

SOUTH BANKS

A Timberland and Recreational Investment Opportunity

12.7± Acre • \$31,750.00 • Bradley County, Arkansas



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DISCLOSURE STATEMENT

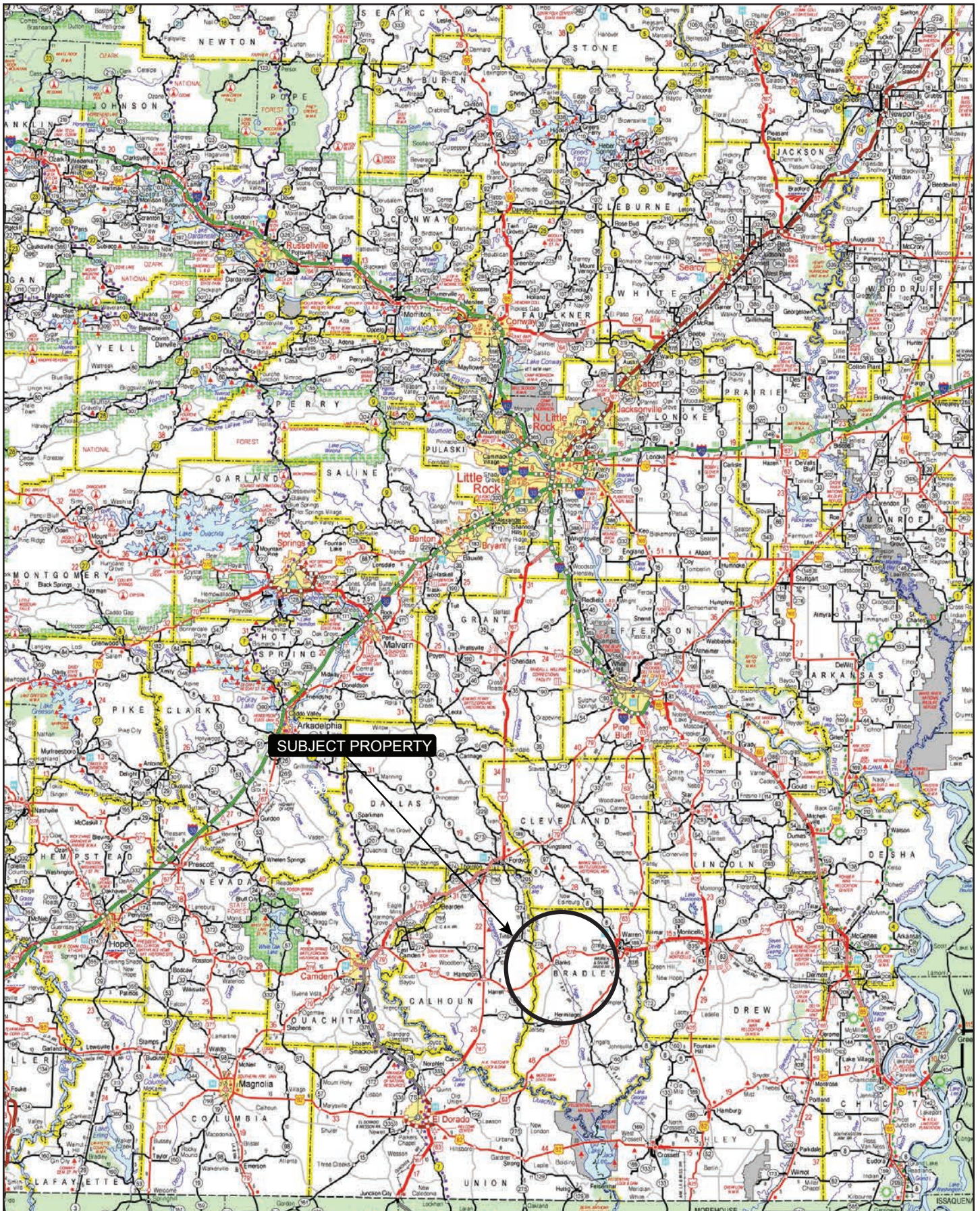
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. Pursuant to Ark. Code. Ann. § 17-42-110(d), a broker price opinion or market analysis 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 time frame or act as a representation or guarantee that the property will be sold within such time frame.

