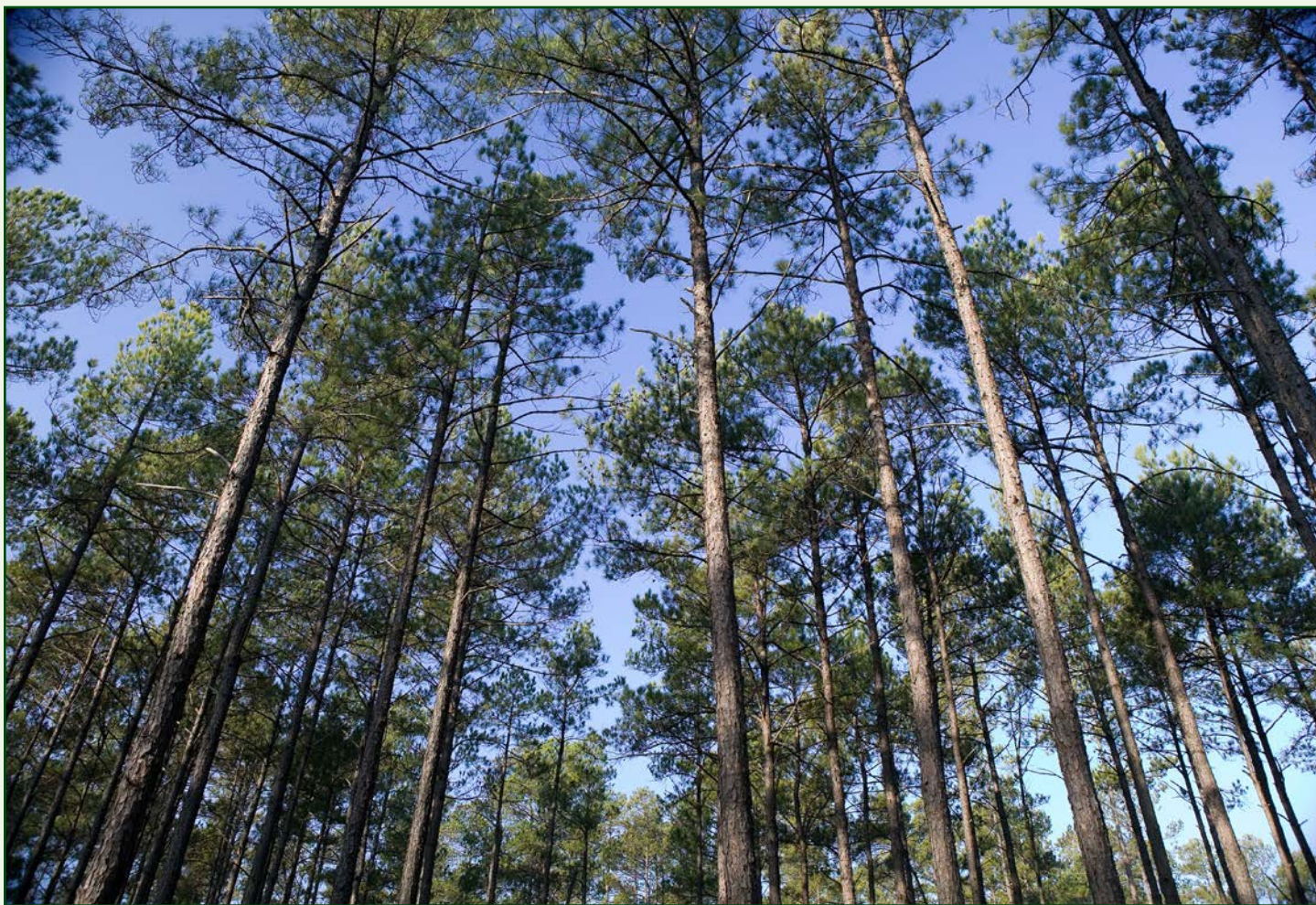




OFFERED FOR SALE VIA SEALED BID

CHEMIN-A-HAUT CREEK TIMBERLAND

A Timberland / Recreational Investment Property

200 (+/-) total acres • Ashley County, Arkansas

BID DATE: Thursday, November 1, 2018 by 3:00 PM

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

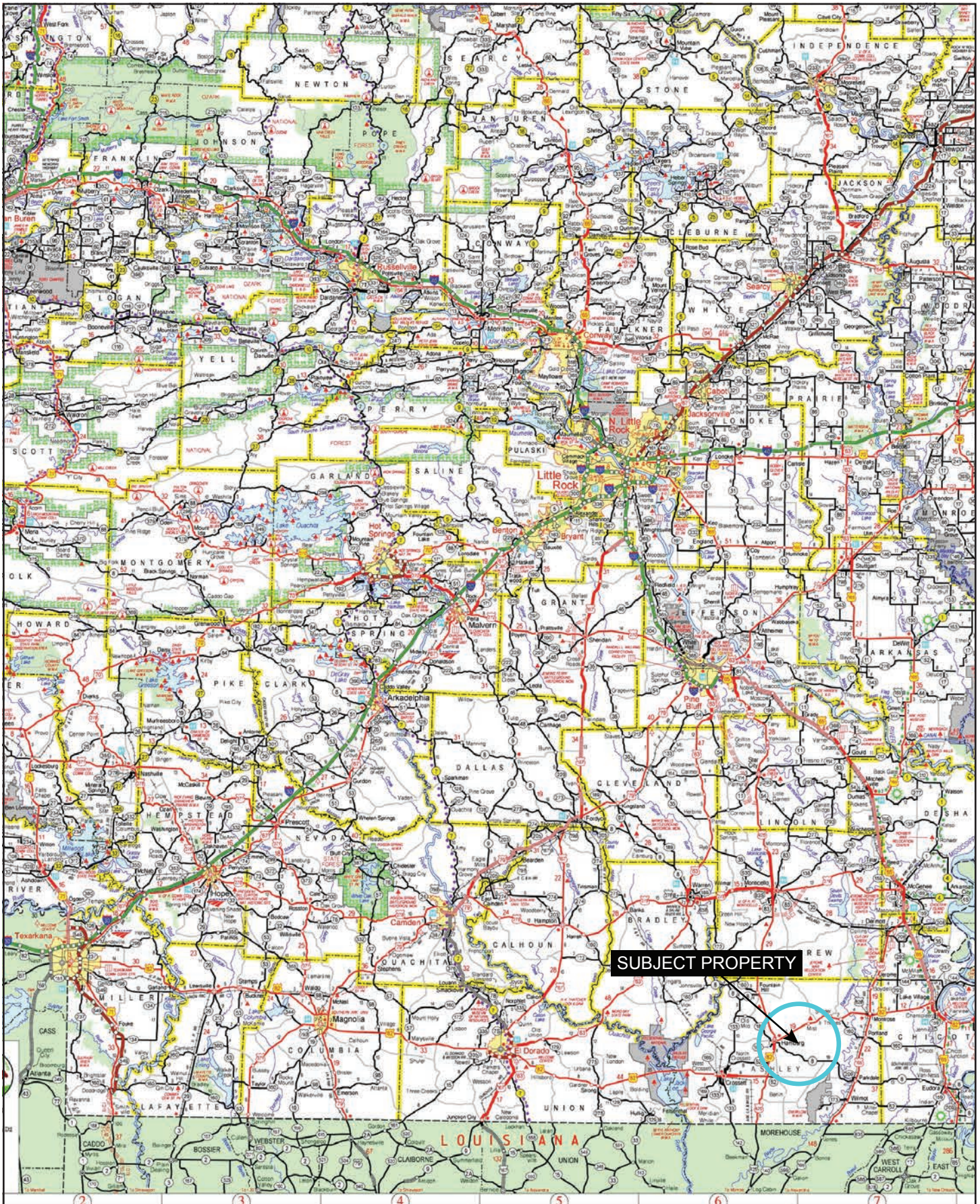
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

