



OFFERED FOR SALE

THE GLENLIVET FARM AND REFUGE

An agricultural and recreational investment opportunity.

3,106 (+/- sq. ft.) lodge situated on a 304 (+/-) acre farm/waterfowl refuge • Arkansas County, Arkansas

OFFERED BY



AGRICULTURE RECREATION TIMBERLAND
TRADITIONAL BROKERAGE + SEALED BIDS + CONSULTING

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



DISCLOSURE STATEMENT

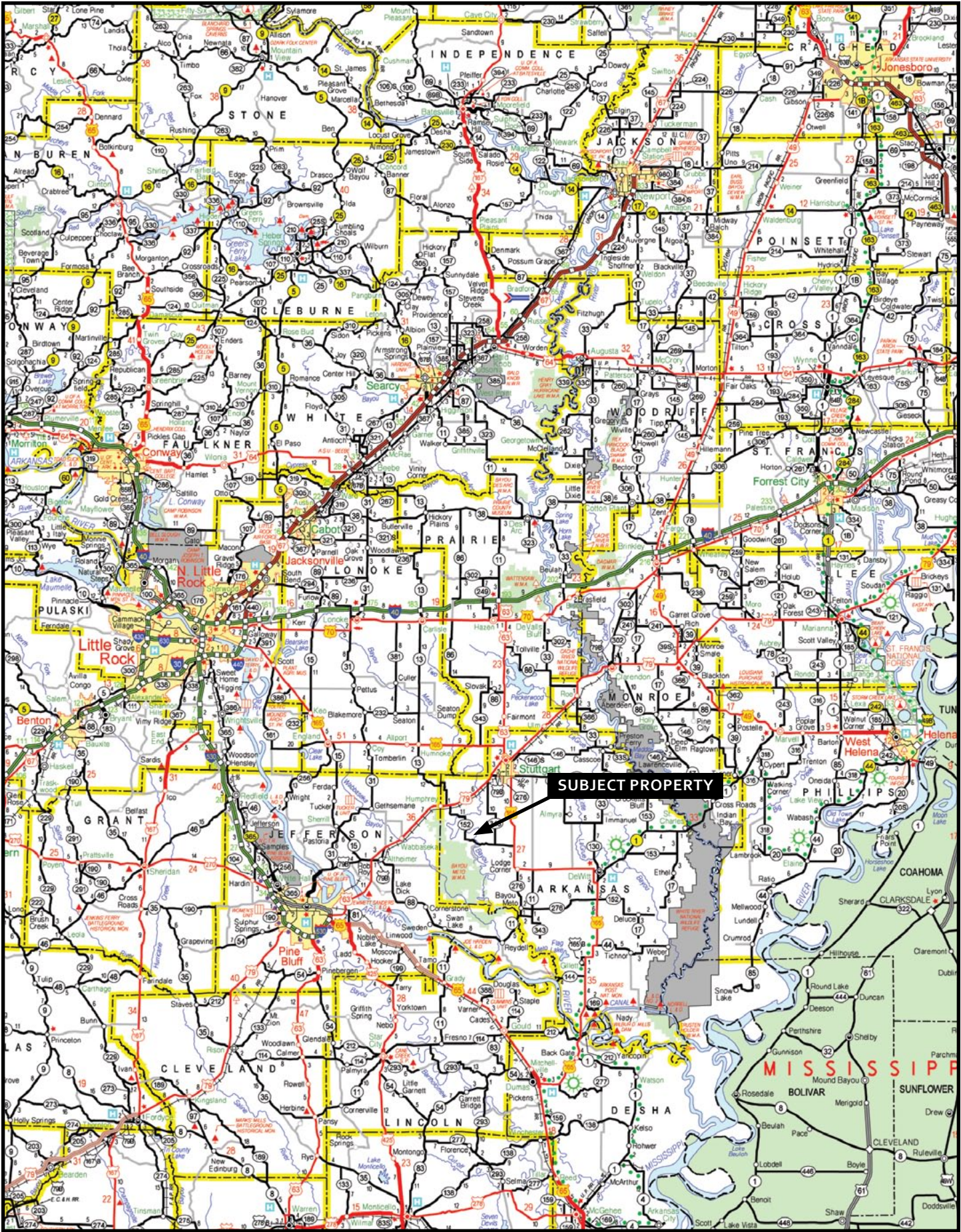
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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

The Glenlivet Farm and Refuge is located in Arkansas County, Arkansas at the community of Alcorn and totals 304 (+/-) acres. The property consists of a farm house/lodge, an agricultural operation, and a waterfowl refuge. The property rests right in the middle of the best waterfowl hunting areas in the world with many high-profile, private hunting clubs nearby and the state owned Bayou Meto Wild-life Management Area within view. It is close to the amenities of Stuttgart, Arkansas (16 miles) and access is via an asphalt road and a county road.

