

OFFERED FOR SALE

PARADUXX

A Recreational Investment Property

2,194.8 (+/-) total acres • Lincoln 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.

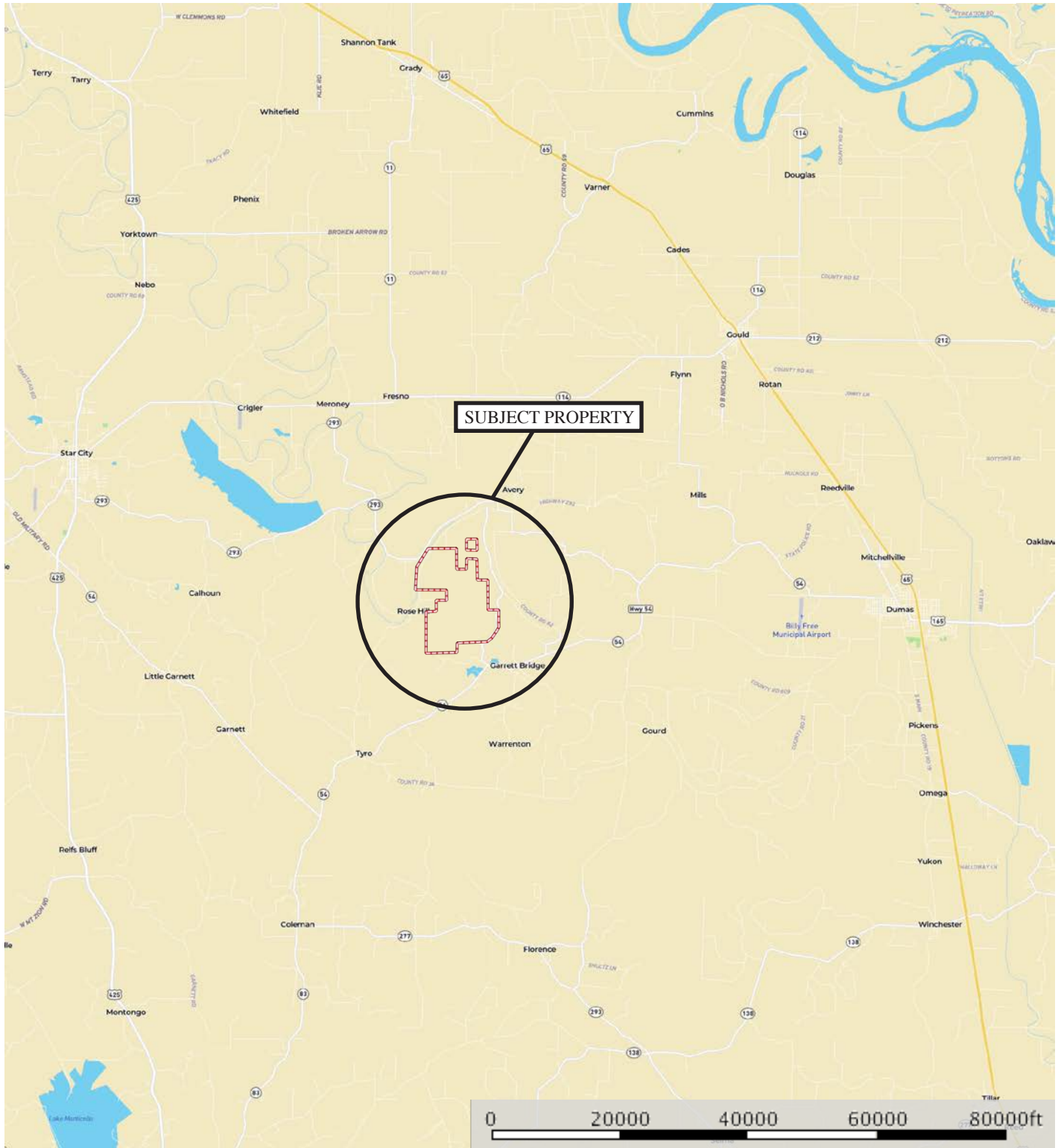
Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.


This offering 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


Paraduxx

Arkansas, AC +/-



 Boundary

Sindy Cruthis

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PROPERTY SUMMARY

Overview:

Paraduxx is located along the banks of Bayou Bartholomew, which is proclaimed to be the longest bayou in the world. It begins just northwest of Pine Bluff, Arkansas and flows an estimated 375 miles to join the Ouachita River in Sterlington, Louisiana. This bayou has a one million acre watershed and is lined with old growth cypress and tupelo trees. The bayou is home to over 117 different species of fish and reported to be one of the most diverse streams in North America. The Paraduxx headquarters rests on one of the highest elevation points along this bayou. The property is comprised of over 2,194 contiguous acres offering some of the most diverse habitat in the Arkansas Delta. Located within the property's boundaries is Campbell Brake, a pristine 375-acre cypress and tupelo swamp that is historically known for its excellent duck hunting. All of the tillable acres are classified as rilla silt loam and have been precision leveled. The balance of the property consists of mixed species bottomland hardwood timber, an extensive internal road system that is over 14 miles in linear length and multiple established duck and deer food plots. Paraduxx is further anchored by the McCone farm, which consists of a 322-acre retired fish farm that is enrolled perpetually into the Wetlands Reserve Program. This property plays a vital role by functioning as the waterfowl rest area for the balance of the Paraduxx lands. It is not uncommon to witness thousands of ducks roosting on the McCone farm during the winter months.

This property truly offers year-round recreational opportunities from duck, deer, and turkey hunting, to established dove fields and excellent fishing. The property is also reputed to be one of the largest privately owned mature stands of bottomland hardwood timber located in the Southeast Arkansas Delta.

Location:

Southeast Arkansas, Lincoln County
Longitude/Latitude: 33.913896 / -91.687118
911 Physical Address: 5020 German Road, Dumas AR 71639
Public School District: Star City Public Schools

Mileage Chart:

Dumas, AR	14.5 Miles
Monticello, AR	22 Miles
Little Rock, AR	82 Miles
Monroe, LA	110 Miles
Memphis, TN	162 Miles
Shreveport, LA	182 Miles
Jackson, MS	186 Miles

Closest Airstrips:

Billy Free Municipal Airport (Dumas)	10 Miles
Monticello Municipal Airport	15 Miles

PROPERTY SUMMARY (CONT.)

Access:	German Road – an improved gravel all weather road that is county maintained.
Acreage:	2,194.8 total acres per the Lincoln County Tax Assessor Office Mixed Species Bottomland Hardwood Timber 1,150 (+/-) Acres Campbell Brake & Twin Slough 375 (+/-) Acres Cultivated Acres (Precision Leveled) 125 (+/-) Acres McCone Farm 322 (+/-) Acres with 320 being enrolled in WRP Headquarters 5 (+/-) Acres Food Plots Duck & Deer 50 (+/-) Acres CRP – 80 acres and the 1/3 ownership 40 acres Over 14 miles of Internal Roads
Improvements:	Main Lodge: 2,800 square feet, custom built, 4 bedrooms, 4 ½ baths, open living area with a gourmet kitchen, rock wood burning fireplace, rear grilling porch overlooking the property. Caretakers House: 1,600 square feet, 3 bedrooms, 2 baths, one-car garage. Paraduxx Shop: 40'x60' enclosed with 22'x 60' side shed, all red iron steel framed with metal roof and metal exterior sheathing, 4" concrete slab floor. Built in mudroom, tool benches, and overhead storage shelves. McCone Shop: 30'x50' enclosed with 14'x50' side shed, all wood framed with metal roof and metal exterior sheathing, earthen floor.
Irrigation:	Main Farm: One Diesel Relift in Bayou Bartholomew 15" Discharge Two Diesel Gearhead Wells – 8" Discharge One Submersible Electric Well - 6" Discharge Miller Hole: One Diesel Gearhead Well - 6" Discharge McCone Farm: Two Submersible Electric Wells – 6" Discharge One Diesel Gearhead Well – 8" Discharge
Underground Pipeline:	Over 3,850' of underground pipeline connecting the relift and wells located on the "main farm" to the woods for the artificial flooding of Campbell Brake and the overflow bottomland hardwood areas.
Farm Lease:	80/20% Crop Share with Freddy Bartlett Farms (2016 Crop Year)
Utilities:	Wells Bayou Water Association and C & L Electric Septic sewage treatment

PROPERTY SUMMARY (CONT.)

Real Estate Taxes:	Parcel #	S-T-R	Acres	Tax Amount \$
	000-02880-000	24-09-06	40.0	\$48.32
	000-02891-000	25-09-06	40.0	\$55.42
	000-02893-000	25-09-06	200.0	\$265.86
	000-02899-000	26-09-06	80.0	\$100.64
	000-02900-000	26-09-06	309.0	\$4,286.10
	000-02901-000	26-09-06	80.0	\$95.58
	000-03035-000	35-09-06	360.0	\$574.78
	000-03044-000	36-09-06	159.0	\$311.04
	000-03045-000	36-09-06	400.0	\$452.78
	000-03048-000	01-10-06	162.6	\$458.16
	000-03060-000	02-10-07	268.4	\$392.62
	000-01173-001	31-09-05	2.5	\$12.67
	000-02902-000*	26-09-06	13.3 (1/3 40A)	\$44.80
	000-02898-000	26-09-06	80.0	\$490.52
	Total		2,194.8	\$7,589.29

*Notes: Ownership in parcel #000-02902-000 (40 Acres) consists of an undivided 1/3 interest.

Mineral Rights: All owned shall be transferred, but the Seller does not warrant or guarantee ownership of such.

Offering Price: \$9,000,000.00 (\$4,100.00 per acre)

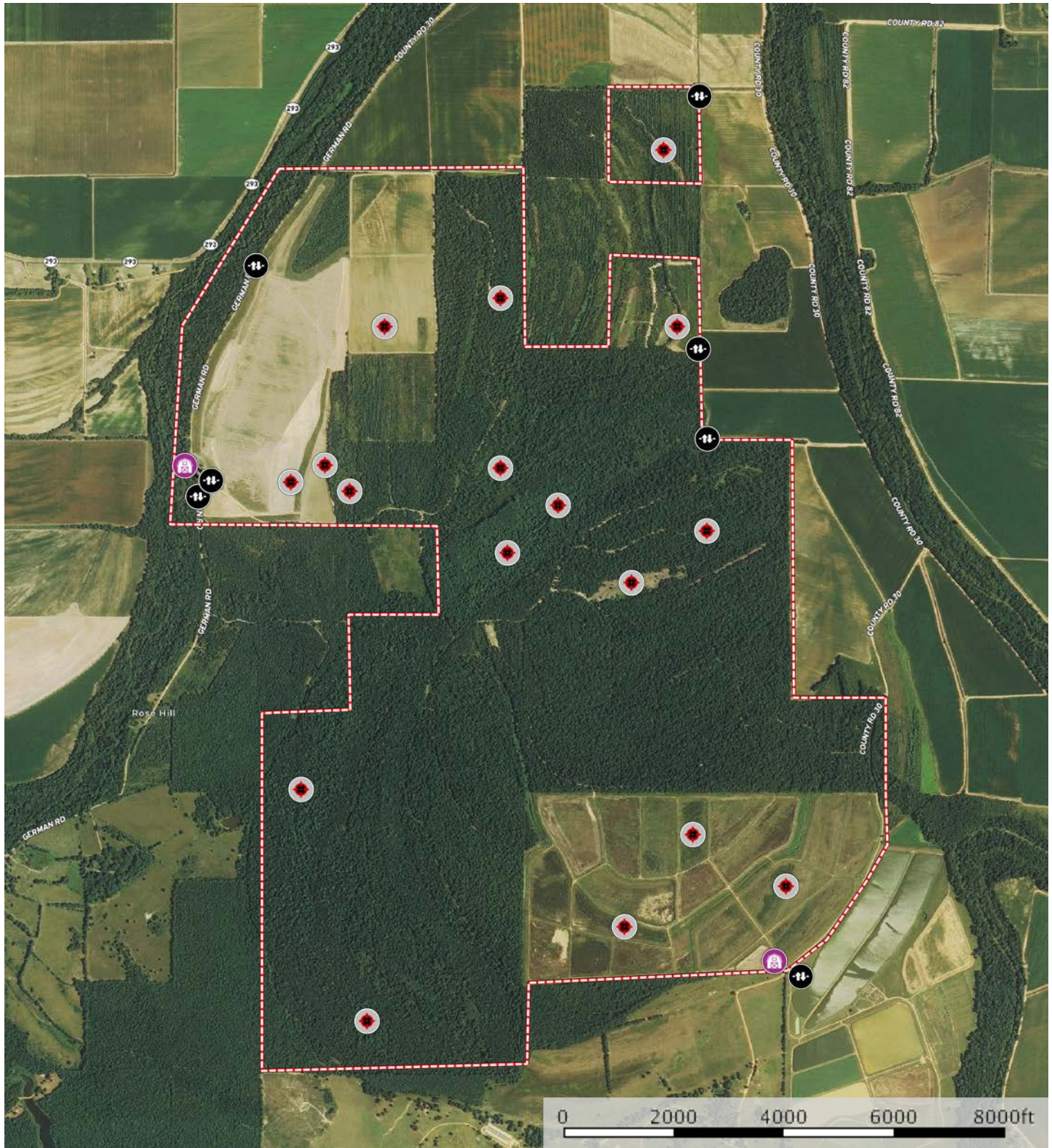
Contact: Any questions concerning this offering or to schedule a property tour should be directed to Brandon Stafford (501-416-9748 mobile) of Lile Real Estate, Inc.

Disclosure: Brandon Stafford holds an active Arkansas Real Estate Brokers License and is a member of the holding company of this property Snake Island Farms, LLC.

AERIAL MAP


Paraduxx

Arkansas, AC +/-

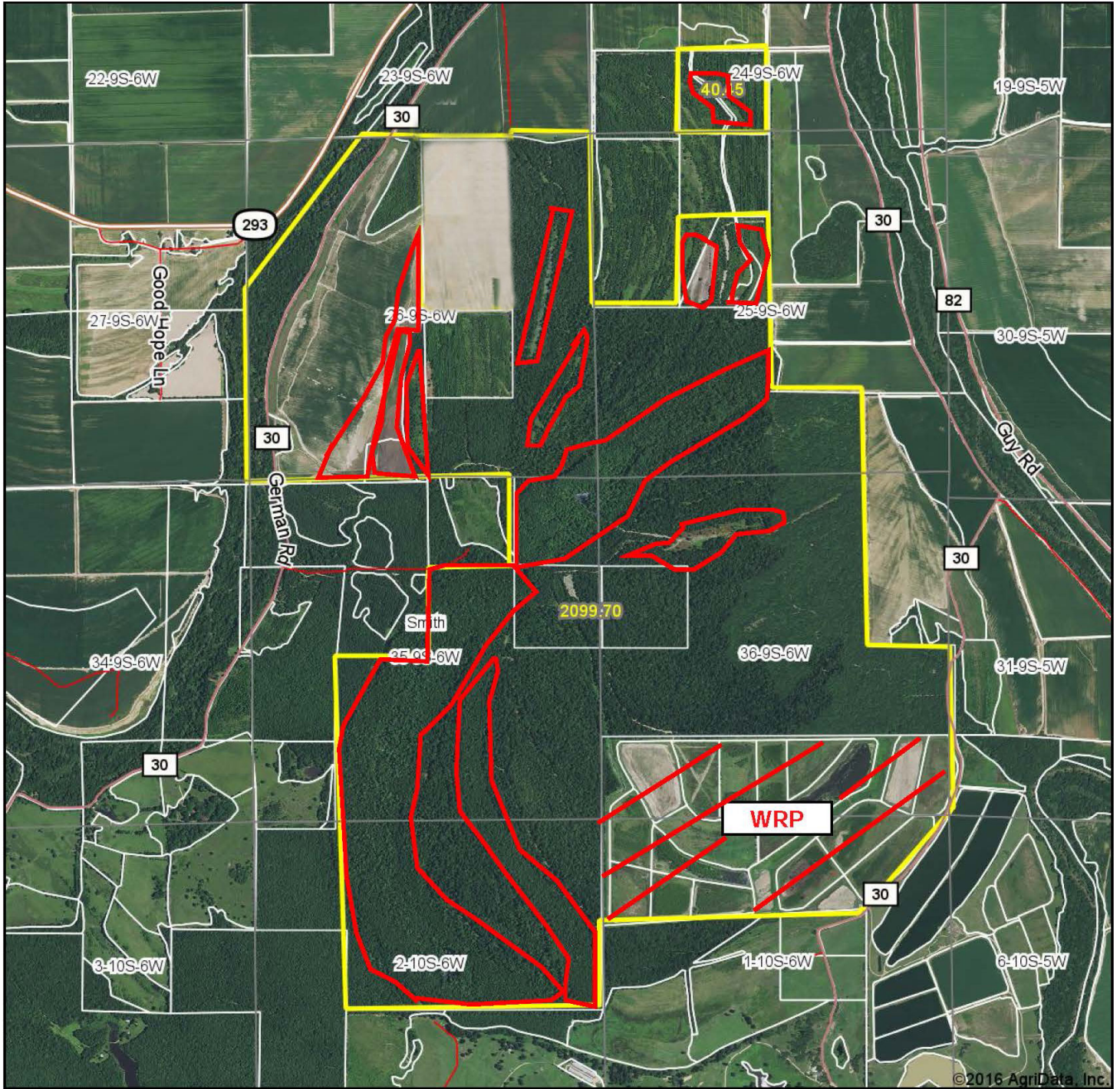


 Barn  Gate  Blind  Boundary

Sindy Cruthis

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WATERFOWL AREA MAP



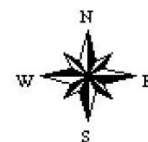
Maps Provided By:



map center: 33° 53' 29.17, 91° 40' 59.68

0ft 2392ft 4783ft

35-9S-6W
Lincoln County
Arkansas



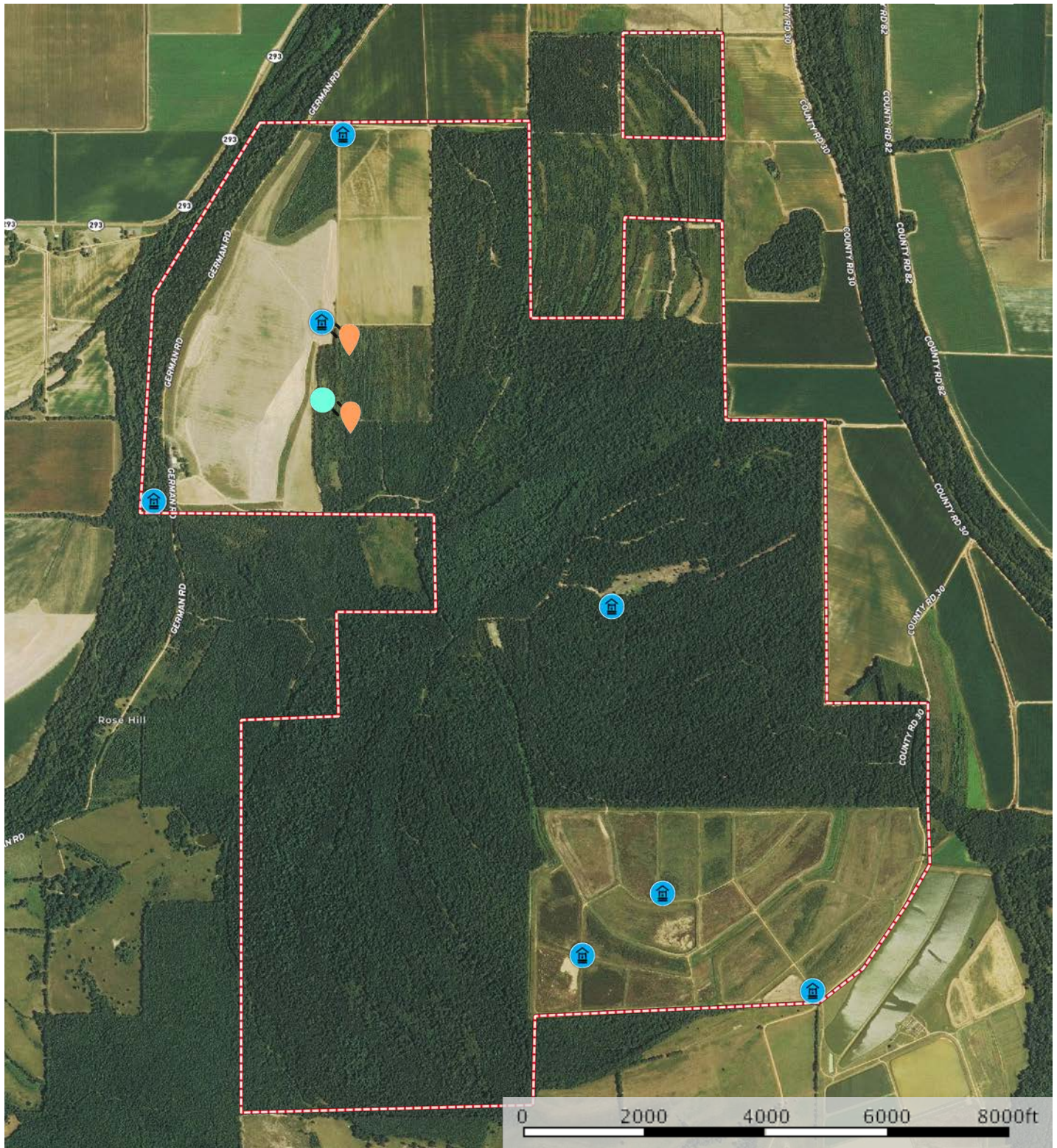
4/4/2016

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

IRRIGATION MAP


Paraduxx

Arkansas, AC +/-



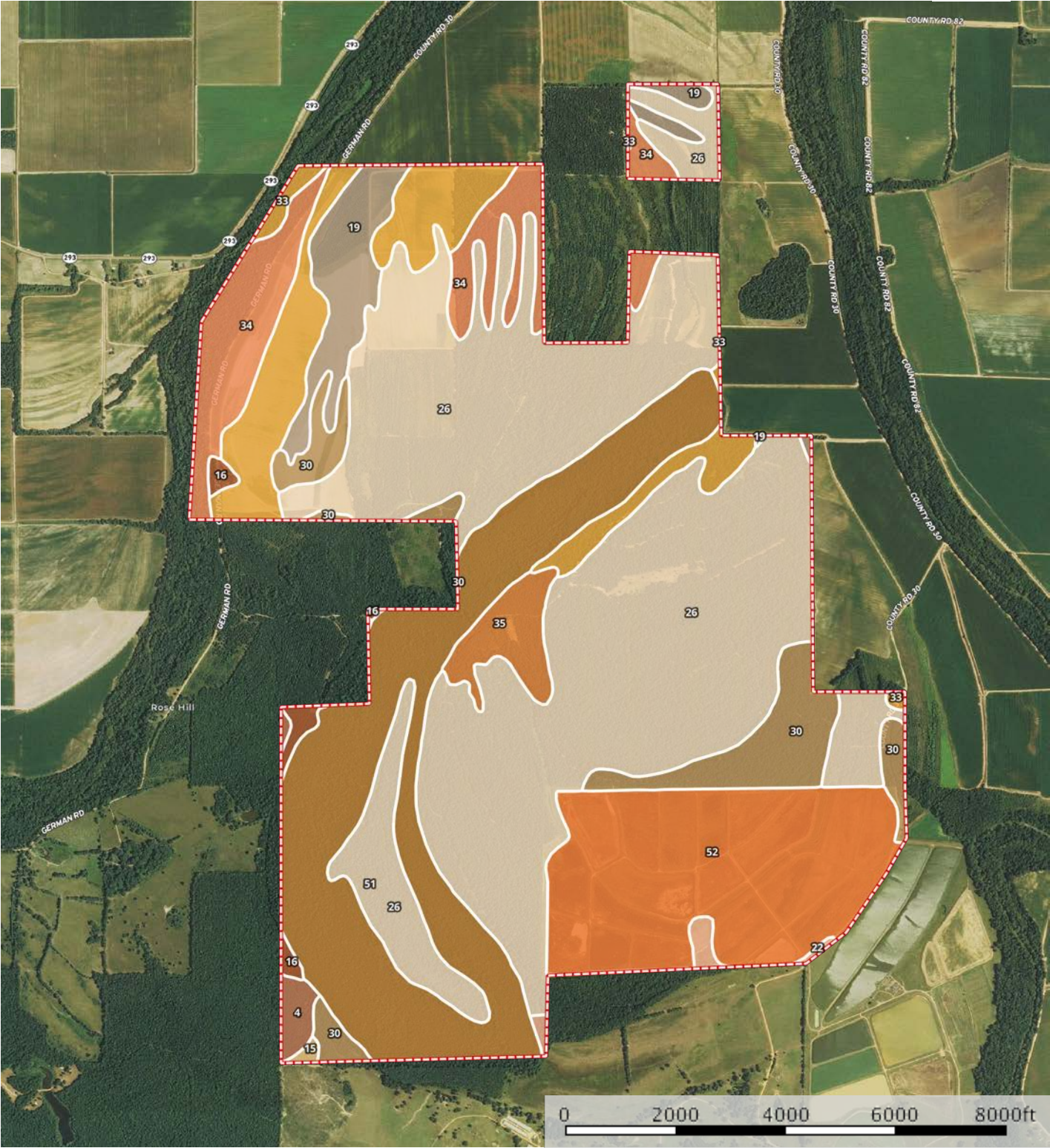
 Well  Relief  Riser  Boundary

Sindy Cruthis

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SOIL MAP

Paraduxx
Arkansas, AC +/-



Boundary


Sindy Cruthis

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SOIL MAP KEY

I  All Polygons 2261.9 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
30	Portland clay, 0 to 1 percent slopes	117.7	5.2	3w
52	Water	294.7	13.03	-
26	Perry clay, 0 to 1 percent slopes	1002.4	44.32	3w
33	Rilla silt loam, 0 to 1 percent slopes	161.7	7.15	2e
19	Hebert silt loam, 0 to 1 percent slopes	82.3	3.64	2w
22	McGehee silt loam, 0 to 1 percent slopes	9.7	0.43	2w
34	Rilla silt loam, 1 to 3 percent slopes	139.4	6.17	2e
16	Grenada silt loam, 3 to 8 percent slopes	14.2	0.63	3e
15	Grenada silt loam, 1 to 3 percent slopes	2.6	0.11	2e
51	Yorktown silty clay, 0 to 1 percent slopes, frequently flooded, frequently ponded	381.6	16.87	7w
4	Calloway silt loam, 0 to 1 percent slopes	14.1	0.62	2w
35	Roxana silt loam, 0 to 1 percent slopes	41.7	1.84	1
TOTALS		2261.9	100%	3.07

I  Boundary 2216.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
30	Portland clay, 0 to 1 percent slopes	117.7	5.31	3w
52	Water	294.7	13.3	-
26	Perry clay, 0 to 1 percent slopes	977.6	44.11	3w
33	Rilla silt loam, 0 to 1 percent slopes	161.5	7.29	2e
19	Hebert silt loam, 0 to 1 percent slopes	70.8	3.2	2w
22	McGehee silt loam, 0 to 1 percent slopes	9.7	0.44	2w
34	Rilla silt loam, 1 to 3 percent slopes	130.1	5.87	2e
16	Grenada silt loam, 3 to 8 percent slopes	14.2	0.64	3e
15	Grenada silt loam, 1 to 3 percent slopes	2.6	0.12	2e
51	Yorktown silty clay, 0 to 1 percent slopes, frequently flooded, frequently ponded	381.6	17.22	7w
4	Calloway silt loam, 0 to 1 percent slopes	14.1	0.63	2w
35	Roxana silt loam, 0 to 1 percent slopes	41.7	1.88	1
TOTALS		2216.2	100%	3.08

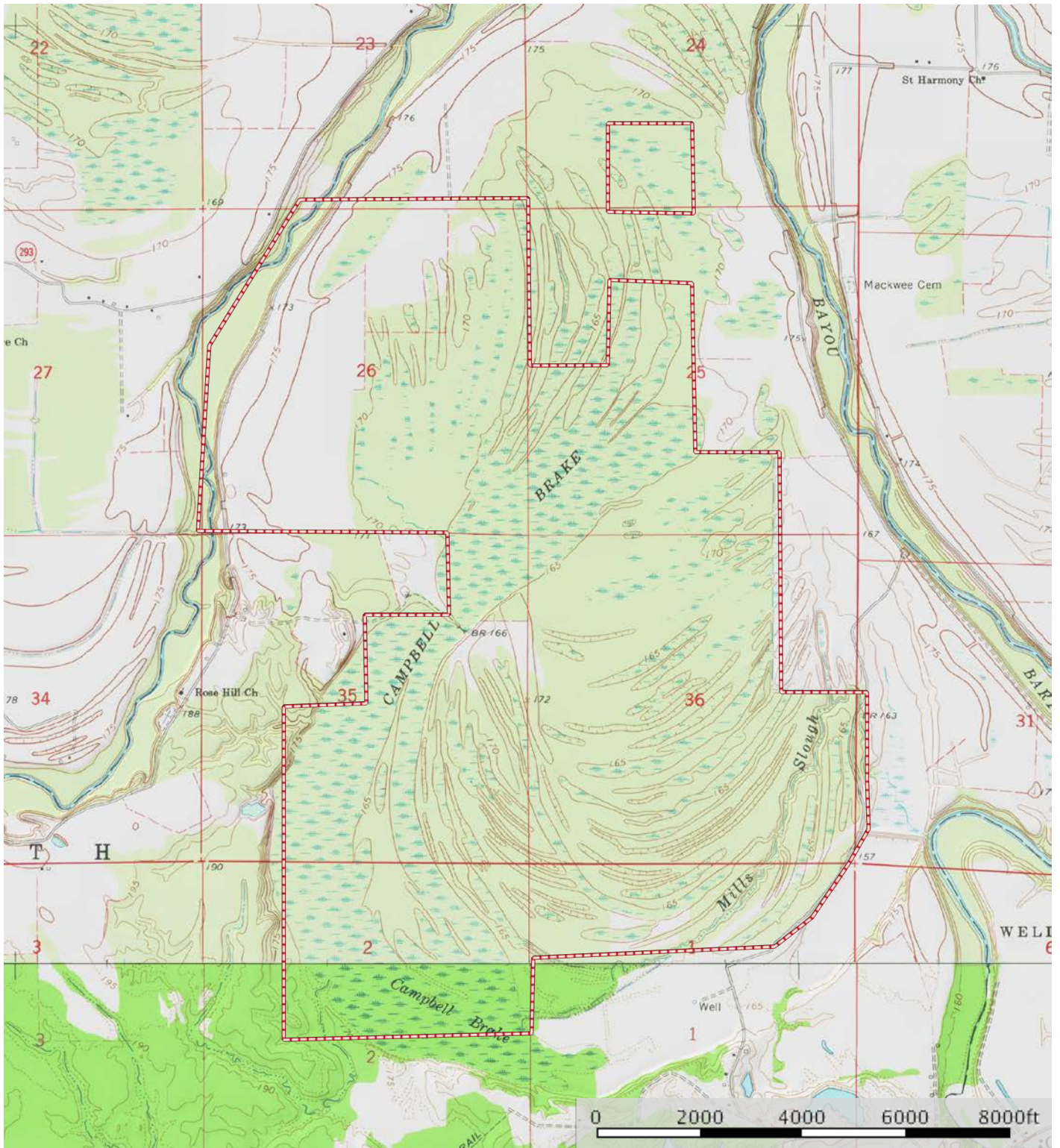
I  Boundary 45.7 ac


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
33	Rilla silt loam, 0 to 1 percent slopes	0.1	0.32	2e
19	Hebert silt loam, 0 to 1 percent slopes	11.4	24.98	2w
34	Rilla silt loam, 1 to 3 percent slopes	9.3	20.43	2e
26	Perry clay, 0 to 1 percent slopes	24.8	54.26	3w
TOTALS		45.7	100%	2.54