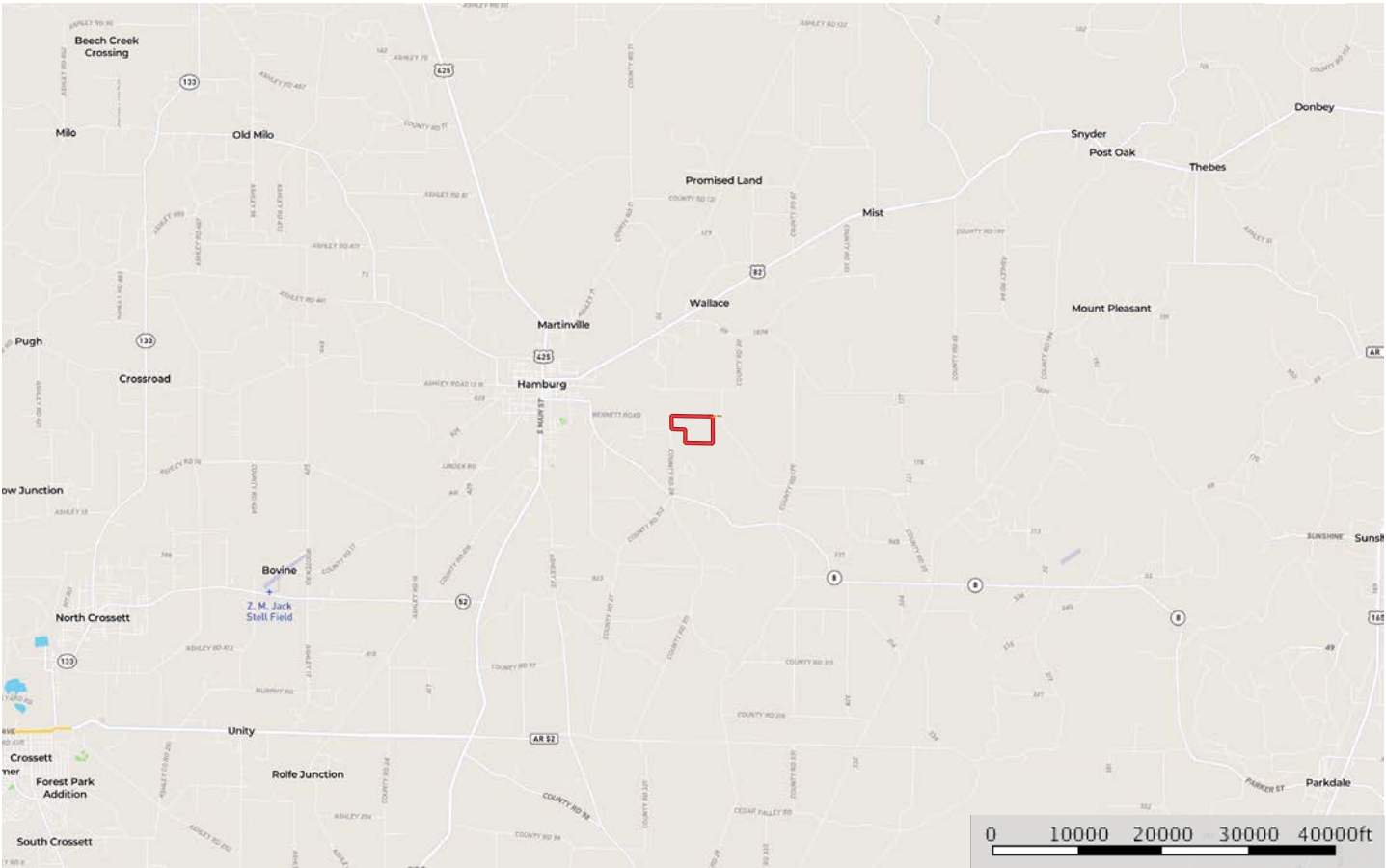
This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

