



OFFERED FOR SALE

MALOY LAKE FARM

An agricultural and recreational investment opportunity.

319 ^(+/-) total acres • Prairie 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

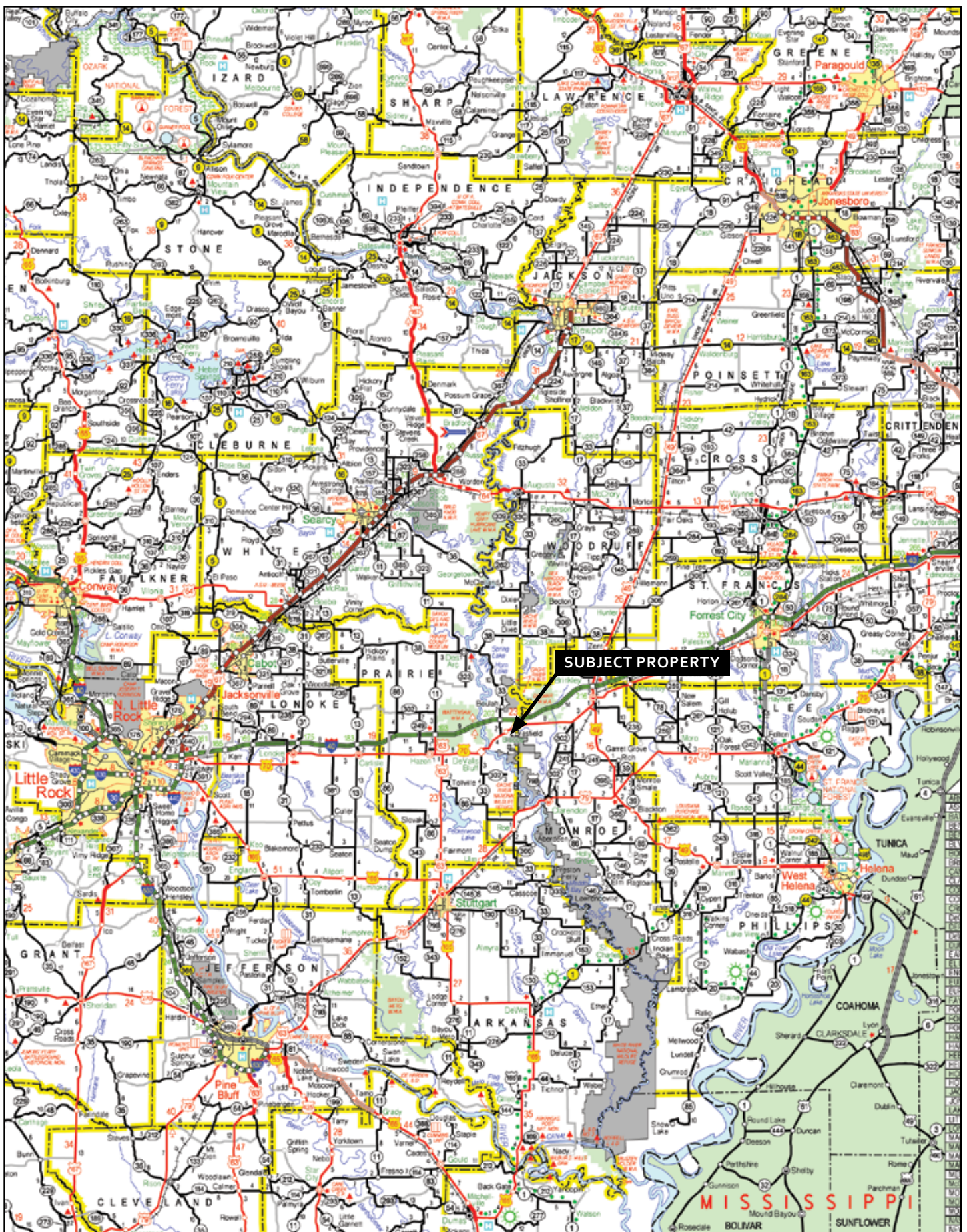
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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

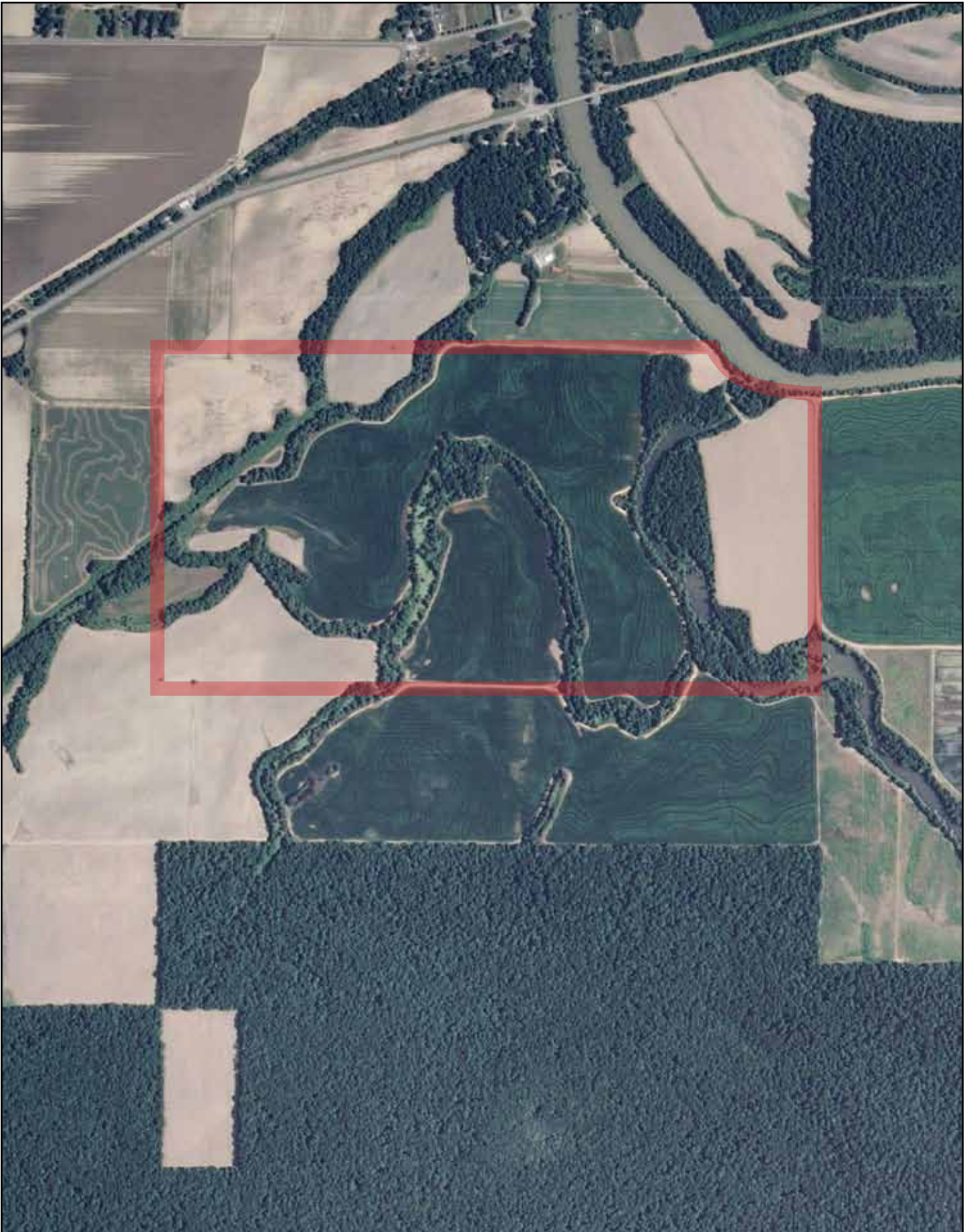


PROPERTY SUMMARY

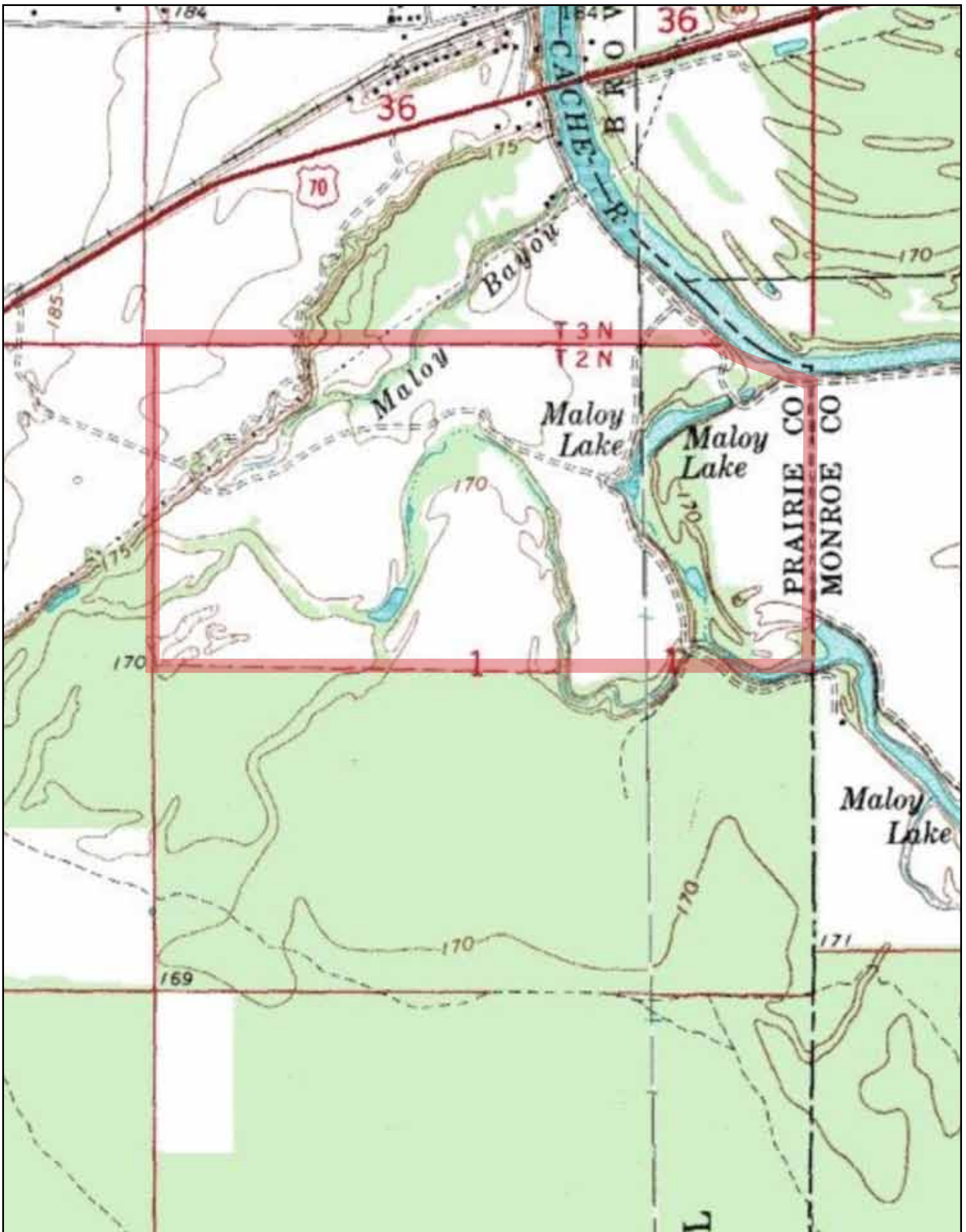
Location:	DeValls Bluff, Arkansas; Prairie County; East Central Region of Arkansas <i>Mileage Chart</i> <hr/> <table><tr><td>DeValls Bluff, AR</td><td>6 miles</td></tr><tr><td>Brinkley, AR</td><td>12 miles</td></tr><tr><td>Little Rock, AR</td><td>56 miles</td></tr><tr><td>Memphis, TN</td><td>88 miles</td></tr></table>	DeValls Bluff, AR	6 miles	Brinkley, AR	12 miles	Little Rock, AR	56 miles	Memphis, TN	88 miles
DeValls Bluff, AR	6 miles								
Brinkley, AR	12 miles								
Little Rock, AR	56 miles								
Memphis, TN	88 miles								
Access:	Access is via Arkansas Highway 70, Riverfront Drive, and interior farm roads.								
Acreage:	319 ^(+/-) Total Acres Farm No. 2779 <i>Acreage Breakdown</i> <hr/> Tract 3362 234.2 ^(+/-) acres (74%) in tillable farmland 85 ^(+/-) acres (26%) woods, lake, and other								
Irrigation:	2 turbine wells (8" with 10" underground pipe)								
Direct Payment:	\$8,098.00								
Real Estate Taxes:	\$845.39								
Wtr/Min Rights:	All owned by Seller will transfer to Buyer.								
Recreation:	Excellent duck and deer hunting (close proximity to the Cache River National Wildlife Refuge)								
Offering Price:	\$960,000.00 (\$3,000.00 per acre)								
Contact:	Any questions concerning this offering or to schedule a property tour should be directed to Joel Whicker (mobile: 501-658-0658) of Lile Real Estate, Inc.								

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AERIAL VIEW



TOPOGRAPHICAL MAP



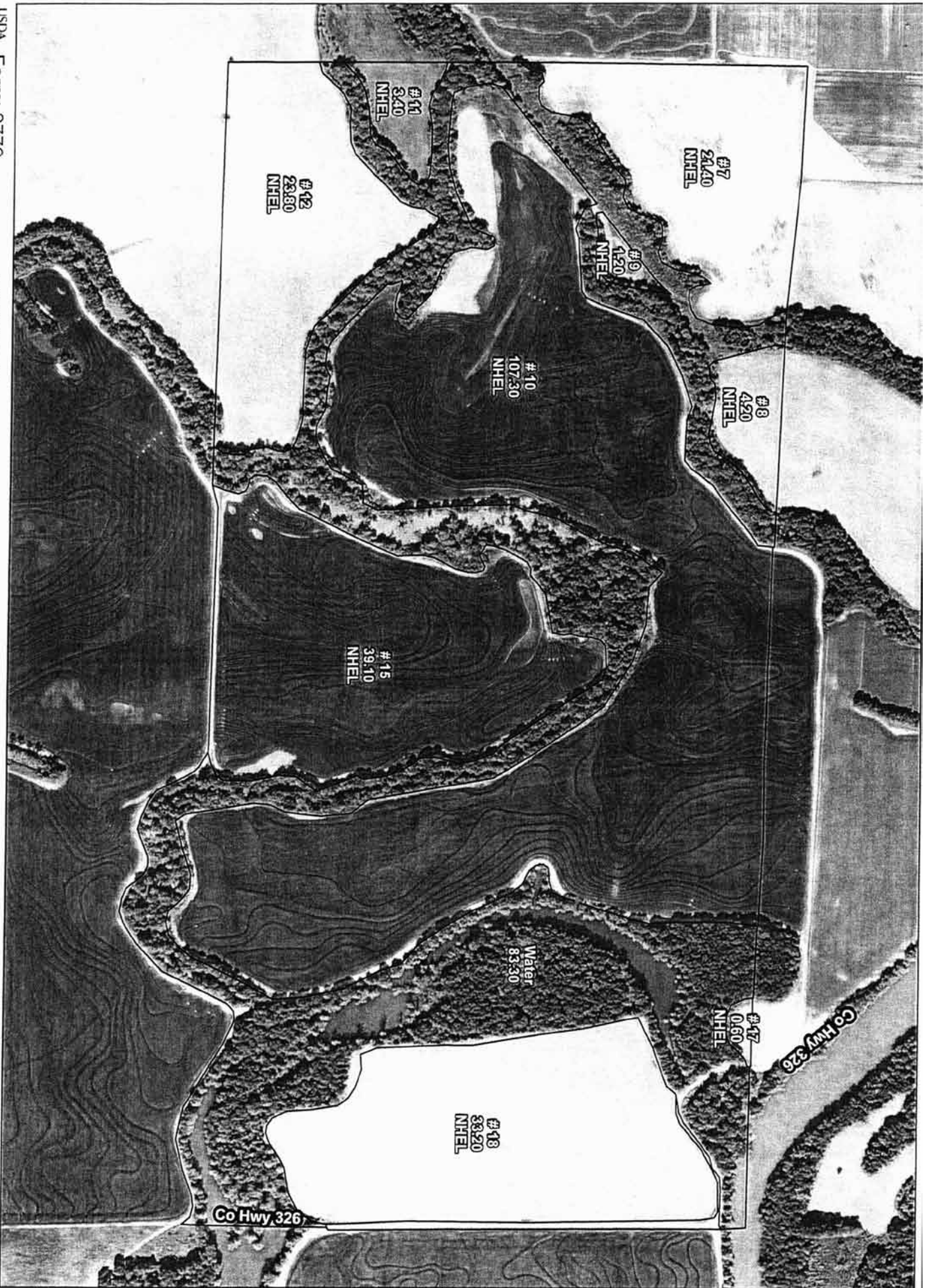
USDA Farm: 2779
 FSA Tract: 3362
 Prairie County

Wetland Determination Indicators
 • Wetland Use
 a. Exempt from Conservation Compliance Provisions
 Wetland indicators do not represent the size, shape, or spatial distribution
 of the wetlands. Wetland indicators are not required for wetland mapping
 for each wetland boundary and label, or wetland (NCE).

Farmland Ac.: 319.20
 Cropland Ac.: 234.20



Crop Year: _____



Arkansas
Prairie
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 2779
Prepared: 10/4/11 11:03 AM
Crop Year: 2012
Page: 3 of 3

Tract Number: 3362 Description division of Tract # 1639

FAV/WR
History
N

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

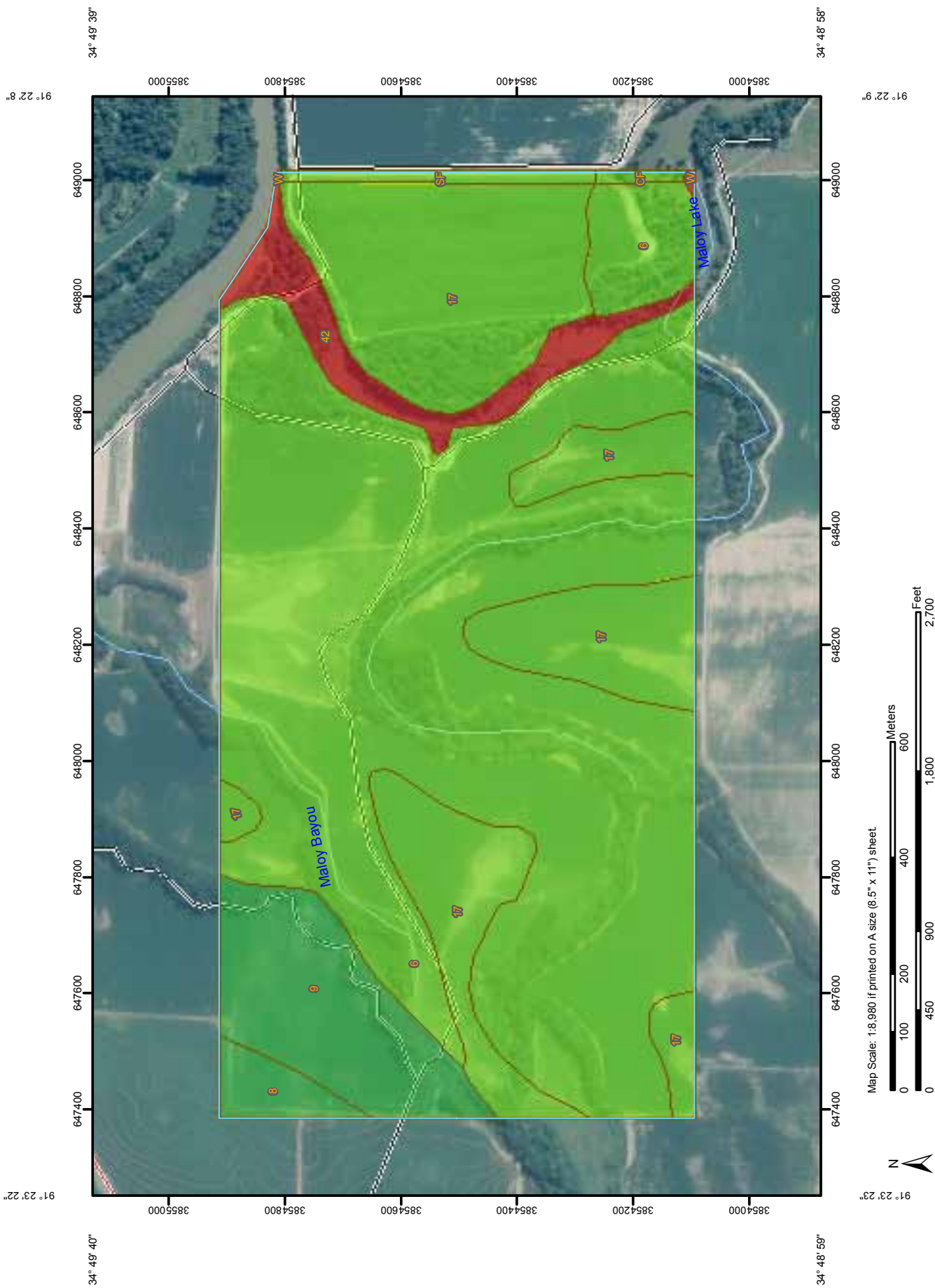
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
319.1	234.2	234.2	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	234.2	80.2	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
WHEAT	81.0	43	51	0.0	0.0	0	0.0
RICE-LONG GRAIN	45.9	5023	5594	0.0	0.0	0	0.0
GRAIN SORGHUM	69.7	52	74	0.0	0.0	0	0.0
SOYBEANS	117.0	20	24	0.0	0.0	0	0.0
Total Base Acres:	313.6						

Owners: THOMAS W SCHWEDE

LINDA SCHWEDE

Other Producers: None




Farmland Classification

Farmland Classification— Summary by Map Unit — Lonoke and Prairie Counties, Arkansas (AR680)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
6	Commerce silt loam, frequently flooded	Farmland of statewide importance	194.5	59.6%
8	Dubbs silt loam, 0 to 1 percent slopes	All areas are prime farmland	4.9	1.5%
9	Dubbs silt loam, 1 to 3 percent slopes	All areas are prime farmland	26.2	8.0%
17	Kobel silty clay loam, frequently flooded	Farmland of statewide importance	83.2	25.5%
42	Water	Not prime farmland	13.5	4.1%
Subtotals for Soil Survey Area			322.3	98.8%
Totals for Area of Interest			326.3	100.0%

Farmland Classification— Summary by Map Unit — Monroe County, Arkansas (AR095)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CF	Commerce soils, frequently flooded	Farmland of statewide importance	0.8	0.3%
SF	Sharkey soils, frequently flooded	Farmland of statewide importance	2.9	0.9%
W	Water	Not prime farmland	0.1	0.0%
Subtotals for Soil Survey Area			3.9	1.2%
Totals for Area of Interest			326.3	100.0%

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

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