



OFFERED FOR SALE

EH LEE FAMILY FARM

An Agricultural and Recreational Investment Opportunity

816.87 (+/-) Total Acres • Chicot County, Arkansas

OFFERED BY



AGRICULTURE RECREATION TIMBERLAND
TRADITIONAL BROKERAGE + SEALED BIDS + CONSULTING

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TENNESSEE AND TEXAS



DISCLOSURE STATEMENT

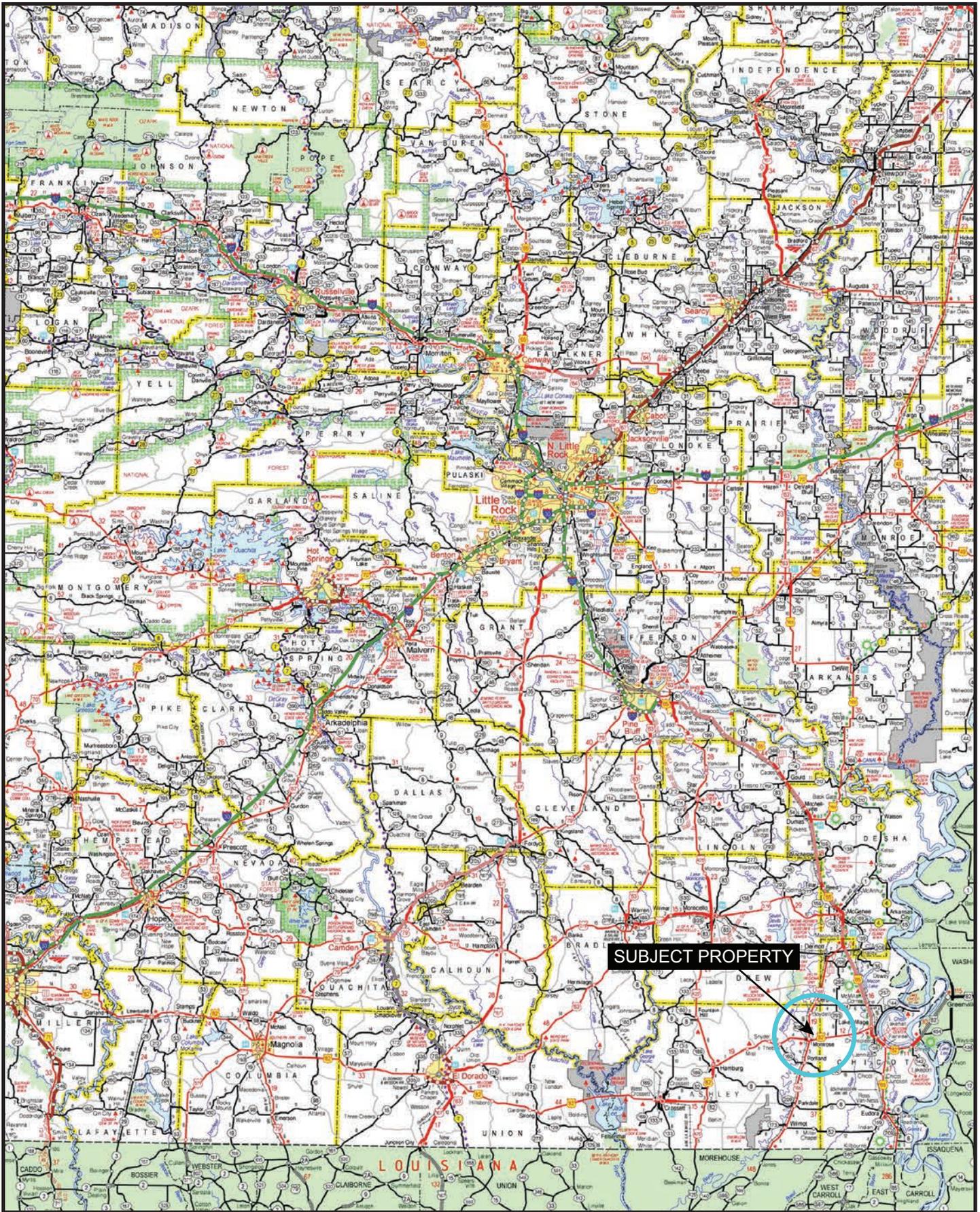
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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: This offering consists of an excellent row crop farm in the heart of the delta, and has been closely held in the same family ownership for generations. The property is located along U.S. Highway 82 and is in close proximity to grain elevators, equipment dealerships, and chemical / seed suppliers. The local tenant pool is considered above average. The farm has an improved internal road system and 40 acres of hardwoods that offer recreational opportunities.

Location: Chicot County, Arkansas

Mileage Chart

Lake Village, AR	10
Monticello, AR	44
Monroe, LA	77
Little Rock, AR	135
Jackson, MS	141

Latitude: 33.30828

Longitude: -91.445642

Acreage: 816.87 +/- acres per Farm Service Agency

Access: U.S. Highway 82

Farm Service Agency: #3281, Tracts 52, 53, 130 and 1464

Farmland:	816.87
Cropland:	755.66
WRP/CRP:	0

Irrigation: Nine (9) Gearhead Wells (8" discharge)
One (1) Relift
Extensive underground pipeline

Efficiency: 93%

Soils: Class III – Perry and Portland Clay

Recreation: Duck and deer hunting potential

Farm Lease: Subject to existing lease, which can be provided upon request.

Farm Bases: Please see FSA 156 provided herein.

PROPERTY SUMMARY

Real Estate Taxes:	<u>Parcel Number</u>	<u>Acres</u>	<u>Tax Amount</u>
	010-05033-000	160	\$1,244.86
	010-05039-000	80	\$510.10
	010-05045-000	40	\$278.00
	010-05169-000	160	\$1,291.00
	010-05197-000	364.18	\$2,808.83
	010-05206-000	5.92	\$40.89
	<u>Total</u>	<u>810.1</u>	<u>\$6,173.68</u>

Mineral Rights: All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Offering Price: \$3,512,550.00 (\$4,300.00 per acre)

Contact: Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015) or Brandon Stafford (mobile: 501-416-9748) of Lile Real Estate, Inc.

Arkansas Delta



The Arkansas Delta is one of the six natural regions of the state of Arkansas. Willard B. Gatewood Jr., author of *The Arkansas Delta: Land of Paradox*, says that rich cotton lands of the Arkansas Delta make that area "The Deepest of the Deep South."

The region runs along the Mississippi River from Eudora north to Blytheville and as far west as Little Rock. It is part of the Mississippi embayment, itself part of the Mississippi River Alluvial Plain. The flat plain is bisected by Crowley's Ridge, a narrow band of rolling hills rising 250 to 500 feet (76 to 152 m) above the flat delta plains. Several towns and cities have been developed along Crowley's Ridge, including Jonesboro. The region's lower western border follows the Arkansas River just outside Little Rock down through Pine Bluff. There the border shifts to Bayou Bartholomew, stretching south to the Arkansas-Louisiana state line.

While the Arkansas Delta shares many geographic similarities with the Mississippi Delta, it is distinguished by its five unique sub-regions: the St. Francis Basin, Crowley's Ridge, the White River Lowlands, the Grand Prairie and the Arkansas River Lowlands (also called "the Delta Lowlands"). Much of the region is within the Mississippi lowland forests ecoregion.