VICINITY MAP I



VICINITY MAP II

Chemin-A-Haut Creek Timberland Ashley County
Arkansas, AC +/-



--- Road / Trail

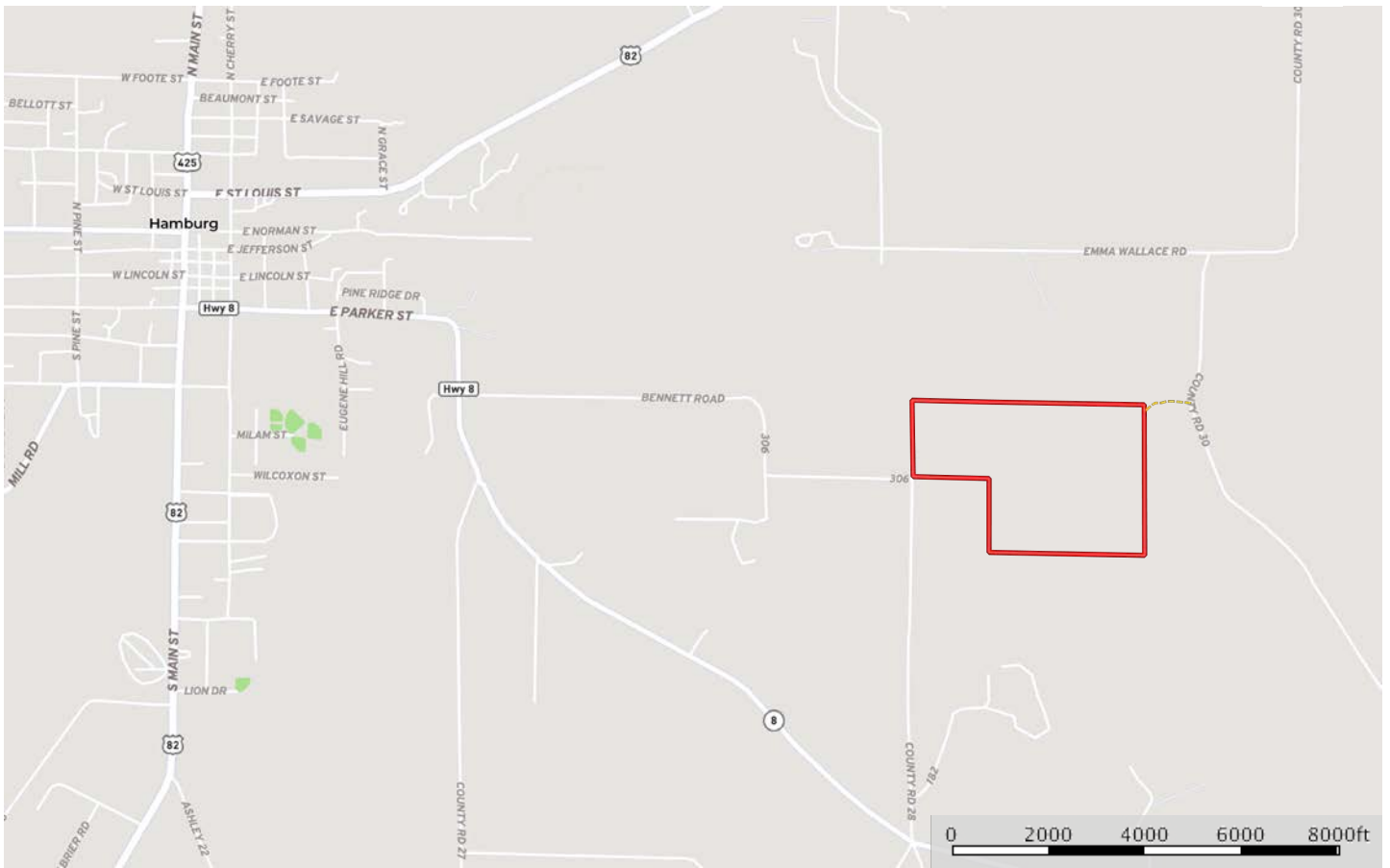
Boundary

Sindy Cruthis

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

VICINITY MAP III

Chemin-A-Haut Creek Timberland Ashley County
Arkansas, AC +/-



--- Road / Trail ■ Boundary

Sindy Cruthis

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NOTICE OF LAND SALE

BY SEALED BID

We offer for sale the following tracts of land in Ashley County, Arkansas

Chemin-A-Haut Creek Timberland

CONDITIONS OF SALE:

1. Sealed bids will be received at the office of Lile Real Estate, Inc. 401 Autumn Road, Little Rock, AR 72211 until 3:00 p.m. Thursday, November 1, 2018 and at that time privately opened. If your bid is mailed, please indicate on the outside of the envelope “**Bid on Chemin-A-Haut Creek Timberland**”. Bids may be faxed to 501-421-0031, or emailed to bstafford@lilerealestate.com. The successful bidder will be required to close within and no later than thirty five (35) calendar days from the effective acceptance date of the executed contract. An offer form is attached.
2. Acreages are believed to be correct but are not guaranteed. In all cases, no adjustment will be made in the contract price based on any subsequent survey conducted by a Buyer. It is the Prospective Buyer’s responsibility to verify the accuracy of all acreage.
3. Seller will furnish title insurance in the amount of the agreed upon gross sale price.
4. A warranty deed will be prepared by Seller. The Seller will pay half of the documentary stamps required by law for the recordation of the deed.
5. All property taxes will be paid by the owner up to date of the sale.
6. The land will be sold to the highest bidder; however, the Seller reserves the right to refuse any or all bids, to waive any technical defect in bids, and unless otherwise specified by the Seller, to accept any bid as may be in the best interest of the Seller.
7. At the completion of the bidding process, a final contract will be signed by both Buyer and Seller. A sample of the contract to be executed by the Buyer can be provided prior to bid day upon request.
8. All merchantable timber shall transfer to the Buyer, unencumbered by any timber deeds or forestry management contracts.
9. All Seller owned mineral rights shall transfer to the Buyer, but the Seller does not warrant or guarantee ownership of such.
10. **AGENCY: LISTING AGENT FIRM REPRESENTS SELLER:** Buyer and Seller acknowledge that the Listing Agent Firm is employed by the Seller. All licensees associated with the Listing Agent Firm are employed by, represent, and are responsible to the Seller. The Listing Agent makes no representation as to the condition of the property or its suitability to the Buyer’s needs. The Buyer(s) are responsible for verifying information regarding this property and obtaining legal counsel if desired. If Buyer seeks representation from a licensed real estate agent, then it is the Buyer’s sole responsibility to pay for such services.
11. Any questions concerning this sale should be directed to Brandon Stafford of Lile Real Estate, Inc. 501-416-9748 Mobile

Agency Disclosure

All information contained herein has been obtained from sources we believe to be reliable.

However, no warranty or guarantee is made to the accuracy of the information.

Lile Real Estate, Inc. is the agent of the owner of the property described within this property offering.

OFFER FORM - CHEMIN-A-HAUT CREEK TIMBERLAND

Bid Date: Thursday, November 1, 2018 by 3:00 PM

Bidder hereby submits the following as an offer for the purchase of the lands located in Ashley County, Arkansas; as described by the sales notice.

This offer will remain valid through Monday, November 5, 2018 at 5:00 p.m. If this offer is accepted the Bidder will execute an offer and acceptance contract with the Seller. Upon acceptance earnest money shall be tendered within three (3) calendar days in the amount of ten thousand dollars (\$10,000.00) per winning bid. Closing shall take place no later than thirty-five (35) calendar days from the effective acceptance date of the executed contract. A copy of the offer and acceptance contract can be requested for review prior to the bid date.

