



OFFERED FOR SALE

ARKANSAS RIVER VALLEY FARM

An Agricultural and Recreational Investment Opportunity

160.0 (+/-) Acres • Conway County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



DISCLOSURE STATEMENT

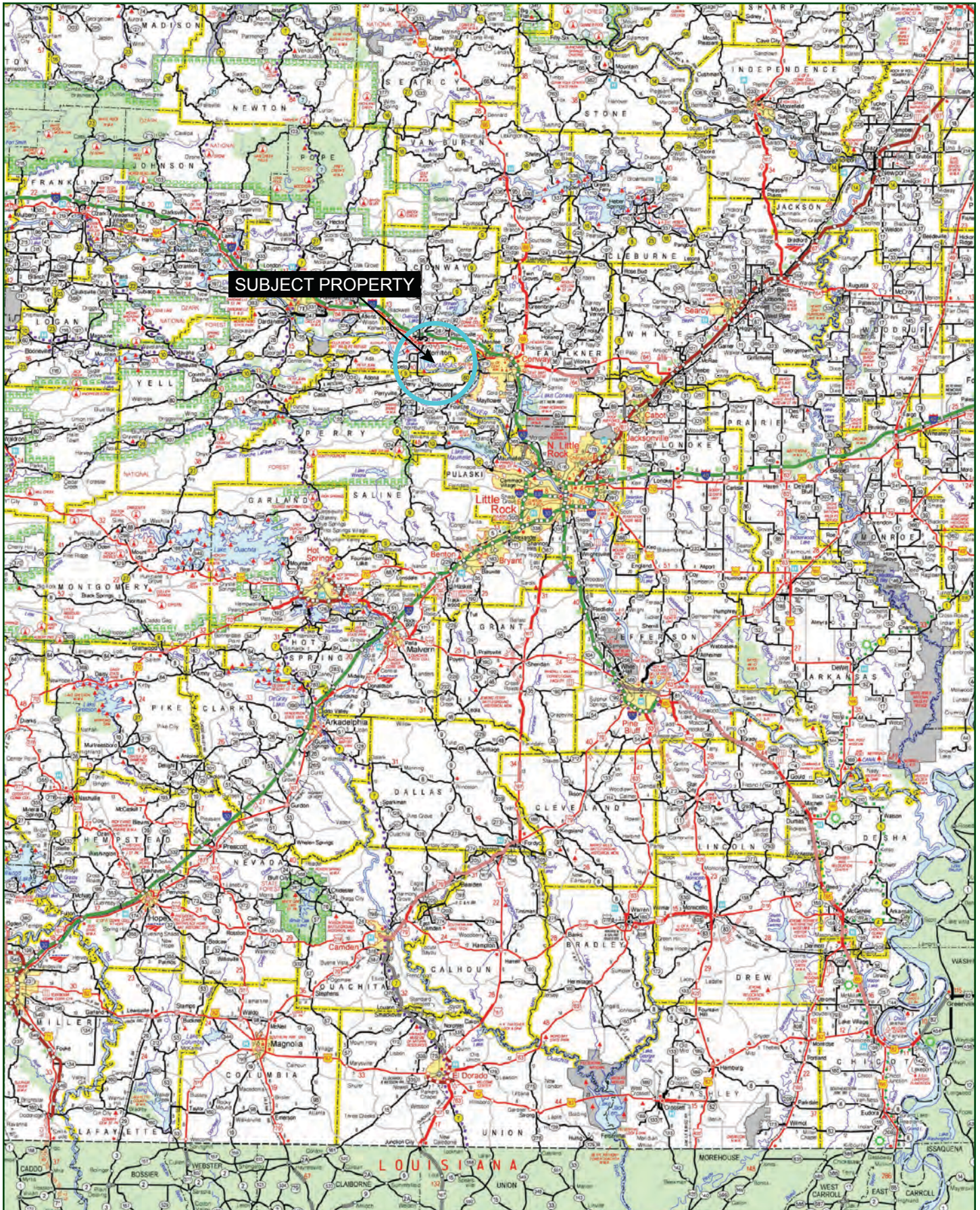
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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



