



OFFERED FOR SALE VIA SEALED BID

LITTLE RED RIVER RETREAT

An Agricultural & Recreational Investment Opportunity

659 (+/-) Acres • White County, Arkansas

Offered in four tracts, or as a whole

BID DATE: Thursday, November 19, 2020 by 3:00 PM

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



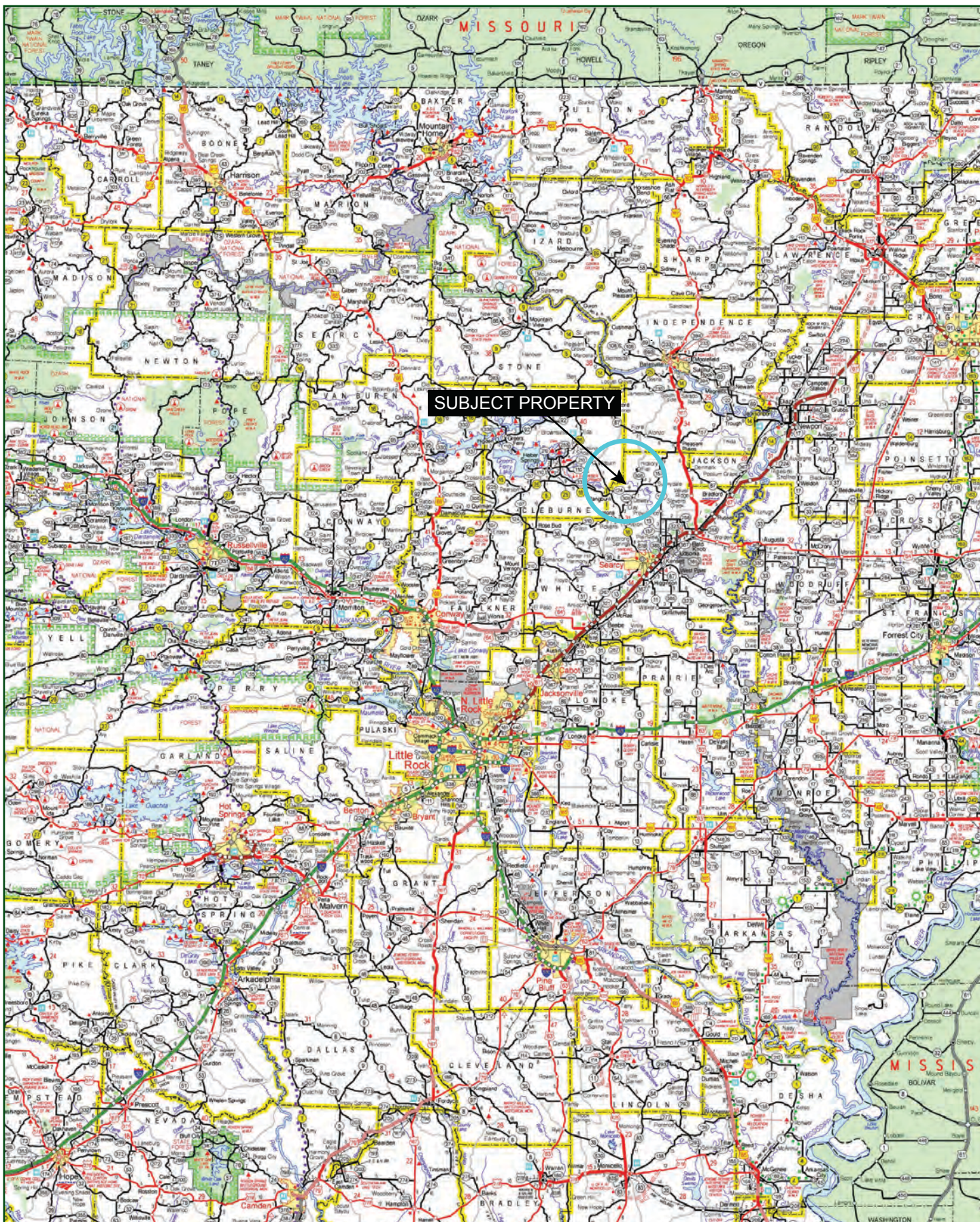
DISCLOSURE STATEMENT

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.



NOTICE OF LAND SALE BY SEALED BID

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

LITTLE RED RIVER RETREAT

CONDITIONS OF SALE:

1. Sealed bids will be received prior to Thursday, November 19, 2020 via mail, fax, or email, as noted on the offer form, and will be received in person at the Holiday Inn Express & Suites conference room at 3660 Ferrin Trail Searcy, AR 72143 until 3:00 p.m. on Thursday, November 19, 2020 and opened at that time. If your bid is mailed, please indicate on the outside of the envelope "Bid on Little Red River Retreat." Bids may be faxed to 501-421-0031, or emailed to glile@lilerealestate.com or gardner@lilerealestate.com. Only qualified participants will be allowed to attend the bid opening. All bids must be accompanied with earnest money in the form of a cashier's check in the amount stipulated for the respective tract(s) the bidder desires to bid on, and a bank letter that provides proof of funds for the balance of the purchase price. If a bidder does provide this documentation prior to the bid day, the bidder may participate by phone or text during the bid opening and the enhanced bid process. The enhanced bid process will consist of all qualified bidders in a private room with the starting bid being the highest bid received. Any qualified bidder will be able to up their bid once bidding begins. The successful bidder will be required to close within and no later than forty five (45) calendar days from the effective acceptance date of the executed contract. An offer form is attached.

Final sale requires approval by the Chancery Court of Madison County, MS.