Bids will be privately opened and accepted in the form of: hand delivery, physical mail, email, or fax. The information for each is as follows:

Mail offer form to: Lile Real Estate, Inc. **(Before 3:00 p.m. on November 1, 2018)**
401 Autumn Road
Little Rock, AR 72211

Fax offer form to: 501-421-0031

Email offer form to: bstafford@lilerealestate.com

Bid Amount: \$ _____

Bidder: _____

Date: _____

Phone No.: _____

Fax No.: _____

Email: _____

Address: _____

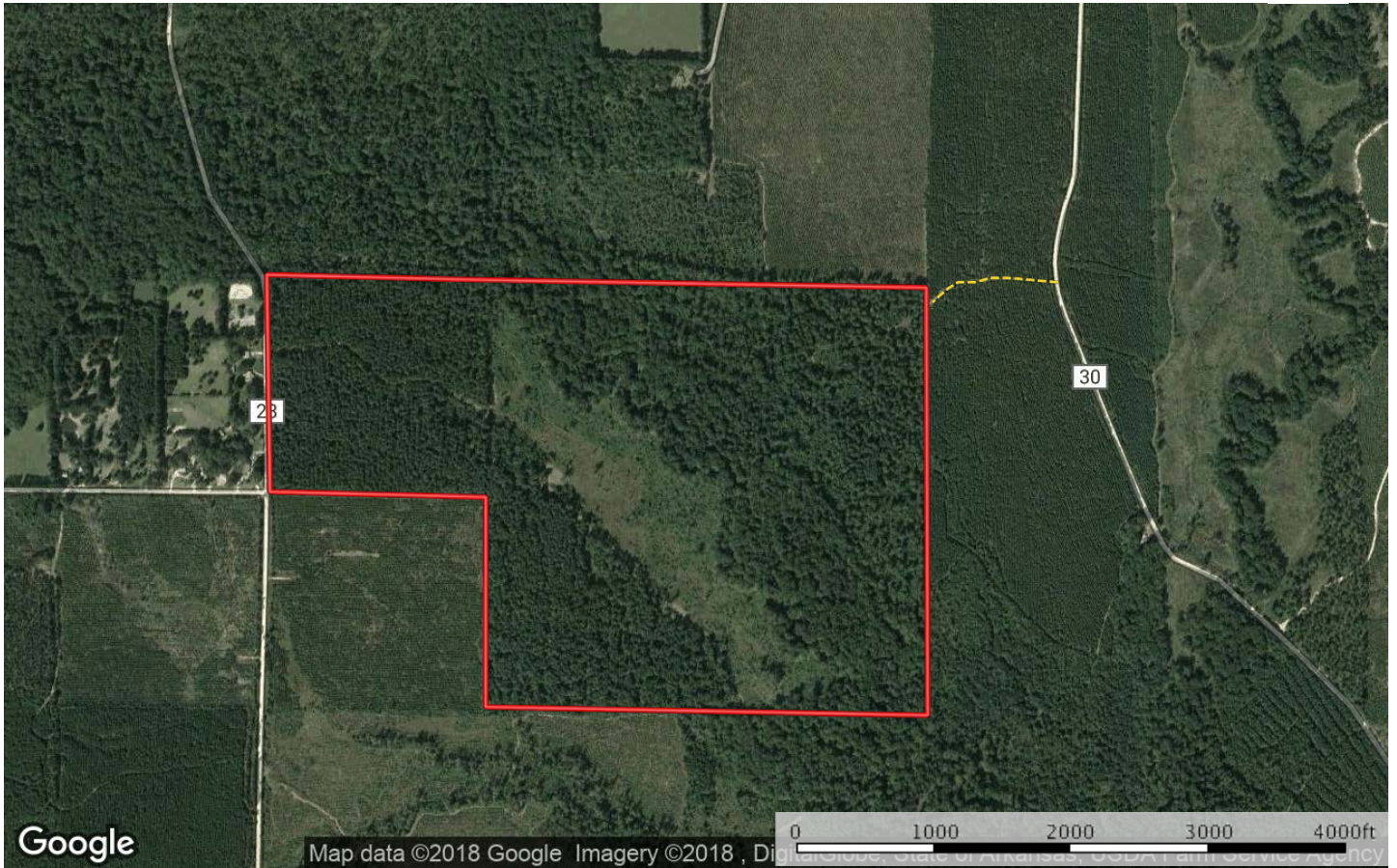
Signature: _____

PROPERTY SUMMARY

Description:	This property consists of 200 +/- acres located in Ashley County, Arkansas. These lands are just 1.8 miles east of Hamburg and offer excellent access from over 330 feet of frontage along Ashley County Road 28, and being less than 800 feet from Ashley County Road 30 via an improved woods road. Chemin-A-Haut Creek bisects the property. This parcel offers a diverse portfolio of standing timber coupled with multiple recreational opportunities.		
Location:	Hamburg, Arkansas; Ashley County, Southeast Region of Arkansas		
Acreage:	200 +/- acres		
Access:	Ashley County Road 28; Please contact us to schedule a property tour.		
Real Estate Taxes:	Parcel #	Acres	\$\$/Tax Amount
	001-03251-000	160	\$324.75
	01-03218-000	40	\$81.13
	Total	200	\$405.88
Timber Cruise:	Cruise volumes from Berry Timber, Inc. provided herein.		
Timber Rights:	All merchantable timber shall transfer unencumbered by any timber deeds or timber management contracts.		
Utilities:	Electricity and Rural Water are potentially accessible along the west boundary line.		
Mineral Rights:	All mineral rights owned by the Seller (if any) shall convey to the Buyer.		
Recreation:	Deer and Turkey Hunting		
Contact:	Any questions concerning this offering, or to schedule a property tour should be directed to Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc.		

