



OFFERED FOR SALE VIA SEALED BID

HIXSON SE TIMBERLAND PACKAGE

A Timberland and Rural Residential Investment Opportunity

275.76 (+/-) Total Acres • Offered in seven (7) tracts, or as a whole

Jefferson & Cleveland Counties, Arkansas

BID DATE: Wednesday, August 7, 2019 by 3:00 PM

Buyer Agents are encouraged and will be compensated through a fee split with the Listing Firm.

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



DISCLOSURE STATEMENT

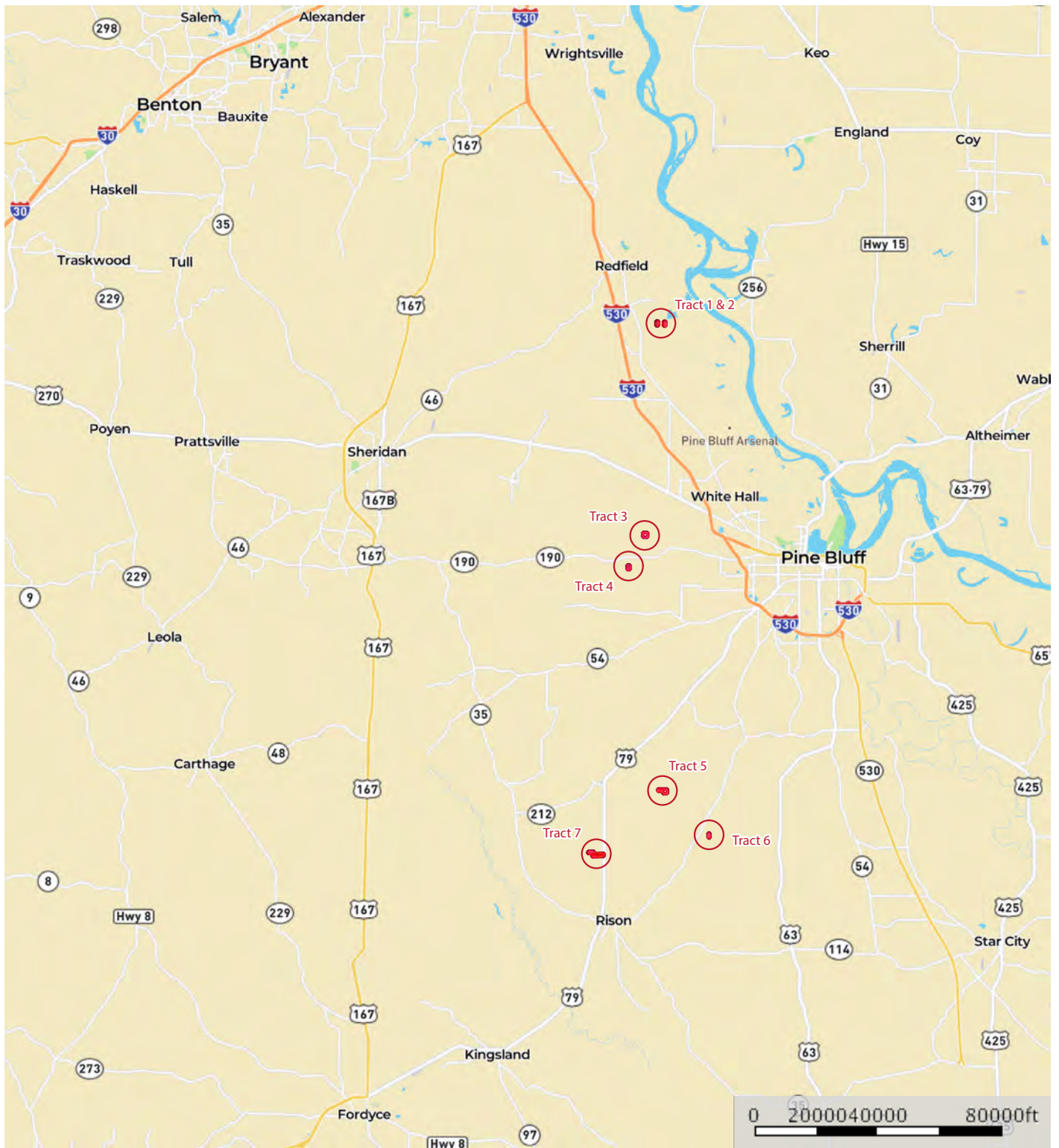
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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



NOTICE OF LAND SALE BY SEALED BID

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

HIXSON SE TIMBERLAND PACKAGE

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. Wednesday, August 7, 2019 and at that time privately opened. If your bid is mailed, please indicate on the outside of the envelope "Bid on Hixson SE 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. 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 (mobile: 501-416-9748) or Gar Lile (mobile: 501-920-7015) of Lile Real Estate, Inc.

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 - HIXSON SE TIMBERLAND PACKAGE

Bid Date: Wednesday, August 7, 2019 by 3:00 PM

Bidder hereby submits the following as an offer for the purchase of the lands located in Jefferson & Cleveland Counties, Arkansas; as described by the sales notice.

This offer will remain valid through Monday, August 12, 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 August 7, 2019)
401 Autumn Road
Little Rock, AR 72211

Fax offer form to: 501-421-0031

Email offer form to: bstafford@lilerealestate.com

*** Buyer Agents are encouraged and will be compensated through a fee split with the Listing Firm.**

BID FORM - HIXSON SE TIMBERLAND PACKAGE

Tract No.	County	Acres	\$\$/Bid Amount/Lump Sum
1	Jefferson	20.35 ^(+/-)	\$_____
2	Jefferson	20.46 ^(+/-)	\$_____
3	Jefferson	40.0 ^(+/-)	\$_____
4	Jefferson	26.0 ^(+/-)	\$_____
5	Cleveland	60.0 ^(+/-)	\$_____
6	Cleveland	19.0 ^(+/-)	\$_____
7	Cleveland	89.95 ^(+/-)	\$_____
All Tracts		275.76 ^(+/-)	\$_____

* Tracts can be bid on as a whole, or as individual tracts. Several tracts lend themselves to further division; bidders are encouraged to present desired options.

Bidder: _____

Date: _____

Phone No.: _____

Fax No.: _____

Email: _____

Address: _____

Signature: _____

Buyer's Agent: _____ (if applicable)

** 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

Description:	This tract is located in north Jefferson County, AR just south of the Arkansas Power and Light White Bluff power plant. The tract is a mixed uneven age stand of native pine and mixed hardwood species. The north line is distinguished by an electric transmission line and White Bluff boundary fencing.		
Location:	Jefferson County, Arkansas		
Acreage:	20.35 (+/-) acres		
Access:	Limited; no known filed easements exist. NCTR Road to Keb Road, and Kady Road provide the closest public access roads.		
Utilities:	None to tract.		
Real Estate Taxes:	<u>Parcel #</u>	<u>Acres</u>	<u>\$\$/Tax Amount</u>
	001-03829-000	20.35	\$35.76
Timber Cruise:	None provided.		
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) or Gar Lile (mobile: 501-920-7015) of Lile Real Estate, Inc.		

TRACT #2

Description:	This tract is located in north Jefferson County, AR just south of the Arkansas Power and Light White Bluff power plant. The tract is a mixed uneven age stand of native pine and mixed hardwood species. The north line is distinguished by an electric transmission line and White Bluff boundary fencing.		
Location:	Jefferson County, Arkansas		
Acreage:	20.46 (+/-) acres		
Access:	Limited; no known filed easements exist. NCTR Road to Keb Road, and Kady Road provide the closest public access roads.		
Utilities:	None to tract.		
Real Estate Taxes:	<u>Parcel #</u>	<u>Acres</u>	<u>\$\$/Tax Amount</u>
	001-03829-000	20.46	\$33.31
Timber Cruise:	None provided.		
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) or Gar Lile (mobile: 501-920-7015) of Lile Real Estate, Inc.		

