



OFFERED FOR SALE VIA SEALED BID

HENRY FARM

A Recreational Investment Opportunity

97.37± Total Acres | Drew County, Arkansas

BID DATE: JANUARY 15, 2026



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



HENRY FARM

QUICK FACTS

Acreage

97.37± total acres

Location

Monticello, Arkansas

Access

Plantersville Road, a county maintained road

Offering Price

Bids are due by 3:00 PM (Central) on January 15, 2026.



NOTICE OF LAND SALE

BY SEALED BID

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

HENRY FARM

CONDITIONS OF SALE:

1. Sealed bids will be received at the office of Lile Real Estate, Inc. 1 Allied Drive, Suite 2220, Little Rock, AR 72202 until 3:00 p.m. (CT) Thursday, January 15, 2026 and at that time privately opened. If your bid is mailed, please indicate on the outside of the envelope "Bid on Henry Farm." Bids may be faxed to 501-421-0031, or emailed to bstafford@lilerealestate.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. 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 Seller owned mineral rights shall transfer to the Buyer, but the Seller does not warrant or guarantee ownership of such.
10. 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.
11. Any questions concerning this sale should be directed to Brandon Stafford (501-416-9748) 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 - HENRY FARM

Bid Date: Thursday, January 15, 2026 by 3:00 P.M. (CT)

Bids will be opened on January 15, 2026 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 Drew County, Arkansas; as described by the sales notice.

This offer will remain valid through Monday, January 19, 2026 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 (\$10,000.00). 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 January 15, 2026)
1 Allied Drive, Suite 2220
Little Rock, AR 72202

