



OFFERED FOR SALE VIA SEALED BID

WOODPECKER FLATS

A Recreational Investment Opportunity

234± Acres • Prairie County, Arkansas

BID DATE: October 5, 2023 by 3:00 p.m.

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

**DISCLOSURE STATEMENT**

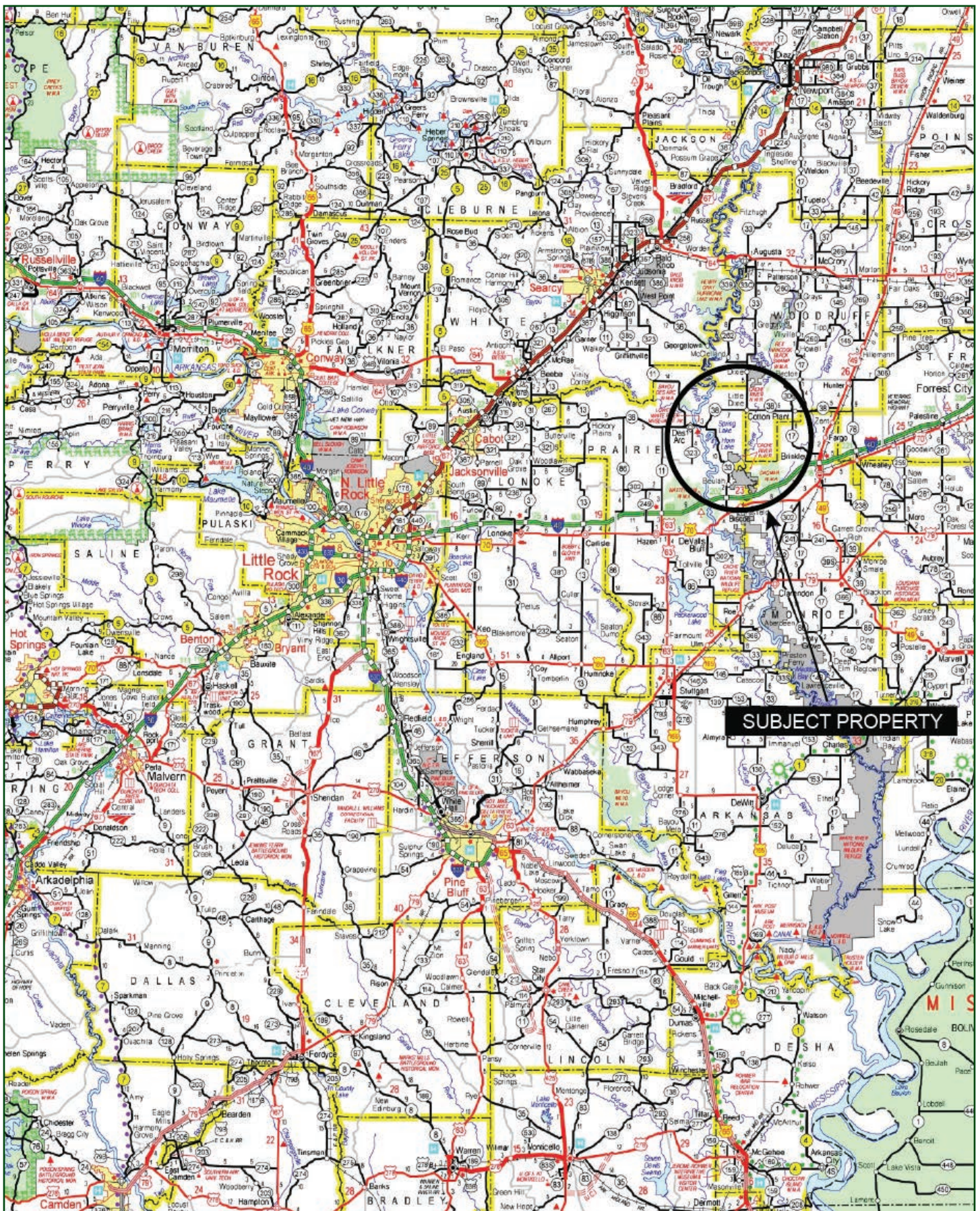
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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



NOTICE OF LAND SALE

BY SEALED BID

We offer for sale the following tract of land in Prairie County, Arkansas.

WOODPECKER FLATS

CONDITIONS OF SALE:

1. Sealed bids will be received at the office of Lile Real Estate, Inc. 401 Autumn Road, Little Rock, AR 72211 until 3:00 p.m. (CT) Thursday, October 5, 2023 and at that time privately opened. If your bid is mailed, please indicate on the outside of the envelope "Bid on Woodpecker Flats." Bids may be faxed to 501-421-0031, or emailed to jjones@lile-realestate.com. The successful bidder will be required to close within and no later than thirty five (35) calendar days from the effective acceptance date of the executed contract. An offer form is attached.
2. Acreages are believed to be correct but are not guaranteed. The sale price will be based upon the survey provided herein. In all cases, no adjustment will be made in the contract price based on any subsequent survey conducted by a Buyer. It is the Prospective Buyer's responsibility to verify the accuracy of all acreage.
3. Access is not granted or 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, and the Buyer will pay the remaining half.
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 of the acreage is enrolled in the Wetland Reserve Program easement. A copy of the easement is provided within this brochure offering.
10. All Seller owned mineral rights shall transfer to the Buyer, but the Seller does not warrant or guarantee ownership of such.
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. AGENCY: BUYER REPRESENTATION: Lile Real Estate, Inc. will pay a 2% Buyers Representation Fee if selling broker is procuring cause. Buyer agent/broker must notify listing firm in writing before the time bids are due to register a Bidder.
13. Any questions concerning this sale should be directed to Jeryl Jones (mobile: 870-672-1365) 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 - WOODPECKER FLATS

Bid Date: Thursday, October 5, 2023 by 3:00 P.M. (CT)

Bids will be opened on October 5, 2023 at 3:00 P.M., all bids must be received prior to this date and time.

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

This offer will remain valid through Monday, October 9, 2023 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 in the amount of twenty-five thousand (\$25,000.00). Closing shall take place no later than thirty-five (35) 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.

Bids will be privately opened and accepted in the form of: hand delivery, physical mail, email, or fax. The information for each is as follows:

Mail offer form to: Lile Real Estate, Inc. (Must be received before 3:00 p.m. (CT) on October 5, 2023)
401 Autumn Road
Little Rock, AR 72211

Fax offer form to: 501-421-0031

Email offer form to: jjones@lilerealestate.com

Bid Amount: \$ _____

Bidder: _____

Date: _____

Phone No.: _____

Fax No.: _____

Email: _____

Address: _____

Signature: _____

PROPERTY SUMMARY

Description:

Offered by Sealed Bid, Woodpecker Flats is a phenomenal parcel of property in the very heart of Arkansas' most productive duck country. The Cache River creates the western boundary of this remarkable tract of bottomland. It is located just northwest of Dagmar Wildlife Management Area, just south of Rex Hancock Black Swamp WMA, and surrounded by Cache River National Wildlife Refuge. The Refuge was created in 1986 to protect significant wetland habitats, and feeding and resting areas for migrating waterfowl. Immediately west and adjacent to the property is the 800 acre Plunkett Farm Waterfowl Sanctuary, which is a designated Farm Unit, where the USFWS leaves unharvested agricultural crops for migrating waterfowl, and where no hunting or access is allowed during duck season. Less than two miles to the south lies the USFWS North Unit Waterfowl Sanctuary. It is also a waterfowl rest area, and both of these rest areas hold thousands of wintering waterfowl of every description. Only two miles to the Southeast, the Dagmar Wildlife Management Area is famed for its green timber duck hunting when the Cache and Bayou Deview leave their banks in the winter.

This property is comprised of 234.01± surveyed acres, which was enrolled in the Wetlands Reserve Program (WRP) in 2002, and planted in hardwoods, which are much older and mature than much of the surrounding Conservation Program trees. The property also has two Moist Soil Units (MSU) with water control structures in place to hold water for waterfowl. This Conservation Easement is somewhat unique for this area, as it expires in 2032, allowing the landowner to further manipulate the property and make changes and improvements that might not otherwise be allowed under a perpetual easement. A local farmer assists with the upkeep of the farm, as well as the planting of waterfowl and deer food plots, and has indicated that he would like to remain and offer assistance to the new owner(s).

Other features include four (4) permanent tower deer stands, which are located on wildlife food plots with supplemental feeders. The property is home to some very productive deer hunting with potential for giant whitetails. The current owners have taken numerous trophy deer from the property, and most of Arkansas' Boone and Crocket Record Book deer, have come from this vicinity. All of the deer stands, and feeders will convey with the property. Other features include two (2) permanent duck blinds, located in the moist soil units, which will accommodate 6-8 hunters.

The property is accessed from the north via state Arkansas Highway 38, and then south down the famous Number Six Road. The property is on the east end of Prairie County, with the Cache River being the western boundary of this property. It's an hour from the Little Rock Area, and an hour and a half from Memphis. The closest small town amenities

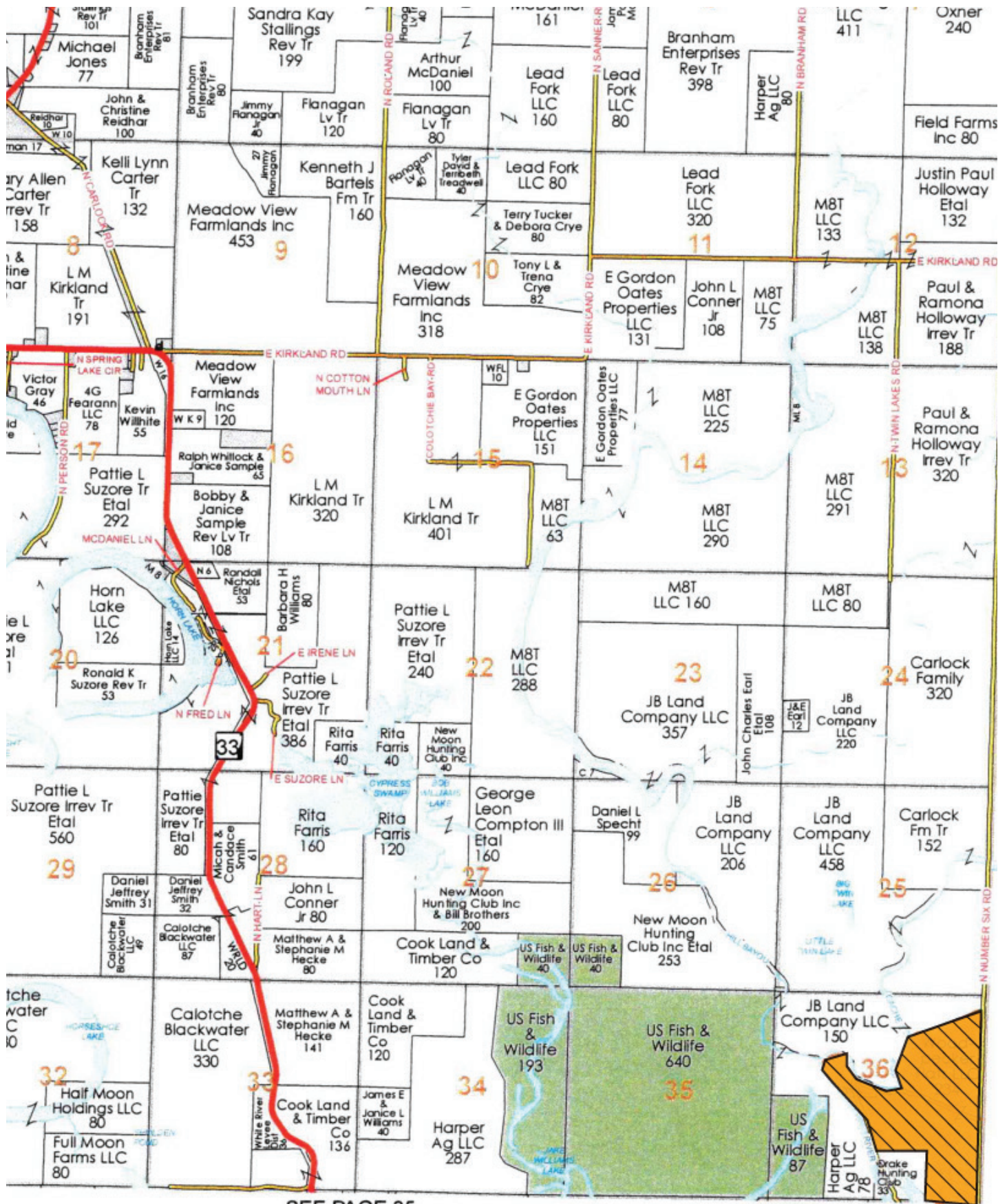
PROPERTY SUMMARY

Description (cont.):	will be found in Des Arc, which is about fifteen miles to the Northwest, and Brinkley, which is a twenty-five minute drive to the Southeast.
Location:	Prairie County; Eastern Region of Arkansas Mileage Chart Des Arc, AR 14 Miles Brinkley, AR 22 Miles Stuttgart, AR 47 Miles North Little Rock, AR 69 Miles Memphis, TN 90 Miles
Acreage:	234.01 ± surveyed acres
Access:	Hwy 38 East from Des Arc, or west from Cotton Plant. South six miles down Number Six Rd. Property has three gated access roads from Number Six Road. <i>*The neighboring landowner to the south uses the "center road" of the subject property to access their property.</i>
Recreation:	The property offers incredible waterfowl hunting as well as excellent deer hunting.
Notable Features:	• Leveed moist soil units with water control structures • 21 year old planted hardwoods. • Four deer food plots with tower stands and feeders. • Two, permanent duck blinds with duck food plots. Each will hunt 6-8 hunters.
Estimated Taxes:	\$216.06 (estimated per Data Scout)
Mineral Rights:	All mineral rights owned by the Seller (if any) shall convey to the Buyer.
Offering Price:	Woodpecker Flats is offered for sale via Sealed Bid. Bids are due by October 5, 2023 by 3:00 p.m. (CT).

To find out more about Woodpecker Flats or to schedule a property tour, contact Jeryl Jones of Lile Real Estate, Inc.