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

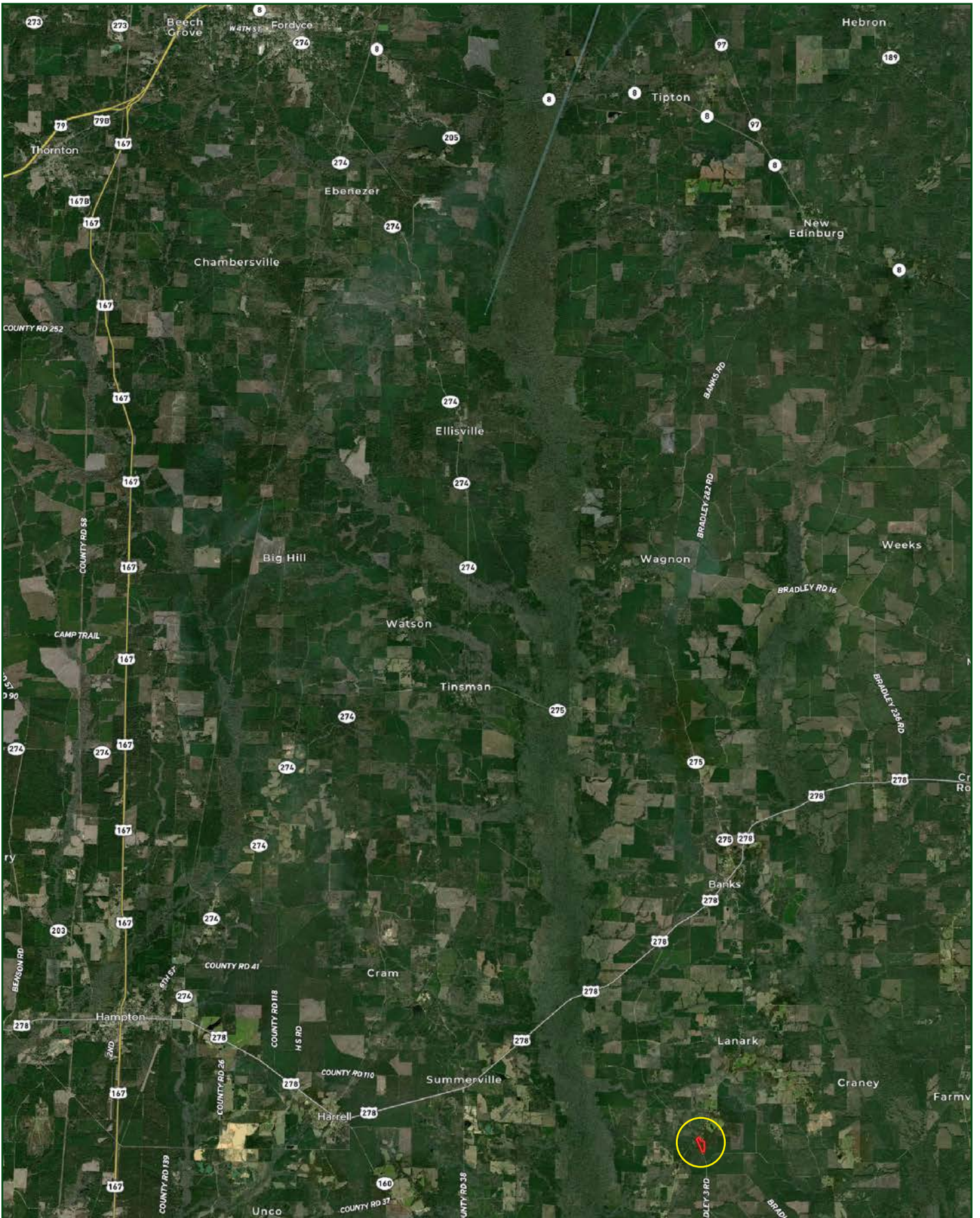
Description:	The South Banks offering consists of 12.7± acres in Bradley County, just a few miles south of Banks, Arkansas. The property is made up of mature pine and hardwood timber and offers a good timberland investment opportunity. Recreational opportunities primarily consist of deer, turkey, and small game hunting. Additionally, there is residential potential as the property features a potential homesite if a new owner wanted to build or bring in a manufactured home. Access to the property is considered good with road frontage on two (2) sides.
Location:	Banks, Arkansas; Nevada County; Southern Region of Arkansas
	<u>Mileage Chart</u>
	Warren, AR 19 Miles
	Fordyce, AR 27 Miles
	Monticello, AR 36 Miles
	Camden, AR 44 Miles
	Pine Bluff, AR 65 Miles
	Little Rock, AR 99 Miles
Acreage:	12.7± deeded acres
Access:	Frontage on Banks Jersey Road and Bradley 3 Road, both county maintained roads.
Recreation:	Deer, turkey, and small game hunting.
Real Estate Taxes:	\$44.78 (estimated)
Mineral Rights:	All mineral rights owned by the Seller, if any, shall transfer to the Buyer.
Offering Price:	\$31,750.00