Fax offer form to: 501-421-0031

Email offer form to: bstafford@lilerealestate.com

Bid Amount: \$ _____

Bidder: _____

Date: _____

Phone No.: _____

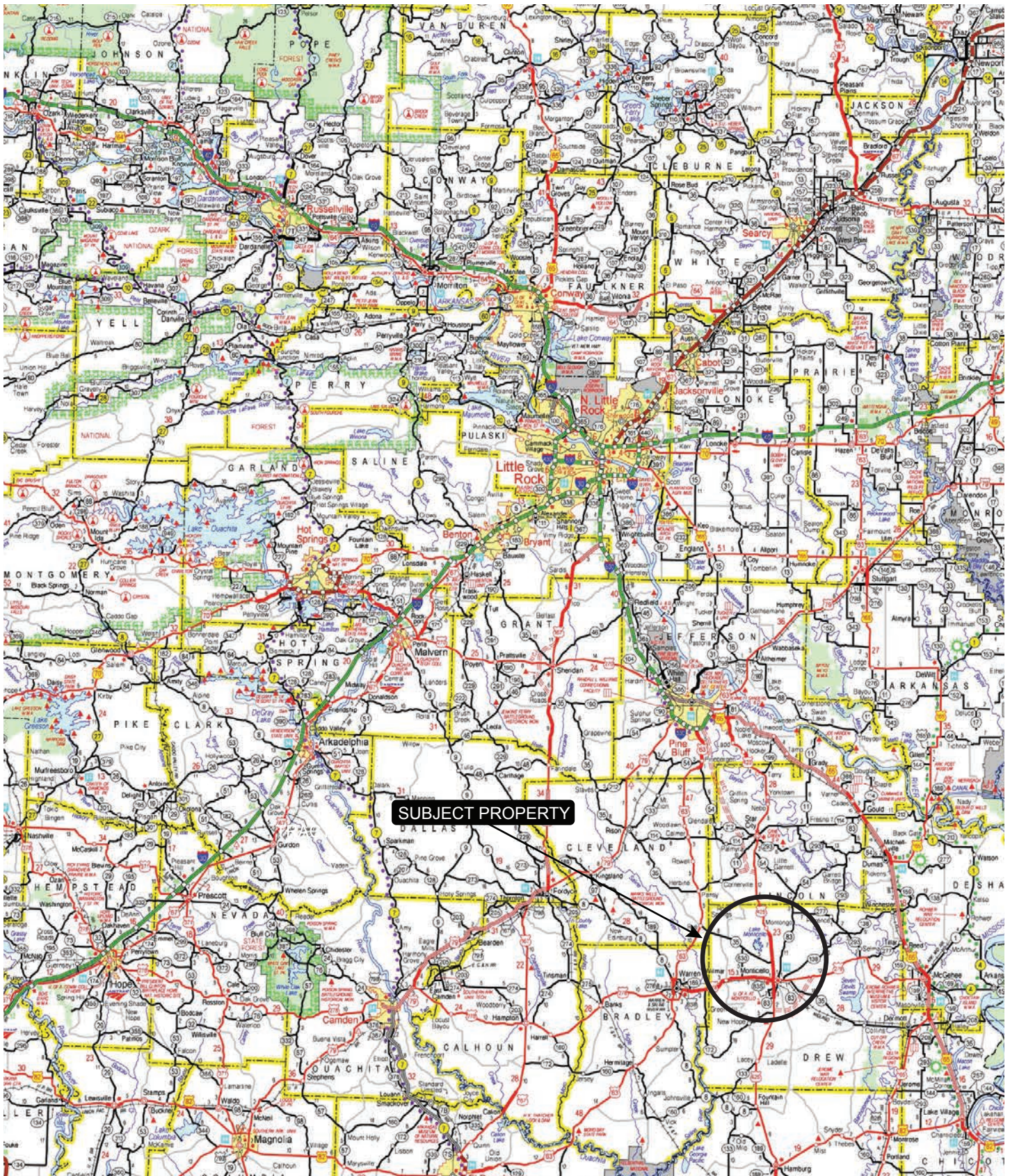
Fax No.: _____

Email: _____

Address: _____

Signature: _____

VICINITY MAP



PROPERTY DESCRIPTION

HENRY FARM

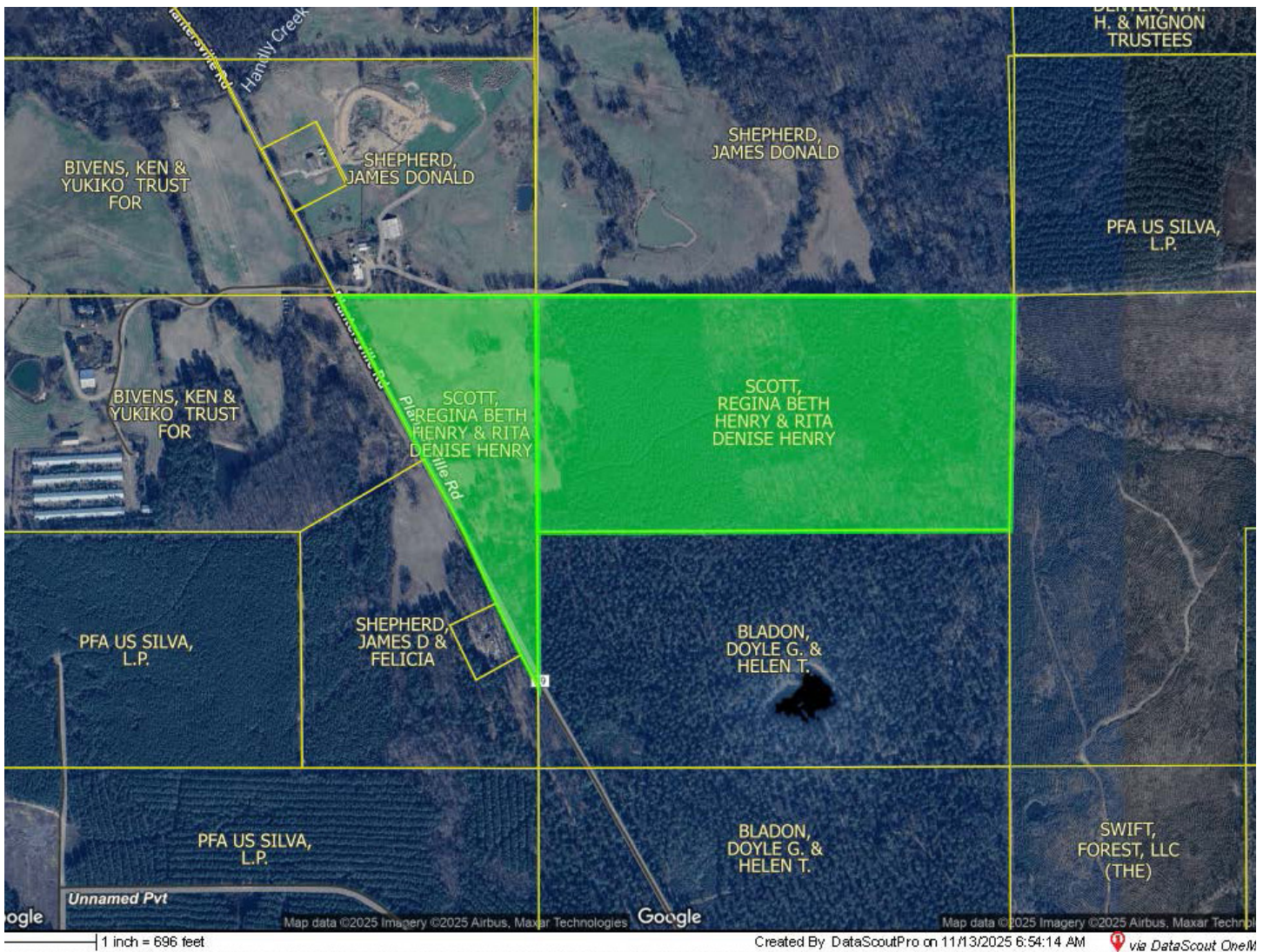
The Henry Farm features 97.37± total acres located approximately five miles northwest of Monticello in Drew County, Arkansas. The property has excellent legal access from Plantersville Road, a county maintained road. The acreage is primarily made up of old growth loblolly pine stands, mixed age hardwood stands, and pastureland. An added benefit of the property is its

