



OFFERED FOR SALE

RIEGER FARM

A Recreational and Agricultural Investment Opportunity

775.13 (+/-) Total Acres • Arkansas 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, TENNESSEE AND TEXAS



DISCLOSURE STATEMENT

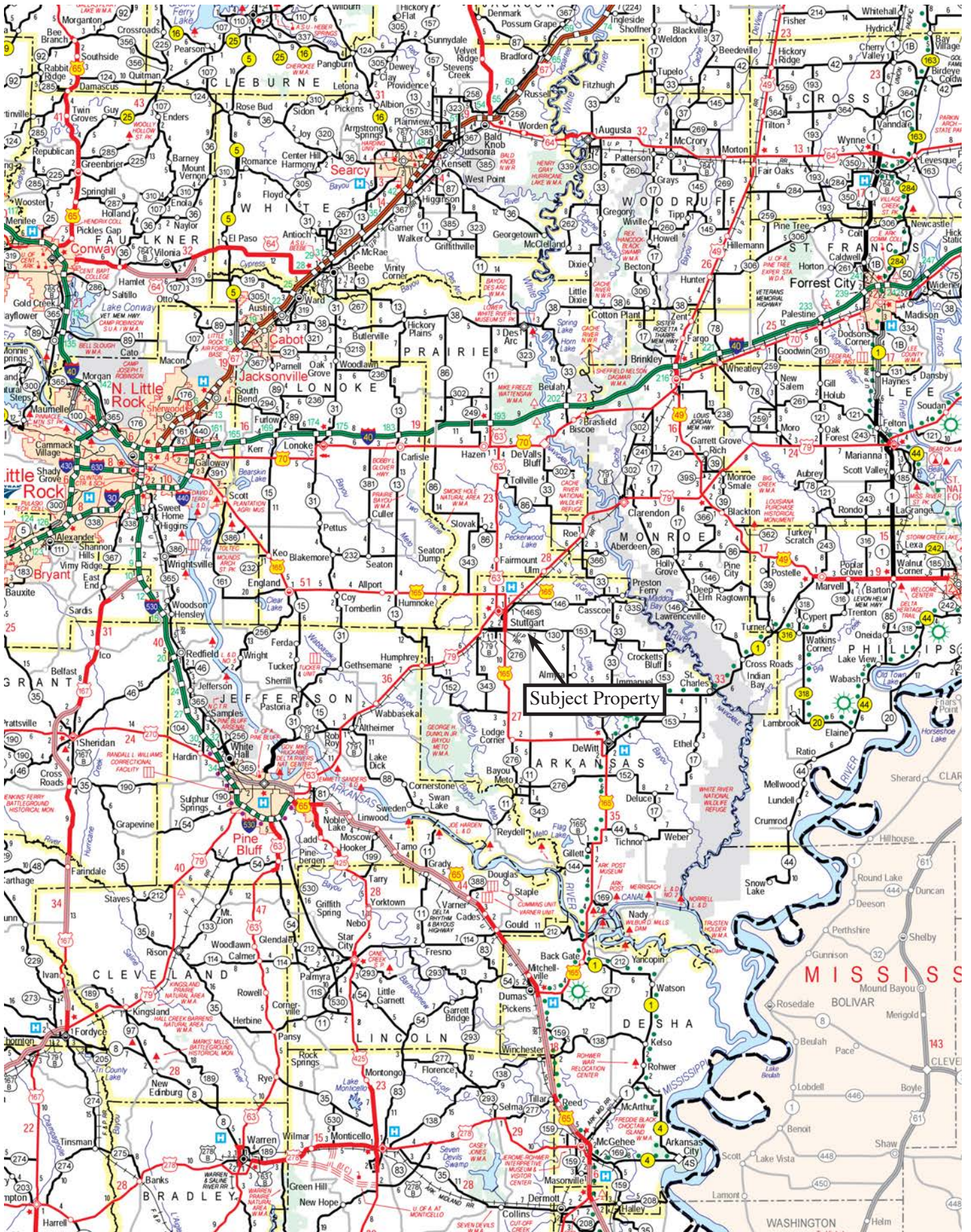
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 on 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.

