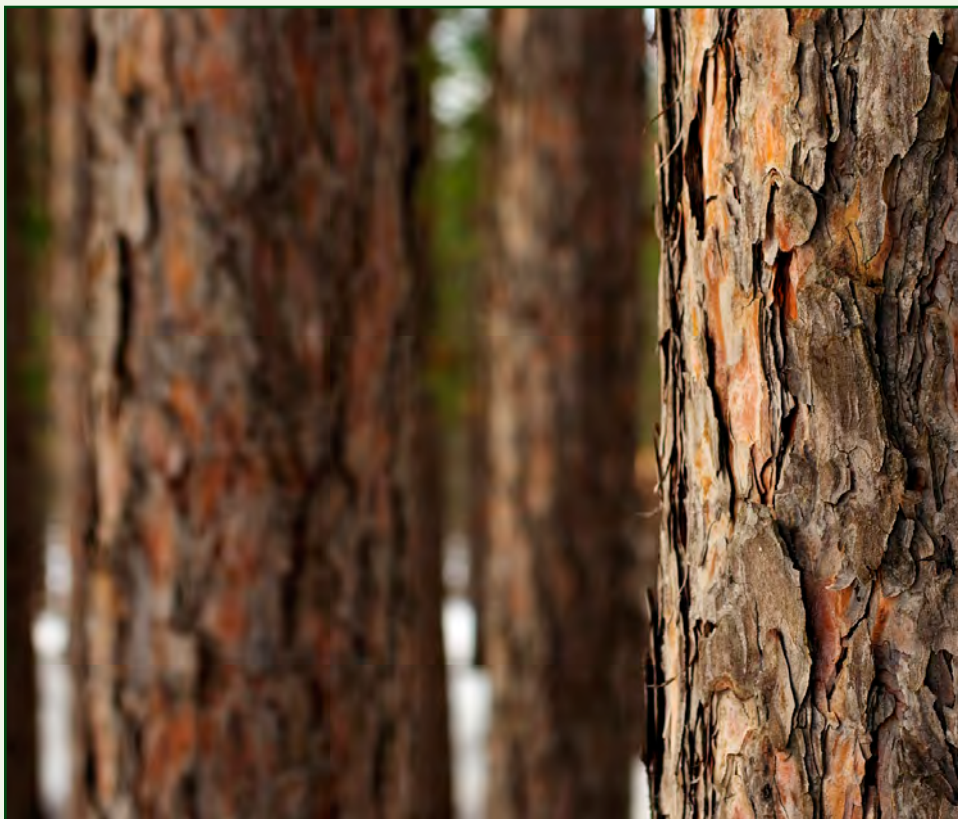




OFFERED FOR SALE VIA SEALED BID

SILVICRAFT, INC.

A Timberland Investment Opportunity

403.65 (+/-) Total Acres • Offered in Five (5) Tracts or as a Whole
Cleveland, Jefferson, & Lincoln Counties, Arkansas

BID DATE: Thursday, July 18, 2019 by 3:00 PM

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



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.

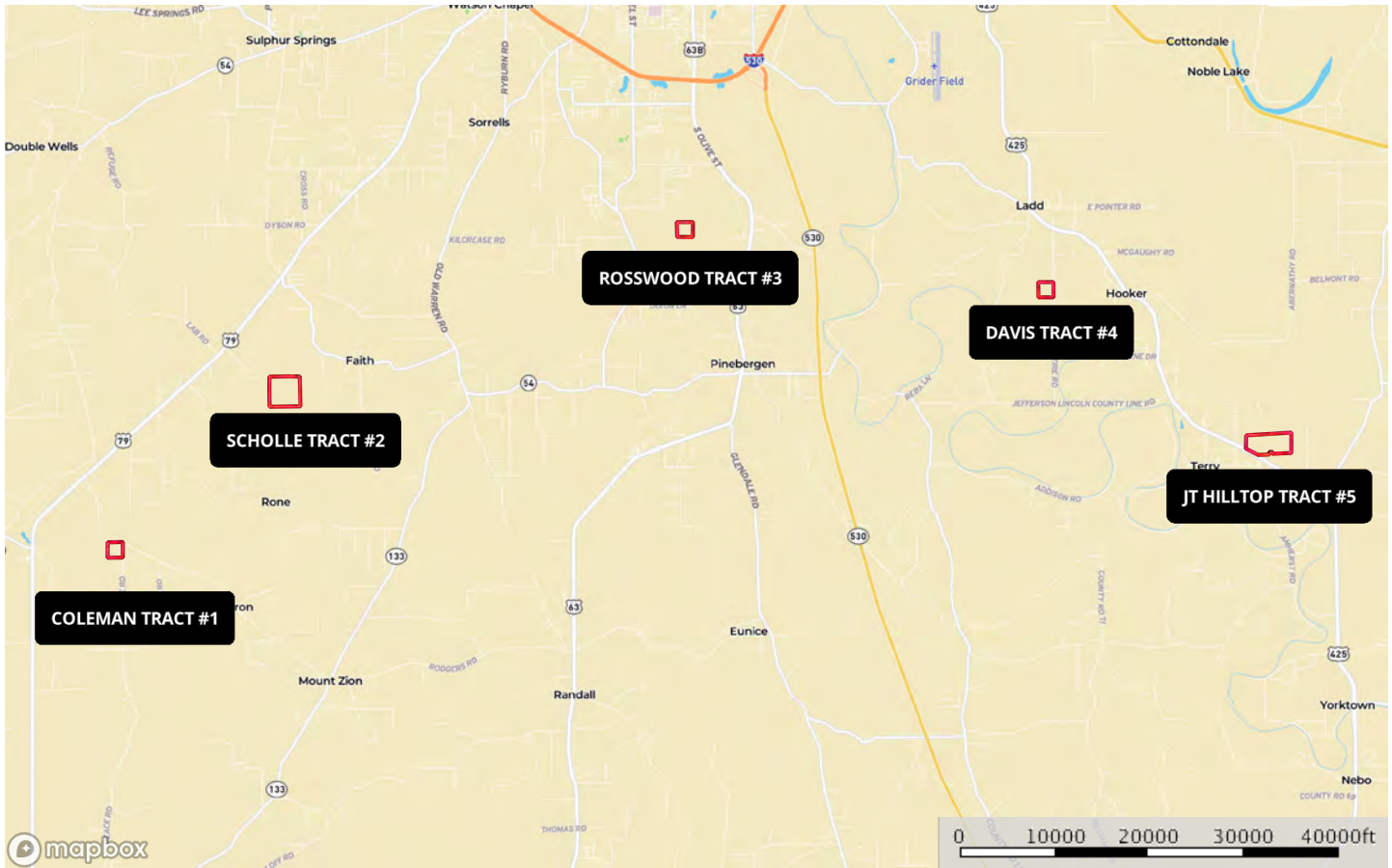
Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

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.

OVERVIEW MAP

Silvcraft Timberland Package

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.

NOTICE OF LAND SALE

BY SEALED BID

We offer for sale the following tracts of land in Cleveland, Jefferson, & Lincoln Counties, Arkansas

SILVICRAFT, INC.

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, July 18, 2019 and at that time privately opened. If your bid is mailed, please indicate on the outside of the envelope "Bid on Silvicraft, Inc." 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. Access is not granted or guaranteed, nor implied, by the Listing Agent or Seller. It is the Buyer's responsibility to conduct whatever independent studies necessary to satisfy any needed requirements of such.
4. Seller will furnish title insurance in the amount of the agreed upon gross sale price.
5. 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.
6. All property taxes will be paid by the owner up to date of the sale.
7. 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.
8. 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.
9. All merchantable timber shall transfer to the Buyer, unencumbered by any timber deeds or forestry management contracts.
10. All Seller owned mineral rights shall transfer to the Buyer, but the Seller does not warrant or guarantee ownership of such.
11. 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 Buyers sole responsibility to pay for such services.
12. 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 - SILVICRAFT, INC.

Bid Date: Thursday, July 18, 2019 by 3:00 PM

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

This offer will remain valid through Monday, July 22, 2019 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 two thousand, five hundred dollars (\$2,500.00) 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 July 18, 2019)
401 Autumn Road
Little Rock, AR 72211

Fax offer form to: 501-421-0031

Email offer form to: bstafford@lilerealestate.com

Tract No.	County	Acres	\$\$/Bid Amount / Lump Sum
1	Cleveland	40.65 ^(+/-)	\$ _____
2	Jefferson	160.0 ^(+/-)	\$ _____
3	Jefferson	40.0 ^(+/-)	\$ _____
4	Jefferson	40.0 ^(+/-)	\$ _____
5	Lincoln	123.0 ^(+/-)	\$ _____
All	Cleveland, Jefferson, Lincoln	403.65 ^(+/-)	\$ _____

* Tracts can be bid on as a whole, or as individual tracts.

Bidder: _____

Date: _____

Phone No.: _____

Fax No.: _____

Email: _____

Address: _____

Signature: _____

** Acreages are derived from public records and are believed to be fairly accurate, but are not guaranteed. It is the Prospective Buyer's responsibility to verify the accuracy of all acreage.

