



OFFERED FOR SALE

BALD KNOB EAST FARM

An Agricultural Investment Opportunity

288.88 (+/-) Surveyed Acres • White County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



DISCLOSURE STATEMENT

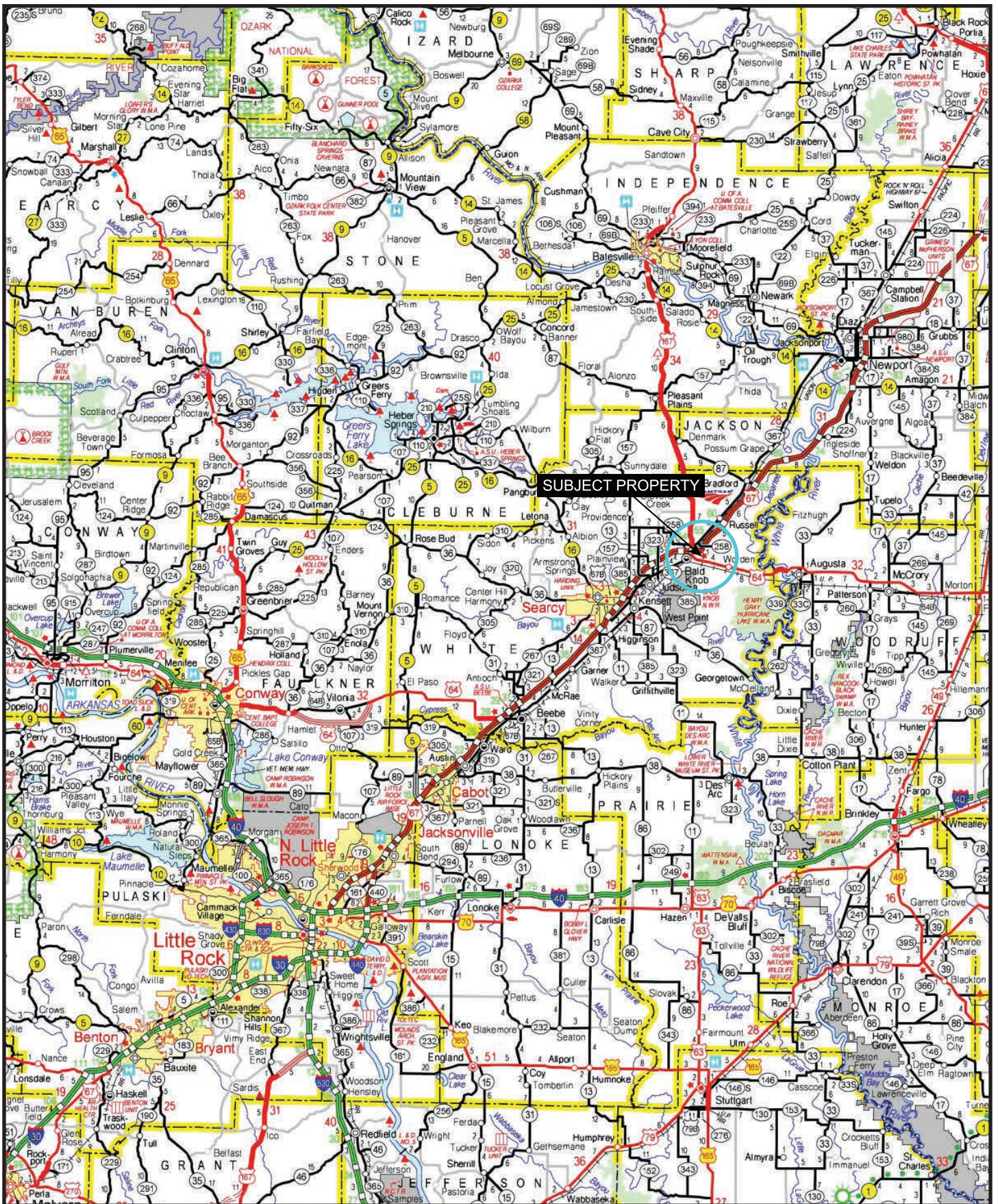
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

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.

VICINITY MAP



PROPERTY SUMMARY

Description: The Bald Knob East Farm consists of 288.88 (+/-) surveyed acres located in White County, Arkansas near the town of Bald Knob. The property offers an agricultural investment with frontage along US Highway 67, which serves as the northern property boundary. Excellent access is provided via a gravel road to the south off of US Highway 64 as well as from Grubbs Road into the northwest side of the farm.

The Farm Service Agency office reports a total of 212.56 tillable acres, 193.88 of which are irrigated by a six (6) inch re-lift located on the eastern side of the reservoir. The 55 (+/-) acre reservoir is located on the western portion of the property and provides more than ample water to irrigate the farm. Of the tillable acreage, 18.68 acres have recently been converted back to farmland and are not irrigated. The tillable acreage is leased for the 2022 crop year on a 75/25 crop share. The farm offers deer hunting opportunities, as well as fishing opportunities in the reservoir. Any questions concerning this offering, or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

Location: Bald Knob, Arkansas; White County; Northeast Region of Arkansas

Mileage Chart

Judsonia, AR	6 miles
Searcy, AR	13 miles
Heber Springs, AR	39 miles
Little Rock, AR	62 miles

Acreage: 288.88 Total Surveyed Acres
(FSA Farm #: 9571 and 5797, Tract #: 12478 and 9712)

- 212.56 (+/-) acres in cropland
- 55.00 (+/-) acres in reservoir

Access: Excellent access is provided via a gravel road to the south off of US Highway 64 as well as from Grubbs Road into the northwest side of the farm.

