



OFFERED FOR SALE VIA SEALED BID

NEELY LOOP 40

A Rural Residential/Timberland Tract in the Woodlawn School District

40± Total Acres | Cleveland County, Arkansas

BID DATE: JULY 16, 2026



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



NEELY LOOP 40

QUICK FACTS

Acreage

40± total acres

Location

Cleveland County, Arkansas

Access

Neely Loop Road from Arkansas State Highway 35

Recreation

- Deer hunting
- Small game hunting

Notable Features

- Excellent rural residential site opportunity
- Woodlawn School District
- Utilities: Power, Water

Offering Price

Bids are due by 3:00 PM (Central) on July 16, 2026.



NOTICE OF LAND SALE

BY SEALED BID

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

NEELY LOOP 40

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, July 16, 2026 and at that time privately opened. If your bid is mailed, please indicate on the outside of the envelope "Bid on Neely Loop 40." Bids may be faxed to 501-421-0031, or emailed to glile@lilerealestate.com and/or cwatkins@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. AGENCY: BUYER REPRESENTATION: Lile Real Estate, Inc. will pay a 1.5% Buyers Representation Fee if selling broker is procuring cause. Buyer agent/broker must notify listing firm in writing before the time bids are due to register a Bidder.
12. Any questions concerning this sale should be directed to Gar Lile (501-920-7015) or Collier Watkins (501-837-4868) 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 - NEELY LOOP 40

Bid Date: Thursday, July 16, 2026 by 3:00 P.M. (CT)

Bids will be opened on July 16, 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 Cleveland County, Arkansas; as described by the sales notice.

This offer will remain valid through Monday, July 20, 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 five thousand (\$5,000.00). 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 July 16, 2026)
1 Allied Drive, Suite 2220
Little Rock, AR 72202

