



OFFERED FOR SALE

ISLE OF MARTINIQUE

An Agricultural and Recreational Investment Opportunity

650 (+/-) Total Acres • Chicot and Drew Counties, 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

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



DISCLOSURE STATEMENT

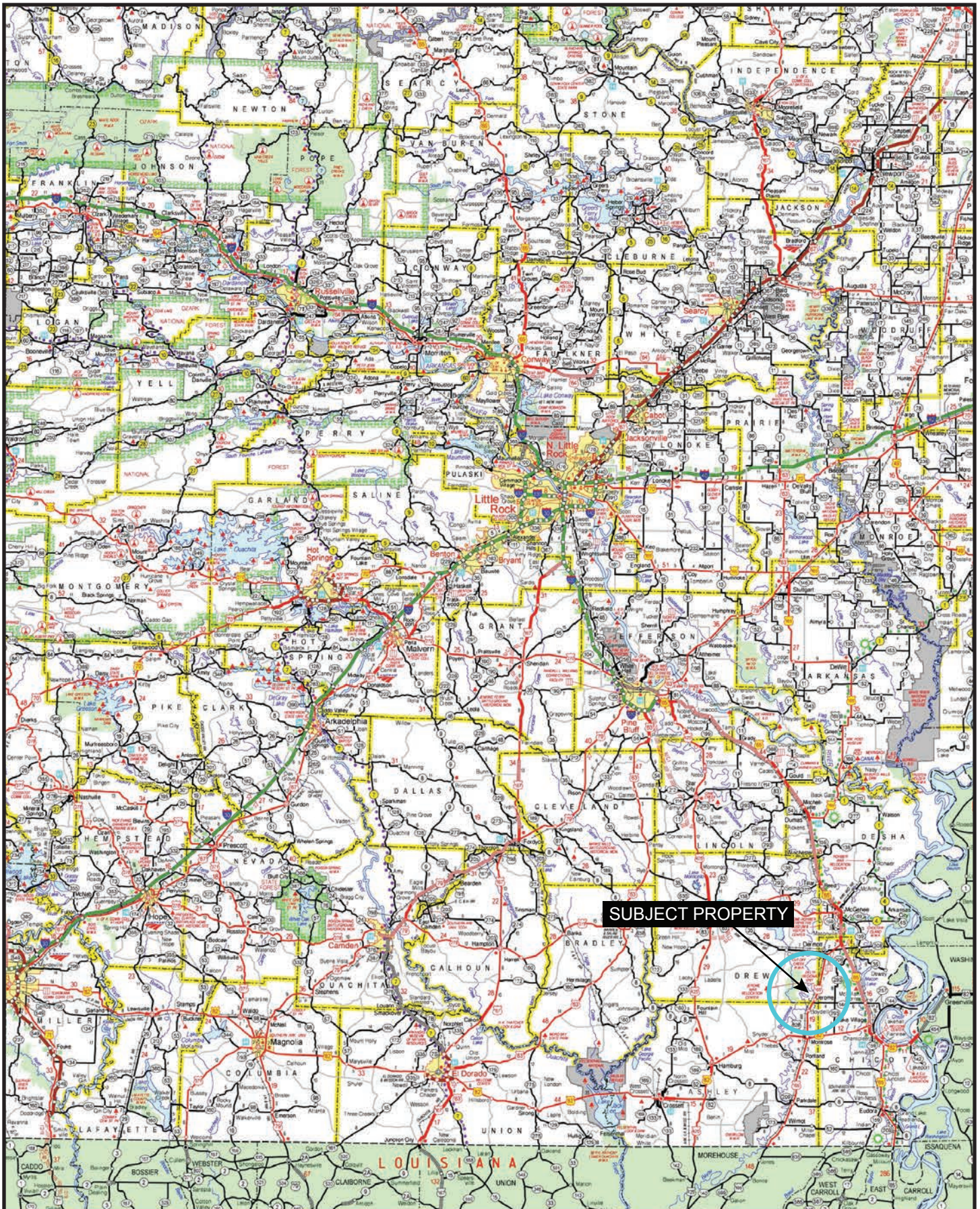
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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: Isle of Martinique (Gibson Island) is a rare offering that has been generationally held by the same family for decades in the eastern Arkansas Delta. The bulk of these lands are located inside an island that was created when Bayou Bartholomew changed course in the early 1900s. This area is now commonly referred to as the "Dead Bayou". These lands are incredibly fertile with the bulk of the tillable acres consisting of rilla silt loam soils. The property offers incredible recreational opportunities with multiple whitetail deer being harvested in the 150 – 160 inch range. The duck hunting on this property has a reputation as being very consistent and above average. This is due to being located less than three (3) miles from Cut Off Creek WMA and in one of the narrowest waterfowl corridors in the entire Mississippi Flyway. This exceptional duck hunting spot can be hunted on multiple wind directions and does not require a stationary permanent blind due to the thick natural vegetation within the tree line that bisects the property running west to east. The bayou offers good hunting during freeze ups. Fishing is also offered in the Dead Bayou with several areas for boat access located along the inner banks of the property.

Location: Chicot and Drew Counties, Arkansas

Mileage Chart

Monticello, AR	29
Monroe, LA	82
Little Rock, AR	121
Jackson, MS	148
Memphis, TN	183

Latitude: 33.434404

Longitude: -91.458546

Acreage: 650 +/- total acres (estimated)

Tillable Acres: 371.13 (FSA GIS Field Maps)

Balance Acres: Dead Bayou, internal roads, tree lines

Access: Old Highway 165 (Chicot County Road)