Irrigation: Farmland is irrigated by a six (6) inch re-lift.

Farm Bases: Please see attached Farm Service Agency (FSA) 156EZ within this brochure.

Recreation: Deer hunting opportunities exist on the farm, as well as fishing opportunities in the reservoir.

PROPERTY SUMMARY

Est. Real Estate Taxes:	Parcel Number	Acreage	Est. Real Estate Taxes
	001-01781-000	40.00	\$290.53
	003-03334-108-A	9.15	\$392.16
	003-03386-000	80.00	\$114.99
	001-01775-002	115.86	\$841.36
	001-01866-000	40.00	\$282.45
	Total	285.01	\$1,921.49

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

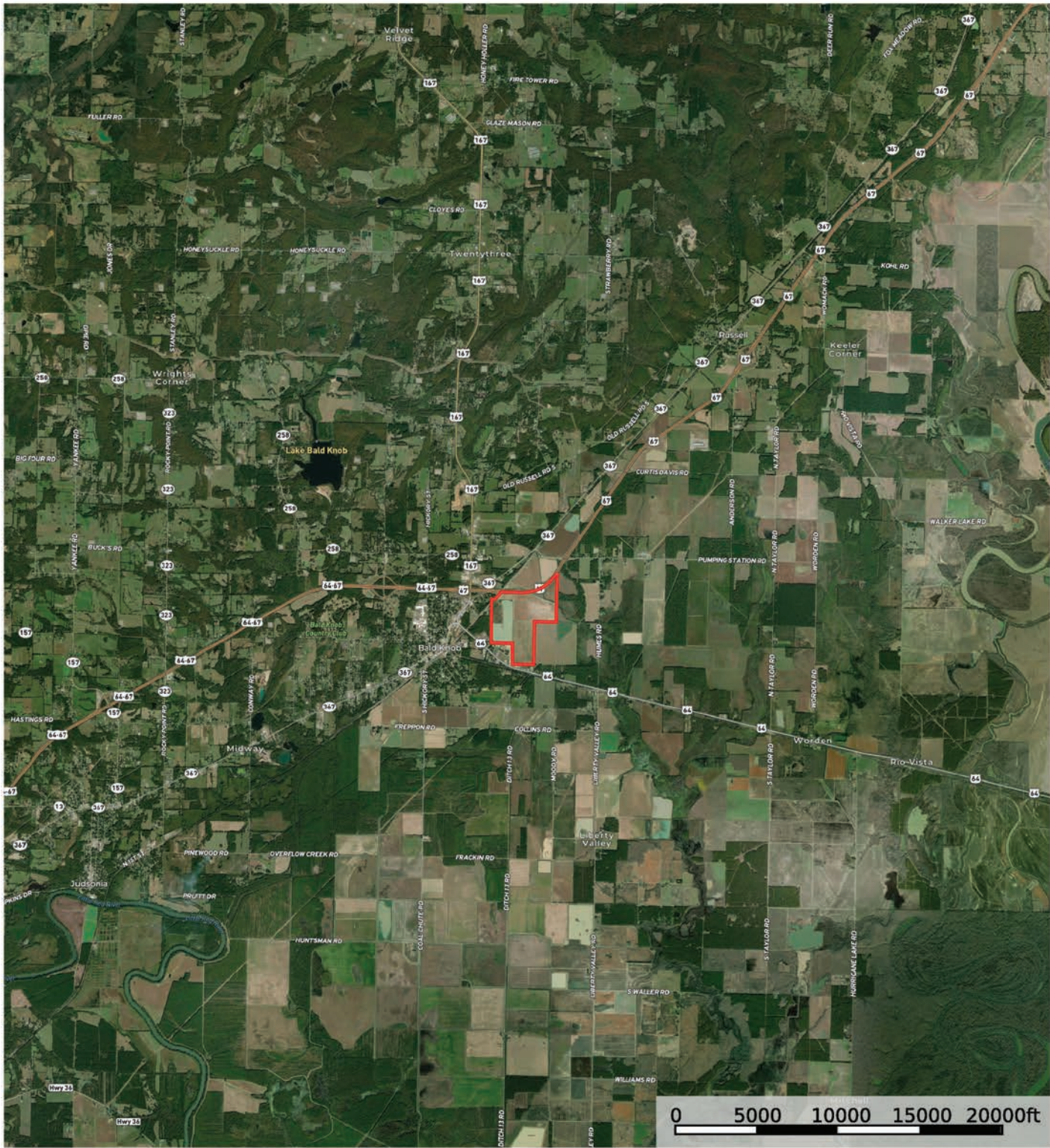
Farming Contract: The tillable acreage is leased for the 2022 crop year on a 75/25 crop share.

EQIP Contract: The Seller has entered into a valuable EQIP contract that would significantly improve the farm with the addition of two tail-water recovery pits, two re-lifts, significant underground pipe, and land leveling. This contract may be transferred with the approval of the NRCS office, and more details can be provided upon request.

