



OFFERED FOR SALE

COUNTY LINE FARM

An agricultural investment opportunity.

239 ^(+/-) total acres • Lonoke County, Arkansas

OFFERED BY



AGRICULTURE RECREATION TIMBERLAND
TRADITIONAL BROKERAGE + SEALED BIDS + CONSULTING

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



DISCLOSURE STATEMENT

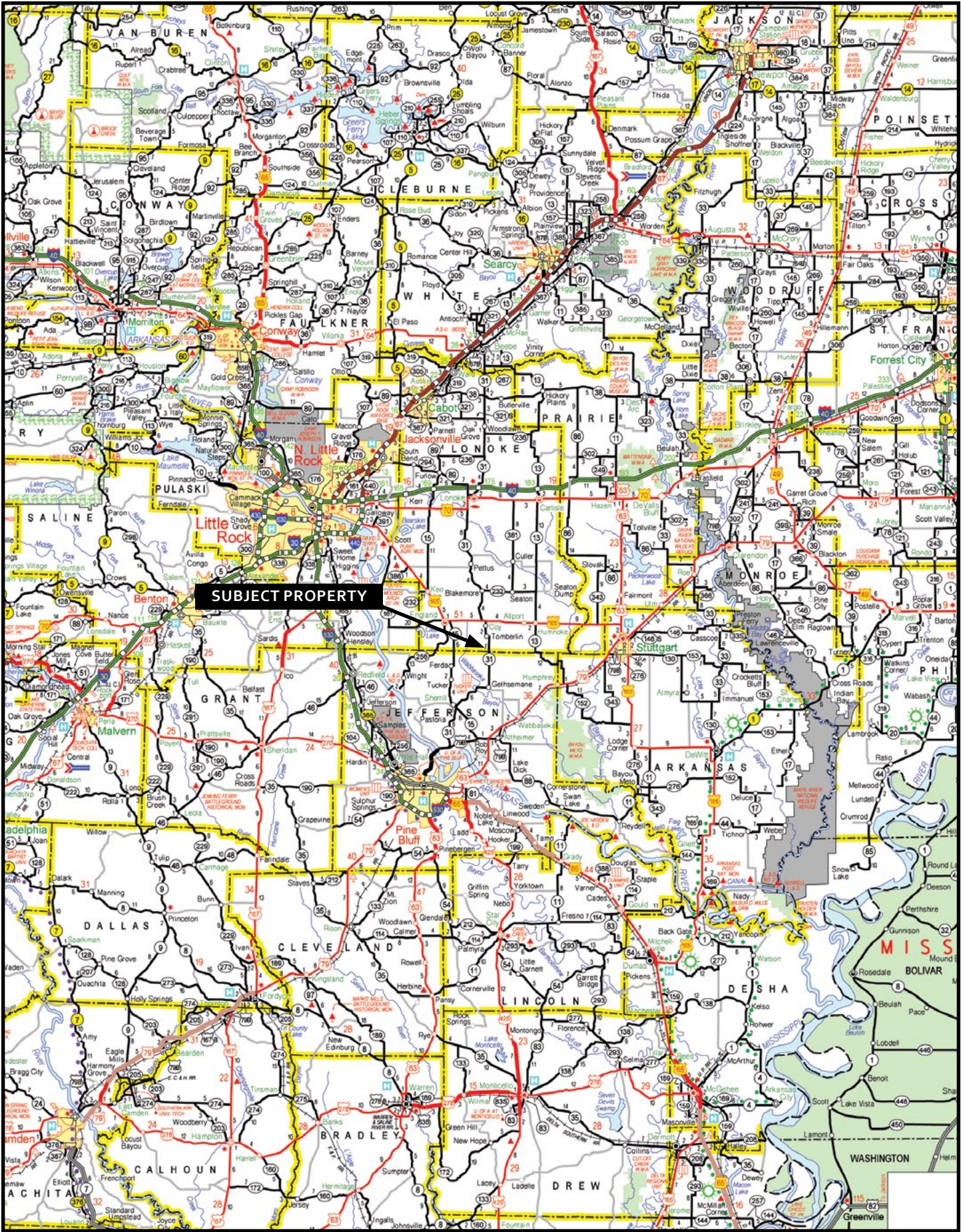
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