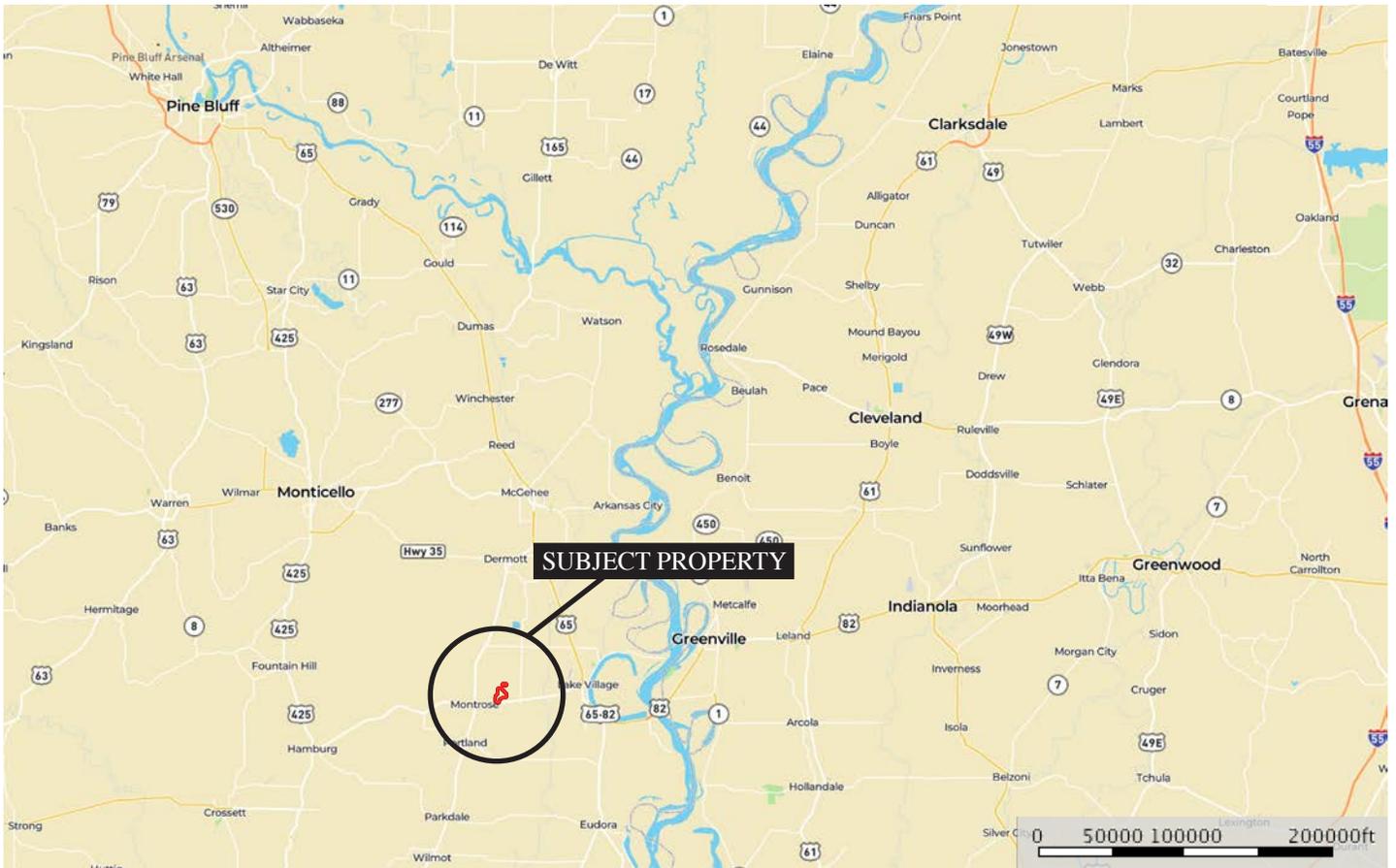
The Arkansas Delta includes the entire territories of 15 counties: Arkansas, Chicot, Clay, Craighead, Crittenden, Cross, Desha, Drew, Greene, Lee, Mississippi, Monroe, Phillips, Poinsett, and St. Francis. It also includes portions of another 10 counties: Jackson, Lawrence, Prairie, Randolph, White, Pulaski, Lincoln, Jefferson, Lonoke and Woodruff counties.

Source:

Wikipedia contributors, "**Arkansas Delta**," Wikipedia, The Free Encyclopedia, https://en.wikipedia.org/w/index.php?title=Arkansas_Delta&oldid=878573412 (accessed February 4, 2019).