Offering Price: **\$925,000.00 REDUCED FROM \$1,150,000.00**


Contact: Any questions concerning this offering, or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

AERIAL MAP I

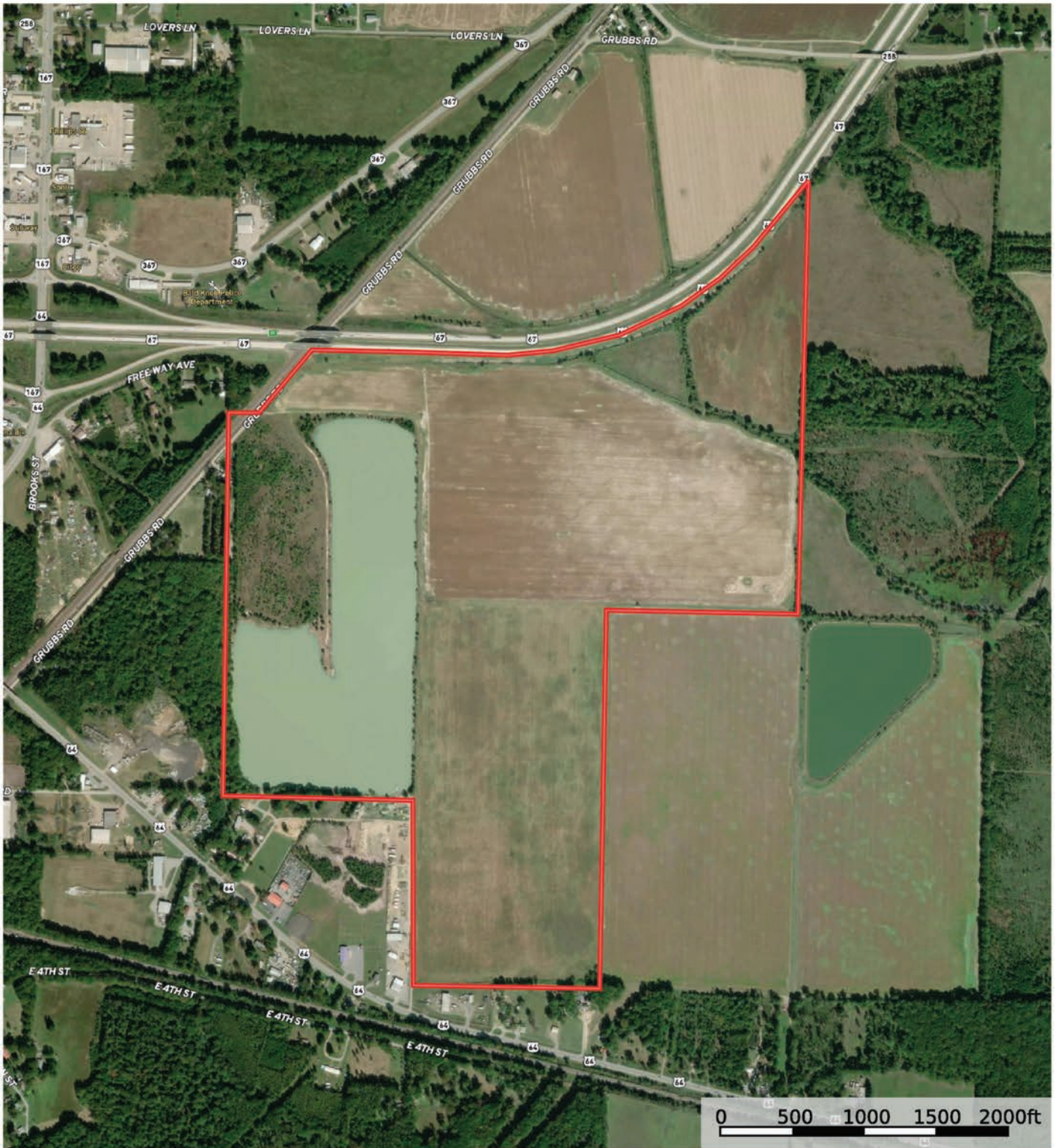


 Boundary

Sindy Cruthis


 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

AERIAL MAP II

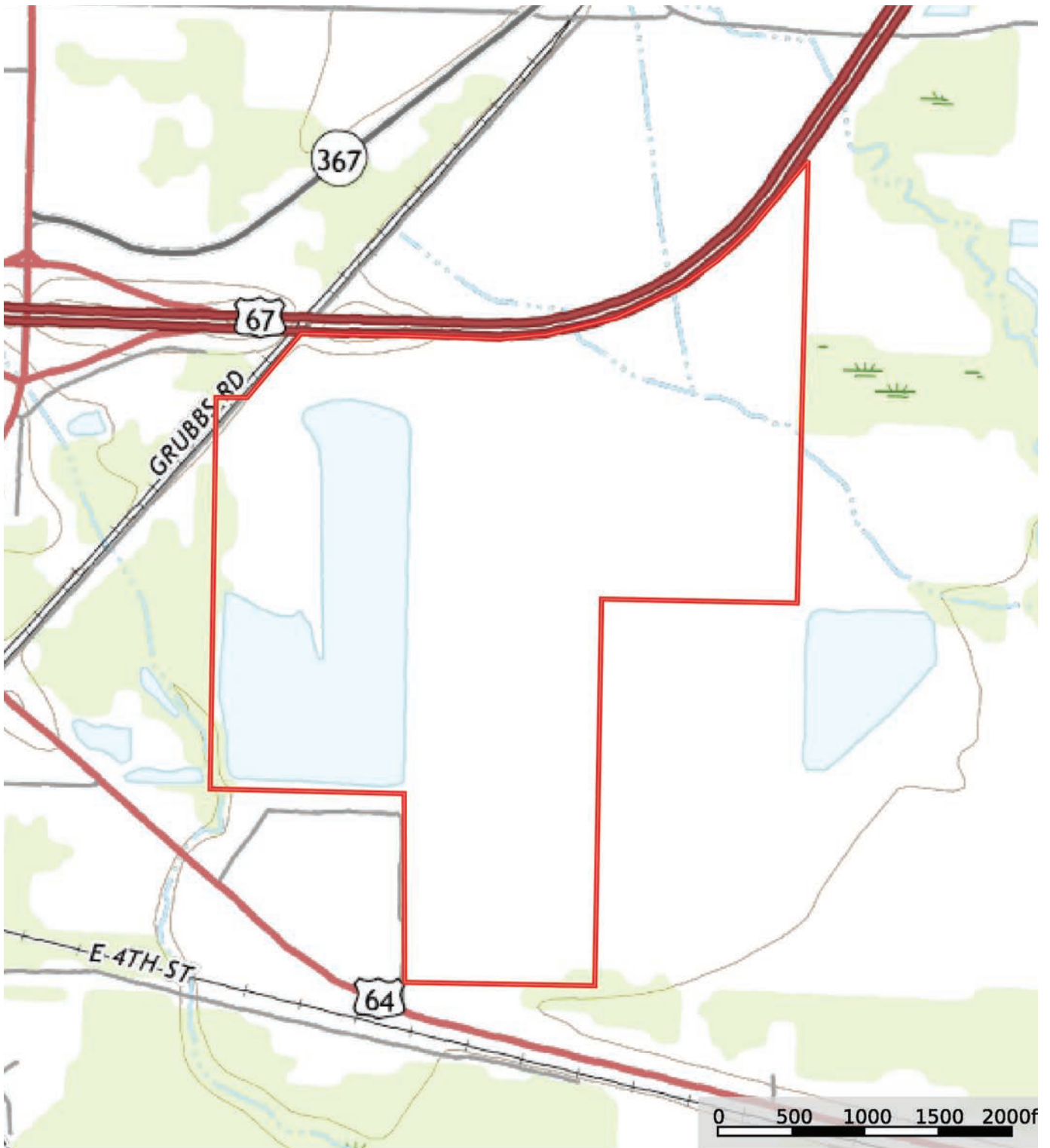


 Boundary

Sindy Cruthis


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TOPOGRAPHY MAP

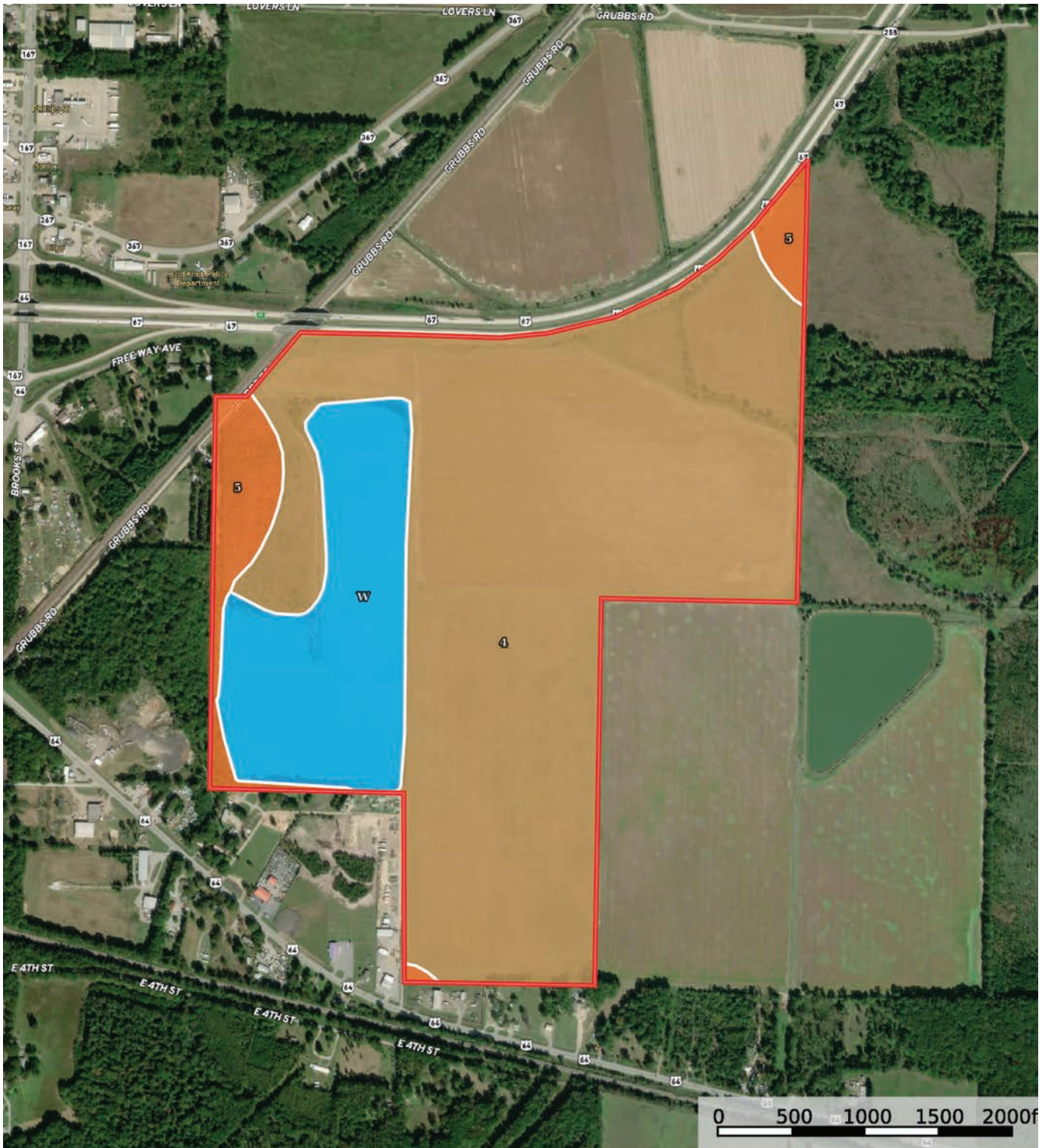


7 Boundary

ndy Cruthis


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SOIL MAP



7 Boundary

ndy Cruthis

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SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4	Calhoun silt loam, 0 to 1 percent slopes	222.79	75.13	0	62	3w
W	Large water	53.71	18.11	0	-	-
