



OFFERED FOR SALE

BAYOU TWO PRAIRIE

A Recreational Investment Opportunity

122.74 (+/-) Acres • Lonoke 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.

A detailed map of Arkansas, showing county boundaries, major roads, and cities. A black box labeled "SUBJECT PROPERTY" is placed over the Little Rock area, with a blue circle and an arrow pointing to a specific location within the city. The map includes labels for various counties such as Madison, Newton, Pope, Franklin, Johnson, Logan, Yell, Perry, Garland, Saline, Pulaski, Grant, Jefferson, Pike, Clark, Hot Springs, Dallas, Cleveland, Lincoln, Desha, Hempstead, Nevada, Madison, Miller, Lafayette, Columbia, Union, and others. Major cities like Little Rock, Fayetteville, Springdale, and Hot Springs are also labeled. The map is color-coded with yellow for county boundaries, red for major roads, and green for water bodies.

PROPERTY SUMMARY

| Description: | The Bayou Two Prairie property consists of 122.74 +/- acres offering a recreational investment opportunity located in Lonoke County, Arkansas, just south of Carlisle. The property features uneven aged bottomland hardwoods, which offer excellent whitetail deer hunting and overflow duck hunting. Access is provided from Parkers Corner Road and by an easement that comes into the northeast corner of the property from Zion Road. For more information about Bayou Two Prairie, or to schedule a property tour, contact Gar Lile (mobile: 501-920-7015) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc. | | | | | | | | | | | | | | | | | |
|---------------------------|---|----------------------|---------|----------------------|---------------|---------------|----------|-----------------|----------|---------|---------------|-------|---------|-------|--------|----------|--|--|
| Location: | Carlisle, Arkansas; Lonoke County; Central Region of Arkansas | | | | | | | | | | | | | | | | | |
| Acreage: | 122.74 +/- acres | | | | | | | | | | | | | | | | | |
| | <div>Mileage Chart</div> <table><tr><td>Carlisle, AR</td><td>6 miles</td></tr><tr><td>Stuttgart, AR</td><td>29 miles</td></tr><tr><td>Little Rock, AR</td><td>37 miles</td></tr></table> | | | Carlisle, AR | 6 miles | Stuttgart, AR | 29 miles | Little Rock, AR | 37 miles | | | | | | | | | |
| Carlisle, AR | 6 miles | | | | | | | | | | | | | | | | | |
| Stuttgart, AR | 29 miles | | | | | | | | | | | | | | | | | |
| Little Rock, AR | 37 miles | | | | | | | | | | | | | | | | | |
| Access: | Parkers Corner Road and an easement that comes into the northeast corner of the property from Zion Road. | | | | | | | | | | | | | | | | | |
| Real Estate Taxes: | <table><tr><th>Parcel Number</th><th>Acreage</th><th>Est. Real Estate Tax</th></tr><tr><td>001-03265-000</td><td>41.62</td><td>\$38.25</td></tr><tr><td>001-03273-000</td><td>40.56</td><td>\$40.02</td></tr><tr><td>001-03276-000</td><td>40.56</td><td>\$51.61</td></tr><tr><td>Total</td><td>122.74</td><td>\$129.88</td></tr></table> | Parcel Number | Acreage | Est. Real Estate Tax | 001-03265-000 | 41.62 | \$38.25 | 001-03273-000 | 40.56 | \$40.02 | 001-03276-000 | 40.56 | \$51.61 | Total | 122.74 | \$129.88 | | |
| Parcel Number | Acreage | Est. Real Estate Tax | | | | | | | | | | | | | | | | |
| 001-03265-000 | 41.62 | \$38.25 | | | | | | | | | | | | | | | | |
| 001-03273-000 | 40.56 | \$40.02 | | | | | | | | | | | | | | | | |
| 001-03276-000 | 40.56 | \$51.61 | | | | | | | | | | | | | | | | |
| Total | 122.74 | \$129.88 | | | | | | | | | | | | | | | | |
| Mineral Rights: | All mineral rights owned by the Seller, if any, shall transfer to the Buyer. | | | | | | | | | | | | | | | | | |
| Recreation: | The property offers whitetail deer hunting and overflow duck hunting. | | | | | | | | | | | | | | | | | |
| Offering Price: | \$521,645.00 (\$4,250.00 per acre) | | | | | | | | | | | | | | | | | |
| 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. | | | | | | | | | | | | | | | | | |

OWNERSHIP MAP

Township 1N - Range 7W

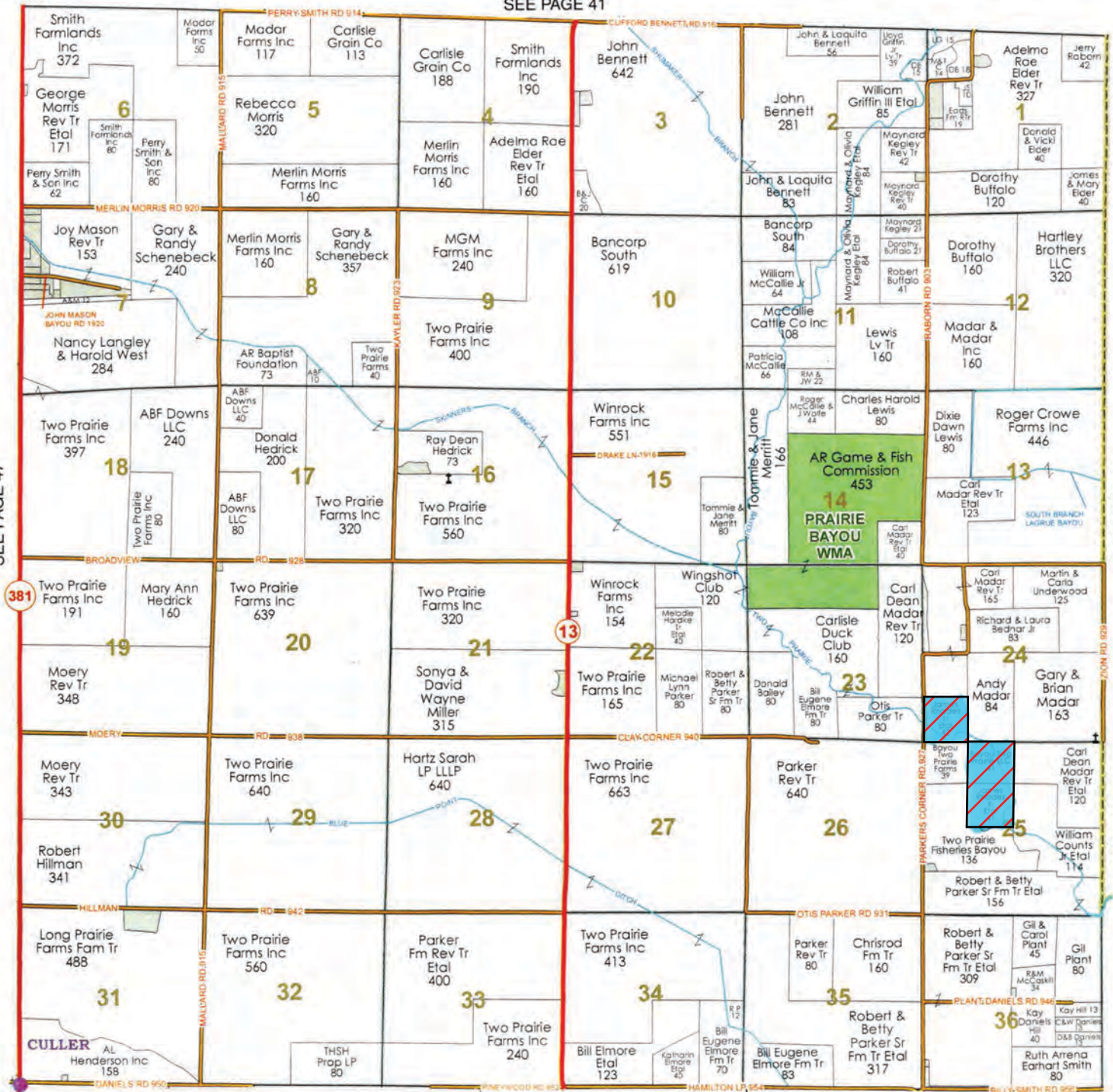
Copyright © 2015 Mapping Solutions

SEE PAGE 41

SEE PAGE 47

PRAIRIE COUNTY

SEE PAGE 57



AERIAL MAP I



 Boundary

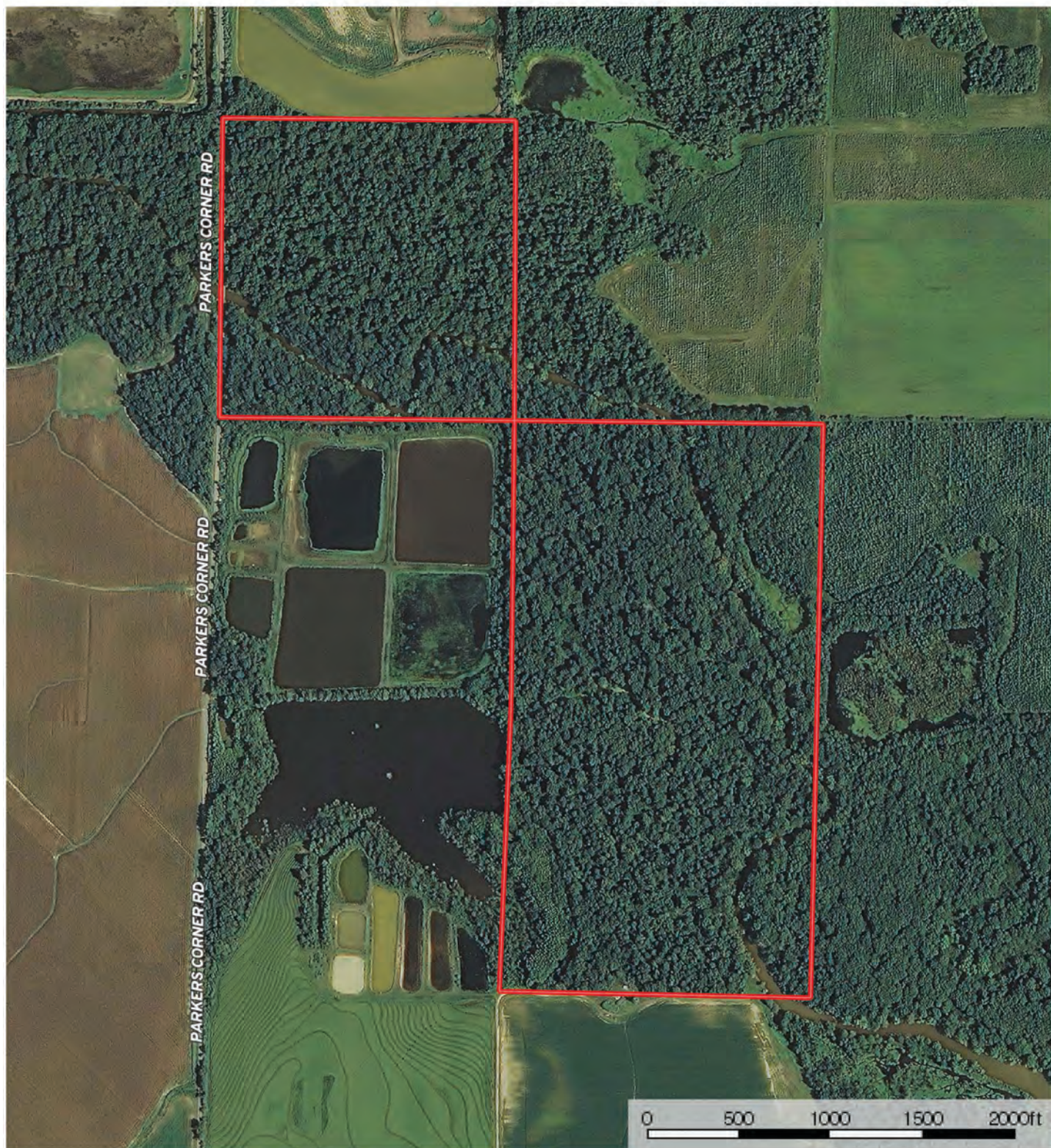
Sindy Cruthis



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

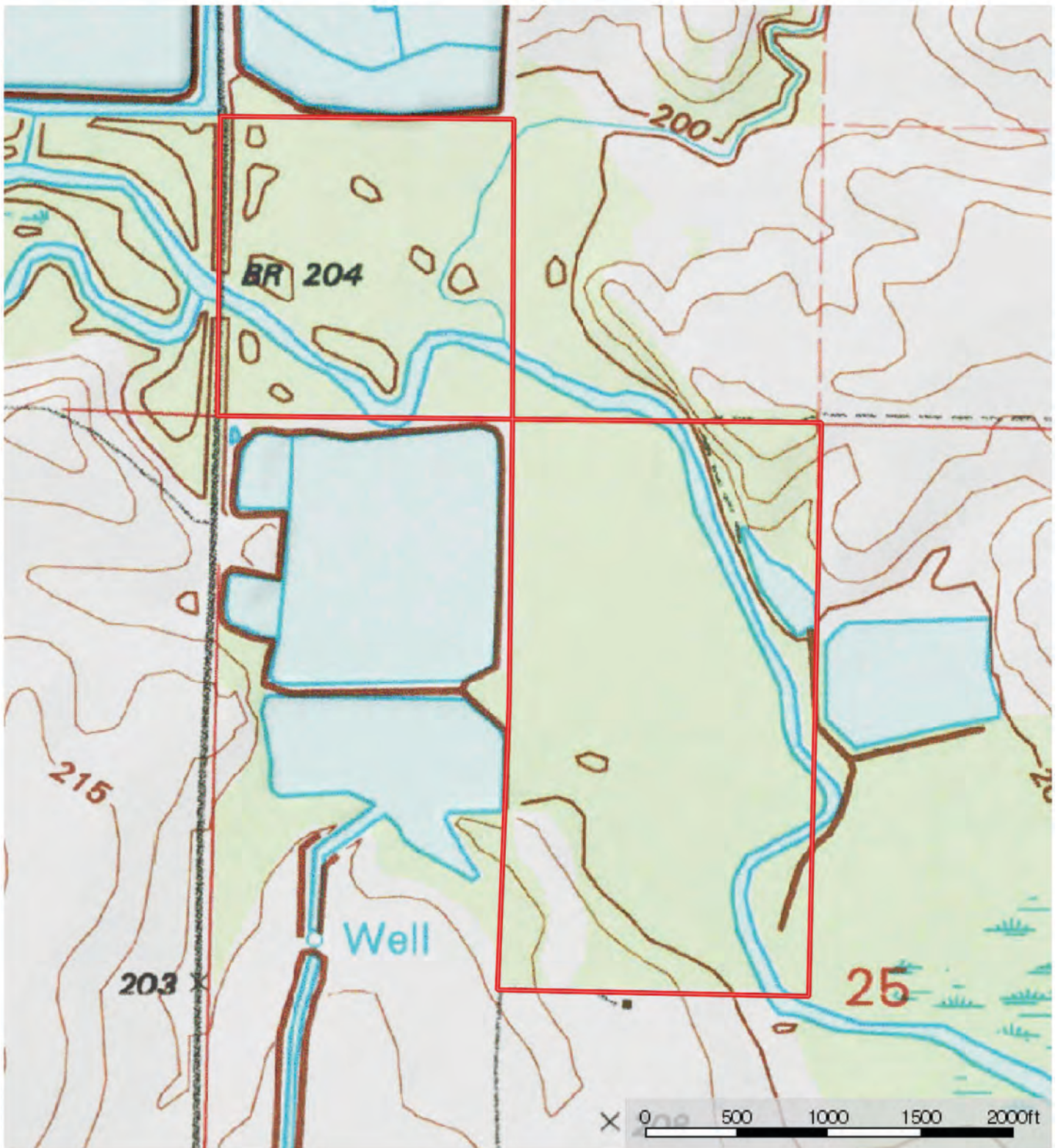


 Boundary

Sindy Cruthis

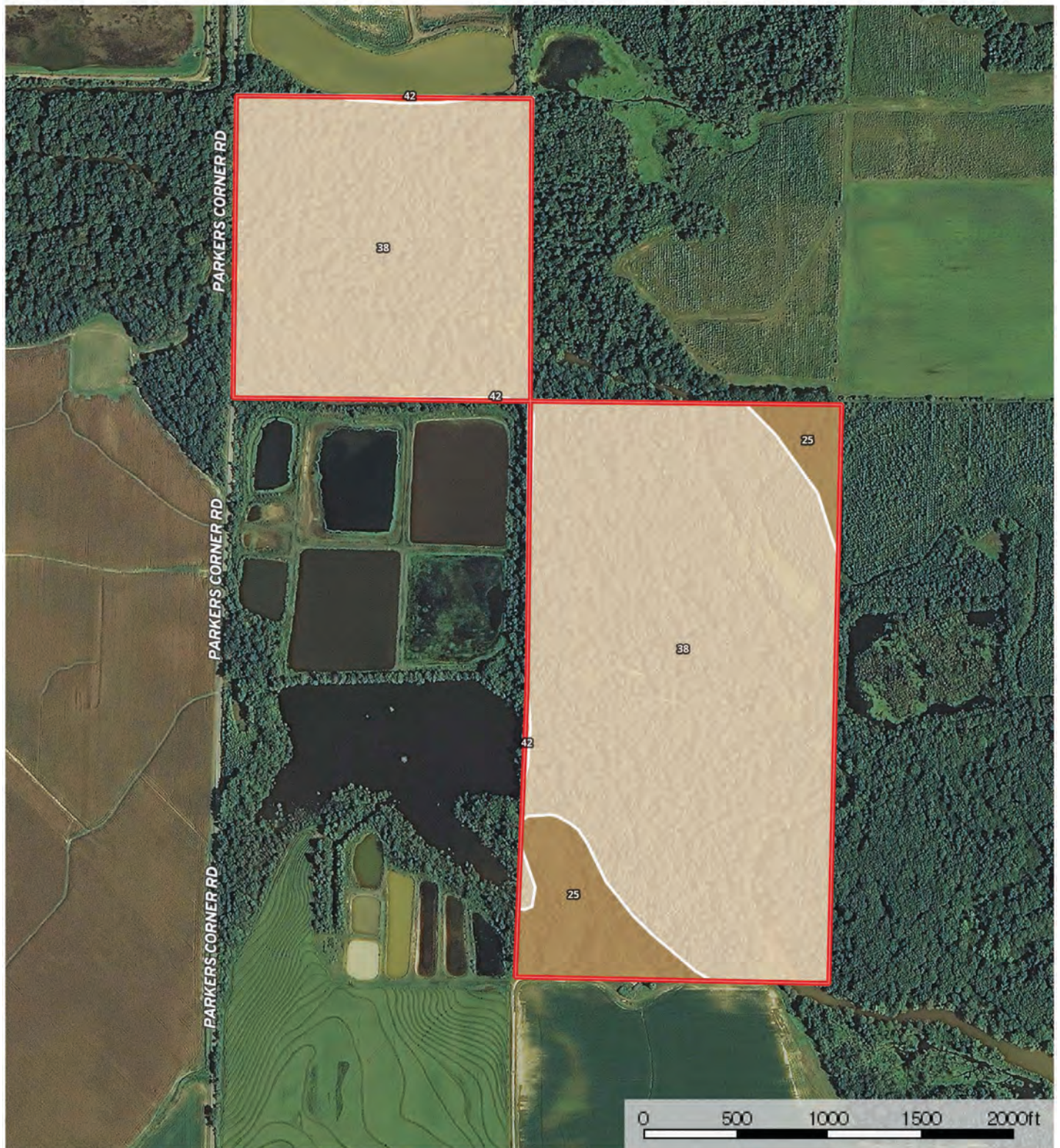
 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

TOPOGRAPHY MAP



Boundary

SOIL MAP



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









| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CAP |
|-----------|--|-------|-------|------|
| 25 | Muskogee silt loam, 3 to 8 percent slopes | 10.4 | 8.42 | 3e |
| 42 | Water | 0.9 | 0.76 | - |
| 38 | Tichnor silt loam, 0 to 1 percent slopes, frequently flooded | 112.3 | 90.82 | 4w |
| TOTALS | | 123.6 | 100% | 3.89 |

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

THIS INSTRUMENT PREPARED BY:
RANDALL L. GAMMILL
GAMMILL & GAMMILL
P. O. BOX 532
HAZEN, AR 72064



CERTIFICATE OF RECORD
INSTRUMENT # 2017-03163
FILED: 03/28/2017 2:27:43 PM
LONOKE COUNTY, ARKANSAS
DEBORAH OGLESBY, CIRCUIT CLERK
BY: STEPHANIE
PAGES: 3
25.00

[Space Above This Line For Recording Data]

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Carl Dean Madar, Individually and as Trustee of the Carl Dean Madar Revocable Trust dated March 8, 2005 and Linda K. Madar, his spouse, Alma Ruth James and Spouse deceased, her spouse, and Eva Jo Glover and Billy G. Glover, her spouse, GRANTORS, for and in consideration of the sum of One and No/100 Dollars (\$1.00), in hand paid by Bayou Two Prairie, LLC, GRANTEE, and for other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the GRANTEE, and unto its successors and assigns, an non-exclusive easement for purposes of ingress and egress, over and across the following described lands situated in Lonoke County, Arkansas, to-wit:

North 15' of the Northeast Quarter, Section 25, Township 1 North, Range 7 West,
Prairie County, Arkansas.

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors, with all appurtenances thereunto belonging, provided that, however, this easement is for surface use only to provide ingress and egress to the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 25, Township 1 North, Range 7 West for only the Grantee, who is the owner of said Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), and the Grantee's successors and invitees. Grantee, and its successors, is solely responsible for all upkeep and maintenance of the easement.



ACKNOWLEDGMENT

STATE OF ARKANSAS)
)SS.
COUNTY OF Lonoke)

On this day personally appeared before the undersigned, a Notary Public within and for the State and County aforesaid, duly qualified, commissioned and acting, Alma Ruth James and Roger James ^{Spouse Deceased} ~~James~~, her spouse, to me well known as two of the Grantors in the foregoing Easement, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and official seal this 23rd day of February, 2017.



Gonda Hutson
Notary Public

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)SS.
COUNTY OF Laroke)

On this day personally appeared before the undersigned, a Notary Public within and for the State and County aforesaid, duly qualified, commissioned and acting, Eva Jo Glover and Billy G Glover, her spouse, to me well known as two of the Grantors in the foregoing Easement, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and official seal this 23rd day of February, 2017.



Wanda Zieton
Notary Public

IN WITNESS WHEREOF, the undersigned hereunto set their hands this 23rd day of

February, 2017.

Carl D Madar

Carl D Madar, Trustee

Carl Dean Madar, Individually and as
Trustee of the Carl Dean Madar Revocable
Trust

Linda K. Madar

Linda K. Madar

Alma Ruth James
Alma Ruth James

spouse deceased

Eva Jo Glover
Eva Jo Glover

Billy G. Glover
Billy G. Glover

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)SS.
COUNTY OF Lonoke)

On this day personally appeared before the undersigned, a Notary Public within and for the State and County aforesaid, duly qualified, commissioned and acting, Carl Dean Madar, Individually and as Trustee of the Carl Dean Madar Revocable Trust, and Linda K. Madar, his spouse, to me well known as two of the Grantors in the fore, going Easement, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and official seal this 23rd day of February, 2017.

(SEAL)



Tonda Hutson
Notary Public







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