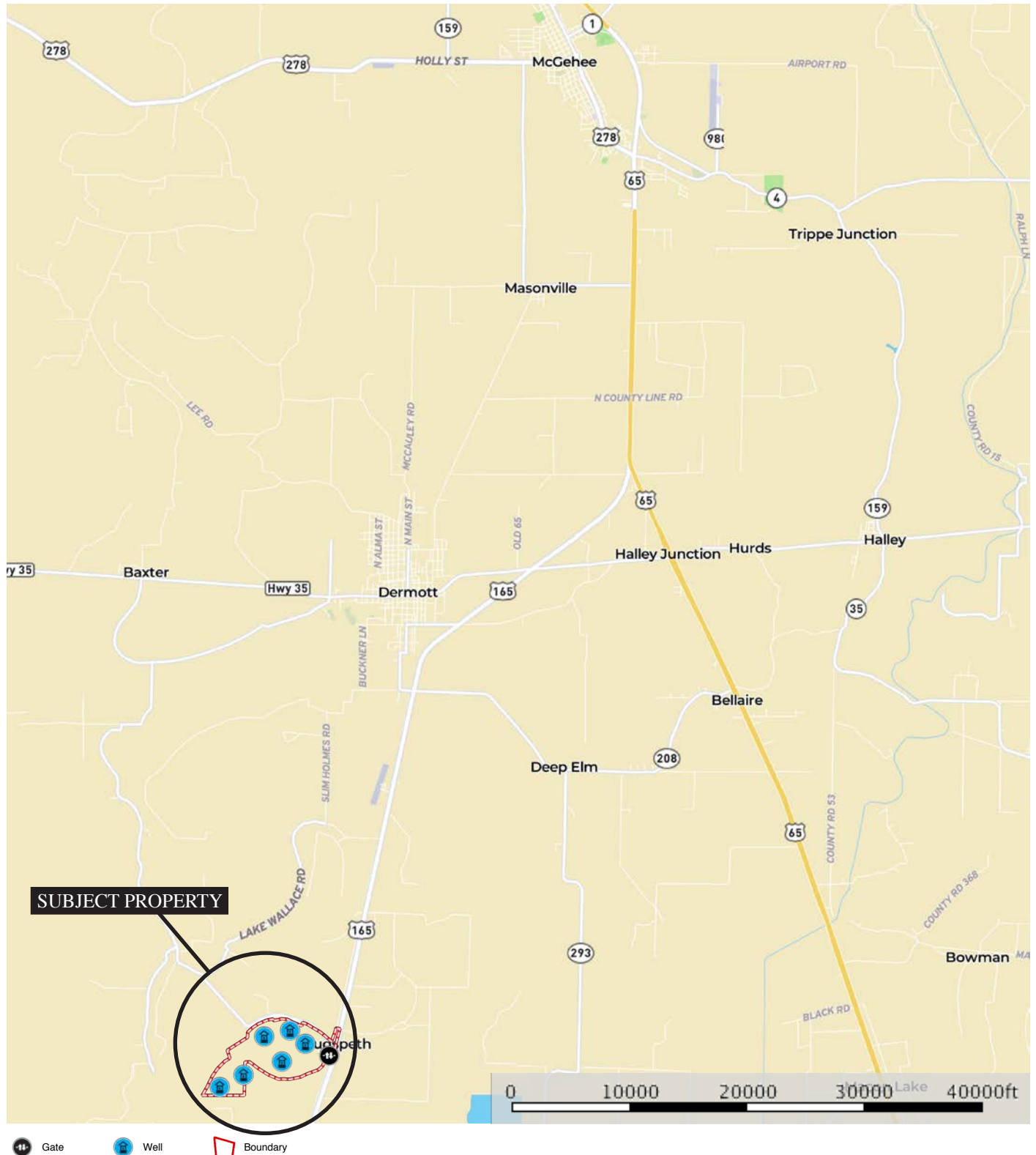
Farm Service Agency:	Farm Number	Tract Number	Field Number	Acres
	1896	1552	17	3.46
	1896	1552	19	2.11
	1896	1552	20	1.89
	1896	1552	14	52.54
	1896	1552	16	34.09
	1896	1552	21	89.41
	1896	1552	22	70.20
	1896	1552	23	24.82
	1896	3957	1	92.61
				371.13

See attached FSA 156EZ within Brochure. *Note this includes acreage that is not currently offered for sale, bases and crop yields shall be pro-rated at closing.

PROPERTY SUMMARY

Real Estate Taxes:	Subject property is combined with other properties not offered for sale. Taxes are estimated to be approximately \$6.00 per acre.
Irrigation:	Four (4) electric submersible irrigation wells (6 inch discharge) One (1) gearhead irrigation well (8 inch discharge) Offers opportunity for multiple relift spots including Bayou Bartholomew and the Dead Bayou
Soils:	85% Rilla Silt Loam 15% Perry Clay See soils map within brochure
Farm Lease:	80/20 Crop Share - Annual
Recreation:	Waterfowl and deer hunting coupled with excellent fishing.
Notable Features:	Dead Bayou One of the narrowest parts of the Mississippi Flyway at 25 miles
Helpful Links:	Wildlife Management Area - https://www.agfc.com/en/zone-map/679/ Bayou Bartholomew - https://en.wikipedia.org/wiki/Bayou_Bartholomew Waterfowl Flyway - https://www.ducks.org/conservation/where-ducks-unlimited-works/waterfowl-migration-flyways/du-projects-mississippi-flyway https://en.wikipedia.org/wiki/Mississippi_Flyway
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Offering Price:	\$4,250,000.00
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.