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VICINITY MAP



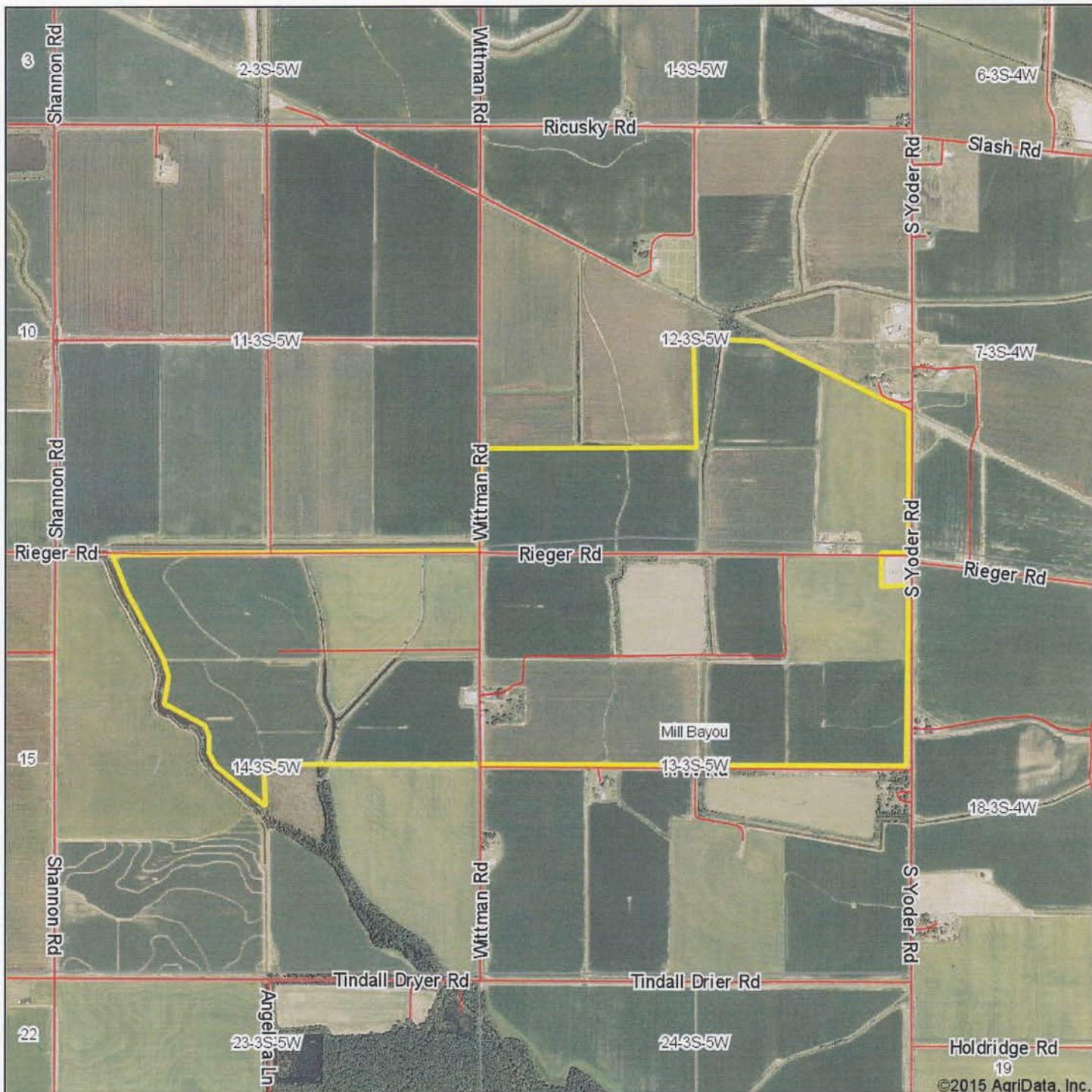
PROPERTY SUMMARY

| | | |
|---------------------------|--|--------------|
| Description: | Offered for sale by Lile Real Estate, Inc. is a highly improved, prime agricultural farm with an extensive irrigation system, a profitable lease in place, and duck hunting opportunities, located in the heart of the Grand Prairie, Arkansas. The farm consists of 775.13 +/- total acres, including 715 +/- total tillable acres. The property is located less than one mile from the famous Tindall Reservoir, and just five miles from Stuttgart, Arkansas. Stuttgart is an agricultural based community, offering numerous agricultural support businesses. The property has excellent access via paved road, and excellent soils for growing rice, soybeans, corn, and wheat. The property features several improvements including a house, hunting lodge, two shops, and nine duck hunting pits. | |
| Location: | Grand Prairie, Arkansas; Arkansas County; Southeast Region of Arkansas | |
| | Mileage Chart | |
| | Stuttgart, AR | 5 miles NW |
| | Little Rock, AR | 63 miles NW |
| | Memphis, TN | 119 miles NE |
| | Pine Bluff, AR | 40 miles SW |
| Access: | Access is via paved Yoder Road on the east boundary of the farm, and improved gravel, Rieger Road through the interior of the farm, and an extensive system of interior farm roads. | |
| Acreage: | 775.13 +/- total acres | |
| | Acreage Breakdown | |
| | 715 acres +/- in cultivation | |
| | 35 acres in irrigation reservoir | |