Fax offer form to: 501-421-0031

Email offer form to: glile@lilerealestate.com and cwatkins@lilerealestate.com

Bid Amount: \$ _____

Bidder: _____

Date: _____

Phone No.: _____

Fax No.: _____

Email: _____

Address: _____

Signature: _____

PROPERTY DESCRIPTION

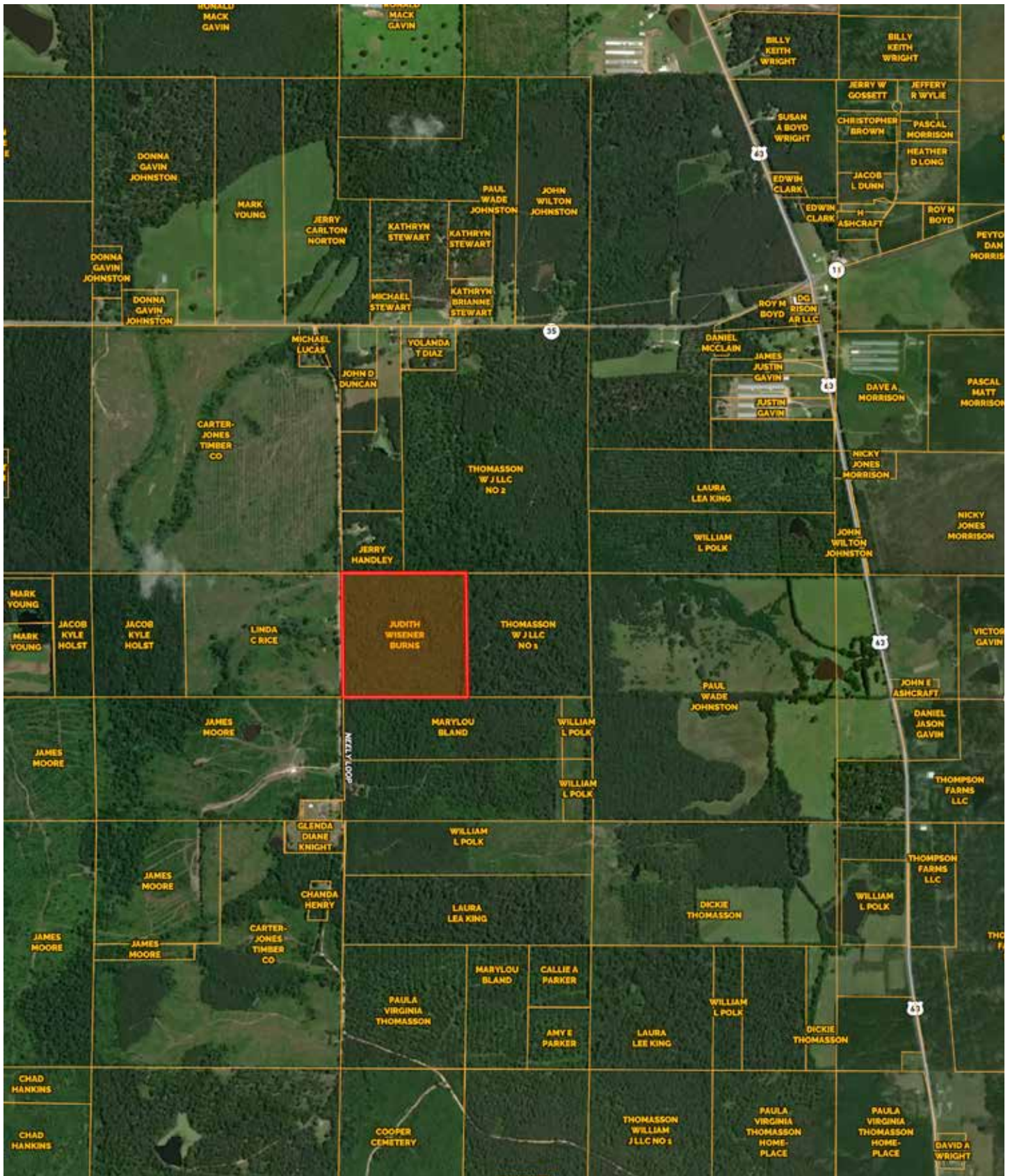
NEELY LOOP 40

The Neely Loop 40 consists of 40 +/- acres in the Pansy Community of Cleveland County, Arkansas. Located just less than two (2) miles from the community of Pansy, within the Woodlawn School District, the property would make an excellent single-family homestead for someone looking to enjoy a rural lifestyle or even a commercial poultry housing development coupled