There are 276.9 (+/-) acres of total farmland, which have Farm Service Agency bases for wheat, long rice, grain sorghum, and soybeans. There are three (3) wells on the property, two or which are elec-tric, and there is an easement for water pickup from Bayou Meto across an adjoining property. Cur-rently rice and soybean crops are being grown on 109.9 (+/-) acres. The remaining farmland consist of 167 (+/-) acres, which are out of production serving as a waterfowl refuge (“reservoir”).

During late spring the reservoir is drawn down and a diversity of waterfowl foods and native grasses are allowed to grow. Smart weed, moist-soil plants, and native grasses are flourishing throughout the reservoir. Currently, there are also areas planted in corn inside the reservoir to serve as a high-quality food source for waterfowl in the autumn and winter. When autumn arrives the reservoir is pumped up with water at an appropriate depth for waterfowl. The reservoir acres can remain as they are and continue to develop as a waterfowl refuge or the acreage can be converted back to cultivation and then flooded for duck hunting when the crops are harvested. The levees that were built to form the reservoir have added much value to the property providing excellent water control for both waterfowl habitat and agriculture operations.

In addition, to the agricultural and recreational assets there is a 3,106 (+/-) square foot farm house/ hunting lodge (“structure”) estimated to be 12 years old. The structure rests back off a county road on 2 (+/-) acres and is extremely functional and can serve as both an excellent farm house or hunting lodge. There are four bedrooms, two full baths and a half bath, a great room, kitchen, dining room, mud/utility room, screened porch, garage/storage, and automatic gated access. The interior is very impressive with beautiful hardwood floors, rock fireplace (wood-burning), rustic timbers, and high ceilings.

In closing, this property and structure would make an excellent farm and recreational property for an individual, family, or two to four partners. It has farm income and excellent duck, goose, and dove hunting opportunities and the reservoir could be further developed into a great fishery or converted back to cultivation. The property is offered for sale at an asking price of \$950,000.00 (\$3,125.00 per acre).

Any questions concerning this offering or to schedule a tour should be directed to Gar Lile (cell: 501-920-7740) of Lile Real Estate, Inc.

PROPERTY OUTLINE

Location:

Humphrey, Arkansas, Arkansas County, Southeast Region of Arkansas

Mileage Chart

Little Rock, AR	60 miles
Stuttgart, AR	16 miles
Pine Bluff, AR	32 miles

Access:

Arkansas highway 152 (asphalt) and county road (gravel).

Acreage:

304 ^(+/-) Total Acres

Acreage Breakdown

276.9 ^(+/-) acres (91%) of farmland
- 109.9 ^(+/-) acres (36%) in cultivation
- 167 ^(+/-) acres (55%) in reservoir - currently being utilized for the development of waterfowl habitat and could be expanded to accomidate fishing development as well. The reservoir is at the stage where it can be placed back into cultivation and seasonally flooded for waterfowl hunting in the autumn.
26 ^(+/-) acres (8%) in levees, ditches, roads, well sites, and other
2 ^(+/-) acres (1%) in farm house/lodge site

Farm Bases:

FSA No. 2363 (Total Acres - 304.4 | Cultivated Acres 276.9)

Tract No. 1450 (Farmland - 80.1 acres | Cropland - 69.9 acres)

Crop	Base Acres	Direct Yield	CC Yield
Wheat	20.5	37	45
Long Rice	9.3	4,544	4,844
Grain Sorghum	18.4	50	53
Soybeans	39.8	22	26
Total Base Acres	88.0		

Tract No. 449 (Farmland - 224.3 acres | Cropland - 207 acres)

Crop	Base Acres	Direct Yield	CC Yield
Wheat	10.8	37	45
Long Rice	63.7	4,544	4,844
Grain Sorghum	9.7	50	53
Soybeans	124.3	22	26
Total Base Acres	208.5		

Irrigation:

3 wells (2 electric and 1 PTO)

Easement for water pickup from Bayou Meto across boardering property

Improvements:

3,106 ^(+/-) square foot farm house/hunting lodge

Features

4 bedrooms and 2.5 bathrooms
Great Room, kitchen, and dinning room
Mud/utility room
Screened Porch
Rock fireplace (wood burning)
Utility/boot room
Garage/storage

PLAT MAP

The interior consists of drywall walls and ceilings, wood base and trim and hardwood floors.

