



OFFERED FOR SALE

NAVAL OBSERVATION 40

A Recreational and Timberland Investment Opportunity

41.74± Acres • Lafayette County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

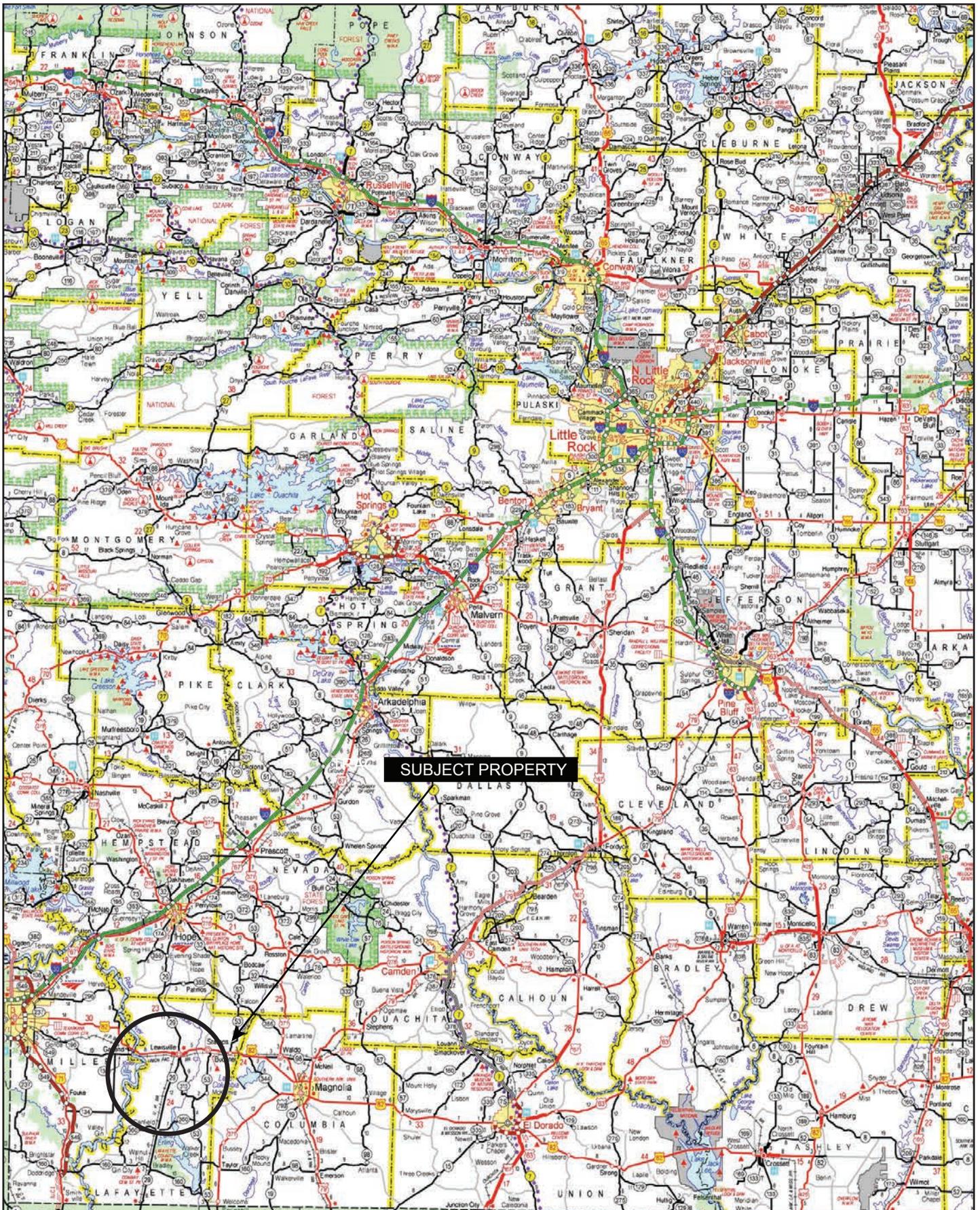
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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