| | 10 acres +/- in tailwater irrigation recovery ditches | |
| | The remaining acreage is in roads, ditches, shop sites, etc. | |
| Irrigation: | The farm has four wells and four relifts, and an extensive system of underground pipes and risers which provide an excellent irrigation system to every acre of production ground. | |
| Improvements: | There is a house, a hunting lodge, and two shops on the farm. There are nine duck hunting pits located strategically throughout the farm. | |
| FSA Base Acres: | Rice | 311 acres |
| | Soybeans | 470 acres |
| | Wheat | 27 acres |
| | Oats | 31 acres |
| | Corn | 39 acres |
| Real Estate Taxes: | \$6,086.80 (2016) | |

PROPERTY SUMMARY

| | |
|------------------------|---|
| Farm Lease: | There is an annual farm lease in place, with a crop share of 50/50%, with the landowner paying for 50% of the cost of seed, fertilizer, lime, chemical, and application services. Landowner provides 100% of all irrigation costs, except polypipe which is split 50/50%. |
| Mineral Rights: | All mineral rights owned by the seller shall convey; however, seller does not warrant or guarantee ownership of such. |
| Offering Price: | \$4,262,500.00 (\$5,500.00 per acre) |
| Contact: | Any questions concerning this offering, or to schedule a property tour should be directed to Jeryl Jones (mobile: 870-672-1365) , or Gar Lile (mobile: 501-920-7015) of Lile Real Estate, Inc. |

AERIAL MAP



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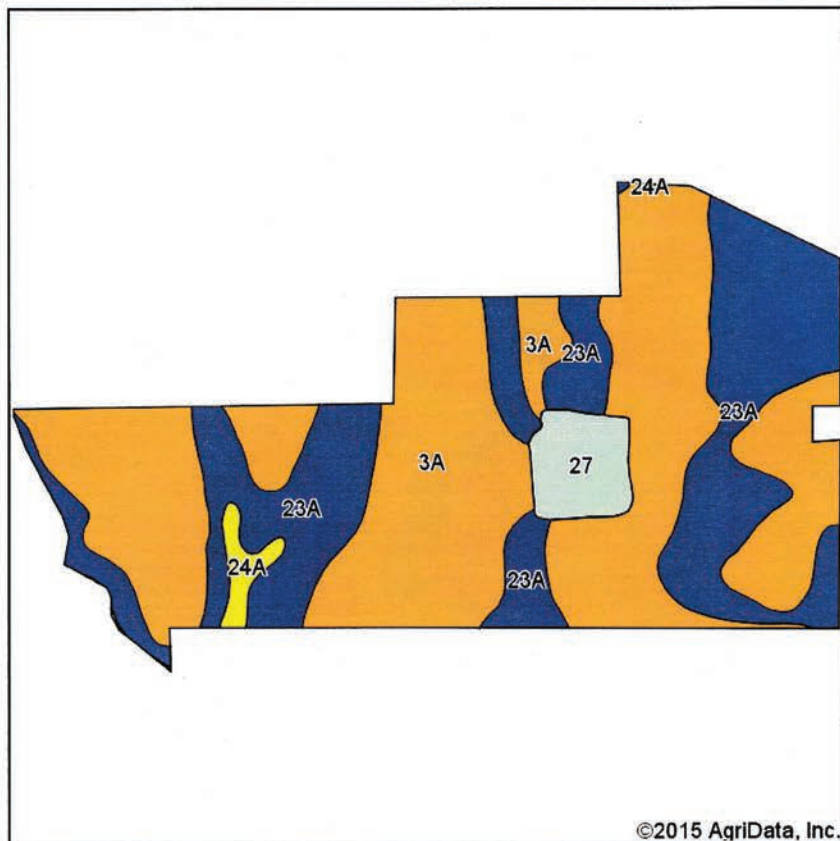
13-3S-5W
Arkansas County
Arkansas