Excellent duck, goose, and dove hunting.
Reservoir could be further developed into an excellent fishery.

All mineral rights owned by the Seller will convey.

\$2,276.36

Currently there is a double-wide, mobile home on the property that will not transfer to the Buyer from the Seller, however this asset can be purchased through the sale of this property.

\$950,000.00 (\$3,125.00 per acre)

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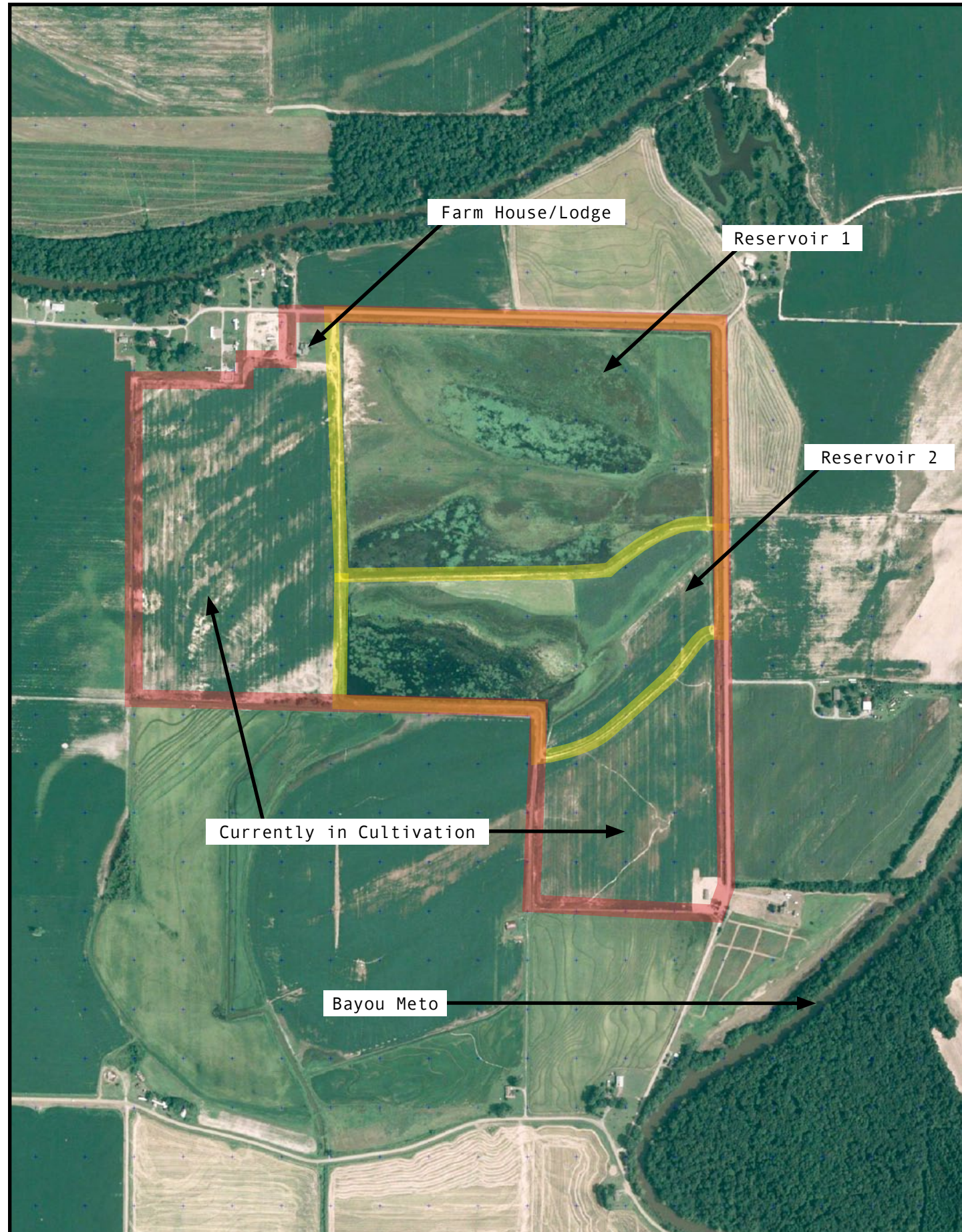
TOWNSHIP 4S • RANGE 6W