2. Acreages are believed to be correct, but are not guaranteed. The acreages listed in the offer form and throughout the brochure were acreages Lile Real Estate, Inc. pulled from the White County Tax Assessor. Tract divisions have been estimated by computer mapping service, are believed to be fairly accurate, but do not reflect "surveyed" acreage. Final sales prices will be based upon the surveyed acreage. Accepted bids will then move forward with the arrangement of a surveyor to conduct a perimeter boundary survey for the applicable tracts. Buyer and Seller shall split the cost of the survey.
3. Access is not 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. No mineral rights are available for conveyance through this sale of the real property.
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 Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) 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 - LITTLE RED RIVER RETREAT

Bid Date: Thursday, November 19, 2020 by 3:00 PM

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

Sealed bids will be received prior to Thursday, November 19, 2020 via mail, fax, or email, as noted on the offer form, and will be received in person at the Holiday Inn Express & Suites conference room at 3660 Ferrin Trail Searcy, AR 72143 until 3:00 p.m. on Thursday, November 19, 2020 and opened at that time. If your bid is mailed, please indicate on the outside of the envelope "Bid on Little Red River Retreat." Bids may be faxed to 501-421-0031, or emailed to glile@lilerealestate.com or gardner@lilerealestate.com. Only qualified participants will be allowed to attend the bid opening. All bids must be accompanied with earnest money in the form of a cashier's check in the amount stipulated for the respective tract(s) the bidder desires to bid on, and a bank letter that provides proof of funds for the balance of the purchase price. If a bidder does provide this documentation prior to the bid day, the bidder may participate by phone or text during the bid opening and the enhanced bid process. The enhanced bid process will consist of all qualified bidders in a private room with the starting bid being the highest bid received. Any qualified bidder will be able to up their bid once bidding begins.

This offer will remain valid through Tuesday, November 24, 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; the earnest money for each respective tract is noted on the following page. Closing shall take place no later than forty five (45) 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. Final sale requires approval by the Chancery Court of Madison County, MS.

Prior to November 19, 2020, sealed bids will be received via mail, fax, or email as noted below. In-person bids will be received until 3:00 p.m. on Thursday, November 19, 2020 at the Holiday Inn Express and Suites conference room located at 3660 Ferrin Trail, Searcy, AR 72143.

Mail offer form to: Lile Real Estate, Inc.
401 Autumn Road
Little Rock, AR 72211

Fax offer form to: 501-421-0031

Email offer form to: glile@lilerealestate.com or gardner@lilerealestate.com

Deliver in person to: Holiday Inn Express & Suites Conference Room
(Before 3:00 p.m. on November 19, 2020)
3660 Ferrin Trail
Searcy, AR 72143

OFFER FORM - LITTLE RED RIVER RETREAT

Tract No.	County	Acres	Earnest Money	\$\$/Bid Amount/Price Per Acre
1	White	156 ^(+/-)	\$15,000.00	\$_____
2	White	56 ^(+/-)	\$10,000.00	\$_____
3	White	6 ^(+/-)	\$2,500.00	\$_____
4	White	400 ^(+/-)	\$30,000.00	\$_____
All Tracts		659 ^(+/-)	\$50,000.00	\$_____

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

** Acreages are derived from mapping service, and are believed to be fairly accurate, but are not guaranteed. The final acreages and sales price will be determined by a new boundary survey.

Bidder: _____

Date: _____

Phone No.: _____

Fax No.: _____

Email: _____

Address: _____

Signature: _____

PROPERTY SUMMARY

Description:

The Little Red River Retreat provides the ultimate “hideaway retreat” offering year around recreational opportunities and the spot to get away from the city for rest and relaxation. The property consists of 659 acres, more or less, located in White County, just northeast of Pangburn. The property features just under 4,000 feet of water frontage along the Little Red River which is world renowned for excellent for trout fishing. In addition to the frontage, the Ramsey Landing Access, which is a public concrete boat ramp borders the property providing additional easy access to the river.

The land is a great mixture of mature/uneven age hardwoods interspersed by large pasture meadows. The property is a haven for the deer and turkey hunter, with a long history of successful turkey hunting by the current ownership. There is also perimeter fencing in place along with some interior cross fencing. Numerous ponds are located on the property that provide a water source for the cattle that are currently on the farm.

To complete this offering is a 3,000 square foot two story log cabin situated on a tree elevated bluff providing panoramic views of the pasture lands and the river valley. The cabin has a 10 foot wide under roof wrap-around porch. The main level has a large open living area and kitchen, full bathroom, and lots of storage. The second floor is configured with two very large bedrooms split by a shared full bathroom. There is a basement which can be accessed from the main level interior stairway or from the exterior via a single entry door or metal roll up garage door. The basement is configured with one-half as an efficiency apartment and the west half as a workshop. There is a two (2) car carport located immediately adjacent. In addition to the cabin there are three shops/sheds, one which is 2,560 square feet, another that is 1,024 square feet, and an equipment shed that is 32' x 32'. The western portion of the farm can be accessed by the internal road system, or the easement that starts at the end of Ranch Road. A copy of the easement is provided herein.

This year-round recreational farm is being offered as a whole, or in four (4) separate tracts. To find out more about the Little Red River Retreat, or to schedule a property tour please contact Gar Lile (mobile: 501-920-7015), or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

Location:

Pangburn, Arkansas; White County; North Central Region of Arkansas

Mileage Chart

Mount Ida, AR	5 Miles
Heber Springs, AR	18 Miles
Searcy, AR	24 Miles
Conway, AR	58 miles
Little Rock, AR	74 miles

PROPERTY SUMMARY

Acreage: 659 +/- acres (Source: White County Tax Assessor)

**Improvements:
(Tract 1 Only)** 3,000 +/- square foot cabin
• 2 BR / 2 BA

64' x 40' shop
• Sliding double door
• Metal side walls

32' x 32' garden & horse barn
• Double door
• 3 horse stalls

32' x 32' equipment shed

Access: Tract 1: Ramsey Landing Road
Tract 2: Schmelzer Lane
Tract 3: Ramsey Landing Road
Tract 4: Schmelzer Lane and an easement off Ranch Road. A copy of the easement is provided within this brochure.