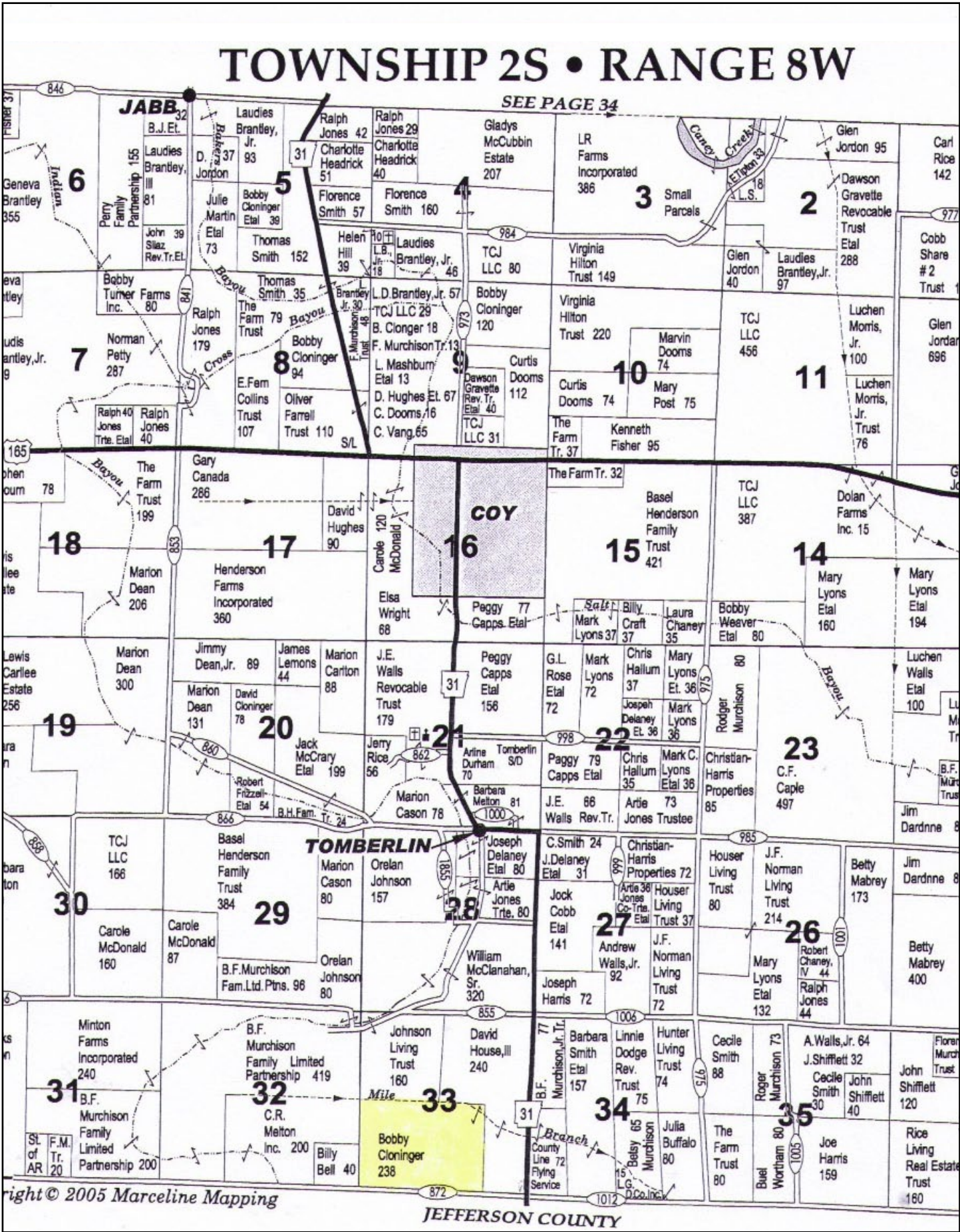
VICINITY MAP



PROPERTY SUMMARY

| | | | |
|--------------------|--|------------|--------------|
| Location: | England, Arkansas; Lonoke County; Central Region of Arkansas | | |
| | Mileage Chart | | |
| | Little Rock, AR | 38 miles | |
| | Stuttgart, AR | 25 miles | |
| Access: | England, AR | | |
| | Arkansas Highway 31, CR 872 frontage (Burgess Road - gravel) | | |
| | | | |
| | | | |
| Acreage: | 239 (+/-) Total Acres | | |
| | Acreage Breakdown | | |
| | 236.6 (+/-) acres (98%) in cultivation | | |
| | 2.4 (+/-) acres (2%) in improvement sites, roads, ditches, levees, and other | | |
| Irrigation: | | | |
| | 3 wells with 1,000' of underground piping | | |
| | | | |
| | | | |
| Farm Bases: | FSA No. 4575 | | |
| | Tract No. 124 (Total Acres - 239.0 Cultivated Acres 236.6) | | |
| | Crop | Base Acres | Direct Yield |
| | Wheat | 5.7 | 46 |
| Direct Payment: | Long Rice | 58.6 | 4,569 |
| | Medium Rice | 5.6 | 4,569 |
| | Cotton | 120.2 | 644 |
| | Soybeans | 5.3 | 19 |
| Farm Lease: | Total Base Acres | 195.4 | |
| | | | |
| | | | |
| | | | |
| Real Estate Taxes: | \$238.89 | | |
| | Parcel No. | Acres | Tax |
| | 001-02052-000 | 160 | \$677.35 |
| | 001-02054-000 | 78.89 | \$366.88 |
| Wtr/Min Rights: | 238.9 acres | | |
| | \$1,044.23 | | |
| | | | |
| | | | |
| Offering Price: | Any and all owned by Seller and will transfer to Buyer. | | |
| | | | |
| | | | |
| | | | |
| Contact: | | | |
| | \$764,800.00 (\$3,200.00 per acre) | | |
| | | | |
| | | | |
| | Any questions concerning this offering or to schedule a property tour should be directed to Gar Lile (cell: 501-920-7015) or Brandon Stafford (cell: 501-416-9748) of Lile Real Estate, Inc. | | |
| | | | |
| | | | |
| | | | |