LOCATION MAP I

EH LEE FAMILY
Arkansas, AC +/-



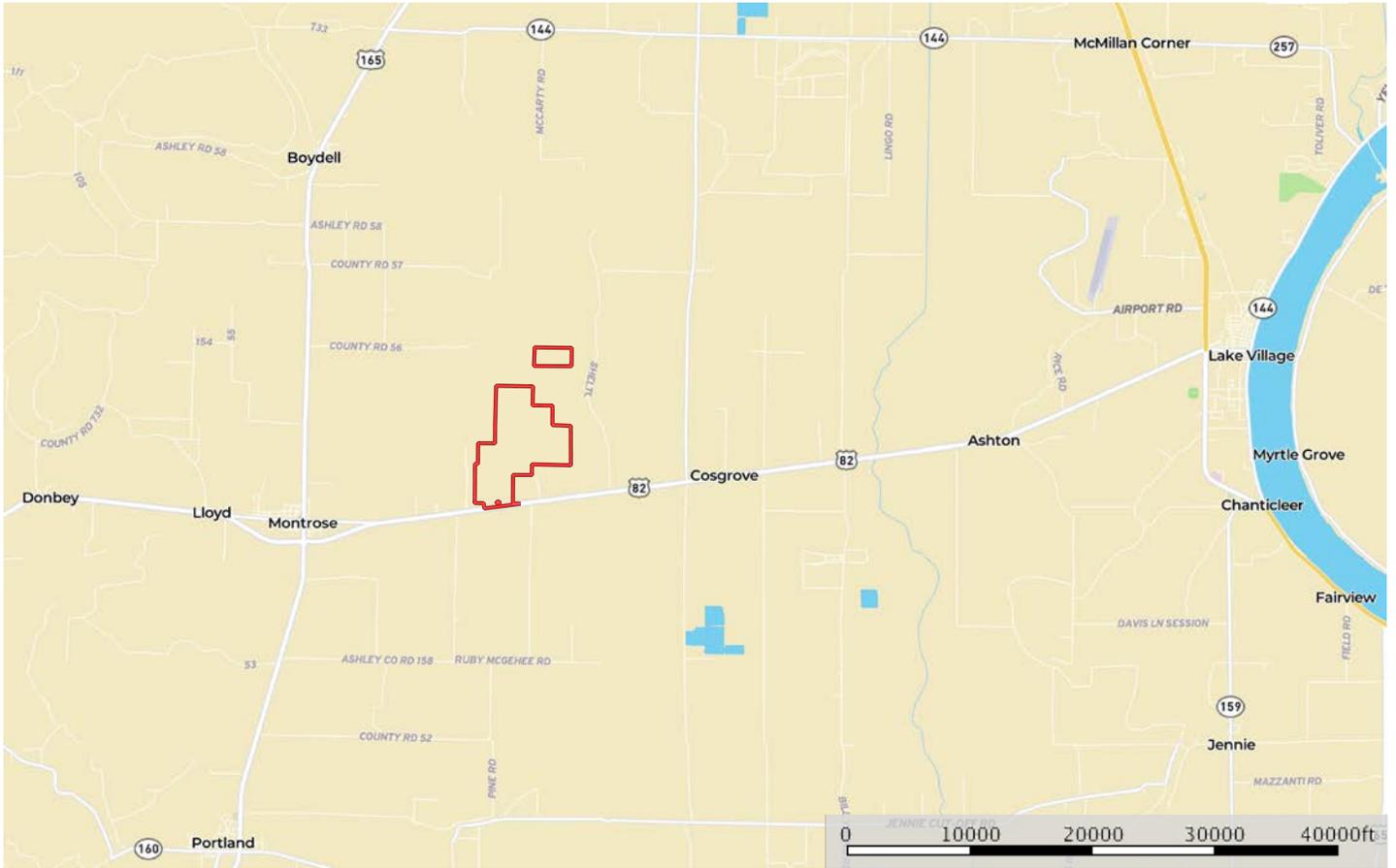
 Boundary

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.