River Frontage: Tract 4: 4,000 +/- feet

Real Estate Taxes:	Parcel Number	Acreage	Est. Real Estate Tax
	001-09521-000	270.25	\$515.00
	001-08789-000	171.88	\$297.00
	001-09542-000	25.15	\$58.00
	001-09540-000	26.40	\$56.00
	001-08780-000	165.09	\$2,613.00
	Total	658.77	\$3,539.00

Mineral Rights: Mineral rights are not available for conveyance; none will transfer/convey.

Recreation: World-renowned fishing in the Little Red River, in addition to excellent deer and turkey hunting opportunities exist on the property.

Contact: Any questions concerning this offering, or to schedule a property tour should be directed to Gar Lile (mobile: 501-920-7015), or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

**** This property is shown by appointment only.**

EASEMENT

John Woodruff
PO Box 184
Ret. D. Barker. AL 72121

145 481

RIGHT OF WAY EASEMENT

3/19
KNOW ALL MEN BY THESE PRESENTS:

THAT WE LARRY A. CLAYMAN and CYNTHIA J. CLAYMAN his wife, for and in consideration of the sum of SIX HUNDRED SIXTY FIVE and 00/100 DOLLARS (\$665.00), paid by JOHN and LAUWANNA WOODRUFF, the receipt of which is hereby acknowledged, do hereby grant, convey and quitclaim unto the said JOHN and LAUWANNA WOODRUFF, and unto their heirs and assigns, forever, A RIGHT OF WAY EASEMENT GIVING THEM AND THEIR AGENTS, HEIRS AND ASSIGNS THE RIGHT OF INGRESS AND EGRESS ACROSS THE FOLLOWING REAL PROPERTY LOCATED IN WHITE COUNTY, ARKANSAS, TO WIT:

A right of way thirty (30') feet wide across the following lands: The East 57.69 acres of the N 1/2 of the NE 1/4 of Section 1, Township 9 North, Range 8 West, LESS AND EXCEPT all that portion of the NE 1/4 NE 1/4 and all that portion of the NW 1/4 NE 1/4 of Section 1, Township 9 North, Range 8 West, White County, Arkansas, described as follows: Commencing at the existing SW corner of said NE 1/4 NE 1/4 and thence N 01 deg. 03 min. 47 sec E, 1045.01 feet to a fence post called the point of beginning; thence N 87 deg. 36 min 59 sec. E, 84.39 feet; thence N 86 deg 53 min 53 sec E, 25.69 feet; thence N 83 deg 18 min 43 sec E, 33.83 feet; thence N 78 deg 11 min 15 sec E, 34.44 feet; thence N 72 deg 42 min 46 sec. E, 51.62 feet; thence N 68 deg 46 min 13 sec E, 51.37 feet; thence N 77 deg 20 min 20 sec E, 67.71 feet; thence N 18 deg 59 min 36 sec W, 321.61 feet; thence S 87 deg 57 min 38 sec W, 338.33 feet; S 00 deg 58 min 59 min W, 189.44 feet; thence S 83 deg 55 min 17 sec E, 79.13 feet; thence S 2 deg. 23 min 34 sec E, 160.23 feet; thence N 86 deg 44 min 1 sec E, 20.18 feet back to the point of beginning containing 2.87 acres, more or less.

AND ALSO

A part of the N 1/2 of the NE 1/4 of Section 1, Township 9 North, Range 8 West, more particularly described as follows, to-wit: Beginning at a point on the North Section line of said Section 1, at the Northwest Corner of the East 57.69 acres of the N 1/2 of the NE 1/4 of said Section 1, and run thence West 110 feet; thence South 675 feet; thence East 110 feet; thence North 675 feet to the place of beginning.



FILED FOR RECORD
THIS THE 8th day of March, 1993, at 2:00 PM.
ALICE BARKER, Circuit Clerk & Recorder
By James H. Smith, D.C.

* A Right of Way Easement dated March 8, 1993 and recorded in the land records of White County, Arkansas, at Book 145, Page 481, a copy of which is attached ("Easement"), purports to provide access to Tract 4 from the west from Ranch Road. The owner of the servient property which is subject to the Easement disputes that the Easement is enforceable to provide access to Tract 4. Seller makes no warranty of title as to the Easement and as to any access to the Tract 4. Buyer should conduct such due diligence into the access to Tract 4 as it deems necessary, and Buyer will purchase Tract 4 "as-is" and subject to all claims and defenses which are or may be asserted by anyone related to the Easement and access to Tract 4.

EASEMENT

145 482

To have and to hold the same unto the said JOHN WOODRUFF and LAUWANNA WOODRUFF, and unto their heirs and assigns forever, with IT UNDERSTOOD THAT THE RIGHT TO USE SAID RIGHT OF WAY, WITH FREE INGRESS AND EGRESS TO AND FROM, OVER, UPON AND ALONG THE SAME AT ANY AND ALL TIMES AND FOR ANY AND ALL PURPOSES, IS RESERVED TO THE GRANTORS HEREIN, THEIR HEIRS EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND TO THE TENANTS, AGENTS, SERVANTS, AND EMPLOYEES OF ANY THEREOF.

And I, CYNTHIA J. CLAYMAN, wife of said LARRY A. CLAYMAN, for and in consideration of the said sum of money, do hereby release and relinquish unto the said JOHN and LAUWANNA WOODRUFF all my right of dower and homestead in and to the said lands.

