



OFFERED FOR SALE

MIDWAY FARM

An agricultural and recreational investment opportunity.

143.5^(+/-) total acres • Hot Spring County, Arkansas

OFFERED BY



AGRICULTURE RECREATION TIMBERLAND
TRADITIONAL BROKERAGE + SEALED BIDS + CONSULTING

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TENNESSEE, AND TEXAS



DISCLOSURE STATEMENT

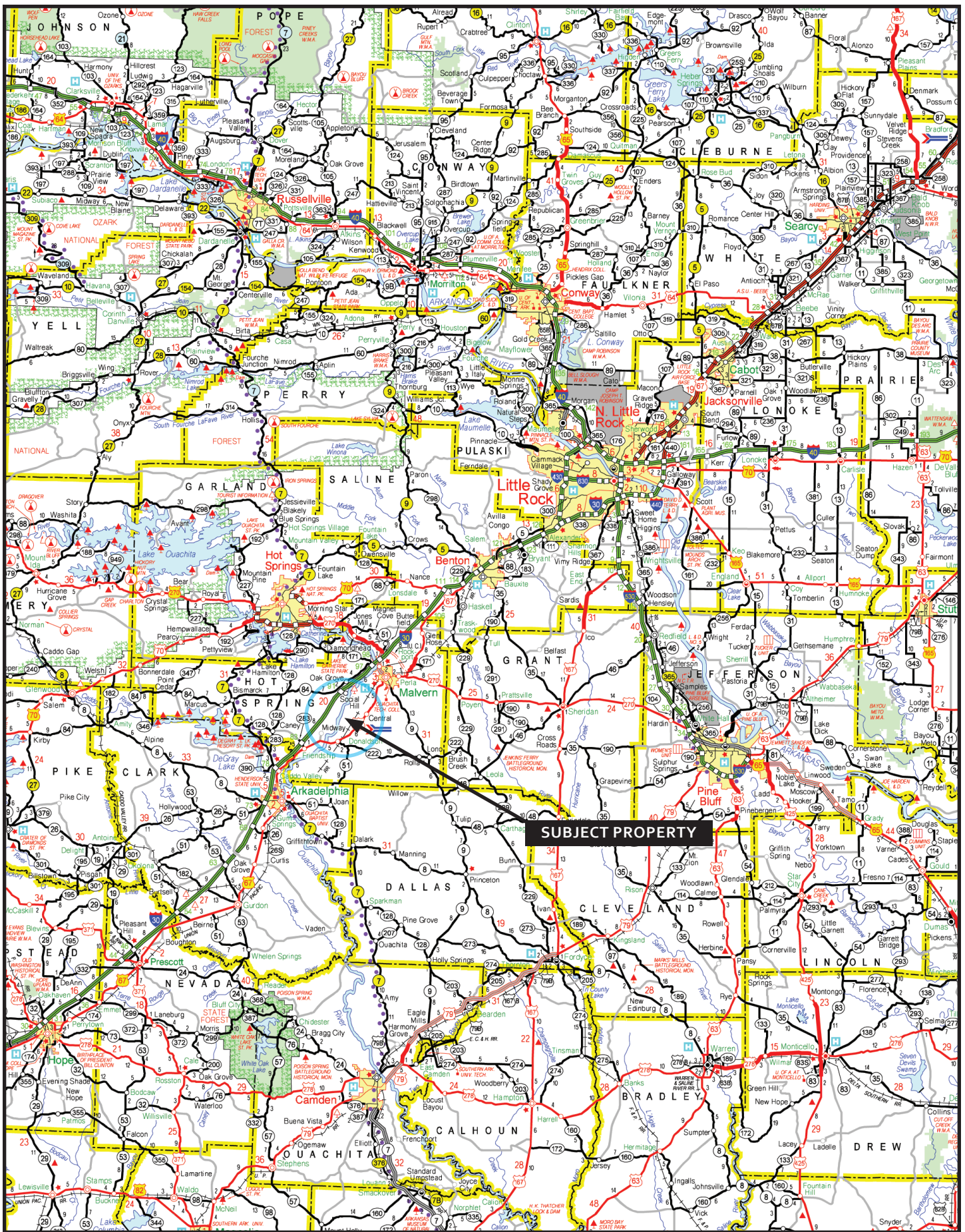
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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 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

