



NOBLE LAKE GRAIN FACILITY

An Agricultural Investment Opportunity

1.7± Total Acres | \$2,000,000.00

Jefferson County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

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LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



NOBLE LAKE GRAIN FACILITY

QUICK FACTS

Acreage

1.7± total acres

Location

Moscow, Jefferson County,
Arkansas

Access

Johnson Road

Notable Features

- 457,000 +/- bushels of grain bin storage
 - » Eight (8) twenty-five thousand (25,000) bins
 - » Two (2) seventy-six thousand (76,000) bins
 - » One (1) one hundred five thousand (105,000) bin
- 3,632 +/- square foot warehouse
 - » Metal exterior with concrete floors
 - » Roll up door for easy in and out

Offering Price

\$2,000,000.00



PROPERTY DESCRIPTION

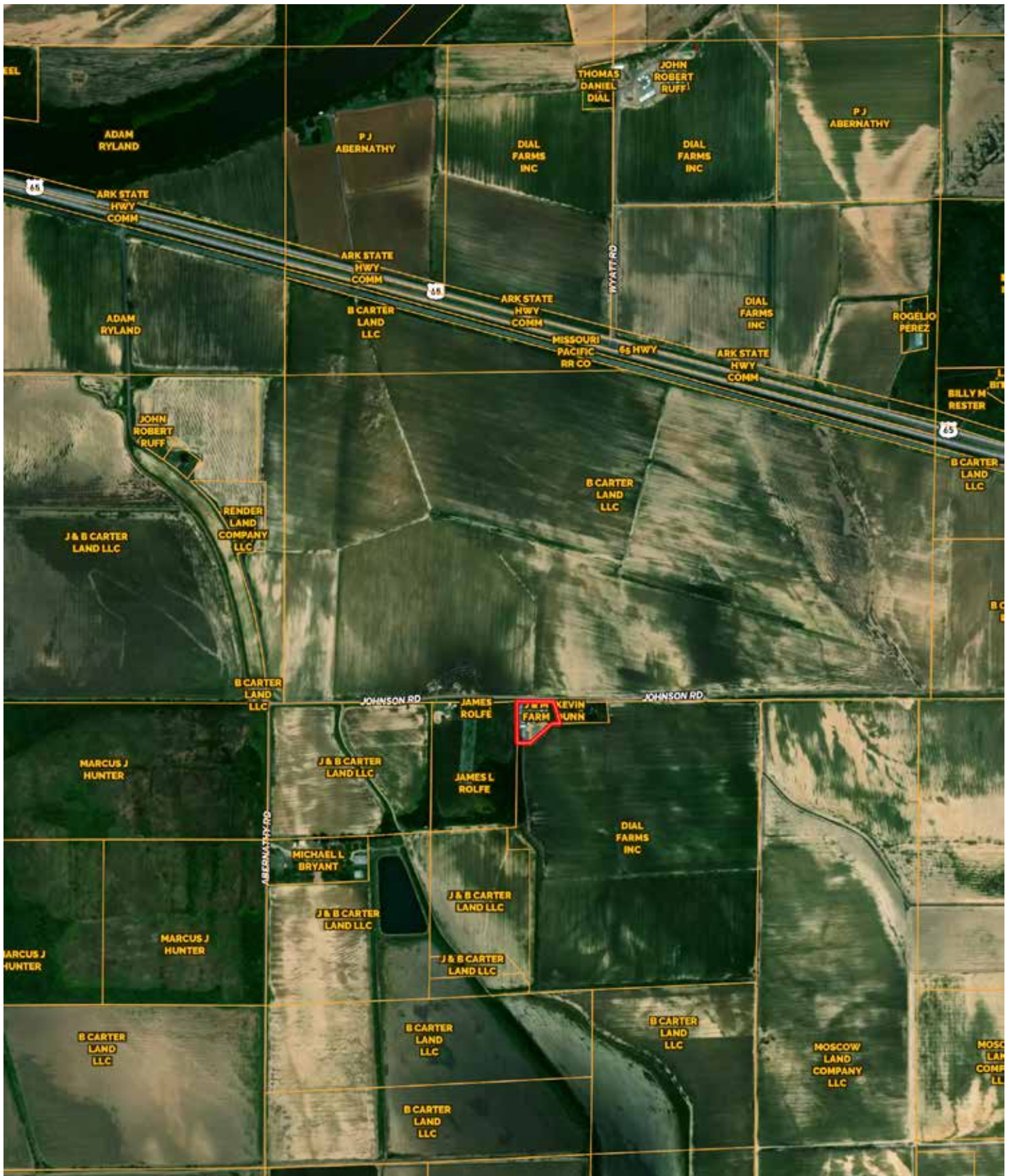
NOBLE LAKE GRAIN FACILITY

The Noble Lake Grain Facility offers a great opportunity for a farmer to be more variable with harvest timing and dried commodity delivery with quality grain storage and a warehouse in place for storing chemicals, and equipment. Located in an area with high quality farmland that has strong water, soils, and drainage that is all desirable to a tenant farmer. The opportunity for a farmer to store their crop to weather and take advantage of the volatile commodity markets and basis levels has only become more important. The headquarters rests on 1.7± acres, and is conveniently just south of Highway 65 off Johnson Road providing easy access to a primary highway to more conveniently transport crops from the bins to the local merchandisers.