AERIAL MAP

Chemin-A-Haut Creek Timberland Ashley County
Arkansas, AC +/-



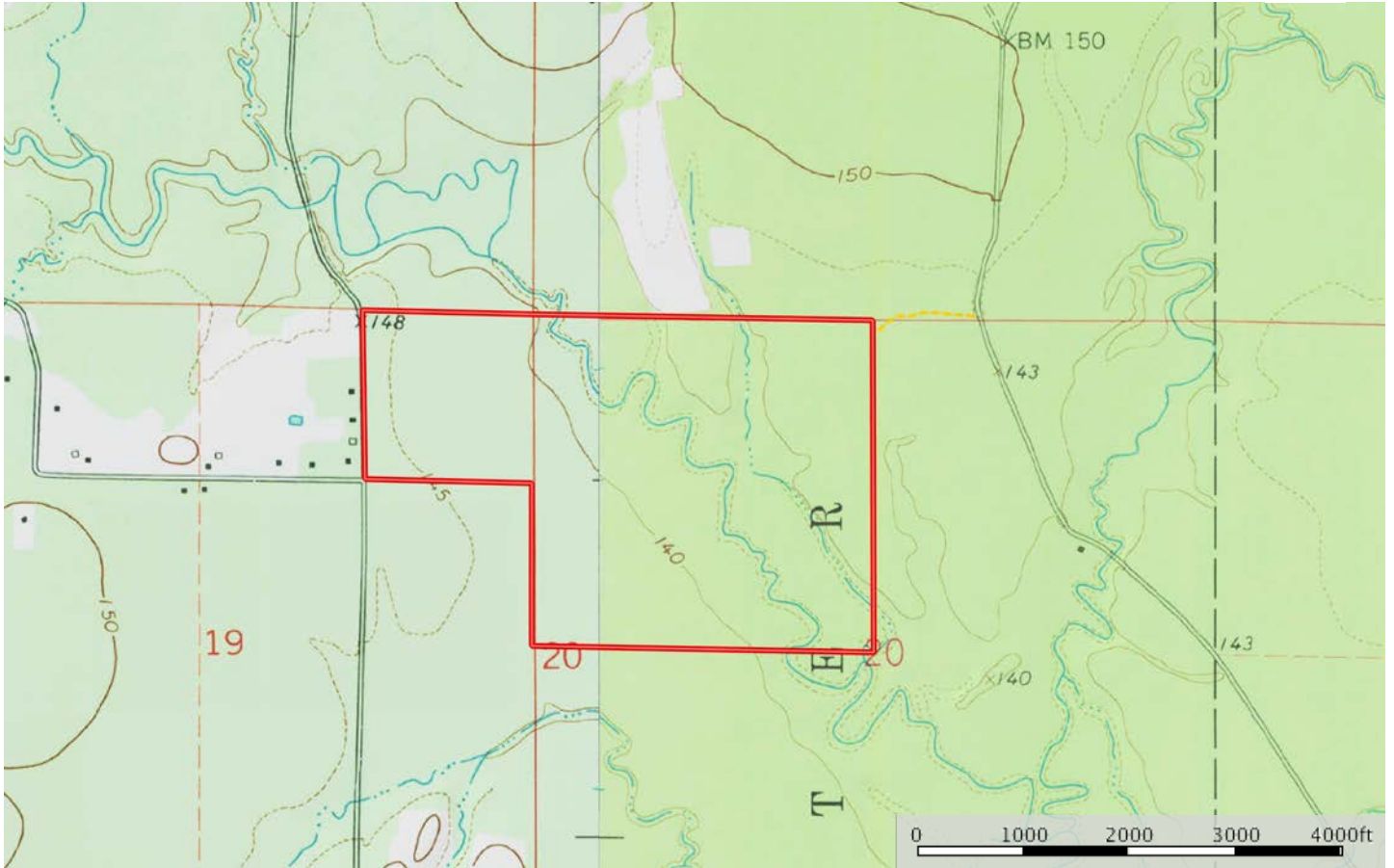
--- Road / Trail ▭ Boundary

Sindy Cruthis

M The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

TOPOGRAPHY MAP

Chemin-A-Haut Creek Timberland Ashley County
Arkansas, AC +/-



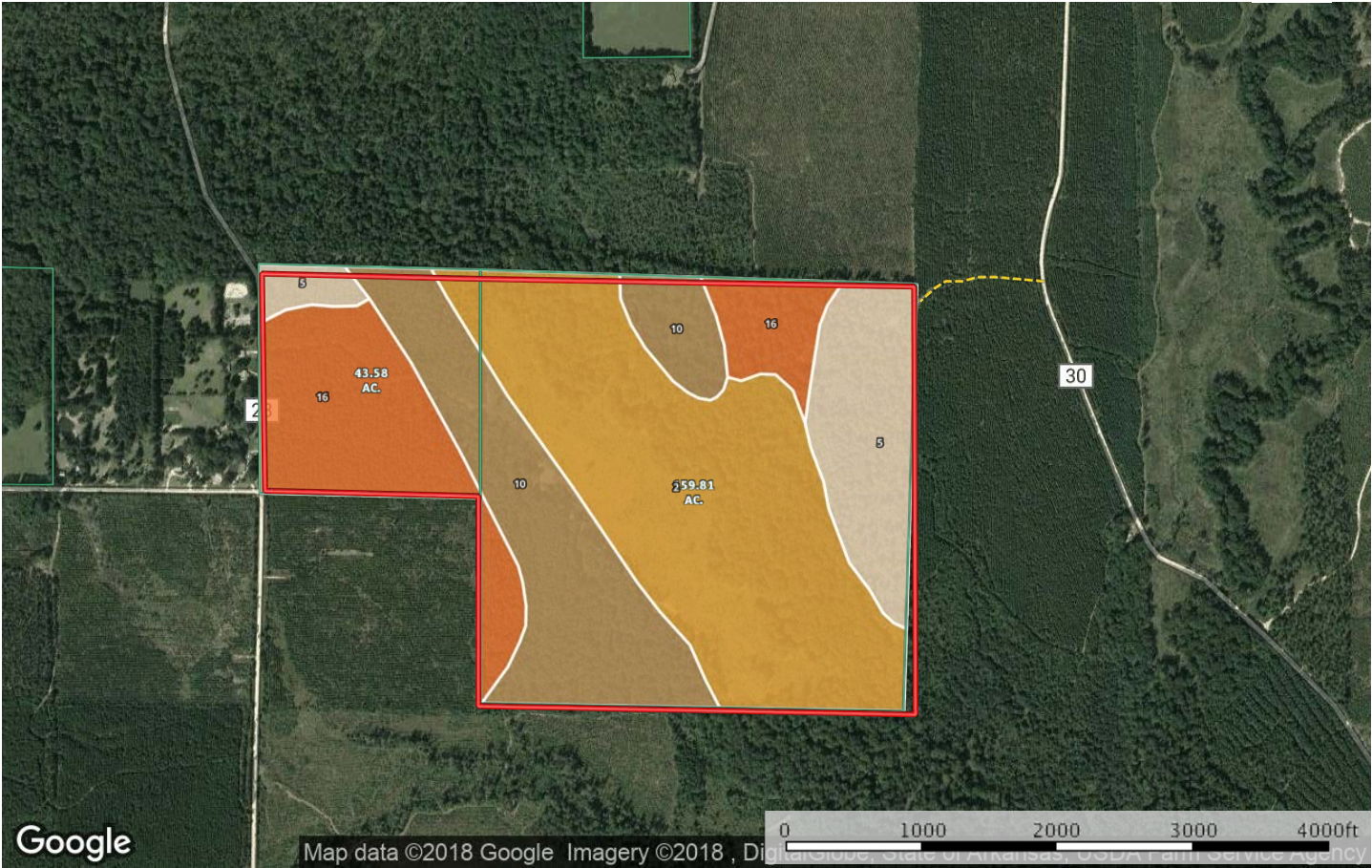
--- Road / Trail □ Boundary

Sindy Cruthis

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SOIL MAP

Chemin-A-Haut Creek Timberland Ashley County
Arkansas, AC +/-



--- Road / Trail □ Boundary

Sindy Cruthis

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SOIL DESCRIPTION

I  Boundary 204.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
10	Grenada silt loam, 1 to 3 percent slopes	49.9	24.44	2e
16	Henry silt loam, 0 to 1 percent slopes	42.6	20.9	3w
5	Calloway silt loam, 0 to 1 percent slopes	27.9	13.66	2w
2	Arkabutla silt loam, frequently flooded	83.7	41.0	4w
TOTALS		204.0	100%	3.03

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability
Class(non-irrigated)



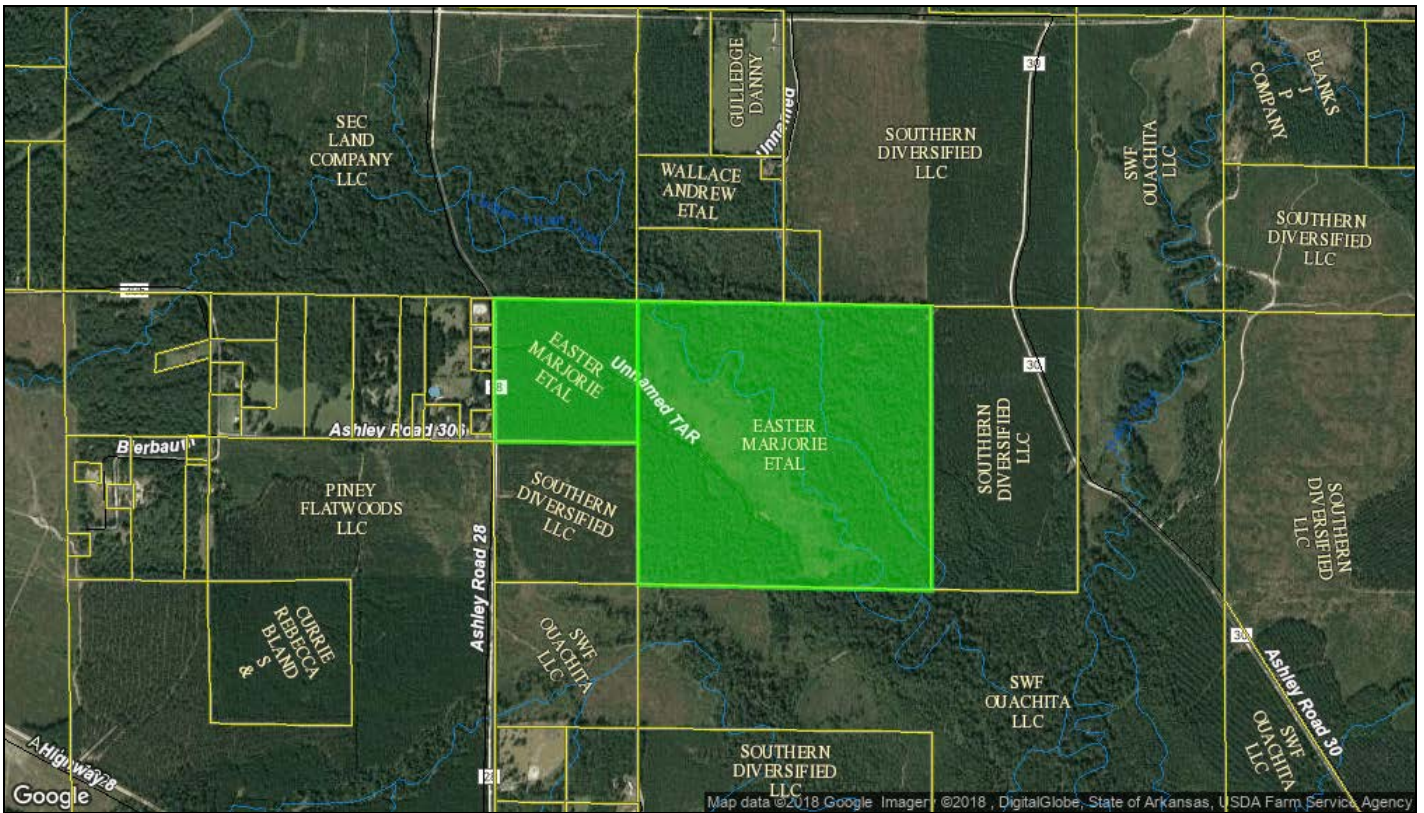
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

REAL ESTATE TAX INFORMATION



Date Created: 7/9/2018
Created By: DataScoutPro
via DataScout OneMap

1 inch = 1232 feet

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<http://www.datascoutpro.com/>

1) EASTER MARJORIE ETAL

Address:

Legal: NE1/4 NE1/4

Parcel: 001-03218-000

RPID: 3959

Acres: 40

2) EASTER MARJORIE ETAL

Address:

