



OFFERED FOR SALE

## **ENOLA PASTURE LANDS**

*An Agricultural Investment Opportunity*

339.1 (+/-) Total Acres • Faulkner 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.

This offering is 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**

**Description:**

The Enola Pasture Lands consist of 339.08 +/- total acres in two (2) non-contiguous tracts, all located in Faulkner County, Arkansas south of the community of Enola. Both tracts are currently being rented to tenants, with the south tract, referred to as Tract #1 herein to Larry G. Harris. The north tract, referred to as Tract #2 herein is leased to James L. Fason. Both tracts have great access, livestock watering ponds, gated entrances, and have barb wire fencing around the perimeter with adequate cross fencing. Tract #1 also has an old home place and barn, as well as a 1,880 square foot metal building at the intersection of Arkansas State Highway 36 and Sellers Road.

Tract #1 is being offered for \$679,210.00 (\$3,100.00 per acre), and Tract #2 is being offered for \$348,000.00 (\$2,900.00 per acre). Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile or Gardner Lile (office: 501-374-3411) of Lile Real Estate, Inc.

**Mileage:**

Enola, Arkansas; Faulkner County; Central Region of Arkansas

Mileage Chart

Conway	12 miles
Cabot	26 miles
Little Rock	42 miles
Russellville	87 miles

**Access:**

Tract #1: Arkansas State Highway 36 & Sellers Road  
Tract #2: Sawmill Road

**Farm Lease:**

Tract #1 is rented to Larry G. Harris.  
Tract #2 is rented to James L. Fason.

**Recreation:**

There is no sign of current recreational use, but we believe deer hunting opportunities are available on both tracts.

**Real Estate Taxes:**

Tract Number	Parcel Number	Acreage	Est. Real Estate Tax
1	001-04718-000	130.73	\$745.00
1	001-04720-000	8.35	\$32.00
1	001-04739-000	40.00	\$198.00
1	001-04740-000	40.00	\$82.00
2	001-04362-000	80.00	\$189.00
2	001-04386-000	40.00	\$89.00
Total		339.08	\$1,335.00

## **PROPERTY SUMMARY**

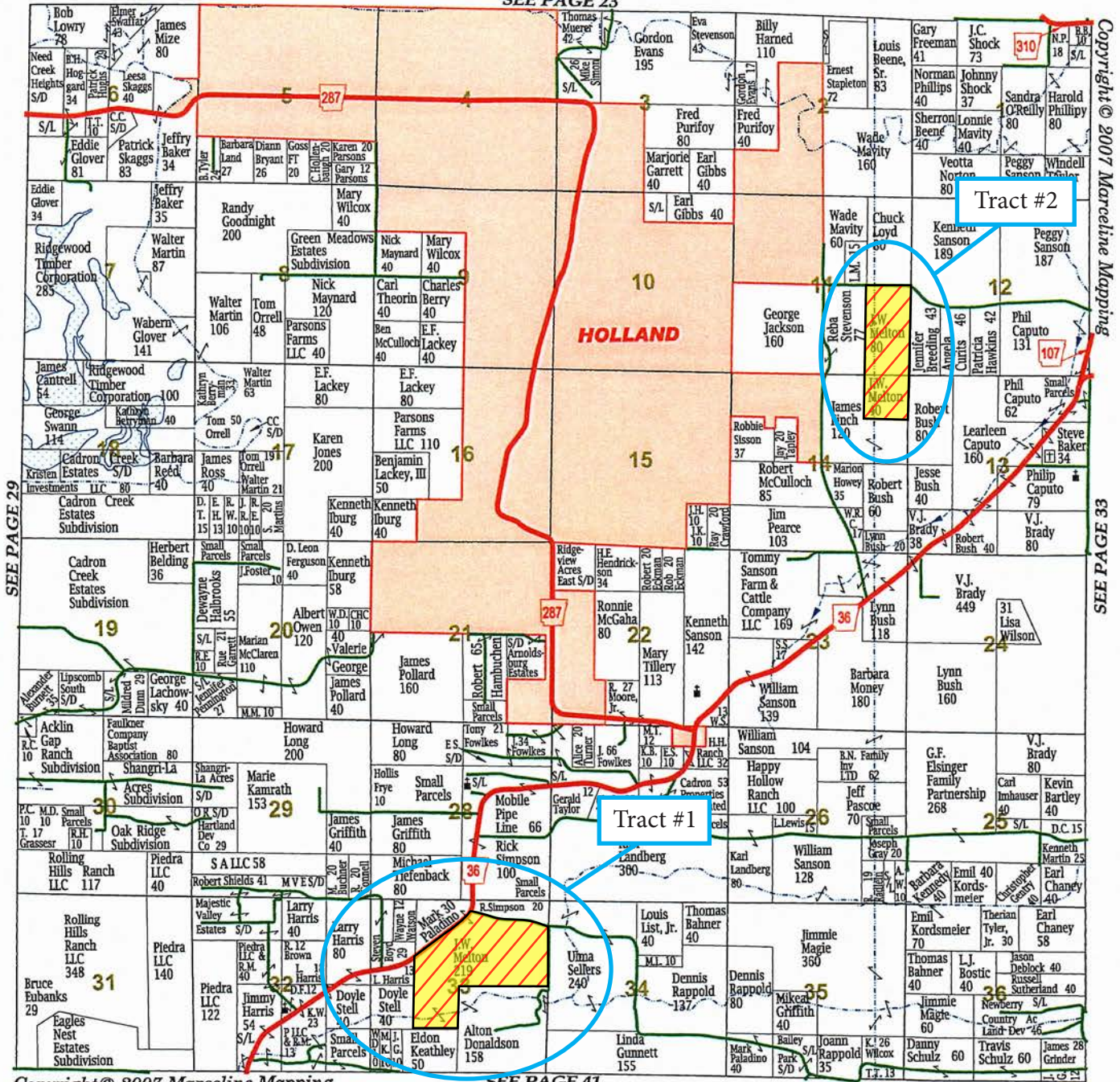
<b>Improvements:</b>	Tract #1 has an old home place and barn and a 1,880 sq.ft. metal building.
<b>Mineral Rights:</b>	Seller desires to retain all mineral rights, subject to negotiation.
<b>Offering Price:</b>	Tract #1: \$679,210.00 (\$3,100.00 per acre) Tract #2: \$348,000.00 (\$2,900.00 per acre)
<b>Contact:</b>	Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile or Gardner Lile (office: 501-374-3411) of Lile Real Estate, Inc.