PROPERTY SUMMARY

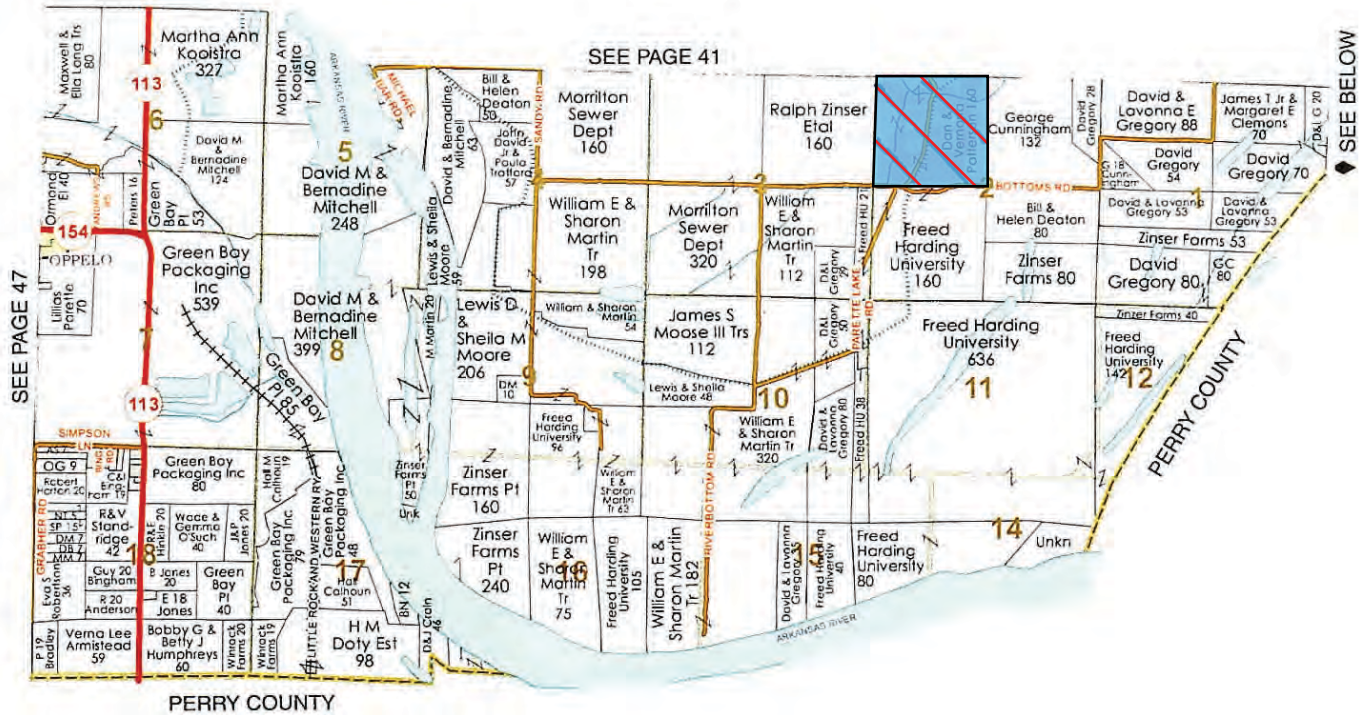
Description:	The Arkansas River Valley Farm consists of approximately 160.0 +/- acres located in Conway County, Arkansas, southeast of the town of Morrilton. The property consists of one contiguous tract that is bisected by Parette Lake Road, which provides great access to the property. Currently the property offers deer hunting opportunities, and fishing opportunities exist in the small pond located on the southern portion of the farm. The Farm Service Agency reports a total of 146.86 +/- tillable acres all of which are non-irrigated. The tillable acreage could be possibly enrolled in the Conservation Reserve Program (CRP), and further developed as a recreational property. For more information, or to schedule a property tour contact Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.											
Location:	Plumerville, Arkansas; Jefferson County; Southeastern Region of Arkansas											
	<div>Mileage Chart</div> <table><tr><td>Morrilton</td><td>6 miles</td></tr><tr><td>Conway</td><td>23 miles</td></tr><tr><td>Little Rock</td><td>53 miles</td></tr></table>			Morrilton	6 miles	Conway	23 miles	Little Rock	53 miles			
Morrilton	6 miles											
Conway	23 miles											
Little Rock	53 miles											
FSA Acreage:	160 +/- Total Acres (FSA Farm #: 795, Tract #: 1241) <div><ul style="list-style-type: none">• 146.86 +/- acres in cropland• 13.14 acres in the pond and woodlots</div>											
Soils:	Class I: 42% Class II: 37% Class IV: 21%											
Farm Bases:	Please see attached Farm Service Agency (FSA) 156EZ within this brochure.											
Real Estate Taxes:	<table><tr><th>Parcel Number</th><th>Acreage</th><th>Est. Real Estate Tax</th></tr><tr><td>001-03957-000</td><td>160.00</td><td>\$1,441.00</td></tr><tr><td>Total</td><td>160.00</td><td>\$1,441.00</td></tr></table>			Parcel Number	Acreage	Est. Real Estate Tax	001-03957-000	160.00	\$1,441.00	Total	160.00	\$1,441.00
Parcel Number	Acreage	Est. Real Estate Tax										
001-03957-000	160.00	\$1,441.00										
Total	160.00	\$1,441.00										
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.											
Farming Contract:	The farm is rented on a 75/25 crop share for the 2020 crop year.											
Offering Price:	\$350,000.00											
Contact:	Any questions concerning this offering or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.											