TOPOGRAPHY MAP

Paraduxx

Arkansas, AC +/-

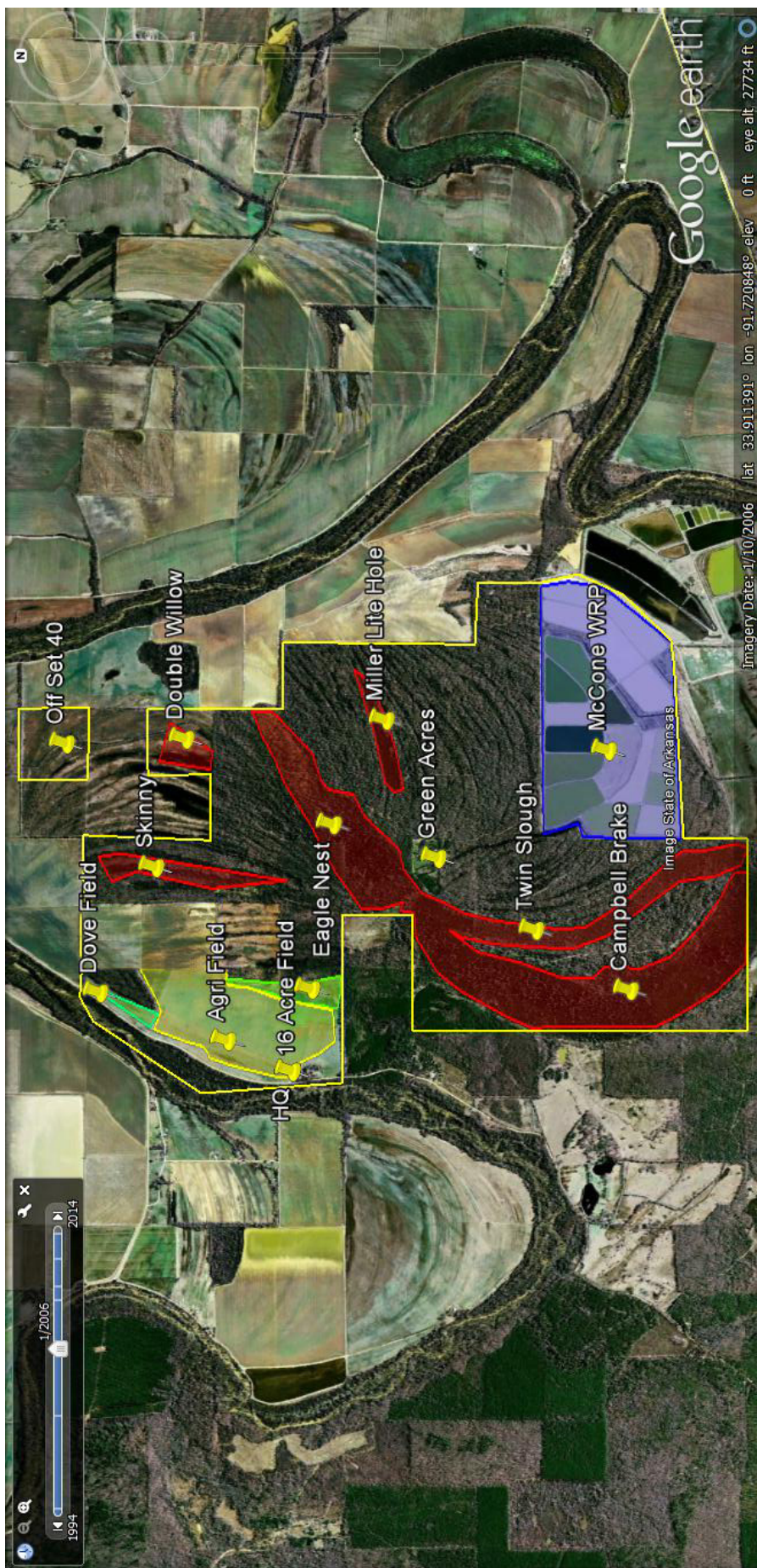


 Boundary

Sindy Cruthis

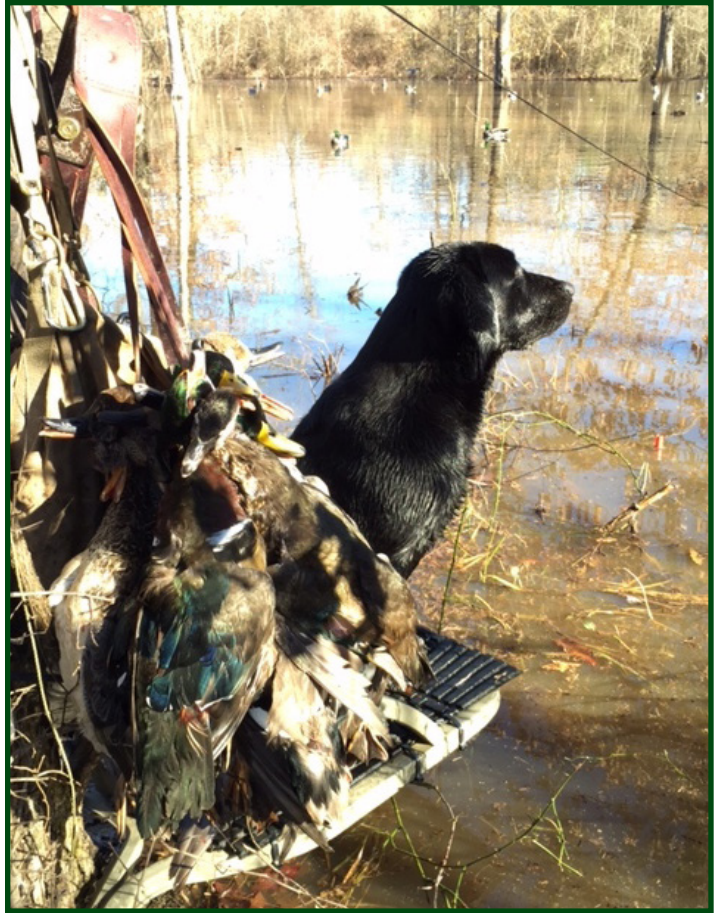
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GOOGLE EARTH MAP

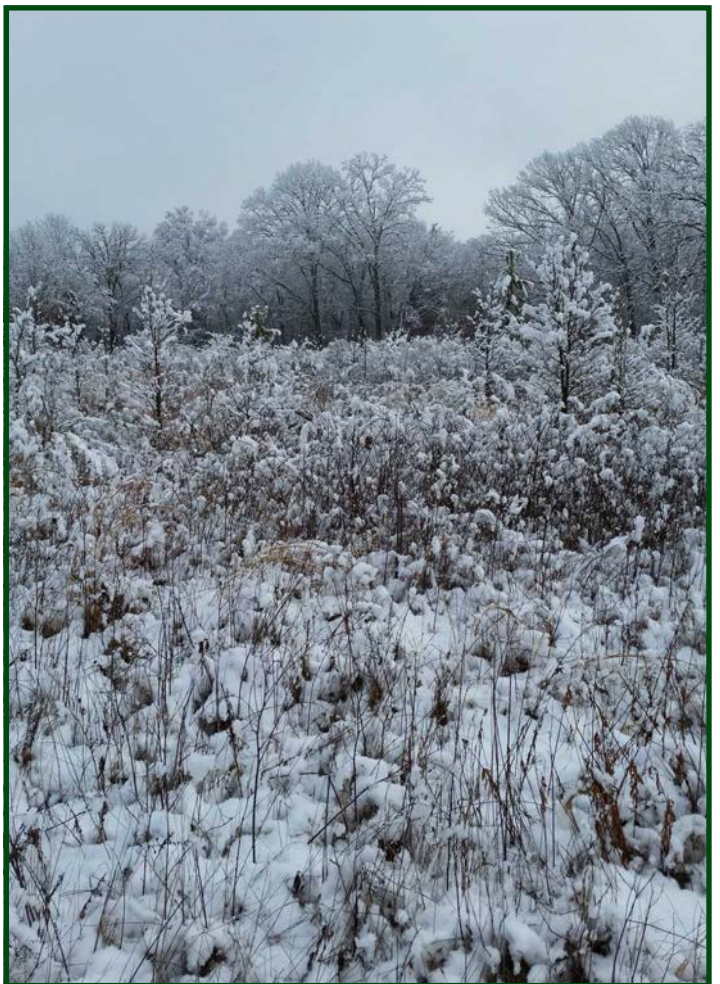


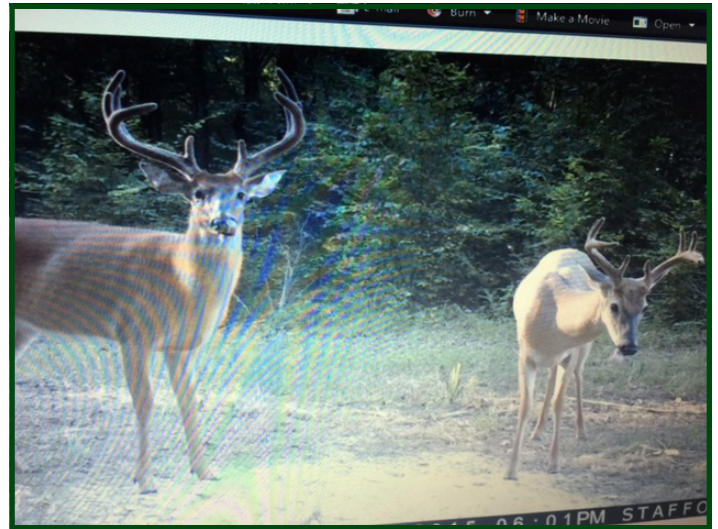
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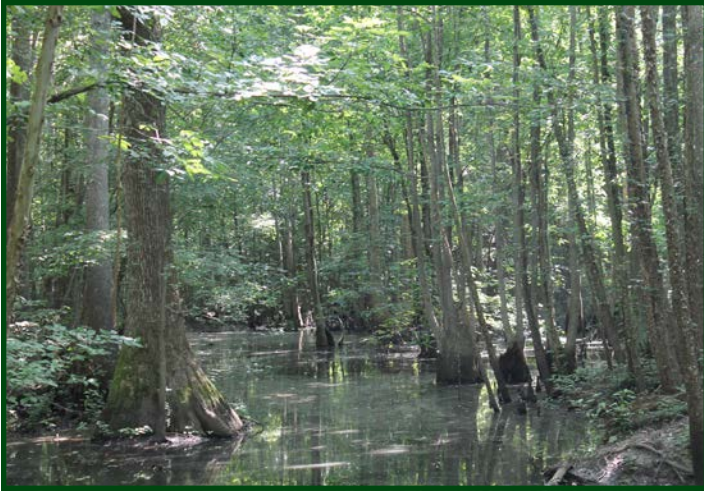














NOTES



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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