LOCATION MAP - TRACT #1 & #2



Boundary Boundary

AERIAL MAP - TRACT #1 & #2



Boundary 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 - TRACT #1 & #2



Boundary Boundary

Sindy Cruthis

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SOIL MAP KEY - TRACT #1 & #2

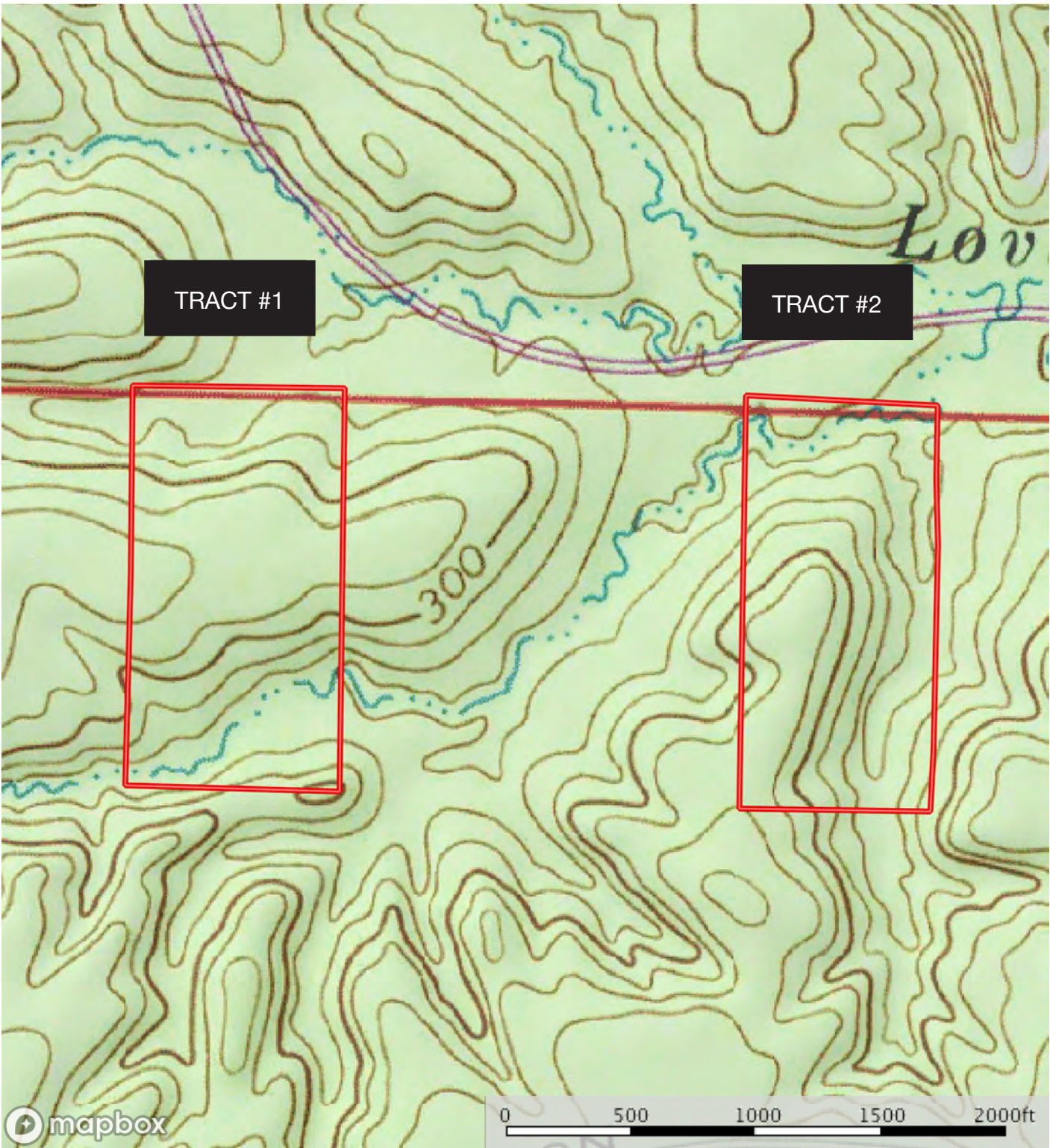
I Boundary 21.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
40	Sacul fine sandy loam, 3 to 8 percent slopes	8.5	39.1	4e
25	Ouachita soils, frequently flooded	5.4	24.75	4w
41	Savannah fine sandy loam, 1 to 3 percent slopes	7.8	36.04	2e
42	Savannah fine sandy loam, 3 to 8 percent slopes	0.0	0.12	2e
TOTALS		21.6	100%	3.28

I Boundary 20.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
40	Sacul fine sandy loam, 3 to 8 percent slopes	8.0	40.08	4e
42	Savannah fine sandy loam, 3 to 8 percent slopes	6.6	32.96	2e
25	Ouachita soils, frequently flooded	5.4	26.96	4w
TOTALS		20.0	100%	3.34

TOPOGRAPHY MAP - TRACT #1 & #2



Boundary Boundary

TRACT #1



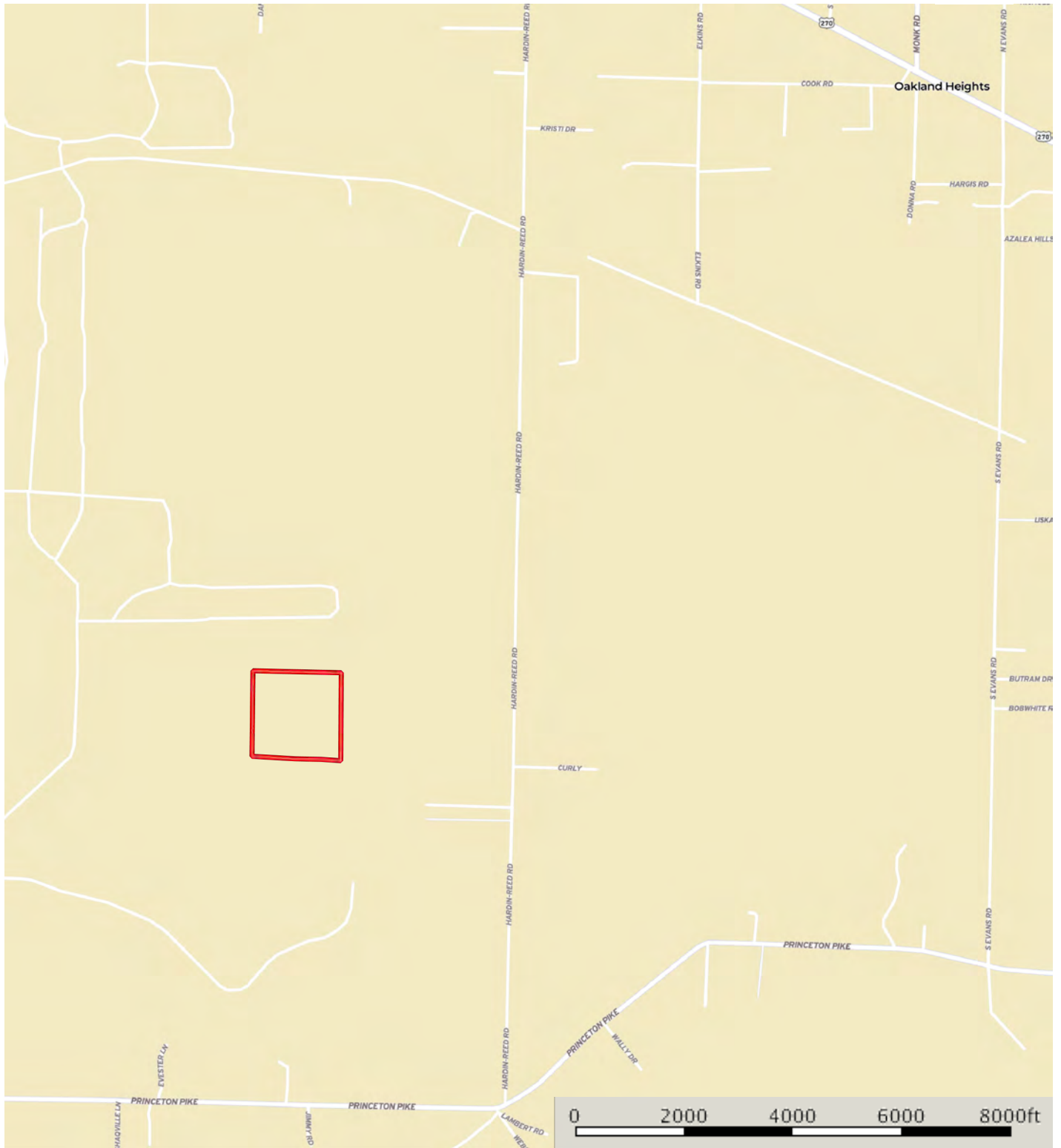
TRACT #2



TRACT #3

Description:	This property consists of 40.0 (+/-) acres located in western Jefferson County, Arkansas, just south of the Hardin Community south of Arkansas Highway 270. The parcel consists of a well-stocked mature uneven-age native pine and hardwood stand.		
Location:	Jefferson County, Arkansas		
Acreage:	40.0 (+/-) acres		
Access:	Weyerhaeuser timber company ownership road system		
Utilities:	None to tract.		
Real Estate Taxes:	Parcel #	Acres	\$\$/Tax Amount
	001-07552-000	40.0	\$70.05
Timber Cruise:	None provided.		
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) or Gar Lile (mobile: 501-920-7015) of Lile Real Estate, Inc.		

LOCATION MAP - TRACT #3



Boundary Boundary

Sindy Cruthis

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AERIAL MAP - TRACT #3



 Boundary  Boundary

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SOIL MAP - TRACT #3



Boundary Boundary

Sindy Cruthis

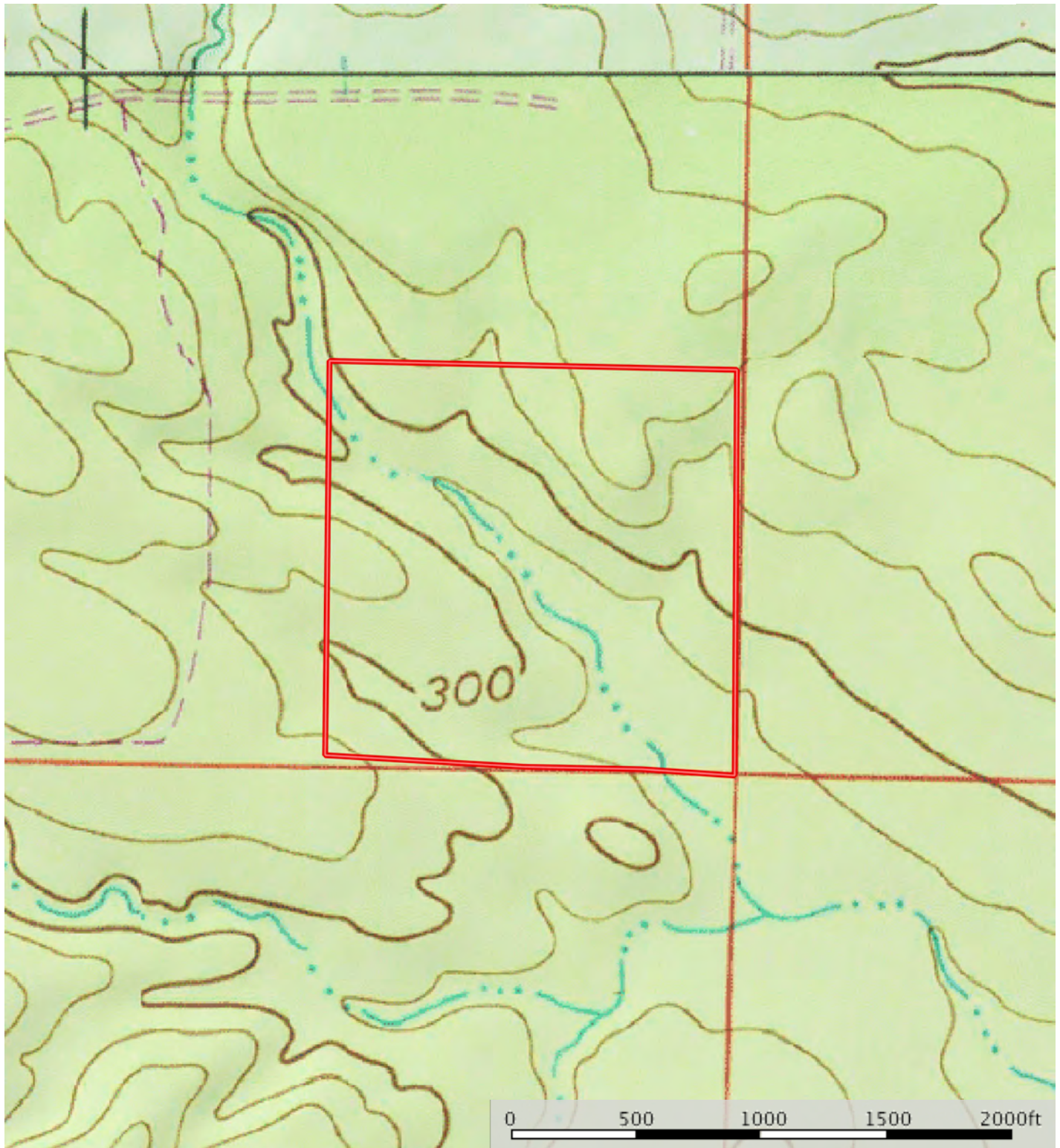
M The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

SOIL MAP KEY - TRACT #3

I  Boundary 41.3 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
28	Pheba silt loam, 0 to 2 percent slopes	10.7	25.8	3w
46	Sawyer silt loam, 3 to 8 percent slopes	19.0	46.08	3e
40	Sacul fine sandy loam, 3 to 8 percent slopes	1.0	2.31	4e
41	Savannah fine sandy loam, 1 to 3 percent slopes	10.6	25.75	2e
25	Ouachita soils, frequently flooded	0.0	0.07	4w
TOTALS		41.3	100%	2.77

TOPOGRAPHY MAP - TRACT #3



Boundary Boundary

Sindy Cruthis

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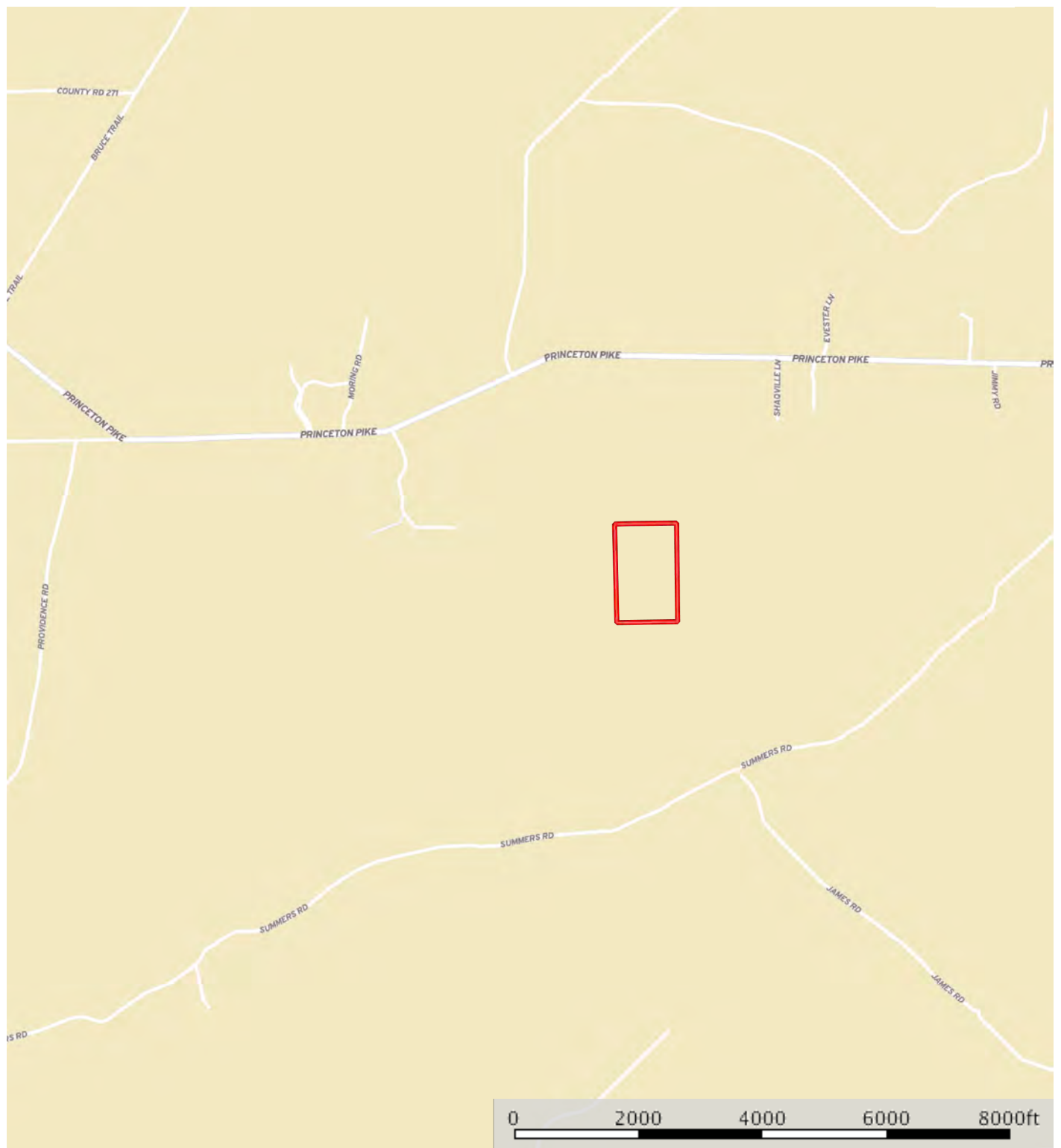
TRACT #3



TRACT #4

Description:	This tract is located south of Princeton Pike Road and north of Summers Road west of Pine Bluff city limits. The tract was clear cut and replanted to pine approximately four (4) years ago.		
Location:	Jefferson County, Arkansas		
Acreage:	26.0 (+/-) acres		
Access:	Private timber company road system.		
Utilities:	None noted.		
Real Estate Taxes:	Parcel #	Acres	\$\$/Tax Amount
	001-10965-000	26.0	\$44.58
Timber Cruise:	None provided.		
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) or Gar Lile (mobile: 501-920-7015) of Lile Real Estate, Inc.		