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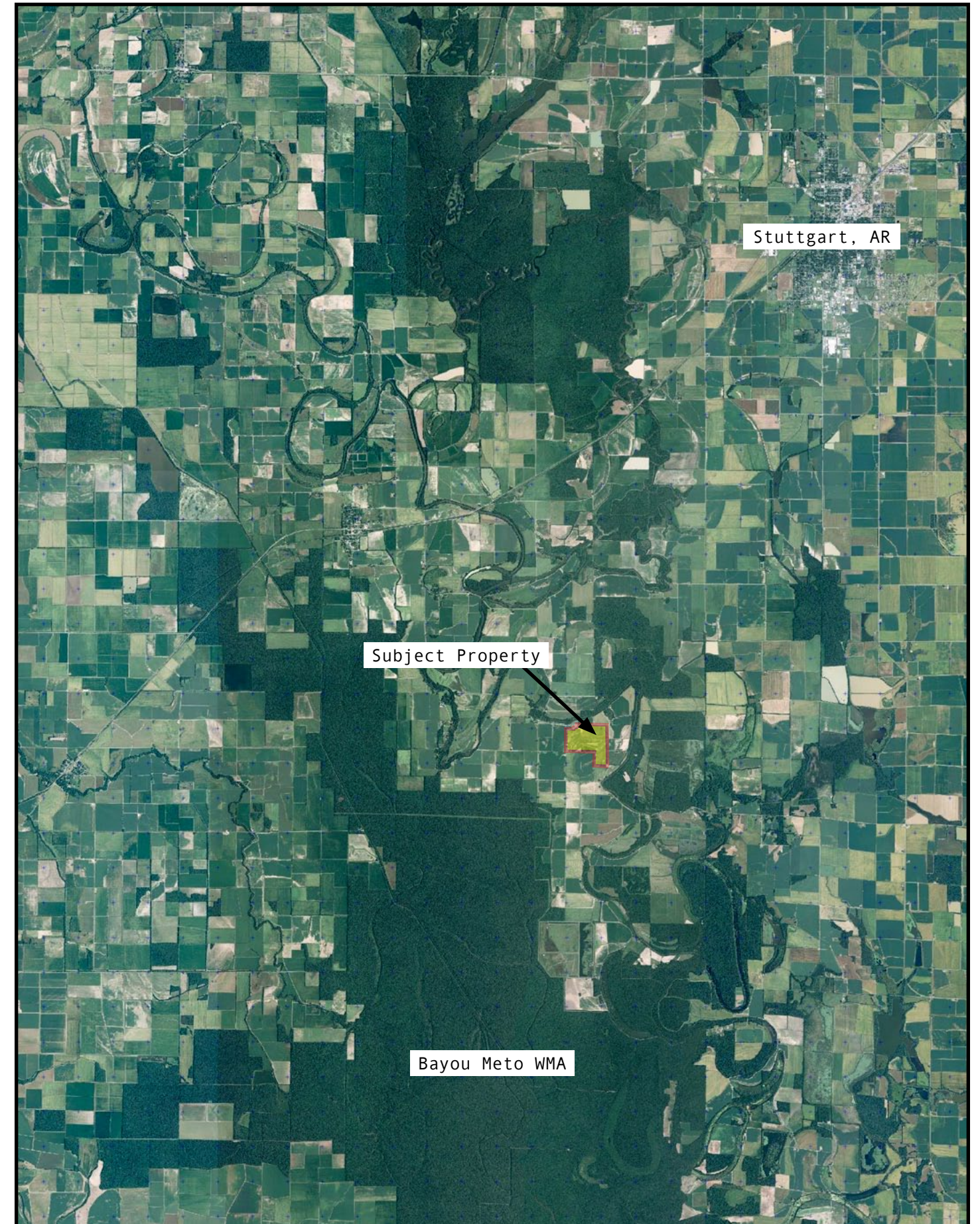
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BAYOU METO WILDLIFE MANAGEMENT AREA

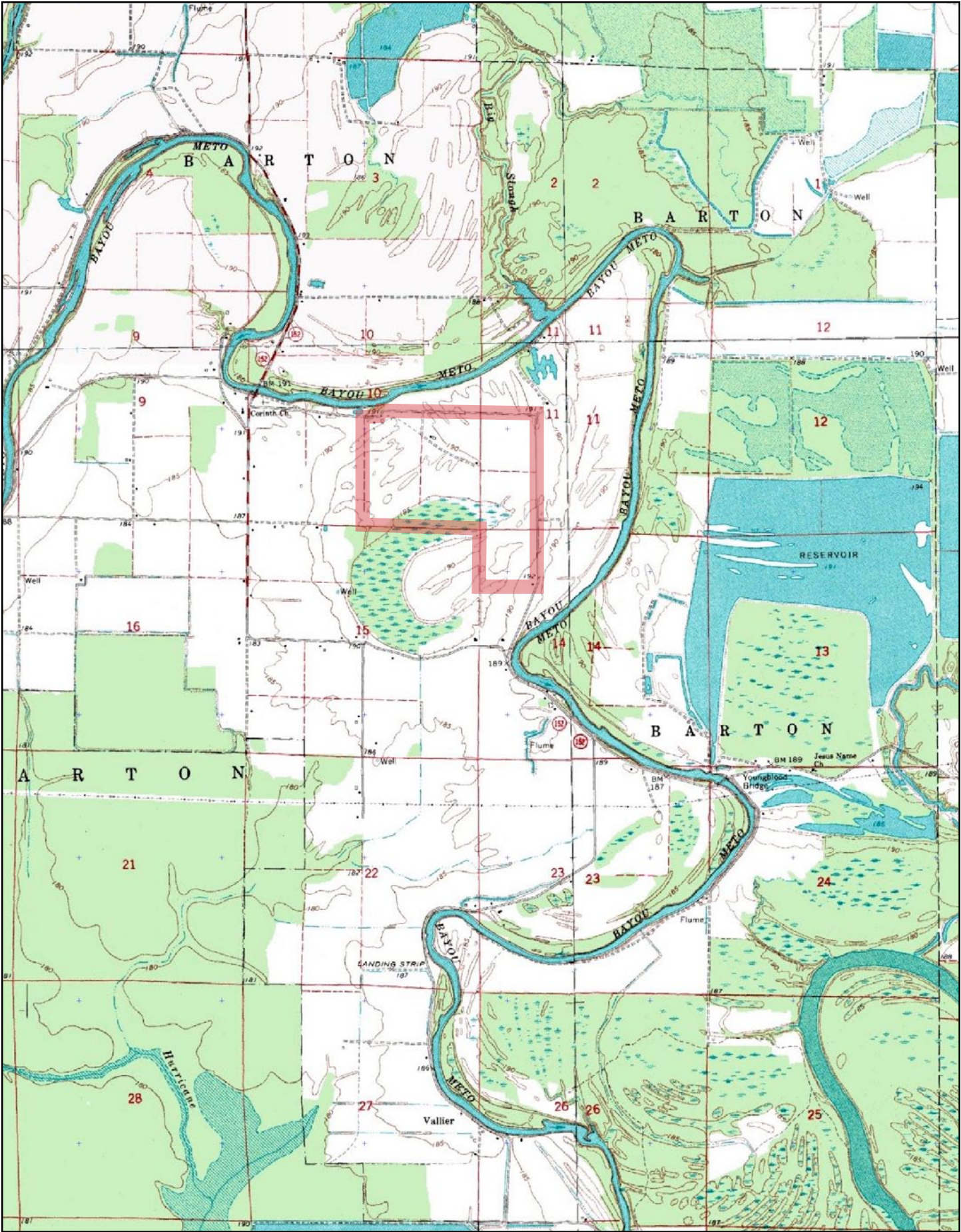
AERIAL VIEW



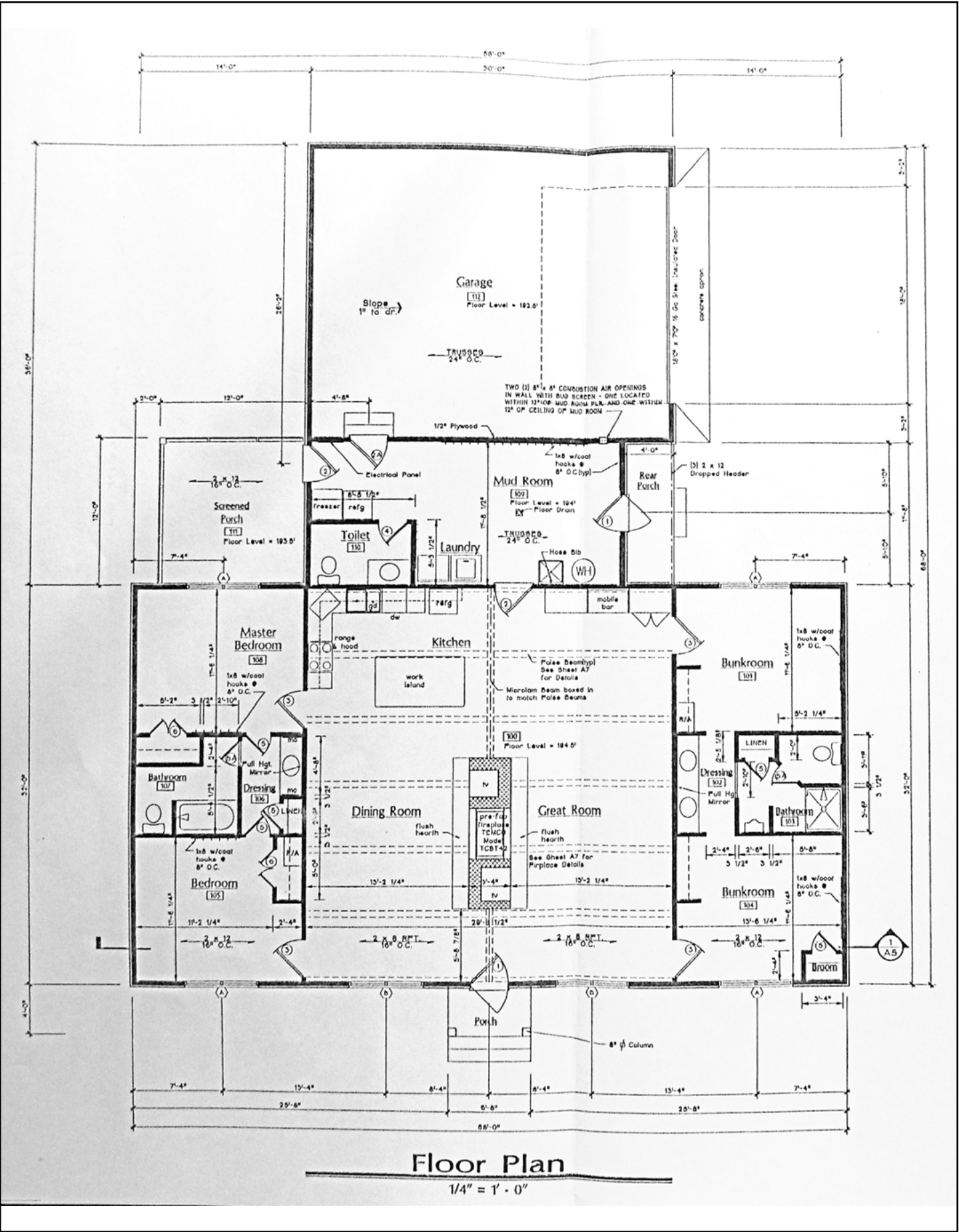
AERIAL VIEW



TOPOGRAPHIC MAP



FARM HOUSE/LODGE FLOOR PLAN



Farmland Classification

Farmland Classification— Summary by Map Unit — Arkansas County, Arkansas				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
8A	Hebert silt loam, 0 to 1 percent slopes	All areas are prime farmland	109.5	39.4%
18A	Perry clay, 0 to 1 percent slopes, frequently flooded	Farmland of statewide importance	16.5	5.9%
21A	Rilla silt loam, 0 t 1 percent slopes	All areas are prime farmland	152.0	54.7%
Totals for Area of Interest			278.0	100.0%