5	Calloway silt loam, 0 to 1 percent slopes	20.03	6.75	0	58	2w
TOTALS		296.54(*)	100%	-	50.5	2.92

(*) 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

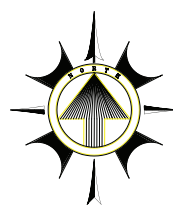


	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
 (s) soil limitations within the rooting zone (w) excess of water

- LEGEND**
- POWER POLE
 - LIGHT POLE
 - SIGN
 - WATER VALVE
 - WATER METER
 - SANITARY SEWER MAN-HOLE
 - TELEPHONE PEDESTAL
 - FIRE HYDRANT
 - GAS METER
 - DROP INLET GRATE
 - HANDICAP PARKING
 - COMPUTED POINTS
 - CONCRETE
 - GUY WIRE ANCHOR
 - POINT OF BEGINNING
 - ELEV.



BASIS OF BEARING:
NAD-83 GRID NORTH
ARSP NORTH ZONE.



PROPERTY DESCRIPTIONS PROVIDED IN TITLE COMMITMENT #9421

TRACT 1
THE EAST HALF (E/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SEVENTEEN (17), TOWNSHIP EIGHT (8) NORTH, RANGE FIVE (5) WEST CONTAINING 80 ACRES, MORE OR LESS.

TRACT 2
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 5 WEST, CONTAINING 40 ACRES, LESS AND EXCEPT AN UNDIVIDED 1/2 INTEREST OF ALL OIL, GAS AND MINERALS, IN, ON AND UPON SAID LAND WHICH INCLUDES THE MINERAL RIGHTS HERETOFORE RESERVED BY FORMER OWNERS, AND CONVEYING ONLY HEREIN AN 1/4 INTEREST IT AND TO SAID OIL, GAS AND MINERAL RIGHTS.

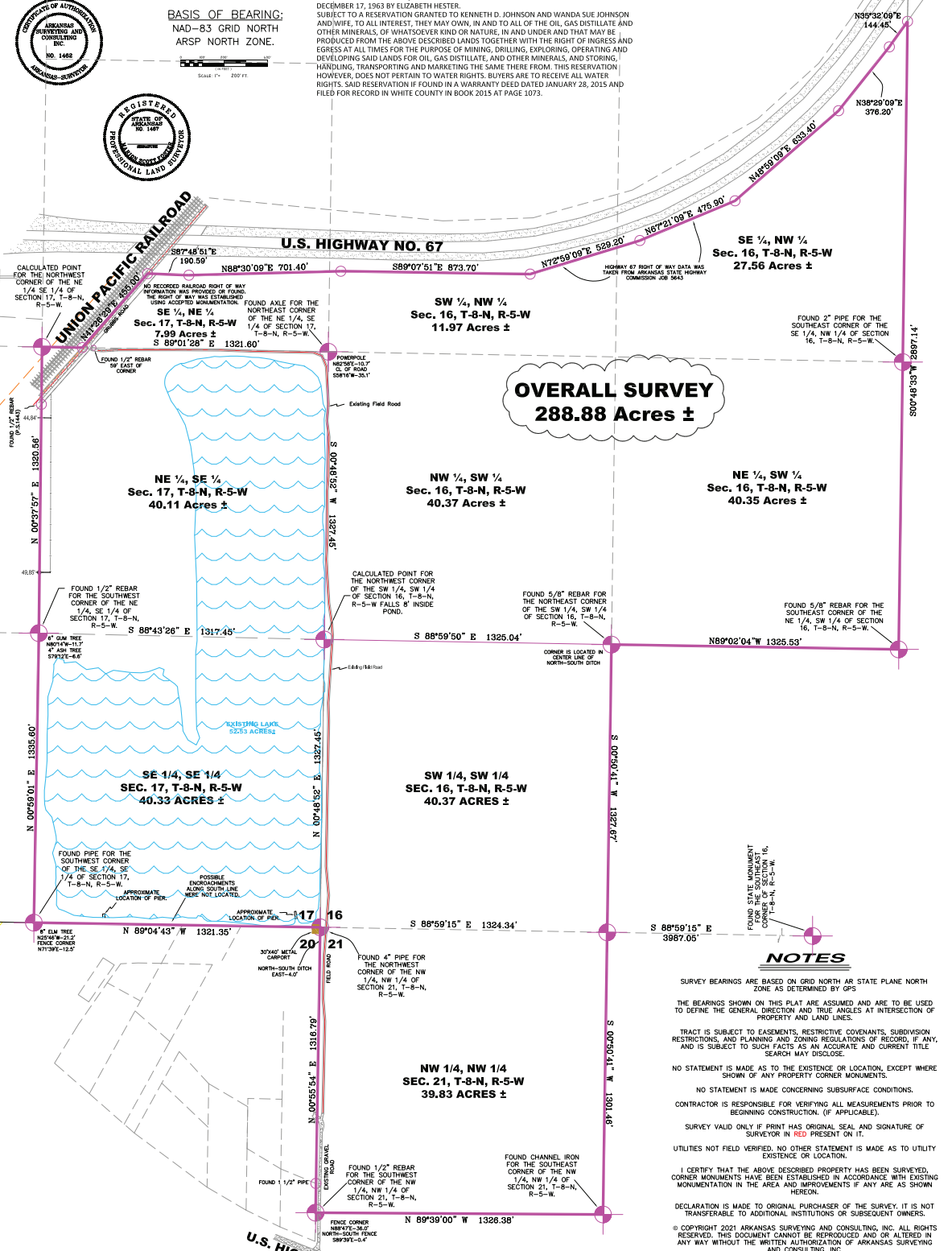
TRACT 3
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 5 WEST, CONTAINING 40 ACRES, MORE OR LESS, LESS AND EXCEPT AN UNDIVIDED INTEREST IN AND TO ALL MINERAL RIGHTS HERETOFORE RESERVED IN A CERTAIN WARRANTY DEED DATED DECEMBER 17, 1963 BY INEZ REMEL AND A CERTAIN WARRANTY DEED DATED DECEMBER 17, 1963 BY ELIZABETH HESTER.