map center: 34° 26' 57.62, 91° 30' 12.4
scale: 22284

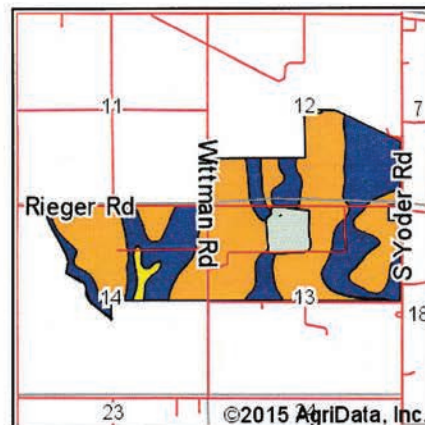


5/19/2015

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Arkansas**
 Location: **13-3S-5W**
 Township: **Mill Bayou**

Date: **5/19/2015**



Maps Provided By:



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Area Symbol: AR001, Soil Area Version: 16

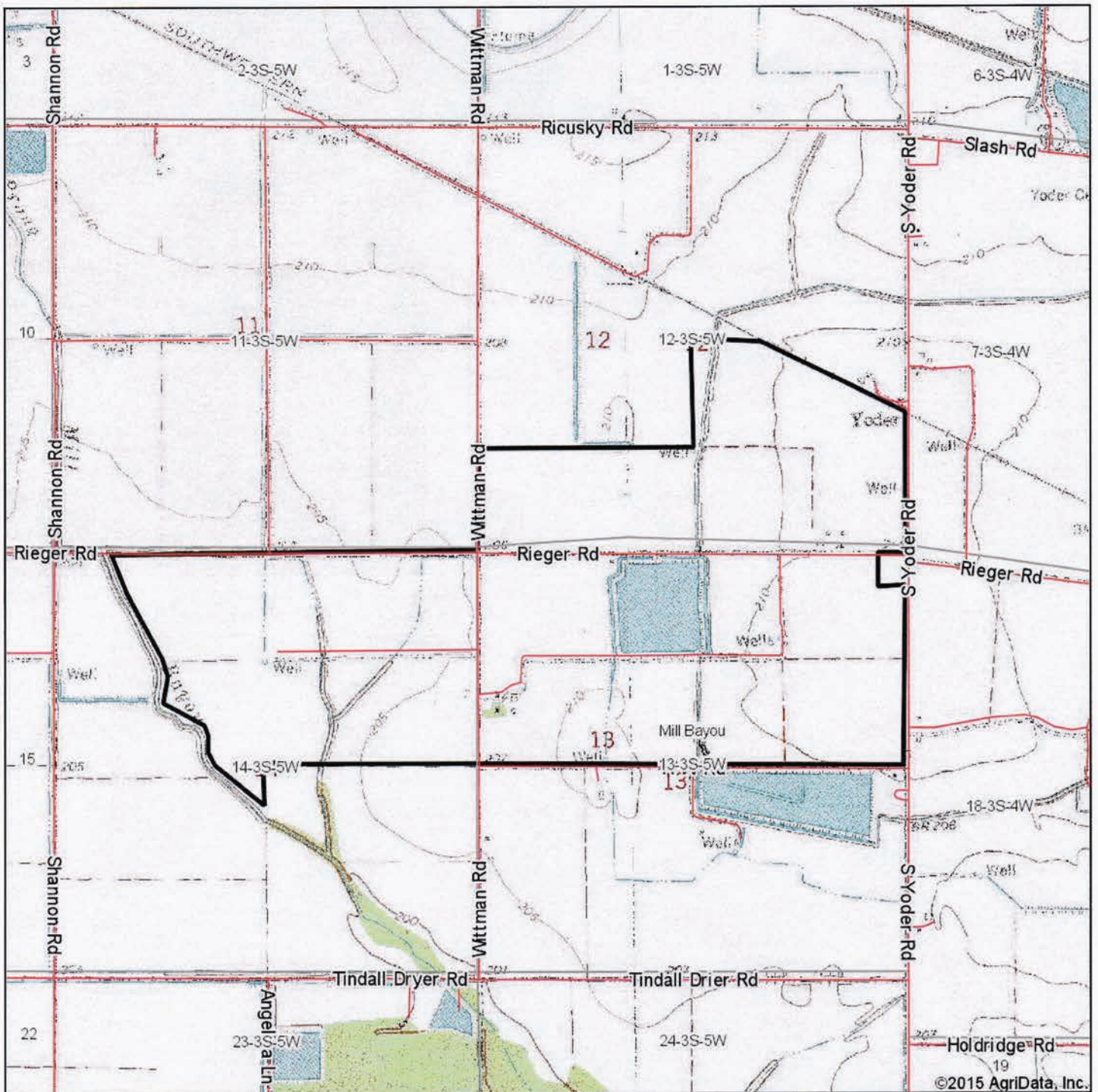
| Area Symbol: AR001, Soil Area Version: 10 | | | | | | | | | | | | | |
|---|--|--------|------------------|----------------------|------------------|------------|---------------------|---------------|-----------------------|----------------|----------|-------------|-------|
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Bahiagrass | Common bermudagrass | Grain sorghum | Improved bermudagrass | Rice Irrigated | Soybeans | Tall fescue | Wheat |
| 3A | Dewitt silt loam, 0 to 1 percent slopes | 466.13 | 59.1% | | IIIw | 6.5 | 6 | | | 140 | 40 | 8.5 | 40 |
| 23A | Stuttgart silt loam, 0 to 1 percent slopes | 278.73 | 35.3% | | IIw | | | | | | | | |
| 27 | Water | 33.14 | 4.2% | | | | | | | | | | |
| 24A | Tichnor silt loam, 0 to 1 percent slopes, frequently flooded | 11.25 | 1.4% | | IVw | | 7 | 80 | 8.5 | 110 | 30 | 7.5 | 35 |
| Weighted Average | | | | | | 3.8 | 3.6 | 1.1 | 0.1 | 84.3 | 24.1 | 5.1 | 24.1 |