WITNESS our hands and seals this 8th day of March, 1993.

Larry A. Clayman (SEAL)
Cynthia J. Clayman (SEAL)

ACKNOWLEDGMENT

State of Arkansas

County of White

On this the 8th day of March, 1993, before me, the undersigned officer, personally appeared LARRY A. CLAYMAN and CYNTHIA J. CLAYMAN, known to me [or satisfactorily proven] to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.



Lessa Black

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LITTLE RED RIVER



The Little Red River, known for its world-class trout fishing, runs through north-central Arkansas and empties into the White River in White County. Towns situated along the river include Clinton, Fairfield Bay, Heber Springs, and Searcy. Constructed on the Little Red River in 1962, the Greers Ferry Dam just east of Heber Springs created the reservoir of Greers Ferry Lake, which is a popular tourist attraction for camping, boating, swimming, fishing, and other recreational activities.

The Little Red River runs clear and cold through the Ozark Mountains, providing an excellent environment for its trout population. Mid-October through November are prime fishing times due to the brown trout spawning. The U.S. Fish and Wildlife Service operates a National Fish Hatchery that frequently stocks rainbow and brook trout in the Little Red River, making it a prime trout fishing stream. In 1992, Howard "Rip" Collins caught a 40-pound, 4-ounce brown trout on the river, which set a world record that stood until 2009. It is common to find brown trout running 5 to 8 pounds, but a 20 to 30 pounder is always a possibility.

Sources:

Encyclopedia of Arkansas | <https://encyclopediaofarkansas.net/entries/little-red-river-6058/>
Southwest Paddler | <http://southwestpaddler.com/docs/whitetail13.html>
Arkansas State Tourism | <https://www.arkansas.com/heber-springs/outdoors-nature/little-red-river>