SUBJECT TO A RESERVATION GRANTED TO KENNETH D. JOHNSON AND WANDA SUE JOHNSON AND WIFE, TO ALL INTEREST, THEY MAY OWN, IN AND TO ALL OF THE OIL, GAS DISTILLATE AND OTHER MINERALS, OF WHATSOEVER KIND OR NATURE, IN AND UNDER AND THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LANDS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AT ALL TIMES FOR THE PURPOSE OF MINING, DRILLING, EXPLORING, OPERATING AND DEVELOPING SAID LANDS FOR OIL, GAS DISTILLATE, AND OTHER MINERALS, AND STORING, HANDLING, TRANSPORTING AND MARKETING THE SAME THEREFROM. THIS RESERVATION, HOWEVER, DOES NOT PERTAIN TO WATER RIGHTS. BUYERS ARE TO RECEIVE ALL WATER RIGHTS. SAID RESERVATION IF FOUND IN A WARRANTY DEED DATED JANUARY 28, 2015 AND FILED FOR RECORD IN WHITE COUNTY IN BOOK 2015 AT PAGE 1073.

TRACT 4
ALL TOWNSHIP THAT PART 8 NOF THE SOUTHEAST QUARTER, OF THE NORTHEAST QUARTER (SE/4 NEL/4) SECTION 17, ORTH, RANGE 5 WEST, LYMG SOUTH AND EAST OF THE MISSOURI PACIFIC RAILROAD RIGHT OF WAY.

TRACT 5
ALL OF THE NORTHWEST QUARTER, SECTION 16, TOWNSHIP 8 NORTH, RANGE 5 WEST, LYING SOUTH AND EAST OF THE RIGHT OF WAY OF HIGHWAY 67/167.

TRACT 6
THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 5 WEST, WHITE COUNTY, ARKANSAS TRACTS 4, 5, AND 6 CONTAINING 125 ACRES MORE OR LESS AND BEING SUBJECT TO MINERAL RIGHTS RESERVED IN FAVOR OF L & C COX BROKING INC. DATED MARCH 16, 2015.



OVERALL SURVEY
288.88 Acres ±

NOTES

- SURVEY BEARINGS ARE BASED ON GRID NORTH AR STATE PLANE NORTH ZONE AS DETERMINED BY GPS
- THE BEARINGS SHOWN ON THIS PLAT ARE ASSUMED AND ARE TO BE USED TO DEFINE THE GENERAL DIRECTION AND TRUE ANGLES AT INTERSECTION OF PROPERTY AND LAND LINES.
- TRACT IS SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- NO STATEMENT IS MADE AS TO THE EXISTENCE OR LOCATION, EXCEPT WHERE SHOWN OF ANY PROPERTY CORNER MONUMENTS.
- NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS PRIOR TO BEGINNING CONSTRUCTION. (IF APPLICABLE).
- SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN RED PRESENT ON IT.
- UTILITIES NOT FIELD VERIFIED. NO OTHER STATEMENT IS MADE AS TO UTILITY EXISTENCE OR LOCATION.
- I CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, CORNER MONUMENTS HAVE BEEN ESTABLISHED IN ACCORDANCE WITH EXISTING MONUMENTATION IN THE AREA AND IMPROVEMENTS IF ANY ARE AS SHOWN HEREON.
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
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DATE: 11-22-2021
SCALE: 1" = 200'
DRAWN BY: MSP
CHECKED BY: MSP
FILE NAME: SECTION 17.DWG