Area Symbol: AR001, Soil Area Version: 16

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



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map center: 34° 26' 57.62, 91° 30' 12.4

scale: 22284



5/19/2015



Maps Provided By:



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13-3S-5W
Arkansas County
Arkansas



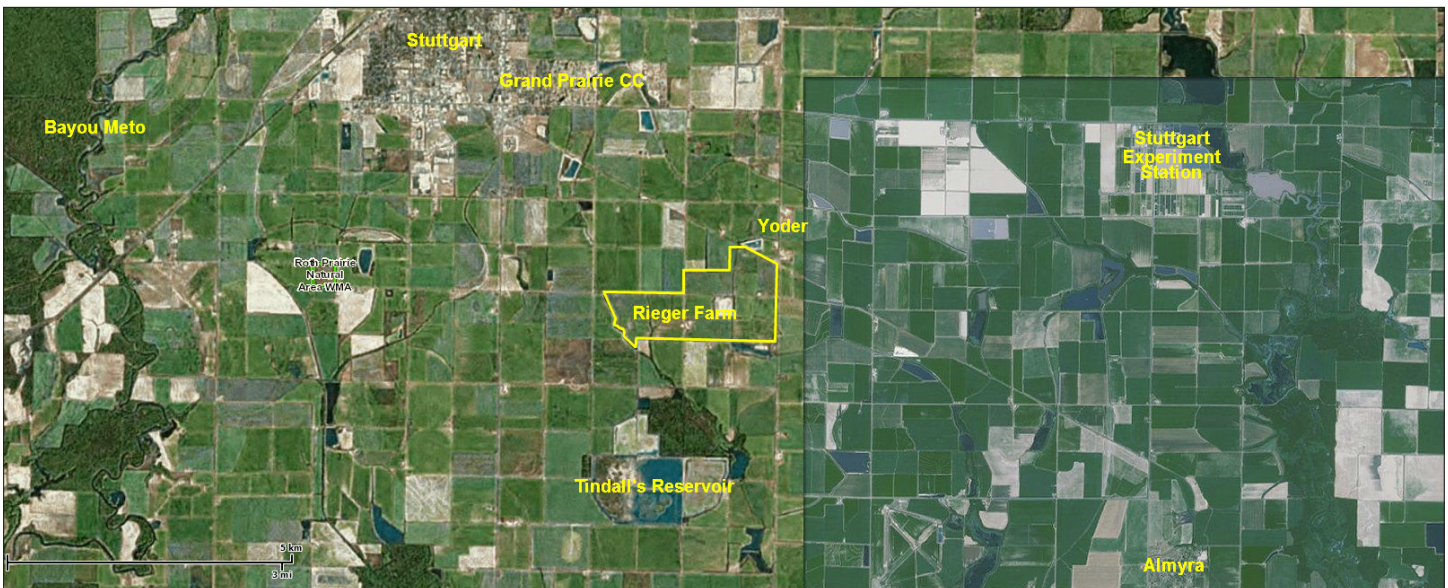
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Bear Slough, LLC Farm

1 inch = 1232 feet

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Mon Nov 20 2017

Bear Slough LLC Farm



FARM SERVICE AGENCY

ARKANSAS

ARKANSAS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3268

Prepared : Nov 21, 2017

Crop Year : 2018

Operator Name : S&J FARMS

Farms Associated with Operator : 05-001-561, 05-001-618, 05-001-2065, 05-001-2225, 05-001-2443, 05-001-3268

CRP Contract Number(s) : None

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|---------------|-----------|--------------------------|------------------|
| 825.66 | 715.92 | 715.92 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | Active | 2 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | | MPL | Acre Election | EWP | DCP Ag. Related Activity | |
| 0.00 | 0.00 | 715.92 | 162.60 | | 0.00 | | 0.00 | 0.00 | |

Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|-------------------|---------------------|
| None | OATS, CORN, SOYBN | WHEAT, RICE-LGR |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | CTAP Yield | PLC Yield | HIP |
|-----------------|---------------|-----------------------------|------------|-----------|-----|
| Wheat | 26.97 | 0.00 | 0 | 65 | |
| Oats | 30.84 | 0.00 | 0 | 68 | |
| Corn | 39.36 | 0.00 | 0 | 79 | |
| Soybeans | 470.68 | 0.00 | 0 | 41 | |
| Rice-Long Grain | 310.67 | 0.00 | 0 | 7143 | |
| TOTAL | 878.52 | 0.00 | | | |

NOTES

Tract Number : 708

Description : G-5

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : BEAR SLOUGH LLC

Other Producers : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|--------------------------|-----------|
| 424.49 | 346.86 | 346.86 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL | EWP | DCP Ag. Related Activity | |
| 0.00 | 0.00 | 346.86 | 79.40 | 0.00 | 0.00 | 0.00 | |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | CTAP Yield | PLC Yield |
|-----------|------------|-----------------------------|------------|-----------|
| Wheat | 13.09 | 0.00 | 0 | 65 |
| Oats | 14.96 | 0.00 | 0 | 68 |
| Corn | 19.10 | 0.00 | 0 | 79 |
| Soybeans | 228.37 | 0.00 | 0 | 41 |

FARM SERVICE AGENCY

ARKANSAS
ARKANSAS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3268

Prepared : Nov 21, 2017

Crop Year : 2018

Tract 708 Continued ...

| | | | | |
|-----------------|---------------|-------------|---|------|
| Rice-Long Grain | 150.74 | 0.00 | 0 | 7143 |
| TOTAL | 426.26 | 0.00 | | |

NOTES

Tract Number : 3035

Description : sec 13

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : BEAR SLOUGH LLC

Other Producers : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|--------------------------|-----------|
| 401.17 | 369.06 | 369.06 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL | EWP | DCP Ag. Related Activity | |
| 0.00 | 0.00 | 369.06 | 83.20 | 0.00 | 0.00 | 0.00 | |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | CTAP Yield | PLC Yield |
|-----------------|---------------|-----------------------------|------------|-----------|
| Wheat | 13.88 | 0.00 | 0 | 65 |
| Oats | 15.88 | 0.00 | 0 | 68 |
| Corn | 20.26 | 0.00 | 0 | 79 |
| Soybeans | 242.31 | 0.00 | 0 | 41 |
| Rice-Long Grain | 159.93 | 0.00 | 0 | 7143 |
| TOTAL | 452.26 | 0.00 | | |