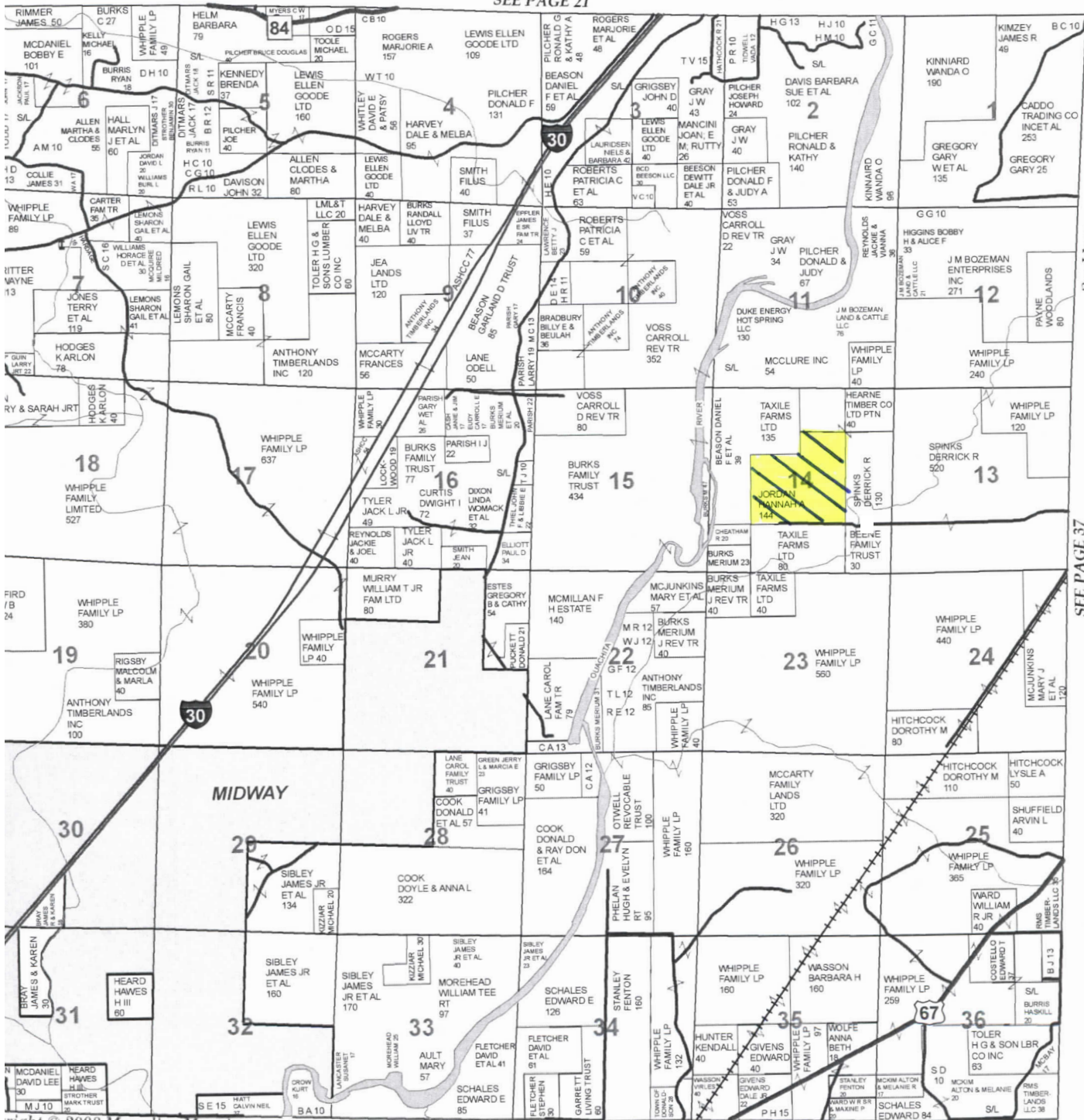


PROPERTY SUMMARY

- Description:** Offered for sale is 143.5^(+/-) acres located in Hot Spring County, Arkansas. The property offers a row-crop agricultural investment opportunity along with deer and dove hunting. Any questions concerning this offering or to schedule a property tour should be directed to Brandon Stafford (mobile: 501-416-9748 | office: 501-374-3411) of Lile Real Estate, Inc.
- Location:** Hot Spring County; Southwest Region of Arkansas
- Acreage:** 143.5^(+/-) total acres (source: Hot Spring Assessor, subject to survey)
- Real Estate Taxes:** \$311.00 (source: Hot Spring County Assessor)
- | <i>Parcel Number</i> | <i>Acreage</i> | <i>Tax Amount</i> |
|----------------------|----------------|-------------------|
| 035-00203-000 | 143.5 | \$311.00 |
- Mineral Rights:** Any/all mineral rights owned by the Seller shall convey to the Buyer.
- Recreation:** The property offers development opportunities for deer and dove hunting.
- Offering Price:** Please contact us.
- Contact:** Any questions concerning this offering or to schedule a property tour should be directed to Brandon Stafford (mobile: 501-416-9748 | office: 501-374-3411) of Lile Real Estate, Inc.