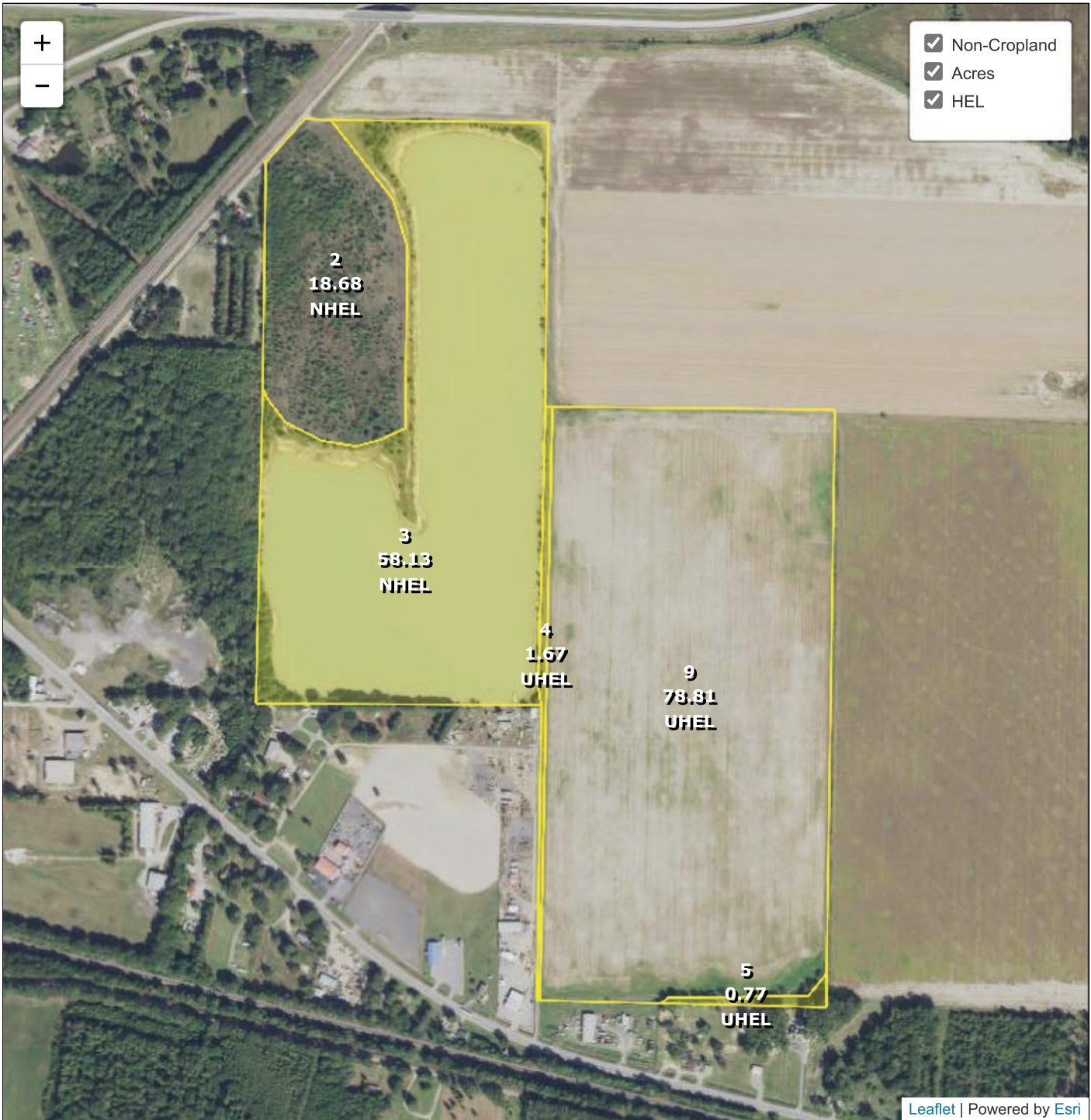
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HOLLY GROVE ARKANSAS, 72069
WEB SITE: accsurveyors.com TEL: OFFICE (870) 462-0844