close proximity to Lake Monticello.

The property is an excellent candidate for a rural home site with rural water and electricity being available. The highest elevation line is depicted it be 250' and there is a 1.25± acre pond that is refilled by the Hudley Creek watershed.



OWNERSHIP MAP



1) SCOTT, REGINA BETH HENRY & RITA DENISE HENRY

Address: 272 PLANTERSVILLE RD
 Legal: PT E1/2 SE1/4
 Parcel: 001-05732-000

RPID: 8101

Acres: 26.5

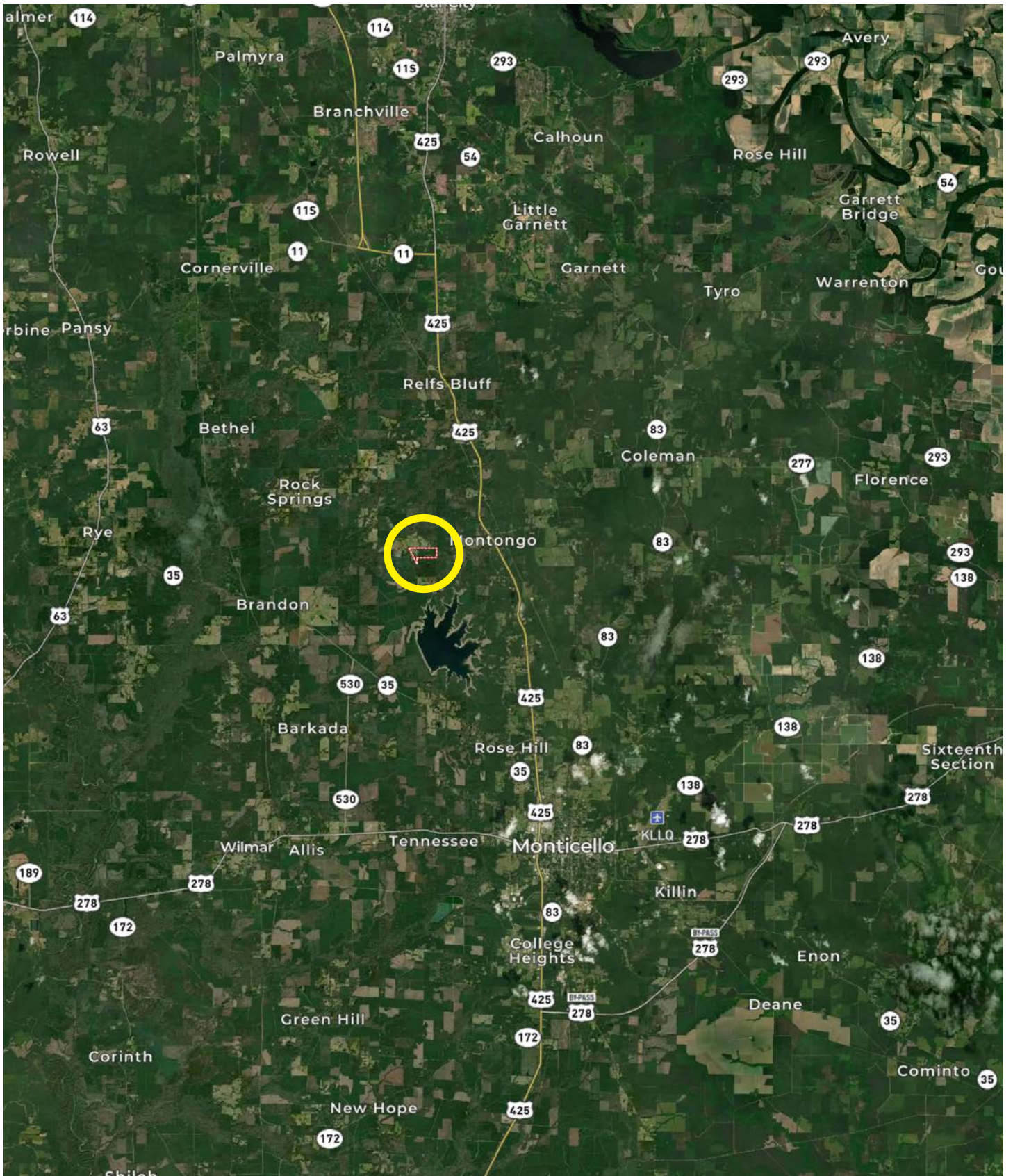
2) SCOTT, REGINA BETH HENRY & RITA DENISE HENRY

Address: N/A
 Legal: N1/2 SW1/4
 Parcel: 001-05740-000

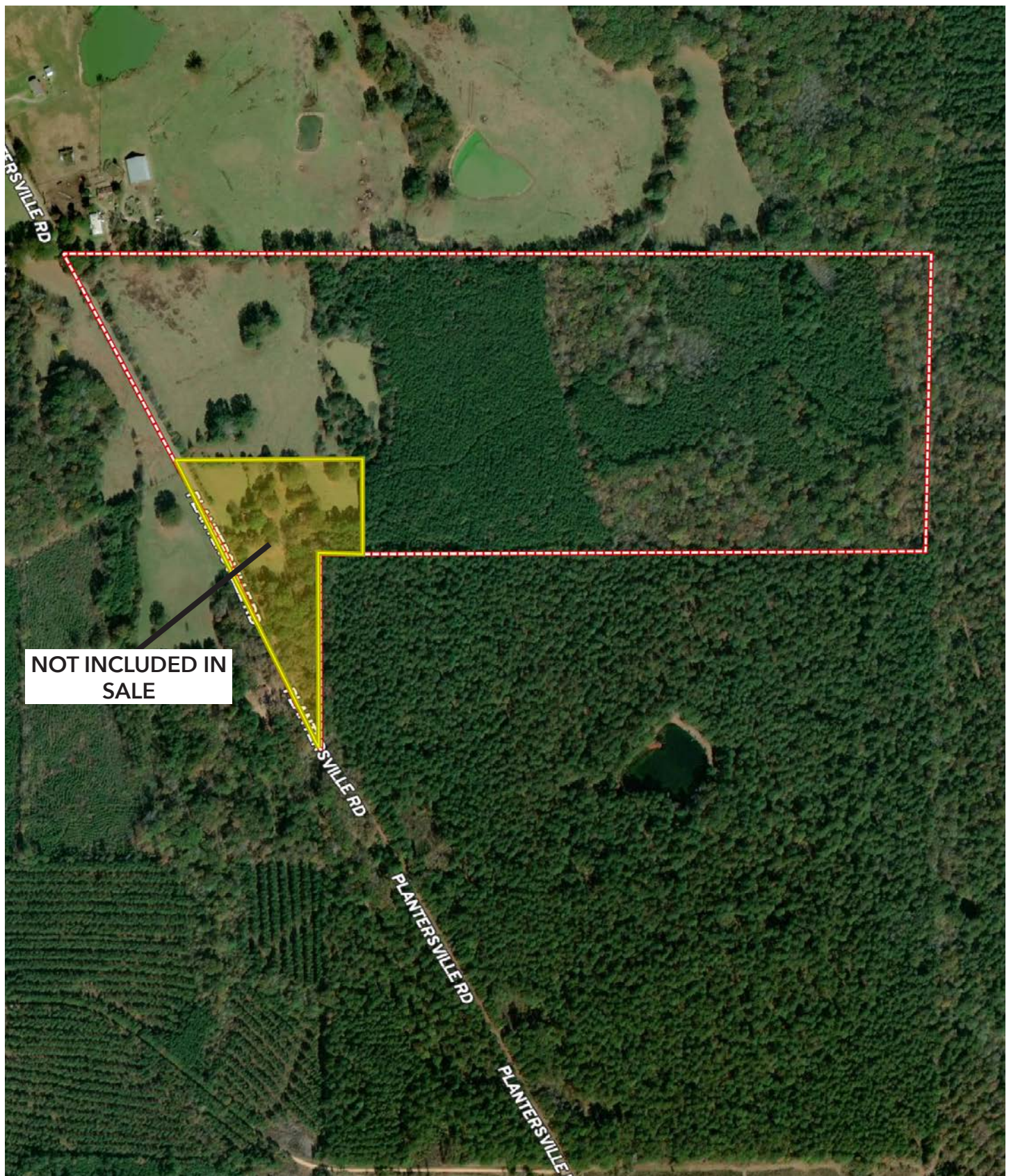
RPID: 8113

Acres: 80

LOCATION MAP



AERIAL MAP



LOCATION & ACCESS

Monticello, Drew County, Arkansas
Southeastern Region of Arkansas

Mileage Chart

Monticello, AR	5 Miles
Pine Bluff, AR	47 Miles
Greenville, MS	64 Miles
Little Rock, AR	89 Miles

Access is considered excellent from
Plantersville Road, a county maintained road.