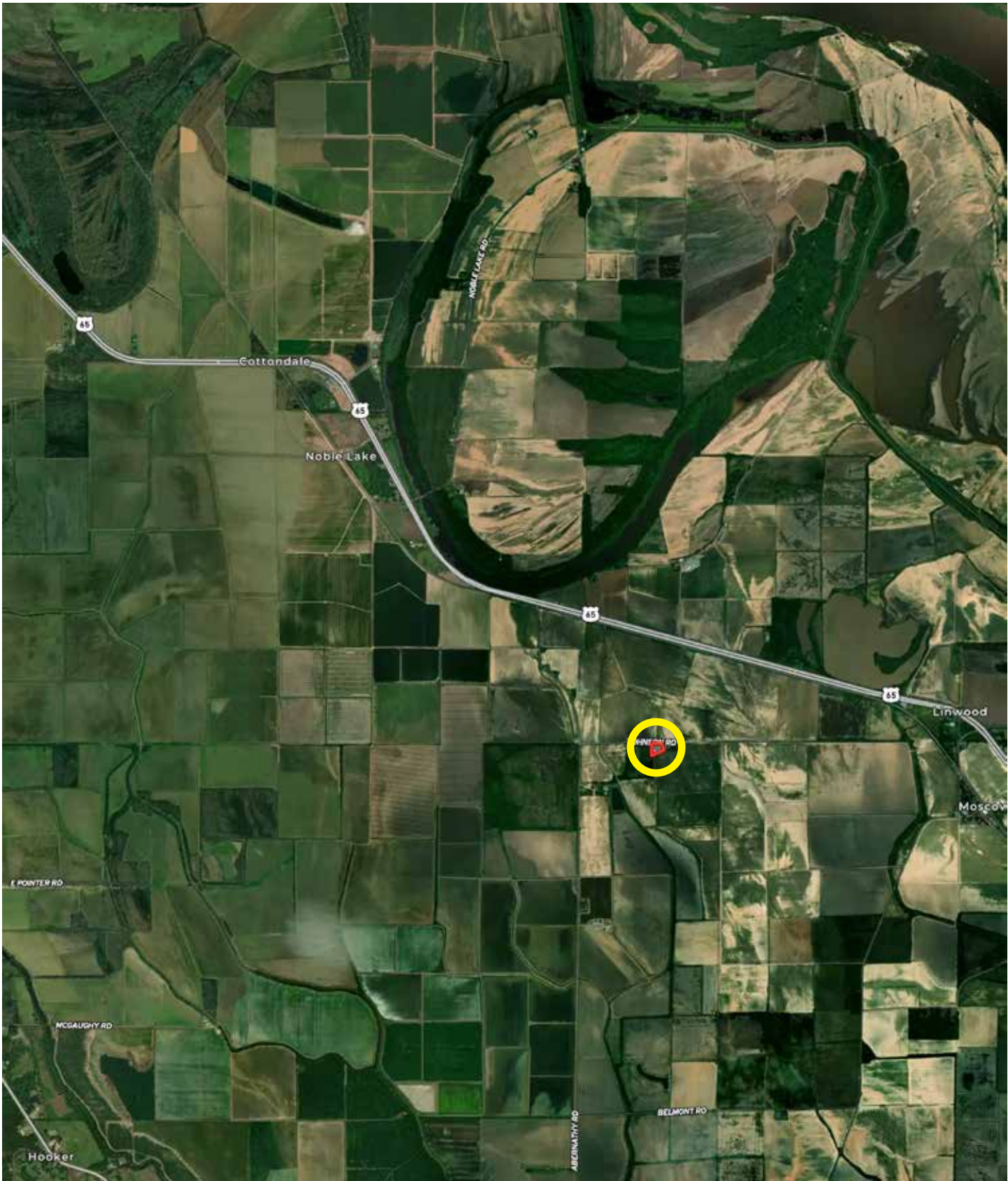
In total there are 457,000 bushels of grain bin storage configured in a total of eight (8) twenty-five thousand (25,000) bushel grain bins, two (2) seventy-six thousand (76,000) bushel bins, and one (1) one hundred five thousand (105,000) bushel bins. The grain bin system includes a covered drive over dump. Located on the south side of the grain bins is a 3,632± square foot warehouse that has a metal exterior and concrete floor. There is a roll up door that provides easy access to haul supplies and equipment in and out.



OWNERSHIP MAP



LOCATION MAP



LOCATION & ACCESS

Jefferson County, Arkansas
Southeastern Region of Arkansas

Mileage Chart

Pine Bluff, AR	13.5 Miles
Dumas, AR	30 Miles
Stuttgart, AR	41 Miles

Located just off Arkansas State Highway 65 on Johnson Road.



RESOURCES & PRICE

Mineral Rights

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

Real Estate Taxes (estimated)

\$1,688.00

Offering Price

\$2,000,000.00

To learn more about the Noble Lake Grain Facility or to schedule a property tour, contact Gar Lile or Gardner Lile of Lile Real Estate, Inc.

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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.

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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:

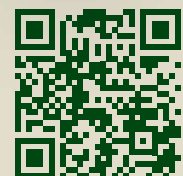
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