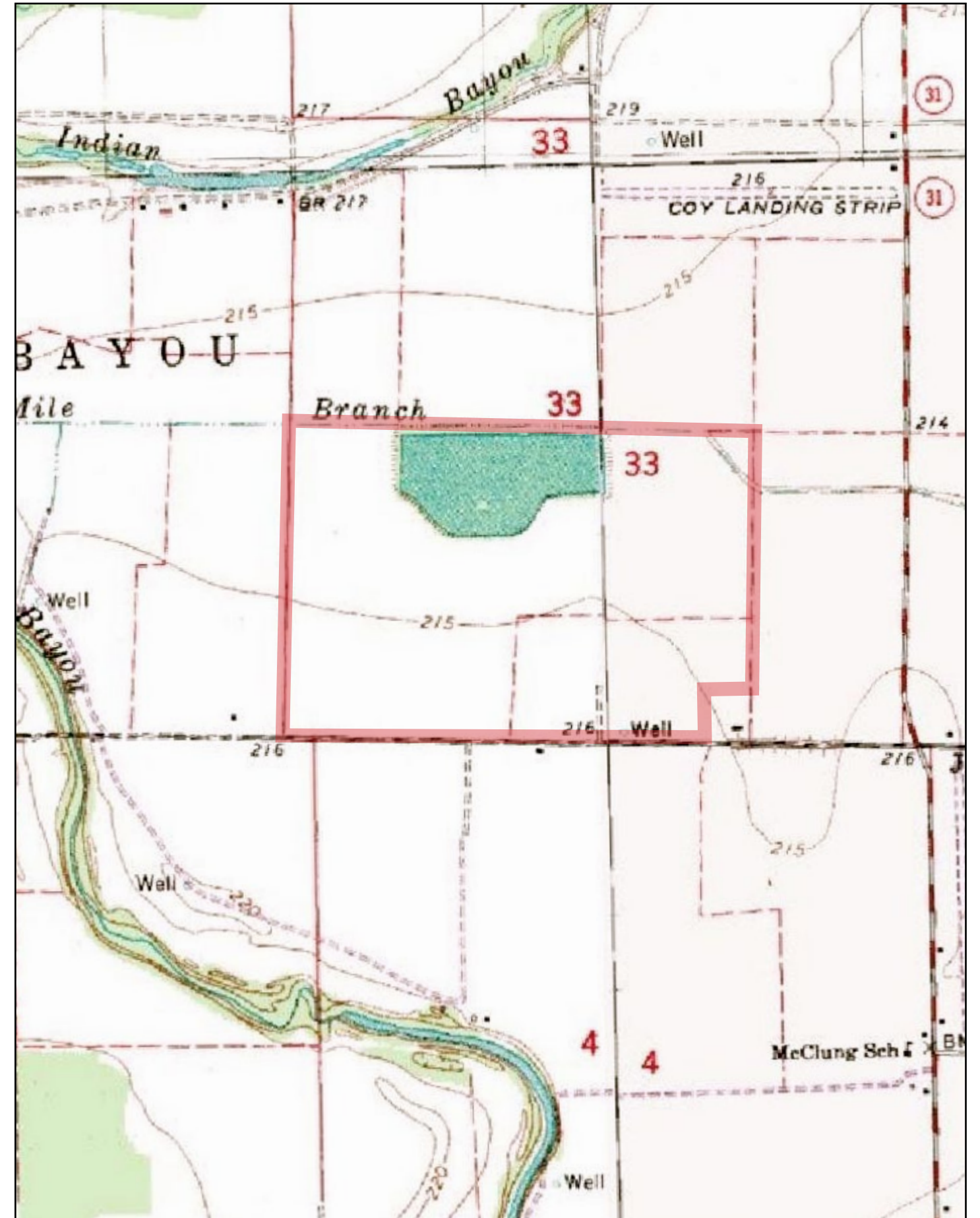
PLAT MAP

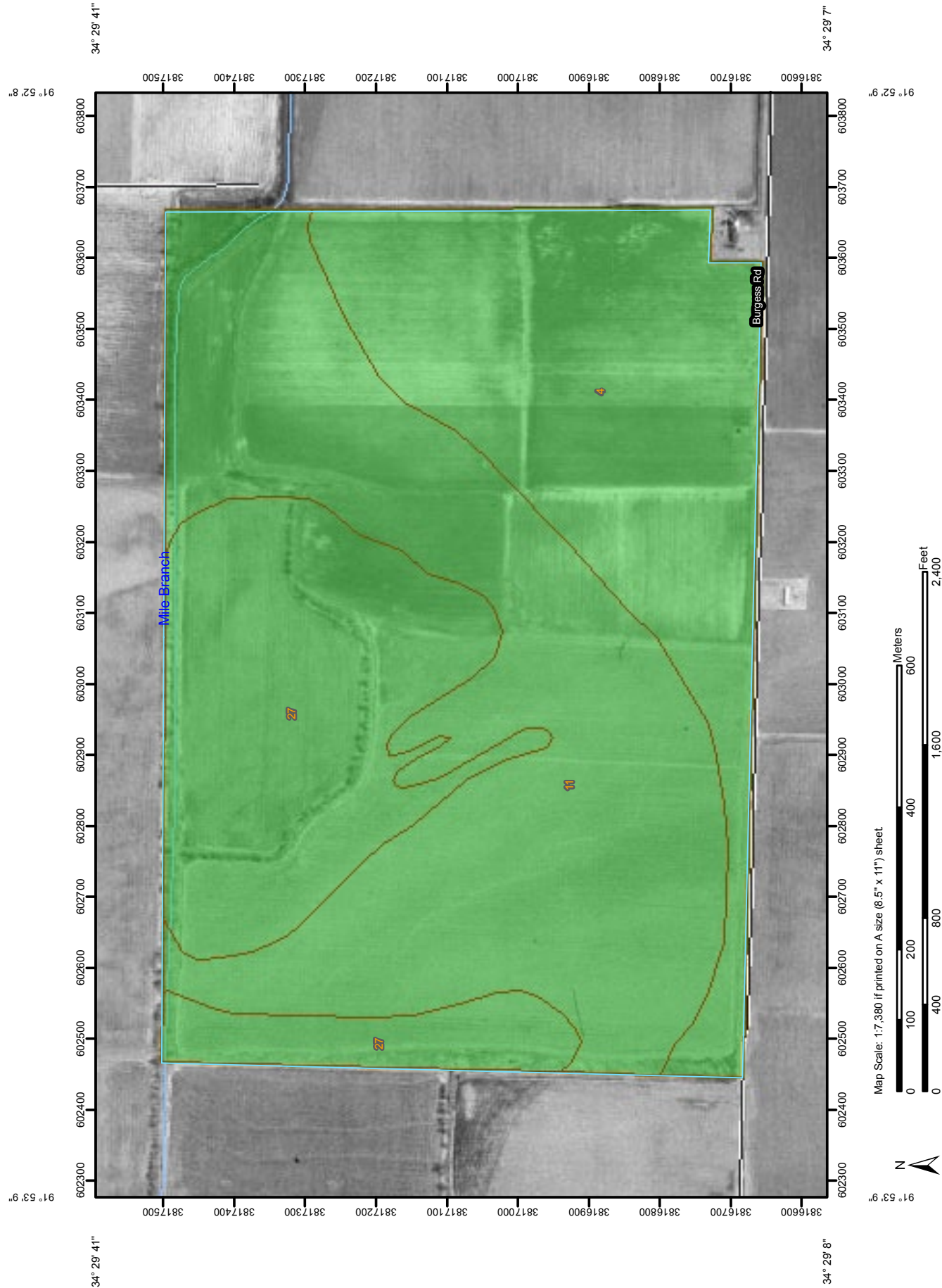


AERIAL VIEW



TOPOGRAPHIC MAP





Farmland Classification

| Farmland Classification— Summary by Map Unit — Lonoke and Prairie Counties, Arkansas | | | | |
|--|---|------------------------------|--------------|----------------|
| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
| 4 | Caspiana silt loam, 0 to 1 percent slopes | All areas are prime farmland | 72.0 | 29.2% |
| 11 | Hebert silt loam, 0 to 1 percent slopes | All areas are prime farmland | 109.3 | 44.2% |
| 27 | Perry silty clay, 0 to 1 percent slopes | All areas are prime farmland | 65.8 | 26.6% |
| Totals for Area of Interest | | | 247.1 | 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.



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

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE