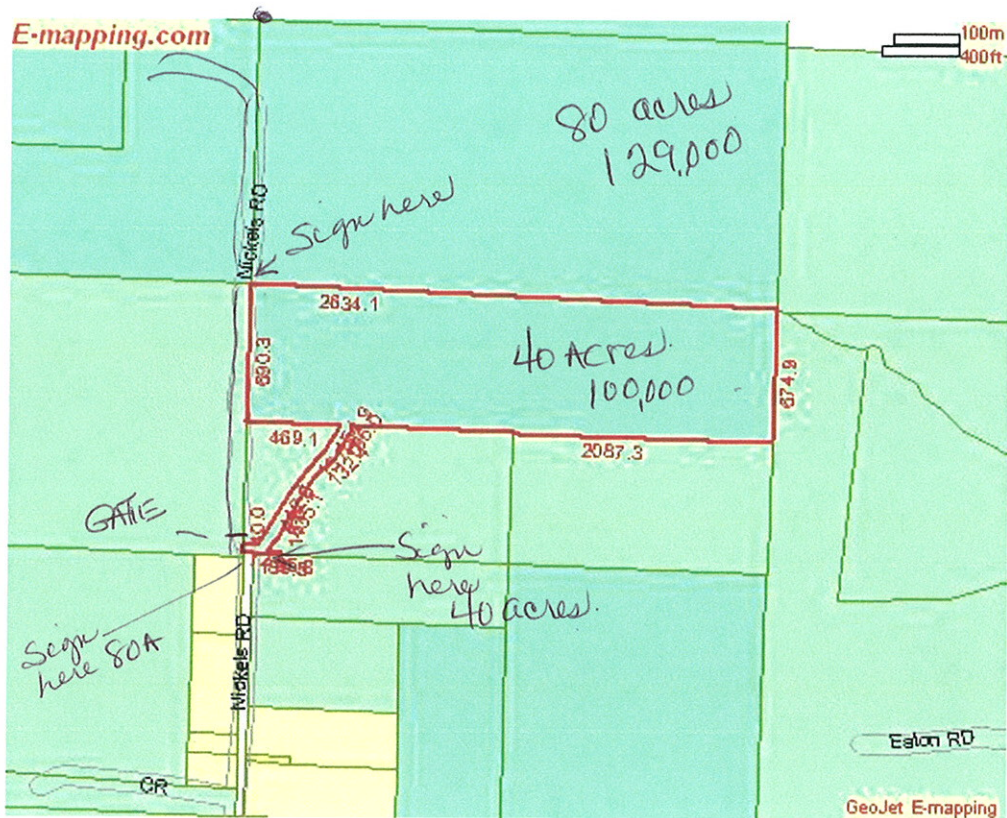




From Nickels Road, go North at sign saying 80 acres.
 to edge of property on rd. = This is a
 shared easement. This property can be
 accessed through the 40 acres also but
 this is a private road to that 40. Why
 not buy both.

WASHINGTON CO. ROAD #239
(GRAVEL ROAD - 60' R/W)

N 00°24'09" W

N 00°

1327.87'

NW CORNER
SW1/4, NE1/4
SECTION 36
T-15-N, R-31-W
CORNER REF. #3

60.00' INGRESS & EGRESS ACCESS EASEMENT

1314.86'

S 89°40'48" E

TOTAL ACRES
40.04 +/-

2632.48'

NW CORNER
SE1/4, NE1/4
SECTION 36
T-15-N, R-31-W
CORNER REF. #4

PARCEL #001-08326-000

S1/2, NE1/4
SECTION 36
T-15-N, R-31-W

TRACT B
39.98 ACRES +/-

TOTAL ACRES
79.98 +/-

TRACT C
40.00 ACRES +/-

S 00°13'10" E
1321.55'

SW CORNER
SW1/4, NE1/4
SECTION 36
T-15-N, R-31-W

1311.33'

N 89°49'18" W

SW CORNER
SE1/4, NE1/4
SECTION 36
T-15-N, R-31-W

1316.86'

N 89°48'42" W

SE CORNER
SE1/4, NE1/4
SECTION 36
T-15-N, R-31-W

CORNER REFERENCES:

CORNER #1

1. S 26°20'10" W 15.83' TO A 6" HICKORY TREE.
2. S 69°02'16" E 9.10' TO A 9" PINE TREE.
3. S 24°20'06" E 56.59' TO A 25" OAK TREE.

CORNER #2

1. N 85°15'04" E 0.91' TO A 10" OAK TREE.
2. N 18°24'19" E 28.19' TO A 18" OAK TREE.
3. N 66°27'19" W 19.24' TO A 10" OAK TREE.

CORNER #3

1. S 07°06'42" W 12.69' TO A 13" ELM TREE.
2. S 83°59'04" E 4.63' TO A 20" DOUBLE HICKORY TREE.
3. N 77°49'28" E 12.65' TO A 6" DOGWOOD TREE.

CORNER #4

1. N 70°37'56" W 37.36' TO A 12" OAK TREE.
2. S 46°16'24" W 20.55' TO A 28" OAK TREE.

NOTE:

WASHINGTON COUNTY ROAD
#239
RUNS IN SOUTHERLY
DIRECTION TO ARKANSAS
HIGHWAY #156

SURVEY DESCRIPTION OF TRACT A: PARCEL #001-08325-001

THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 31, WASHINGTON COUNTY, ARKANSAS. CONTAINING 40.04 ACRES OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

SURVEY DESCRIPTION OF PARENT TRACT: PARCEL #001-01
THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS. CONTAINING 79.98 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

SURVEY DESCRIPTION OF TRACT B:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS. CONTAINING 39.98 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.