AERIAL MAP I

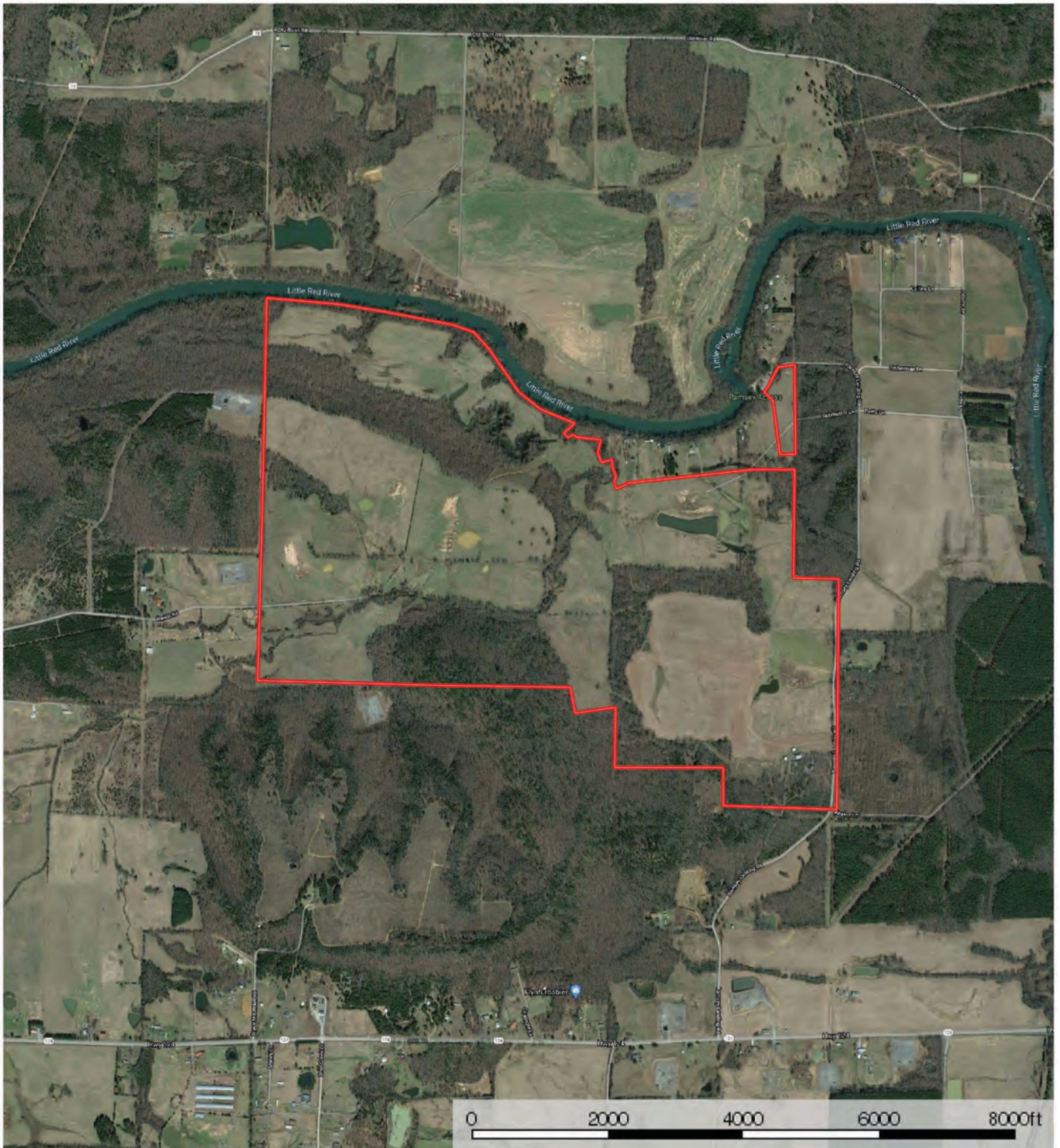


 Boundary

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

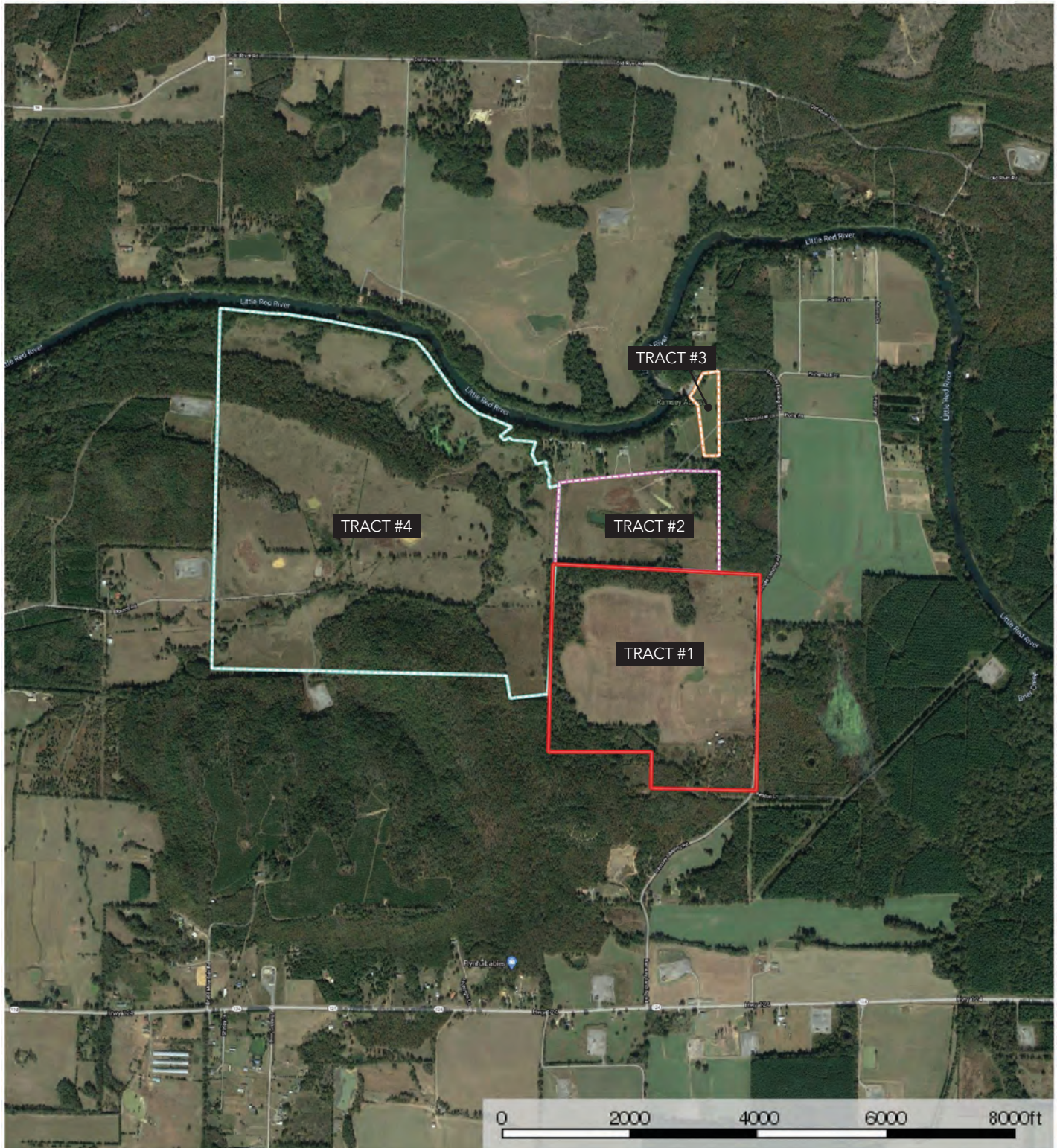


 Boundary

Sindy Cruthis

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COMPONENTS MAP

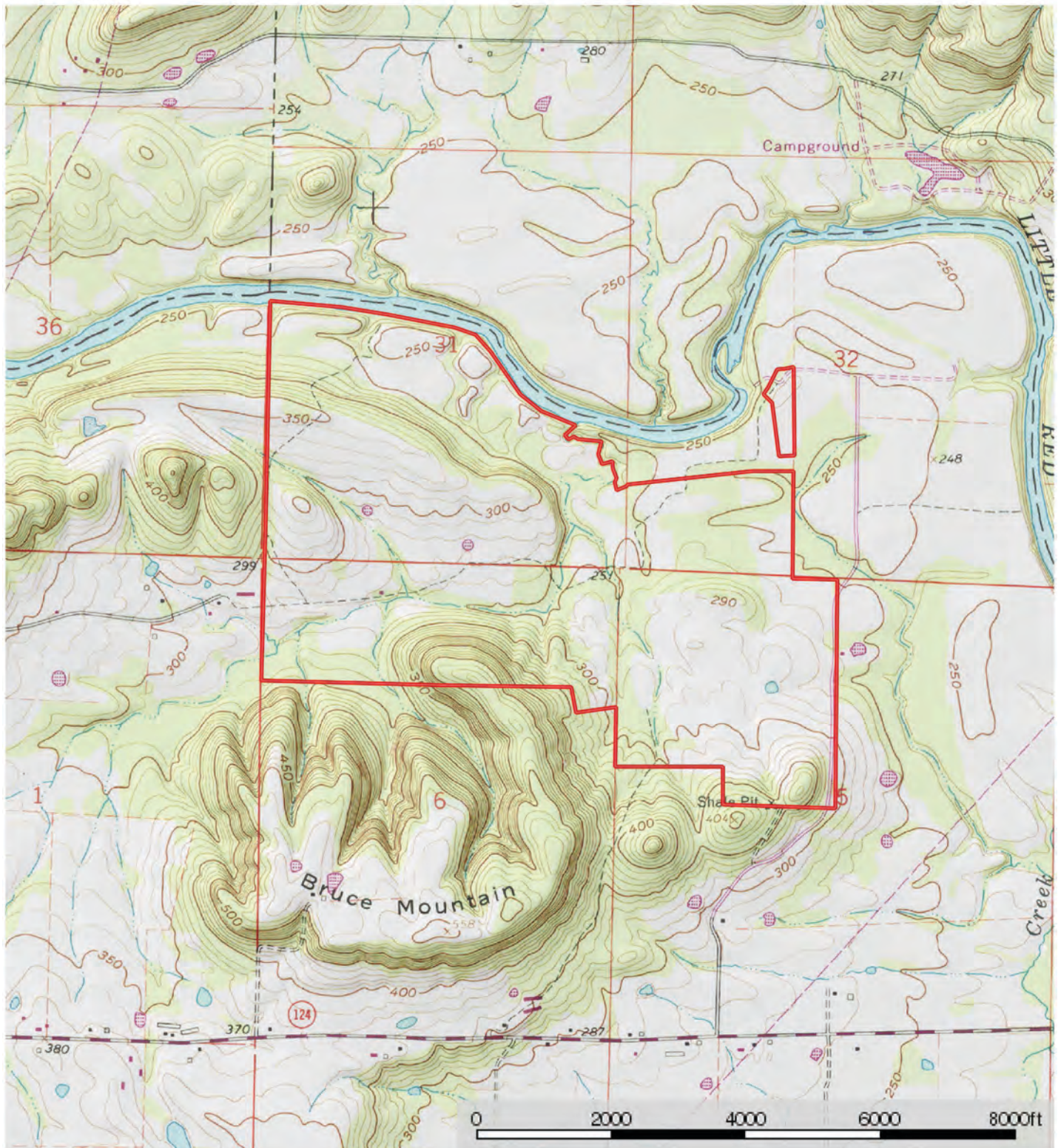


Boundary 3 Boundary Boundary 4 Boundary

Sindy Cruthis

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TOPOGRAPHY MAP

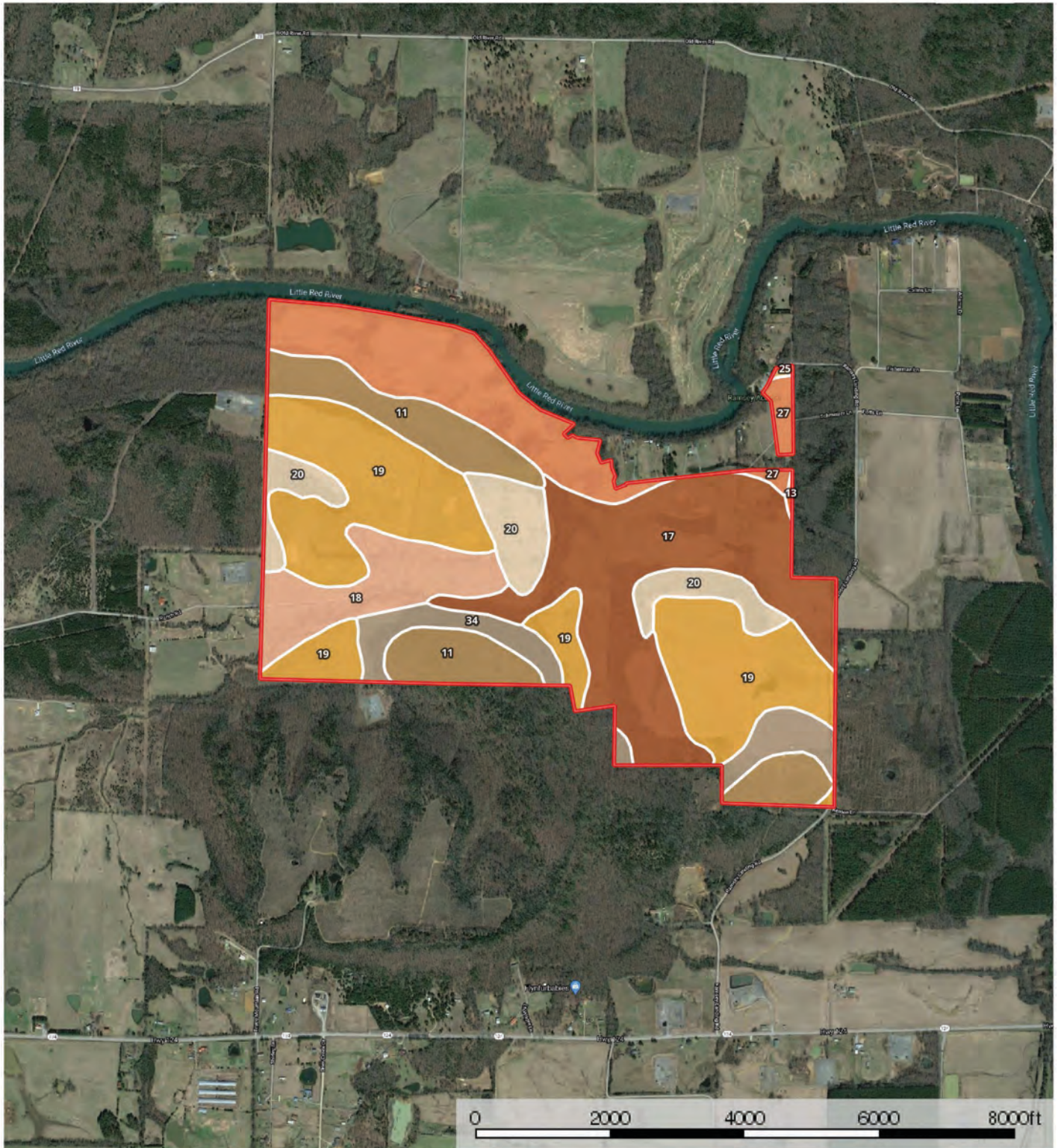


Boundary

Sindy Cruthis

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SOIL MAP



Boundary

Sindy Cruthis

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SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
11	Enders-Steprock complex, 12 to 30 percent slopes	76.8	12.37	7s
13	Guthrie silt loam, 0 to 1 percent slopes, rarely flooded	0.7	0.11	3w
20	Linker gravelly fine sandy loam, 3 to 8 percent slopes	49.6	7.99	3e
19	Linker fine sandy loam, 3 to 8 percent slopes	173.1	27.88	3e
17	Leadvale silt loam, 1 to 3 percent slopes	144.4	23.26	2e
34	Steprock-Mountainburg complex, 8 to 12 percent slopes	38.5	6.21	6e
18	Leadvale silt loam, 3 to 8 percent slopes	49.1	7.91	3e
27	Rexor silt loam, occasionally flooded	88.0	14.18	2w
25	Nugent loamy fine sand, occasionally flooded	0.6	0.1	3s
TOTALS		620.8	100%	3.31

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

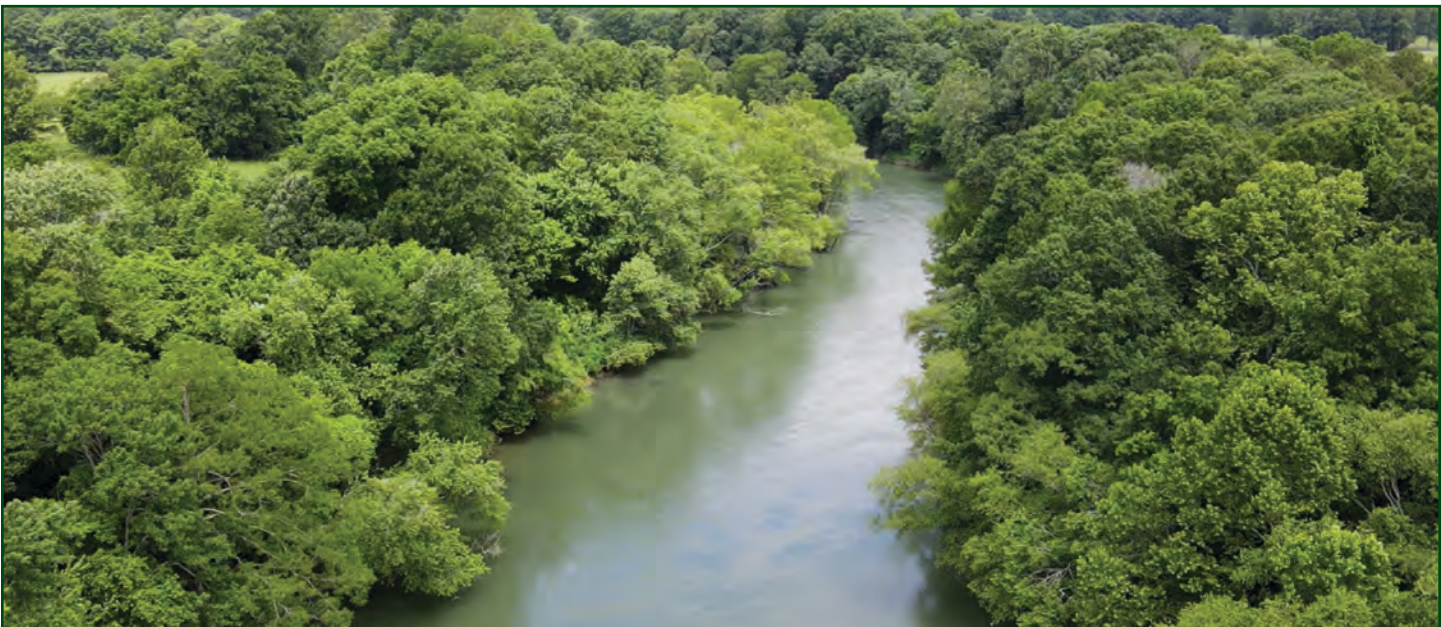
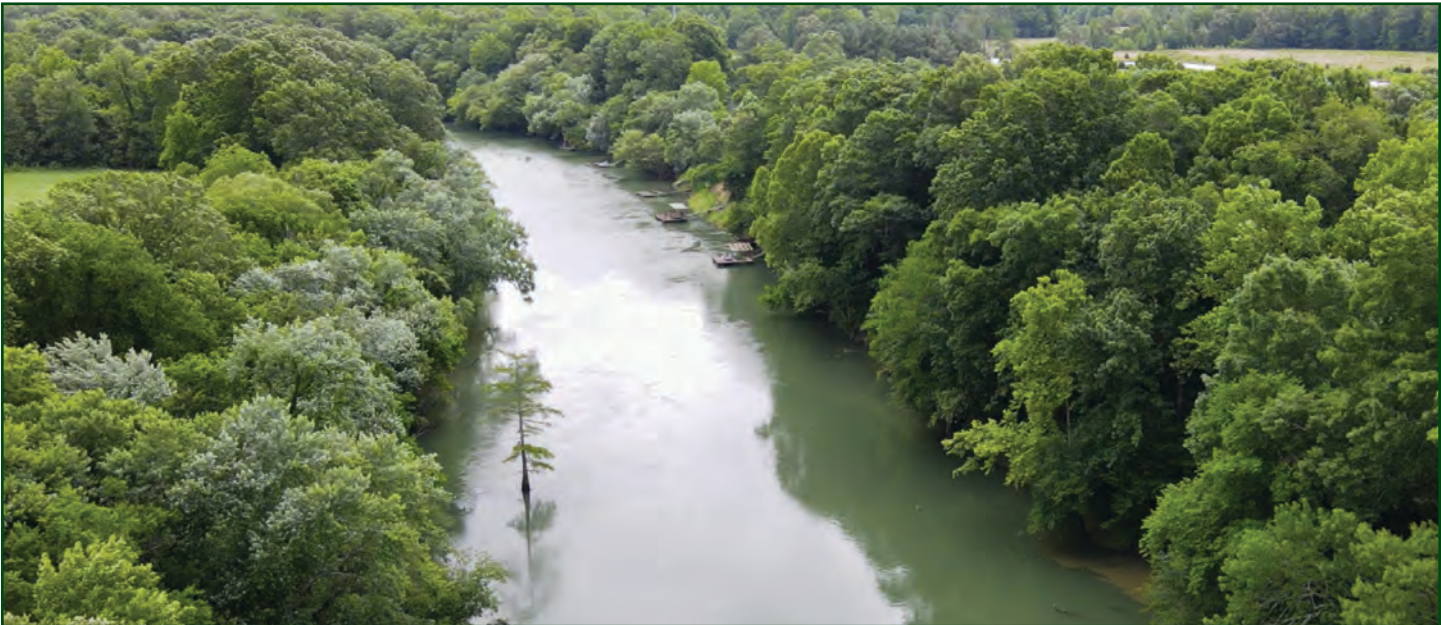
Land, Capability