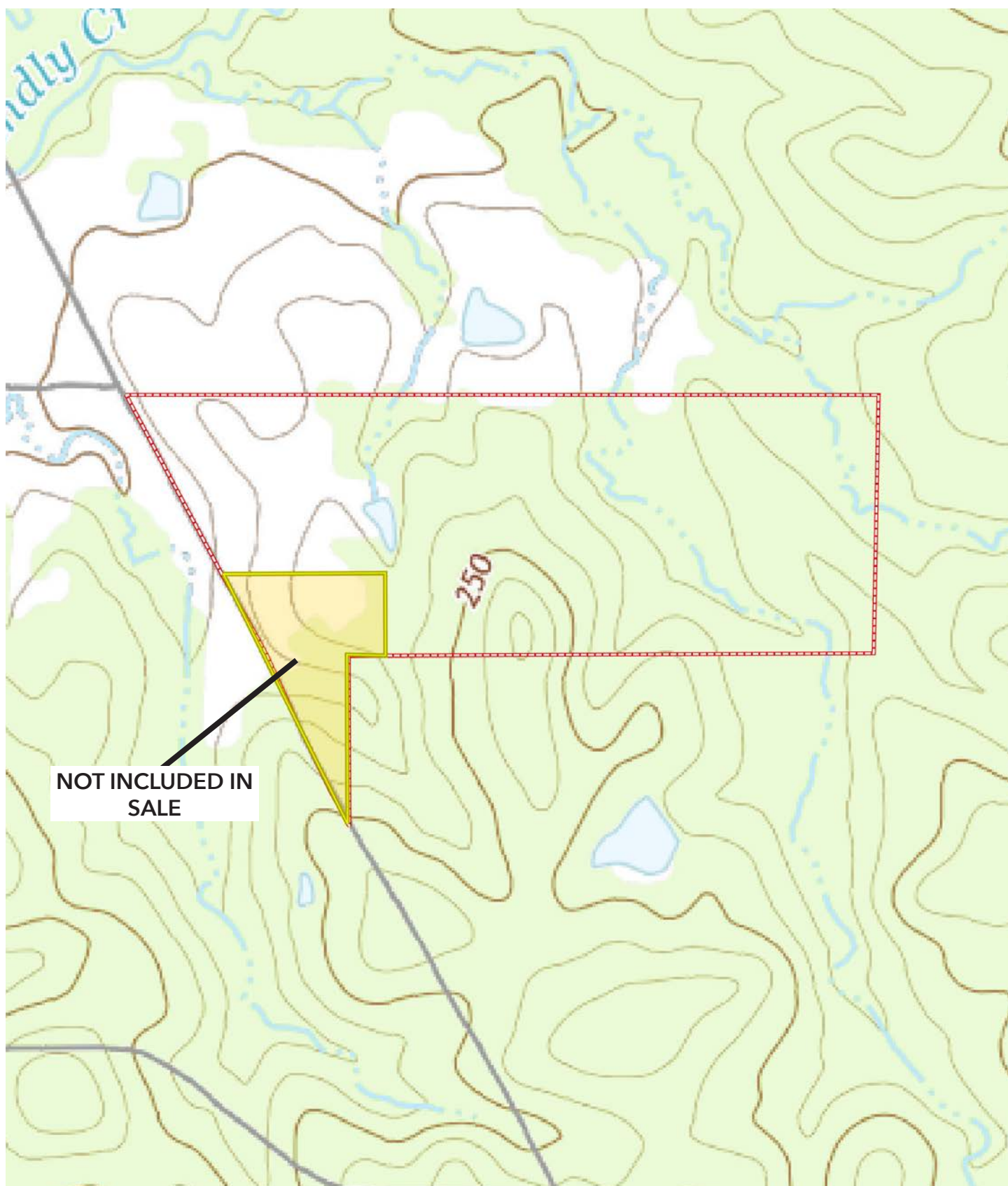






INCLUDED IN SALE

TOPOGRAPHY MAP



RESOURCES & PRICE

Mineral Rights

All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Real Estate Taxes

\$226.92 (estimated)

Offering Price

Bids are due by 3:00 PM (Central) on January 15, 2026.

To learn more about Henry Farm or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

Brandon Stafford

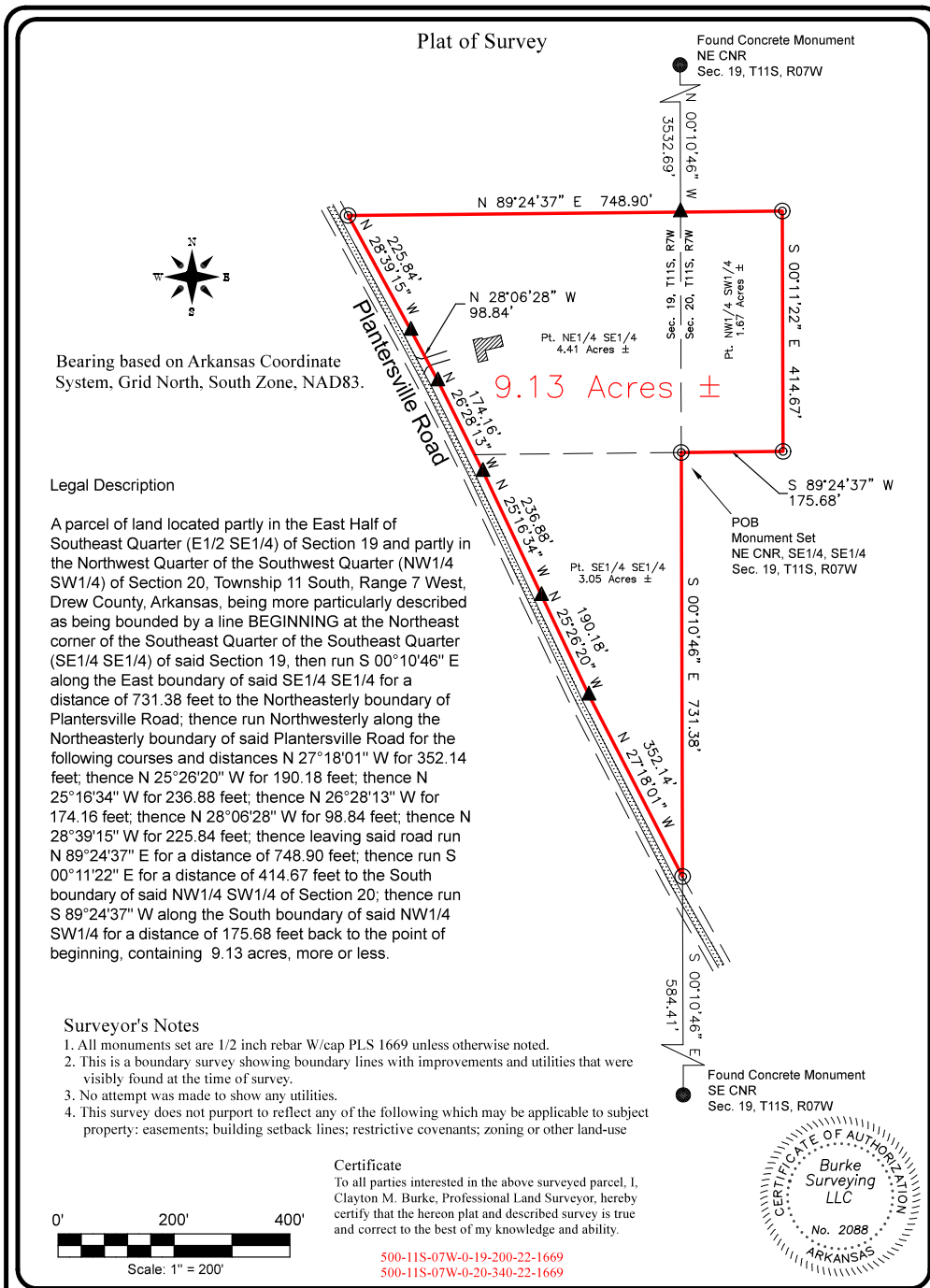
501.416.9748 (m)

bstafford@lilerealestate.com



SURVEY: LESS & EXCEPT

*These acres are not included in sale.



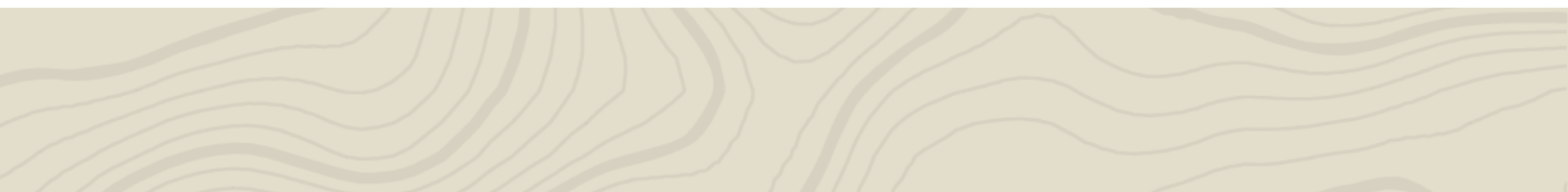
Legend Monument Found: ● Monument Set: ⊙ Calculated Position: ▲ Boundary Line: — Point of Beginning: POB Point of Commencement: POC		BURKE SURVEYING LLC 306 Rabb Road Monticello Arkansas 71655 Phone: (870) 723 0084 Email: claytonburkesurveying@hotmail.com Field Work Date: 10/06/2025 Client: Dr. Beth Henry Scott & Mrs. Rita Henry		REGISTERED PROFESSIONAL SURVEYOR STATE OF ARKANSAS No. 1669 Signature: Clayton M. Burke 11/04/2025 CLAYTON M. BURKE
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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.



CONNECTING LAND BUYERS AND SELLERS SINCE 1993.

Lile Real Estate is a dedicated team of professionals with an in-depth understanding and a network of qualified buyers within the Mid-South and across the country. For over 30 years, we've connected land sellers with buyers in Arkansas, Louisiana, Mississippi, and Tennessee.



For more information or to
schedule a property tour, contact:



BRANDON STAFFORD

501.416.9748 (m)
bstafford@lilerealestate.com

Scan for
more info





1 Allied Drive, Suite 2220
Little Rock, Arkansas 72202

WWW.LILEREALESTATE.COM



501.374.3411 (Office)
501.421.0031 (Fax)

INFO@LILEREALESTATE.COM