

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



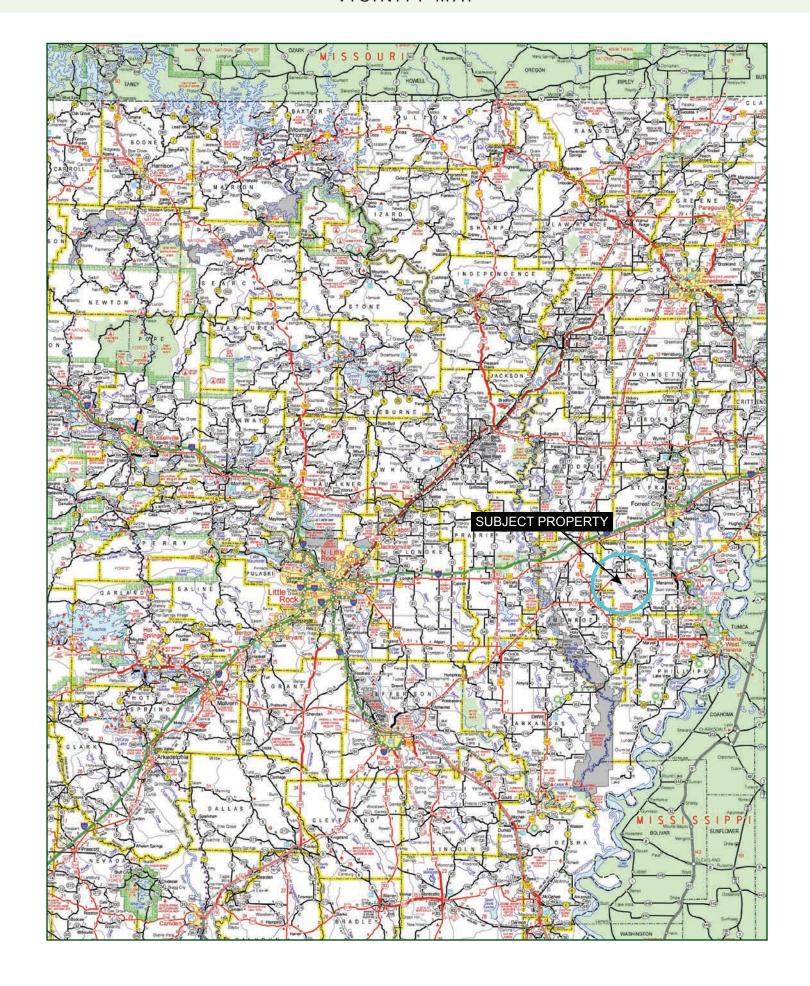
DISCLOSURE STATEMENT

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.

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PROPERTY SUMMARY

Description:

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.

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.

Location: Lee County, Arkansas

Mileage Chart

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:Parcel NumberAcresTax Amount

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).

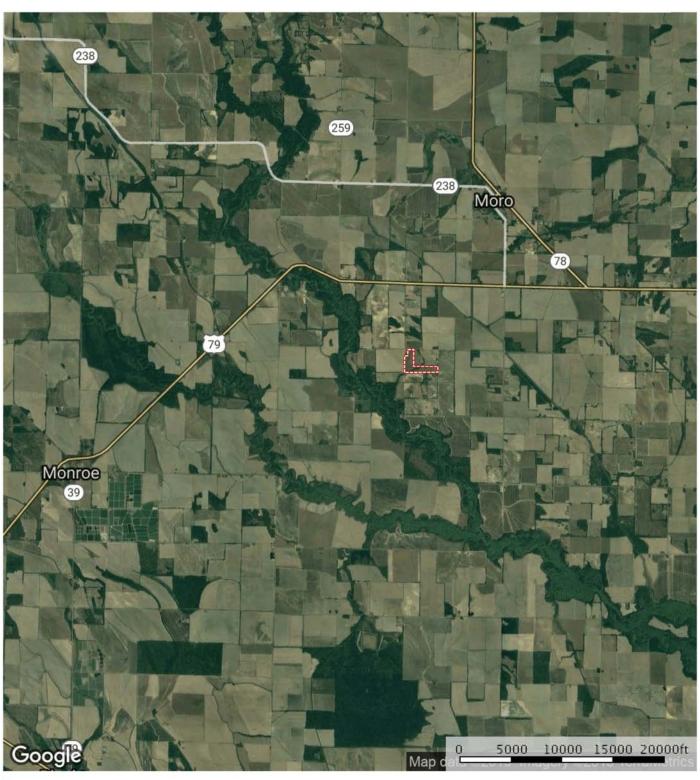
Contact: Any questions concerning this offering, or to schedule a property tour

should be directed to Jim Benham (mobile: 501-590-0990) of Lile Real

Estate, Inc.

Township 2N - Range 1E Copyright © 2017 Mapping Solutions SEE PAGE 15 Kathy Skarda 56 Waldrip Lands LLC 126 Linda Jones 40 Hill Fm Rev Tr 202 M Mosley Etal 239 L&S Bosnici Tr 30 Fowler Tr Etal Waldrip Lands LLC 80 78 Steven Fowler Tr Etal 132 Bennie 363 Wheeler 163 Traylor Fm Rev To Neal French Fm Rev Tr 80 904= Lucy Wheeler 168 Harlis & Donzil Wilson Rev Tr 204 Bosnick Fm Tr 158 Browns Rev Lv Tr 147 Stanley Bosnick Rev Tr 160 CB 21 Eloise Bosnick Trs 160 L&S Bosnick Tr 160 Hooge Rev Tr 34 Shriey Linen Rev k Rudy Bosnik Etal 55 Russell Crump 45 Jasper & Bran Graham 90 Gary Bennet Etal 40 Rev Tr 27 Clara Bosnick Rev Tr 55 Jasper & Brande Graham 88 Hodge Rev 7r 40 Gary & Joe & Doug Bennett 159 Hodge Rev Tr 40 Linn 31 Bosnick Fm Tr 113 Clara Bosnick Rev Tr 120 Waldrip Lands LLC 271 Kenneth & Sue Dailey 81 Browns Rev Lv Tr 171 Bosnick Fm Tr 80 Shirley Ann Ligon Rev Tr 80 Darrow # Projane Farms 80 Waldrip Lands LLC 47 Johes 20 238 Myrie 35 Russell Crump 40 Jasper & Brande Jasper & Brande Graham 118 Doris Wilkes 164 Lois Turpin & Nelle Walton 77 Russell MORO Crump 125 L&S Bosnick Tr 261 Graham 237 Crump 80 Shirley Ann Ligan Rev Tr 40 Danny & Nancy Russell 120 JB 24 JN Bickerstaff Rev Tr 200 Dozier SWE 78 Farms Inc 429 Rita Scot Rev Lv Tr 280 Shirley Ann Ligon Rev Tr 238 Bosnick Billy Frederick 155 Fm Tr 160 m LLC 120 John Dozier 80 18 LL 11 Shirter William 22 JN Bickerstal Rev Tr 82 Mosley Alian Harve Smith 22 Felici Ann Neely 50 Willie Hobbs 79 Metzler Inc 74 Farms LLC 160 SEE PAGE 27 79 Jerry 8 Judith Floyd 75 Linda Slater Etal 40 HW 12 PAGE: Brian Herndon 100 Stara Neery 20 Smith 22 O Broad-way 20 Tiesen 13 DE STATE OF THE STATE Donzil Wilson Rev Tr 258 Gary & Joe & Doug Bennett JN Haywood JN Bickerstaff Rev Tr 138 Dozier Farms Inc 158 Bickerstaff Rev Tr 159 SEE Gary Bennett 40 Kay Roons 20 21 Dann Stoke Etal Pare 750 Hattle Hill Rev Tr 40 Caldivel & Patricia Tompson John Dozier Land Tr 140 See Se enora Wilder 39 John Dozier John Bozier Land Tr 160 Majors Mays Etux 50 Lenion Amerine 141 Wasley Alian Harvey 40 Land Tr 318 B Tyrne CS Hewel MAN 20 Por 20 Po N- 11 O Sares Irene Russell 40 ISB Cardon Cien 20 L Lewis 13 Wesley & Allan Harvey 160 John Dozier Land Tr 80 Louis Services Brian Jerry & Judith Floyd 60 Betty Wright Etal 355 Herndon 173 Etal 74 30 Gien Parson Lev Lv Tr o Broadway 29 John Neely Elux 41 Brian Herndon 120 James be Jarrett 77 26 Williams Carnella Walker 20 MS MS 25 Natalie Vuorenne Etal 120 Co 436 F8 98 LKZ Inc 253 Felix M. William Richardson 78 John Dozier Tr 90 LMcD Rachel Carey 40 B 10 13 GS 13 Lillian Adams Rev Tr Williams Co 160 Jearline 35 App. 40 02 Smith Etux 40 Smilit Rachel Carey 106 149 Lillian 40 Adams Rev Tr 200 8 20 Jimmie Palmer Etal 47 JW 13 John Doziei Tr 40 Brown 31 LN 8 Sybil Mont-gomery 48 Charlie Smith 40 Fricker Farms Inc 257 JN Bickerstaff Rev Tr 230 Donza-Wilson Rev Tr 86 AR State Game & Fish Comm 280 Shirley Baldwin Etal 80 AB B CM B MF B Dallas & Carrie Eddleman Sallie Marie Smith BIG Inc 90 Fricker Farms Inc 80 Ottaline Wilson 50 Ottaline Wilson 40 Jearline Speeks Hati 30 m Rev Tr 247 SEE PAGE 41