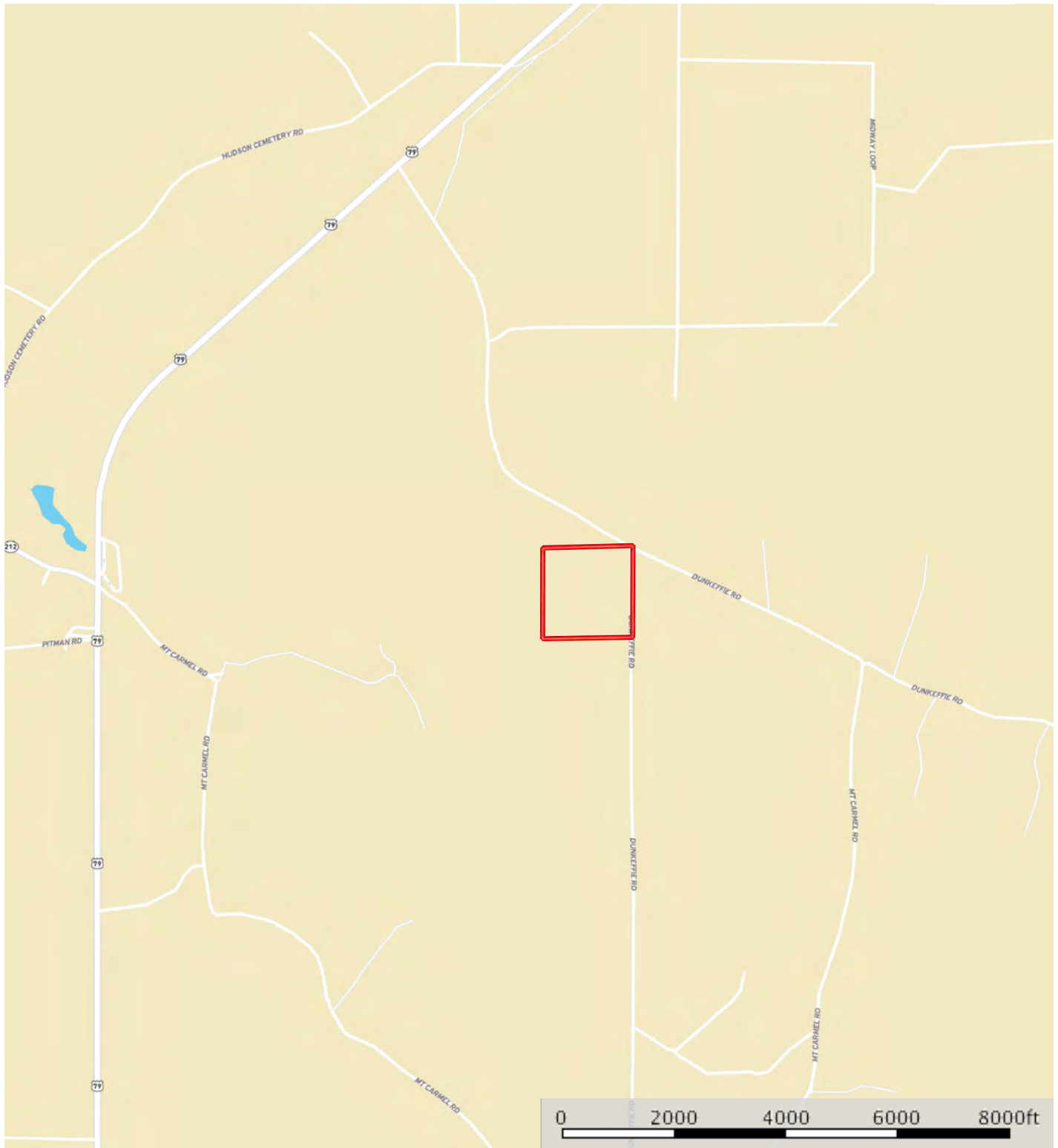
TRACT #1 - COLEMAN TRACT

Description:	The Colman tract is located just seven (7) miles north of Rison, Arkansas. This property offers excellent access with frontage on both Dunkeffie and Connor Road. There is an established timber harvesting set located along the eastern edge of the property, which could easily be converted to a deer hunting food plot. The property consists of sandy loam soils and estimated merchantable timber volumes are detailed below, provided by the Seller.		
Location:	Cleveland County		
	Mileage Chart		
	Rison	7 miles	
	Pine Bluff	10 miles	
	Sheridan	22 miles	
	Fordyce	24 miles	
Acreage:	40.65 +/- acres (per Tax Assesor)		
Access:	Via Dunkeffie Road and Connor Road		
Real Estate Taxes:	Parcel #	Acres	\$\$/Tax Amount
	05561-00	40.65	\$85.37
Timber Volumes (Tons):	Pine Logs	704	
	Pine Pulpwood	1,460	
	Oak Logs	0	
	Misc. Logs	0	
	Hardwood Pulpwood	200	
Timber Rights:	All merchantable timber shall transfer unencumbered by any timber deeds or timber management contracts.		
Mineral Rights:	All mineral rights owned by the Seller (if any) shall convey to the Buyer.		
Recreation:	Deer 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.		