# PLAT MAP

## TOWNSHIP 6N • RANGE 12W



SEE PAGE 23



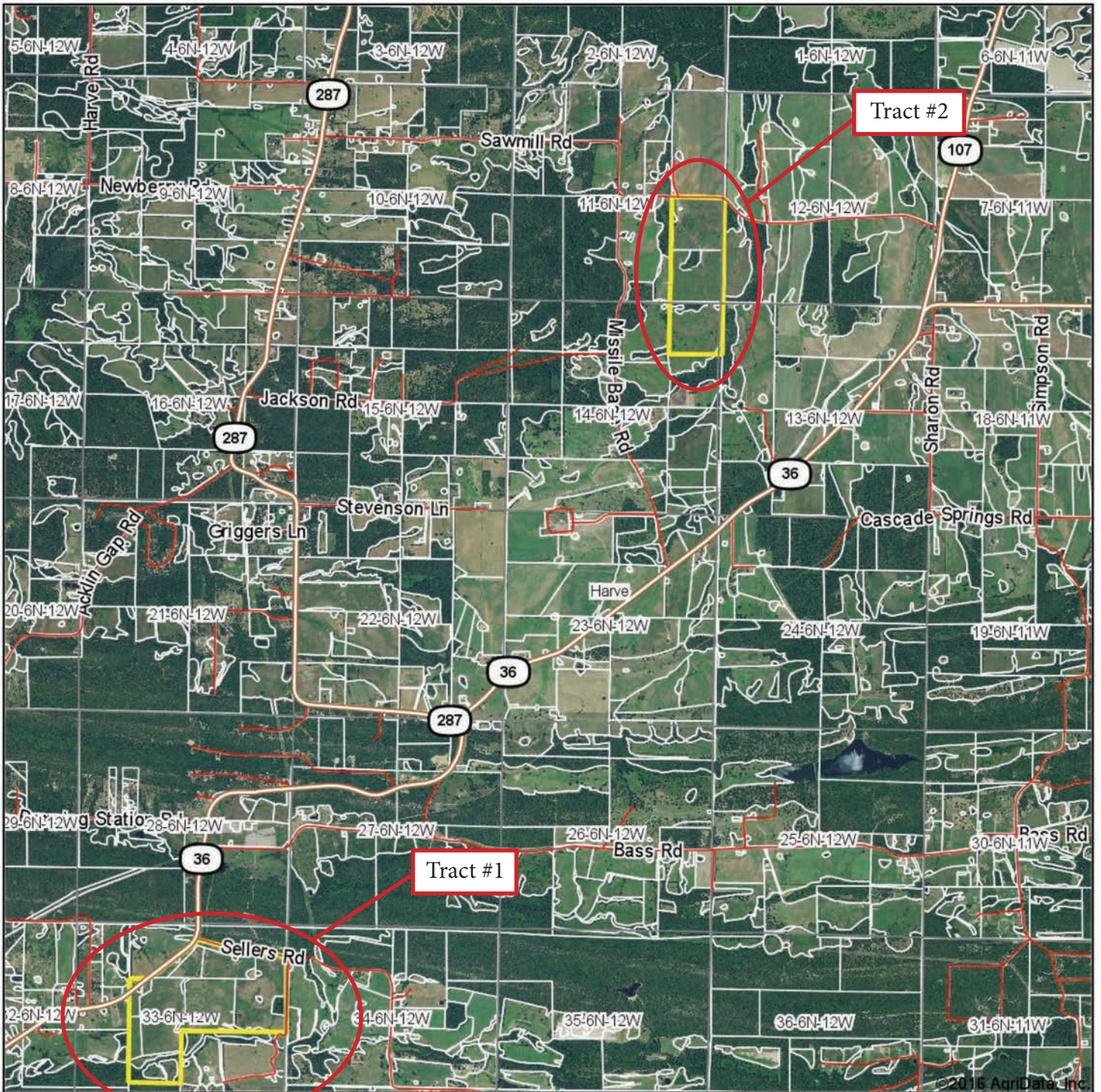
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SEE PAGE 33