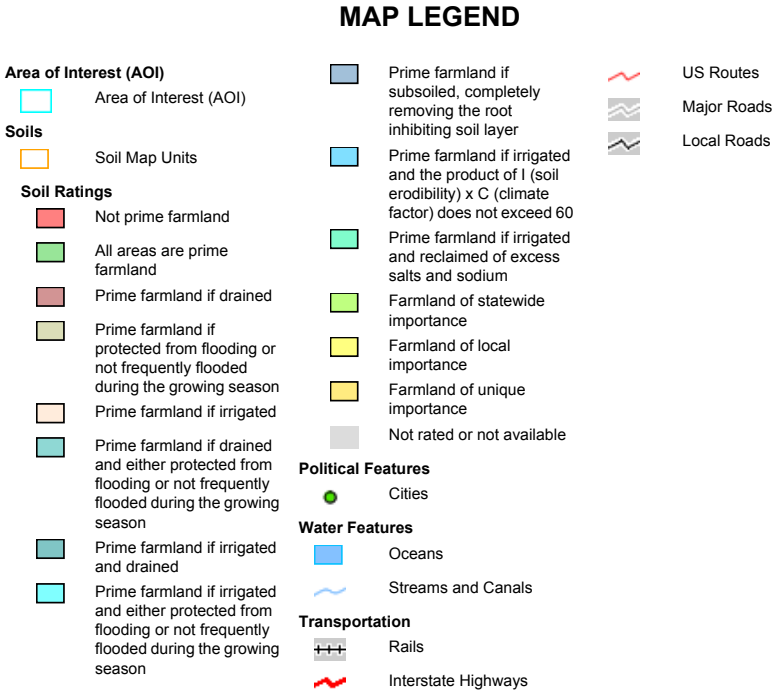
Description

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 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.

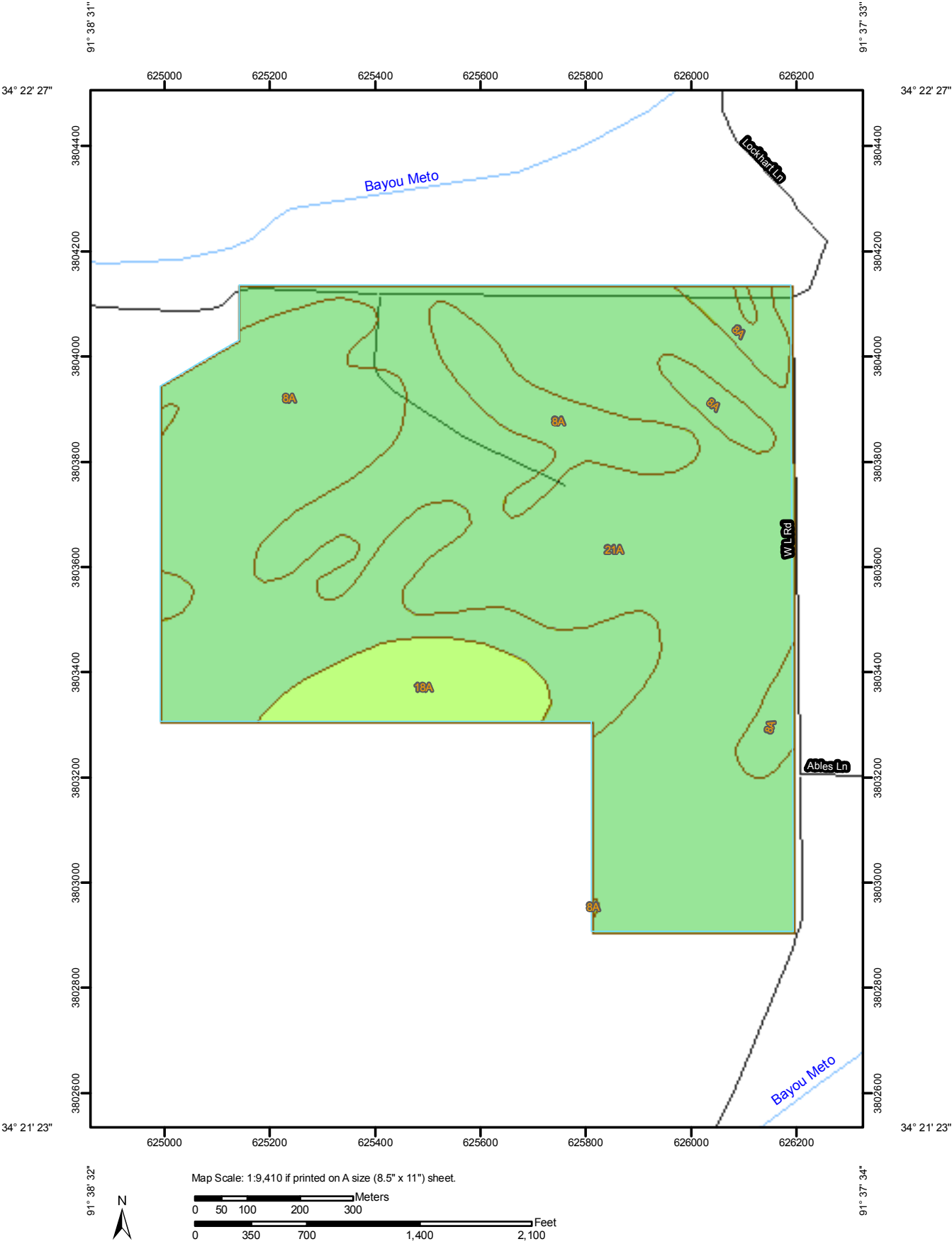
Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 15N NAD83

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

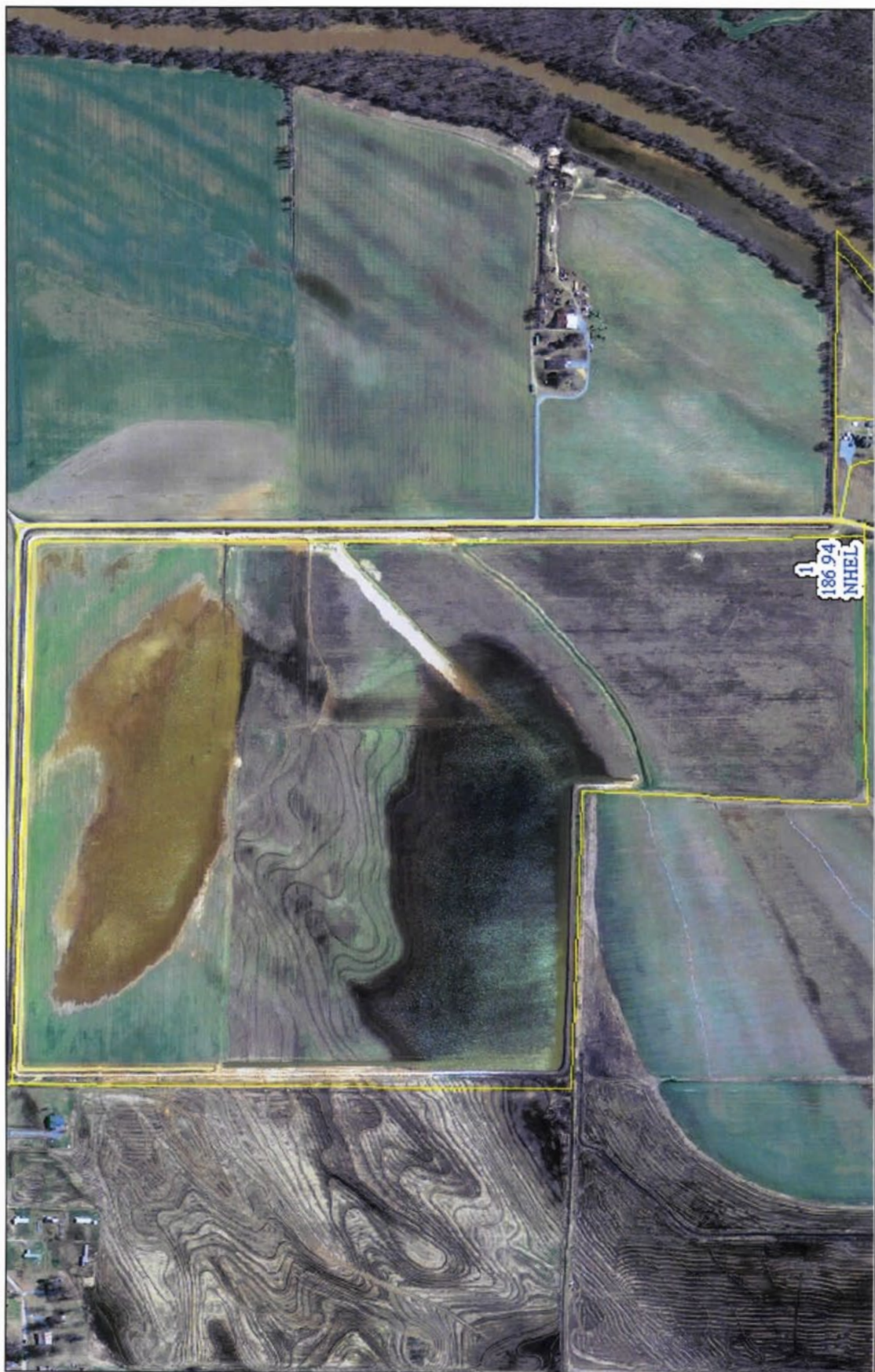
Date(s) aerial images were photographed: 2000

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.



Farm: 2363

Tract: 449-1



USDA

Farm Service Agency

Arkansas County, Arkansas

Note: This acreage is for FSA program purposes only.

Printed Date:

- Wetland Determination Identifiers
- Restricted use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Photography Date: 2006

Disclaimer: Wetland identifiers do not represent title, shape, or specific farm boundaries. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determine boundaries, or contact NRCS.

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