870-672-1365 | jjones@lilerealestate.com

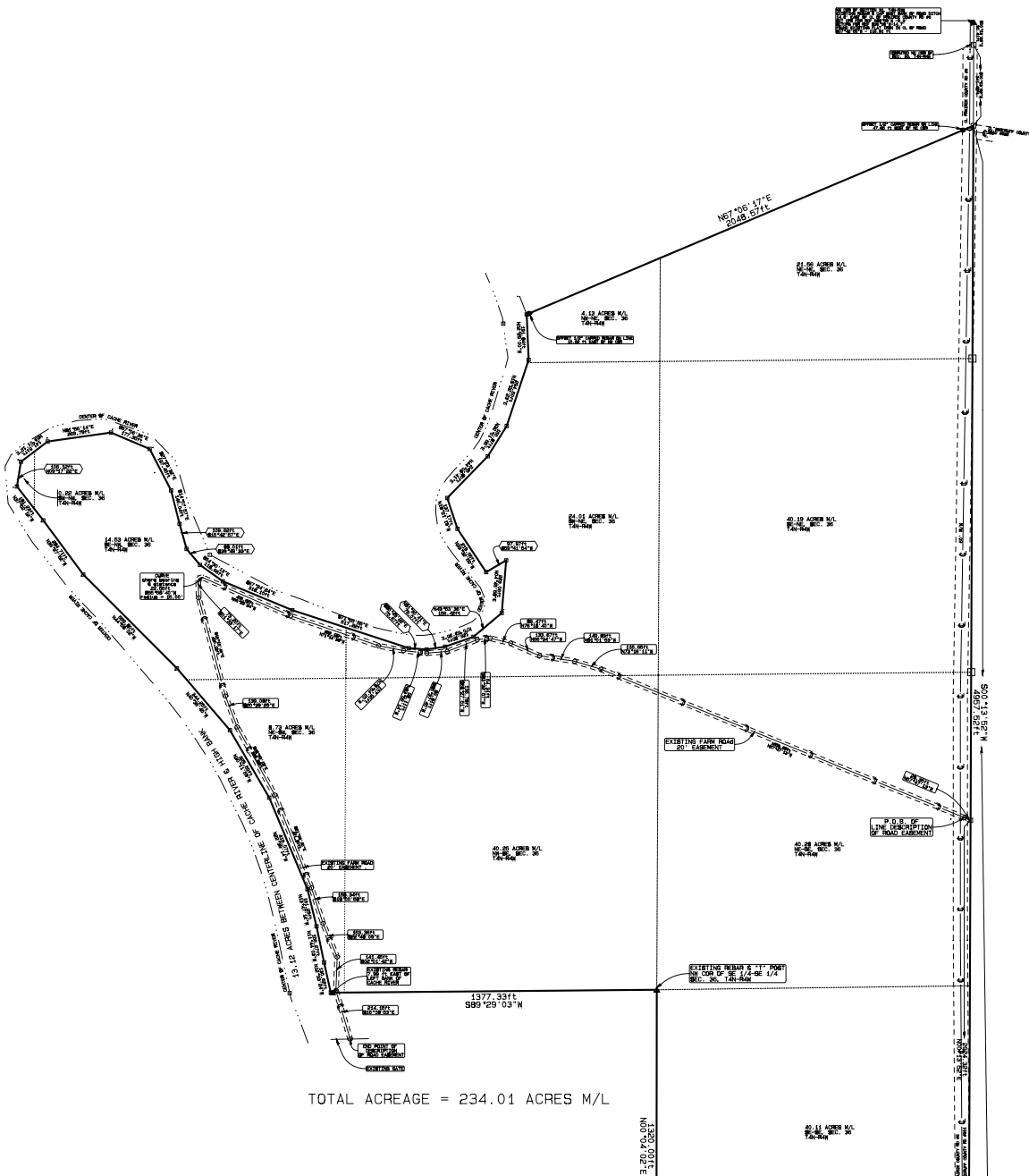
OWNERSHIP MAP



SEE PAGE 35

SURVEY

A PROPERTY SURVEY MADE FOR KIRK ELSASS AND GARY HEAD OF A PART OF SECTION 36, T4N-R4W
LYING EAST OF CACHE RIVER, NORTHERN DISTRICT OF PRAIRIE COUNTY, ARKANSAS.



TOTAL ACREAGE = 234.01 ACRES M/L



SCALE 1"=200'

Symbol	Description
▲	EXISTING MCHMENT
□	ANGLE PT. - CORRECTION
□	ANGLE PT. - EMBANKMENT COR.
●	BET 1/2" REBAR & CAP
—	SPRINK LINE CL OF REVER
—	CENTER LINE ROAD
—	HEAVY LINE SURVEYED LINE
—	RIGHT OF WAY
—	1/4-1/4 LINE

HARDY OF PLANS FROM PROJECT
 HARDY OF PLANS FROM PROJECT
 HARDY OF PLANS FROM PROJECT

I HEREBY CERTIFY THAT THIS IS THE RESULT
OF A FIELD SURVEY MADE BY ME AND UNDER
MY SUPERVISION, FEB. 7-11, 2006 THAT
THERE ARE NO VISIBLE EASEMENTS OR
ENCROACHMENTS ONTO OR FROM THIS
PROPERTY OTHER THAN SHOWN.

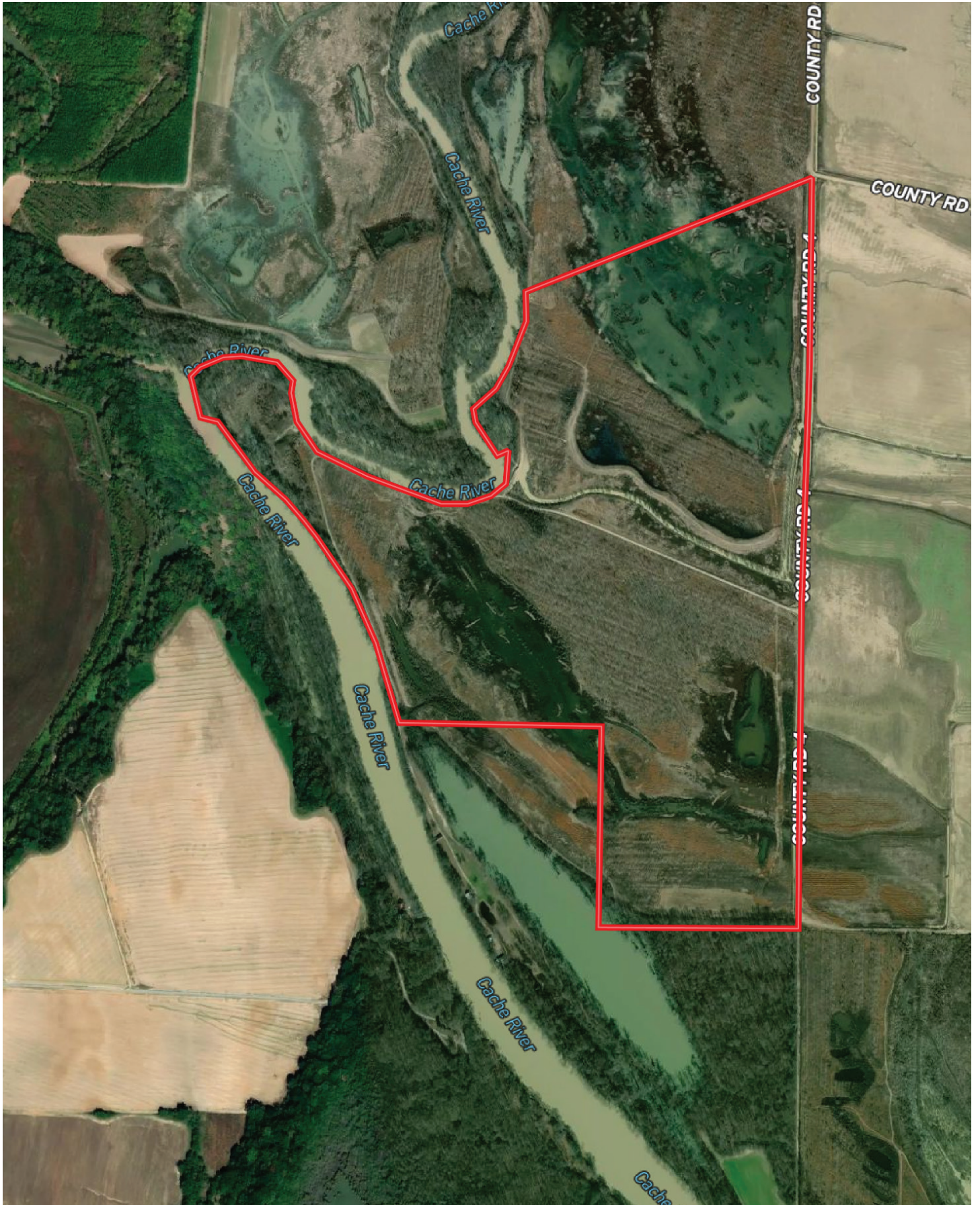
TONY L. CRYE - R.P.L.S. #1352
P.O. BOX 363
HICKORY PLAINS, ARKANSAS 72066

FILE NAME: 36T4847P
SURVEY PLAT CODE: 600-04N-04E-0-36-000-69-1362

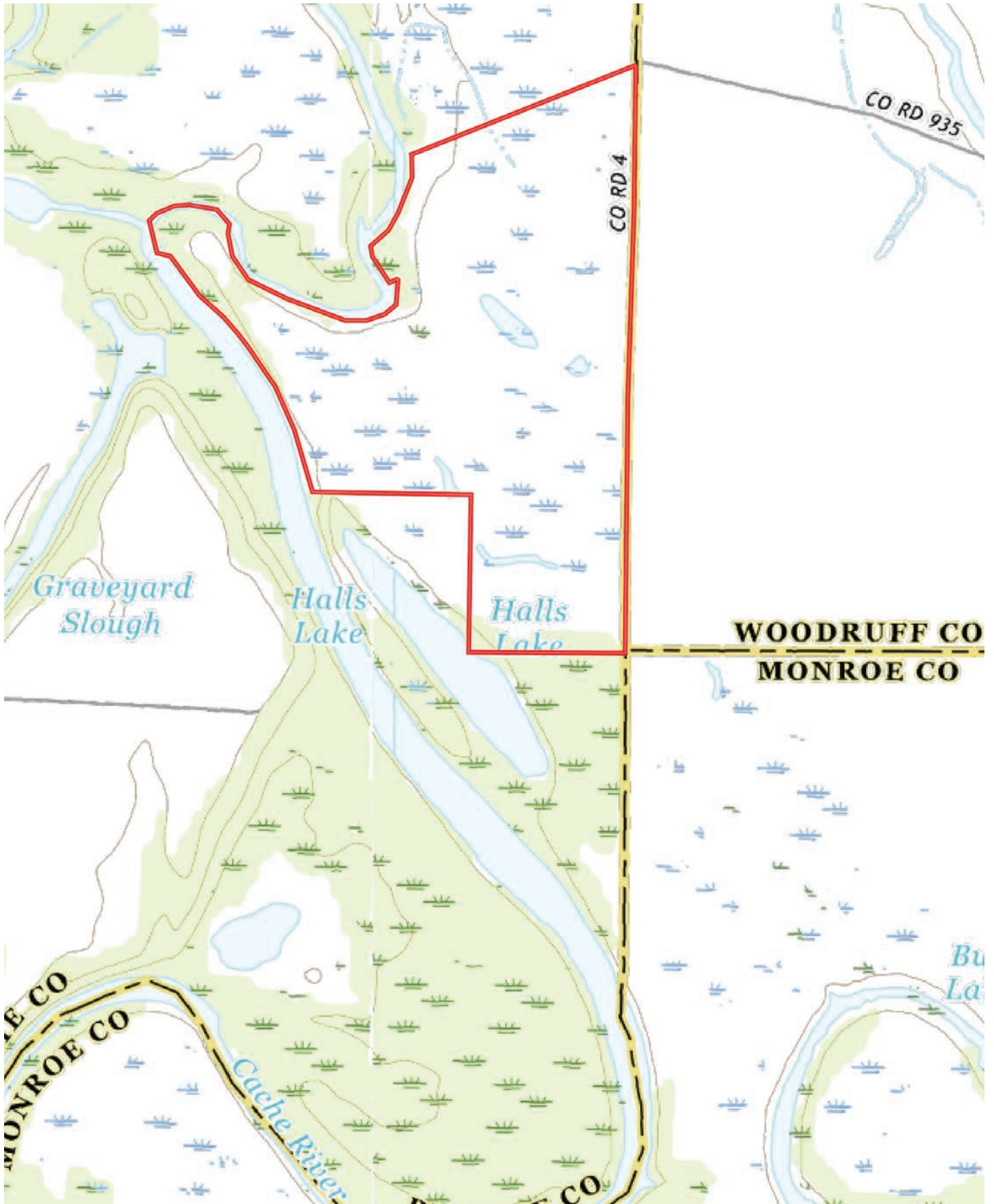
AERIAL MAP



AERIAL MAP II



TOPOGRAPHY MAP



COPY OF WARRANTY EASEMENT DEED

This document was prepared by Wilson & Associates, P.A., Attorneys at Law 1521 Merrill Drive, Suite D-220
Little Rock Arkansas 72211

U.S. DEPARTMENT OF AGRICULTURE
COMMODITY CREDIT CORPORATION

FILED
8:45 AM O'CLOCK
CCC-1255(10-2001)
10-96
OMB MAR 06 2002

WARRANTY EASEMENT DEED

KARAN SKARDA
CIRCUIT AND COUNTY CLERK
PRAIRIE CO., NO. DISTRICT

Sharon W. Wilson DC

WETLANDS RESERVE PROGRAM
AGREEMENT NO. 66-7103-1-0331

THIS WARRANTY EASEMENT DEED is made by and between **Paula Briley Price and Robert Price; John Charles Earl and Suzanne W. Earl, his wife; Mary Arnette Earl and John Clayton Earl, as joint tenants with right of survivorship of Prairie County** (hereafter referred to as the "Landowner"), Grantor(s), and the **UNITED STATES OF AMERICA, by and through the Commodity Credit Corporation, Washington, D.C. 20250** (hereafter referred to as the "United States"), Grantee. The Landowner and the United States are jointly referred to as the "Parties." The acquiring agency of the United States is the Natural Resources Conservation Service (NRCS) of the Department of Agriculture.

Witnesseth

Purposes and Intent. The purpose of this easement is to restore, protect, manage, maintain, and enhance the functional values of wetlands and other lands, and for the conservation of natural values including fish and wildlife habitat, water quality improvement, flood water retention, groundwater recharge, open space, aesthetic values, and environmental education. It is the intent of CCC to give the Landowner the opportunity to participate in the restoration and management activities on the easement area.

Authority. This easement deed acquisition is authorized by Title XII of the Food Security Act of 1985, as amended (16 U.S.C. §3837), for the Wetlands Reserve Program.

NOW THEREFORE, for and in consideration of the sum of **Nine Hundred Nineteen Thousand One Hundred Twenty-two Dollars and eighteen hundredths (\$ 919,122.18)**, the Grantor(s), hereby grants and conveys with general warranty of title to the **UNITED STATES OF AMERICA** and its assigns, the Grantee, for 30 years, all rights, title and interest in the lands comprising the easement area described in Part I and appurtenant rights of access to the easement area, but reserving to the Landowner only those rights, title and interest expressly enumerated in Part II. It is the intention of the Landowner to convey and relinquish any and all other property rights ~~not so reserved~~. This easement shall constitute a servitude upon the land so encumbered, shall run with the land for 30 years and shall bind the Landowner, (the Grantor(s)), their heirs, successors, assigns, lessees, and any other person claiming under them.

SUBJECT, however, to all valid rights of record, if any.

PART I. Description of the Easement Area. The lands encumbered by this easement deed, referred to hereafter as the easement area, are described on EXHIBIT A which is appended to and made a part of this easement deed.

TOGETHER with a right of access for ingress and egress to the easement area across adjacent or other properties of the Landowner. Such a right-of-way for access purposes is described in EXHIBIT B which is appended to and made a part of this easement deed.

PART II. Reservations in the Landowner on the Easement Area. Subject to the rights, title, and interest conveyed by this easement deed to the United States, the Landowner reserves:

A. **Title.** Record title, along with the Landowner's right to convey, transfer, and otherwise alienate title to these reserved rights.

B. **Quiet Enjoyment.** The right of quiet enjoyment of the rights reserved on the easement area.

COPY OF WARRANTY EASEMENT DEED

C. Control of Access. The right to prevent trespass and control access by the general public.

D. Recreational Uses. The right to undeveloped recreational uses, including hunting and fishing, and including leasing of such rights for economic gain, pursuant to applicable State and Federal regulations that may be in effect at the time.

E. Subsurface Resources. The right to oil, gas, minerals, and geothermal resources underlying the easement area, provided that any drilling or mining activities are to be located outside the boundaries of the easement area unless activities within the boundaries are specified in accordance with the terms and conditions of EXHIBIT C, if any.

PART III. Obligations of the Landowner. The Landowner shall comply with all terms and conditions of this easement, including the following:

A. Prohibitions. Unless authorized as a compatible use under Part IV, it is expressly understood that the rights to the following activities and uses have been acquired by the United States and are prohibited of the Landowner on the easement area:

1. haying, mowing or seed harvesting for any reason;
2. altering of grassland, woodland, wildlife habitat or other natural features by burning, digging, plowing, disking, cutting or otherwise destroying the vegetative cover;
3. dumping refuse, wastes, sewage or other debris;
4. harvesting wood products;
5. draining, dredging, channeling, filling, leveling, pumping, diking, impounding or related activities, as well as altering or tampering with water control structures or devices;
6. diverting or causing or permitting the diversion of surface or underground water into, within or out of the easement area by any means;
7. building or placing buildings or structures on the easement area;
8. planting or harvesting any crop; and
9. grazing or allowing livestock on the easement area.

B. Noxious Plants and Pests. The Landowner is responsible for noxious weed control and emergency control of pests as required by all Federal, State and local laws. A plan to control noxious weeds and pests must be approved in writing by the CCC prior to implementation by the Landowner.

C. Fences. Except for establishment cost incurred by the United States and replacement cost not due to the Landowner's negligence or malfeasance, all other costs involved in maintenance of fences and similar facilities to exclude livestock shall be the responsibility of the Landowner.

D. Taxes. The Landowner shall pay any and all real property and other taxes and assessments, if any, which may be levied against the land.

E. Reporting. The Landowner shall report to the CCC any conditions or events which may adversely affect the wetland, wildlife, and other natural values of the easement area.

PART IV. Allowance of Compatible Uses by the Landowner.

A. General. The United States may authorize, in writing and subject to such terms and conditions the CCC may prescribe at its discretion, the use of the easement area for compatible economic uses, including, but not limited to, managed timber harvest, periodic haying, or grazing.

COPY OF WARRANTY EASEMENT DEED

B. Limitations. Compatible use authorizations will only be made if such use is consistent with the long-term protection and enhancement of the wetland and other natural values of the easement area. The CCC shall prescribe the amount, method, timing, intensity, and duration of the compatible use.

PART V. Rights of the United States. The rights of the United States include:

A. Management Activities. The United States shall have the right to enter unto the easement area to undertake, at its own expense or on a cost share basis with the Landowner or other entity, any activities to restore, protect, manage, maintain, enhance, and monitor the wetland and other natural values of the easement area. The United States, at its own cost, may apply to or impound additional waters on the easement area in order to maintain or improve wetland and other natural values.

B. Access. The United States has a right of reasonable ingress and egress to the easement area over the Landowner's property, whether or not the property is adjacent or appurtenant to the easement area, for the exercise of any of the rights of the United States under this easement deed. The authorized representatives of the United States may utilize vehicles and other reasonable modes of transportation for access purposes.

C. Easement Management. The Secretary of Agriculture, by and through the CCC, may delegate all or part of the management, monitoring or enforcement responsibilities under this easement to any entity authorized by law that the CCC determines to have the appropriate authority, expertise and resources necessary to carry out such delegated responsibilities. State or Federal agencies may utilize their general statutory authorities in the administration of any delegated management, monitoring or enforcement responsibilities for this easement. The authority to modify or terminate this easement (16 U.S.C. §3837e(b)) is reserved to the Commodity Credit Corporation in accordance with applicable law.

D. Violations and Remedies - Enforcement. The Parties agree that this easement deed may be introduced in any enforcement proceeding as the stipulation of the Parties hereto. If there is any failure of the Landowner to comply with any of the provisions of this easement deed, the United States or other delegated authority shall have any legal or equitable remedy provided by law and the right:

1. To enter upon the easement area to perform necessary work for prevention of or remediation of damage to wetland or other natural values; and,
2. To assess all expenses incurred by the United States (including any legal fees or attorney fees) against the Landowner, to be owed immediately to the United States.

PART VI. General Provisions.

A. Successors in Interest. The rights granted to the United States shall accrue to any of its agents, successors, or assigns. All obligations of the Landowner under this easement deed shall also bind the Landowner's heirs, successors, agents, assigns, lessees, and any other person claiming under them. All the Landowners who are parties to this easement deed shall be jointly and severally liable for compliance with its terms.

B. Rules of Construction and Special Provisions. All rights in the easement area not reserved by the Landowner shall be deemed acquired by the United States. Any ambiguities in this easement deed shall be construed in favor of the United States to effect the wetland and conservation purposes for which this easement deed is being acquired. The property rights of the United States acquired under this easement shall be unaffected by any subsequent amendments or repeal of the Wetlands Reserve Program. If the Landowner receives the consideration for this easement in installments, the Parties agree that the conveyance of this easement shall be totally effective upon the payment of the first installment.

COPY OF WARRANTY EASEMENT DEED

PART VII. Special Provisions (if any).

TO HAVE AND TO HOLD, this Warranty Easement Deed is granted to the United States of America and its successors and assigns forever. The Landowner covenants that he, she or they are vested with good title to the easement area and will warrant and defend the same on behalf of the United States against all claims and demands. The Landowner covenants to comply with the terms and conditions enumerated in this document for the use of the easement area and adjacent lands for access, and to refrain from any activity not specifically allowed or that is inconsistent with the purposes of this easement deed.

Dated this 25th day of February, 2002.

Landowner(s):

) Paula Briley Price (Seal)
) **Paula Briley Price**
) Robert Price (Seal)
) **Robert Price**
) John Charles Earl (Seal)
John Charles Earl
Suzanne W. Earl (Seal)
Suzanne W. Earl
Mary Arnette Earl (Seal)
Mary Arnette Earl
John Clayton Earl (Seal)
John Clayton Earl

COPY OF WARRANTY EASEMENT DEED

Acknowledgment

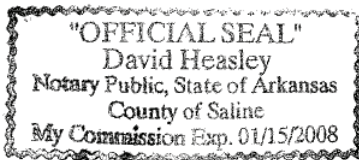
In the State of **ARKANSAS**, County of **Saline**, on this **25th** day of **February**, 2002,
before me, the undersigned, a Notary Public in and for said jurisdiction, personally appeared

Paula Briley Price and Robert Price

to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that **they**
executed the same as **their** free act and deed.

IN TESTIMONY WHEREOF, I have hereunto my hand and Notarial Seal subscribed and affixed in said
jurisdiction, the day and year above written.

(NOTARIAL SEAL)



David Heasley

Notary Public

My Commission Expires:

COPY OF WARRANTY EASEMENT DEED

Acknowledgment

In the State of **ARKANSAS**, County of Saline, on this 25th day of February, 2002,
before me, the undersigned, a Notary Public in and for said jurisdiction, personally appeared

John Charles Earl and Suzanne W. Earl

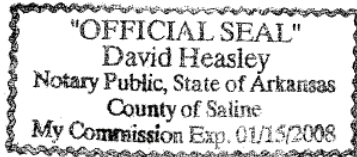
to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that **they**
executed the same as **their** free act and deed.

IN TESTIMONY WHEREOF, I have hereunto my hand and Notarial Seal subscribed and affixed in said
jurisdiction, the day and year above written.

David Heasley

(NOTARIAL SEAL)

Notary Public



My Commission Expires:

COPY OF WARRANTY EASEMENT DEED

Acknowledgment

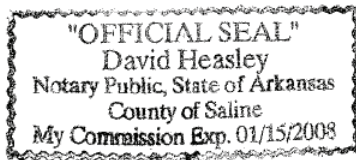
In the State of **ARKANSAS**, County of Saline, on this 25th day of February, 2002, before me, the undersigned, a Notary Public in and for said jurisdiction, personally appeared

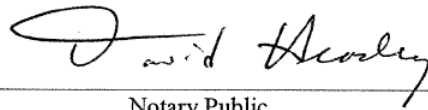
Mary Arnette Earl

to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that **they** executed the same as **their** free act and deed.

IN TESTIMONY WHEREOF, I have hereunto my hand and Notarial Seal subscribed and affixed in said jurisdiction, the day and year above written.

(NOTARIAL SEAL)




Notary Public

My Commission Expires:

COPY OF WARRANTY EASEMENT DEED

Acknowledgment

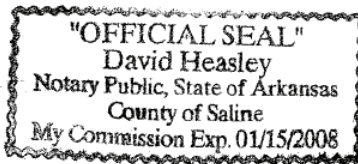
In the State of **ARKANSAS**, County of Saline, on this 25th day of February, 2002, before me, the undersigned, a Notary Public in and for said jurisdiction, personally appeared

John Clayton Earl

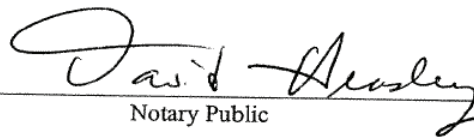
to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as **their** free act and deed.

IN TESTIMONY WHEREOF, I have hereunto my hand and Notarial Seal subscribed and affixed in said jurisdiction, the day and year above written.

(NOTARIAL SEAL)



My Commission Expires:


Notary Public

STATE OF ARKANSAS, COUNTY OF PRAIRIE, NORTHERN DIST.

Filed for record this 6 day of March 2002

at 8:45 o'clock A M

and recorded in Book 52 Page 581

Karan Skarda, County & Circuit Clerk

By Sharon Wilson DC



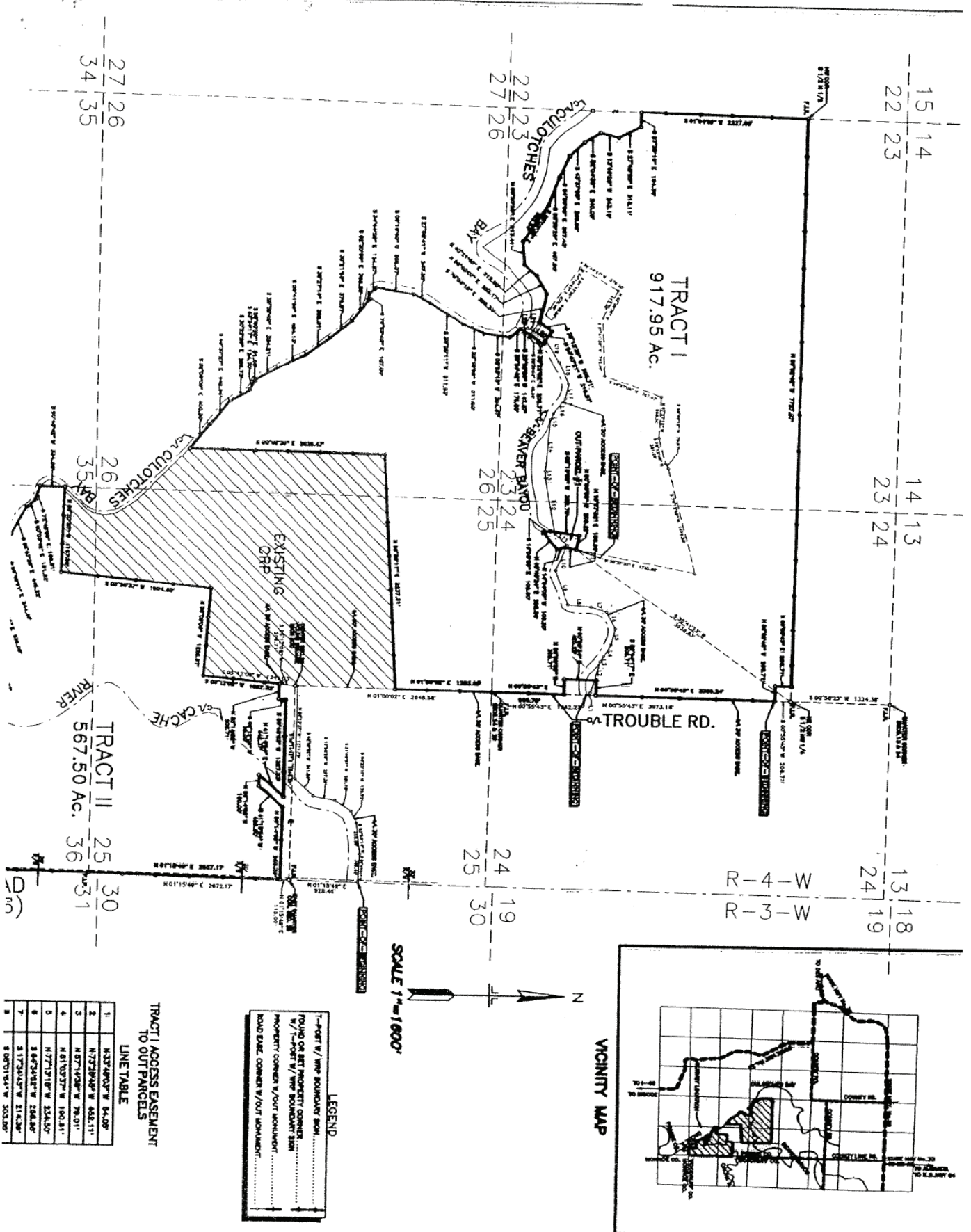
COPY OF WARRANTY EASEMENT DEED

This instrument was drafted by the Office of the General Counsel, U.S. Department of Agriculture, Washington, D.C. 20250-1400.

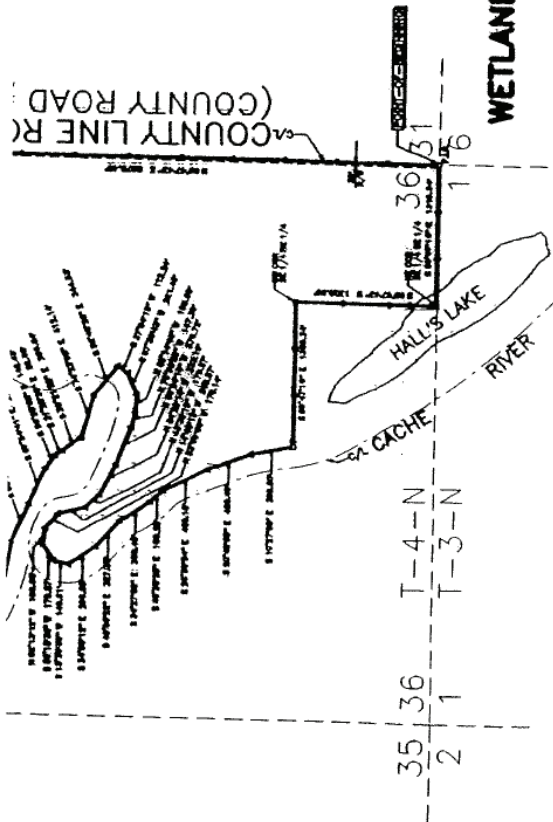
OMB DISCLOSURE STATEMENT

Public reporting burden for this collection of information is approximately sixty (60) minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Department of Agriculture Clearance Office OIRM, Room 404-W, Washington, D.C. 20250; and to the Office of Management and Budget, Paperwork Reduction Project (OMB No. 0578-0013), Washington, D.C. 20503.

COPY OF WARRANTY EASEMENT DEED



10	H 97032107	W 97A.39
11	H 43703050	W 71A.88
12	H 97011047	W 71A.67
13	H 98230772	E 9A.50
14	H 84511337	E 70A.49
15	H 85702222	E 90A.49
16	H 85710047	E 96A.82
17	H 97811324	E 501A.49
18	H 84622247	W 381A.49
19	H 87744035	W 3A.65
20	H 87544035	W 3A.65
21	H 16744287	E 21A.59
22	H 85704149	E 83A.47



WETLANDS RESERVE PROGRAM

BOUNDARY SURVEY
WRP CONTRACT # 88-7183-1-0331
PAULA PRICE PROPERTY

**A 917.95 Ac. TRACT &
A 587.50 Ac. TRACT
LYING IN**

SECTIONS 23, 24, 25, 26 AND 36
T-4-N, R-4-W

**PRAIRIE COUNTY
ARKANSAS**

NOVEMBER - 2001

REVISED

DECEMBER - 2001

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY THE ENGINEER, THAT THE SURVEY WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT ADEQUATE STANDARD FOR ANY BOUNDARY SURVEYS AS SET FORTH BY THE STATE OF TEXAS, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, AND THAT NO CONSIDERABLE CORROSION AND OR TOLERANCE HAS OCCURRED SINCE THE LAST SURVEY. IT BEING



BOND CONSULTING ENGINEERS
H STREET • (870) 735-5150 • WEST MEMPHIS, ARKANSAS
CIVIL ENGINEERS & LAND SURVEYORS

208 N. SIXTH STREET * (870) 735-5150 * WEST MEMPHIS, ARKANSAS

TRACT II

[illegible][illegible][illegible]

...bearing bearings and distances as follows:

58° 27' 00" N	39° 45' 00" W	a distance of 11,812.04 feet
58° 27' 30" N	39° 45' 00" W	a distance of 12,152.98 feet
58° 28' 00" N	39° 45' 00" W	a distance of 12,500.00 feet
58° 28' 30" N	39° 45' 00" W	a distance of 12,853.12 feet
58° 29' 00" N	39° 45' 00" W	a distance of 13,212.50 feet
58° 29' 30" N	39° 45' 00" W	a distance of 13,578.37 feet
58° 30' 00" N	39° 45' 00" W	a distance of 13,950.00 feet
58° 30' 30" N	39° 45' 00" W	a distance of 14,327.63 feet
58° 31' 00" N	39° 45' 00" W	a distance of 14,711.64 feet
58° 31' 30" N	39° 45' 00" W	a distance of 15,102.50 feet
58° 32' 00" N	39° 45' 00" W	a distance of 15,500.00 feet
58° 32' 30" N	39° 45' 00" W	a distance of 15,903.75 feet
58° 33' 00" N	39° 45' 00" W	a distance of 16,314.38 feet
58° 33' 30" N	39° 45' 00" W	a distance of 16,731.50 feet
58° 34' 00" N	39° 45' 00" W	a distance of 17,155.63 feet
58° 34' 30" N	39° 45' 00" W	a distance of 17,586.38 feet
58° 35' 00" N	39° 45' 00" W	a distance of 18,023.38 feet
58° 35' 30" N	39° 45' 00" W	a distance of 18,466.25 feet
58° 36' 00" N	39° 45' 00" W	a distance of 18,915.63 feet
58° 36' 30" N	39° 45' 00" W	a distance of 19,371.13 feet
58° 37' 00" N	39° 45' 00" W	a distance of 19,833.38 feet
58° 37' 30" N	39° 45' 00" W	a distance of 20,302.00 feet
58° 38' 00" N	39° 45' 00" W	a distance of 20,777.63 feet
58° 38' 30" N	39° 45' 00" W	a distance of 21,260.00 feet
58° 39' 00" N	39° 45' 00" W	a distance of 21,748.75 feet
58° 39' 30" N	39° 45' 00" W	a distance of 22,243.38 feet
58° 40' 00" N	39° 45' 00" W	a distance of 22,744.38 feet
58° 40' 30" N	39° 45' 00" W	a distance of 23,251.25 feet
58° 41' 00" N	39° 45' 00" W	a distance of 23,763.75 feet
58° 41' 30" N	39° 45' 00" W	a distance of 24,281.50 feet
58° 42' 00" N	39° 45' 00" W	a distance of 24,805.00 feet
58° 42' 30" N	39° 45' 00" W	a distance of 25,333.75 feet
58° 43' 00" N	39° 45' 00" W	a distance of 25,867.50 feet
58° 43' 30" N	39° 45' 00" W	a distance of 26,406.88 feet
58° 44' 00" N	39° 45' 00" W	a distance of 26,951.38 feet
58° 44' 30" N	39° 45' 00" W	a distance of 27,501.50 feet
58° 45' 00" N	39° 45' 00" W	a distance of 28,057.00 feet
58° 45' 30" N	39° 45' 00" W	a distance of 28,617.50 feet
58° 46' 00" N	39° 45' 00" W	a distance of 29,183.38 feet
58° 46' 30" N	39° 45' 00" W	a distance of 29,755.00 feet
58° 47' 00" N	39° 45' 00" W	a distance of 30,331.88 feet
58° 47' 30" N	39° 45' 00" W	a distance of 30,913.75 feet
58° 48' 00" N	39° 45' 00" W	a distance of 31,500.00 feet
58° 48' 30" N	39° 45' 00" W	a distance of 32,091.25 feet
58° 49' 00" N	39° 45' 00" W	a distance of 32,687.50 feet
58° 49' 30" N	39° 45' 00" W	a distance of 33,288.75 feet
58° 50' 00" N	39° 45' 00" W	a distance of 33,895.00 feet
58° 50' 30" N	39° 45' 00" W	a distance of 34,506.88 feet
58° 51' 00" N	39° 45' 00" W	a distance of 35,123.75 feet
58° 51' 30" N	39° 45' 00" W	a distance of 35,746.25 feet
58° 52' 00" N	39° 45' 00" W	a distance of 36,374.00 feet
58° 52' 30" N	39° 45' 00" W	a distance of 36,996.88 feet
58° 53' 00" N	39° 45' 00" W	a distance of 37,624.38 feet
58° 53' 30" N	39° 45' 00" W	a distance of 38,257.00 feet
58° 54' 00" N	39° 45' 00" W	a distance of 38,894.38 feet
58° 54' 30" N	39° 45' 00" W	a distance of 39,536.25 feet
58° 55' 00" N	39° 45' 00" W	a distance of 40,182.50 feet
58° 55' 30" N	39° 45' 00" W	a distance of 40,833.75 feet
58° 56' 00" N	39° 45' 00" W	a distance of 41,489.00 feet
58° 56' 30" N	39° 45' 00" W	a distance of 42,148.75 feet
58° 57' 00" N	39° 45' 00" W	a distance of 42,812.50 feet
58° 57' 30" N	39° 45' 00" W	a distance of 43,481.25 feet
58° 58' 00" N	39° 45' 00" W	a distance of 44,155.00 feet
58° 58' 30" N	39° 45' 00" W	a distance of 44,833.75 feet
58° 59' 00" N	39° 45' 00" W	a distance of 45,517.00 feet
58° 59' 30" N	39° 45' 00" W	a distance of 46,205.63 feet
59° 00' 00" N	39° 45' 00" W	a distance of 46,900.00 feet
59° 00' 30" N	39° 45' 00" W	a distance of 47,600.00 feet
59° 01' 00" N	39° 45' 00" W	a distance of 48,305.63 feet
59° 01' 30" N	39° 45' 00" W	a distance of 49,017.00 feet
59° 02' 00" N	39° 45' 00" W	a distance of 49,733.75 feet
59° 02' 30" N	39° 45' 00" W	a distance of 50,455.63 feet
59° 03' 00" N	39° 45' 00" W	a distance of 51,1

THE UNIVERSITY OF CHICAGO PRESS

LEGAL DESCRIPTION

TRACT !

Fractured Section 23, the Fractional W 1/2 of Section 24; the Fractional NW 1/4 of Section 25 and Fractional Section 26 lying North and East of the High Bank of Cactus Bay, all in T¹-4-N, R-1-W, Prairie County, Arkansas, more particularly described as follows:

[illegible]

5	27-261	E	chickens	314.28	Heck
6	27-449	E	chickens	318.11	Heck
7	15-149	E	chickens	323.18	Heck
8	15-150	E	chickens	324.20	Heck
9	15-151	E	chickens	327.75	Heck
10	15-152	E	chickens	327.75	Heck
11	15-153	E	chickens	327.75	Heck
12	15-154	E	chickens	327.75	Heck
13	15-155	E	chickens	327.75	Heck
14	15-156	E	chickens	327.75	Heck
15	15-157	E	chickens	327.75	Heck
16	15-158	E	chickens	327.75	Heck
17	15-159	E	chickens	327.75	Heck
18	15-160	E	chickens	327.75	Heck
19	15-161	E	chickens	327.75	Heck
20	15-162	E	chickens	327.75	Heck
21	15-163	E	chickens	327.75	Heck
22	15-164	E	chickens	327.75	Heck
23	15-165	E	chickens	327.75	Heck
24	15-166	E	chickens	327.75	Heck
25	15-167	E	chickens	327.75	Heck
26	15-168	E	chickens	327.75	Heck
27	15-169	E	chickens	327.75	Heck
28	15-170	E	chickens	327.75	Heck
29	15-171	E	chickens	327.75	Heck
30	15-172	E	chickens	327.75	Heck
31	15-173	E	chickens	327.75	Heck
32	15-174	E	chickens	327.75	Heck
33	15-175	E	chickens	327.75	Heck
34	15-176	E	chickens	327.75	Heck
35	15-177	E	chickens	327.75	Heck
36	15-178	E	chickens	327.75	Heck
37	15-179	E	chickens	327.75	Heck
38	15-180	E	chickens	327.75	Heck
39	15-181	E	chickens	327.75	Heck
40	15-182	E	chickens	327.75	Heck
41	15-183	E	chickens	327.75	Heck
42	15-184	E	chickens	327.75	Heck
43	15-185	E	chickens	327.75	Heck
44	15-186	E	chickens	327.75	Heck
45	15-187	E	chickens	327.75	Heck
46	15-188	E	chickens	327.75	Heck
47	15-189	E	chickens	327.75	Heck
48	15-190	E	chickens	327.75	Heck
49	15-191	E	chickens	327.75	Heck
50	15-192	E	chickens	327.75	Heck
51	15-193	E	chickens	327.75	Heck
52	15-194	E	chickens	327.75	Heck
53	15-195	E	chickens	327.75	Heck
54	15-196	E	chickens	327.75	Heck
55	15-197	E	chickens	327.75	Heck
56	15-198	E	chickens	327.75	Heck
57	15-199	E	chickens	327.75	Heck
58	15-200	E	chickens	327.75	Heck
59	15-201	E	chickens	327.75	Heck
60	15-202	E	chickens	327.75	Heck
61	15-203	E	chickens	327.75	Heck
62	15-204	E	chickens	327.75	Heck
63	15-205	E	chickens	327.75	Heck
64	15-206	E	chickens	327.75	Heck
65	15-207	E	chickens	327.75	Heck
66	15-208	E	chickens	327.75	Heck
67	15-209	E	chickens	327.75	Heck
68	15-210	E	chickens	327.75	Heck
69	15-211	E	chickens	327.75	Heck
70	15-212	E	chickens	327.75	Heck

[illegible][illegible]

Out Period #1

[illegible]

Containing 821.71 acres, more or less, and being subject to all County Road easements and access easements as shown.

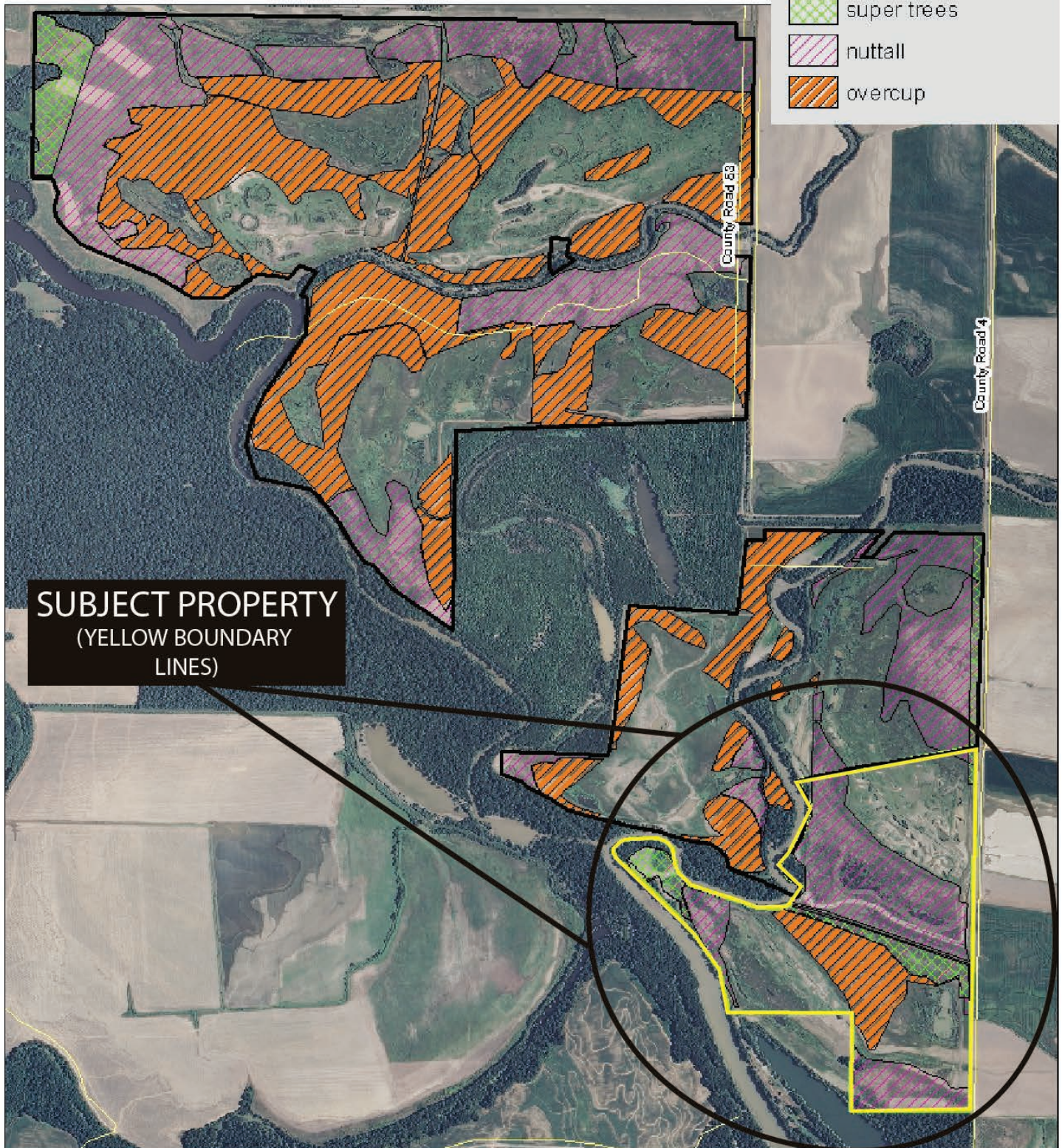
500-044-044-0-23-000-88-0002
500-044-044-0-24-304-88-0002
500-044-044-0-25-234-88-0002
500-044-044-0-26-124-88-0002
500-044-044-0-27-000-88-0002

Price / Woodpecker Flats
66-7103-0200-CHH
WRP
Prairie, Co.
1485 acres

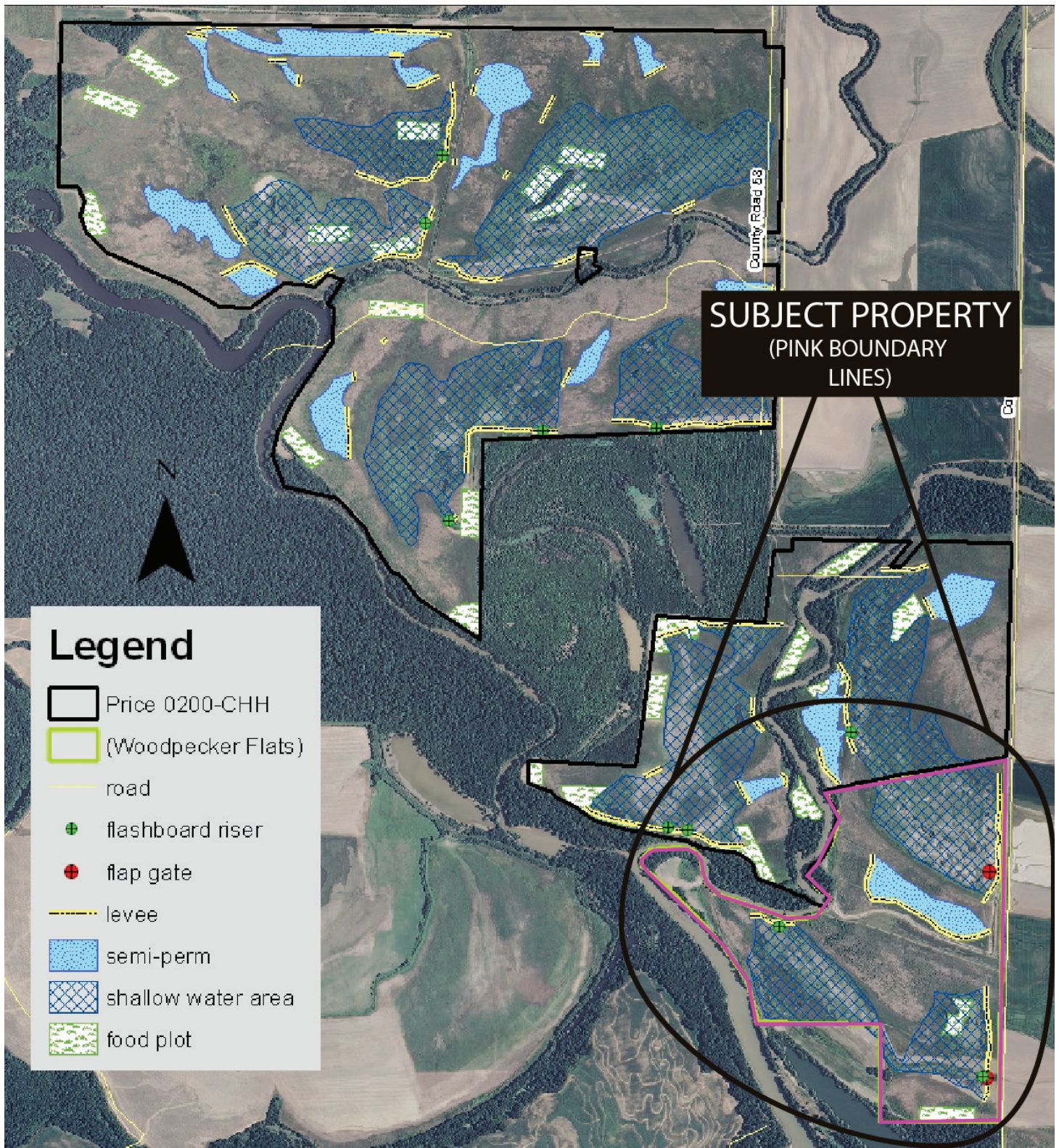


Legend

-  Price 0200-CHH
-  (Woodpecker Flats)
-  road
-  super trees
-  nuttall
-  overcup



Price / Woodpecker Flats
66-7103-0200-CHH
WRP
Prairie, Co.
1485 acres

























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