AERIAL MAP I



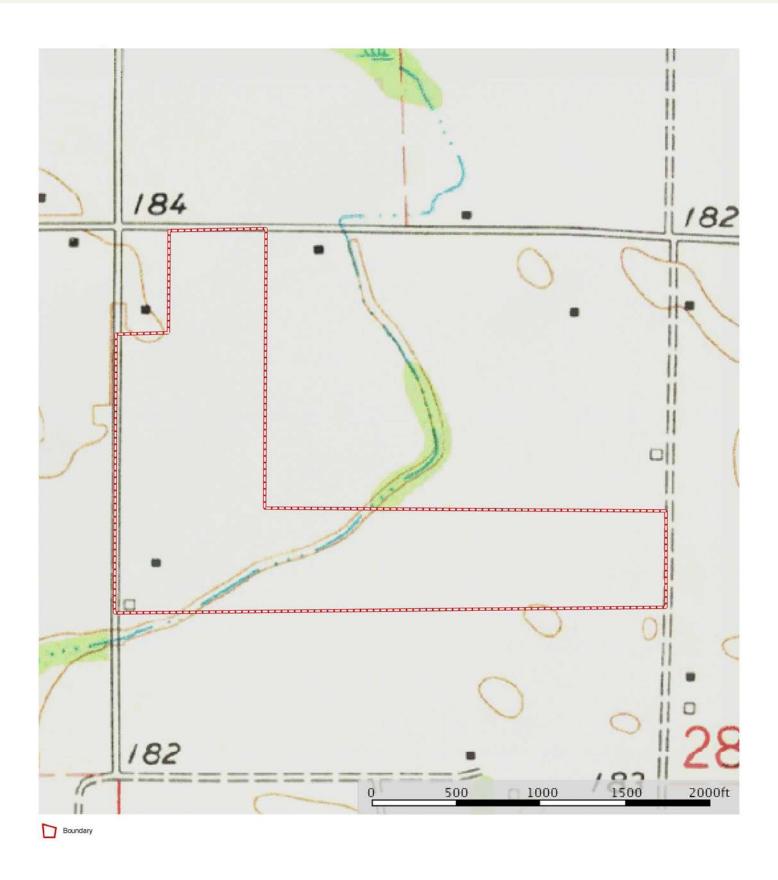


AERIAL MAP II





TOPOGRAPHY MAP





SOIL MAP





SOIL MAP KEY

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 an	d Haza	ards						
Decreased Adaptability	and Fre	eedom	of Ch	noice (Jsers			
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

FARM: 4311

Arkansas U.S. Department of Agriculture Prepared: 12/11/19 3:42 PM

LeeFarm Service AgencyCrop Year:2020Report ID: FSA-156EZAbbreviated 156 Farm RecordPage: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

		DCP			CRP	
Farmland	Cropland	Cropland	WBP	WRP/EWP	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

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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



Lee County, Arkansas



Common Land Unit Tract Boundary

2019 Program Year
Map Created November 19, 2018

Farm **4311** Tract **11310**

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Non-Cropland Cropland

Exempt from Conservation Compliance Provisions

Tract Cropland Total: 43.73 acres

Imagery Year: 2017

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MAIN BLIND





NOTES





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