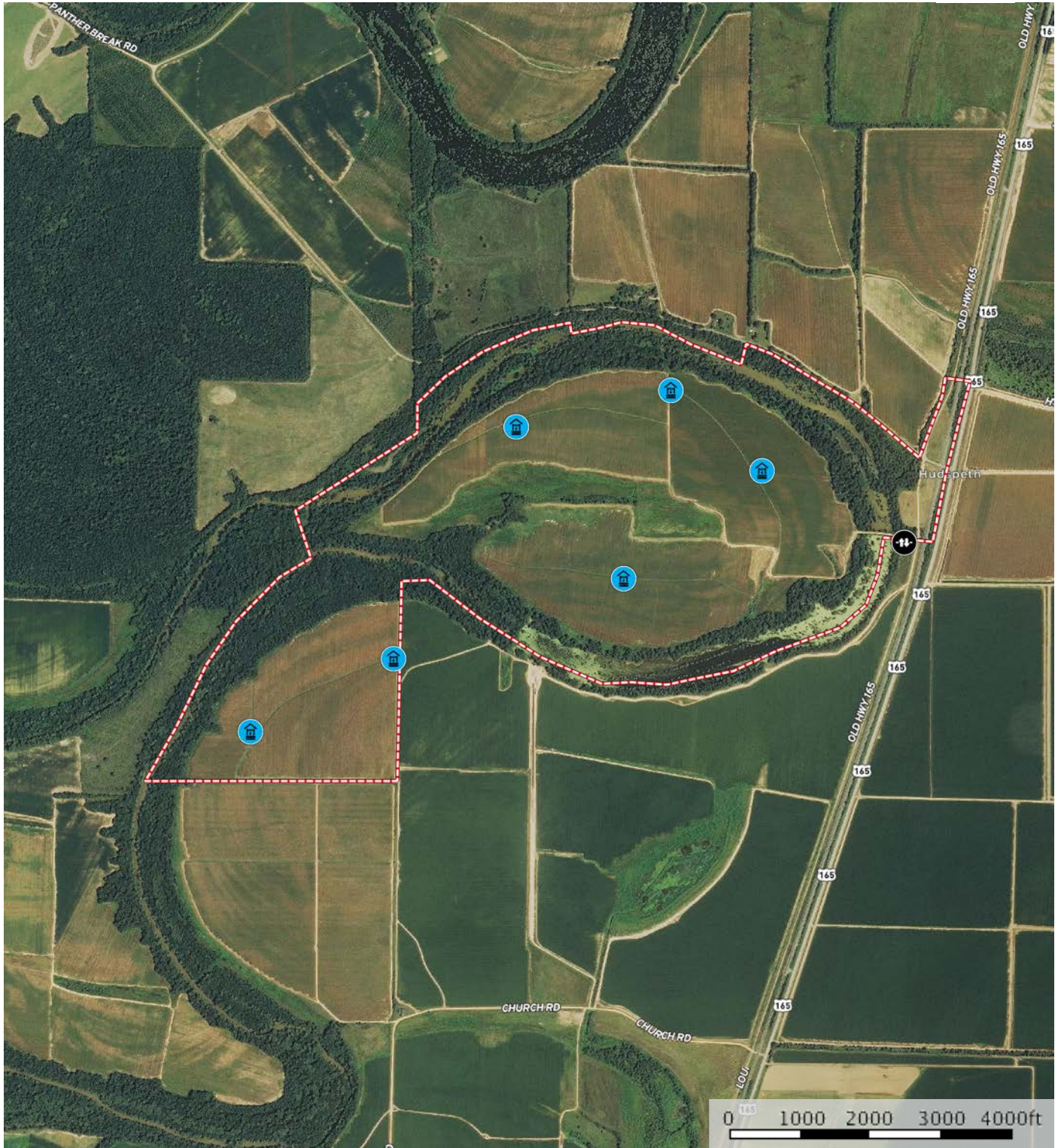
LOCATION MAP



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.

AERIAL MAP



Gate Well 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.

SOIL MAP



Sindy Cruthis

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SOIL MAP KEY









I  Boundary 637.9 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
GnA	Gallion silt loam, 0 to 1 percent slopes (rilla)	22.7	3.55	1
PeU	Perry clay, 1 to 3 percent slopes	2.2	0.34	3w
GnB	Gallion silt loam, 1 to 3 percent slopes (rilla)	4.9	0.77	2e
W	Water	58.6	9.19	-
Ha	Hebert silt loam, 0 to 1 percent slopes	36.6	5.74	2w
RbB	Rilla silt loam, 3 to 5 percent slopes	142.2	22.29	2e
Pr	Portland clay, 0 to 1 percent slopes	96.4	15.12	3w
RaA	Rilla silt loam, 0 to 1 percent slopes	118.8	18.62	2e
NOTCOM	No Digital Data Available	155.6	24.39	-
TOTALS		637.9	100%	1.45

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

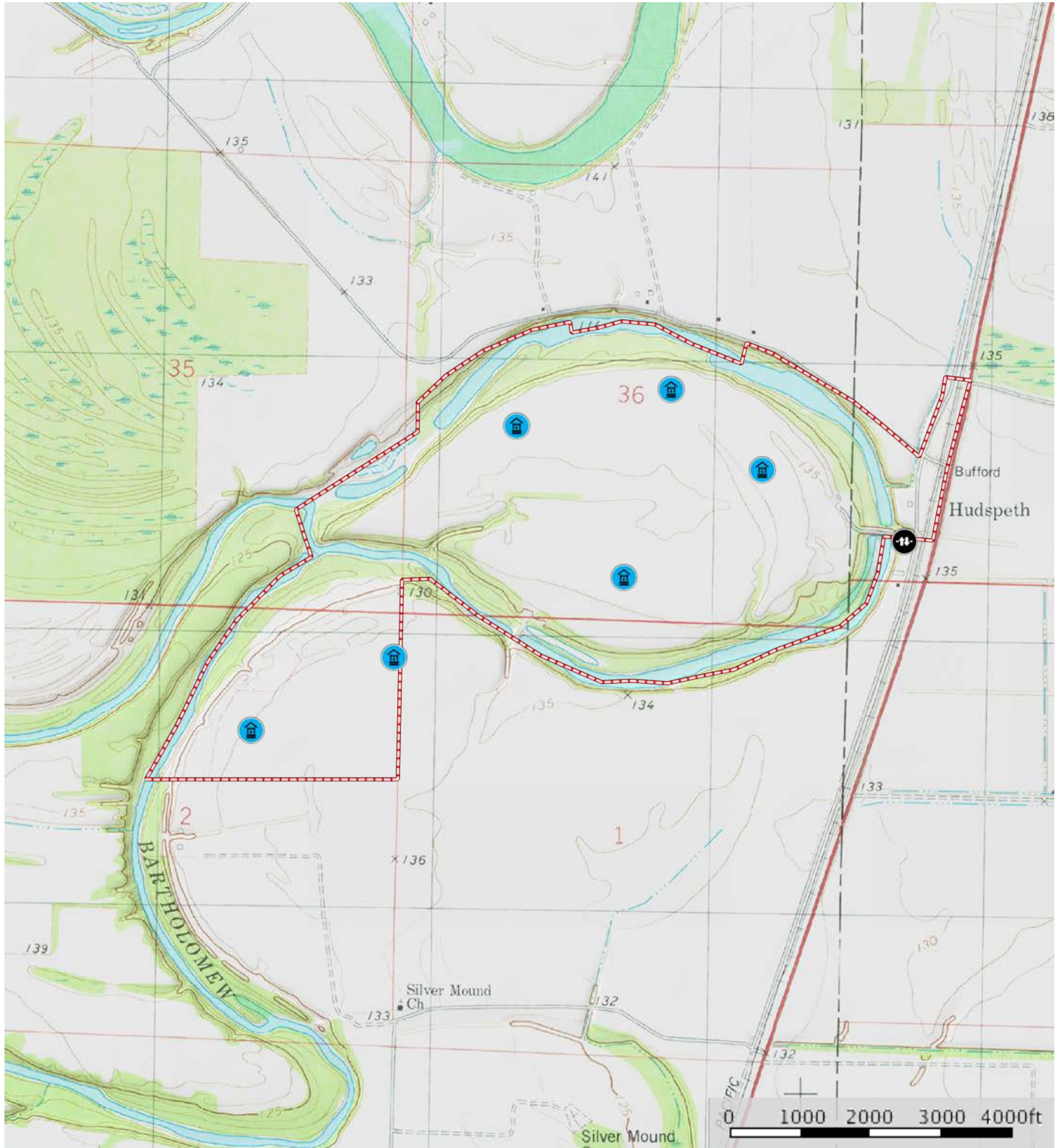
Land, Capability Class(non-irrigated)								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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