	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



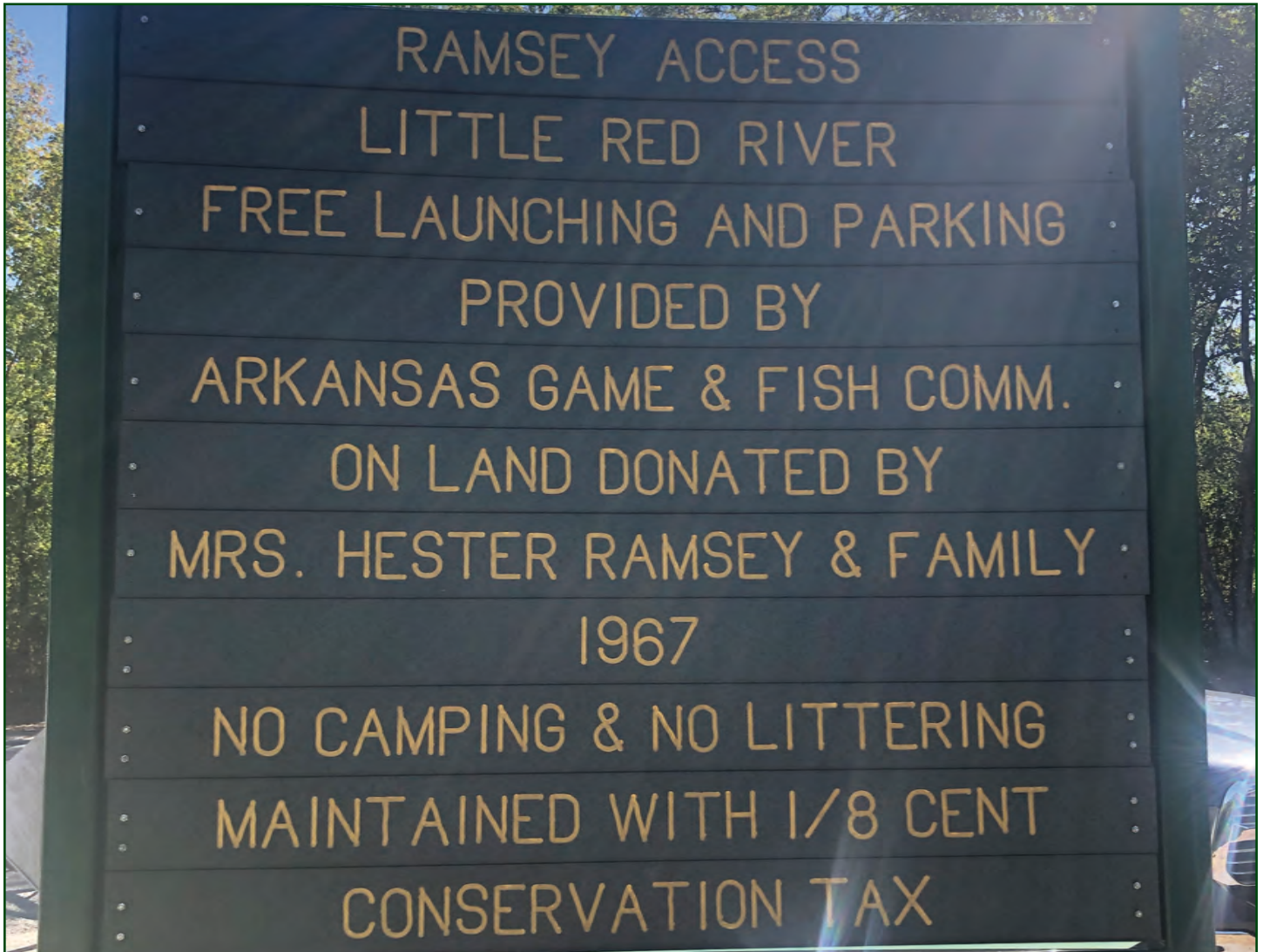








BOAT RAMP LOCATED AT RAMSEY LANDING











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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