OWNERSHIP MAP

Exhibit "A"

Township 5N - Range 16W

Copyright © 2014 Mapping Solutions




AERIAL MAP I




 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.

AERIAL MAP II

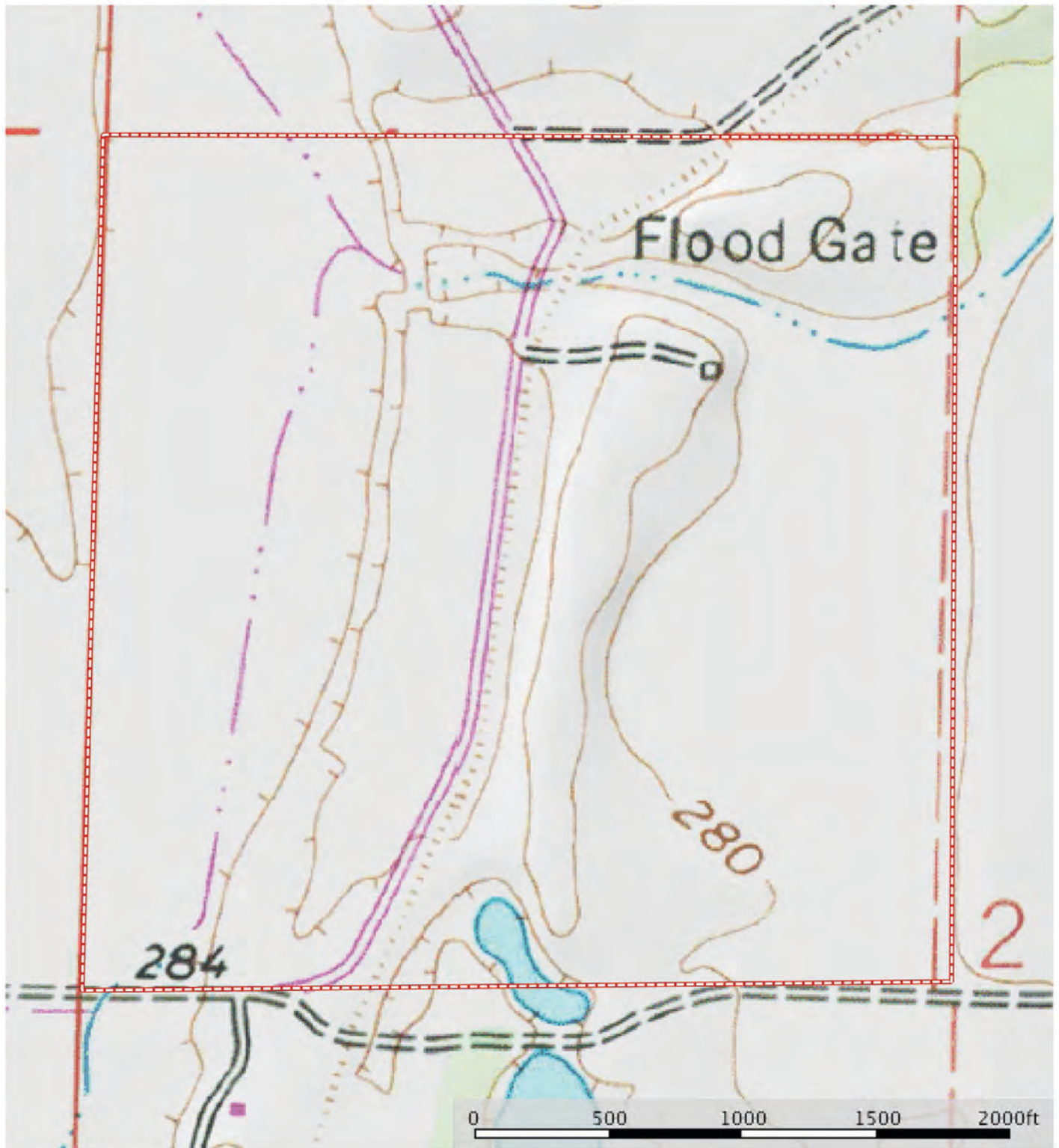


 Boundary

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.

TOPOGRAPHY MAP



 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



 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

I Boundary 158.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
30	Roxana very fine sandy loam, occasionally flooded	58.7	37.12	2w
6	Dardanelle silt loam	13.8	8.74	1
11	Gallion silt loam	16.1	10.2	1
29	Roellen silty clay	33.5	21.17	4w
31	Roxana silt loam	36.0	22.76	1
TOTALS		158.2	100%	2.01

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



'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

FARM SERVICE AGENCY

Arkansas U.S. Department of Agriculture FARM: 795
 Conway Farm Service Agency Prepared: 1/30/20 10:18 AM
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2020
 Page: 1 of 2

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.

Operator Name Farm Identifier Recon Number
 GREGORY BROTHERS FARMS LLC 2-5-16, M13

Farms Associated with Operator:
 792, 799, 808, 811, 822, 836, 846, 866, 1612, 1637, 1680, 1740, 2466, 2582, 2835, 3341, 3342, 3561, 3569, 4056, 4059, 4312

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
159.85	146.86	146.86	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	146.86	21.2	0.0				

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT	CORN , SORGH, SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	41.9	35	0.0	
CORN	28.7	84	0.0	None
GRAIN SORGHUM	4.3	35	0.0	
SOYBEANS	82.9	22	0.0	None
Total Base Acres:	157.8			

Tract Number: 1241 Description 2-5-16

FSA Physical Location : Conway, AR ANSI Physical Location: Conway, AR

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
159.85	146.86	146.86	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	146.86	21.2	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	41.9	35	0.0
CORN	28.7	84	0.0

FARM SERVICE AGENCY

Arkansas

Conway

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 795

Prepared: 1/30/20 10:18 AM

Crop Year: 2020

Page: 2 of 2

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	PLC Yield	CCC-505 CRP Reduction
GRAIN SORGHUM	4.3	35	0.0
SOYBEANS	82.9	22	0.0
Total Base Acres:	157.8		