LOCATION MAP - TRACT #1

Silvicraft Timberland Package

Arkansas, AC +/-



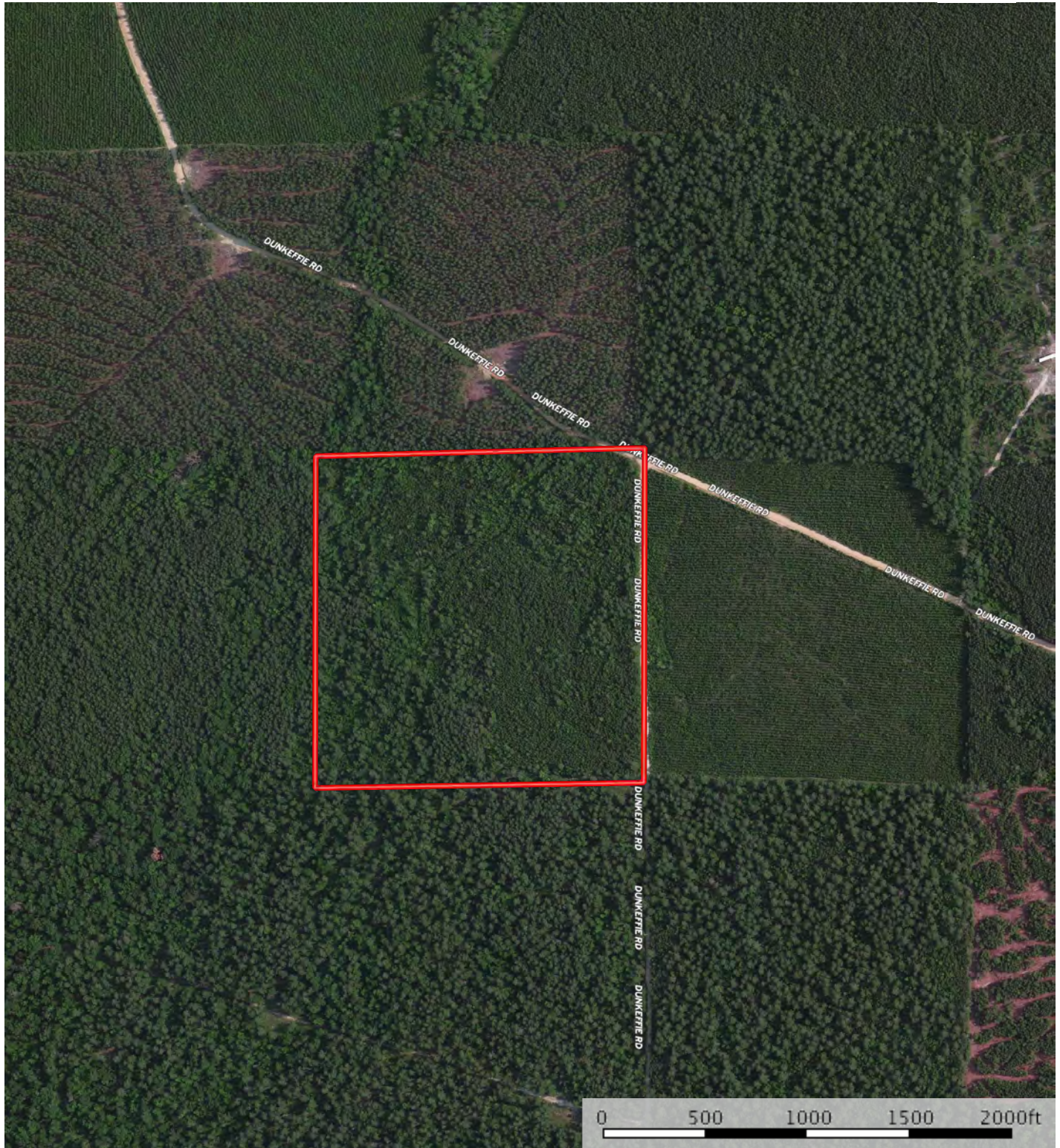
 Boundary

Sindy Cruthis

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AERIAL MAP - TRACT #1

Silvicraft Timberland Package
Arkansas, AC +/-



 Boundary

Sindy Cruthis

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SOIL MAP - TRACT #1

Silvicraft Timberland Package

Arkansas, AC +/-



 Boundary

Sindy Cruthis

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SOIL MAP KEY - TRACT #1

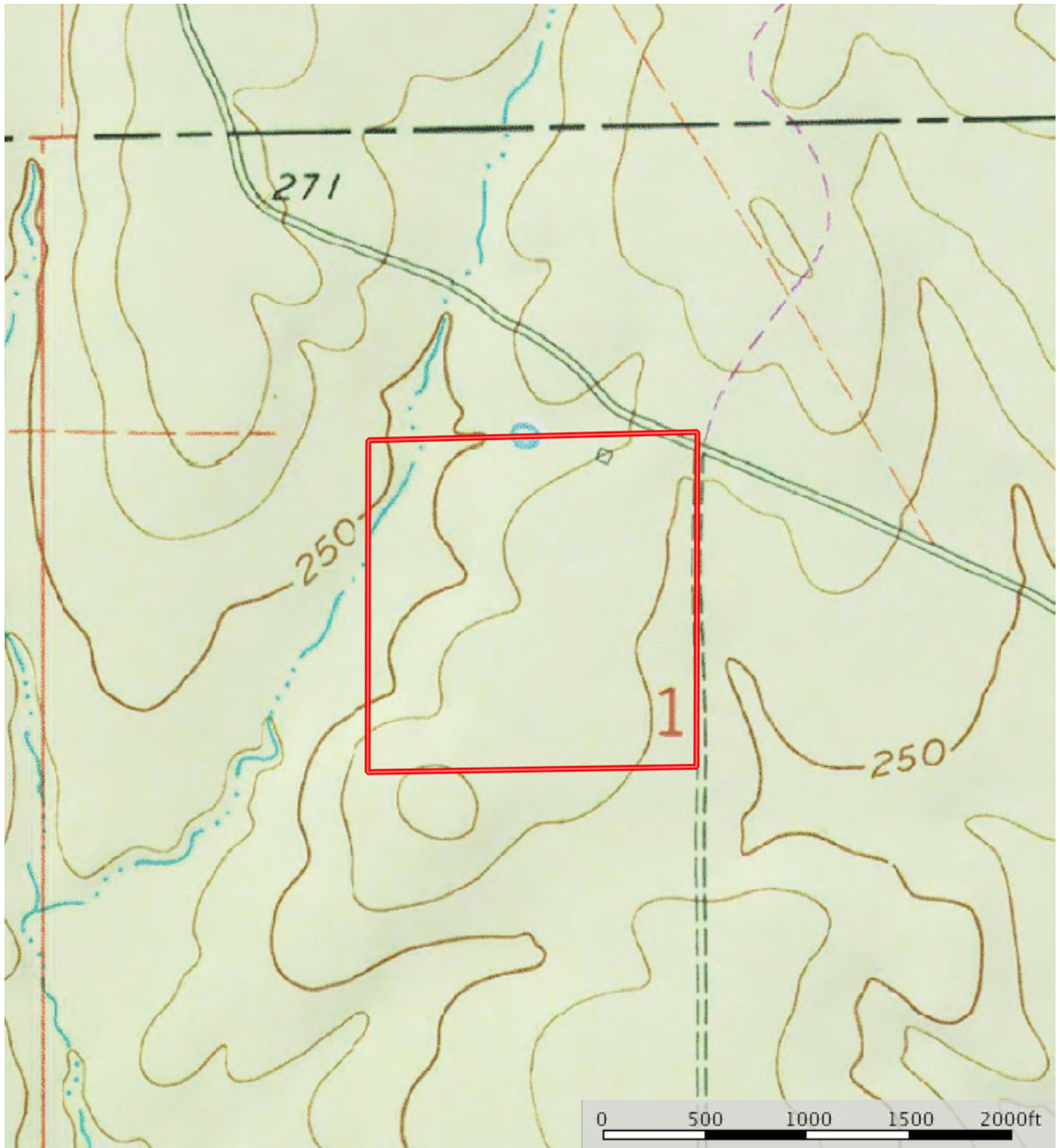
I  Boundary 41.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
PeB	Pheba very fine sandy loam, 1 to 3 percent slopes	21.8	52.19	3w
ShC	Savannah very fine sandy loam, 3 to 8 percent slopes	2.8	6.78	3e
TaB2	Tippah silt loam, 1 to 3 percent slopes, moderately eroded	11.7	27.89	2e
WsA	Weston fine sandy loam, 0 to 1 percent slopes	4.8	11.57	3w
Wb	Wehadkee soils, and Udifluvents	0.7	1.57	6w
TOTALS		41.8	100%	2.77

TOPOGRAPHY MAP - TRACT #1

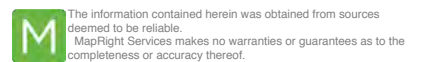
Silviculture Timberland Package

Arkansas, AC +/-



 Boundary

Sindy Cruthis



REAL ESTATE TAX MAP - TRACT #1

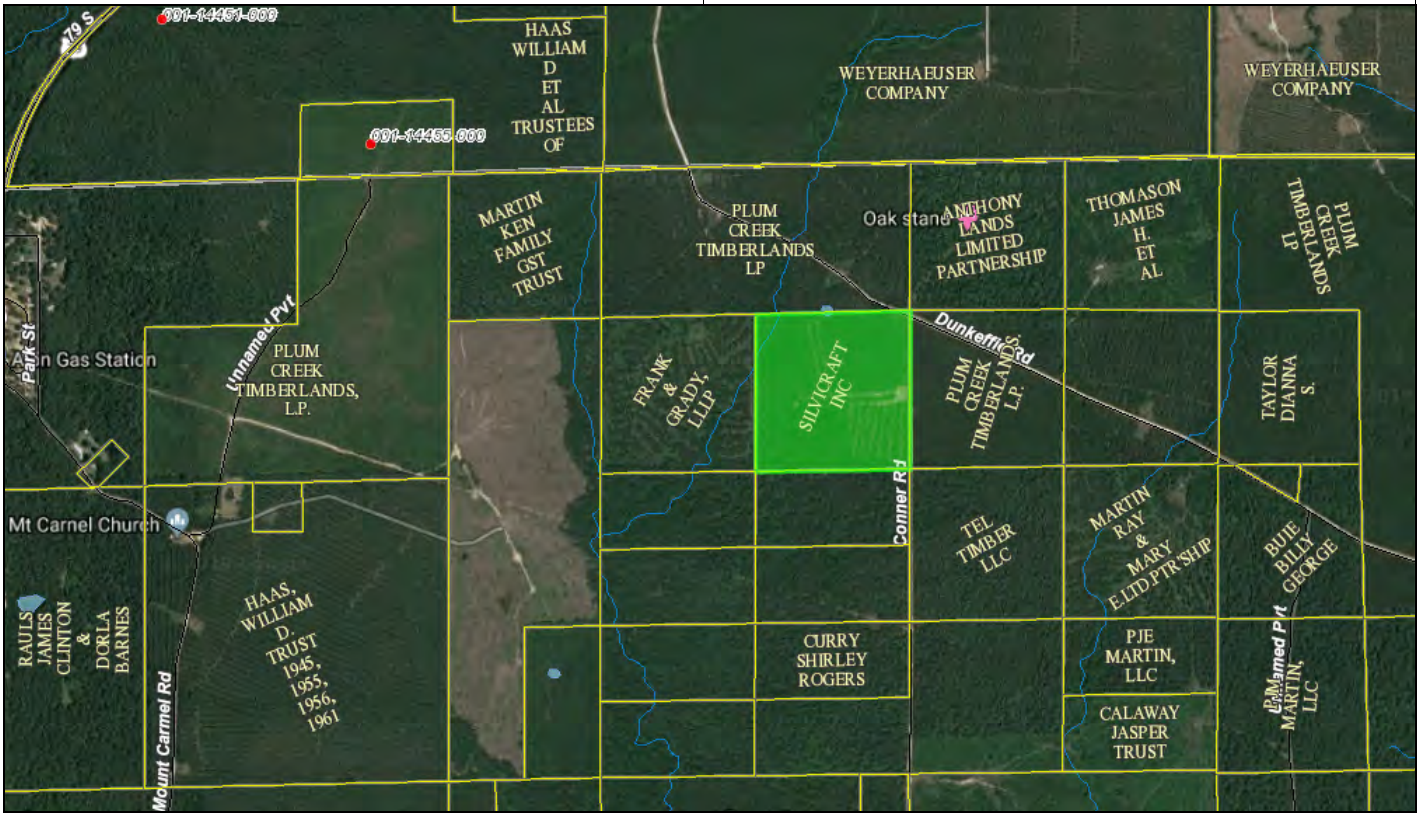


SILVICRAFT INC

Address: DUNKEFFIE RD
Legal: SE1/4 NW1/4
Parcel: 05561-00

RPID: 6581

Acres: 40.65



Date Created: 5/20/2019
Created By: DataScoutPro

1 inch = 1162 feet

via DataScout OneMap

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

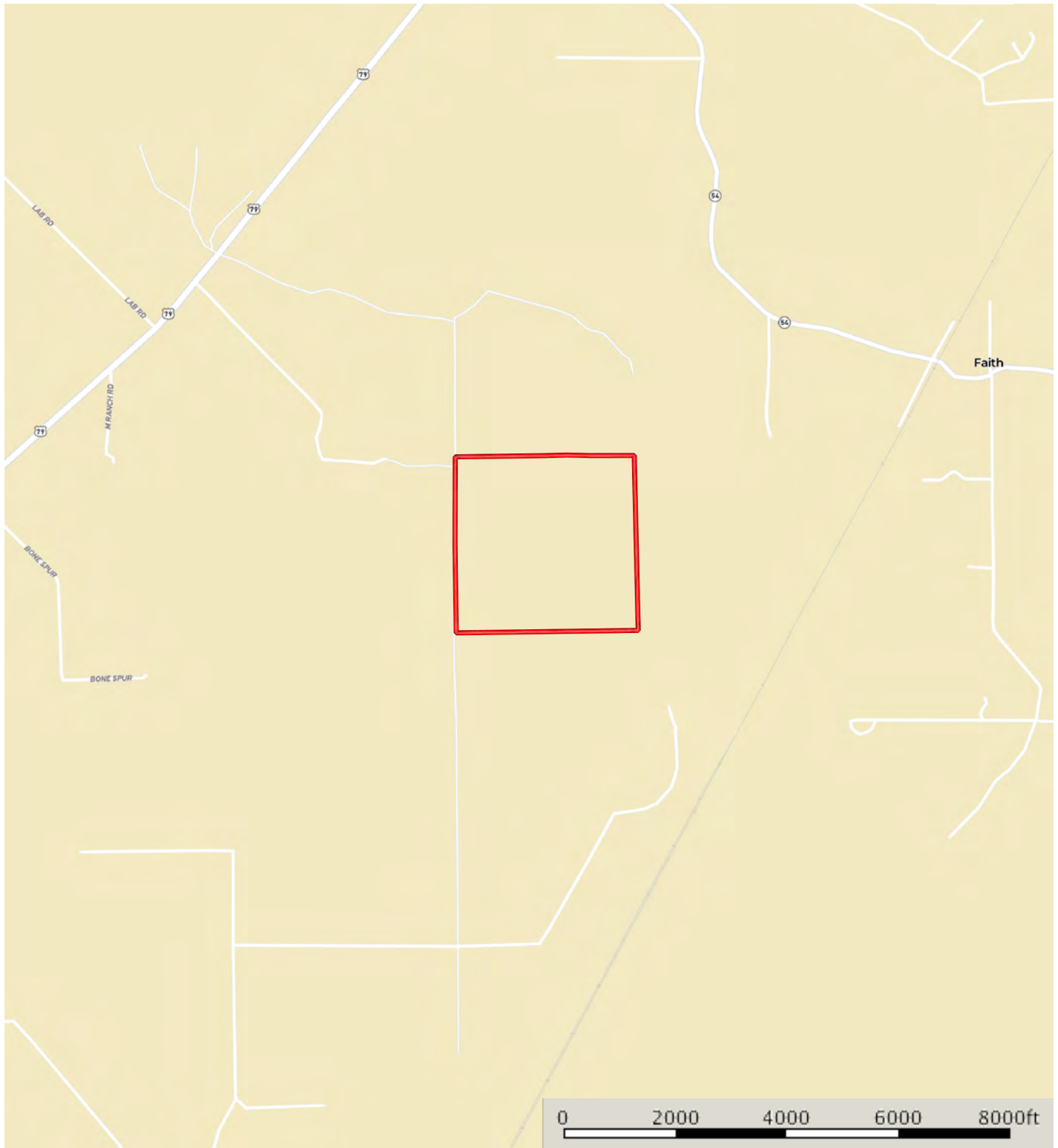
TRACT #2 - SCHOLLE TRACT

Description:	The Scholle Tract is a rare opportunity to acquire an estimated 160 total acres that is all contiguous. This property is accessed via an industrial timber company road (combo lock #8567) and is comprised of fertile sandy and silt loam soils. This property offers multiple recreational opportunities including deer and turkey hunting. Estimated merchantable timber volumes are detailed below, provided by the Seller.		
Location:	Jefferson County		
	Mileage Chart		
	Pine Bluff	7 miles	
	Rison	10 miles	
Acreage:	160.0 +/- acres (per Tax Assesor)		
Access:	Via timber company road (combo lock #8567)		
Real Estate Taxes:	Parcel #	Acres	\$\$/Tax Amount
	001-13949-000	160.0	\$171.56
Timber Volumes (Tons):	Pine Logs	2,925	
	Pine Pulpwood	7,525	
	Oak Logs	0	
	Misc. Logs	0	
	Hardwood Pulpwood	533	
Timber Rights:	All merchantable timber shall transfer unencumbered by any timber deeds or timber management contracts.		
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.		

LOCATION MAP - TRACT #2

Silvcraft Timberland Package

Arkansas, AC +/-



 Boundary

Sindy Cruthis

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AERIAL MAP - TRACT #2

Silvicraft Timberland Package

Arkansas, AC +/-



 Boundary

Sindy Cruthis

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SOIL MAP - TRACT #2

Silvicraft Timberland Package

Arkansas, AC +/-



 Boundary

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SOIL MAP KEY - TRACT #2

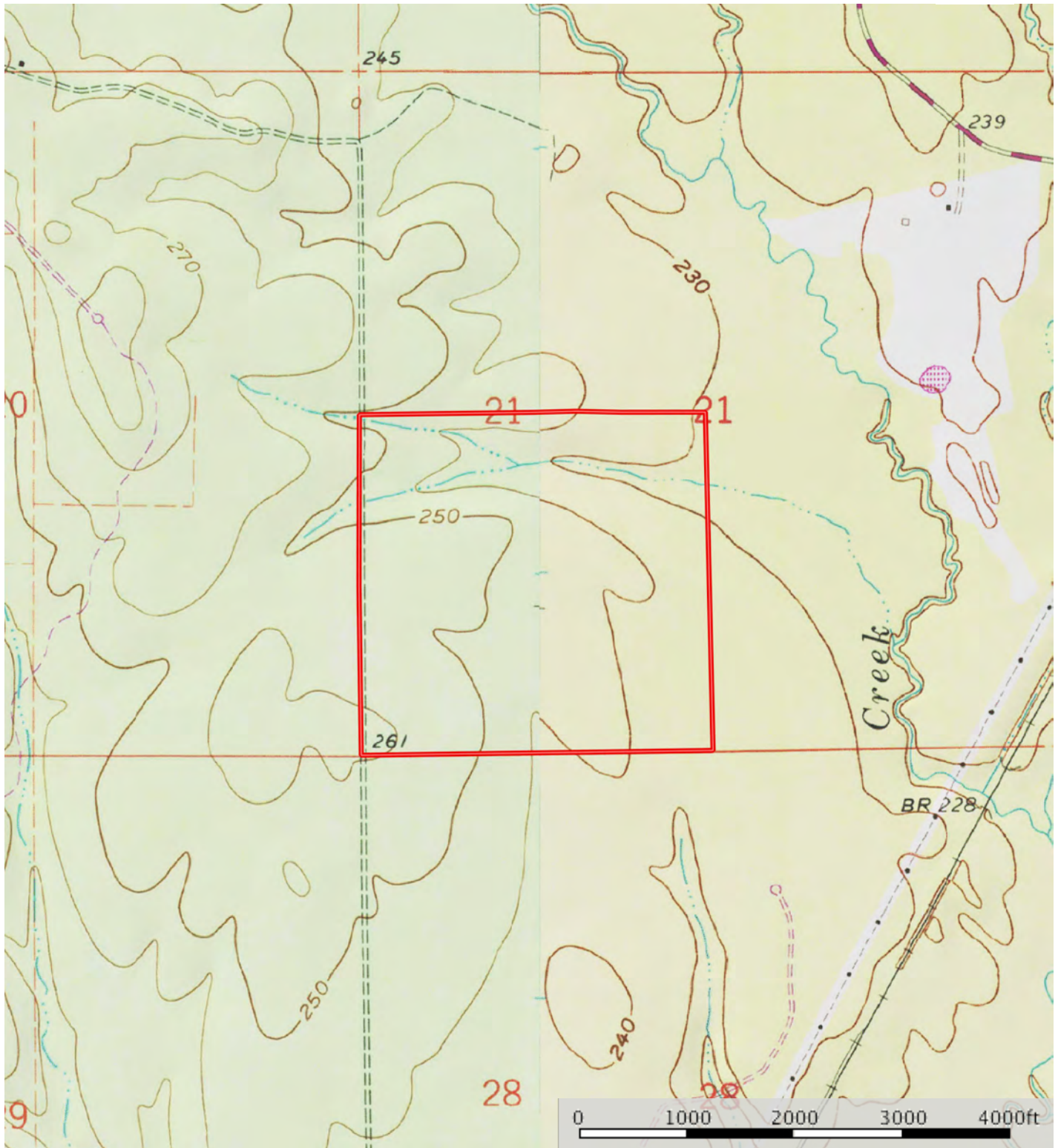
I  Boundary 162.9 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2	Amy silt loam, 0 to 1 percent slopes, frequently flooded	4.3	2.66	5w
41	Savannah fine sandy loam, 1 to 3 percent slopes	26.9	16.54	2e
1	Amy silt loam, 0 to 1 percent slopes	4.7	2.89	5w
28	Pheba silt loam, 0 to 2 percent slopes	126.9	77.91	3w
TOTALS		162.9	100%	2.95

TOPOGRAPHY MAP - TRACT #2

Silvicraft Timberland Package

Arkansas, AC +/-



Boundary

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

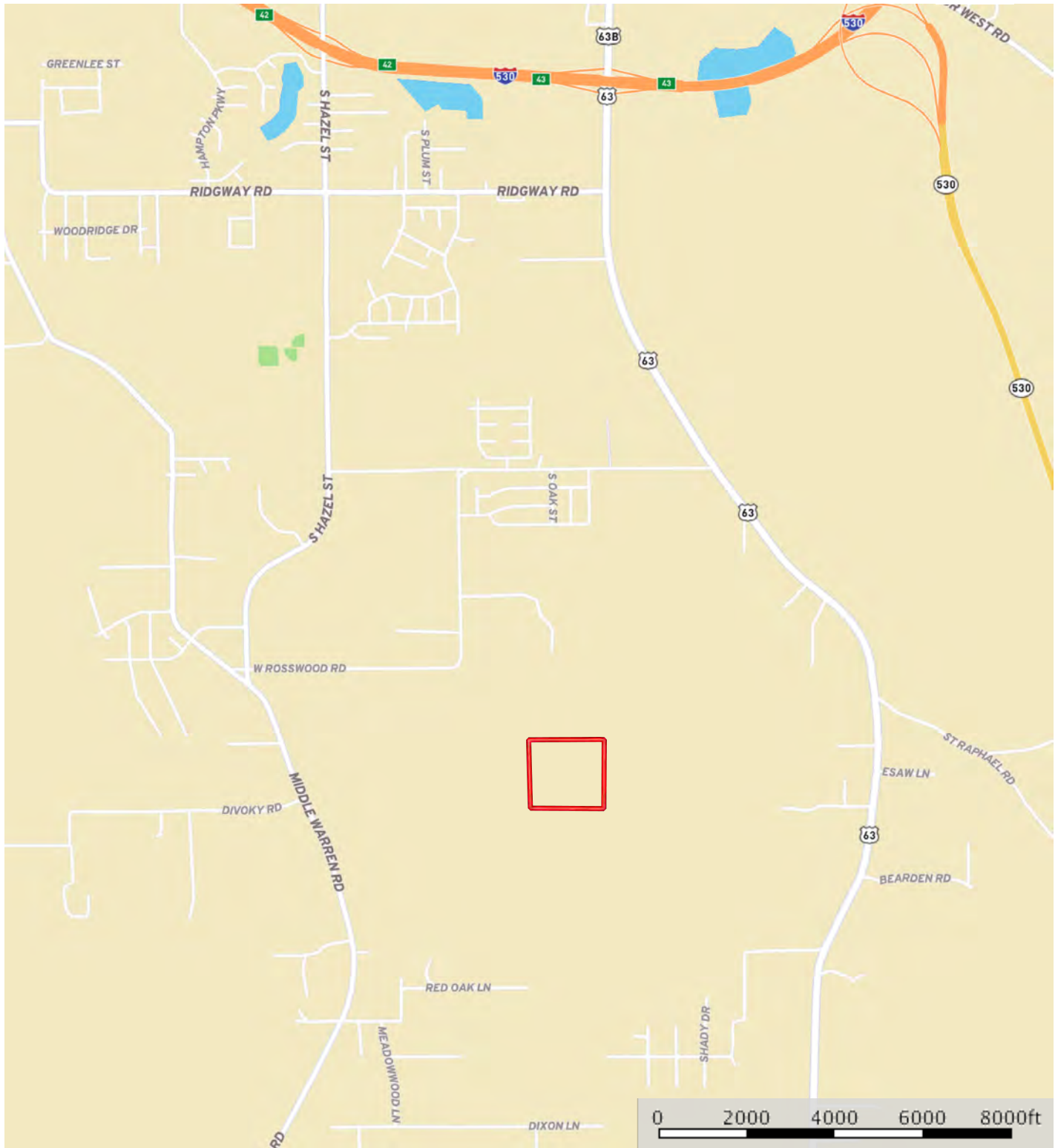
TRACT #3 - ROSSWOOD TRACT

Description:	The Rosswood tracts is located just three (3) miles south of Pine Bluff, Arkansas. Access to the property is via a woods road. Boggy Bayou bisects the tract and offers recreational opportunities in deer and turkey hunting. The property has a mixed soil complex and estimated merchantable timber volumes are detailed below, provided by the Seller.		
Location:	Jefferson County		
	Mileage Chart		
	Pine Bluff	3 miles	
	Star City	17 miles	
	Rison	21 miles	
	Sheridan	30 miles	
Acreage:	40.0 +/- acres (per Tax Assesor)		
Access:	Via Woods Road		
Real Estate Taxes:	Parcel #	Acres	\$\$/Tax Amount
	001-12665-000	40.0	\$48.57
Timber Volumes (Tons):	Pine Logs	129	
	Pine Pulpwood	32	
	Oak Logs	331	
	Misc. Logs	144	
	Hardwood Pulpwood	910	
Timber Rights:	All merchantable timber shall transfer unencumbered by any timber deeds or timber management contracts.		
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.		

LOCATION MAP - TRACT #3

Silvcraft Timberland Package

Arkansas, AC +/-



 Boundary

Sindy Cruthis

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AERIAL MAP - TRACT #3

Silvicraft Timberland Package

Arkansas, AC +/-



 Boundary

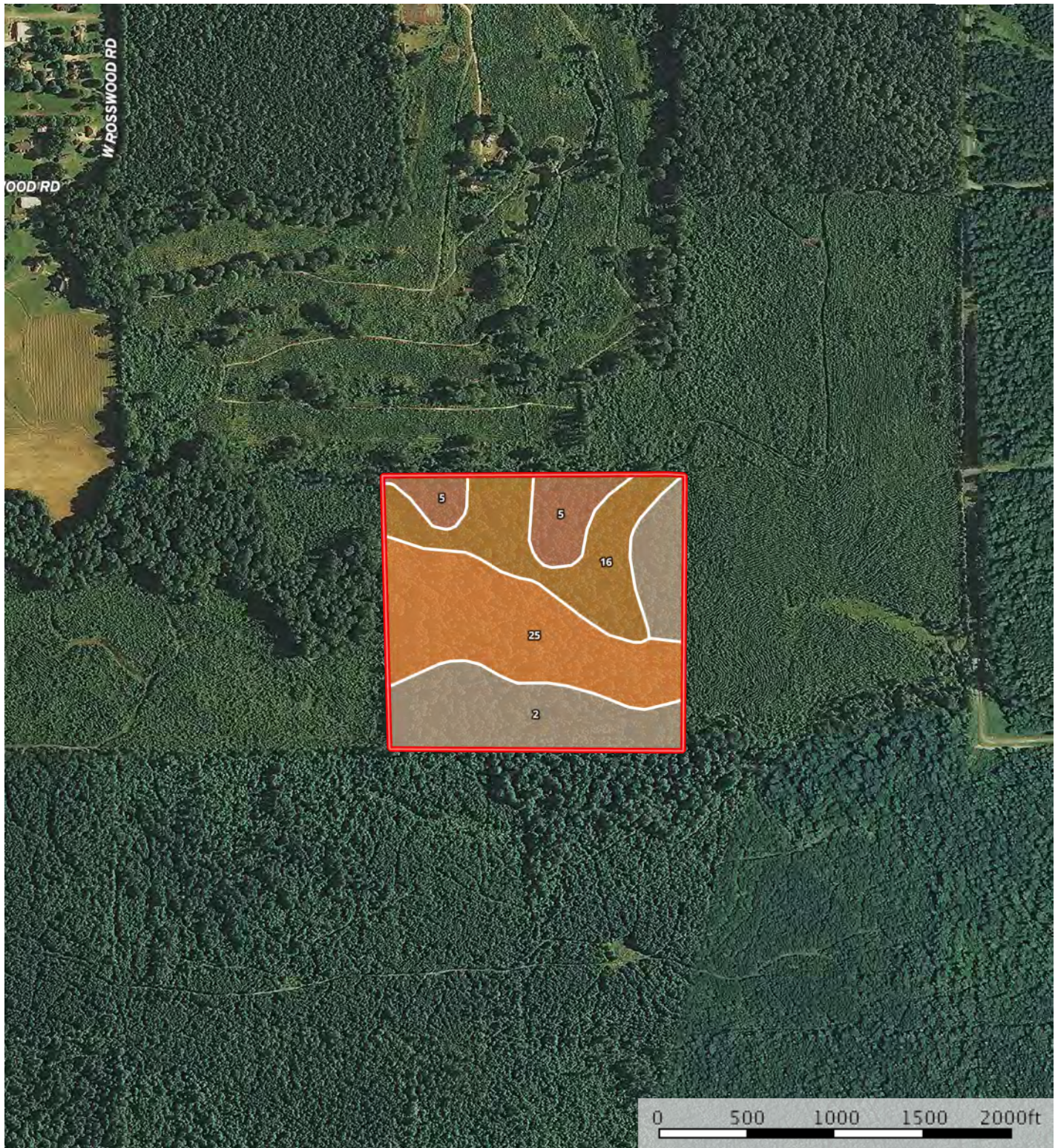
Sindy Cruthis

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SOIL MAP - TRACT #3

Silvicraft Timberland Package

Arkansas, AC +/-



 Boundary

Sindy Cruthis

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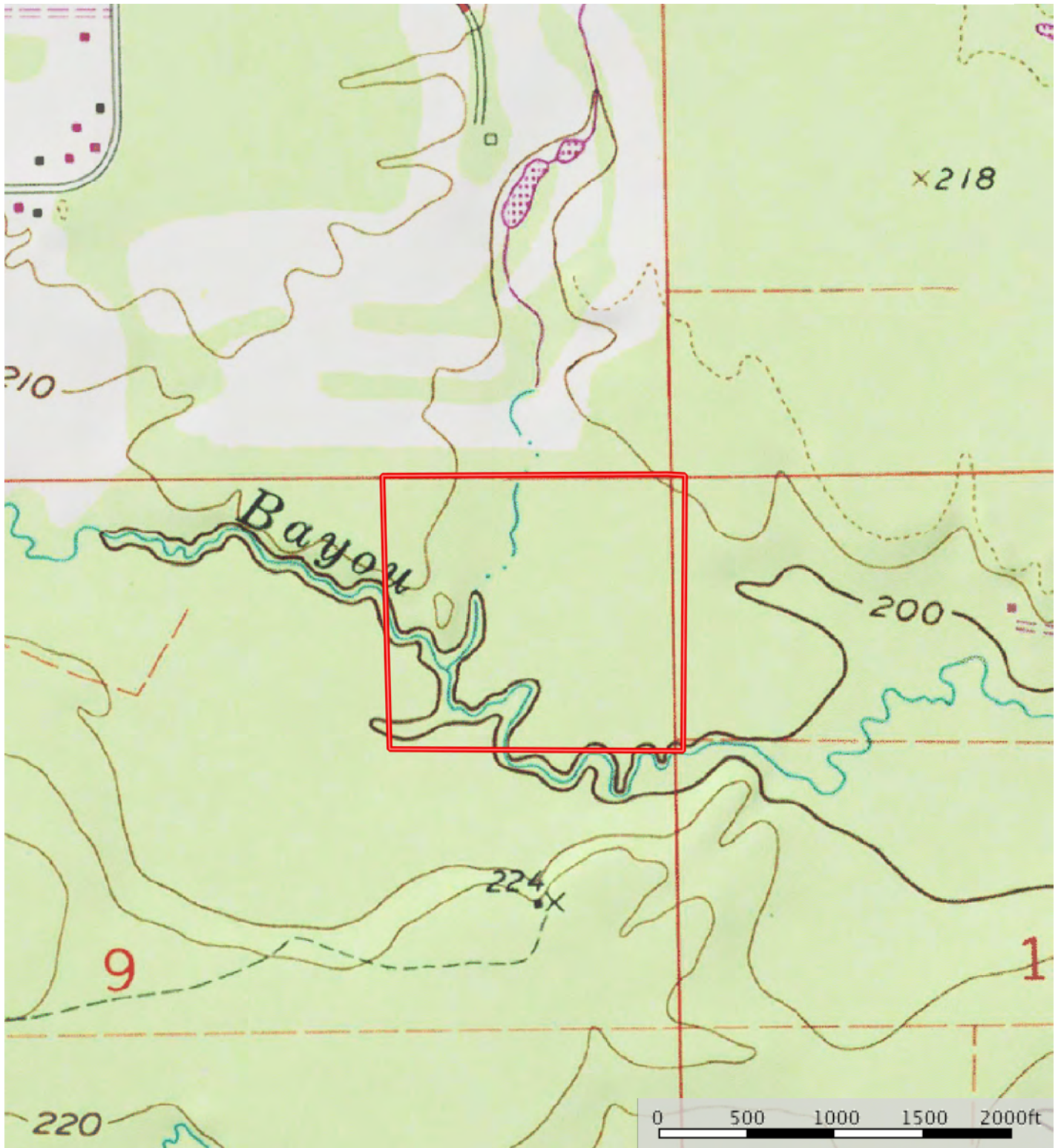
SOIL MAP KEY - TRACT #3

I  Boundary 42.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
16	Grenada silt loam, 3 to 8 percent slopes	9.8	23.44	3e
2	Amy silt loam, 0 to 1 percent slopes, frequently flooded	13.3	31.75	5w
5	Calloway silt loam, 1 to 3 percent slopes	4.5	10.68	2e
25	Ouachita soils, frequently flooded	14.3	34.13	4w
TOTALS		42.0	100%	3.87

TOPOGRAPHY MAP - TRACT #3

Silvcraft Timberland Package
Arkansas, AC +/-



 Boundary

Sindy Cruthis

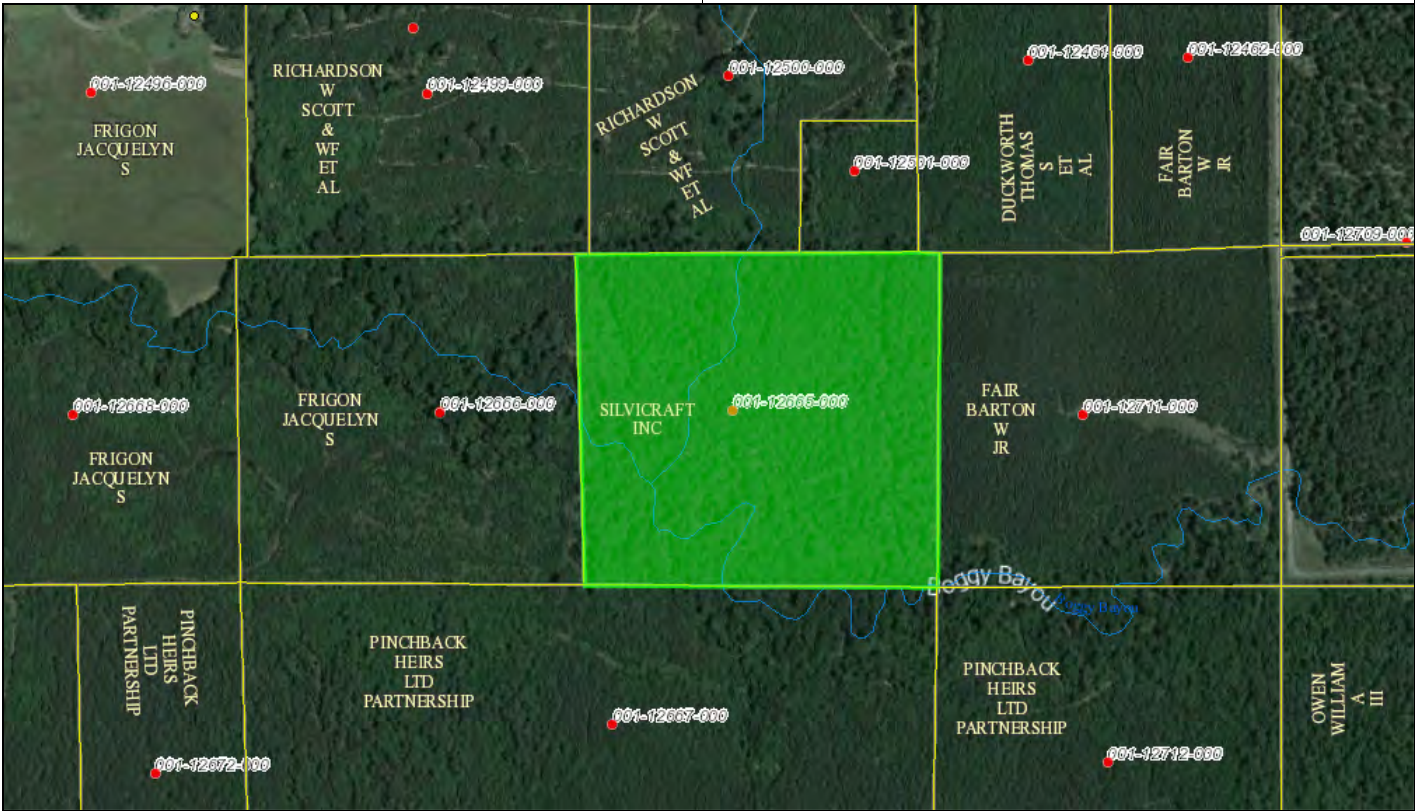
 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

REAL ESTATE TAX MAP - TRACT #3



SILVICRAFT INC

Address:
Legal: NE NE 40 ACRES
Parcel: 001-12665-000 RPID: 14277 Acres: 40



Date Created: 5/20/2019
Created By: DataScoutPro

1 inch = 526 feet

via DataScout OneMap

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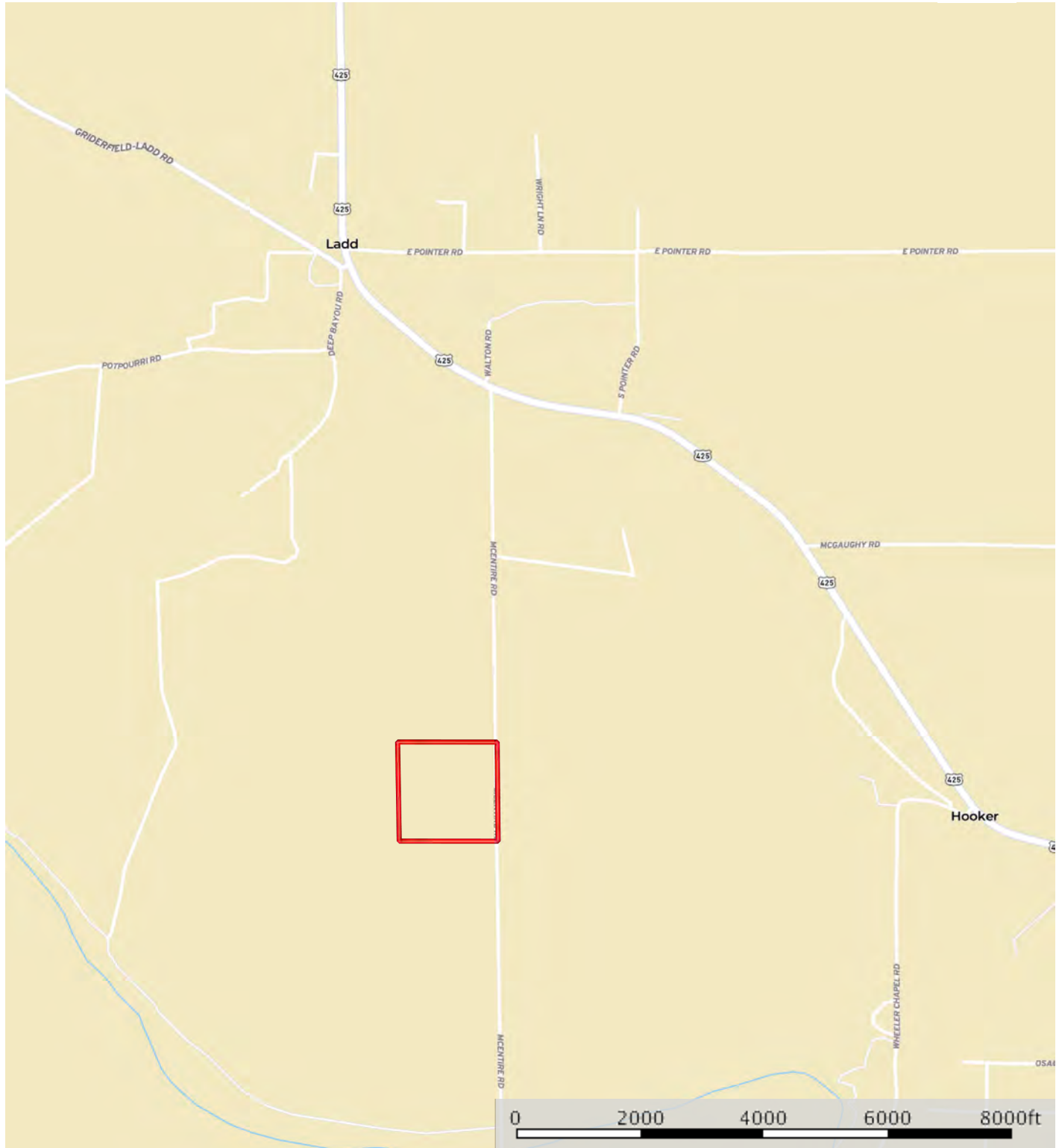
TRACT #4 - DAVIS TRACT

Description:	The Davis tract is located just south of Pine Bluff, Arkansas. This is a rare opportunity to acquire a parcel located where the Arkansas Delta begins. This property has a mixed soil complex and access is provided along McEntire Road. There are many recreational opportunities including deer, duck, and dove hunting. The nine (9) acre (estimated) open field along the eastern boundary line would make for an excellent sunflower field, wheat field, or duck and deer hunting food plot. There is a significant amount of standing cypress located on this parcel.		
Location:	Jefferson County		
	Mileage Chart		
	Pine Bluff	7 miles	
	Star City	16 miles	
	Monticello	34 miles	
	Dumas	36 miles	
Acreage:	40.0 +/- acres (per Tax Assesor)		
Access:	Via McEntire Road		
Real Estate Taxes:	Parcel #	Acres	\$\$/Tax Amount
	001-1265-000	40.0	\$112.29
Timber Volumes:	No volumes/timber cruise conducted		
Timber Rights:	All merchantable timber shall transfer unencumbered by any timber deeds or timber management contracts.		
Mineral Rights:	All mineral rights owned by the Seller (if any) shall convey to the Buyer.		
Recreation:	Deer, duck, and dove 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.		

