



OFFERED FOR SALE

BIG CREEK 50

An Agricultural and Recreational Investment Opportunity

50.04 (+/-) Total Acres • Lee County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TEXAS AND TENNESSEE



DISCLOSURE STATEMENT

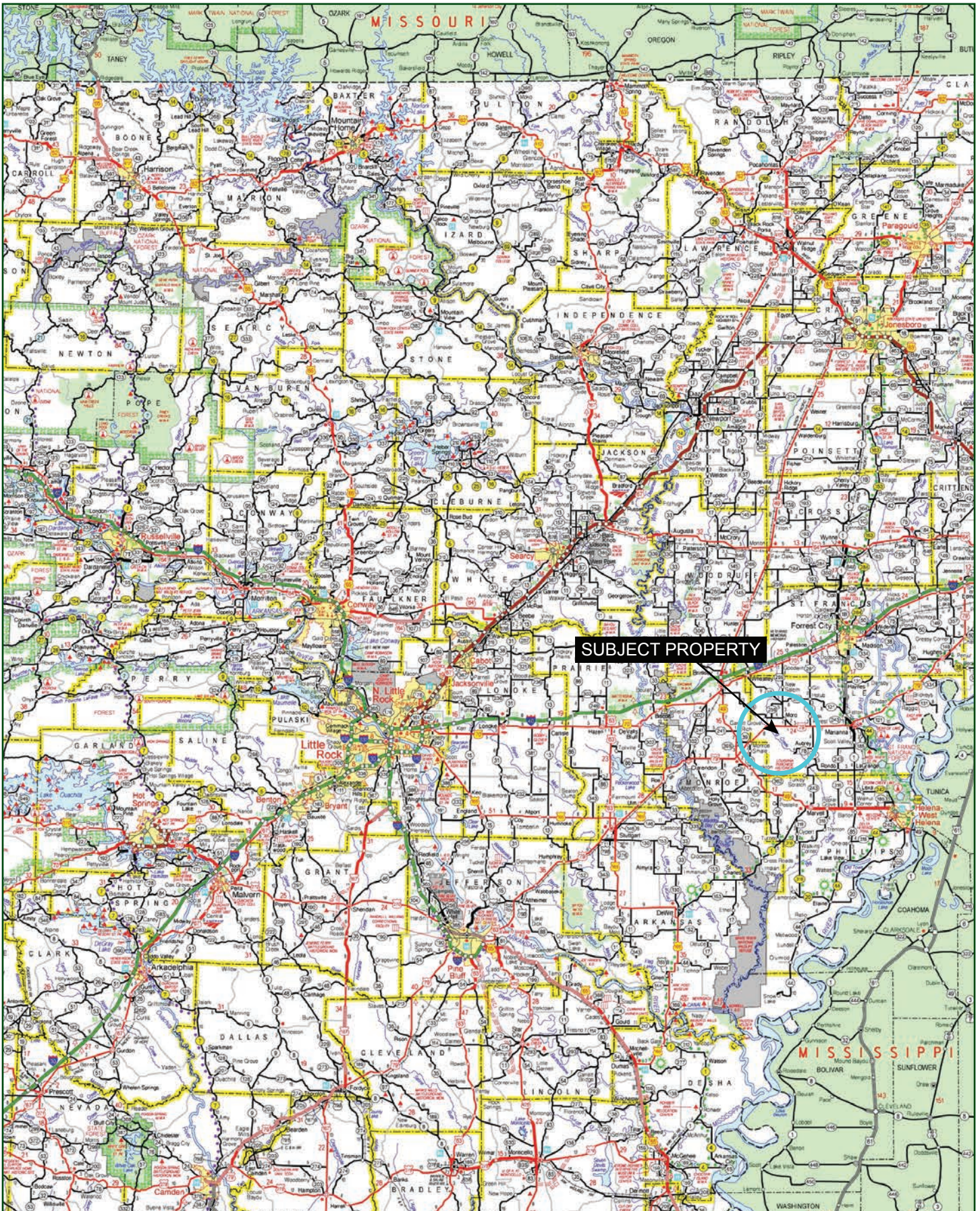
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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