TOPOGRAPHY MAP

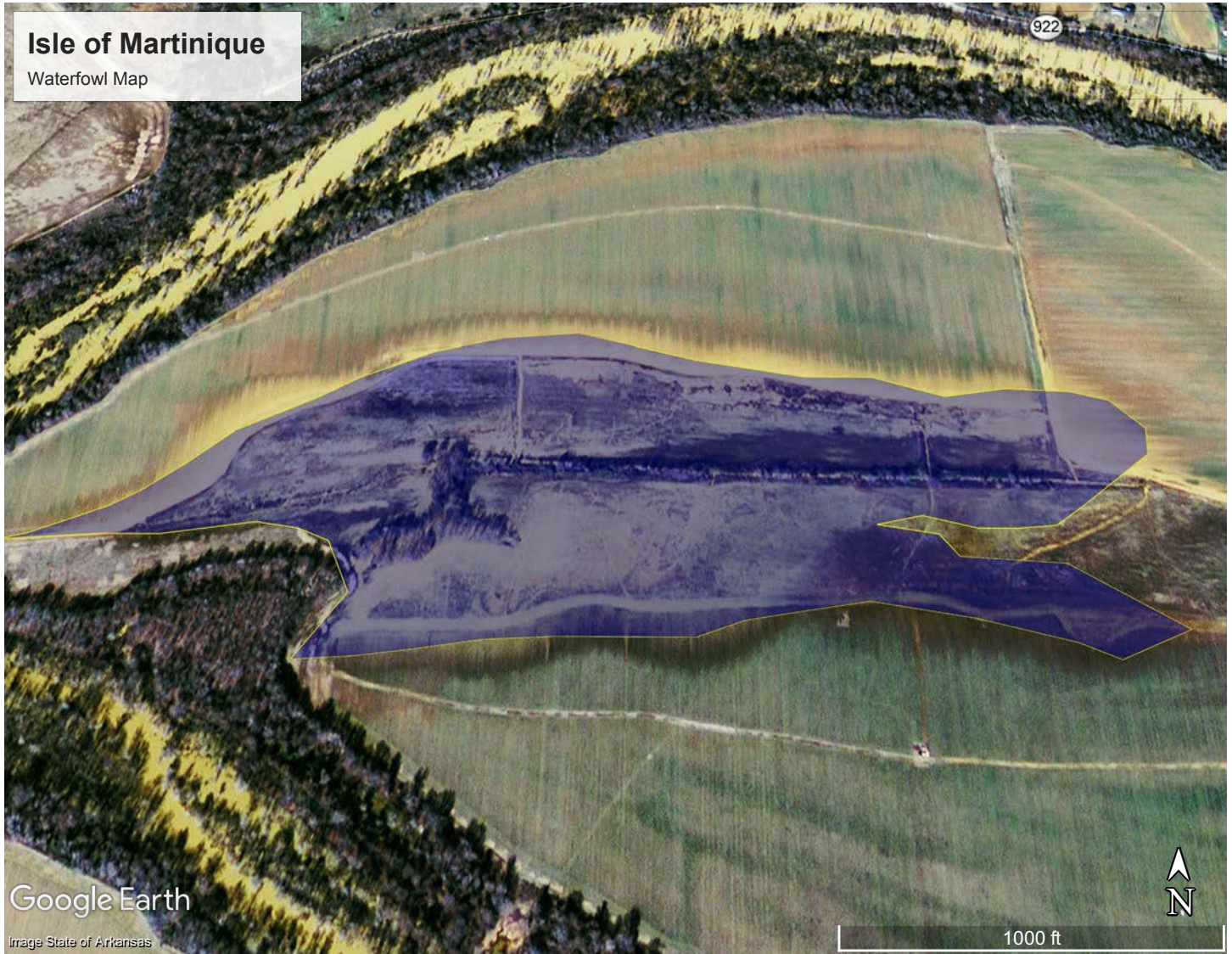


Gate Well Boundary

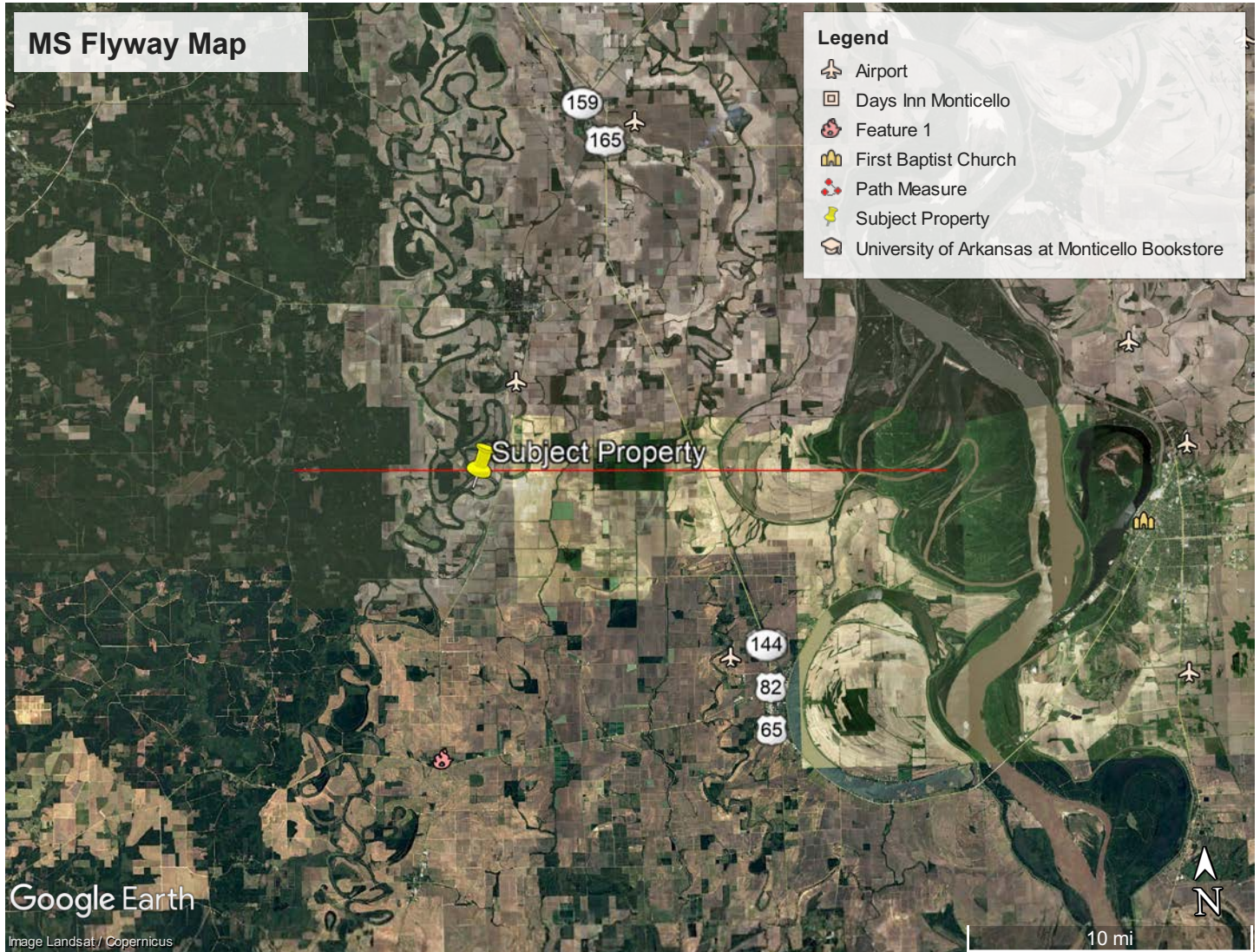
Sindy Cruthis

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WATERFOWL MAP



MISSISSIPPI FLYWAY MAP



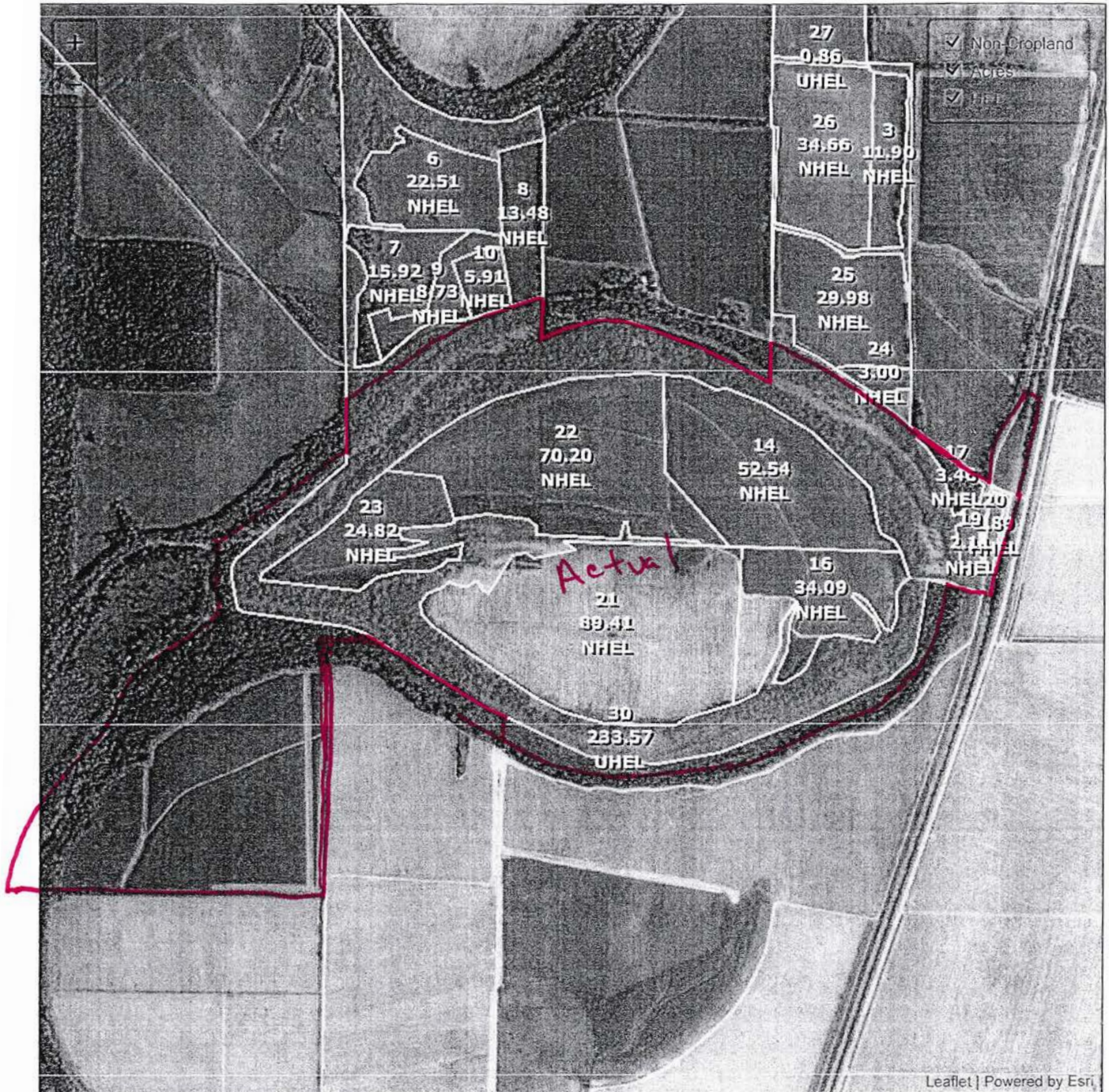
FARM SERVICE AGENCY MAP

Map of Farm 1896 in Drew County, Arkansas

Page 2 of 3



Drew County, Arkansas



Common Land Unit
Cropland

Non-cropland

CRP

Wetland Determination Identifiers

● Restricted Use

○ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

2018 Crop Year



Tract 2 of 3

Farm 1896
Tract 1552

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. Further 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).

<https://intranet-apps.fsa.usda.gov/cars/setUpReports.do?dispatchTo=report&report=fsa578Map&farmNum...> 2/4/2019