LOCATION MAP - TRACT #4

Silvcraft Timberland Package

Arkansas, AC +/-



 Boundary

Sindy Cruthis

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AERIAL MAP - TRACT #4

Silvicraft Timberland Package
Arkansas, AC +/-



 Boundary

Sindy Cruthis

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SOIL MAP - TRACT #4

Silvicraft Timberland Package

Arkansas, AC +/-



 Boundary

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SOIL MAP KEY - TRACT #4

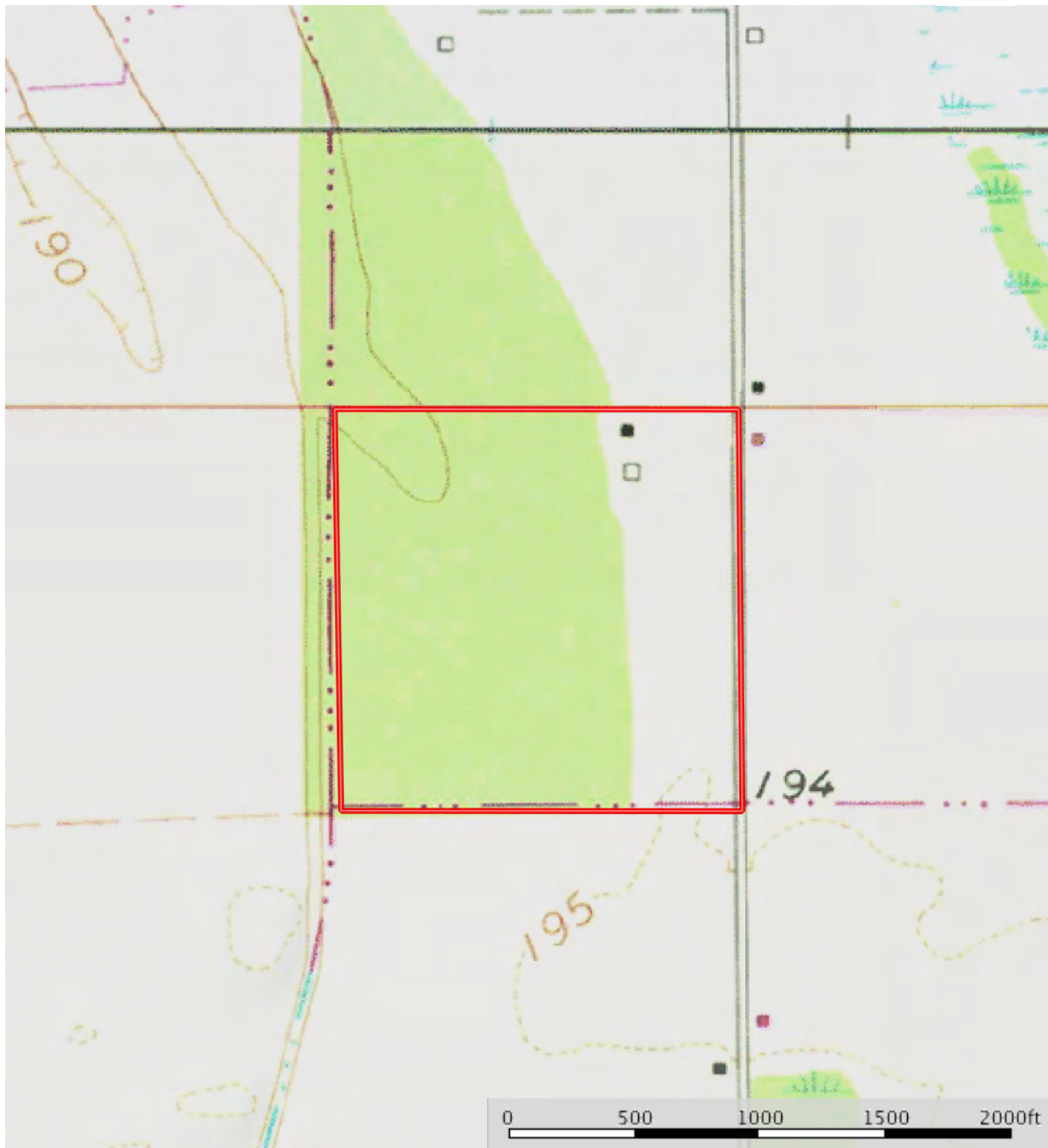
I  Boundary 40.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
30	Portland clay, 0 to 1 percent slopes	10.6	25.92	3w
26	Perry clay, 0 to 1 percent slopes	30.2	74.08	3w
TOTALS		40.8	100%	3.0

TOPOGRAPHY MAP - TRACT #4

Silvicraft Timberland Package

Arkansas, AC +/-



Boundary

Sindy Cruthis

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REAL ESTATE TAX MAP - TRACT #4



SILVICRAFT INC

Address:
Legal: NE NE 40 ACRES
Parcel: 001-12265-000 RPID: 13841 Acres: 40



Date Created: 5/20/2019
Created By: DataScoutPro

1 inch = 1055 feet

via DataScout OneMap

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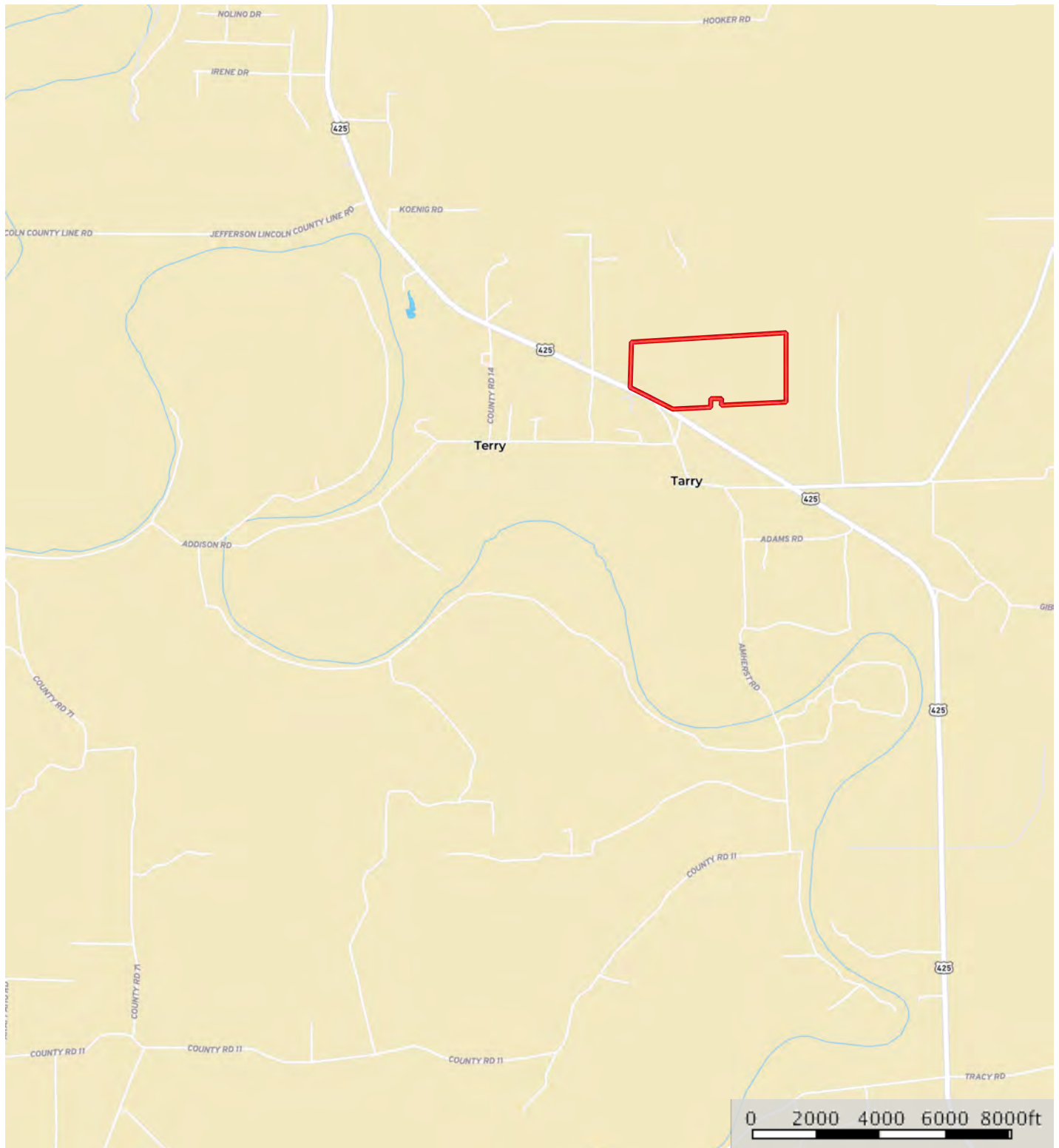
TRACT #5 - JT HILLTOP TRACT

Description:	The JT Hilltop tract is located just outside of Tarry, Arkansas. Access is provided via Highway 425 and the parcel has a mixed soil complex. This parcel offers many opportunities from development into a duck hunting property to creating food plots and deer hunting. The property overlooks the Arkansas Delta and is centrally located between Pine Bluff and Star City, Arkansas.		
Location:	Lincoln County		
	Mileage Chart		
	Pine Bluff	12miles	
	Star City	10 miles	
	Monticello	41 miles	
Acreage:	123 +/- total acres (per Tax Assesor)		
Access:	Via Highway 425		
Real Estate Taxes:	Parcel #	Acres	\$\$/Tax Amount
	000-03576-000	70.0	\$54.66
	000-03610-000	53.0	\$74.44
	Total	123.0	\$129.10
Timber Volumes:	Mixed-age pine plantation - SMZ's		
Timber Rights:	All merchantable timber shall transfer unencumbered by any timber deeds or timber management contracts.		
Mineral Rights:	All mineral rights owned by the Seller (if any) shall convey to the Buyer.		
Recreation:	Deer and duck 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.		