WHITE RIVER HOLDINGS, LLC
BALD KNOB, AR
PROPERTY SURVEY
500-08N-05W-0-16-000-73-1467





White County, Arkansas



Common Land Unit

- Cropland
- Non-cropland
- CRP

Farm **5797**
Tract **9712**

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2022 Crop Year

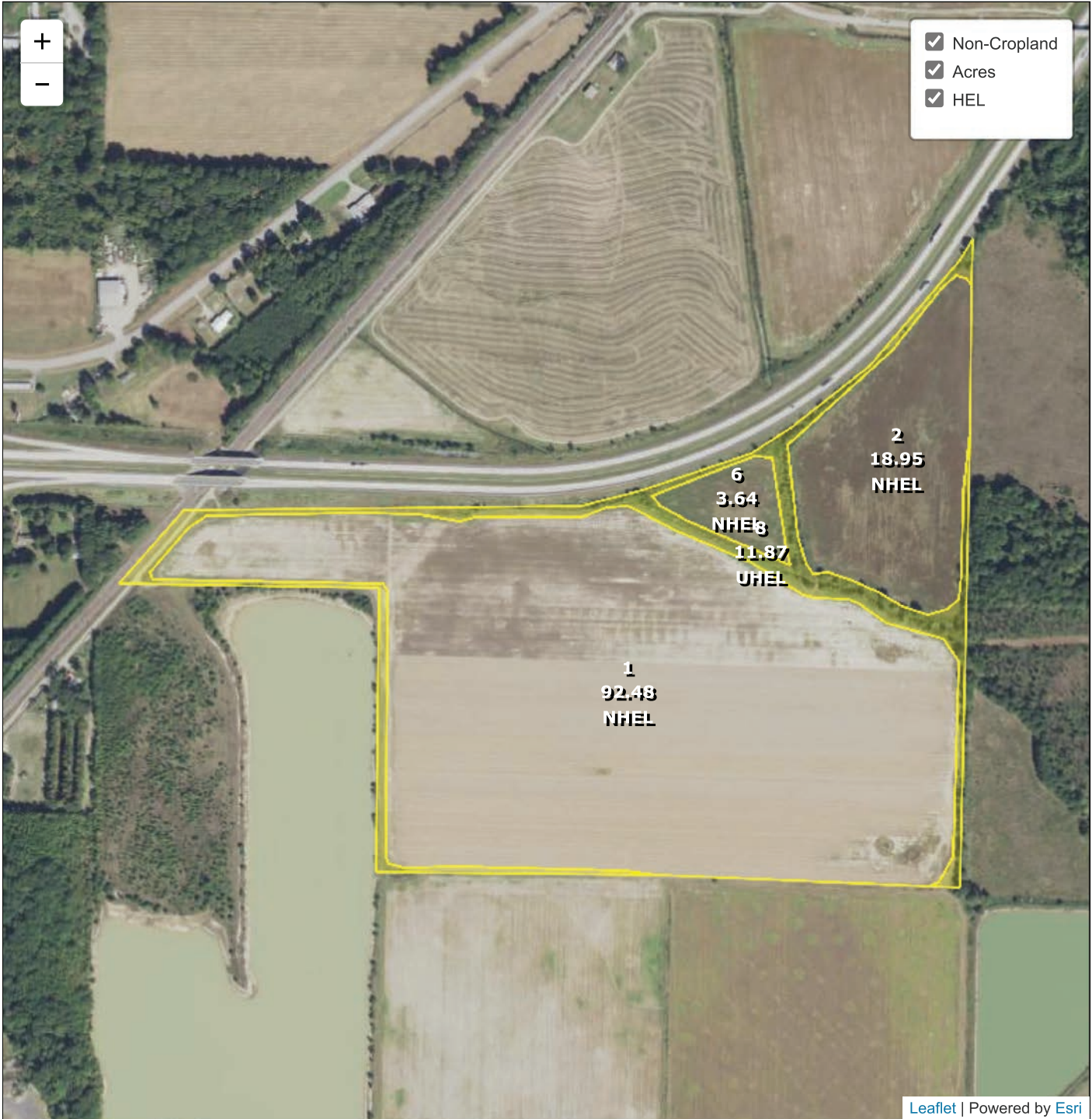


Tract 1 of 1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do



White County, Arkansas



Common Land Unit

- Cropland
- Non-cropland
- CRP

Farm **9571**
Tract **12478**

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

2022 Crop Year



Tract 1 of 1

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FARM SERVICE AGENCY

FARM: 5797

Arkansas

U.S. Department of Agriculture

Prepared: 8/24/22 7:07 AM

White

Farm Service Agency

Crop Year: 2022

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier
RAP FARMS INC	S-8/A1

Farms Associated with Operator:
 2977, 3059, 3097, 4268, 6244, 6248, 6547, 6759, 7338, 7608, 7710, 7804, 8004, 8167, 8317, 8509, 8512, 8570, 8571, 8753, 8754, 8885, 8949, 9570, 9571,

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
158.06	97.49	155.62	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	155.62	0.0	0.0					

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
RICE-LGR, RICE-MGR	SOYBN	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
SOYBEANS	35.0	21	0.00	100
RICE-LONG GRAIN	36.5	4345	0.00	
RICE-MED GRAIN	3.5	3829	0.00	
Total Base Acres:	75.0			

Tract Number: 9712 **Description:** S-8/A1

FSA Physical Location : White, AR

ANSI Physical Location: White, AR

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
158.06	97.49	155.62	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	155.62	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
RICE-LONG GRAIN	36.5	4345	0.00
RICE-MED GRAIN	3.5	3829	0.00

FARM SERVICE AGENCY

Arkansas

White

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 5797

Prepared: 8/24/22 7:07 AM

Crop Year: 2022

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	35.0	21	0.00
Total Base Acres:	75.0		

Owners: WHITE RIVER HOLDINGS LLC

Other Producers: None

FARM SERVICE AGENCY

Arkansas

U.S. Department of Agriculture

FARM: 9571

White

Farm Service Agency

Prepared: 8/24/22 7:08 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2022

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
RAP FARMS INC		2015 - 15

Farms Associated with Operator:

2977, 3059, 3097, 4268, 5797, 6244, 6248, 6547, 6759, 7338, 7608, 7710, 7804, 8004, 8167, 8317, 8509, 8512, 8570, 8571, 8753, 8754, 8885, 8949, 9570,

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
126.94	115.07	115.07	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	115.07	0.0	0.0					

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, SORGH, RICE-LGR RICE-MGR	SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	3.1	35	0.00	
GRAIN SORGHUM	3.8	47	0.00	
SOYBEANS	1.34	21	0.00	100
RICE-LONG GRAIN	90.9	6814	0.00	
RICE-MED GRAIN	15.9	3660	0.00	
Total Base Acres:	115.04			

FARM SERVICE AGENCY

Arkansas

U.S. Department of Agriculture

FARM: 9571

White

Farm Service Agency

Prepared: 8/24/22 7:08 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2022

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 12478 **Description**

FSA Physical Location : White, AR

ANSI Physical Location: White, AR

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Recon Number

Wetland Status: Wetland determinations not complete

2015- 14

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
126.94	115.07	115.07	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	115.07	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	3.1	35	0.00
RICE-LONG GRAIN	90.9	6814	0.00
RICE-MED GRAIN	15.9	3660	0.00
GRAIN SORGHUM	3.8	47	0.00
SOYBEANS	1.34	21	0.00
Total Base Acres:	115.04		

Owners: WHITE RIVER HOLDINGS LLC

Other Producers: None













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LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE