



OFFERED FOR SALE

COOPER FARM

An agricultural and recreational investment opportunity.

340 (+/-) 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.

[illegible]

PROPERTY SUMMARY

Location: Augusta, Arkansas; Woodruff County; Northeast Region of Arkansas

Mileage Chart

Augusta, AR	5 miles
Newport, AR	29 miles
Searcy, AR	31 miles
Memphis, TN	110 miles
Little Rock, AR	78 miles

Access: Access is via Arkansas Highway 33, Woodruff CR 135 West and interior farm roads.

Acreage: 339.2 ^(+/-) Total Acres

Acreage Breakdown

260 ^(+/-) acres (77%) in tillable farmland
79.2 ^(+/-) acres (23%) wood lots, river bank, and roads

Direct Payment: \$2,801.00

Real Estate Taxes: \$804.35 (2011)

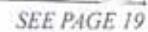
Wtr/Min Rights: All owned by Seller and will transfer to Buyer.

Recreation: Excellent duck and deer hunting (rests along the White River with 3 ^(+/-) miles of river frontage)

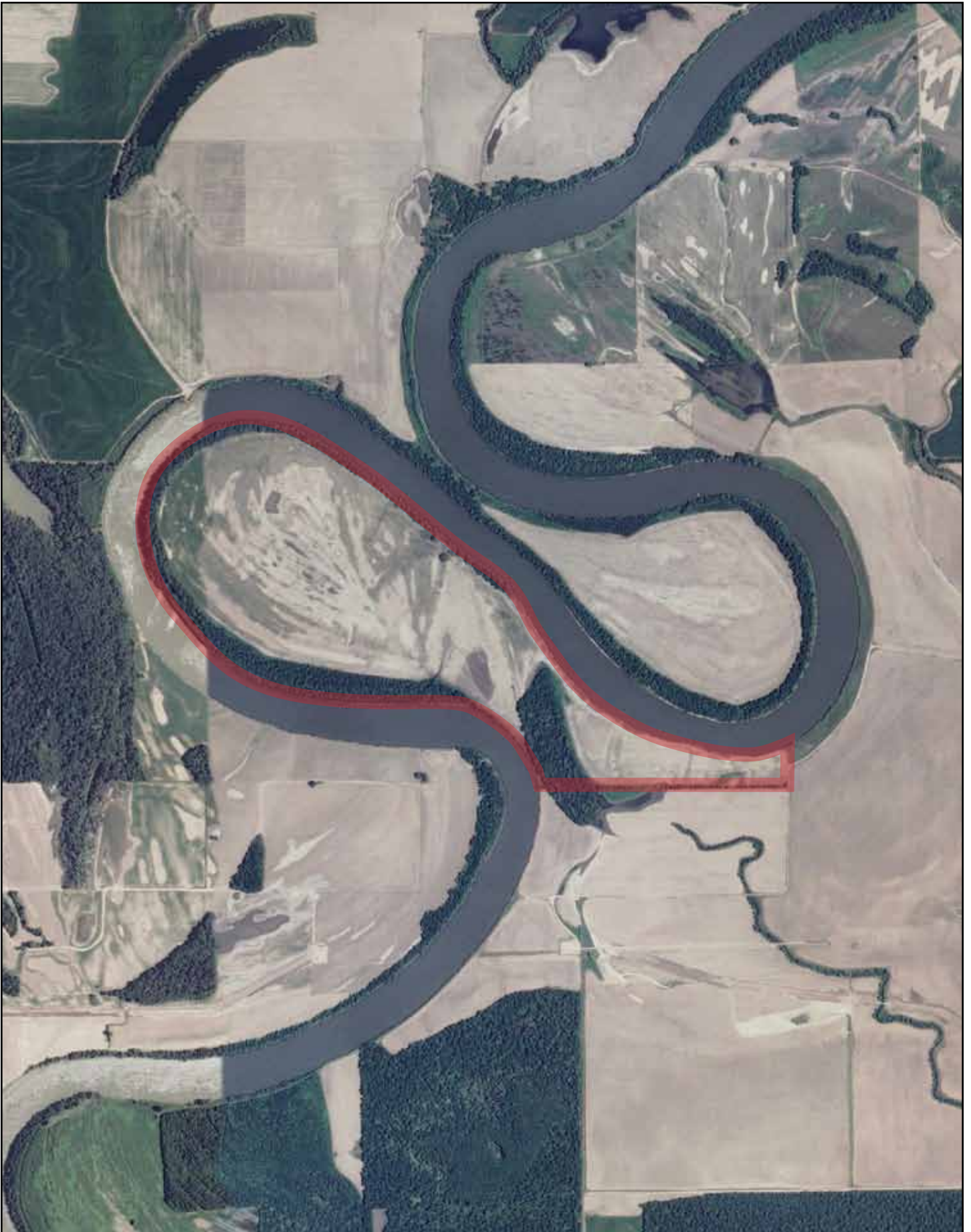
Offering Price: \$675,000.00 (\$1,985.00 per acre)

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).

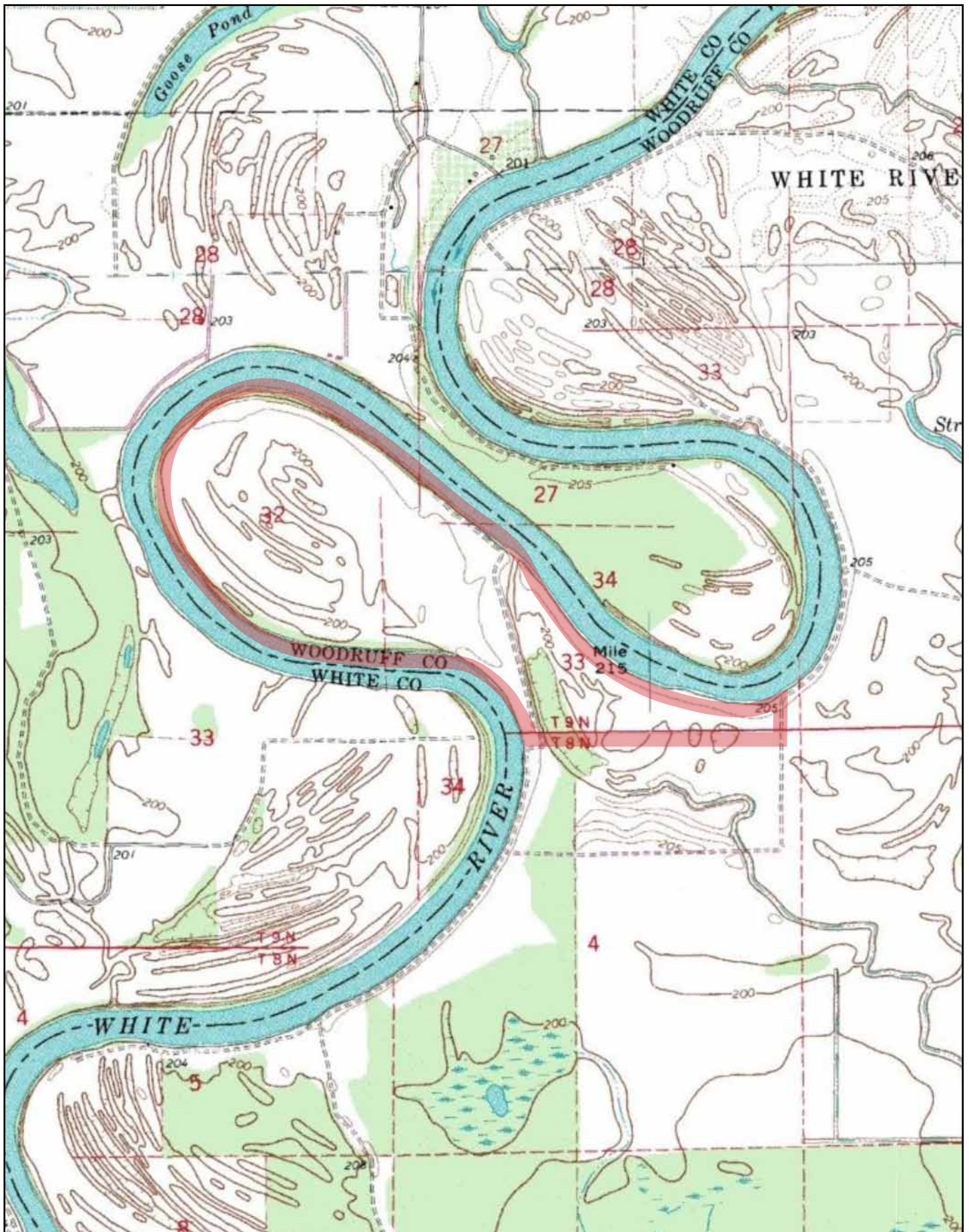
TOWNSHIP 9N • RANGE 4W



AERIAL VIEW



TOPOGRAPHICAL MAP



Arkansas
Woodruff
Report ID: FSA-156EZ

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

FARM: 5
Prepared: 5/5/09 1:22 PM
Crop Year: 2009
Page: 1 of 1

Operator Name and Last 4 Farm Description Recon Number

Farms Associated with Operator:

Other Producers Associated with Farm:
None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
339.2	272.5	272.5	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	CRP MPL		FAV/WR History	
0.0	0.0	272.5	0.0	0.0	0.0		N	

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	69.9	0.0	0.0	99	88	0.0
SOYBEANS	202.6	0.0	0.0	16	19	0.0
Total Base Acres:	272.5					

Tract Number: 6 Identifier C4/B2 R4W-T9N-SEC33

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Tract does not contain a wetland

WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
339.2	272.5	272.5	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	CRP MPL	
0.0	0.0	272.5	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	GRP Pending	GRP Yield	CCC-505 CRP Reduction
CORN	69.9	99	88	0.0	0.0	0	0.0
SOYBEANS	202.6	16	19	0.0	0.0	0	0.0
Total Base Acres:	272.5						

Owners: CACHE BAYOU FARMS NU-1 LLC

State: Arkansas
 County: Woodruff
 County Office: Woodruff County Farm Service Agency
 U.S. Department of Agriculture
 Farm Service Agency
 2009 CCC-509B Worksheet

Crop	Base Acres	Payment Acres	Direct Yield	CC Yield	Payment Rate	Producer Name	Producer ID	Type	Share %	Direct Annual Payment
Farm Number: 5										
Corn	69.9	58.2	99	88	0.28					
	69.9	58.2	99	88	0.28	CACHE BAYOU FARMS NU-1 LLC	3731	OW	25%	\$403
Soybeans	202.6	168.8	16	19	0.44					
	202.6	168.8	16	19	0.44	CACHE BAYOU FARMS NU-1 LLC	3731	OW	25%	\$297
Total:										\$2,801

The Feb 10 10:23:34 CST 2009

Page 1 of 1

Disclaimer:

The direct payment amounts reflected on this statement are based on 2009 payment rates.
 The amounts may vary due to changes in payment acres, payment yields, producer eligibility, or producer shares.

The distribution of the form does not in any way obligate CCC to disburse the payment amounts reflected.

Note: Payment amounts will be calculated by multiplying payment acres, payment yields, share, permitted/AGI share, cropland factor and the payment rate. The payment amounts reflected on this statement do not take into account the permitted/AGI share or cropland factors. Background information can be obtained from any FSA county office.



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
KoA	Kobel silty clay loam, 0 to 1 percent slopes, ponded	Not prime farmland	13.4	4.0%
TbB	Taylorbay silt loam, 0 to 3 percent slopes, frequently flooded	Prime farmland if protected from flooding or not frequently flooded during the growing season	163.8	49.0%
W	Water	Not prime farmland	14.7	4.4%
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	142.1	42.5%
Totals for Area of Interest			333.9	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.

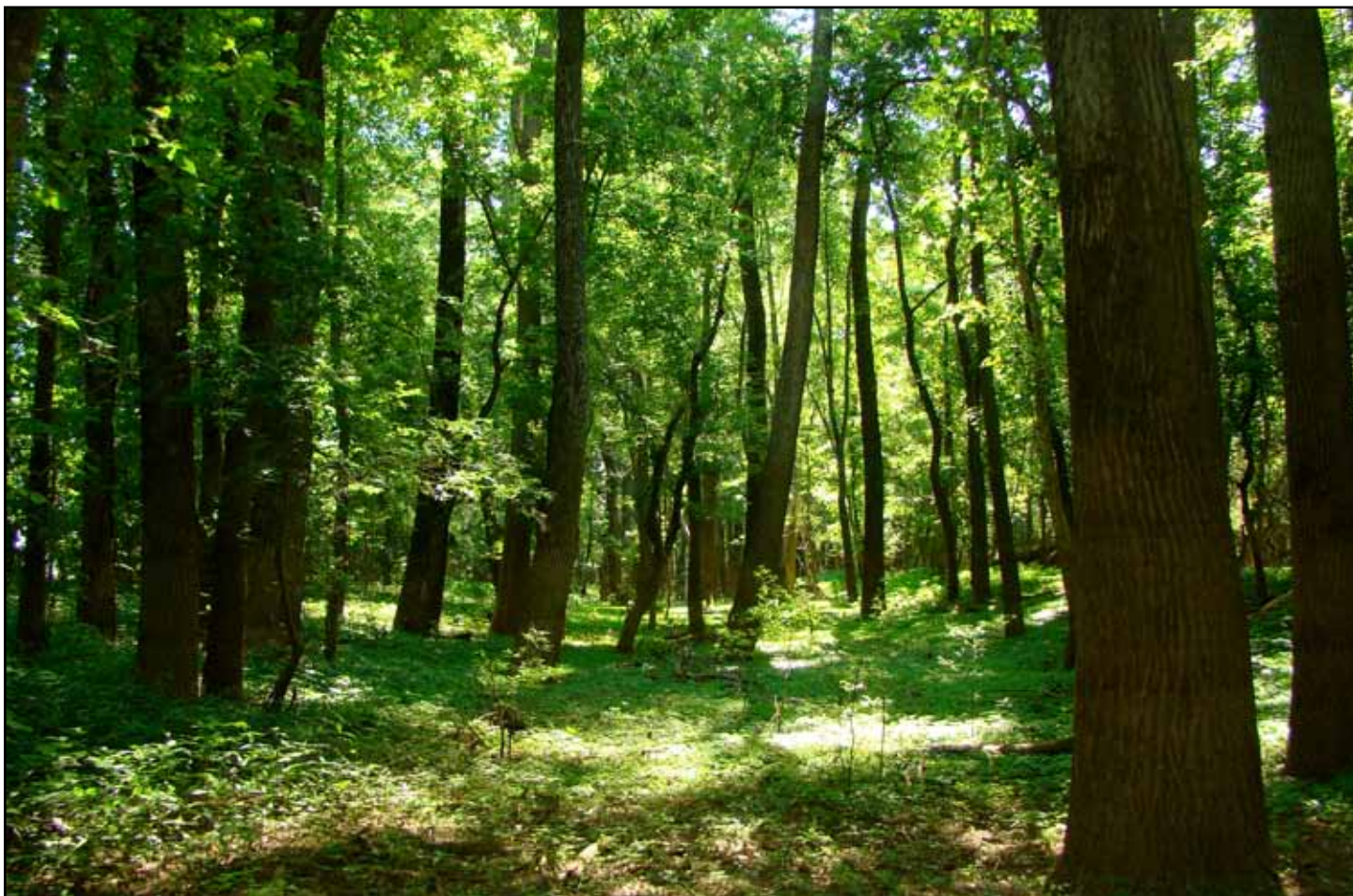
Soil Survey Area: Lafayette, Little River, and Miller Counties, Arkansas
Survey Area Data: Version 9, Dec 2, 2008

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

[illegible]



LILE REAL ESTATE, INC.
401 AUTUMN ROAD LITTLE ROCK, AR 72211
501 374 3411 (office) 501 374 0609 (fax)
info@lilerealestate.com www.lilerealestate.com

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