SEE PAGE 41



## AERIAL MAP



Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

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map center: 35° 8' 35.4, -92° 15' 19.21

0ft 3885ft 7769ft

**23-6N-12W**  
**Faulkner County**  
**Arkansas**

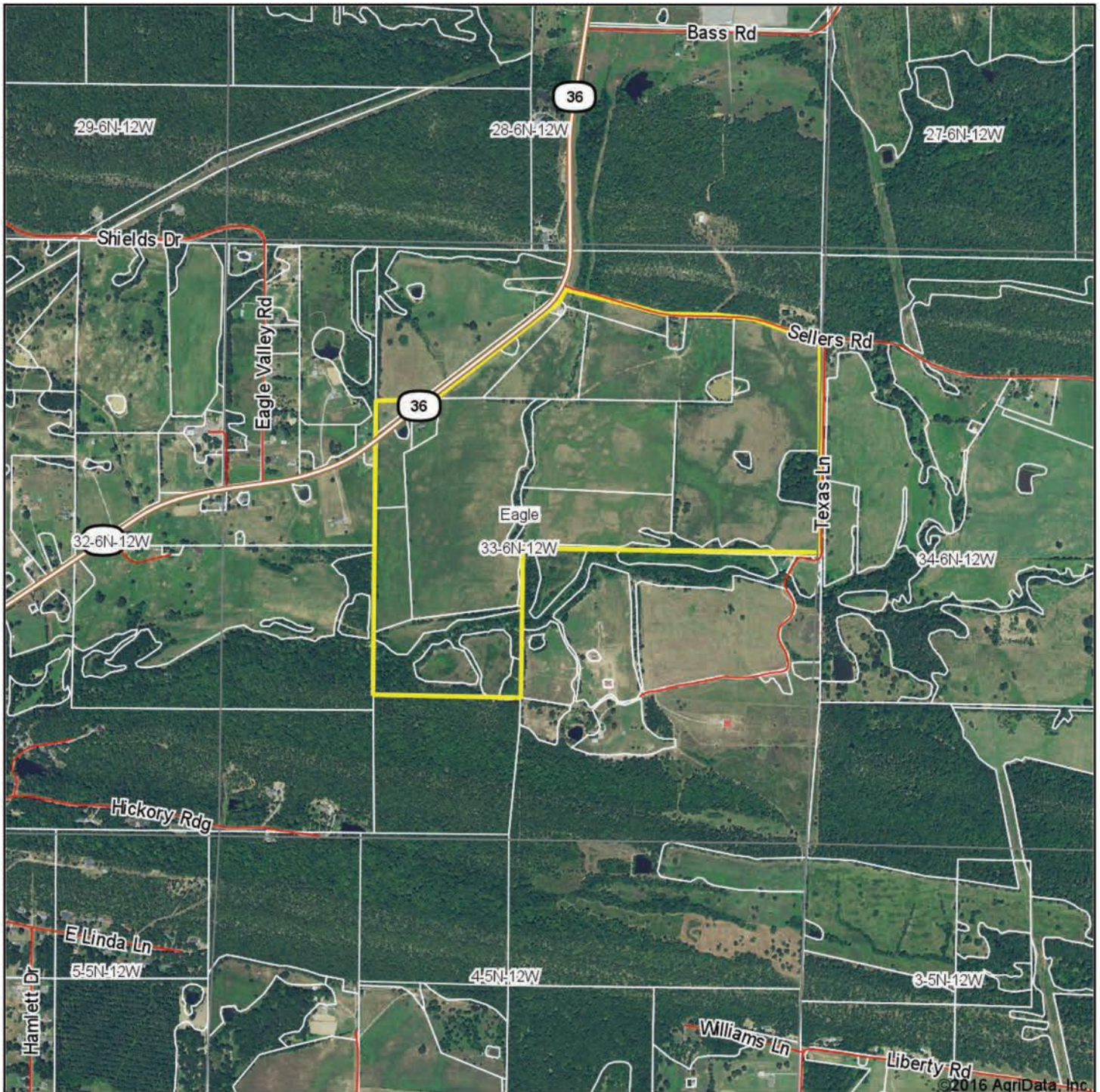


8/23/2016

Field borders provided by Farm Service Agency as of 5/21/2008.