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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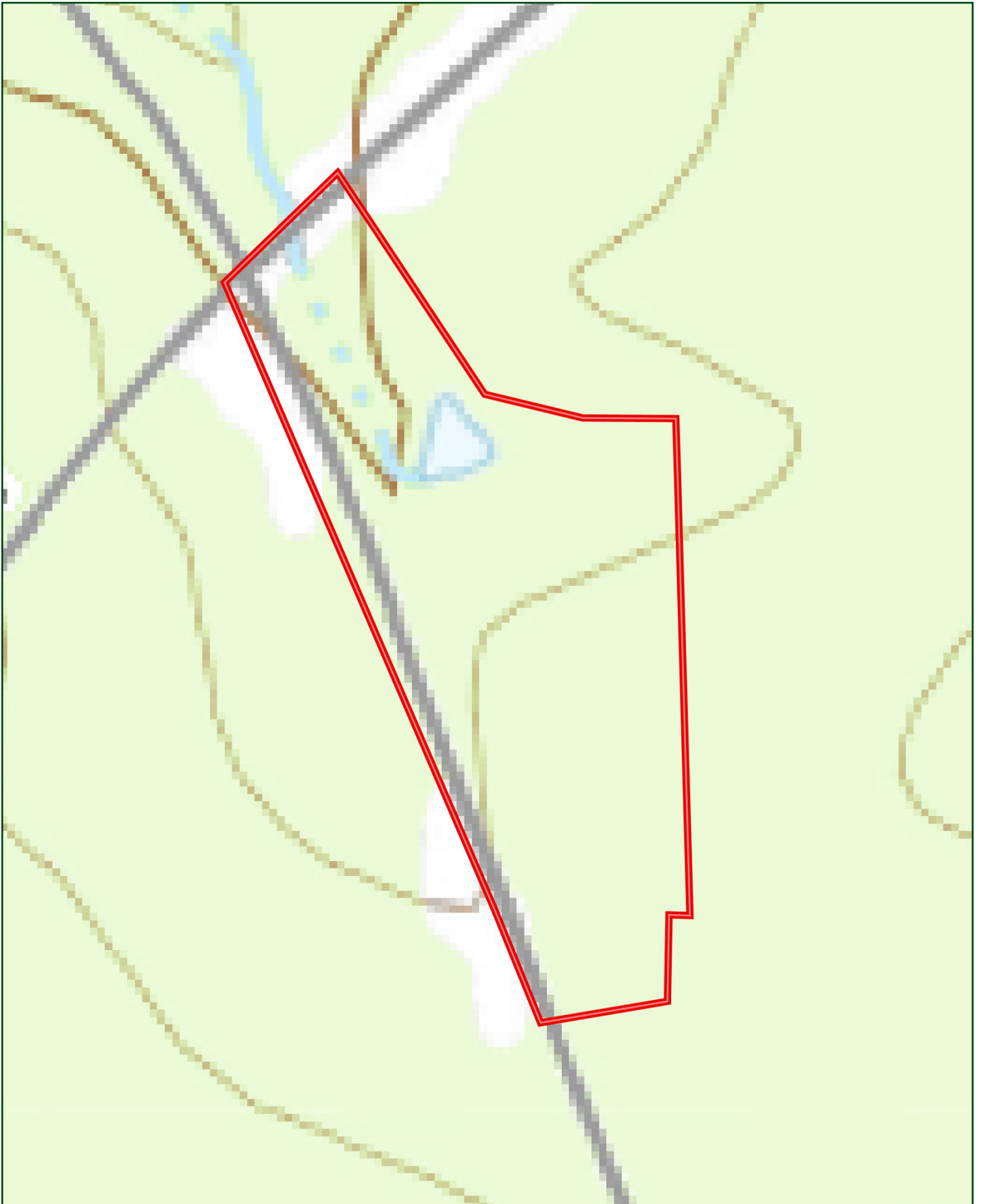
LOCATION MAP



AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PLA	Pheba and Lewiston soils, level phases (pheba, pheba)	9.17	65.69	0	52	3w
Bb	Bibb silt loam, 0 to 1 percent slopes, frequently flooded	3.29	23.57	0	45	5w
SaC2	Saffell gravelly fine sandy loam, 3 to 8 percent slopes, moderately eroded	1.5	10.74	0	48	6e
TOTALS		13.96(*)	100%	-	49.92	3.79

(*) 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.













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