



OFFERED FOR SALE

LITHIUM PLAY 15

A Development Investment Opportunity

15± Surveyed Acres • Lafayette County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

WILLE

REAL ESTATE

DISCLOSURE STATEMENT

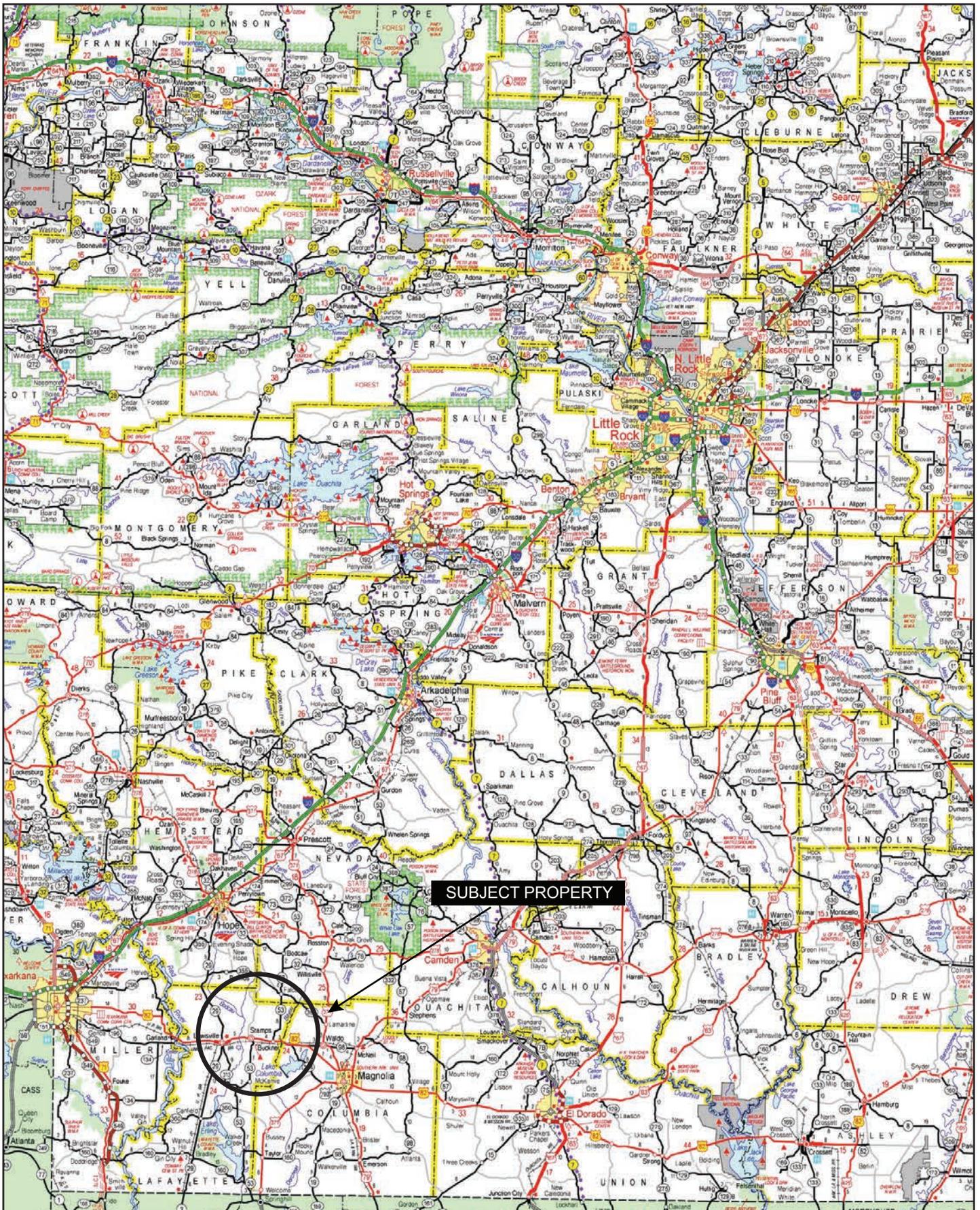
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. Pursuant to Ark. Code. Ann. § 17-42-110(d), a broker price opinion or market analysis issued by a real estate licensee shall not contain the terms "market value", "appraised value", or "appraisal".

Any reference in the report to a specific marketing time period is for illustrative purposes only and does not obligate the licensee or broker to sell the property within the stated timeframe or act as a representation or guarantee that the property will be sold within such timeframe.

Unless otherwise indicated, the broker price opinion assumes without investigation a fee simple title ownership interest without any reservation of minerals, subsurface rights, or otherwise.

This broker price opinion report is to be used solely for purposes allowed by state and federal law. If the report is to be used for any purpose not specifically allowed by state and federal law, legal counsel should be consulted.

VICINITY MAP



PROPERTY SUMMARY

Description:	Lithium Play 15 consists of 15.344± surveyed acres in Lafayette County at ground zero in the lithium play in south Arkansas! The tract is located in the middle of Stamps, with highway frontage on the main corridor through the city, Arkansas State Highway 82. The tract is about half open field, with the balance being covered in natural regeneration. Come see this multi-use property that is zoned commercial.
Location:	Stamps; Lafayette County; Southern Region of Arkansas
	<u>Mileage Chart</u>
	Lewisville, AR 5 Miles
	Hope, AR 22 Miles
	Magnolia, AR 29 Miles
	Texarkana, AR 35 Miles
	Shreveport, AR 49 Miles
	El Dorado, AR 60 Miles
Acreage:	15.344± surveyed acres
Access:	Arkansas State Highway 82
Utilities:	Electric, sewer, and water is available.
Real Estate Taxes:	\$40.12 (estimated)
Mineral Rights:	All mineral rights owned by the Seller, if any, to convey to the Buyer.
Offering Price:	\$299,900.00 (\$19,545.10 per surveyed acre)

To find out more about Lithium Play 15 or to schedule a property tour, contact David Stone or Matt Stone of Lile Real Estate, Inc.

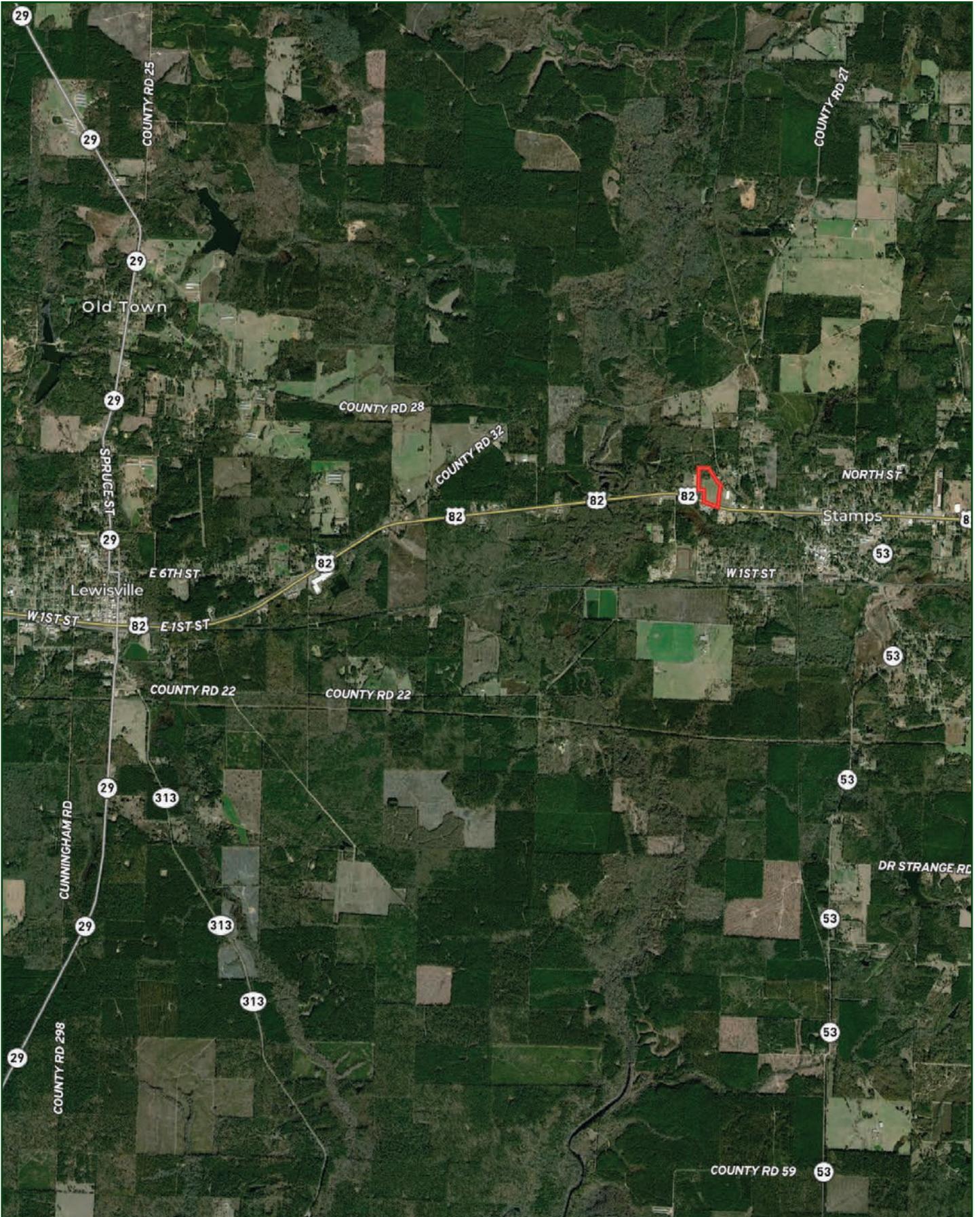
David Stone

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LOCATION MAP



AERIAL MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
9	Bowie fine sandy loam, 1 to 3 percent slopes	11.28	73.2	0	70	2e
60	Sacul fine sandy loam, 8 to 15 percent slopes	4.14	26.87	0	69	6e
TOTALS		15.42(*)	100%	-	69.78	3.07

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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								

SOIL MAP KEY



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