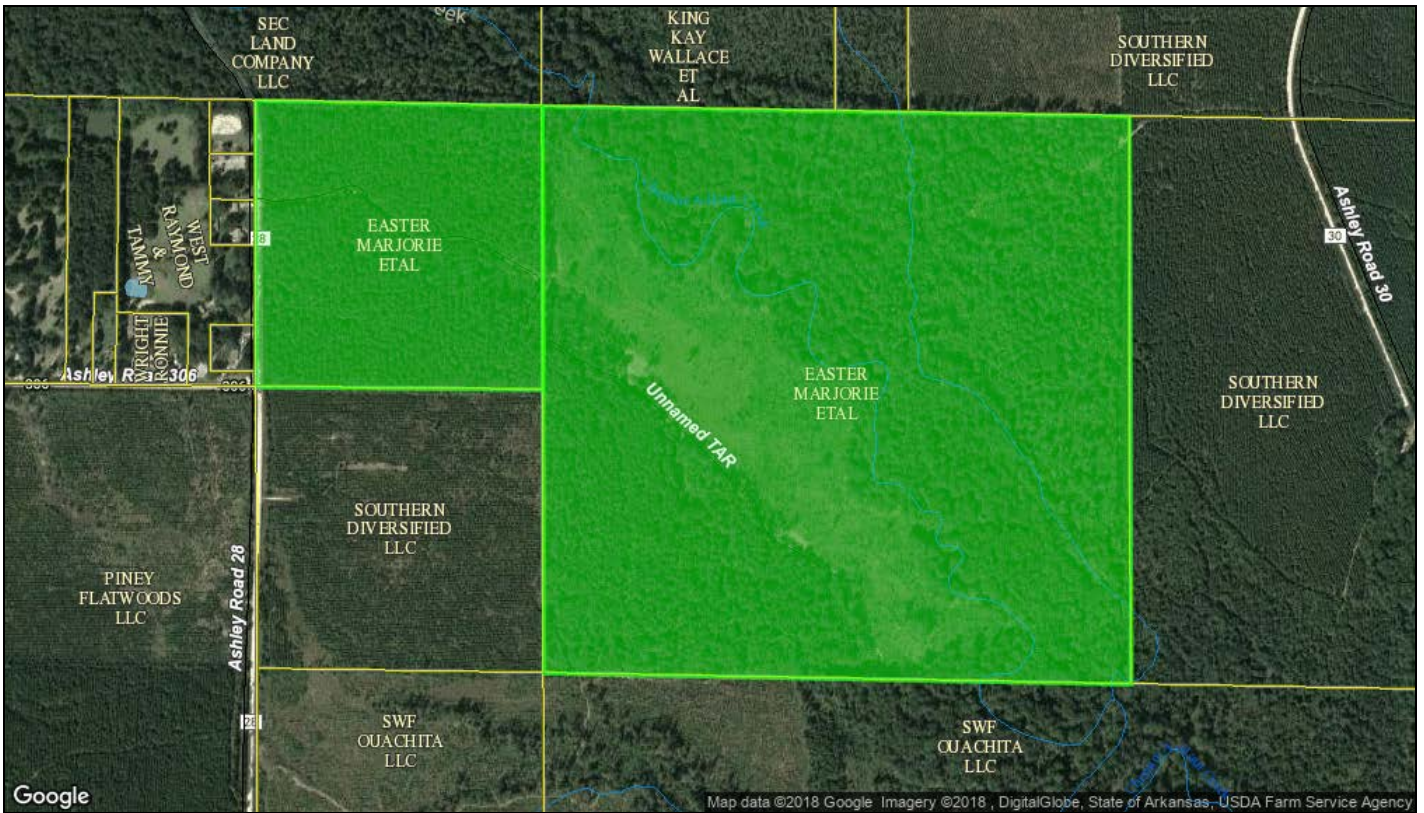
Legal: NW1/4

Parcel: 001-03251-000

RPID: 4002

Acres: 160

REAL ESTATE TAX INFORMATION



Date Created: 7/9/2018
Created By: DataScoutPro
via DataScout OneMap

1 inch = 616 feet

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<http://www.datascoutpro.com/>

1) EASTER MARJORIE ETAL

Address:

Legal: NE1/4 NE1/4

Parcel: 001-03218-000

RPID: 3959

Acres: 40

2) EASTER MARJORIE ETAL

Address:

Legal: NW1/4

Parcel: 001-03251-000

RPID: 4002

Acres: 160

TIMBER CRUISE

Easter Family Estimated Timber Volumes

15-Mar-18

Berry Timber Inc.

Pine West Side	
	Tons
PST	8596
CNS	205
PPW	2226

Pine East Side	
	Tons
PST	1438
CNS	48
PPW	618
HDWDPW	301

BottomlandHDWD	
	Tons
OakST	1484
MiscST	729
HdwdPW	2870

TIMBER CRUISE



berry timber
3835 hwy 83 n,
star city, ar 71667
us

Phone: 870-367-5678

Email: mwadeberry@yahoo.com

Detailed Summary Report

Tract: Easter Pine West side of Creek
Cruiser: wb
Location: Hamburg
Owner: Easter Family
Cruise Date: 03/13/2018

Total Acres: 70.00
Number of Plots: 21
Cruise Method: Point
Plot Size/BAF: 20.00

Pine

Product	Total Tract				Per Acre				Average Tree			
	Trees	Tons	DMBF	Cu. Ft. IB	BA	Trees	Tons	DMBF	Cu. Ft. IB	SL CFT/Ft	DBH	MerchHt
Loblolly												
Sawtimber	5,941	8,596	1,014	242,847	123.8	85	122.8	14,493	3,469.2	0.82	16.1	49.6
Chipsaw	425	205	13	5,805	3.8	6	2.9	0.179	82.9	0.37	10.7	36.7
Pulpwood	1,242	623	0	17,610	10.5	18	8.9	0.000	251.6	0.00	10.3	43.9
Topwood	0	1,603	0	45,292	0.0	0	22.9	0.0	647.0	0.00	0.0	0.0
Group Total	7,608	11,027	1,027	311,554	138.1	109	157.5	14.672	4,450.8	0.80	14.9	47.9
Class Total	7,608	11,027	1,027	311,554	138.1	109	157.5	14.672	4,450.8	0.80	14.9	47.9
Grand Total	7,608	11,027	1,027	311,554	138.1	109	157.5	14.672	4,450.8	0.80	14.9	47.9

TIMBER CRUISE

berry timber
3835 hwy 83 n,
star city, ar 71667
us

Phone: 870-367-5678

Email: mwadeberry@yahoo.com

Detailed Summary Report

Tract: Easter Family Pine East of Creek
Cruiser: wb
Location: Hamburg
Owner:
Cruise Date: 03/13/2018