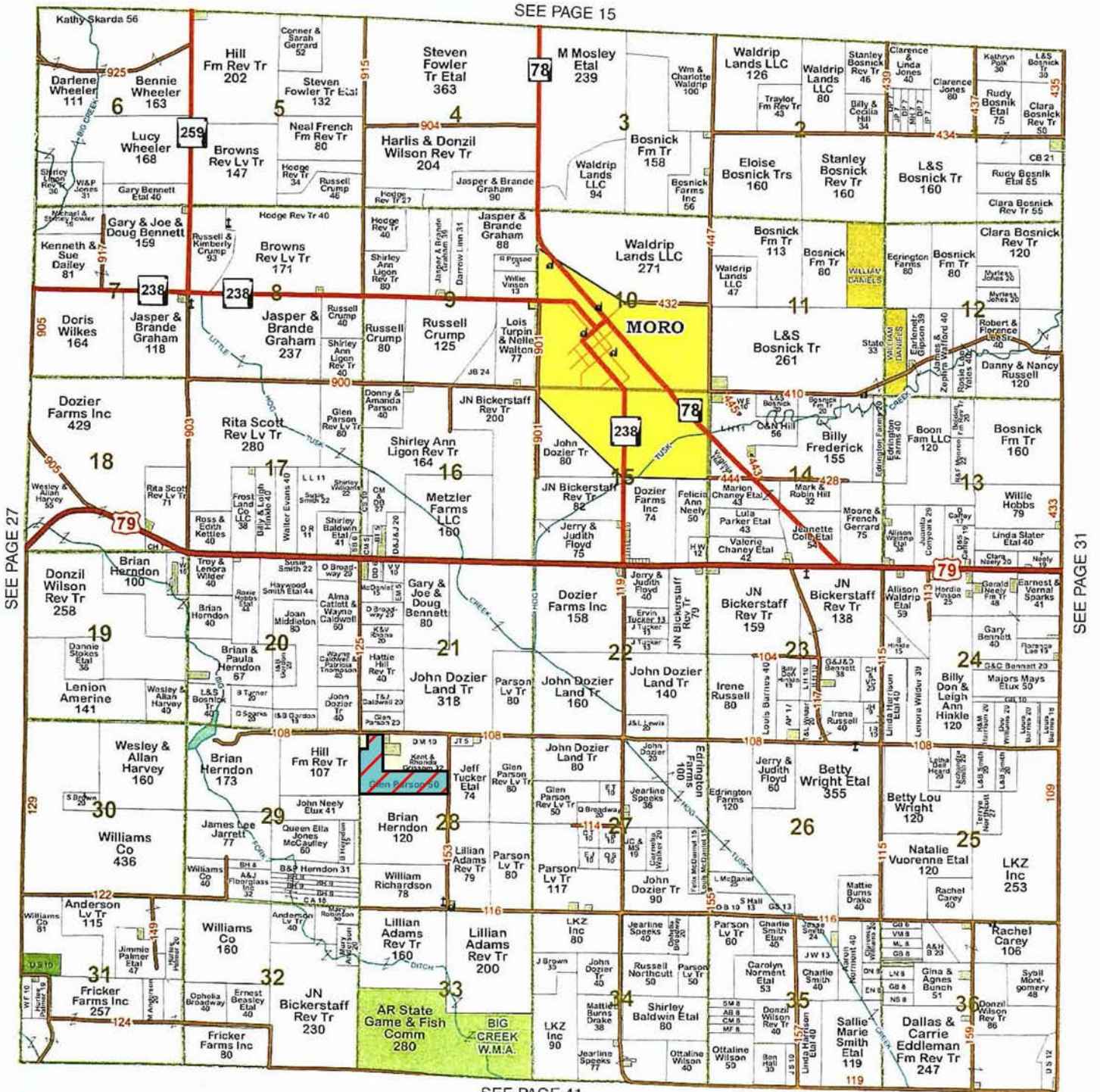
| | | | |
|-----------------------------|--|--------------|-------------------|
| Description: | <p>The Big Creek 50 property consists of 50.04 (+/-) acres located in Lee County, Arkansas. The property is accessed by Lee County Roads 125 and 108, which are both graveled. The property has two electric wells that are used for farming rice and soybeans and can be used to flood both fields for waterfowl hunting purposes. Two hunting blinds will remain with the property.</p> <p>This unique hunting property has been utilized by a local deer and duck guide service for eight years. It is located about 15 miles west of Marianna, AR and less than ¼ mile from Big Creek. The area is well known for holding big deer and attracting migratory waterfowl each year. This is a rare opportunity to own a prime duck and goose hunting property located in the Big Creek Flyway that can also provide farm income and hunting lease income.</p> | | |
| Location: | Lee County, Arkansas | | |
| | <u>Mileage Chart</u> | | |
| | Marianna, AR | 15 Miles | |
| | Brinkley, AR | 16 Miles | |
| | Forrest City, AR | 30 Miles | |
| | Memphis, TN | 74 Miles | |
| | Little Rock, AR | 117 Miles | |
| Acreage: | 50.04 (+/-) total acres | | |
| | Cropland: 43.73 acres (Farm Service Agency) | | |
| | Timberland: 6.31 acres | | |
| Access: | Access on Lee County Roads 125 and 108 (Mapping provided within the brochure) | | |
| Hunting Information: | Deer Zone 4A Migratory Waterfowl - Subject to state and federal regulations | | |
| Recreation: | Deer, duck, and goose hunting opportunities exist on the property. | | |
| Real Estate Taxes: | <u>Parcel Number</u> | <u>Acres</u> | <u>Tax Amount</u> |
| | 01-02786 | 16.5 | \$ 80.00 |
| | 01-02787 | 33.54 | \$188.00 |
| Annual Cash Income: | Crop lease - \$7,200.00 Hunting lease - \$7,000.00 Currently both leases are renewed each year. | | |