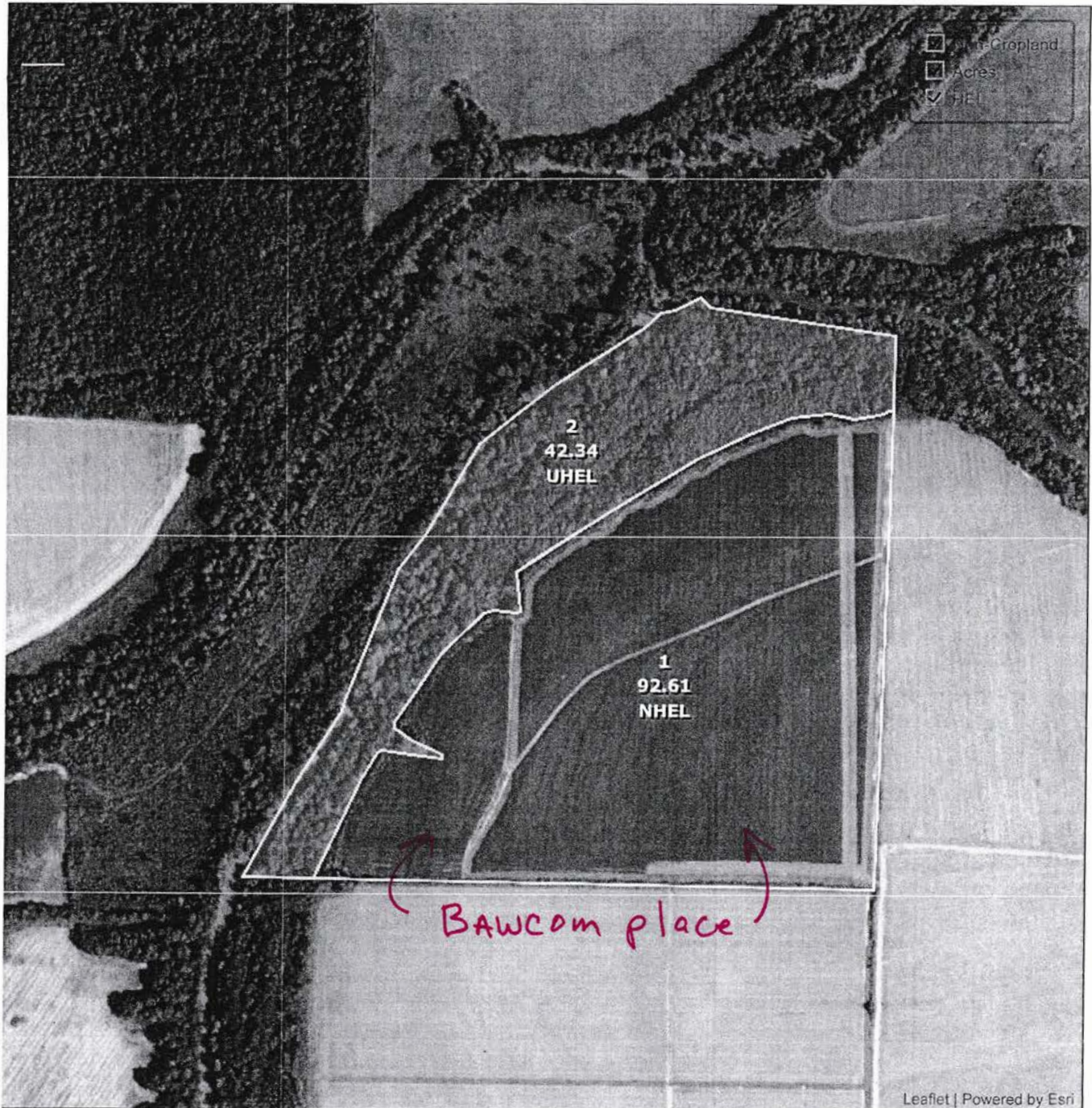
FARM SERVICE AGENCY MAP

Map of Farm 1896 in Drew County, Arkansas

Page 3 of 3



Drew County, Arkansas



Common Land Unit
Cropland Non-cropland CRP

Leaflet | Powered by Esri

2018 Crop Year

Farm 1896
Tract 3957

Wetland Determination Identifiers

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



Tract 3 of 3

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<https://intranet-apps.fsa.usda.gov/cars/setupReports.do?dispatchTo=report&report=fsa578Map&farmNum...> 2/4/2019

FSA INFO

Arkansas

Drew

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 1896

Prepared: 2/4/19 11:20 AM

Crop Year: 2019

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
RICE-LONG GRAIN	0.25		5536	0.0
CORN	6.4		153	0.0
SOYBEANS	3.57		44	0.0
Total Base Acres:	12.11			

Owners: JOHN FRANK GIBSON JR

JOHN F GIBSON III

Other Producers: D & T FARMS INC

DANZIE FARMS INC

Tract Number: 1552 **Description:** I12R 1A & 1B NORTH SECTION 36

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
699.5	465.07	465.07	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	465.07	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	9.03		43	0.0
RICE-LONG GRAIN	1.18		5536	0.0
CORN	30.64		153	0.0
SOYBEANS	17.09		44	0.0
SEED COTTON	226.4		1164	0.0
UNA GENERIC	56.6		0	0.0
Total Base Acres:	340.94			

Owners: JOHN FRANK GIBSON JR

JOHN F GIBSON III

Other Producers: D & T FARMS INC
BOBKAY FARMS INC
MATTHEW JUSTICE

DANZIE FARMS INC
ALKAY FARMS INC

FSA INFO

Arkansas

Drew

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 1896

Prepared: 2/4/19 11:20 AM

Crop Year: 2019

Page: 3 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.

Tract Number: 3957 Description: I12L 2B SECTION 2

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
134.95	92.61	92.61	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	92.61	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	0.74		43	0.0
RICE-LONG GRAIN	0.1		5536	0.0
CORN	2.51		153	0.0
SOYBEANS	1.4		44	0.0
SEED COTTON	62.16		1164	0.0
UNA GENERIC	15.54		0	0.0
Total Base Acres:	82.45			

Owners: JOHN FRANK GIBSON JR

JOHN F GIBSON III

Other Producers: ALKAY FARMS INC

MIKE AND TANYA FRENCH FARM PARTNERSHIP

NELL CAMDEN
CIRCUIT CLERK

BY [Signature] 399-318

APR 21 1995
AM 11:45 PM
7 8 9 10 11 12 1 2 3 4 5 6

QUITCLAIM DEED

This instrument prepared by:
John F. Gibson, Jr.
Monticello, AR
ABN 66021

B19/99

KNOW ALL MEN BY THESE PRESENTS:

THAT We, C. C. Gibson, Jr., and Helen Gibson, his wife, GRANTORS, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by John F. Gibson, Jr., and Charles S. Gibson, GRANTEES, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, convey, sell and quitclaim unto the said GRANTEES, and unto their heirs and assigns forever, all my right, title, interest and claim in and to the following lands:

All that part of "Dead Bayou", formerly Bayou Bartholomew, in Section 36, Township 14 South, Range 4 West, and Section 1, Township 15 South, Range 4 West, which lies between the left (East) bank of "Dead Bayou" and the center of the channel of said "Dead Bayou" in said Sections, Townships and Range, in the bend of said Bayou where it encircles the Isle of Martinique in Drew County, containing 49 acres, more or less; and

All that part of "Dead Bayou", formerly Bayou Bartholomew, in Section 31, Township 14 South, Range 3 West, and Section 6, Township 15 South, Range 3 West, which lies between the left (East) bank of "Dead Bayou" in said Sections, Townships and Range, in the bend of said Bayou where it encircles the Isle of Martinique in Chicot County, containing 16.56 acres, more or less;

Subject to the reservation of the personal right to fish the waters of the foregoing in our children, and pretermitted grandchildren and C. C. "Chad" Gibson, IV, Joy Gibson, and J. R. Burks.

It is the intent of the Grantors by the foregoing descriptions to quitclaim all right, title and interest (except fishing rights reserved for our children and grandchildren, to be exercised jointly with Grantees) in "Dead Bayou", formerly known as Bayou Bartholomew, where it encircles the Isle of Martinique.

To have and to hold unto the said GRANTEES and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

WITNESS my hand and seal this the 20th day of April, 1995.