LOCATION MAP II

EH LEE FAMILY
Arkansas, AC +/-



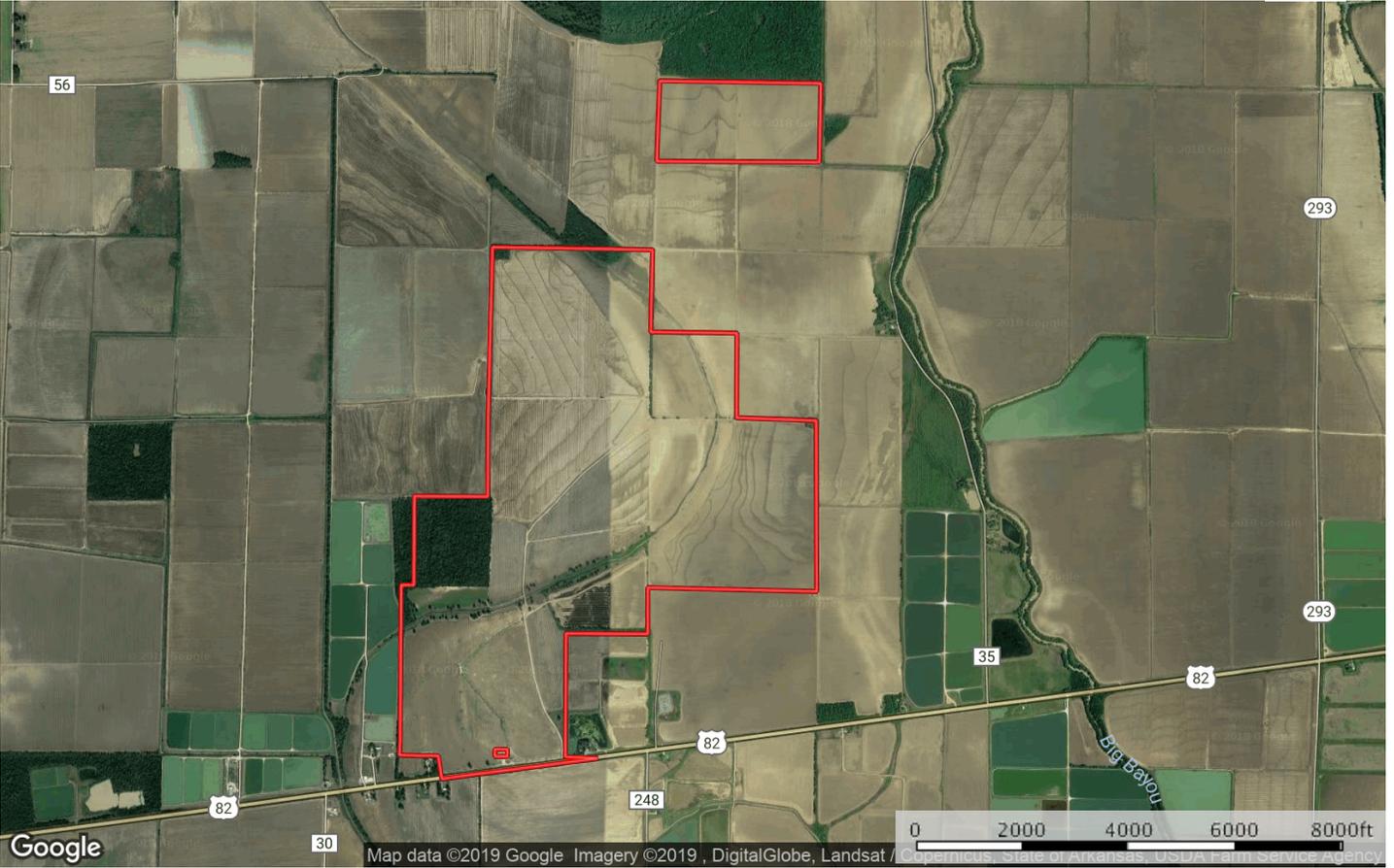
 Boundary

Sindy Cruthis

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AERIAL MAP

EH LEE FAMILY
Arkansas, AC +/-



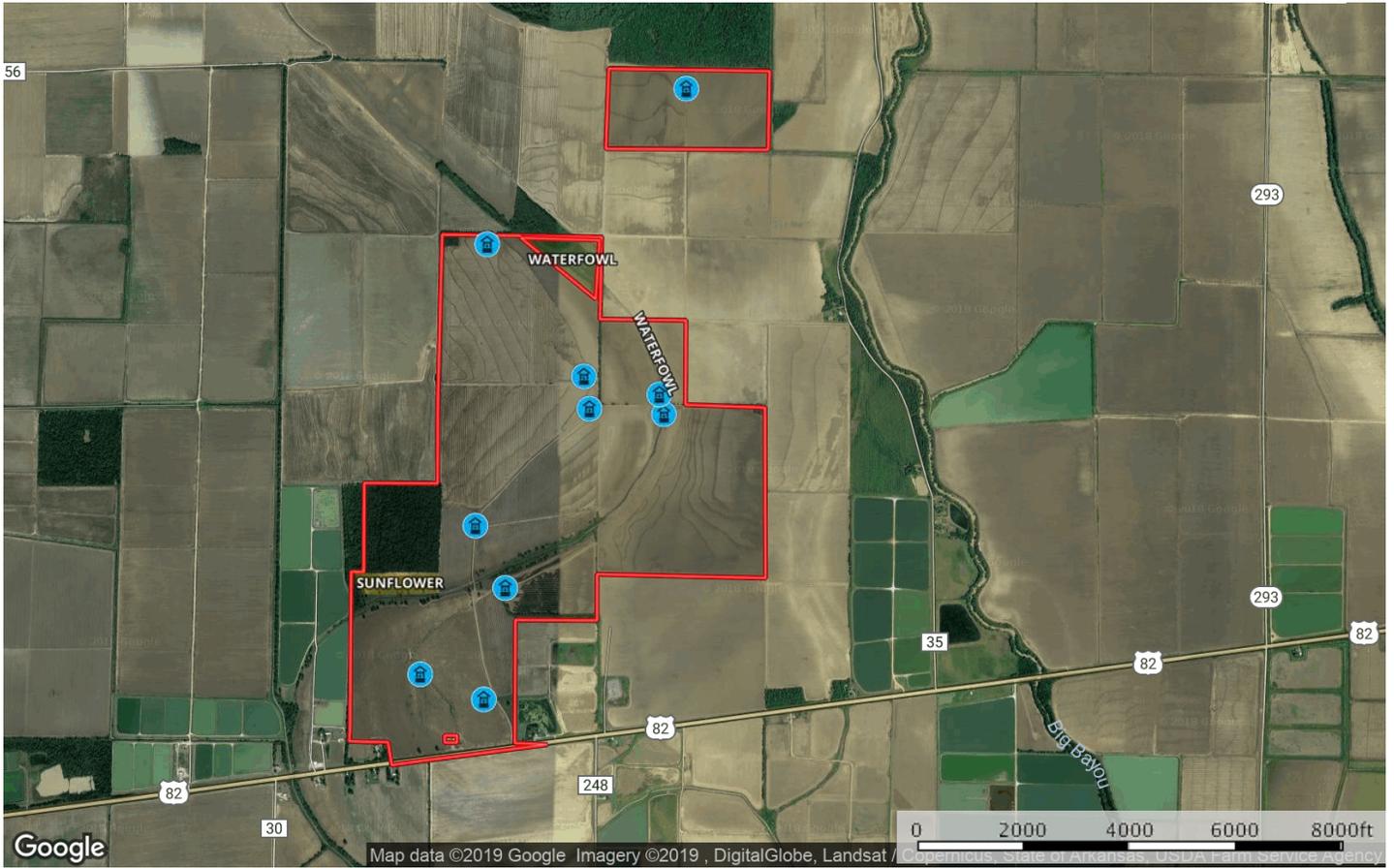
 Boundary

Sindy Cruthis

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IRRIGATION MAP

EH LEE FAMILY
Arkansas, AC +/-



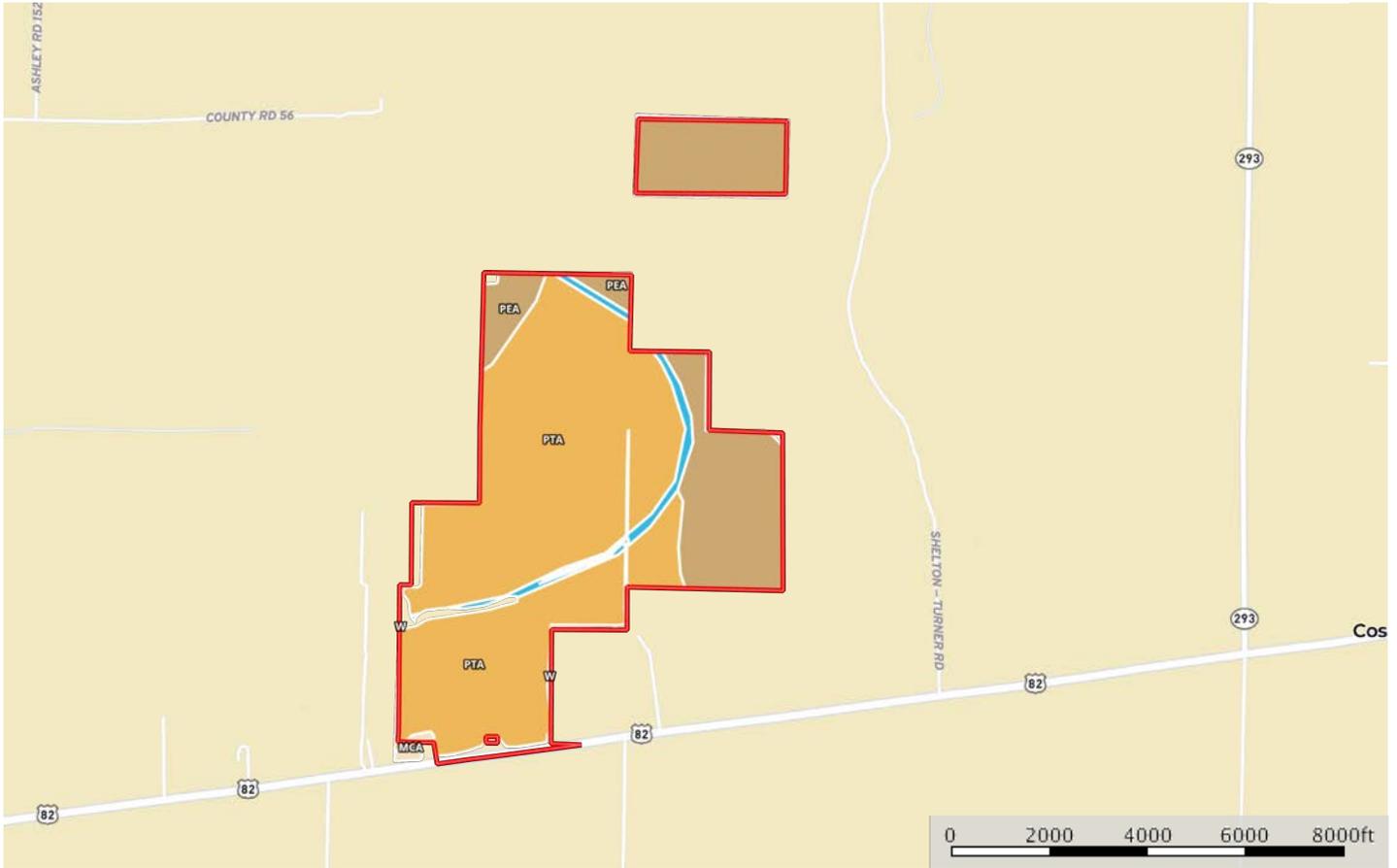
- Well
- Sunflower Field
- Boundary
- Boundary

Sindy Cruthis

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SOIL MAP

EH LEE FAMILY
Arkansas, AC +/-



 Boundary

Sindy Cruthis

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SOIL MAP KEY

I  Boundary 796.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
PeA	Perry clay, 0 to 1 percent slopes	230.7	28.96	3w
W	Water	22.9	2.87	-
McA	McGehee silt loam, 0 to 1 percent slopes	4.1	0.52	2w
PtA	Portland clay, 0 to 1 percent slopes	538.8	67.65	3w
TOTALS		796.6	100%	2.91

Capability Legend

Increased Limitations and Hazards

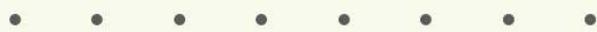
Decreased Adaptability and Freedom of Choice Users

Land, Capability

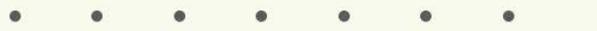
Class(non-irrigated)



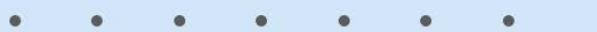
'Wild Life'