PROPERTY SUMMARY

| | |
|------------------------|--|
| Mineral Rights: | Seller shall covey all mineral rights owned, if any, without any warranty or guarantees. |
| Offering Price: | \$287,500.00 (\$5,750.00 per acre), REDUCED from \$300,000.00 (\$6,000.00 per acre). |
| Contact: | Any questions concerning this offering, or to schedule a property tour should be directed to Jim Benham (mobile: 501-590-0990) of Lile Real Estate, Inc. |

A 3x5 grid with a red square in the second row, first column.

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SEE PAGE 41

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

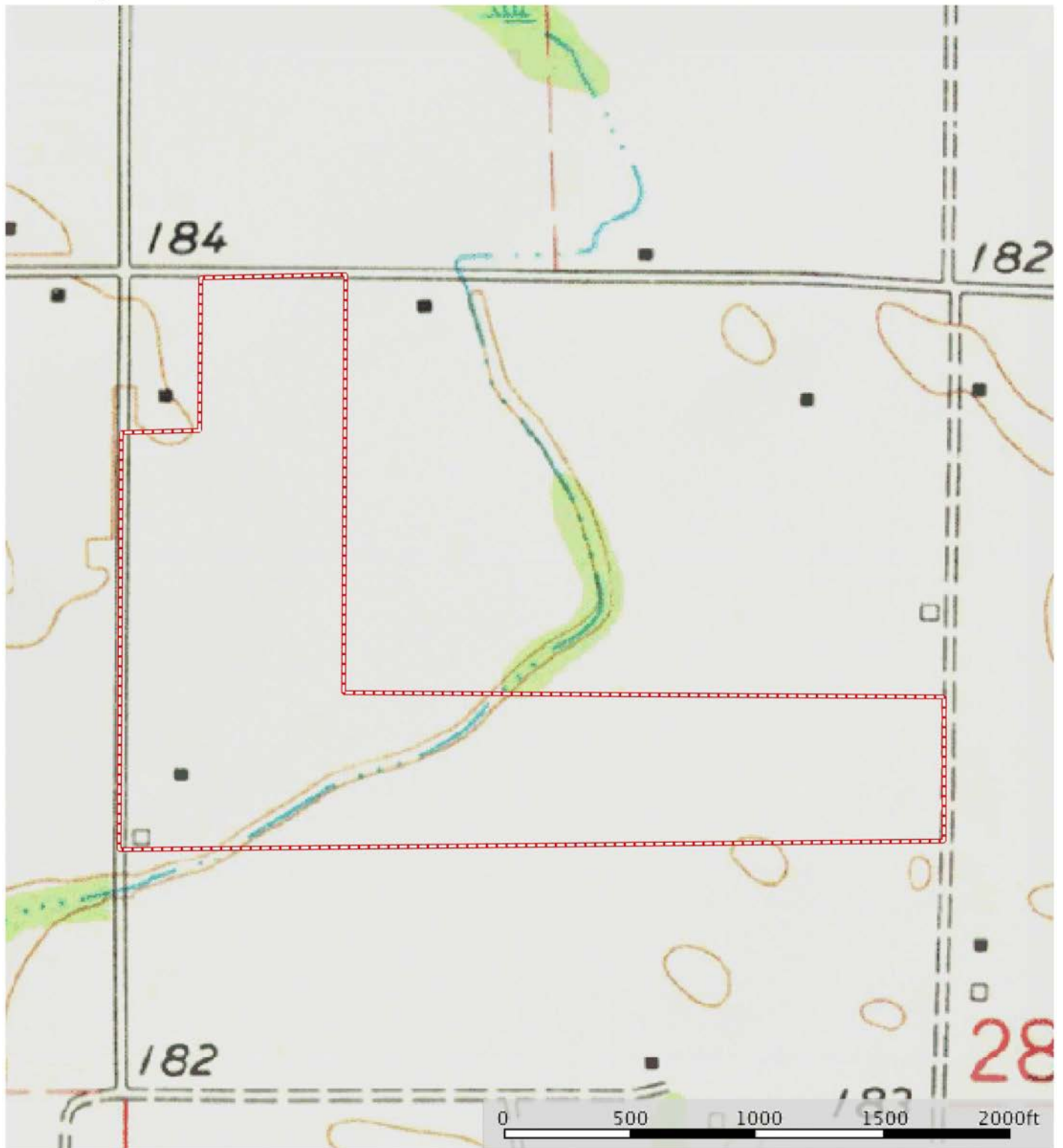


 Boundary

Sindy Cruthis

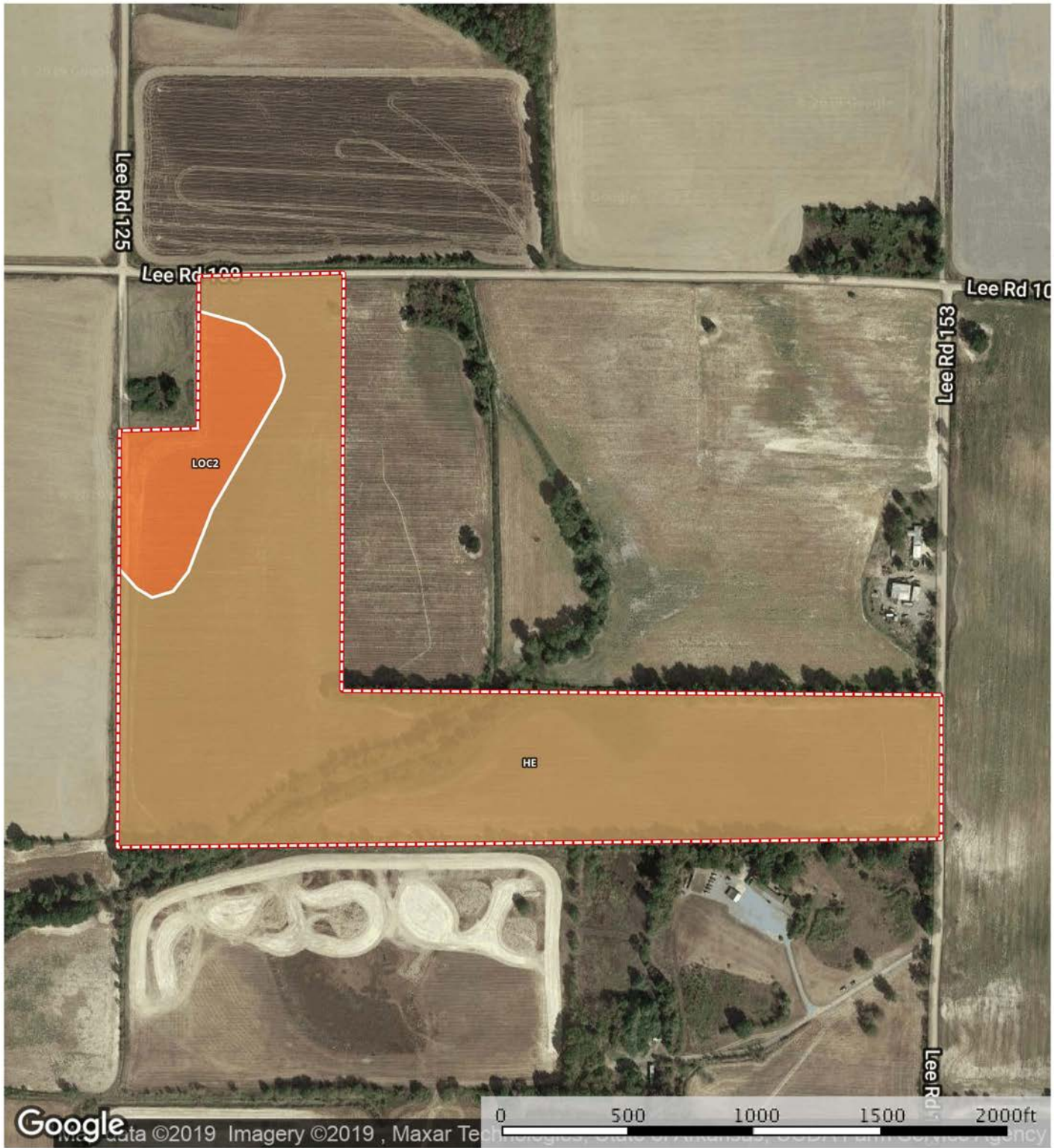
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TOPOGRAPHY MAP




 Boundary

SOIL MAP



 Boundary