[Signature]

C. C. GIBSON, JR.

[Signature]
HELEN GIBSON

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

[Signature]
Grantee or Grantee's Agent

Monticello, AR
Grantor's Address

LEGAL DESCRIPTION OF THE FARM AT HUDSPETH

TRACT 1 (ISLAND):

CHICOT COUNTY:

A TRACT OF LAND LYING IN SECTION 31, TOWNSHIP 14 SOUTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND SECTION 6, TOWNSHIP 15 SOUTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE DREW-CHICOT COUNTY LINE, THE SAME BEING THE LINE BETWEEN RANGE 3 WEST AND RANGE 4 WEST, AND THE CENTER OF THE CHANNEL OF "DEAD BAYOU", FORMERLY KNOWN AS BAYOU BARTHOLOMEW IN TOWNSHIP 15 SOUTH; THENCE NORTH OR UPSTREAM ALONG THE CENTER OF THE CHANNEL OF "DEAD BAYOU" TO THE ORDINARY HIGH WATER MARK ON THE SOUTH SIDE OF AN EARTHEN DAM CONSTITUTING THE EASTERN ENTRANCE TO THE ISLE OF MARTINIQUE; THENCE EASTERLY ALONG THE SOUTHERN BANK OF SAID DAM TO ITS INTERSECTION WITH THE ORDINARY HIGH WATER MARK ON THE LEFT OR EASTERN BANK OF "DEAD BAYOU", THENCE EAST TO THE WESTERN BOUNDARY OF THE MISSOURI-PACIFIC RAILROAD RIGHT-OF-WAY; THENCE NORTHERLY ALONG THE WESTERN BOUNDARY OF THE MISSOURI-PACIFIC RAILROAD RIGHT-OF-WAY TO ITS INTERSECTION WITH THE COUNTY ROAD AT HUDSPETH; THENCE WESTERLY ALONG THE SOUTHERN BOUNDARY OF SAID COUNTY ROAD UNTIL THE SAME TURNS SOUTH; THENCE SOUTHERLY ALONG THE EASTERN BOUNDARY OF SAID COUNTY ROAD UNTIL THE SAME TURNS WEST; THENCE WESTERLY ALONG THE SOUTHERN BOUNDARY OF SAID COUNTY ROAD UNTIL THE SAME INTERSECTS WITH THE DREW-CHICOT COUNTY LINE; THENCE SOUTHERLY ALONG SAID COUNTY LINE; THE SAME BEING THE LINE BETWEEN RANGE 3 WEST AND RANGE 4 WEST, TO THE POINT OF BEGINNING, CONTAINING 20 ACRES, MORE OR LESS. THE ABOVE LANDS LYING IN CHICOT COUNTY, ARKANSAS.

DREW COUNTY:

ALL THAT PART OF SECTIONS 35 AND 36, TOWNSHIP 14 SOUTH,

RANGE 4 WEST, WHICH LIES ON THE RIGHT OR WEST BANK OF BAYOU BARTHOLOMEW IN THE BEND OF SAID BAYOU, COMMONLY KNOWN AS THE YOWELL AND WILLIAMS PLACE AND ALSO KNOWN AS ISLE OF MARTINIQUE, CONTAINING 405.34 ACRES, MORE OR LESS, **LESS AND EXCEPT** ALL THAT PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 4 WEST, WHICH LIES ON THE RIGHT OR WEST BANK OF BAYOU BARTHOLOMEW AND WEST OF THE CUT-OFF OF BAYOU BARTHOLOMEW, CONTAINING 30 ACRES, MORE OR LESS, AND LYING IN DREW COUNTY, ARKANSAS.

Dead Bayou Adjacent to Island

ALL THAT PART OF SECTIONS 35 AND 36, TOWNSHIP 14 SOUTH, RANGE 4 WEST, AND THAT PART OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 4 WEST, WHICH LIES BETWEEN THE RIGHT OR WEST BANK OF "DEAD BAYOU", FORMERLY KNOWN AS BAYOU BARTHOLOMEW, AND THE CENTER OF THE CHANNEL OF SAID "DEAD BAYOU" IN SAID SECTIONS, TOWNSHIPS, AND RANGE, IN THE BEND OF SAID BAYOU WHERE IT ENCIRCLES THE ISLE OF MARTINIQUE, CONTAINING 101.5 ACRES, MORE OR LESS.

Dead Bayou Portion of Lake Wallace Farm

BEGINNING AT A POINT WHERE THE LEFT (NORTH) BANK OF "DEAD BAYOU" (FORMERLY BAYOU BARTHOLOMEW) INTERSECTS THE WEST LINE OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 4 WEST; THENCE IN A NORTHERLY DIRECTION ALONG THE LEFT BANK OF SAID "DEAD BAYOU" 37 CHAINS; THENCE SOUTH PARALLEL TO THE WEST BOUNDARY LINE OF SAID SECTION 36, 4.5 CHAINS TO THE CENTER OF THE CHANNEL OF THE SAID "DEAD BAYOU", THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE CENTER OF SAID CHANNEL TO THE INTERSECTION OF THE WEST LINE OF SAID SECTION 36; THENCE NORTH ALONG SAID SECTION LINE 9.5 CHAINS TO THE POINT OF BEGINNING, CONTAINING 20.72

ACRES, MORE OR LESS, IN DREW COUNTY, ARKANSAS; AND

BEGINNING AT A POINT WHERE THE EAST BOUNDARY LINE OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 4 WEST, INTERSECTS THE LEFT (NORTH) BANK OF SAID "DEAD BAYOU"; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE BANK OF SAID "DEAD BAYOU", 21.10 CHAINS; THENCE SOUTH, PARALLEL TO THE EAST BOUNDARY LINE OF SAID SECTION 36, 5 CHAINS TO THE CENTER OF THE CHANNEL OF SAID "DEAD BAYOU"; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE CENTER OF SAID CHANNEL TO THE INTERSECTION WITH THE EAST BOUNDARY LINE OF SAID SECTION 36, THENCE NORTH ALONG THE EAST BOUNDARY LINE OF SAID SECTION 36, 2.50 CHAINS TO THE POINT OF BEGINNING, CONTAINING 8.44 ACRES, MORE OR LESS, IN DREW COUNTY, ARKANSAS.

TRACT 3 (BAWCOM PLACE):

A PARCEL OF LAND IN SECTION 35, TOWNSHIP 14 SOUTH, RANGE 4 WEST AND IN SECTION 2, TOWNSHIP 15 SOUTH, RANGE 4 WEST BOUNDED BY A LINE BEGINNING ON THE EAST BOUNDARY OF SAID SECTION 2 AT A POINT 26.52 CHAINS NORTH OF THE SE CORNER THEREOF AND RUN THENCE WEST 45.50 CHAINS TO A POINT ON THE LEFT BANK OF BAYOU BARTHOLOMEW; THENCE IN A NORTHERLY DIRECTION UP THE LEFT BANK OF SAID BAYOU TO THE EAST BOUNDARY OF SAID SECTION 35; THENCE SOUTH ALONG THE EAST BOUNDARY LINE OF SAID SECTION 35 A DISTANCE OF 7.79 CHAINS TO THE SE CORNER OF SAID SECTION 35; THENCE WEST 2 CHAINS TO

THE NE CORNER OF SAID SECTION 2; THENCE SOUTH ALONG THE EAST BOUNDARY LINE OF SAID SECTION 2; TO THE POINT OF BEGINNING, ALL AS IS SHOWN BY THE SURVEY MADE OF THE SAME BY KERN MCCLENDON, CIVIL ENGINEER, DATED AUGUST 15, 1941 AND RECORDED AT PAGE 415 OF DEED RECORD BOOK 28 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF DREW COUNTY, ARKANSAS, SAID LANDS BEING DESIGNATED THEREIN AS UNITS NO. 3,4,7,5 AND STATED TO CONTAIN 184.52 ACRES OF LAND, MORE OR LESS, **LESS AND EXCEPT:** A PART OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 4 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 26.52 CHAINS NORTH OF THE SE CORNER OF SAID SECTION 2, THENCE RUNNING WEST 45.50 CHAINS TO A POINT ON THE LEFT BANK OF BAYOU BARTHOLOMEW, THENCE RUNNING IN A NORTHERLY DIRECTION 14.20 CHAINS UP TO THE LEFT BANK OF SAID BAYOU TO A POINT, THENCE RUNNING EAST 42.80 CHAINS TO A POINT ON THE SECTION LINE BETWEEN SECTION 1 AND SECTION 2, TOWNSHIP 15 SOUTH, RANGE 4 WEST THENCE RUNNING SOUTH 13.98 CHAINS TO THE POINT OF BEGINNING, CONTAINING 60 ACRES OF LAND MORE OR LESS.

Dead Bayou Portion of Bawcom Place

A PARCEL OF LAND DESCRIBED AS BEGINNING AT THE SE CORNER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 4 WEST; THENCE NORTH ALONG THE EAST SECTION LINE OF SAID SECTION 35, 2.79 CHAINS TO THE POINT OF BEGINNING, BEING THE HIGHWATER BANK OF MEANDER LINE OF DEAD BAYOU, THENCE CONTINUING NORTH ALONG SAID SECTION LINE 6 CHAINS TO THE CENTER OF THE CHANNEL OF THE SAID DEAD BAYOU; THENCE IN A WEST AND SOUTHWESTERLY DIRECTION ALONG THE CENTER OF SAID CHANNEL 18 CHAINS TO THE EAST BANK OF THE CUT OFF MADE BY THE MAIN CHANNEL OF BAYOU BARTHOLOMEW; THENCE SOUTH PARALLEL TO THE EAST BANK OF SAID CUT-OFF 6.2 CHAINS TO THE SOUTH OR LEFT HIGHWATER BANK OR MEANDER LINE OF SAID DEAD BAYOU; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID MEANDER LINE 18 CHAINS TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY 11 ACRES OF LAND, MORE OR LESS.





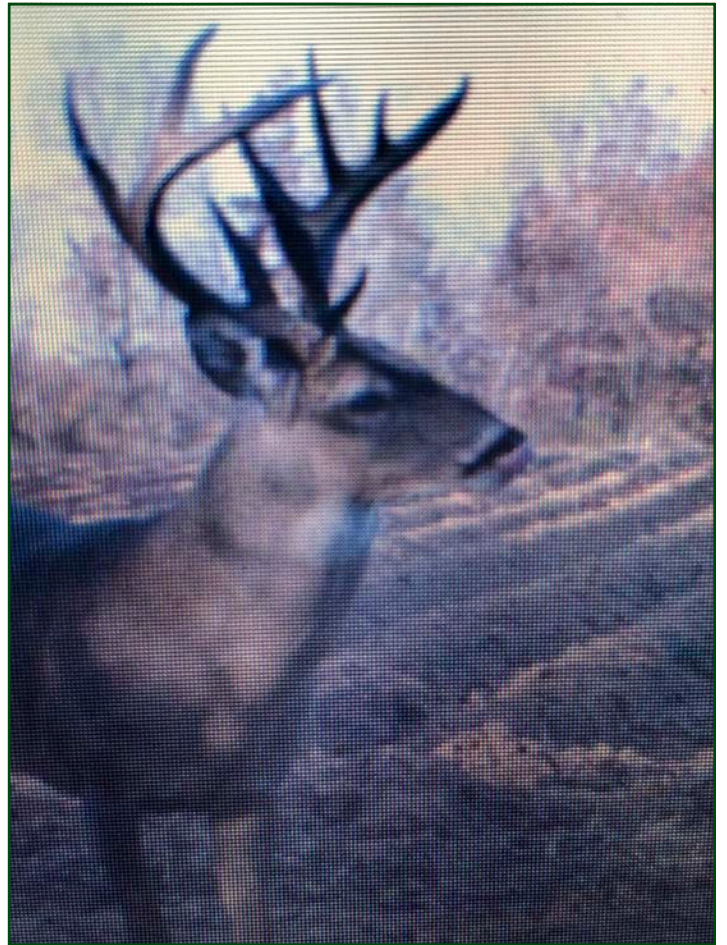


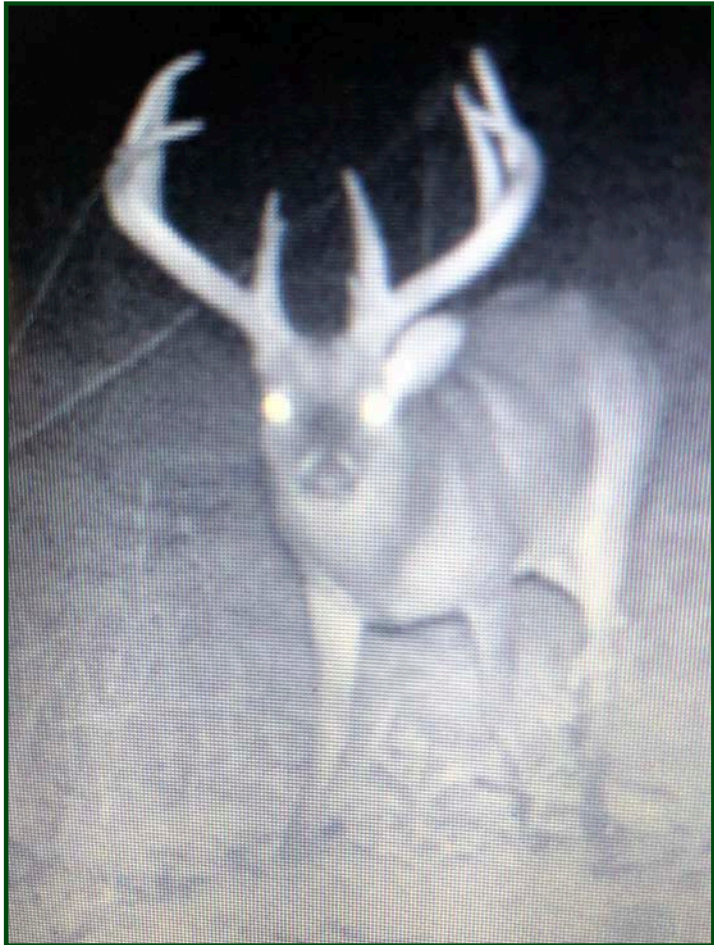












NOTES



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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

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