Owners: VERNONA PATTERSON TRUST

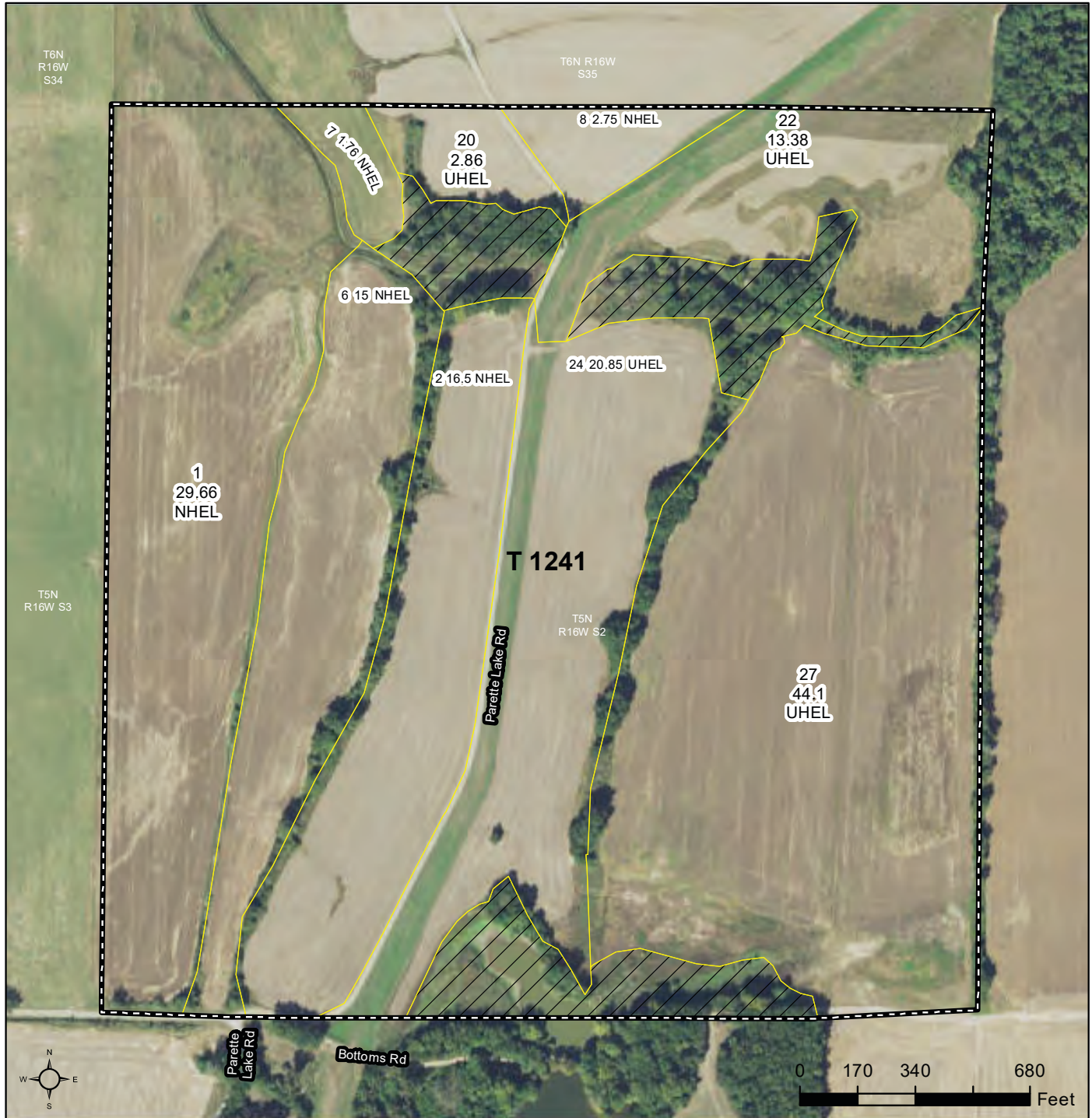
Other Producers: None

FARM SERVICE AGENCY



United States
Department of
Agriculture

Conway County, Arkansas



Common Land Unit Tract Boundary

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

Tract Cropland Total: 146.86 acres

Imagery Year: 2017

2019 Program Year

Map Created November 05, 2018

Farm 795
Tract 1241

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; rather 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).











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