NOTES

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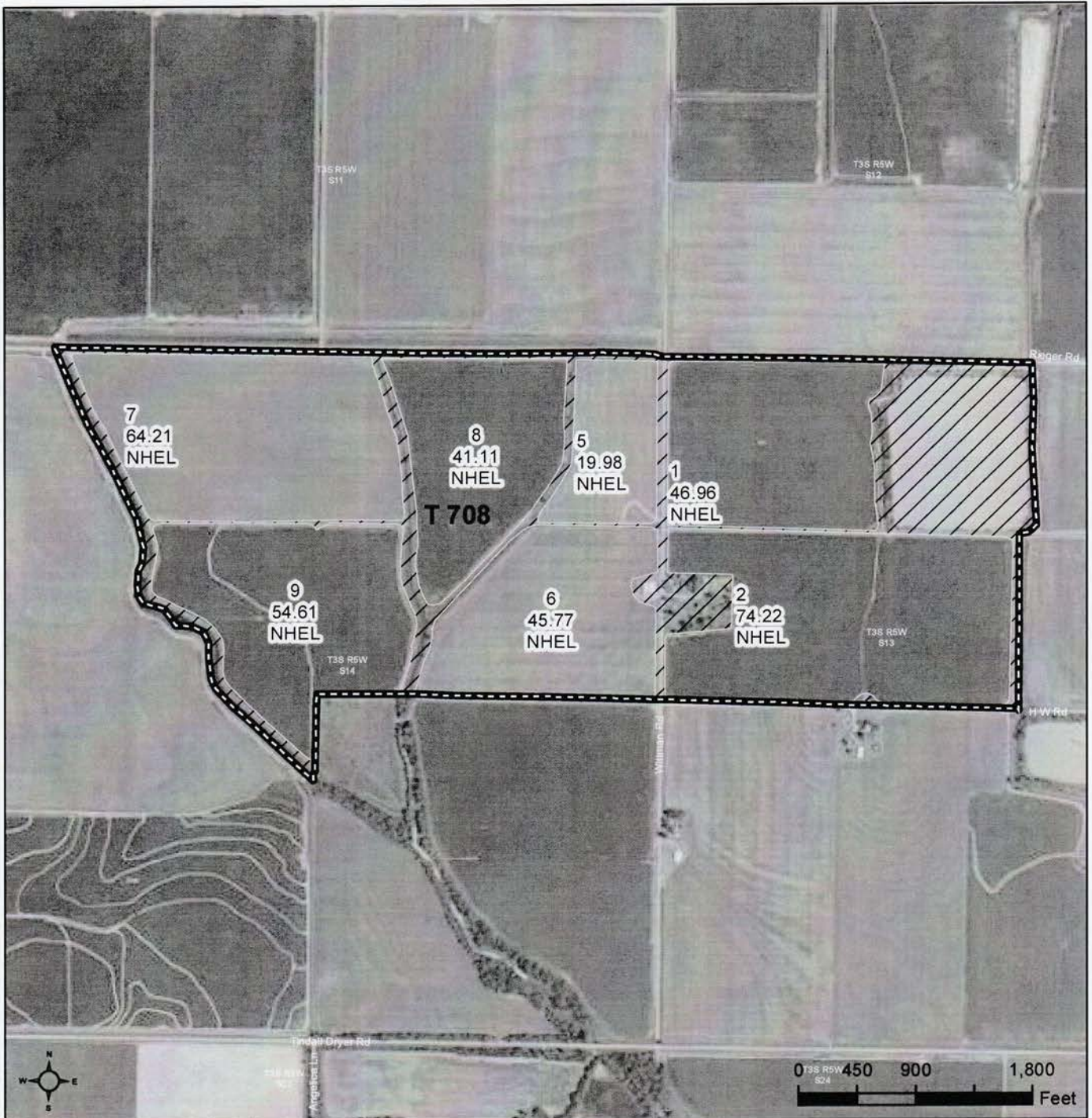
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FARM SERVICE AGENCY



