



OFFERED FOR SALE

MILLS-AHRENS FARM & TIMBER

An agricultural and recreational investment opportunity.

124^(+/-) 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

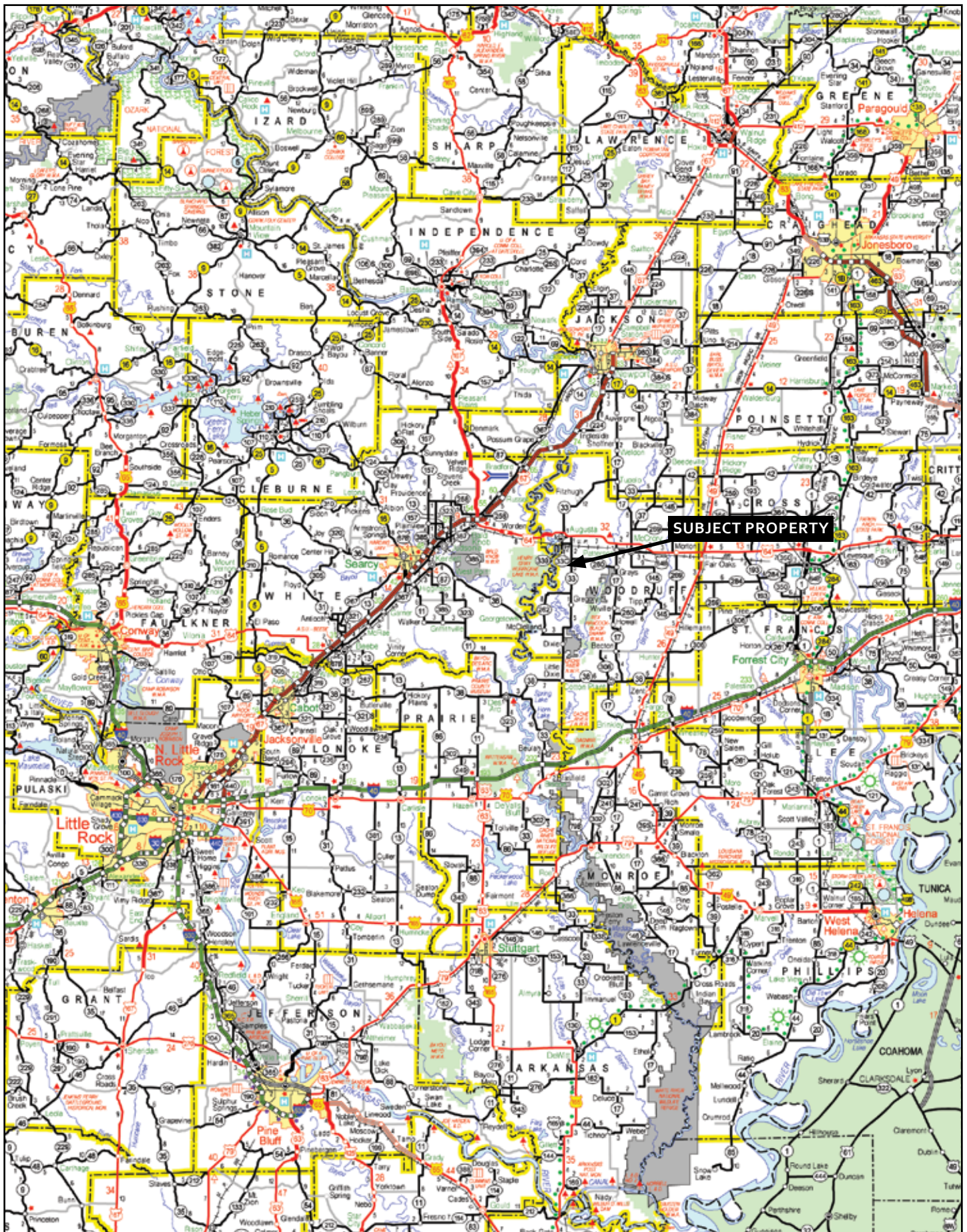
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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



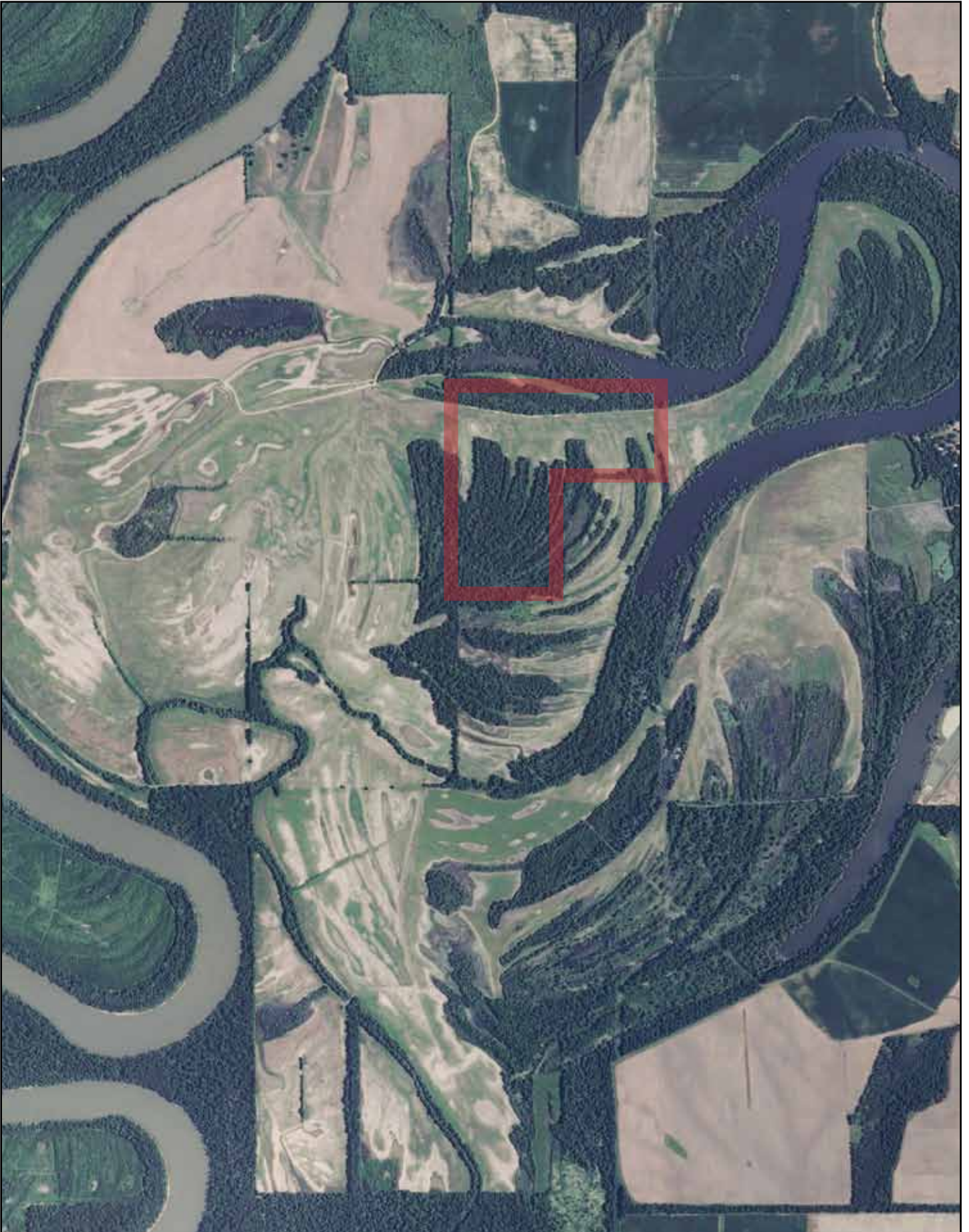
PROPERTY SUMMARY

Description:	The Mills-Ahrens Farm and Timber is an agricultural and recreational investment property located in Woodruff County, Arkansas. The property consists of 124 ^(+/-) total acres with 48 ^(+/-) 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 \$448.12 and there are no structural improvements on the property. The land is accessed directly from Arkansas Highway 64, CR 871, CR 899, and interior farm roads. The property offers opportunities for great deer hunting as well as duck hunting. For additional information contact Nathan Gregory (cell: 870-731-4344) of Lile Real Estate, Inc.			
Location:	Woodruff County; Northeast Region of Arkansas			
	<u>Mileage Chart</u>			
	Augusta, AR	3 miles		
	Little Rock, AR	85 miles		
Access:	Directly from Arkansas Highway 64, Woodruff CR 871 and 899, and interior farm roads.			
Acreage:	<u>124 ^(+/-) Total Acres</u>			
	<u>Acreage Breakdown</u>			
	48 ^(+/-) acres (39%) in cropland			
	76 ^(+/-) acres (61%) in timber			
Farm Bases:	<u>FSA No. 105 Tract No. 196</u>			
	<u>Crop</u>	<u>Base Acres</u>	<u>Direct Yield</u>	<u>CC Yield</u>
	Wheat	6.6	31	31
	Grain Sorghum	10.5	42	42
	Soybeans	30.3	20	20
	Total Base Acres	47.4		
	<i>Notice: These bases are prorated due to the need to break them out of another adjacent property. The Farm Service Agency will determine the actual proation of the bases and payment subsequent to the closing of the purchase.</i>			
Wtr/Min Rights:	All mineral rights owned by the Seller will convey.			
Direct Payment:	\$448.12			
Real Estate Taxes:	\$287.46			
Farm Lease:	75/25 cropshare agreement			
Offering Price:	\$285,000.00 (\$2,298.00 per acre)			
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.			

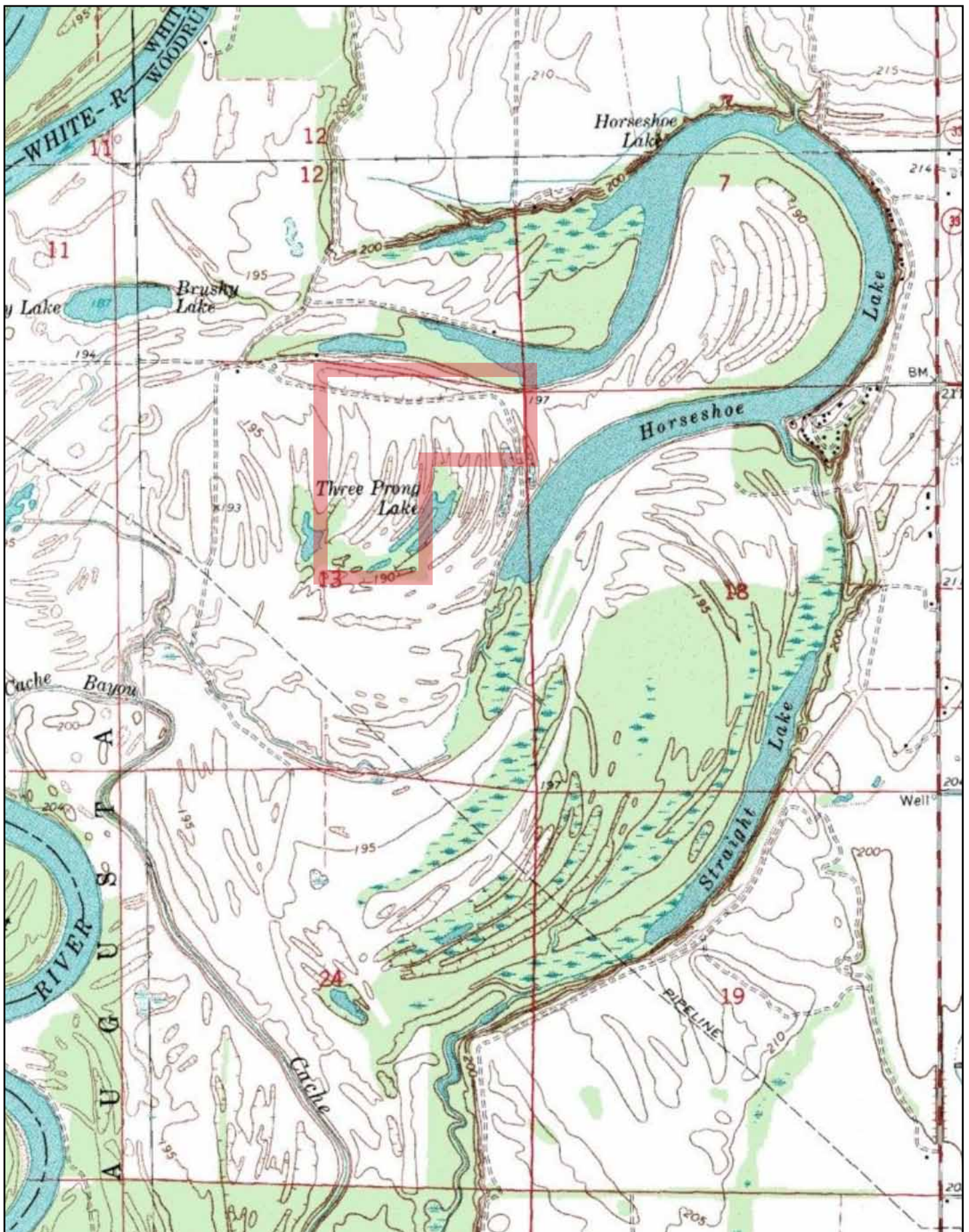
TOWNSHIP 7N • RANGE 4W

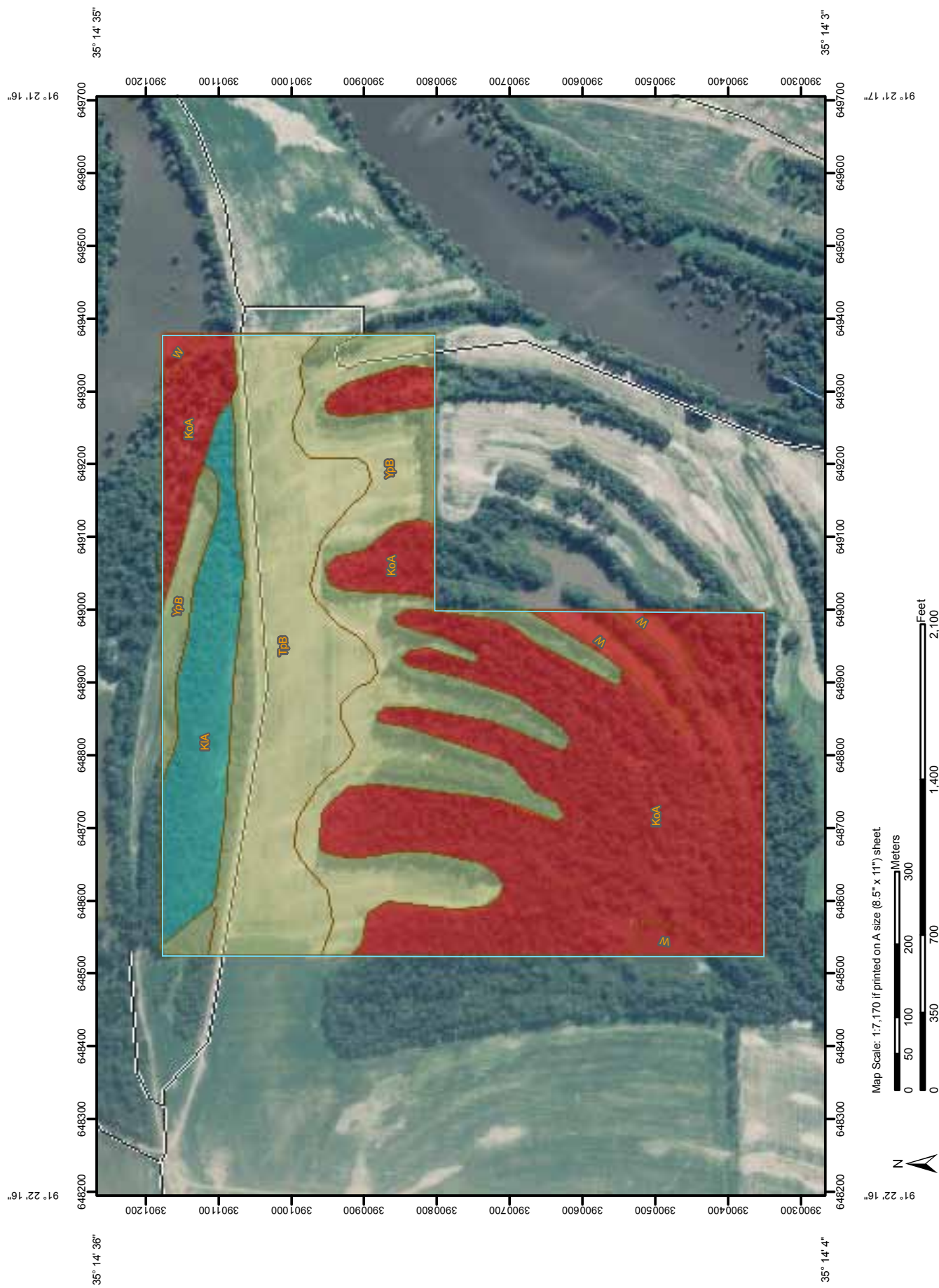


AERIAL VIEW

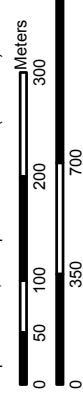


TOPOGRAPHICAL MAP





Map Scale: 1:7,170 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	11.2	8.5%
KoA	Kobel silty clay loam, 0 to 1 percent slopes, ponded	Not prime farmland	57.9	43.9%
TpB	Tipp silty clay loam, 0 to 3 percent slopes, frequently flooded	Prime farmland if protected from flooding or not frequently flooded during the growing season	27.8	21.1%
W	Water	Not prime farmland	3.7	2.8%
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	31.2	23.7%
Totals for Area of Interest			131.7	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

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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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