summary by Map Unit — Woodruff County, Arkansas (AR147) | | | | |
|--|---|--|--------------|----------------|
| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
| KIA | Kobel silty clay loam, 0 to 1 percent slopes, frequently flooded | Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season | 1.8 | 1.1% |
| KoA | Kobel silty clay loam, 0 to 1 percent slopes, ponded | Not prime farmland | 24.7 | 14.9% |
| YpB | Yancopin silty clay loam, 0 to 3 percent slopes, frequently flooded | Prime farmland if protected from flooding or not frequently flooded during the growing season | 139.1 | 84.0% |
| Totals for Area of Interest | | | 165.7 | 100.0% |

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.


Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

MAP LEGEND


Area of Interest (AOI)


 Area of Interest (AOI)

Soils


 Soil Map Units


Soil Ratings


 Not prime farmland


 All areas are prime farmland


 Prime farmland if drained


 Prime farmland if protected from flooding or not frequently flooded during the growing season


 Prime farmland if irrigated


 Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season


 Prime farmland if irrigated and drained


 Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season


 Prime farmland if subsoiled, completely removing the root inhibiting soil layer


 Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

 Prime farmland if irrigated and reclaimed of excess salts and sodium

 Farmland of statewide importance

 Farmland of local importance

 Farmland of unique importance

 Not rated or not available

Political Features

 Cities

Water Features

 Oceans


 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

MAP INFORMATION

Map Scale: 1:13,200 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 15N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lafayette, Little River, and Miller Counties, Arkansas

Survey Area Data: Version 9, Dec 2, 2008

Date(s) aerial images were photographed: 2000

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.







NOTES

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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