Total Acres: 34.00
Number of Plots: 10
Cruise Method: Point
Plot Size/BAF: 20.00

Pine

Product	Total Tract				Per Acre				Average Tree			
	Trees	Tons	DMBF	Cu. Ft. IB	BA	Trees	Tons	DMBF	Cu. Ft. IB	SL CFT/Ft	DBH	MerchHt
Loblolly												
Sawtimber	1,107	1,438	178	40,623	48.0	33	42.3	5.229	1,194.8	0.87	16.1	42.2
Chipsaw	103	48	3	1,368	2.0	3	1.4	0.094	40.2	0.18	11.0	74.0
Pulpwood	374	189	0	5,349	6.0	11	5.6	0.000	157.3	0.00	10.0	48.5
Topwood	0	429	0	12,124	0.0	0	12.6	0.0	356.6	0.00	0.0	0.0
Group Total	1,584	2,105	181	59,464	56.0	47	61.9	5.323	1,748.9	0.84	14.3	43.0
Class Total	1,584	2,105	181	59,464	56.0	47	61.9	5.323	1,748.9	0.84	14.3	43.0

Hardwood

Product	Total Tract				Per Acre				Average Tree			
	Trees	Tons	DMBF	Cu. Ft. IB	BA	Trees	Tons	DMBF	Cu. Ft. IB	SL CFT/Ft	DBH	MerchHt
Misc. Hardwood												
Pulpwood	1,148	301	0	8,654	12.0	34	8.8	0.000	254.5	0.00	7.9	30.5
Group Total	1,148	301	0	8,654	12.0	34	8.8	0.000	254.5	0.00	7.9	30.5
Class Total	1,148	301	0	8,654	12.0	34	8.8	0.000	254.5	0.00	7.9	30.5
Grand Total	2,732	2,405	181	68,118	68.0	80	70.7	5.323	2,003.5	0.84	11.6	37.8

TIMBER CRUISE

berry timber
3835 hwy 83 n,
star city, ar 71667
us

Phone: 870-367-5678

Email: mwadeberry@yahoo.com

Detailed Summary Report

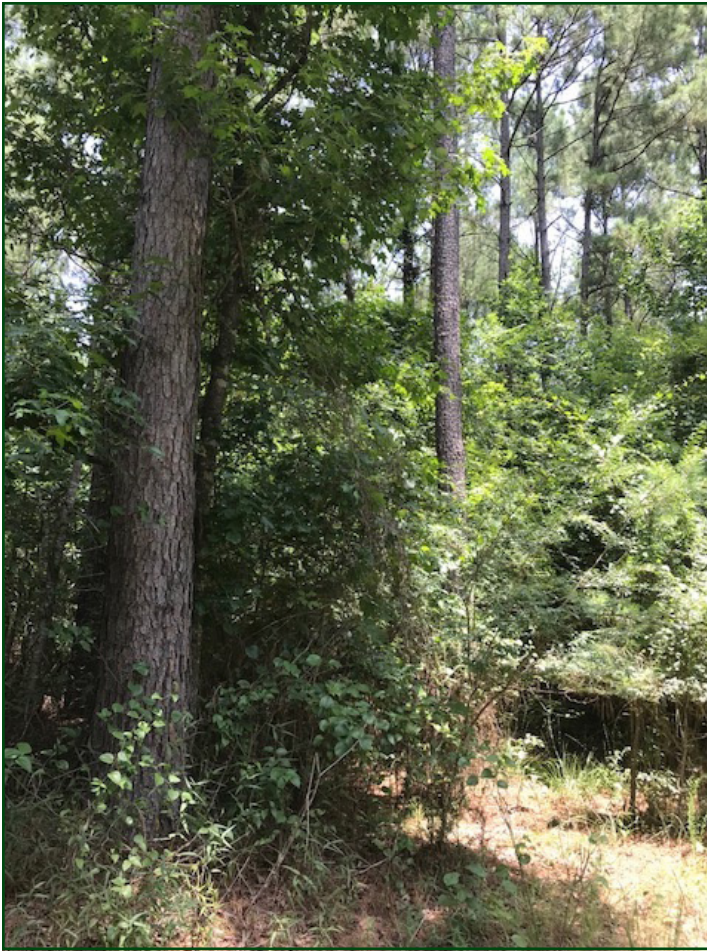
Tract: Easter Bottomland Hdwd
Cruiser: wb
Location: Hamburg
Owner:
Cruise Date: 03/13/2018

Total Acres: 66.00
Number of Plots: 10
Cruise Method: Point
Plot Size/BAF: 20.00

Hardwood												
Total Tract					Per Acre					Average Tree		
Product	Trees	Tons	DMBF	Cu. Ft. IB	BA	Trees	Tons	DMBF	Cu. Ft. IB	SL CFT/Ft	DBH	MerchHt
Misc. Hardwood												
Sawtimber	845	729	94	20,999	20.0	13	11.0	1.422	318.2	1.17	16.7	21.2
Pulpwood	5,075	2,870	0	82,643	48.0	77	43.5	0.000	1,252.2	0.00	10.1	43.3
SM	132	0	0	0	0.3	2	0.0	0.000	0.0	0.00	5.0	0.0
Topwood	0	412	0	11,869	0.0	0	6.2	0.0	179.8	0.00	0.0	0.0
Group Total	6,052	4,012	94	115,510	68.3	92	60.8	1.422	1,750.2	1.17	10.9	39.3
Red Oak												
Sawtimber	1,007	961	126	26,386	26.0	15	14.6	1.908	399.8	1.25	17.4	21.0
Group Total	1,007	961	126	26,386	26.0	15	14.6	1.908	399.8	1.25	17.4	21.0
White Oak												
Sawtimber	543	523	68	14,378	14.0	8	7.9	1.027	217.8	1.20	17.5	22.0
Group Total	543	523	68	14,378	14.0	8	7.9	1.027	217.8	1.20	17.5	22.0
Class Total	7,603	5,496	288	156,275	108.3	115	83.3	4.357	2,367.8	1.21	12.3	35.6
Grand Total	7,603	5,496	288	156,275	108.3	115	83.3	4.357	2,367.8	1.21	12.3	35.6







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LILE REAL ESTATE, INC.

Arkansas - Corporate Office
401 Autumn Road
Little Rock, AR 72211
501.374.3411 501.421.0031 (fax)

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

L I C E N S E D I N A R K A N S A S , L O U I S I A N A , M I S S I S S I P P I , T E N N E S S E E A N D T E X A S