



OFFERED FOR SALE

POLK TIMBERLAND

A Timberland and Recreational Investment Opportunity

120 (+/-) Acres • Phillips 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 Polk Timberland offering consists of 120 +/- timbered acres located in the town of Helena-West Helena in Phillips County, Arkansas. The natural stocking is mixed species, mixed aged timber. Within the timber, there are 35 +/- acres that consist of pine plantation plots. Along with timberland value, this property offers excellent bow hunting opportunities for deer right in town. | |
| Location: | Helena-West Helena, Arkansas; Phillips County; East Central Region of Arkansas | |
| | Mileage Chart | |
| | Memphis, TN | 70 miles |
| | Jonesboro, AR | 105 miles |
| | Little Rock, AR | 120 miles |
| Acreage: | 120 +/- acres | |
| Access: | Unimproved access from Highway 49 | |
| Real Estate Taxes: | \$750.00 (Est.) | |
| Recreation: | The property offers deer hunting potential. | |
| Mineral Rights: | All mineral rights owned by the Seller, if any, shall transfer to the Buyer. | |
| Offering Price: | \$176,500.00 | |
| Contact: | Any questions concerning this offering, or to schedule a property tour should be directed to Trey Morris (mobile: 870-338-1385) of Lile Real Estate, Inc. | |

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

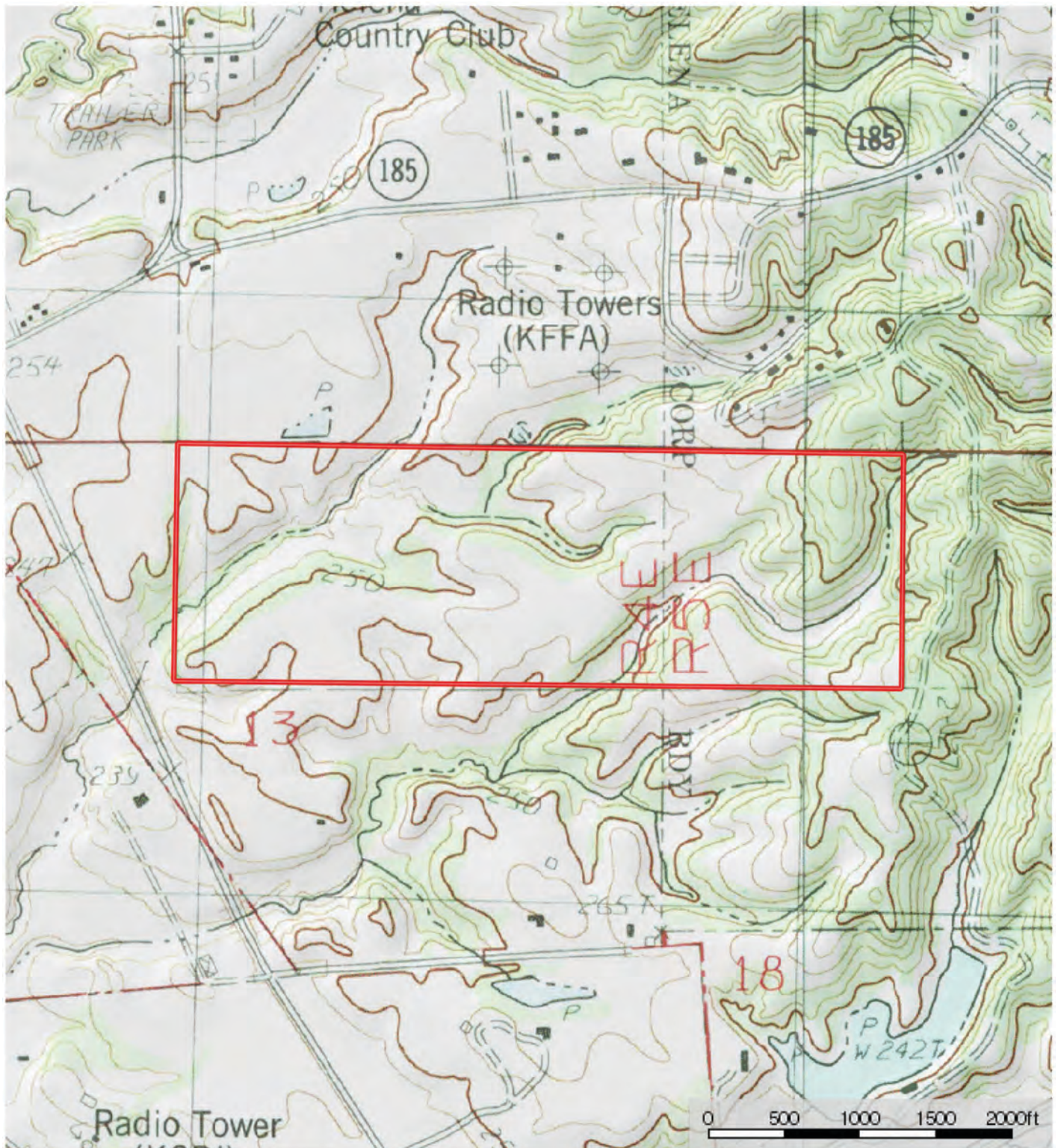


Boundary

Sindy Cruthis

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TOPOGRAPHY 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



Boundary

Sindy Cruthis

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SOIL MAP KEY

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CAP |
|-----------|--|-------|-------|------|
| MeC2 | Memphis silt loam, 3 to 8 percent slopes, eroded | 25.9 | 22.04 | 3e |
| MeB | Memphis silt loam, 1 to 3 percent slopes | 37.9 | 32.26 | 2e |
| MeE | Memphis silt loam, 12 to 40 percent slopes | 14.0 | 11.94 | 7e |
| Co | Convent silt loam | 31.9 | 27.21 | 2w |
| LoC2 | Loring silt loam, 3 to 8 percent slopes, eroded | 7.7 | 6.56 | 3e |
| TOTALS | | 117.3 | 100% | 2.88 |

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







NOTES

[illegible]



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