PROPERTY SUMMARY

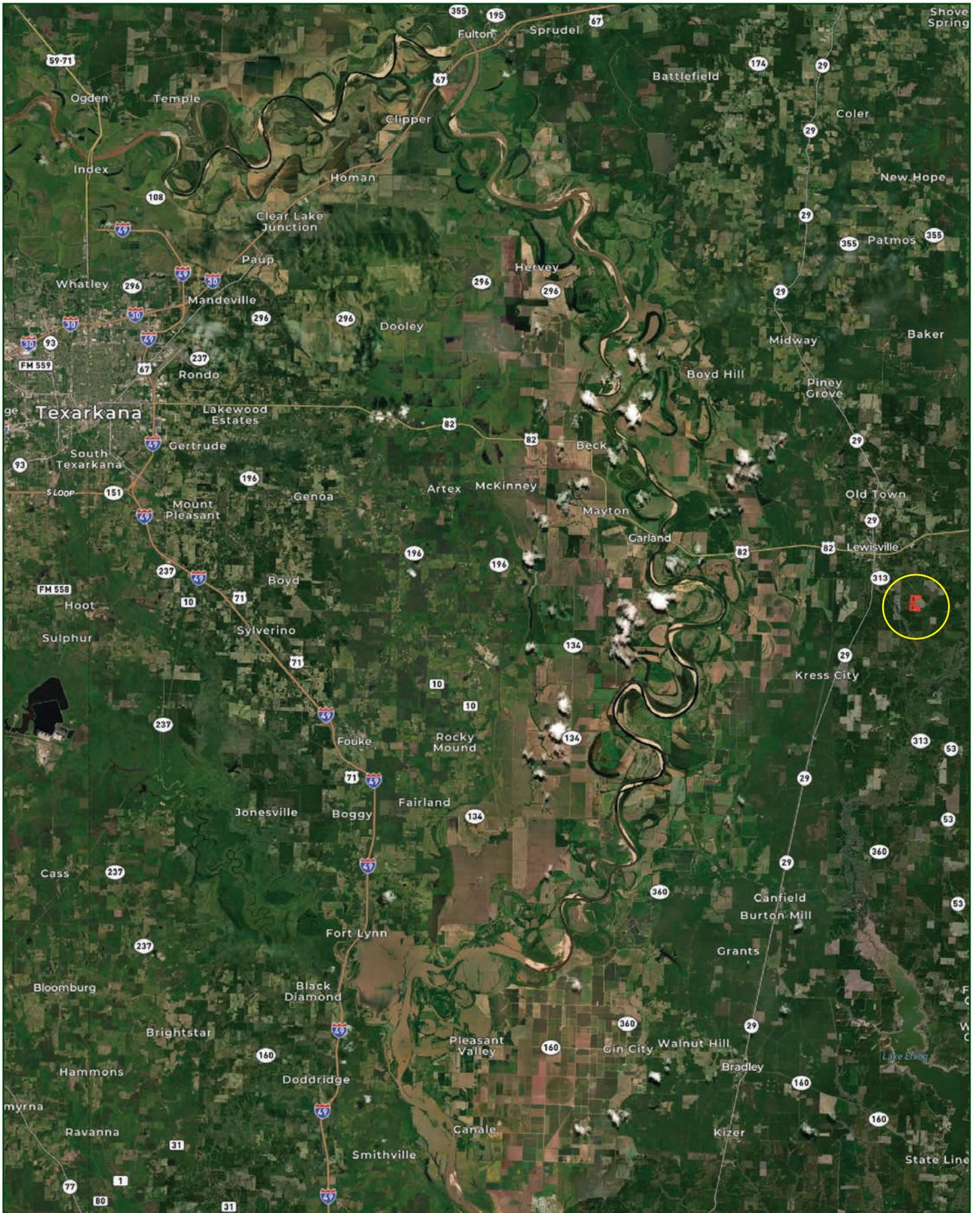
Description:	<p>Naval Observation 40 consists of 41.74± acres located in Lafayette County, Arkansas, near Lewisville and offers both a recreational and timberland investment opportunity. The offering is split into three tracts, with the primary tract being 20.04± acres, the second 19.80± acres, and the third tract 1.9± acres.</p> <p>Recently there was a rotation harvest completed, which can be replanted back in pine, hardwood, or allowed to grow back with natural regeneration. Additionally, the offering also offers deer hunting and other recreational opportunities, such as ATV riding or camping.</p>														
Location:	<p>Lewisville, Arkansas; Lafayette County; Southwestern Region of Arkansas</p> <p>Mileage Chart</p> <table><tr><td>Magnolia, AR</td><td>25 Miles</td></tr><tr><td>Hope, AR</td><td>25 Miles</td></tr><tr><td>Texarkana, AR</td><td>32 Miles</td></tr><tr><td>Camden, AR</td><td>53 Miles</td></tr><tr><td>El Dorado, AR</td><td>59 Miles</td></tr><tr><td>Homer, LA</td><td>61 Miles</td></tr><tr><td>Shreveport, LA</td><td>66 Miles</td></tr></table>	Magnolia, AR	25 Miles	Hope, AR	25 Miles	Texarkana, AR	32 Miles	Camden, AR	53 Miles	El Dorado, AR	59 Miles	Homer, LA	61 Miles	Shreveport, LA	66 Miles
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Acreage:	41.74± total acres														
Access:	There is no deeded access to the tract, however there is a road that goes to the tract.														
Recreation:	Deer hunting and other recreational opportunities, such as ATV riding or camping.														
Real Estate Taxes:	\$54.64														
Mineral Rights:	All mineral rights owned by the Seller, if any, shall not transfer to the Buyer.														
Offering Price:	\$38,000.00														

Questions concerning this offering or to schedule a property tour should be directed to Matt Stone or David Stone of Lile Real Estate, Inc.

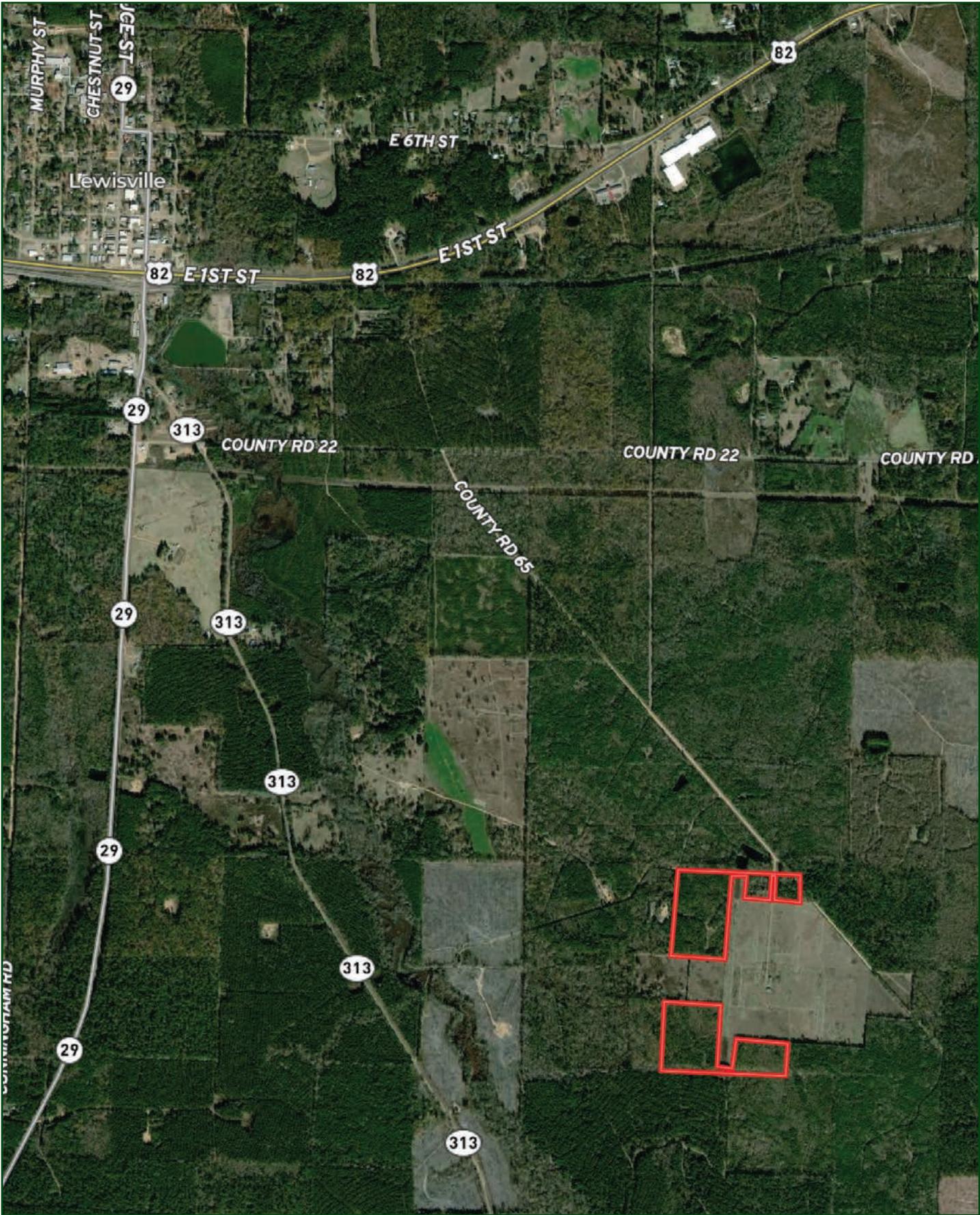
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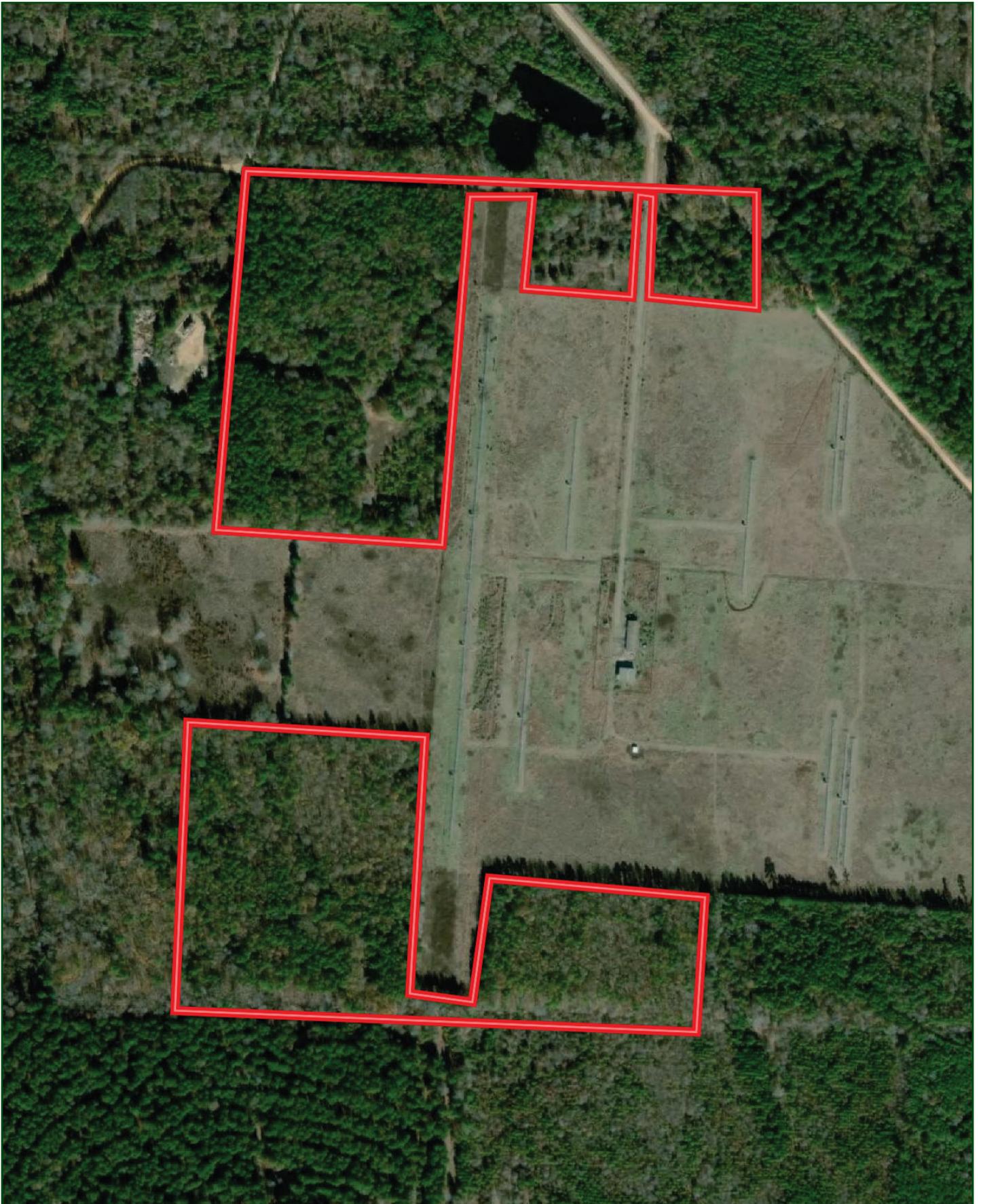
LOCATION MAP



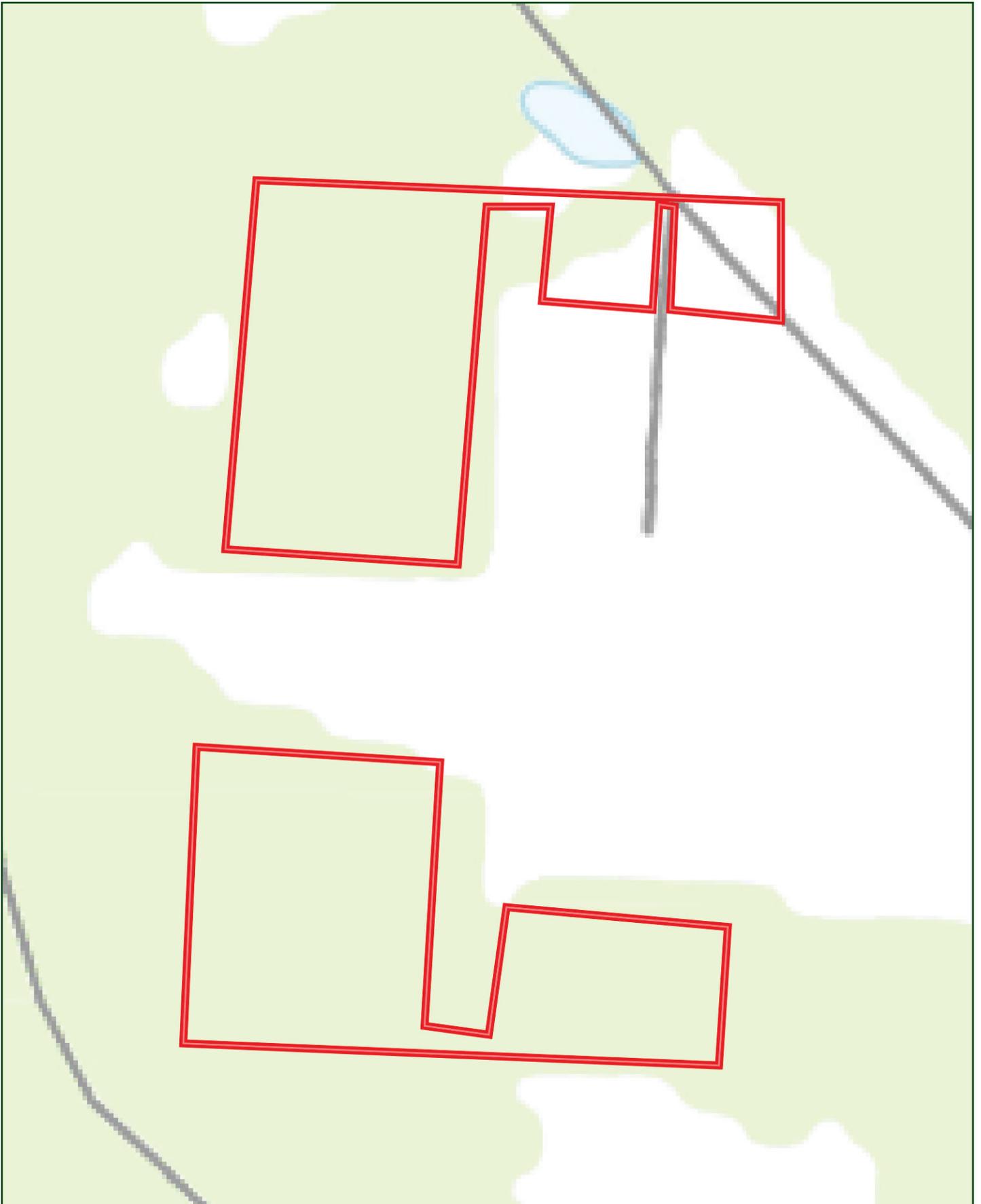
AERIAL MAP



AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1	Dorcheat silt loam, 0 to 2 percent slopes	44.02	100.0	0	63	3w
TOTALS		44.02(*)	100%	-	63.0	3.0

(*) 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









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