PLAT MAP

SEE PAGE 21



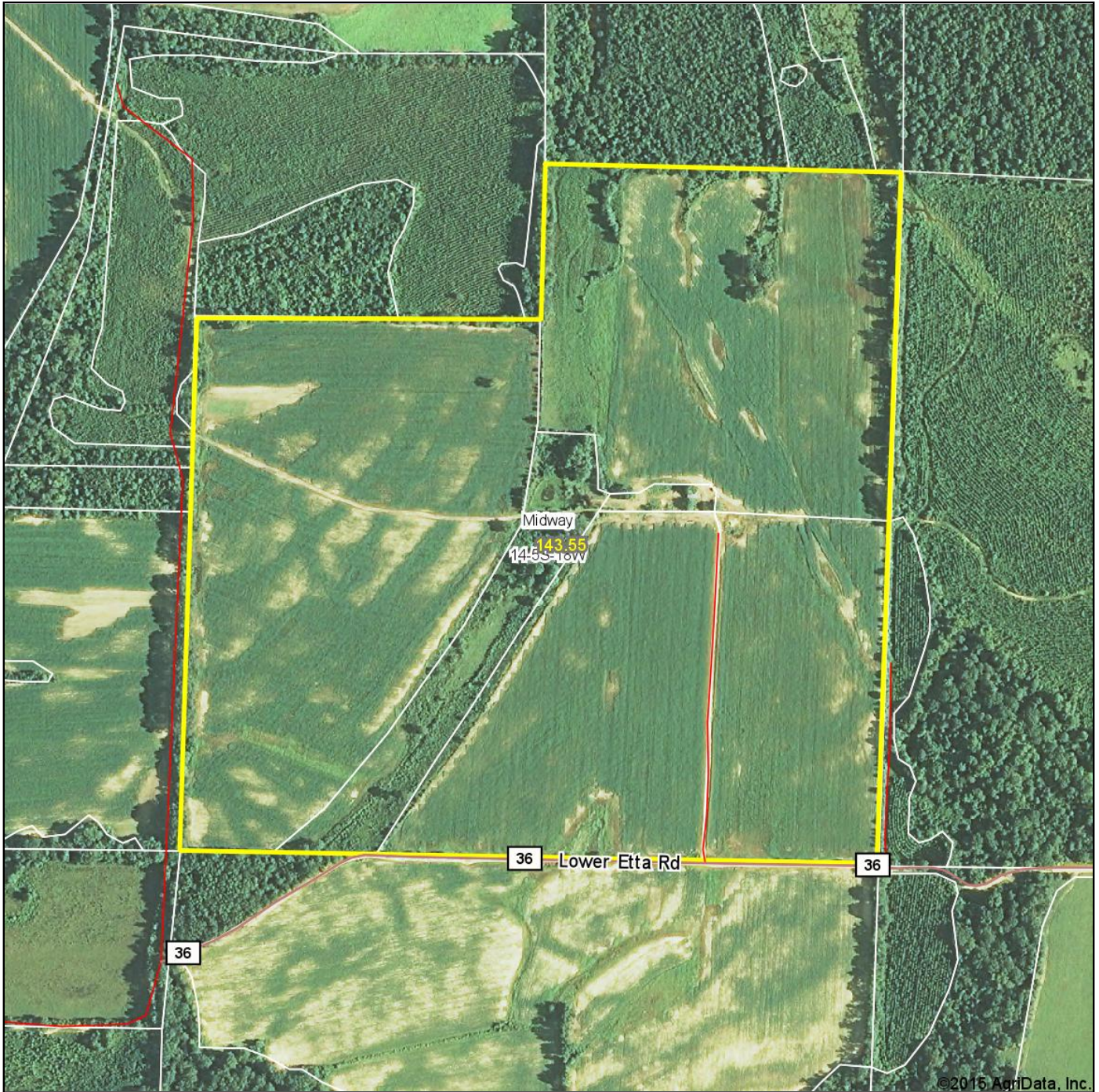
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Aerial Map



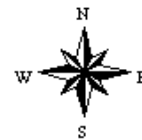
Maps Provided By:



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14-5S-18W
Hot Spring County
Arkansas

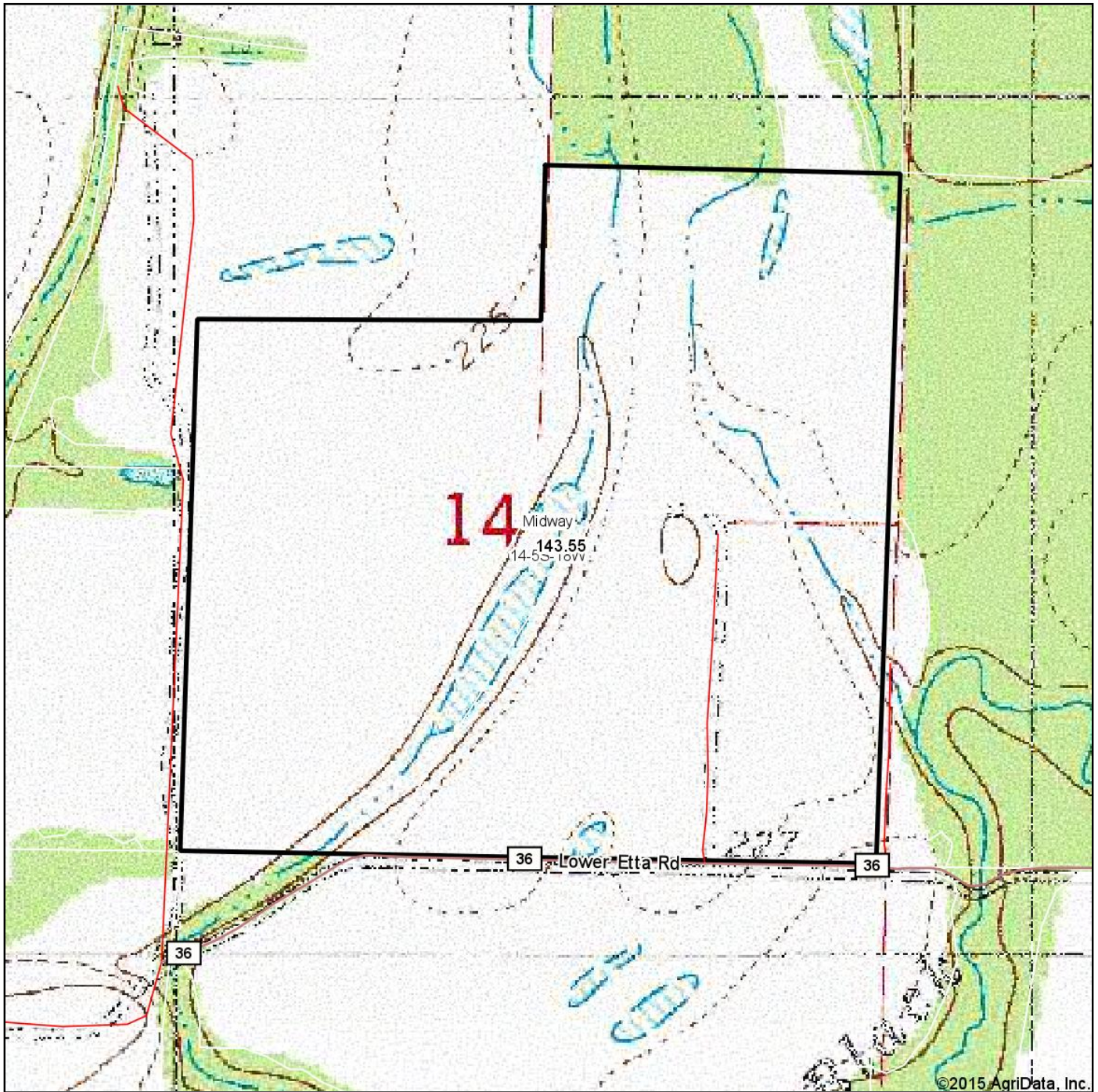
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scale: 6834



2/15/2015

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Topography Map



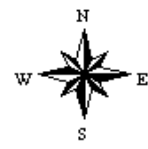
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Maps Provided By:
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14-5S-18W
Hot Spring County
Arkansas

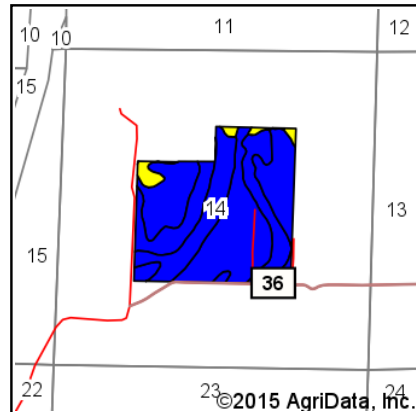
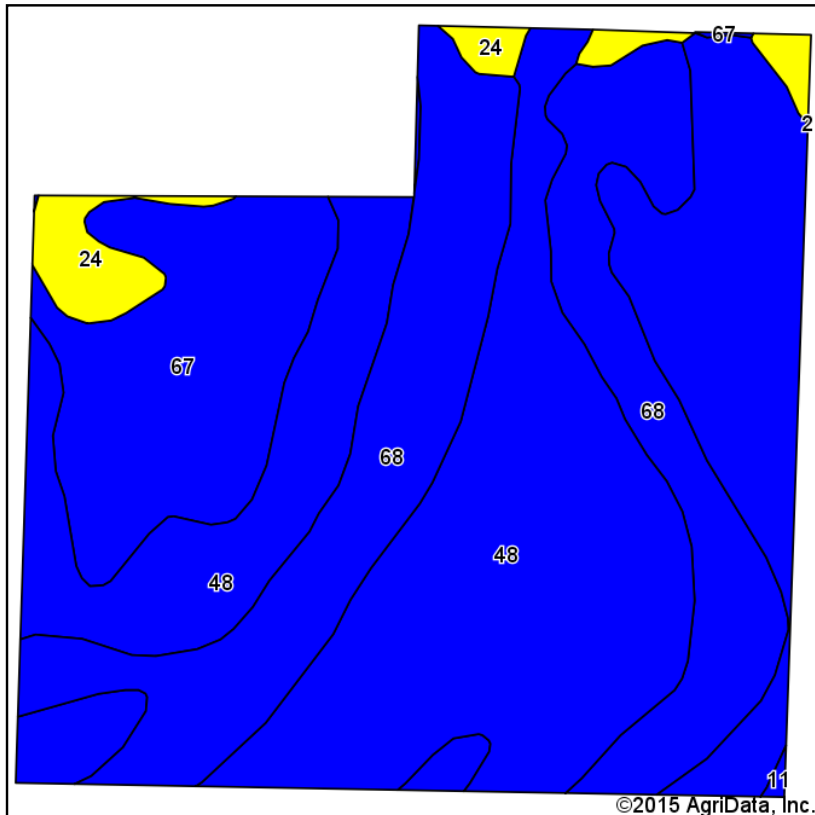
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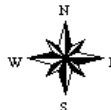
2/15/2015

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Soil Map



State: **Arkansas**
 County: **Hot Spring**
 Location: **14-5S-18W**
 Township: **Midway**
 Acres: **143.55**
 Date: **2/15/2015**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: AR630, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bahiagrass	Common bermudagrass	Corn	Cotton lint	Grass hay	Improved bermudagrass	Oats	Soybeans	Tall fescue
48	Ouachita silt loam, 0 to 3 percent slopes	76.66	53.4%		Ile	10	9	100			12		35	8
68	Sardis silt loam, occasionally flooded	41.21	28.7%		Ilw		7		600		9		35	8
67	Sardis silt loam, 0 to 3 percent slopes	20.22	14.1%		Ile		8		800		10		35	8
24	Guyton silt loam, occasionally flooded	5.30	3.7%		IVw	9	6							
11	Cahaba fine sandy loam, 1 to 3 percent slopes	0.16	0.1%		Ile	8		85	750	5.5	9.5	70	30	
Weighted Average						5.7	8.2	53.5	285.8	*-	10.4	0.1	33.7	7.7

Area Symbol: AR630, Soil Area Version: 13

Soils data provided by USDA and NRCS.



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A G R I C U L T U R E R E C R E A T I O N T I M B E R L A N D
T R A D I T I O N A L B R O K E R A G E + S E A L E D B I D S + C O N S U L T I N G

L I C E N S E D I N A R K A N S A S , L O U I S I A N A , M I S S I S S I P P I , T E N N E S S E E , A N D T E X A S