LOCATION MAP - TRACT #5

Silvcraft Timberland Package

Arkansas, AC +/-

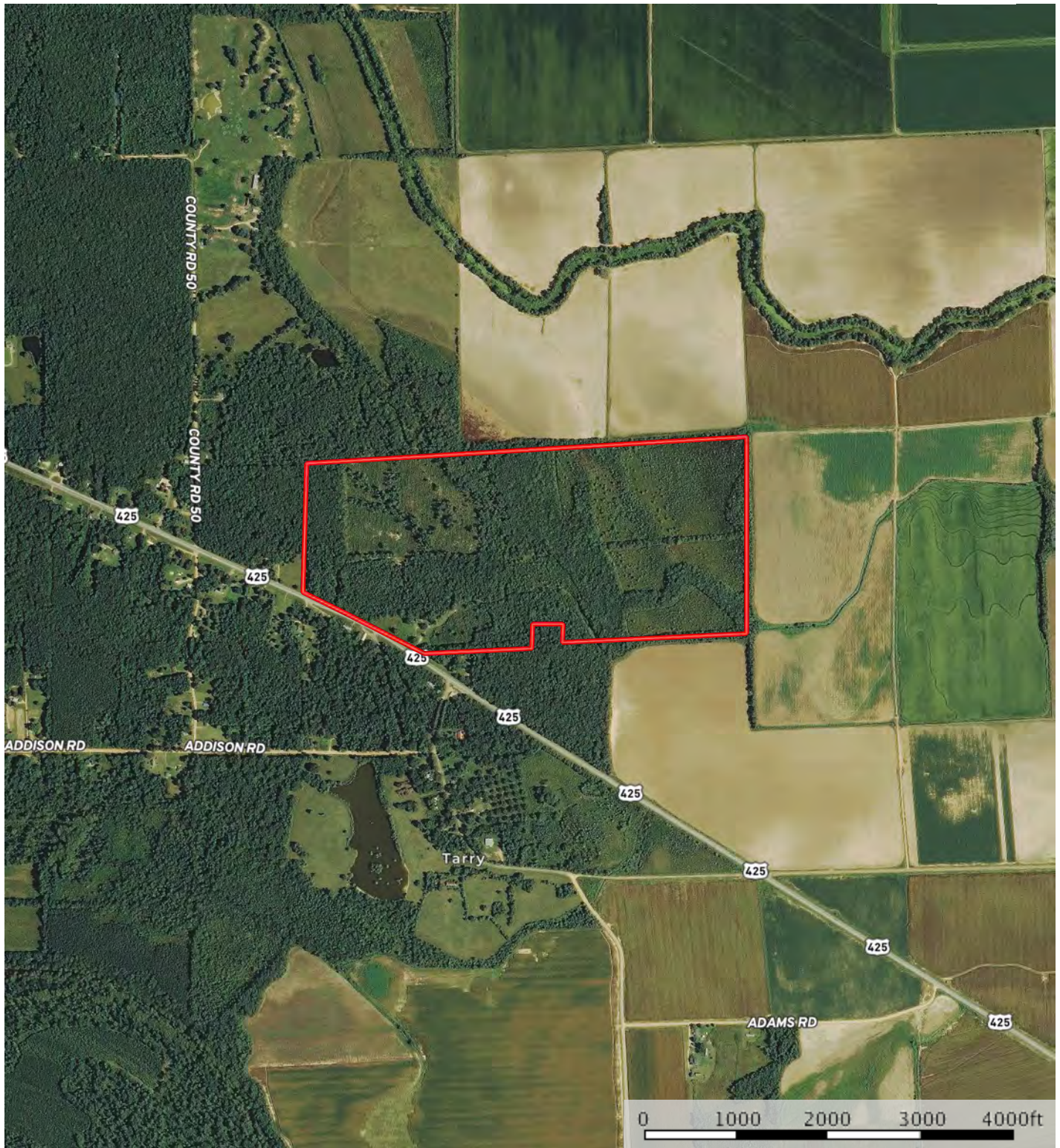


 Boundary

AERIAL MAP - TRACT #5

Silvicraft Timberland Package

Arkansas, AC +/-



 Boundary

Sindy Cruthis

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SOIL MAP - TRACT #5

Silvicraft Timberland Package

Arkansas, AC +/-



 Boundary

Sindy Cruthis

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SOIL MAP KEY - TRACT #5

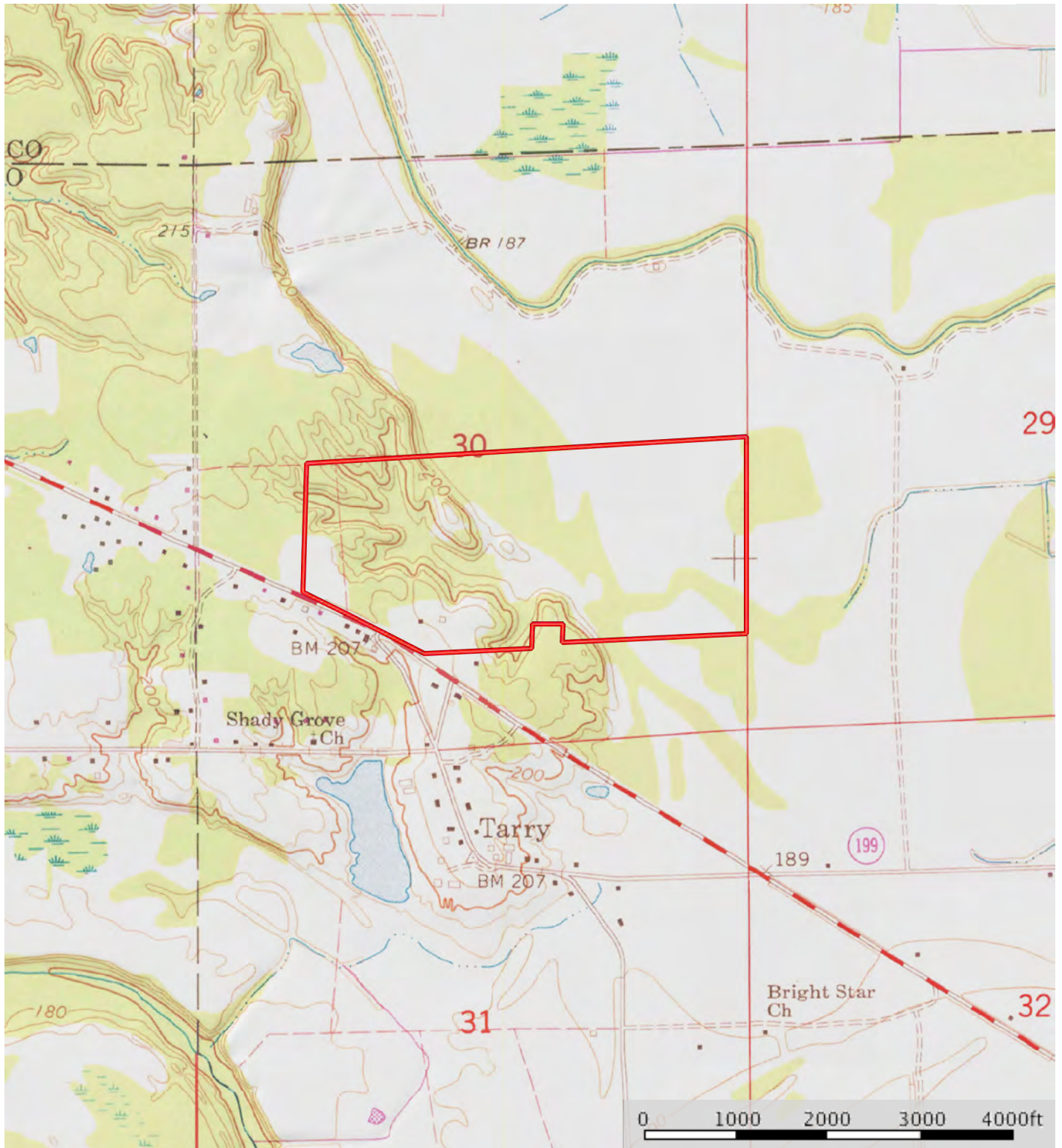
I  Boundary 154.4 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
15	Grenada silt loam, 1 to 3 percent slopes	18.5	12.0	2e
26	Perry clay, 0 to 1 percent slopes	80.1	51.9	3w
4	Calloway silt loam, 0 to 1 percent slopes	42.4	27.47	2w
16	Grenada silt loam, 3 to 8 percent slopes	7.1	4.61	3e
33	Rilla silt loam, 0 to 1 percent slopes	6.2	4.03	2e
TOTALS		154.4	100%	2.57

TOPOGRAPHY MAP - TRACT #5

Silvcraft Timberland Package

Arkansas, AC +/-



 Boundary

Sindy Cruthis

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ON-SITE PHOTOS



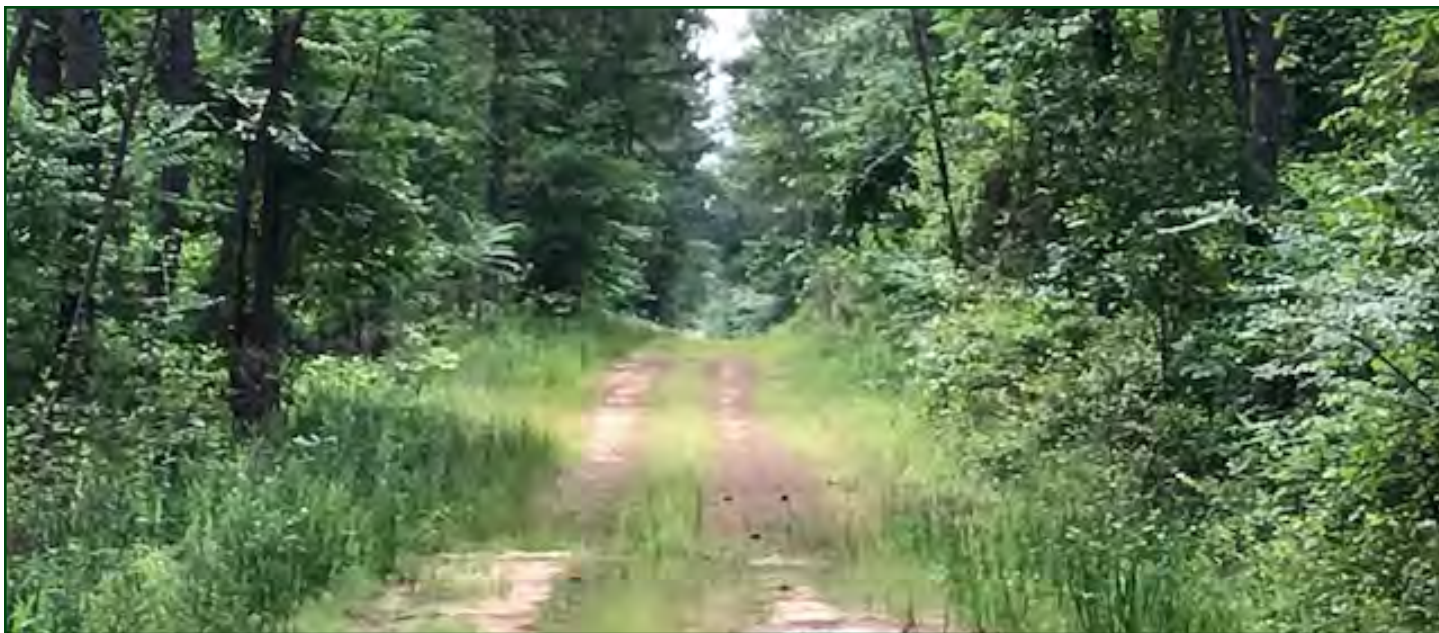














NOTES

[illegible]



401 Autumn Road | Little Rock, AR 72211
501.374.3411 (office) | 501.421.0031 (fax)

info@lilerealestate.com | www.lilerealestate.com



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE