



OFFERED FOR SALE VIA SEALED BID

TYRO TIMBERLAND

A Timberland Investment Opportunity

107.32 (+/-) Surveyed Acres • Lincoln County, Arkansas

BID DATE: Wednesday, May 20, 2020 by 3:00 PM

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



DISCLOSURE STATEMENT

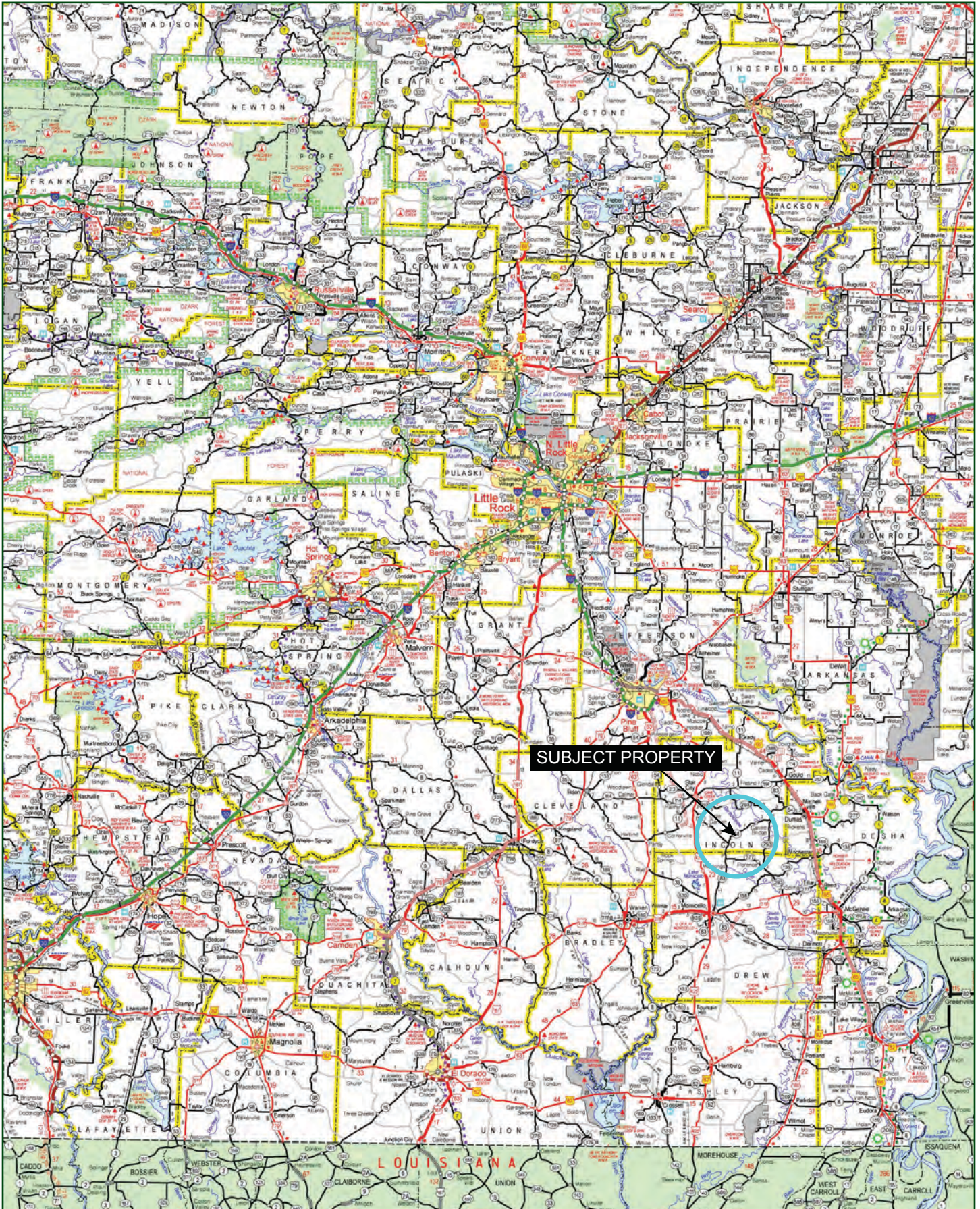
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

VICINITY MAP



NOTICE OF LAND SALE

BY SEALED BID

We offer for sale the following tracts of land in Lincoln County, Arkansas.

TYRO TIMBERLAND

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, May 20, 2020 and at that time privately opened. If your bid is mailed, please indicate on the outside of the envelope "Bid on Tyro 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. The sale price will be based upon the survey provided herein. 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 Buyer's 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 - TYRO TIMBERLAND

Bid Date: Wednesday, May 20, 2020 by 3:00 PM

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

This offer will remain valid through Tuesday, May 26, 2020 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). 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 May 20, 2020)
401 Autumn Road
Little Rock, AR 72211

Fax offer form to: 501-421-0031

Email offer form to: bstafford@lilerealestate.com

Bid Amount: \$_____

Bidder: _____

Date: _____

Phone No.: _____

Fax No.: _____

Email: _____

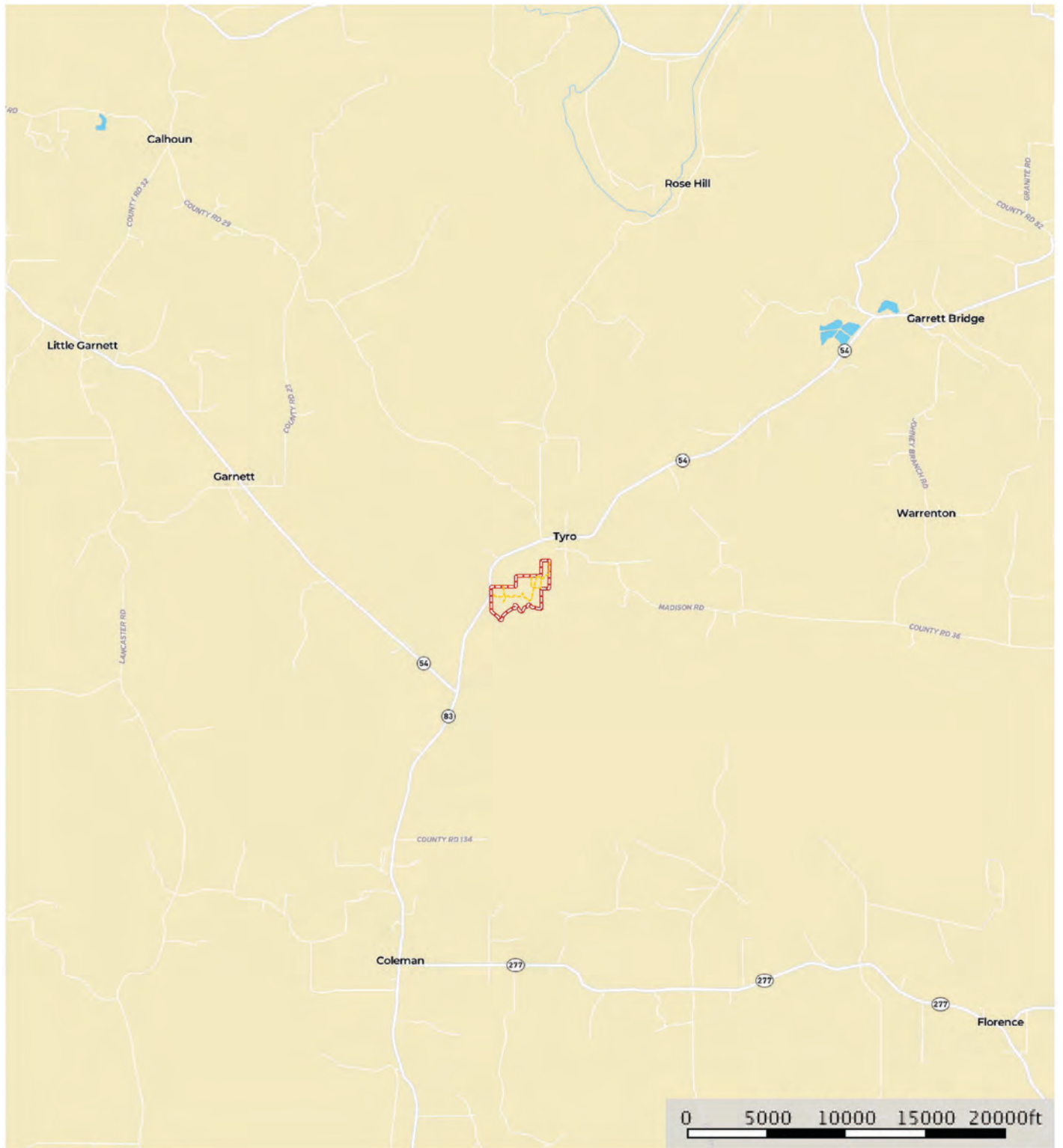
Address: _____

Signature: _____

PROPERTY SUMMARY

Description:	This parcel of timberland is located in Lincoln County Arkansas. Access is provided via Arkansas State Highway 54, with internal roads throughout the ownership. Total acres included in this offering are 107.32 surveyed and depicted on the survey plat within this brochure. There are multiple "old" city lots located in Tyro that could not be surveyed or platted due to lack of data. Frontage along Ables Creek offers many recreational opportunities and a recent timber inventory is also included within the brochure.						
Location:	Lincoln County, Arkansas Mileage Chart <table><tr><td>Monticello, AR</td><td>16 Miles</td></tr><tr><td>Star City, AR</td><td>16 Miles</td></tr><tr><td>Dumas, AR</td><td>17 Miles</td></tr></table>	Monticello, AR	16 Miles	Star City, AR	16 Miles	Dumas, AR	17 Miles
Monticello, AR	16 Miles						
Star City, AR	16 Miles						
Dumas, AR	17 Miles						
Acreage:	107.32 (+/-) surveyed acres, plus multiple city lots located within the community of Tyro.						
Access:	Access is provided via Arkansas State Highway 54.						
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, turkey, and other small game hunting opportunities exist on the property.						
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

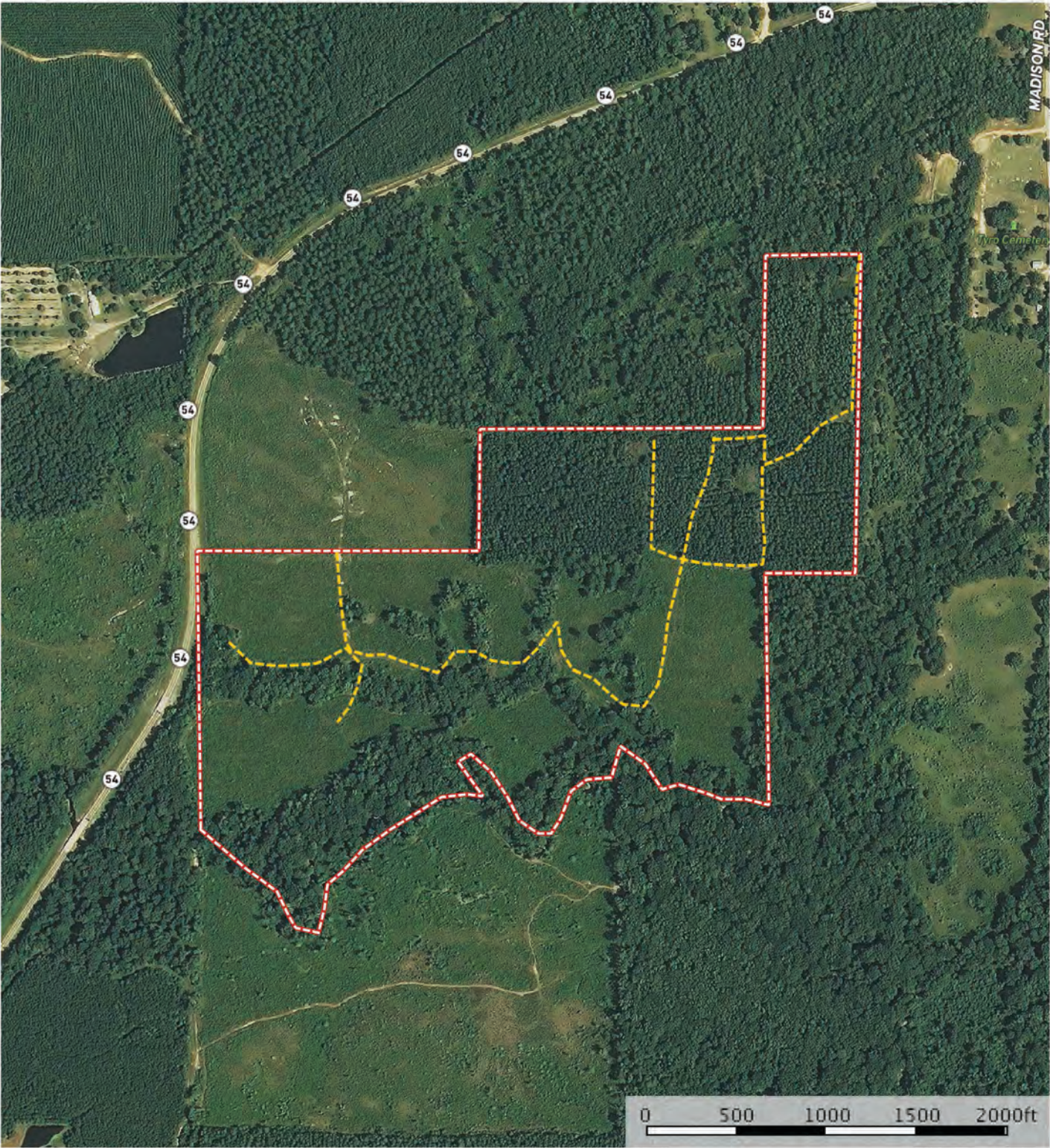


--- Road / Trail □ Boundary

Sindy Cruthis

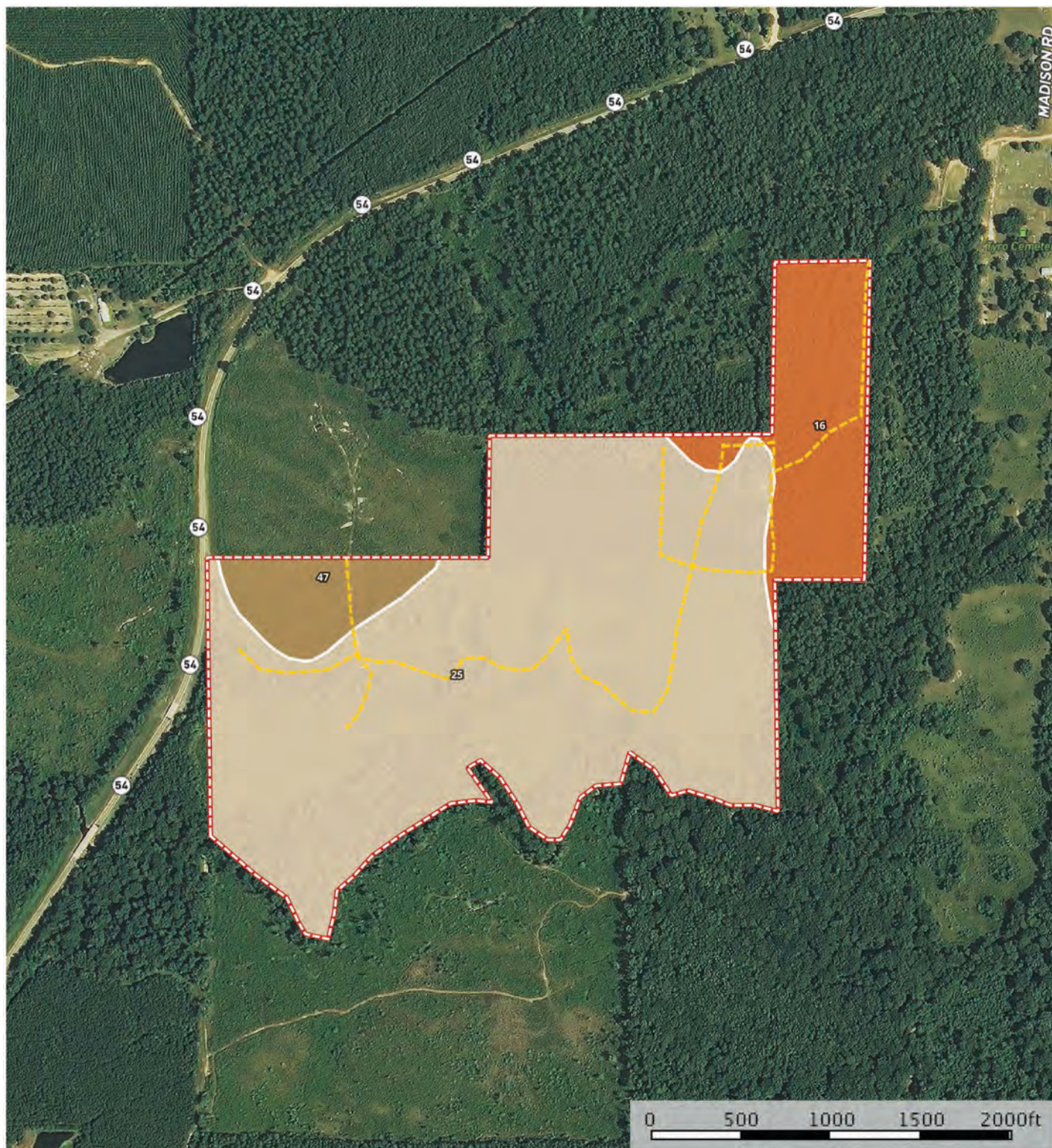
M The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

AERIAL MAP



Road / Trail Boundary

SOIL MAP



--- Road / Trail □ Boundary

Sindy Cruthis



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SOIL MAP KEY

I Boundary 107.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
47	Smithdale fine sandy loam, 3 to 8 percent slopes	7.1	6.61	3e
16	Grenada silt loam, 3 to 8 percent slopes	16.3	15.16	3e
25	Ouachita soils, frequently flooded	84.2	78.23	4w
TOTALS		107.6	100%	3.78

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	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

SURVEY

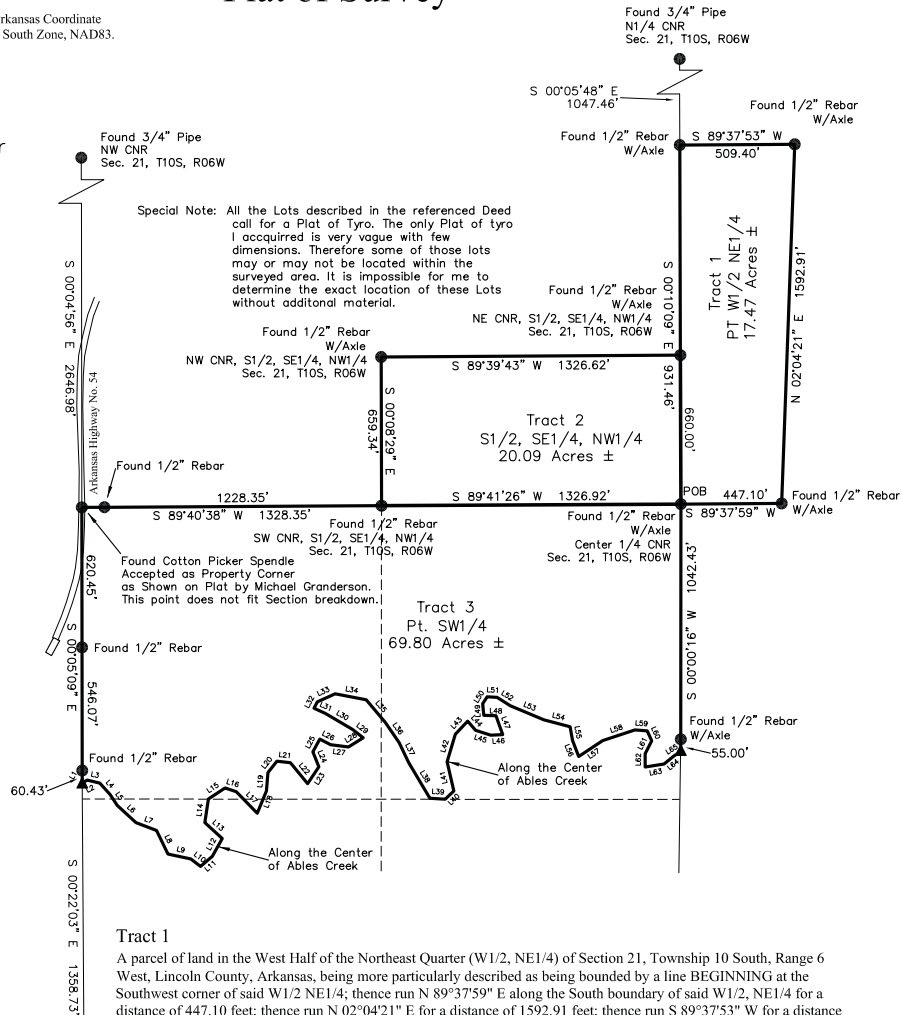
Plat of Survey



Bearing based on Arkansas Coordinate System Grid North, South Zone, NAD83.

Courses along Center of Ables Creek

LINE	BEARING	DISTANCE
L1	N 29°38'56" E	10.03'
L2	N 61°56'33" E	19.34'
L3	S 76°45'07" E	57.40'
L4	S 41°43'03" E	68.07'
L5	S 33°57'10" E	57.61'
L6	S 47°09'29" E	112.40'
L7	S 69°20'15" E	97.95'
L8	S 25°43'49" E	115.98'
L9	S 77°38'44" E	104.61'
L10	S 52°07'23" E	53.87'
L11	N 49°37'26" E	69.10'
L12	N 29°09'38" E	90.55'
L13	N 47°32'40" W	104.29'
L14	N 08°18'07" E	105.53'
L15	N 56°23'58" E	88.75'
L16	S 72°04'19" E	52.77'
L17	S 44°00'22" E	133.51'
L18	N 22°21'25" E	107.23'
L19	N 04°17'22" E	81.09'
L20	N 37°56'13" E	64.98'
L21	S 83°19'36" E	60.64'
L22	S 39°30'17" E	120.20'
L23	N 33°42'14" E	89.53'
L24	N 21°52'26" W	71.28'
L25	N 27°57'29" E	64.36'
L26	S 62°41'54" E	54.57'
L27	S 82°45'54" E	79.50'
L28	N 58°05'24" E	77.41'
L29	N 51°43'33" W	59.47'
L30	N 59°38'38" W	140.14'
L31	N 65°42'10" W	56.08'
L32	N 72°21'12" E	32.56'