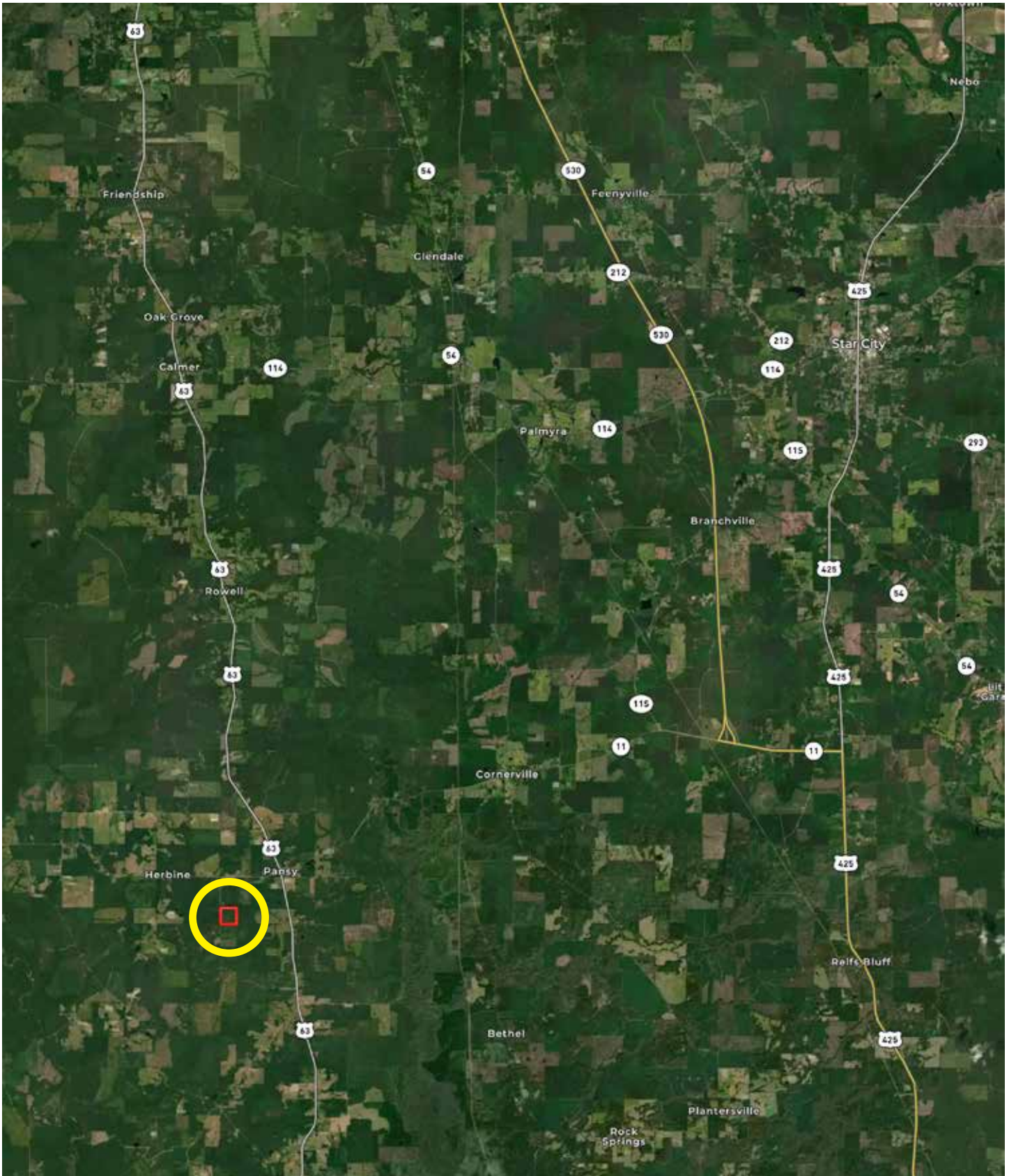
with excellent growing timberland. The property has excellent access via Neely Loop Road and electricity is available along the western boundary of the property. Water is available via Highway 63 Water User Association.