Sindy Cruthis

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SOIL MAP KEY

I  Boundary 50.2 ac






| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CAP |
|-----------|---|-------|------|-----|
| He | Henry silt loam, 0 to 1 percent slopes | 44.4 | 88.5 | 3w |
| LoC2 | Loring silt loam, 3 to 8 percent slopes, eroded | 5.8 | 11.5 | 3e |
| TOTALS | | 50.2 | 100% | 3.0 |

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

FARM SERVICE AGENCY

Arkansas

Lee

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 4311

Prepared: 12/11/19 3:42 PM

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 | |
|---|--------------------|------------------------|--------------------|----------------|----------------|-----|--------------|------------------|
| LINN, DARROW C | | | | | | | | |
| Farms Associated with Operator: | | | | | | | | |
| 572, 3518, 3602, 3662, 4312, 4352, 4353 | | | | | | | | |
| ARC/PLC G/I/F Eligibility: | | Eligible | | | | | | |
| CRP Contract Number(s): | | None | | | | | | |
| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
| 47.35 | 43.73 | 43.73 | 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 | 43.73 | 5.04 | 0.0 | | | | |
| | | | | | | | | |
| ARC/PLC | | | | | | | | |
| PLC | ARC-CO | ARC-IC | PLC-Default | ARC-CO-Default | ARC-IC-Default | | | |
| NONE | NONE | NONE | RICE-LGR, RICE-MGR | WHEAT, SOYBN | NONE | | | |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|-------------------|--------------|-----------|-----------------------|
| WHEAT | 3.6 | 52 | 0.0 |
| RICE-LONG GRAIN | 13.43 | 6046 | 0.0 |
| RICE-MED GRAIN | 1.31 | 3615 | 0.0 |
| SOYBEANS | 21.55 | 29 | 0.0 |
| Total Base Acres: | 39.89 | | |