# AERIAL MAP | TRACT 1



Maps Provided By:



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map center: 35° 6' 36.71, -92° 17' 7.74

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**33-6N-12W**  
**Faulkner County**  
**Arkansas**

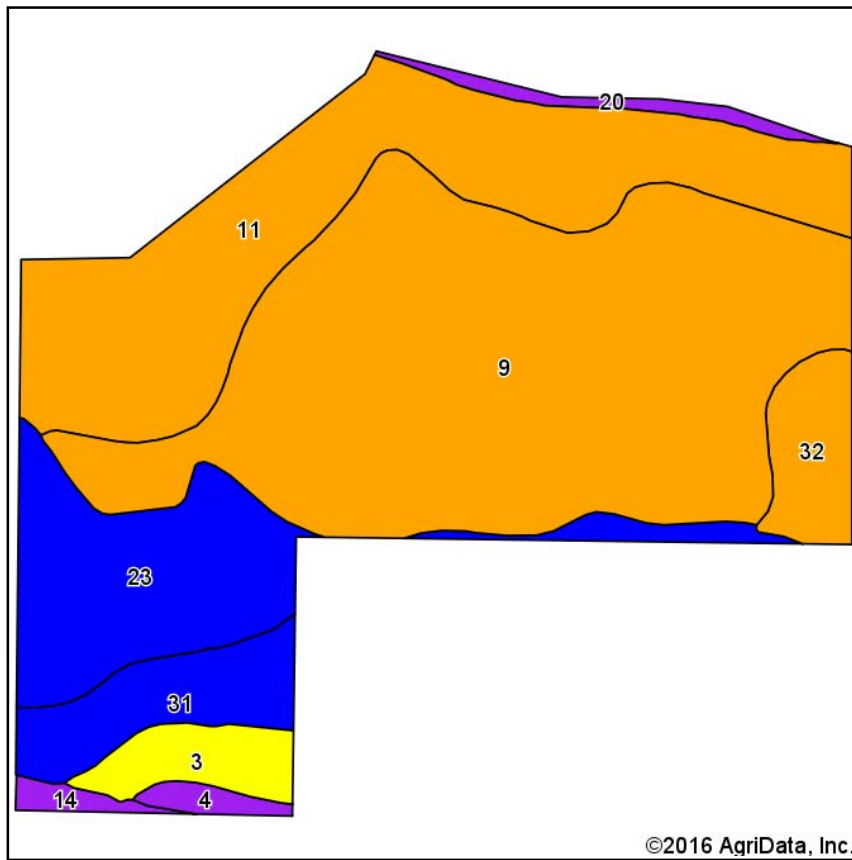


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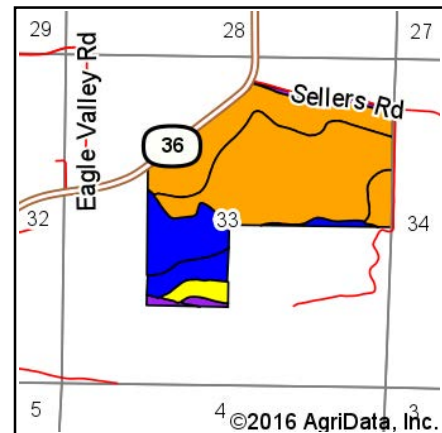
Field borders provided by Farm Service Agency as of 5/21/2008.



# SOIL MAP | TRACT 1



Soils data provided by USDA and NRCS.



State: **Arkansas**  
 County: **Faulkner**  
 Location: **33-6N-12W**  
 Township: **Eagle**

Date: **8/23/2016**



Maps Provided By:



Area Symbol: AR045, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Bahiagrass	Common bermudagrass	Corn	Improved bermudagrass	Oat s	Soybeans	Tall fescue	Wheat
9	Leadvale silt loam, 3 to 8 percent slopes	97.22	46.4%		IIIe								
11	Linker fine sandy loam, 3 to 8 percent slopes	53.07	25.3%		IIIe								
23	Ouachita silt loam, occasionally flooded	25.12	12.0%		IIw	10		9	90	12		35	8
31	Spadra fine sandy loam, 1 to 3 percent slopes	13.91	6.6%		Ile			7	75			30	9
32	Taft silt loam, 0 to 2 percent slopes	7.69	3.7%		IIIw								
3	Enders gravelly fine sandy loam, 3 to 8 percent slopes	6.36	3.0%		IVe			4			45		4
20	Mountainburg very stony fine sandy loam, 12 to 40 percent slopes	2.71	1.3%		VIIIs								
4	Enders gravelly fine sandy loam, 8 to 12 percent slopes	1.77	0.8%		VIe			5					5
14	Linker-Mountainburg association, 12 to 40 percent slopes, rocky	1.57	0.7%		VIIe								
Weighted Average						1.2		1.7	15.8		1.4	1.4	6.2
												1.7	3.4

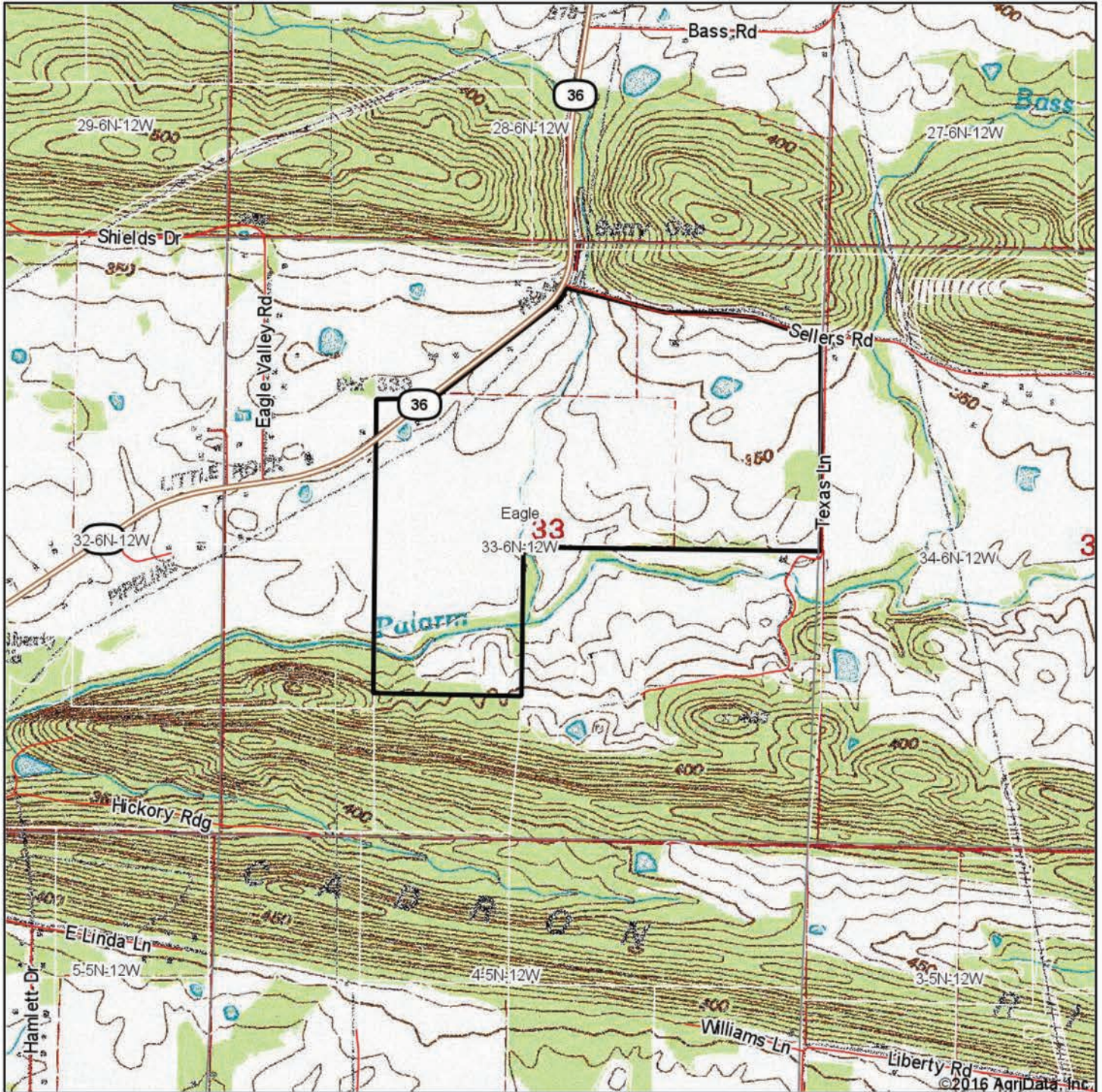
Area Symbol: AR045, Soil Area Version: 15

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



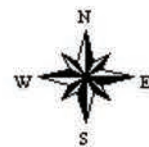
# TOPOGRAPHY MAP | TRACT 1



map center: 35° 6' 36.71, -92° 17' 7.74

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**33-6N-12W**  
**Faulkner County**  
**Arkansas**



8/23/2016



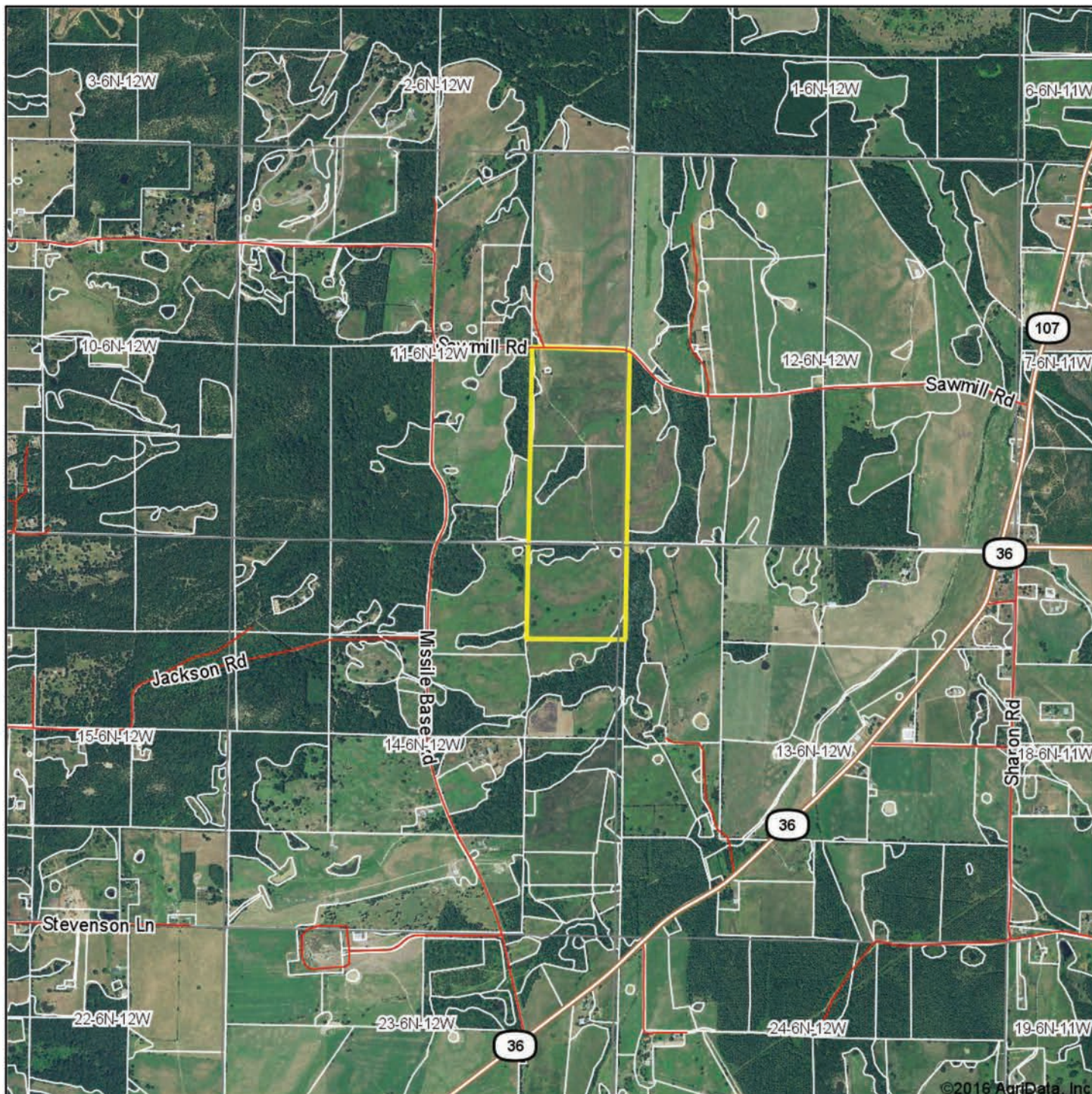
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## AERIAL MAP | TRACT 2



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map center: 35° 9' 34.74, -92° 14' 38.21

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**14-6N-12W**  
**Faulkner County**  
**Arkansas**



8/23/2016

Field borders provided by Farm Service Agency as of 5/21/2008.

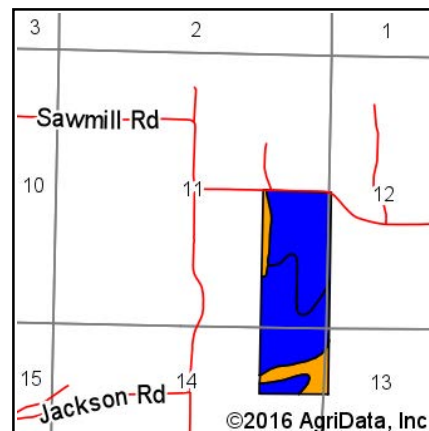


# SOIL MAP | TRACT 2



Soils data provided by USDA and NRCS.

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State: **Arkansas**  
County: **Faulkner**  
Location: **14-6N-12W**  
Township: **Harve**

Date: **8/23/2016**



Maps Provided By:



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Area Symbol: AR045, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Improved bermudagrass	Soybeans	Tall fescue	Wheat
8	Leadvale silt loam, 1 to 3 percent slopes	52.79	44.2%		Ile	6		7	25	5	34
10	Linker fine sandy loam, 1 to 3 percent slopes	48.93	41.0%		Ile	6	42	7	22	6	29
32	Taft silt loam, 0 to 2 percent slopes	12.78	10.7%		IIIw	5	55	6	30	5	35
9	Leadvale silt loam, 3 to 8 percent slopes	4.91	4.1%		IIIe	5	63	7	20	5	34
Weighted Average						5.9	25.7	6.9	24.1	5.4	32.1

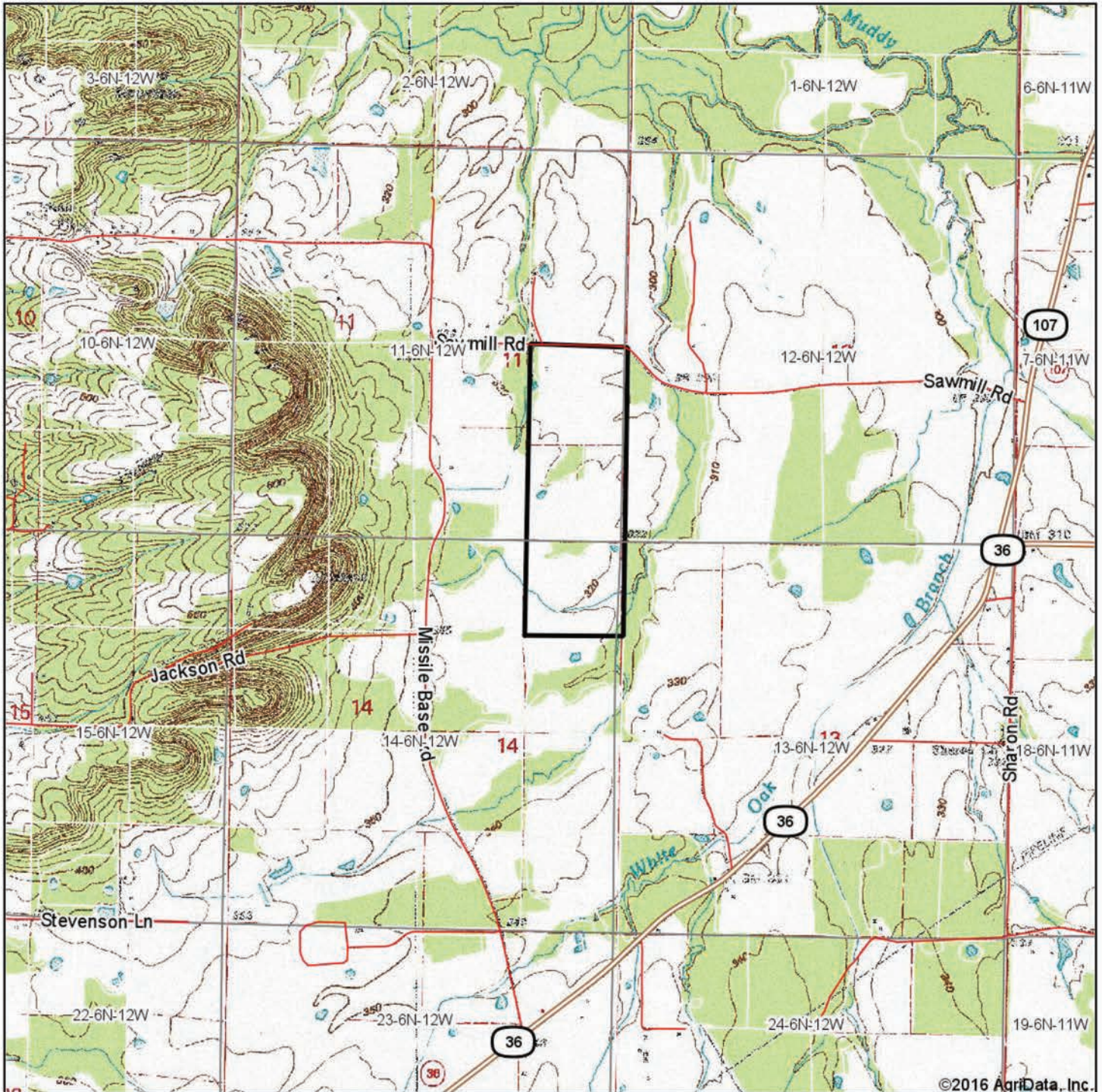
Area Symbol: AR045, Soil Area Version: 15

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# TOPOGRAPHY MAP | TRACT 2



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14-6N-12W  
Faulkner County  
Arkansas



8/23/2016

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**TRACT 1**



**TRACT 1**





**TRACT 1**



**TRACT 1**

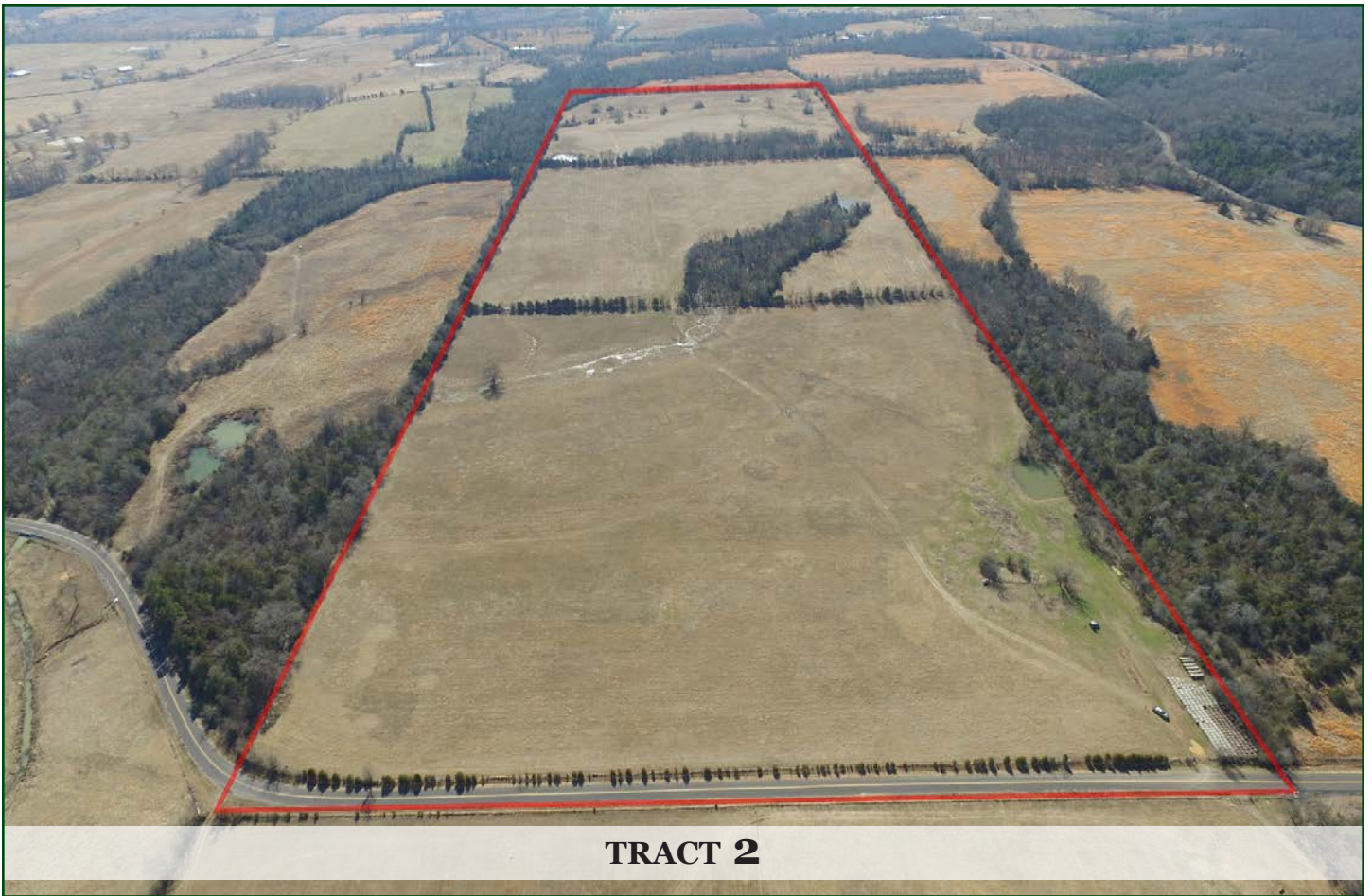


**TRACT 1**

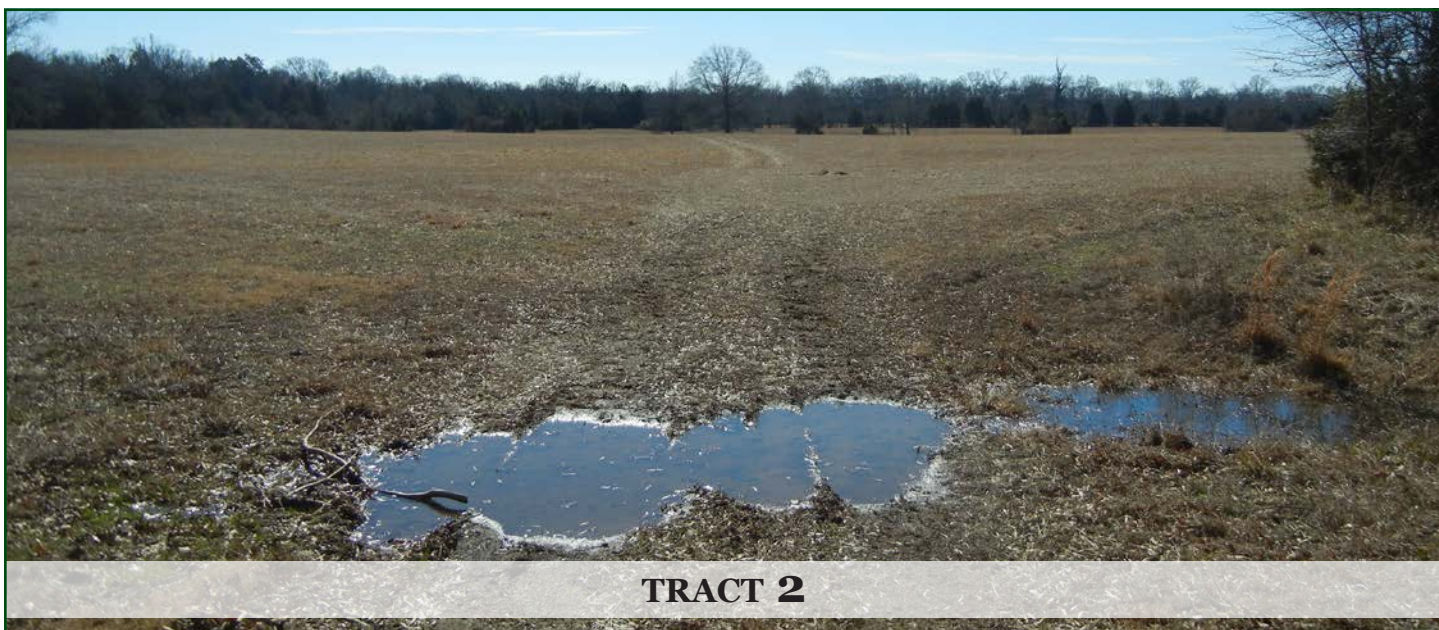
















**TRACT 2**



**TRACT 2**



## NOTES

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**LILE REAL ESTATE, INC.**

Arkansas - Corporate Office  
401 Autumn Road  
Little Rock, AR 72211  
501.374.3411 501.374.0609 (fax)

Tennessee - Regional Office  
5521 Murray Avenue, Suite 110  
Memphis, TN 38119  
901.260.4580 901.260.4582 (fax)

[info@lilerealestate.com](mailto:info@lilerealestate.com)  
[www.lilerealestate.com](http://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**

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