OWNERSHIP MAP



LOCATION MAP



AERIAL MAP



LOCATION & ACCESS

Pansy, Arkansas (Cleveland County)
Southern Region of Arkansas

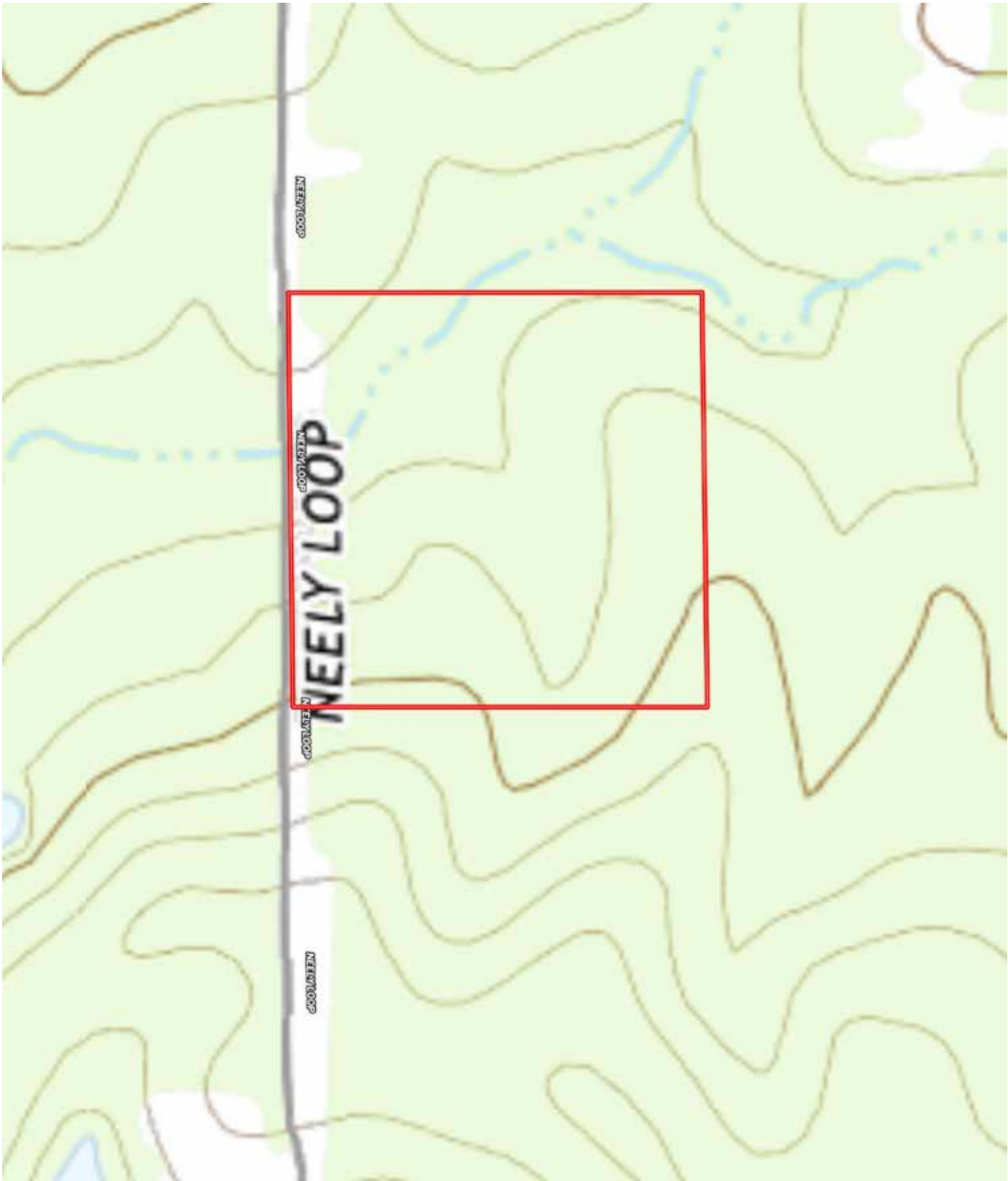
Mileage Chart

Woodlawn, AR	12 Miles
Warren, AR	18 Miles
Rison, AR	16 Miles
Monticello, AR	24 Miles
Pine Bluff, AR	32 Miles

Access is considered excellent via Nelly Loop Road from Highway 35.



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PrC	Prentiss very fine sandy loam, 3 to 8 percent slopes	26.91	66.91	0	43	3e
Wb	Wehadkee soils, and Udifluvents	13	32.32	0	-	6w
Co	Collins silt loam	0.14	0.35	0	86	2w
TaB2	Tippah silt loam, 1 to 3 percent slopes, moderately eroded	0.09	0.22	0	77	2e
TaC2	Tippah silt loam, 3 to 8 percent slopes, moderately eroded	0.08	0.2	0	76	3e
TOTALS		40.22(*)	100%	-	29.39	3.96

(*) 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	

RESOURCES & PRICE

Mineral Rights

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

Real Estate Taxes

\$56.96 (2025)

Offering Price

Bids are due by 3:00 PM on July 16, 2026.

To learn more about Neely Loop 40 or to schedule a property tour, contact Gar Lile or Collier Watkins of Lile Real Estate, Inc.

Gar Lile

501.920.7015 (m)

glile@lilerealestate.com

Collier Watkins

501.837.4868

cwaktins@lilerealestate.com





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:

Scan for more info



GAR LILE

501.920.7015 (m)
glile@lilerealestate.com

COLLIER WATKINS

501.837.4868 (m)
cwatkins@lilerealestate.com



1 Allied Drive, Suite 2220
Little Rock, Arkansas 72202

WWW.LILEREALSTATE.COM



501.374.3411 (Office)
501.421.0031 (Fax)

INFO@LILEREALSTATE.COM