Tract Number: 11310 Description

FSA Physical Location : Lee, AR

ANSI Physical Location: Lee, 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 |
|--------------------|--------------------|------------------------|----------------|-----------------------|--------------|-----|
| 47.35 | 43.73 | 43.73 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | | |
| 0.0 | 0.0 | 43.73 | 5.04 | 0.0 | | |
| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction | | |
| WHEAT | 3.6 | | 52 | 0.0 | | |
| RICE-LONG GRAIN | 13.43 | | 6046 | 0.0 | | |

FARM SERVICE AGENCY

Arkansas

Lee

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 4311

Prepared: 12/11/19 3:42 PM

Crop Year: 2020

Page: 2 of 2

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| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|-----------------|--------------------|--------------|--------------------------|
| RICE-MED GRAIN | 1.31 | | 3615 | 0.0 |
| SOYBEANS | 21.55 | | 29 | 0.0 |
| Total Base Acres: | 39.89 | | | |

Owners: PARSON, GLEN J

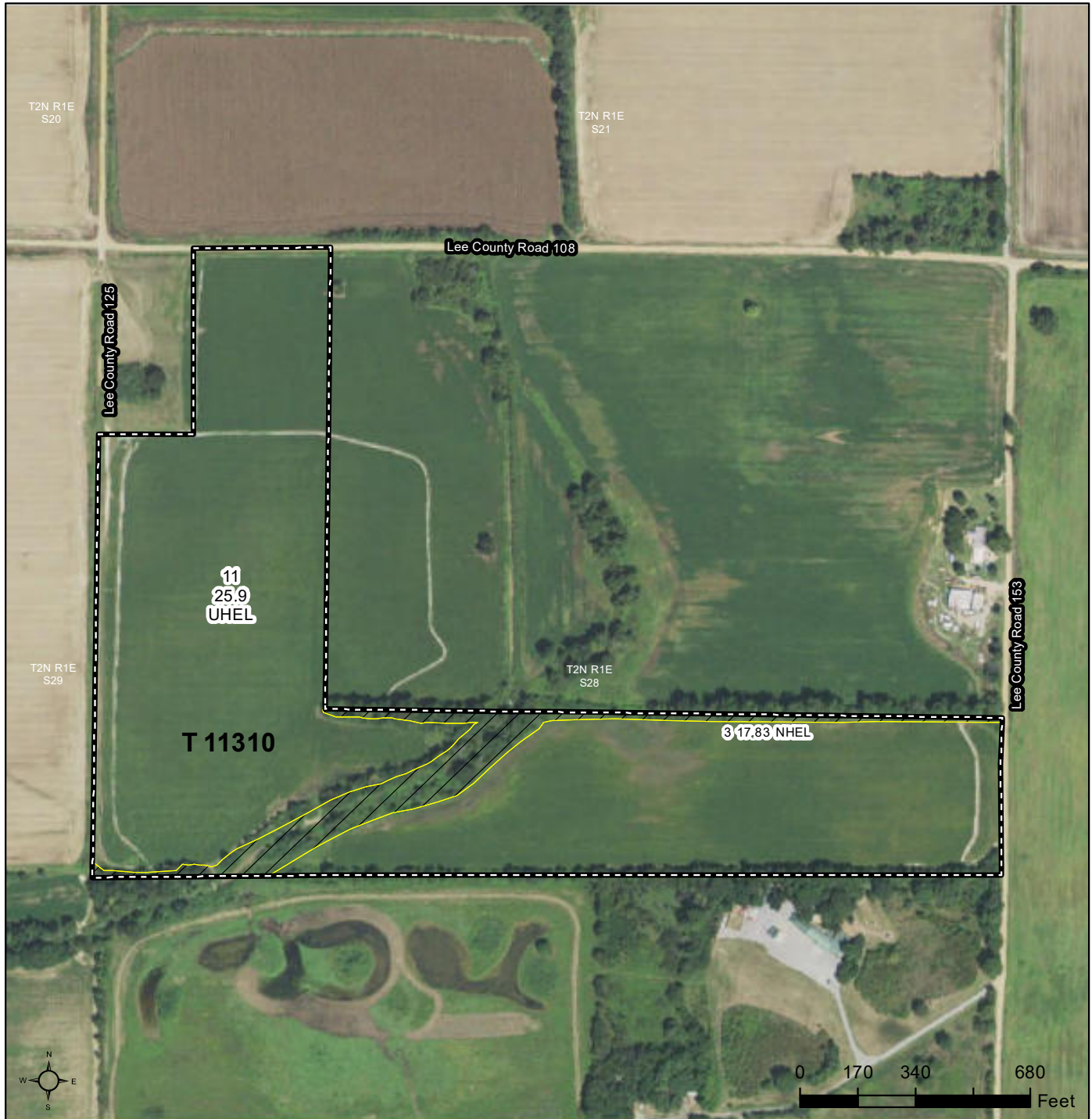
Other Producers: None

FARM SERVICE AGENCY



United States
Department of
Agriculture

Lee County, Arkansas



Common Land Unit Tract Boundary

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

Imagery Year: 2017

2019 Program Year

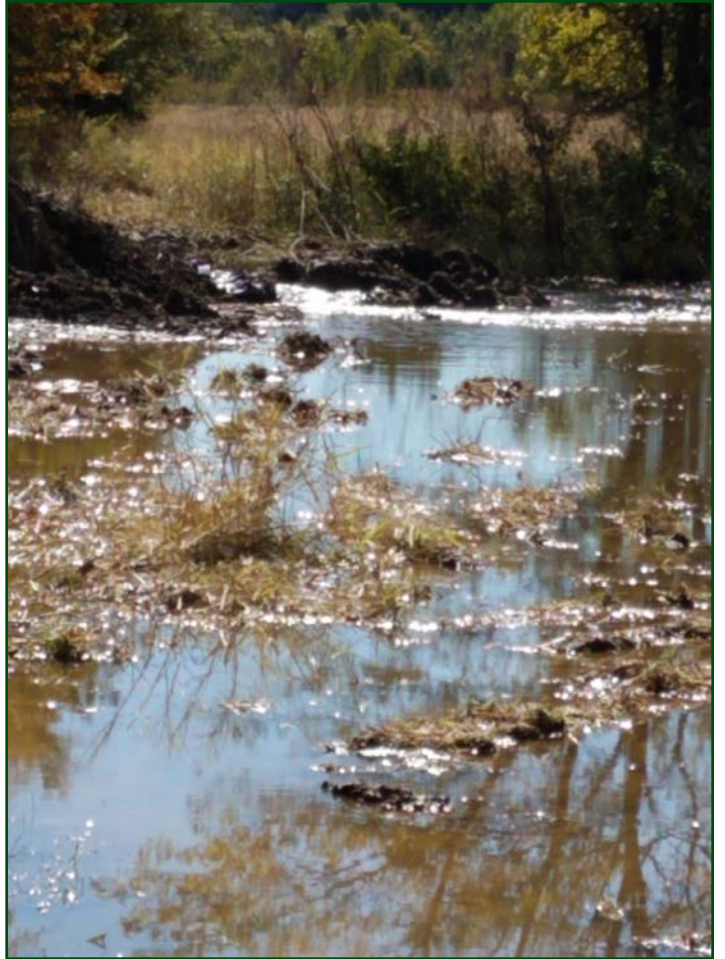
Map Created November 19, 2018

Farm 4311
Tract 11310

Tract Cropland Total: 43.73 acres

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MAIN BLIND



NOTES

[illegible]



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