LOCATION MAP - TRACT #4



 Boundary  Boundary

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AERIAL MAP - TRACT #4



Boundary Boundary

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SOIL MAP - TRACT #4



Boundary Boundary

Sindy Cruthis

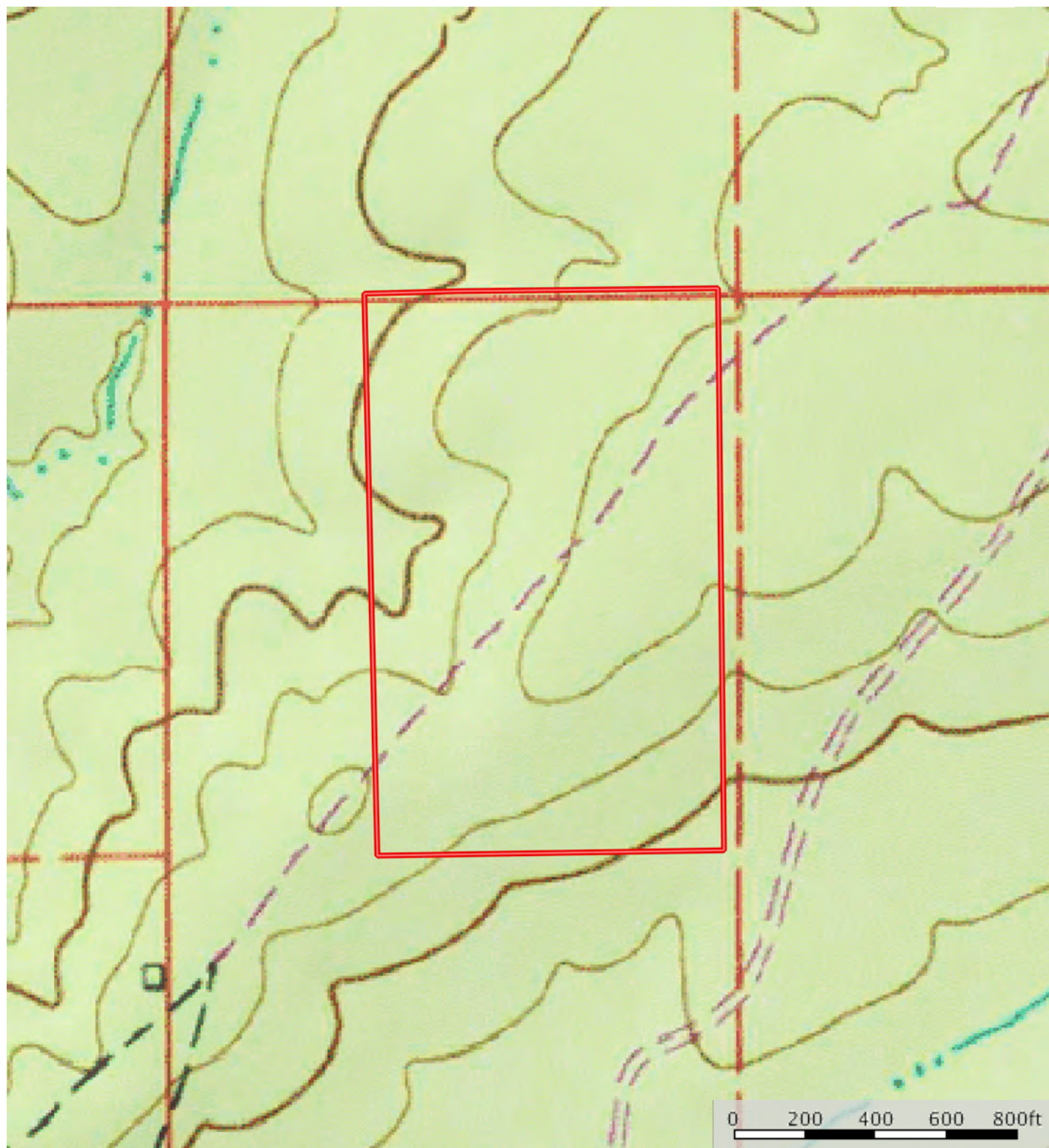
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SOIL MAP KEY - TRACT # 4

I  Boundary 25.1 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
40	Sacul fine sandy loam, 3 to 8 percent slopes	6.4	25.51	4e
28	Pheba silt loam, 0 to 2 percent slopes	2.9	11.76	3w
46	Sawyer silt loam, 3 to 8 percent slopes	15.7	62.74	3e
TOTALS		25.1	100%	3.26

TOPOGRAPHY MAP - TRACT #4



Boundary Boundary

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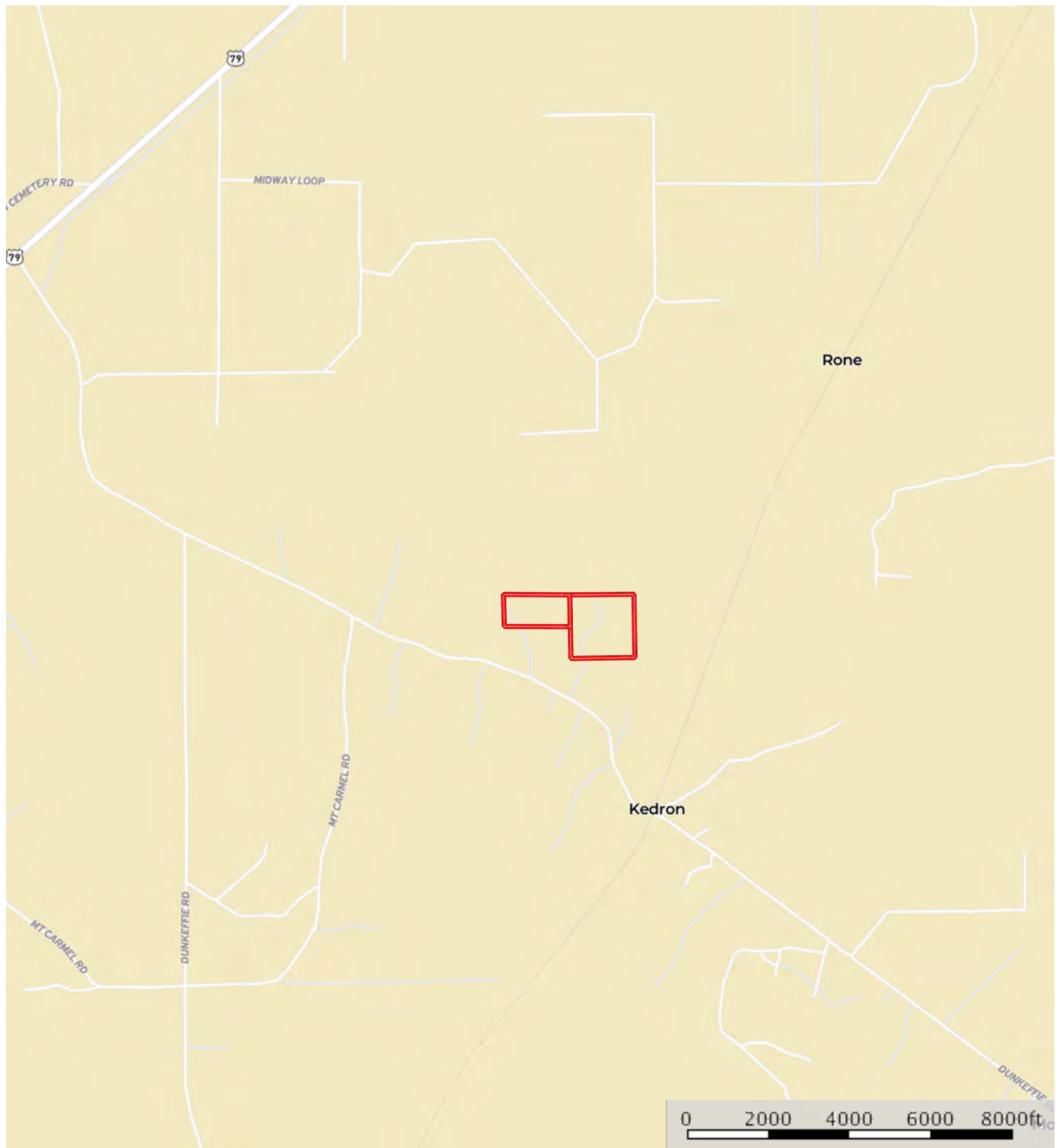
TRACT #4



TRACT #5

Description:	This tract is located in Cleveland County, Arkansas, just 11 miles from the town of Rison. The property consists of 60 total acres, more or less, per the tax assessor's office records. The property has been clear cut in the past three (3) years. The property is accessed via a gated graveled woods road and is less than 650 feet from Dunkeffie Road. The western five (5) acres (+/-) serve as the hunting club camp grounds for a local hunting club. There is an electric right of way that bisects property and could function as a deer hunting food plot / wildlife travel corridor.		
Location:	Cleveland County, Arkansas		
Acreage:	60.0 (+/-) acres		
Access:	Via gated and graveled woods road		
Utilities:	Electricity		
Real Estate Taxes:	Parcel #	Acres	\$\$/Tax Amount
	03010-00	40.0	\$65.93
	03029-00	20.0	\$94.70
	Total	60.0	\$160.63
Timber Cruise:	None provided.		
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) or Gar Lile (mobile: 501-920-7015) of Lile Real Estate, Inc.		