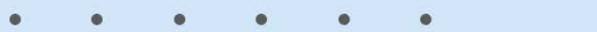
Forestry



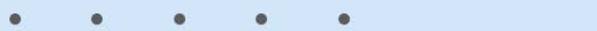
Limited



Moderate



Intense



Limited



Moderate



Intense



Very Intense



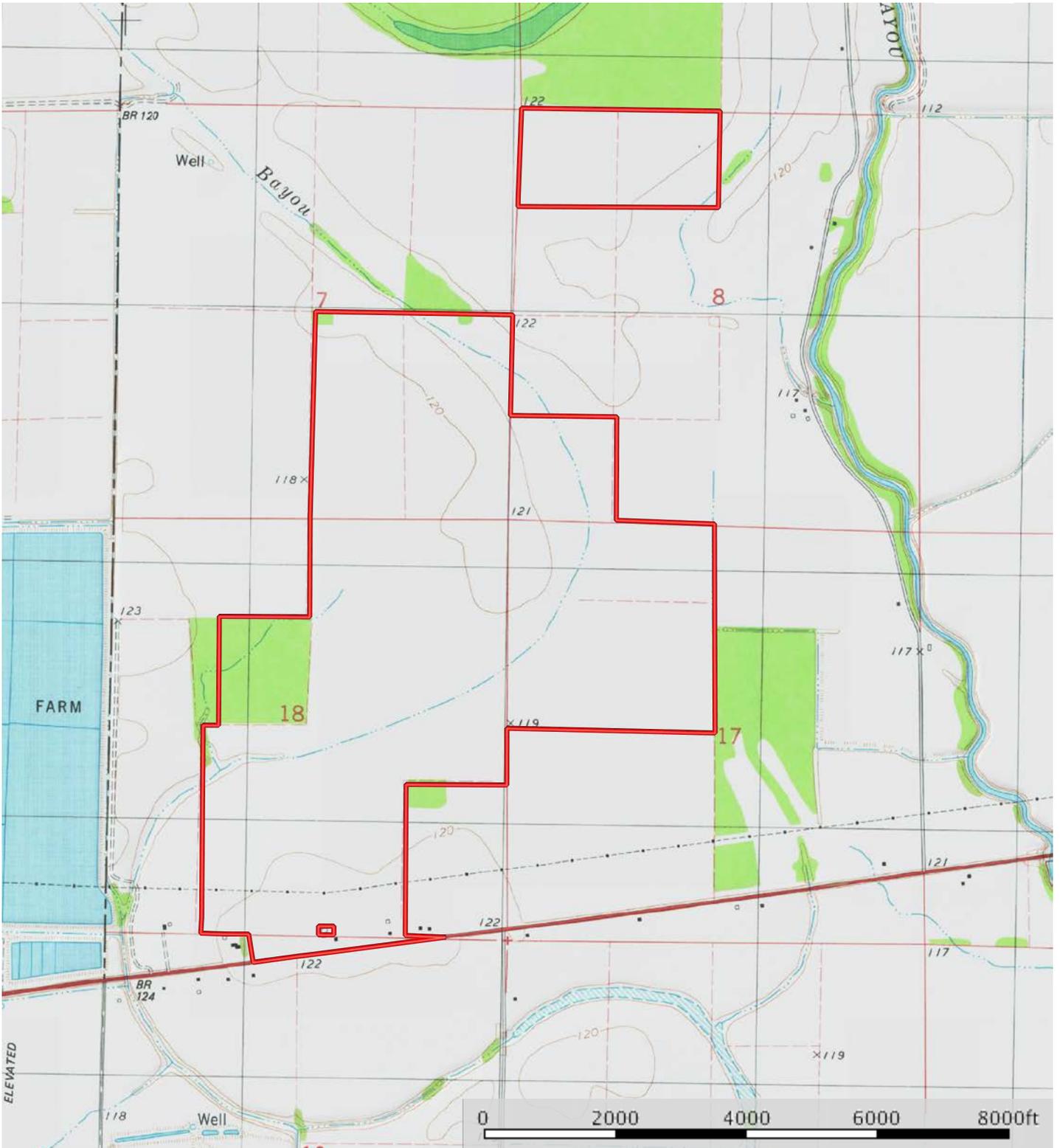
Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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

TOPOGRAPHY MAP

EH LEE FAMILY
Arkansas, AC +/-

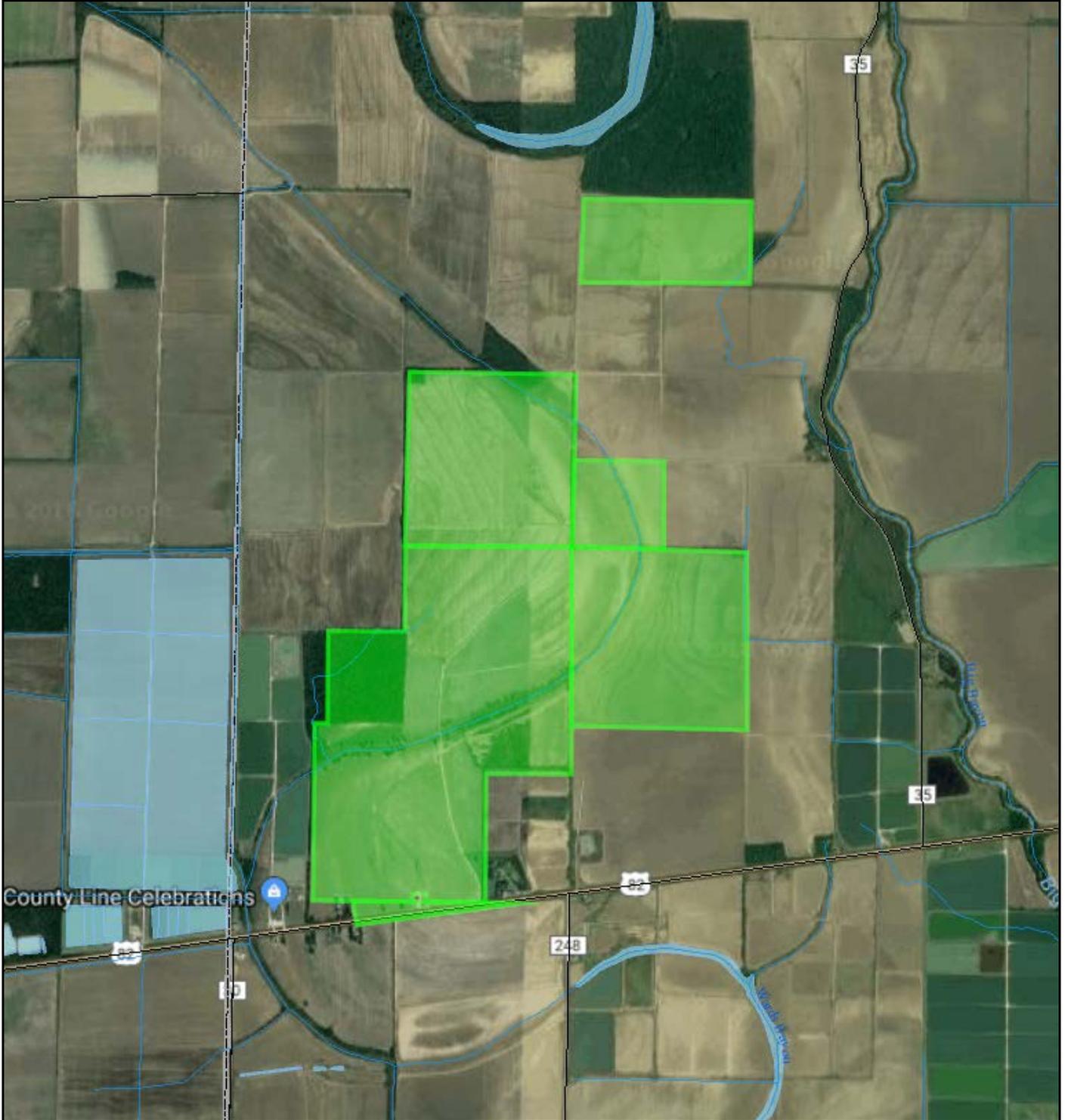


 Boundary

Sindy Cruthis

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REAL ESTATE TAX MAP



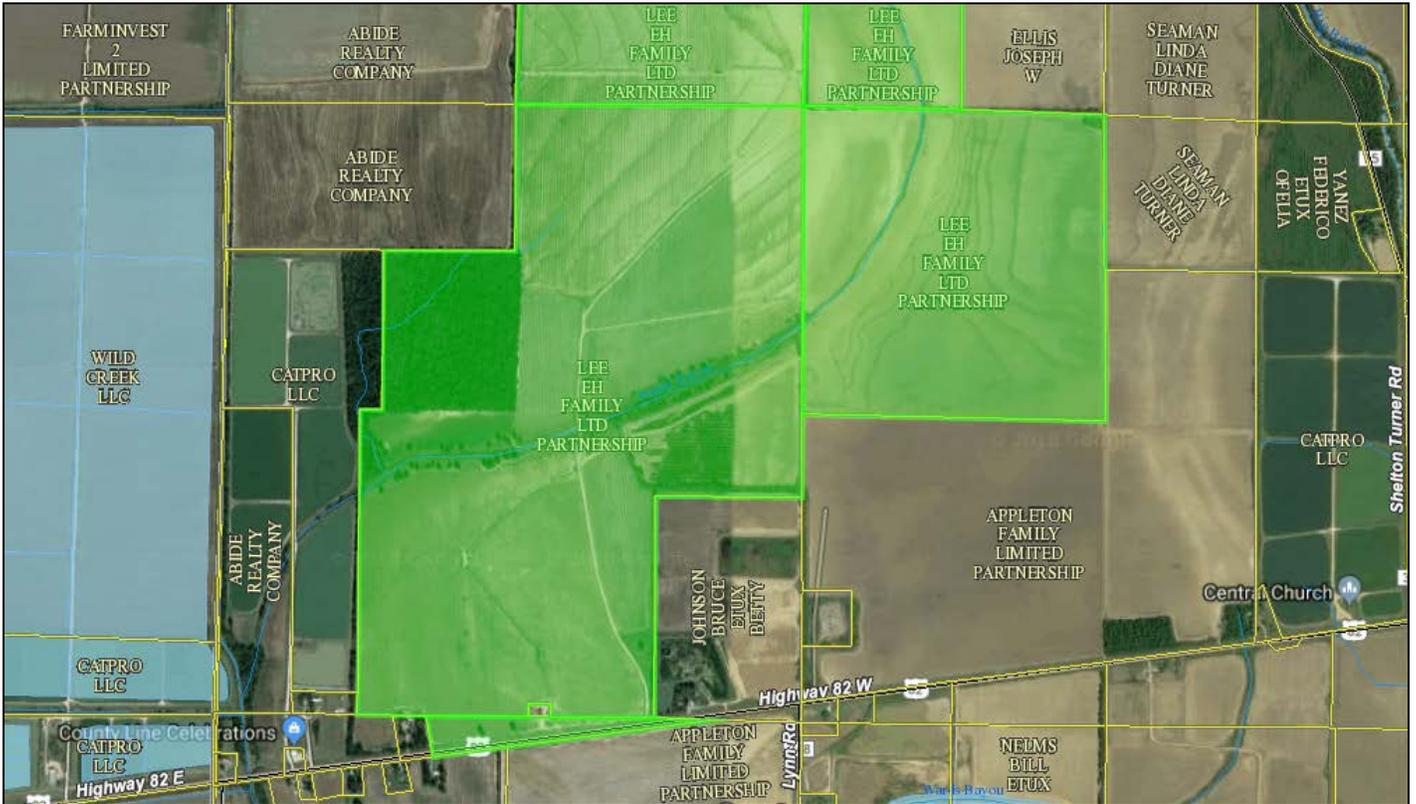
Date Created: 11/19/2018
Created By: DataScoutPro

1 inch = 1991 feet

 via DataScout OneMap

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REAL ESTATE TAX MAP



Date Created: 12/13/2018
Created By: DataScoutPro
via DataScout OneMap

1 inch = 1172 feet

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

REAL ESTATE TAX INFO

1) LEE EH FAMILY LTD PARTNERSHIP

Address:
Legal: SE1/4

Parcel: 010-05033-000 RPID: 5931 Acres: 160

2) LEE EH FAMILY LTD PARTNERSHIP

Address:
Legal: N1/2 NW1/4
Parcel: 010-05039-000

RPID: 5935 Acres: 80

3) LEE EH FAMILY LTD PARTNERSHIP

Address:
Legal: SW1/4 SW1/4

Parcel: 010-05045-000 RPID: 5941 Acres: 40

4) LEE EH FAMILY LTD PARTNERSHIP

Address:
Legal: NW1/4

Parcel: 010-05169-000 RPID: 6070 Acres: 160

5) LEE EH FAMILY LTD PARTNERSHIP

Address: HWY 82 W
Legal: NE1/4; E1/2 SE1/4 NW1/4 & E1/2 W1/2 SE1/4 NW1/4; N1/2 NE1/4 SE1/4; W1/2 SE1/4 & E1/2 SW1/4 LESS .06 AC
Parcel: 010-05197-000

RPID: 6100 Acres: 364.18

6) LEE EH FAMILY LTD PARTNERSHIP

Address: HWY 82 W
Legal: PT NE4 NW4 & NW4 NE4 N HWY 82 LESS PT AS M-17-205

Parcel: 010-05206-000 RPID: 6111 Acres: 5.92

Date Created: 11/19/2018
Created By: DataScoutPro

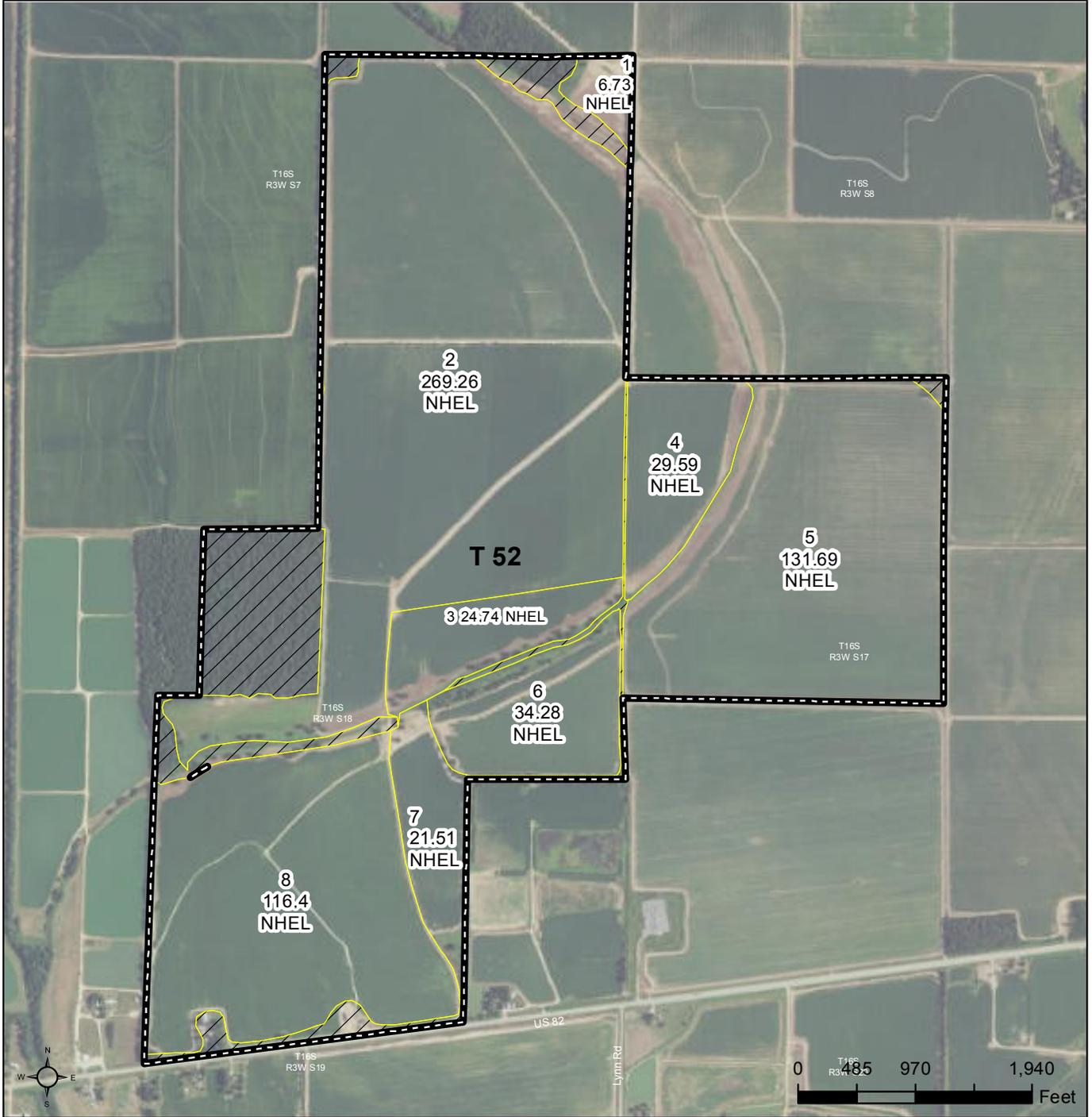
 via DataScout OneMap

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FARM SERVICE AGENCY MAP



Chicot 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: 634.20 acres

2018 Program Year
Map Created September 19, 2017

Farm 3281
Tract 52

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

FARM SERVICE AGENCY MAP



Chicot County, Arkansas



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

2018 Program Year

Map Created September 19, 2017

Farm 3281
Tract 53

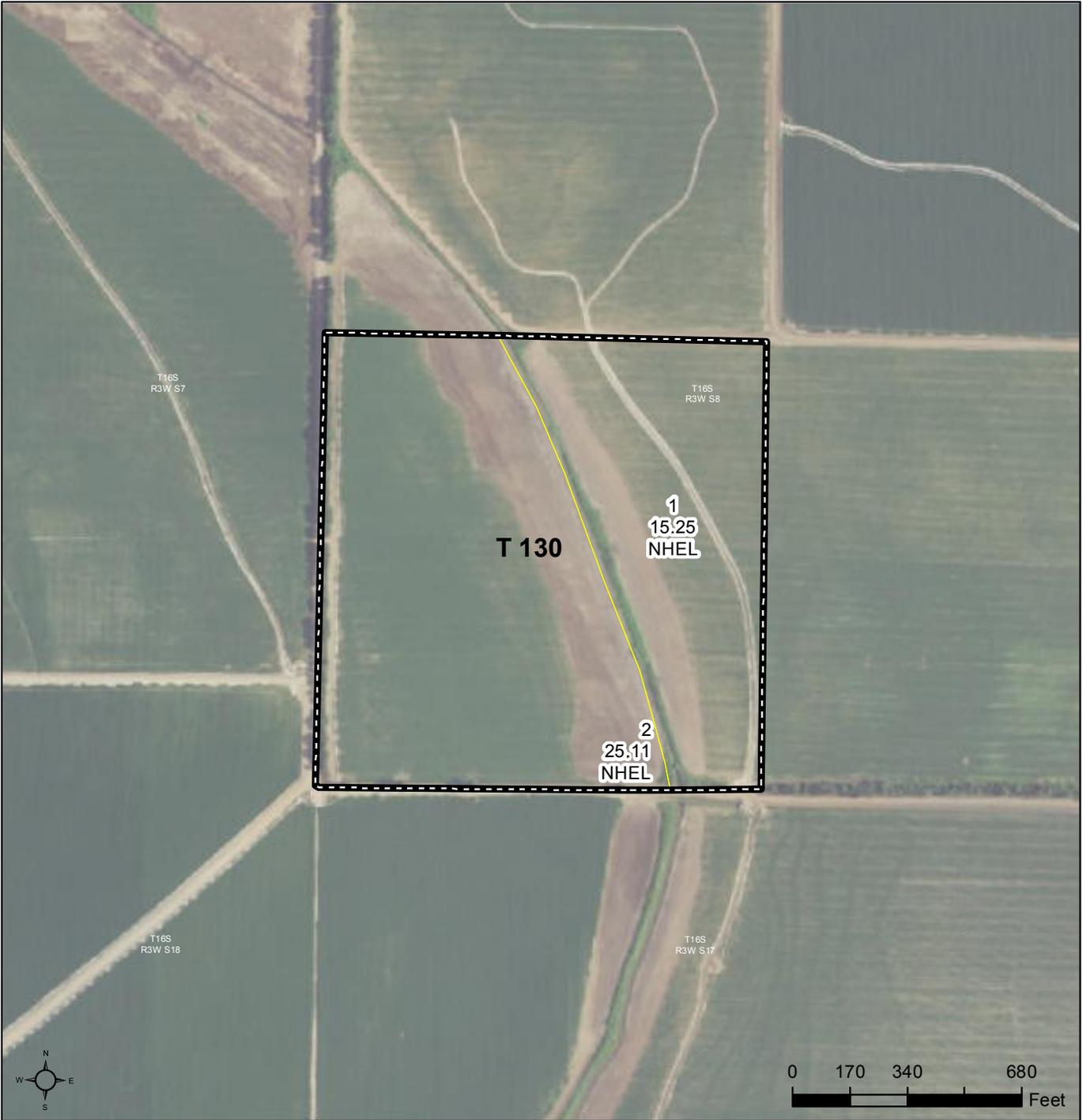
Tract Cropland Total: 41.56 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

FARM SERVICE AGENCY MAP



Chicot County, Arkansas



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 40.36 acres

2018 Program Year

Map Created September 19, 2017

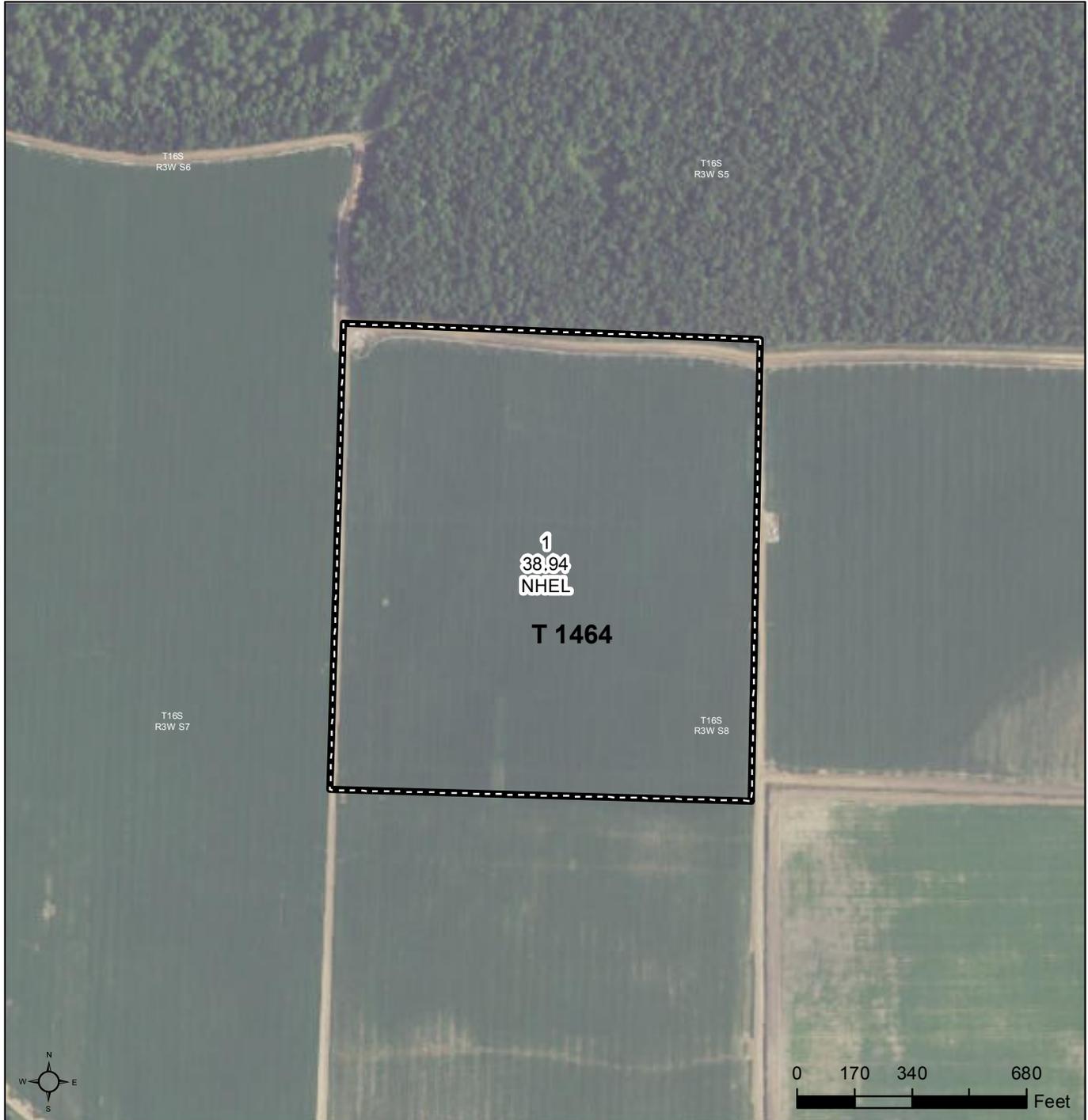
Farm 3281
Tract 130

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FARM SERVICE AGENCY MAP



Chicot County, Arkansas



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 38.94 acres

2018 Program Year

Map Created September 19, 2017

Farm 3281
Tract 1464

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

FSA INFO

Arkansas
Chicot
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 3281
Prepared: 11/6/18 11:35 AM
Crop Year: 2018
Page: 1 of 3

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
LUNA FARM PARTNERSHIP		

Farms Associated with Operator:
None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
816.87	755.06	755.06	0.0	0.0	0.0	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	755.06	21.7	0.0				

ARC-IC	ARC-CO	PLC	PLC-Default
NONE	FLAX , CORN , SNFLR SFLWR, SOYBN, BARLY RAPE , MUSTD, SESME CANOL, CRAMB, RICE-MGR SML CHIKP, LRG CHIKP, PEAS LENTI	WHEAT, OATS , SORGH PNUTS, RICE-LGR	NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction	HIP
RICE-LONG GRAIN	342.59		6177	0.0	
GENERIC	58.1	771		0.0	
SOYBEANS	275.91		42	0.0	100
Total Base Acres:	676.6				

Tract Number: 52 **Description:** A7,A8,B8
BIA Range Unit Number:
HEL Status: NHEL: no agricultural commodity planted on undetermined fields
Wetland Status: Tract contains a wetland or farmed wetland
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
696.01	634.2	634.2	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	634.2	19.3	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	285.42		6177	0.0
GENERIC	54.7	771		0.0
SOYBEANS	229.86		42	0.0

FSA INFO

FARM: 3281

Arkansas
Chicot

U.S. Department of Agriculture
Farm Service Agency

Prepared: 11/6/18 11:35 AM
Crop Year: 2018

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 2 of 3

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
Total Base Acres:	569.98			

Owners: E H LEE FAMILY LTD PARTNERSHIP

Other Producers: None

Tract Number: 53 Description: B7

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
41.56	41.56	41.56	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	41.56	1.2	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	18.77		6177	0.0
GENERIC	3.4	771		0.0
SOYBEANS	15.12		42	0.0
Total Base Acres:	37.29			

Owners: E H LEE FAMILY LTD PARTNERSHIP

Other Producers: None

Tract Number: 130 Description: b-7

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
40.36	40.36	40.36	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	40.36	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	19.25		6177	0.0
SOYBEANS	15.51		42	0.0

FSA INFO

Arkansas
Chicot

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 3281
Prepared: 11/6/18 11:35 AM
Crop Year: 2018
Page: 3 of 3

Report ID: FSA-156EZ

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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
Total Base Acres:	34.76			

Owners: E H LEE FAMILY LTD PARTNERSHIP

Other Producers: None

Tract Number: 1464 Description: b-7

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
38.94	38.94	38.94	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	38.94	1.2	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	19.15		6177	0.0
SOYBEANS	15.42		42	0.0
Total Base Acres:	34.57			

Owners: E H LEE FAMILY LTD PARTNERSHIP

Other Producers: None













LILE REAL ESTATE, INC.

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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