United States
Department of
Agriculture

Arkansas County, Arkansas



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 346.86 acres

2018 Program Year
Map Created September 18, 2017

Farm 3268
Tract 708

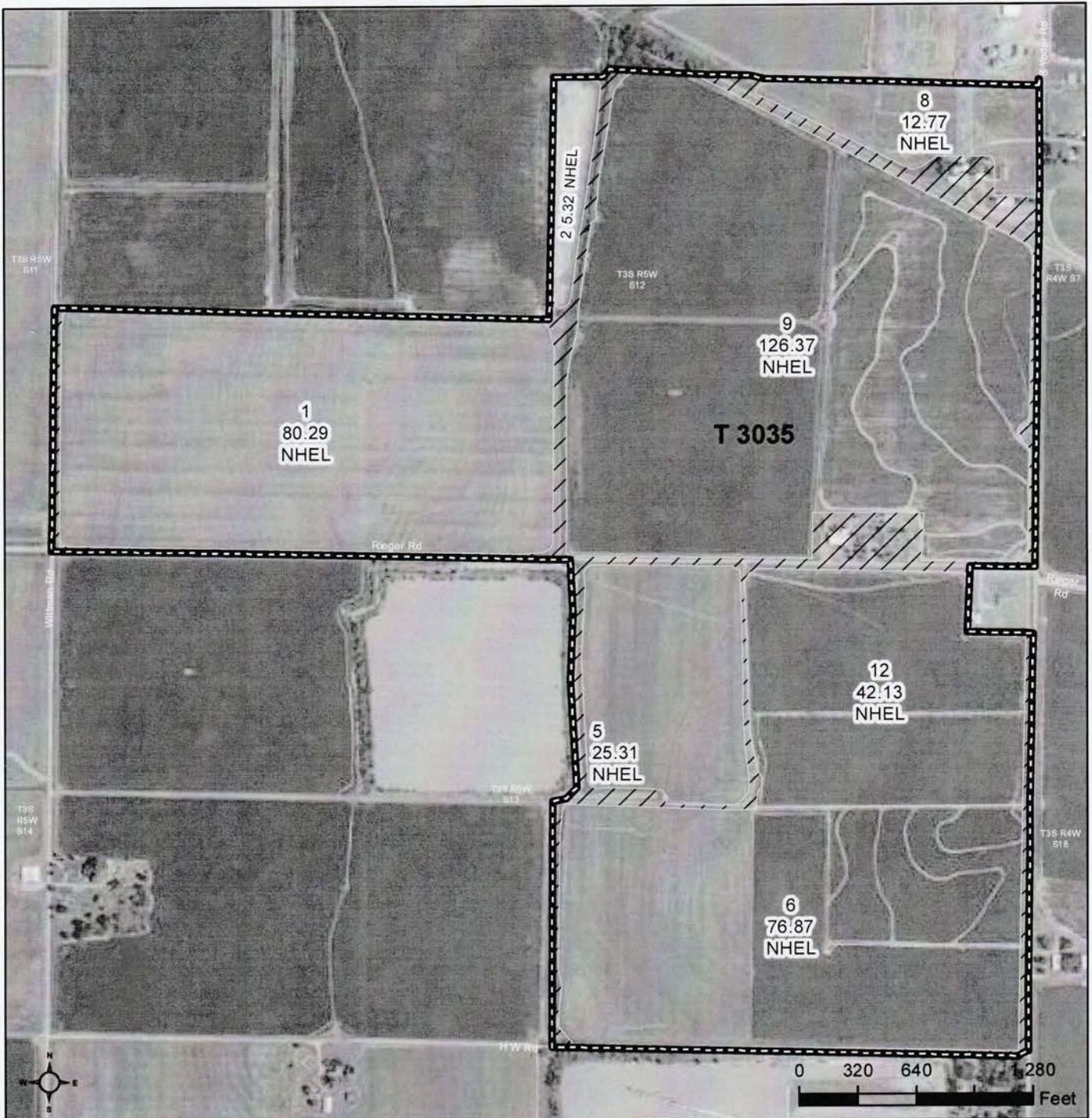
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FARM SERVICE AGENCY



United States
Department of
Agriculture

Arkansas County, Arkansas



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 369.06 acres

2018 Program Year
Map Created September 18, 2017

Farm 3268
Tract 3035

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NOTES



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