LOCATION MAP - TRACT #5



 Boundary  Boundary

Sindy Cruthis

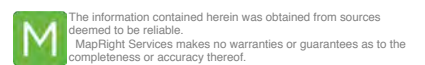
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AERIAL MAP - TRACT #5



 Boundary  Boundary

Sindy Cruthis



SOIL MAP - TRACT #5



Boundary Boundary

Sindy Cruthis

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SOIL MAP KEY - TRACT #5

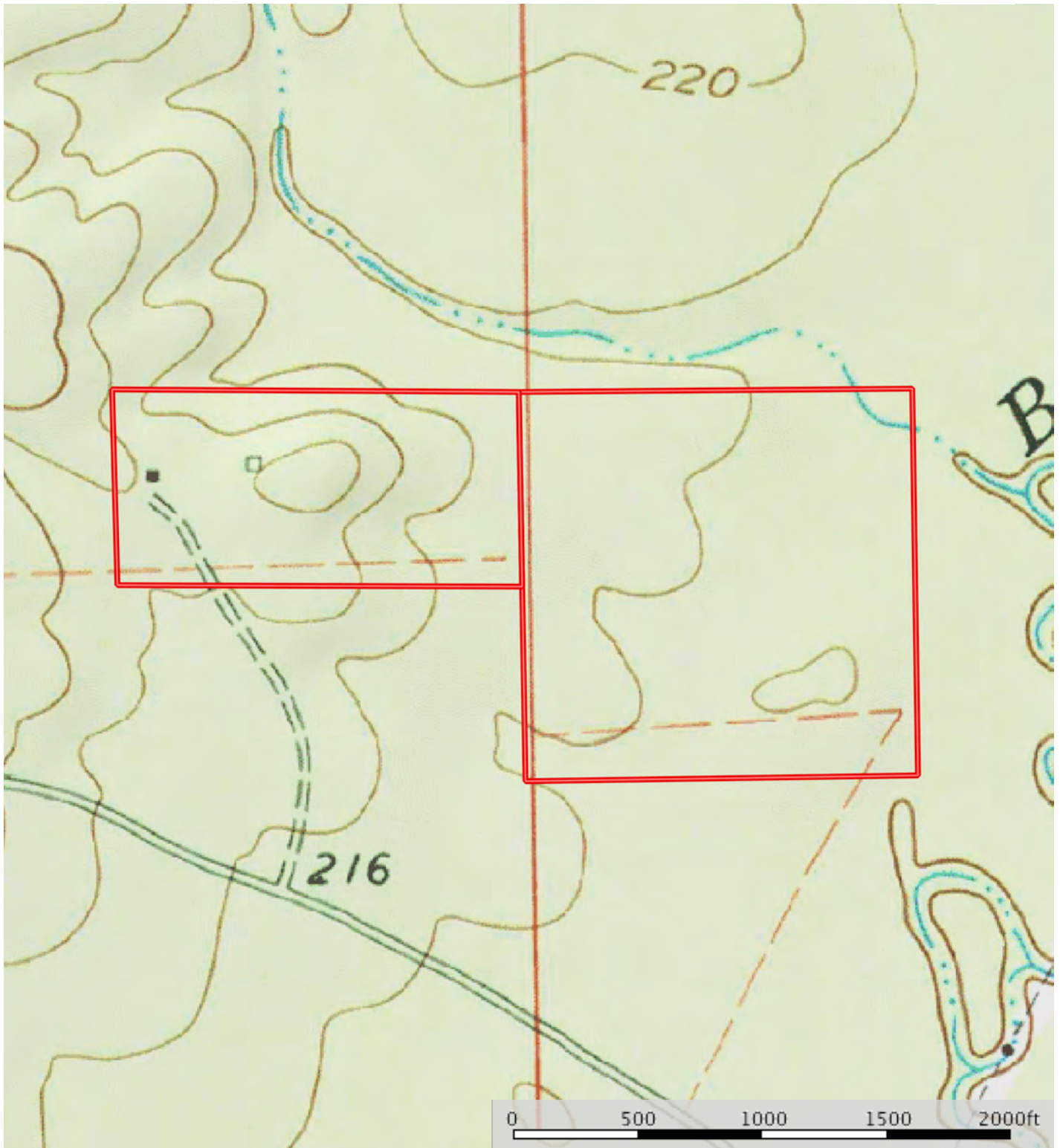
I Boundary 39.3 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
StB	Stough silt loam, 1 to 3 percent slopes	24.8	63.1	2w
BoC2	Boswell loam, 3 to 8 percent slopes, eroded	0.7	1.81	4e
PrC	Prentiss very fine sandy loam, 3 to 8 percent slopes	3.5	8.87	3e
Wa	Wehadkee silt loam	10.3	26.22	4w
TOTALS		39.3	100%	2.65

I Boundary 20.4 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
ShC	Savannah very fine sandy loam, 3 to 8 percent slopes	1.7	8.14	3e
WsA	Weston fine sandy loam, 0 to 1 percent slopes	0.4	1.82	3w
StB	Stough silt loam, 1 to 3 percent slopes	1.4	6.88	2w
TaC2	Tippah silt loam, 3 to 8 percent slopes, moderately eroded	5.3	25.91	3e
BoC2	Boswell loam, 3 to 8 percent slopes, eroded	10.7	52.28	4e
Wb	Wehadkee soils, and Udifluvents	1.0	4.97	6w
TOTALS		20.4	100%	3.6

TOPOGRAPHY MAP - TRACT #5



Boundary Boundary

Sindy Cruthis

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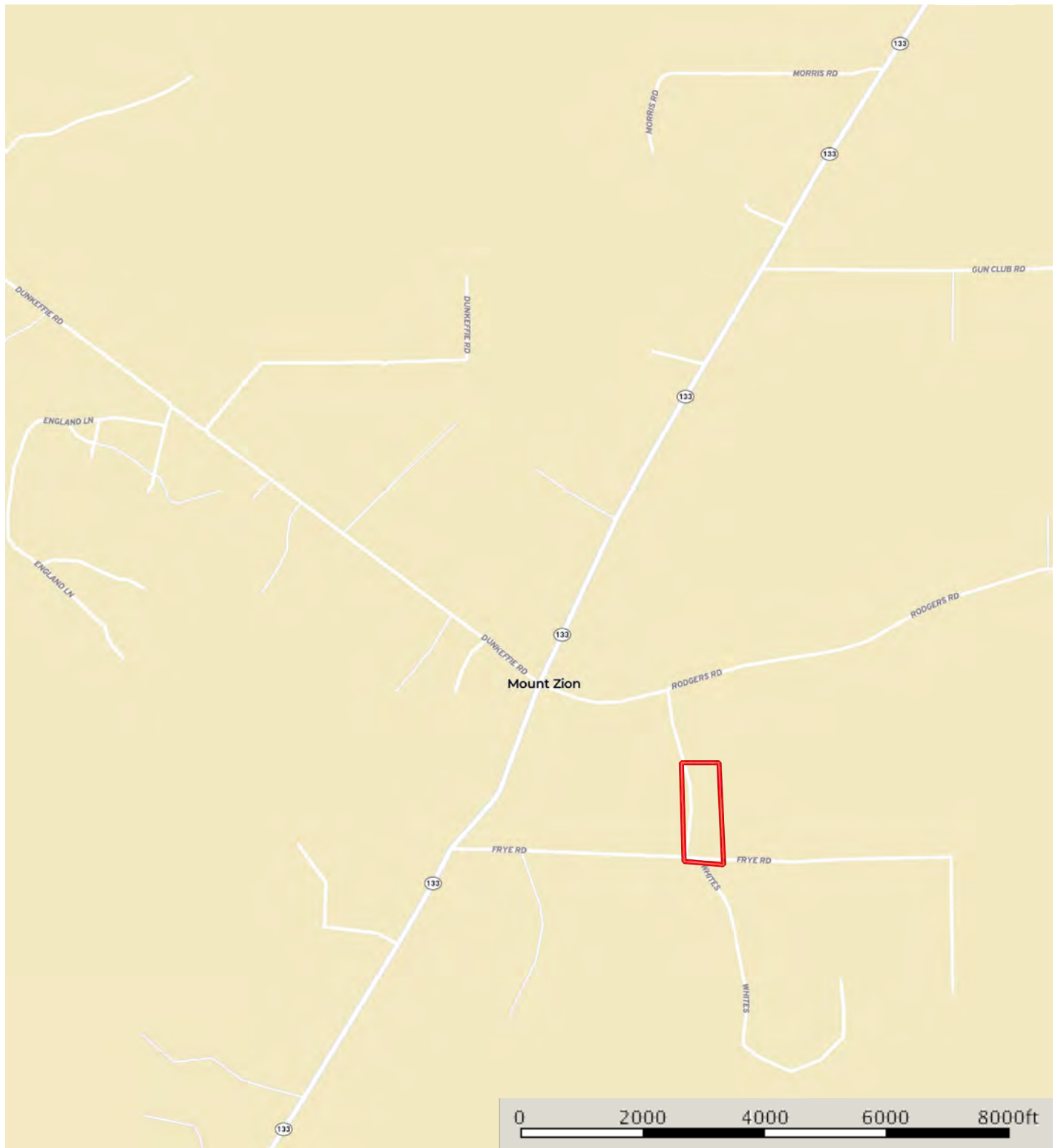
TRACT #5



TRACT #6

Description:	This tract is located in Cleveland County, Arkansas, just 7 miles from the town of Rison. The timber stocking is young pine and hardwood regeneration with excellent access from Frye Road and Frye Loop Road.		
Location:	Cleveland County, Arkansas		
Acreage:	19.0 (+/-) acres		
Access:	Frye Road and Frye Loop Road, county maintained		
Utilities:	Electricity		
Real Estate Taxes:	Parcel #	Acres	\$\$/Tax Amount
	03242-00	19.0	\$39.60
Timber Cruise:	None provided.		
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) or Gar Lile (mobile: 501-920-7015) of Lile Real Estate, Inc.		

LOCATION MAP - TRACT #6

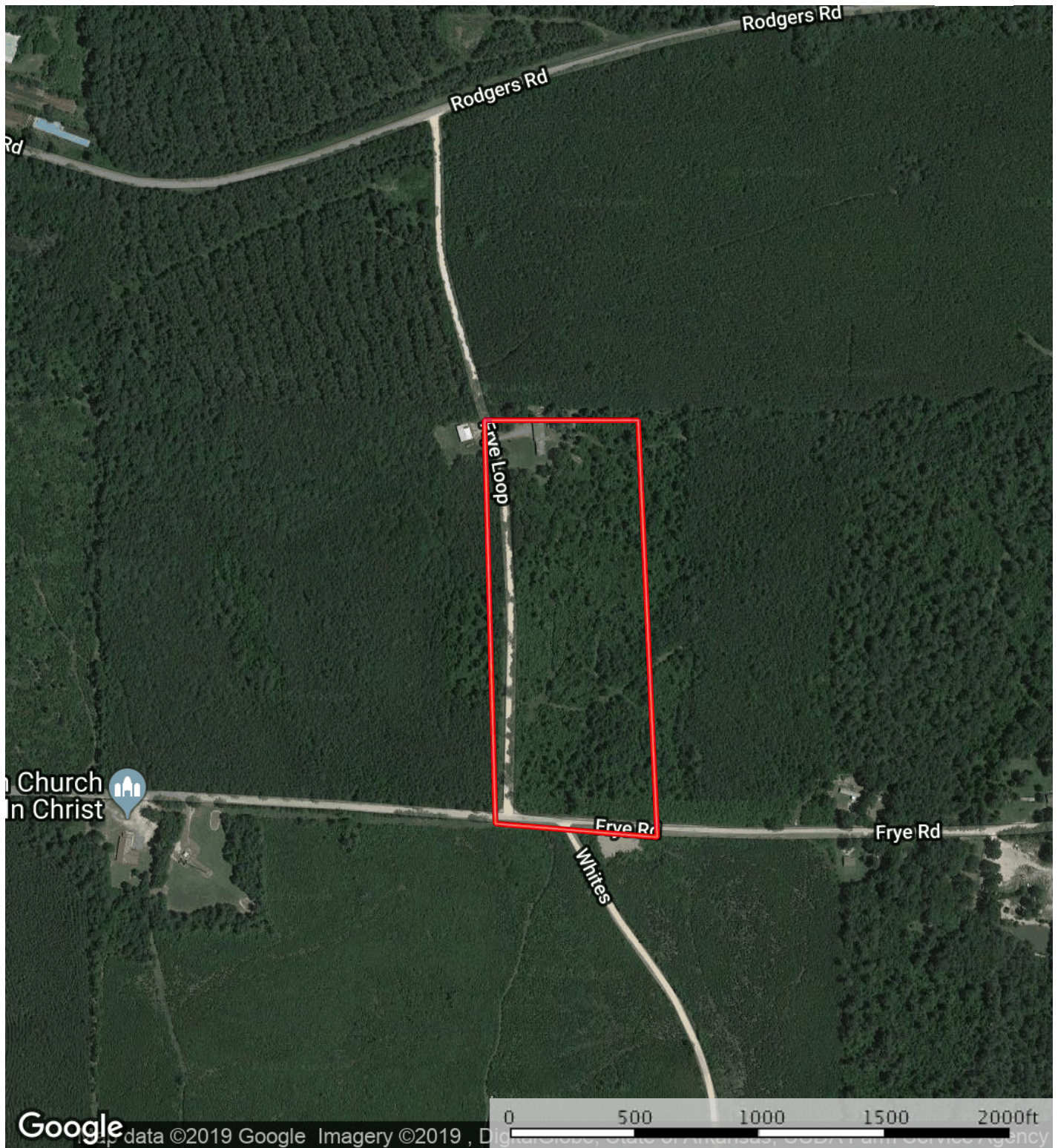


 Boundary  Boundary

Sindy Cruthis

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AERIAL MAP - TRACT #6



Boundary Boundary

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SOIL MAP - TRACT #6



Boundary Boundary

Sindy Cruthis

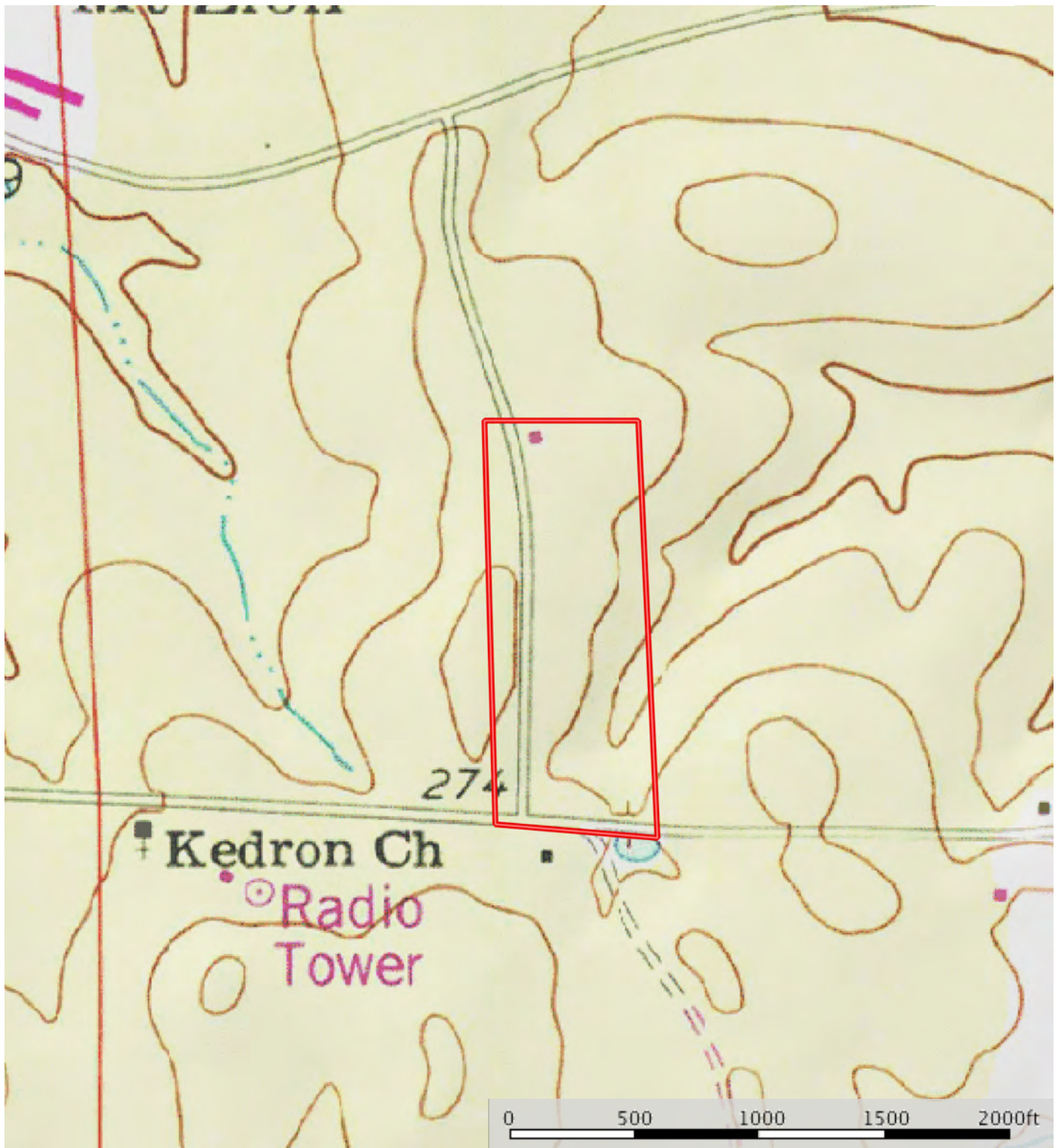
The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

SOIL MAP KEY - TRACT #6

I  Boundary 16.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
TaC3	Tippah silt loam, 3 to 8 percent slopes, severely eroded	0.9	5.54	6e
Wb	Wehadkee soils, and Udifluvents	1.5	8.85	6w
TaB2	Tippah silt loam, 1 to 3 percent slopes, moderately eroded	6.8	41.09	2e
TaC2	Tippah silt loam, 3 to 8 percent slopes, moderately eroded	3.2	19.48	3e
PeB	Pheba very fine sandy loam, 1 to 3 percent slopes	4.1	25.03	3w
TOTALS		16.5	100%	3.02

TOPOGRAPHY MAP - TRACT #6



Boundary Boundary

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TRACT #6

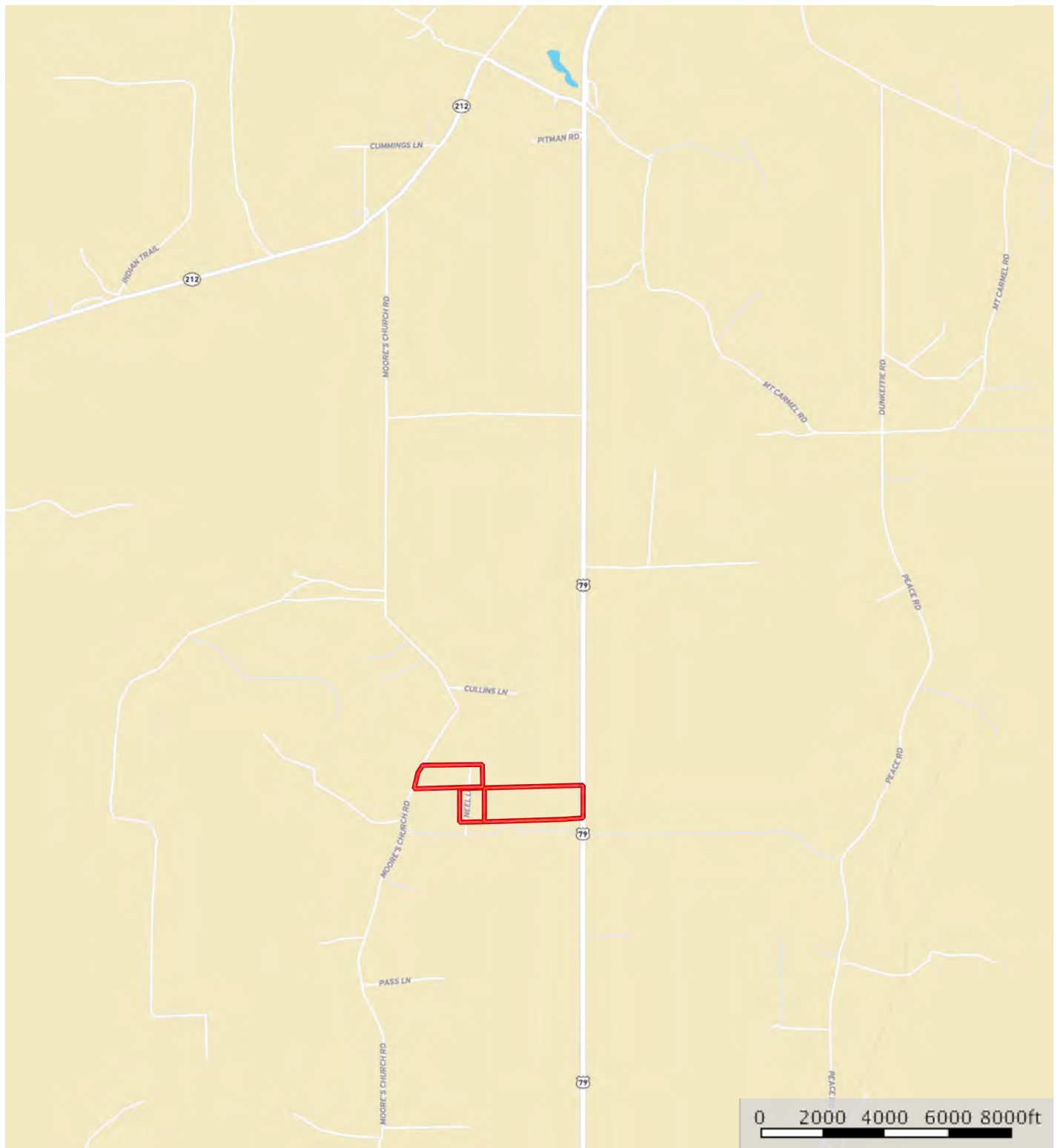


TRACT #7

Description:	This tract is located in Cleveland County, Arkansas, 3 miles from the town of Rison. The property consists of 89.95 total acres, more or less, per the tax assessor's office records. The timber stocking is a combination of 3-5 year old pine plantation, and mixed age pine and hardwood regeneration. Recreational opportunities include deer hunting. The property offers excellent access from Moore Church Road and Highway 79.		
Location:	Cleveland County, Arkansas		
Acreage:	89.95 (+/-) acres		
Access:	Moore Church Road and Highway 79		
Utilities:	Electric, rural water, and telephone		
Real Estate Taxes:	Parcel #	Acres	\$\$/Tax Amount
	05902-00	21.76	\$39.67
	05912-00	13.64	\$25.34
	05917-00	54.55	\$104.64
	Total	89.95	\$169.65
Timber Cruise:	None provided.		
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) or Gar Lile (mobile: 501-920-7015) of Lile Real Estate, Inc.		

**** This property lends itself to subdivision. Bidders are encouraged to make offers that reflect tract division. Buyer will be responsible for the expense in having the property surveyed if required.**