L33	N 65°45'57" E	86.90'
L34	S 79°02'05" E	139.88'
L35	S 40°17'35" E	131.85'
L36	S 34°04'46" E	108.43'
L37	S 25°30'49" E	96.21'
L38	S 30°47'25" E	185.35'
L39	S 85°51'38" E	68.54'
L40	N 45°51'28" E	52.77'
L41	N 12°58'27" W	132.91'
L42	N 16°49'15" E	127.36'
L43	N 43°00'31" E	79.60'
L44	S 40°49'31" E	53.89'
L45	S 72°02'34" E	70.69'
L46	N 87°11'19" E	52.92'
L47	N 19°47'36" W	89.24'
L48	N 88°23'17" W	53.59'
L49	N 05°25'45" W	51.56'
L50	N 32°08'09" E	37.18'
L51	S 86°43'21" E	43.90'
L52	S 57°25'50" E	70.35'
L53	S 67°15'03" E	161.26'
L54	S 75°09'17" E	119.69'
L55	S 10°04'14" E	61.47'
L56	S 21°15'23" E	76.04'
L57	N 56°33'24" E	127.04'
L58	N 71°31'49" E	150.50'
L59	S 85°48'39" E	55.19'
L60	S 24°09'01" E	48.08'
L61	S 26°51'44" W	64.38'
L62	S 00°05'20" E	58.80'
L63	N 81°06'40" E	85.27'
L64	N 50°33'36" E	57.27'
L65	N 58°30'54" E	34.83'



Tract 1

A parcel of land in the West Half of the Northeast Quarter (W1/2, NE1/4) of Section 21, Township 10 South, Range 6 West, Lincoln County, Arkansas, being more particularly described as being bounded by a line BEGINNING at the Southwest corner of said W1/2 NE1/4; thence run N 89°37'59" E along the South boundary of said W1/2, NE1/4 for a distance of 447.10 feet; thence run N 02°04'21" E for a distance of 1592.91 feet; thence run S 89°37'53" W for a distance of 509.40 feet to the West boundary of said W1/2 NE1/4; thence run S 00°10'09" E along the West boundary of said W1/2 NE1/4 for a distance of 1591.46 feet; back to the point of beginning, containing 17.47 acres, more or less.

Tract 2

The South Half of the Southeast Quarter of the Northwest Quarter (S1/2, SE1/4, NW1/4) of Section 21, Township 10 South, Range 6 West, Lincoln County, Arkansas, containing 20.09 acres, more or less.

Tract 3

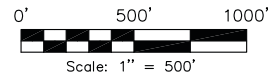
All that part of the Southwest Quarter (SW1/4) of Section 21, Township 10 South, Range 6 West, Lincoln County, Arkansas, lying North of the center of Ables Creek therefound, containing approximately 69.80 acres, more or less.

Surveyor's Notes

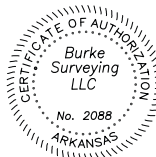
- All monuments set are 1/2 inch rebar W/cap PLS 1669 unless otherwise noted.
- This is a boundary survey showing boundary lines only.
- No attempt was made to show any utilities.
- This survey does not purport to reflect any of the following which may be applicable to subject property: easements; building setback lines; restrictive covenants; zoning or other land-use regulations, and any other facts which an accurate title search may disclose.
- Reference documents used for this survey:
Plat of Survey prepared for Helen Beitz by Michael Granderson PLS 770 dated May 13, 1985.
Warranty Deed filed for record in Deed Book 124, Page 462.

Certificate

To all parties interested in the above surveyed parcel, I, Clayton M. Burke, Professional Land Surveyor, hereby certify that the hereon plat and described survey is true and correct to the best of my knowledge and ability.



Plat Code: 500-10S-06W-0-21-000-40-1669



Legend

- Monument Found: ●
- Monument Set: ⊙
- Calculated Position: ▲
- Boundary Line: —
- Point of Beginning: POB
- Point of Commencement: POC

BURKE SURVEYING LLC

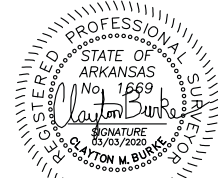
306 Rabb Road Monticello
Arkansas 71655

Phone: (870) 723 0084

Email: claytonburkesurveying@hotmail.com

Field Work
Date: 02/24/2020

Client: Judy Waldren



West Timber Services Co. LLC

Jerry West
24 Lakeside Drive
Warren, AR 71671

October 02, 2019

Helen Beitz Tract

20% Cruise of all timberland on said property – Lincoln County, Arkansas

A parcel of land described as beginning at the Southwest corner of the West half (W ½) of the Northeast Quarter (NE ¼) of Section 21, Township 10 South, Range 6 West, Thence East 6 chains and 78 links; Thence North 2 ¾° East, 24 chains and 15 links; Thence West 7 chains and 72 links; Thence South 24 chains and 12 links, to the place of beginning, containing 17 ½ acres more or less.

<u>Product</u>	<u>Volume</u>
Pine Chip-n-Saw	522 Tons
Pine Logs	577 Tons
Pine Pulpwood	716 Tons
Hwd Pulpwood	54 Tons
Hwd Logs	25 Tons

Total

The South half (S ½) of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section 21, Township 10 South, Range 6 West, containing 20 acres more or less.

<u>Product</u>	<u>Volume</u>
Pine Chip-n-Saw	622 Tons
Pine Logs	410 Tons
Pine Pulpwood	1004 Tons

Total

TIMBER CRUISE

Page 2

Lot property 6 acres of Timber

Product	Volume
Oak Logs	31 Tons
Hwd Pulpwood	249 Tons
Pine Logs	241 Tons
Total	





NOTES

[illegible]



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

info@lilerealestate.com | www.lilerealestate.com



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