LOCATION MAP - TRACT #7

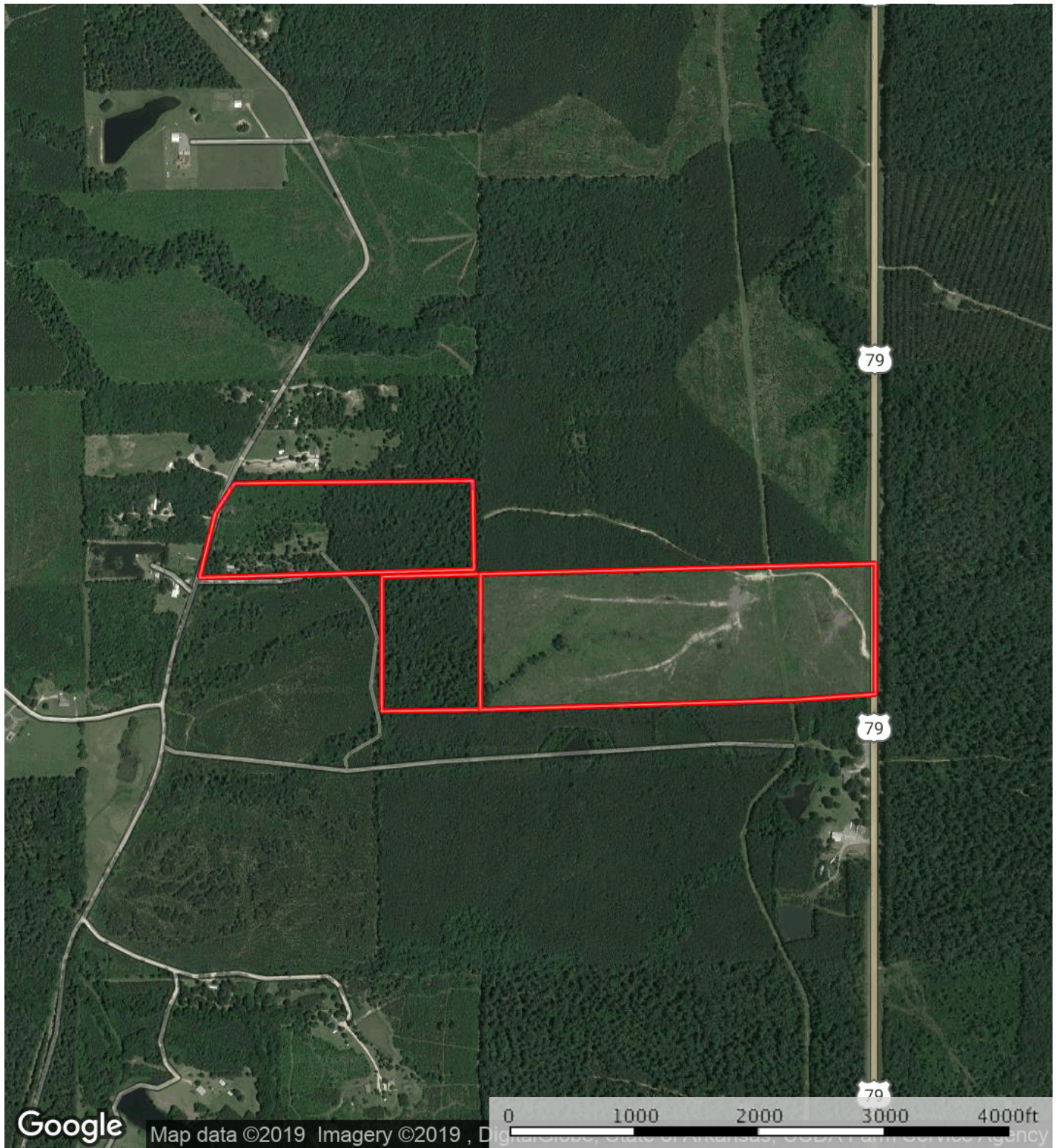


Boundary Boundary

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AERIAL MAP - TRACT #7



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SOIL MAP - TRACT #7



Boundary Boundary

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SOIL MAP KEY - TRACT # 7

I Boundary 24.3 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
PeB	Pheba very fine sandy loam, 1 to 3 percent slopes	1.3	5.23	3w
TaB2	Tippah silt loam, 1 to 3 percent slopes, moderately eroded	3.7	15.16	2e
PeA	Pheba very fine sandy loam, 0 to 1 percent slopes	5.4	22.43	3w
SvC2	Susquehanna very fine sandy loam, 3 to 8 percent slopes eroded	10.4	42.85	6e
Wb	Wehadkee soils, and Udifluvents	3.5	14.33	6w
TOTALS		24.3	100%	4.56

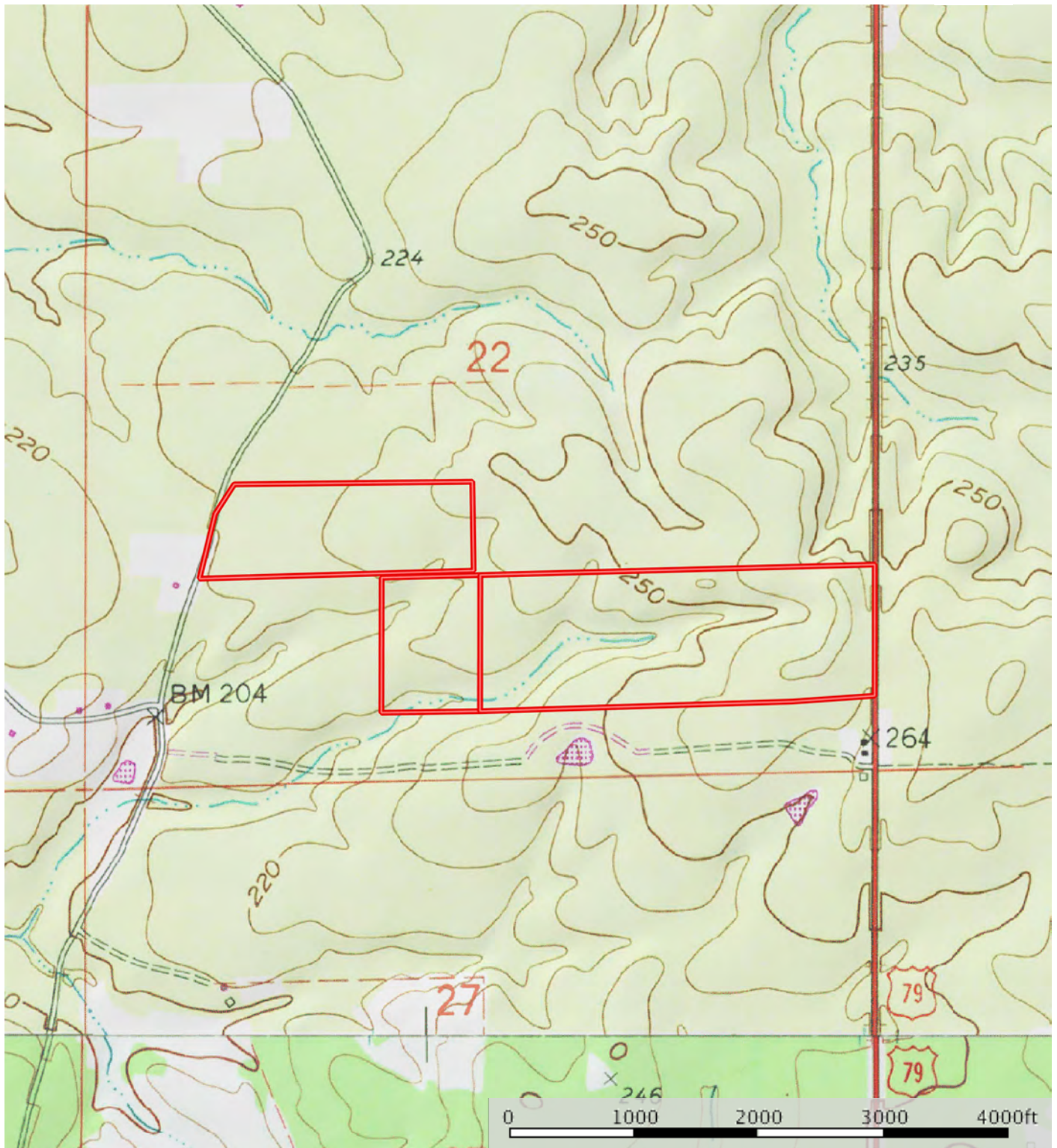
I Boundary 13.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
PeB	Pheba very fine sandy loam, 1 to 3 percent slopes	4.6	34.05	3w
SvC2	Susquehanna very fine sandy loam, 3 to 8 percent slopes eroded	7.0	51.72	6e
Wb	Wehadkee soils, and Udifluvents	1.9	14.05	6w
TaB2	Tippah silt loam, 1 to 3 percent slopes, moderately eroded	0.0	0.18	2e
TOTALS		13.6	100%	4.97

I Boundary 54.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
PeB	Pheba very fine sandy loam, 1 to 3 percent slopes	0.3	0.59	3w
Wb	Wehadkee soils, and Udifluvents	8.7	16.06	6w
SvC2	Susquehanna very fine sandy loam, 3 to 8 percent slopes eroded	22.2	41.0	6e
SvE	Susquehanna very fine sandy loam, 8 to 25 percent slopes	0.2	0.29	6e
TaC2	Tippah silt loam, 3 to 8 percent slopes, moderately eroded	8.2	15.2	3e
ShC	Savannah very fine sandy loam, 3 to 8 percent slopes	11.8	21.7	3e
TaB2	Tippah silt loam, 1 to 3 percent slopes, moderately eroded	2.8	5.17	2e
TOTALS		54.2	100%	4.67

TOPOGRAPHY MAP - TRACT #7



Boundary 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.

TRACT #7



NOTES

[illegible]



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